

Chamber Candidates Forum 2007  
Questions

**1. Proffers primary source for financing new infrastructure?**

While development should pay for itself, we cannot realistically rely on proffers to pay for all new infrastructure. Number one – proffers are contingent upon a rezoning. No rezoning, no proffers. Number two – the growth rate in the County is being driven due to byright development, for which you cannot extract proffers. We need to supplement proffers with other funding mechanisms, but most important, we need to work together to lobby the General Assembly to do away with the proffer system and devise a system that is reliable, certain and fair that helps defray the cost of ALL development, not just that which is occurring due to rezonings.

VOTE: NO

**2. TIFs, etc.?**

VOTE: YES

**3. BPOL – does it hurt the business climate?**

According to Russell Seymour, Spotsylvania County's economic development director, the BPOL tax does not adversely impact our business climate. We are a very pro-business Board, which has created a pro-business climate in the County. The BPOL generates about \$5 million per year, and if we were to abolish it, we'd have to either cut funding in education, public safety or social services – our largest budget items – or raise the property tax by 4 cents, neither of which I would support. What I would propose is that we join with the business community to work with the General Assembly to reform our tax structure to give localities more flexibility to diversify our revenue stream to make it less dependent on the property tax. We should have the same authority as the City of Fredericksburg or the Town of Galax, and if we had more revenue diversity, maybe we could cut the BPOL or property taxes.

VOTE: NO

**4. VRE w/ 2% gas tax (membership)?**

VOTE: NO

**5. VRE w/o 2% gas tax (contract)?**

VOTE: YES

**6-8. Set asides, density bonuses, reduction of proffers for workforce housing?**

VOTE: YES, and other incentives being used by jurisdictions all across the country.

**9. Affordable housing, is 10% set aside acceptable in mixed-use developments?**

VOTE: NO

**10. Downzonings in PSAs?**

VOTE: YES

**11. Compensate property owners for downzonings?**

VOTE: YES

**12. Regional Comprehensive Plan?**

I serve on the George Washington Regional Planning Commission and the Fredericksburg Area Metropolitan Planning Organization. We have reformed both bodies so that they are more responsive to the jurisdictions they serve and so that we can do a better job of managing land-use and transportation decisions. To that end, we are taking steps to create a regional comprehensive plan, as our charter dictates.

VOTE: YES

**13. Urban service area expansion if build out were:**

80% - YES

70% - NO

60% - NO

**14. Upzoning of PSA?**

VOTE: YES, with more TND-type developments.

**15. Eminent domain of private property for public use?**

VOTE: YES

**16. Eminent domain of private property for private use?**

VOTE: NO