

3. ECONOMICS

PURPOSE

The economic vitality of Culpeper County is contingent upon a variety of factors, including its residents, their skills, education and occupations, the businesses that are attracted to Culpeper, transportation routes and the national economic trends that impact local economic viability. Historically, businesses and employers have located in the Town of Culpeper where the labor force and services are concentrated. Improved roads such as the Route 29 By-pass and Route 3, the increased population trends to the north and west of Town and the creation of industrial parks and expansion of the Culpeper Airport have altered that trend and partially de-centralized the workforce. In the past 5 years many different industries have chosen to build or relocate in the County. New retail and commercial facilities have been constructed as well as technology based businesses, a National Audio Visual Conservation library, and a community college.

WORKFORCE CHARACTERISTICS

The U. S. Census categorizes all persons 16 years of age and older as eligible to participate in the work force. The availability or capacity of the community's labor force for employment is its participation rate. Due to infirmity, retirement, pursuit of education, lack of jobs, deferral for care of children and elderly parents and other circumstances, there is never a 100 percent participation rate.

Table 3.1

CULPEPER COUNTY EMPLOYMENT STATUS 2007		
EMPLOYMENT STATUS	ESTIMATE	PERCENT
POPULATION 16 YEARS AND OLDER	34,185	100%
In labor force:	22,865	66.9%
Civilian labor force:	22,754	66.6%
Employed	21,737	63.6%
Unemployed	1,017	3.0%
Armed Forces	111	0.3%
Not in labor force	11,320	33.1%
Civilian labor force	22,754	100%
Unemployed	1,024	4.5%

Source: U.S. Census Bureau, 2005-2007 American Community Survey

LABOR FORCE

Traditionally, businesses looked for areas with high unemployment rates as potential locations, because those areas could support a reasonably priced labor force. This was especially true prior to the emergence of new technologies when most entry-level jobs required limited skills. Today, companies that require limited skills for entry-level positions are finding abundant low cost labor in other less affluent areas. Other companies attempt to identify populations of underemployed workers that possess the necessary skills to enter their workplace. Over the last several years Culpeper County has had a higher unemployment rate than the State average, while staying approximately 1% below the National unemployment rate. Downsizing and closing of companies located in Culpeper has affected the local unemployment rate; and layoffs in popular commuter destinations have affected the local housing market.

The commuters of Culpeper represent an important segment of the potential local labor force. These commuters would likely consider similar professions with similar wages if available in Culpeper. It is also possible that because of the cost and time of commuting, Culpeper commuters would accept similar jobs with slightly less wages – with no real impact on their net income. If the cost of transportation remains high or possibly increases, the offset of costs for local employment would increase; thereby making jobs in Culpeper more desirable. To a potential employer investigating Culpeper as a location, the commuters represent an available and valuable source of skilled employees.

OCCUPATIONS & EMPLOYMENT

The type of occupation held by the residents of Culpeper County continued its shift from primarily blue collar to white collar between 1980 and 2007. In 1980, 55.5% of the residents of Culpeper County had white-collar employment such as positions in management, professional specialties, technical areas, sales, administrative support and service occupations. By 2007, the percentage of Culpeper County residents employed in white-collar positions had increased to 73.3%. The percentage of residents employed in farm related occupations declined from 8.5% in 1970 to 6.0 percent in 1990 to 0.6% in 2007. In 1980, the remaining 36.7% of employed residents, held positions in occupations such as precision production, operators, craft, repairs, fabricators and laborers. By 2007, the percentage of residents employed in these same occupations decreased to 26.1% (see Table 3.3). This trend is expected to continue into the future.

Table 3.2

50 Largest Employers in Culpeper County 2008	
1. Culpeper County School Board	26. Bingham and Taylor Corporation
2. Culpeper Regional Hospital	27. The Choice Inc
3. County of Culpeper	28. US Postal Service
4. Wal Mart	29. Virginia Department of State Police
5. Masco Builder Cabinet Group	30. Kohl's Department Stores
6. Communications Corporation of America	31. Jefferson Homebuilders
7. V.D.O.T.	32. Verizon Virginia Inc
8. S.W.I.F.T.	33. Euro Composites Corporation
9. Cintas Corporation	34. People R Us LLC
10. Coffeewood Correctional Center	35. David M. Wolfford & Son
11. Rappahannock Rapidan Services Board	36. Mc Donald's
12. Continental Teves	37. Rappahannock Electric Co-operative
13. Tyco Electronics	38. Armor Correctional Health
14. Childhelp	39. McClain and Co Inc
15. Courtland Health Care Center	40. Culpeper Farmer's Co-operative (CFC, Inc)
16. Virginia Department of Juvenile Justice	41. Counseling Interventions Inc
17. Memco Inc	42. Blue Ridge Growers
18. Town of Culpeper	43. StellarOne Bank of Culpeper
19. Merchants Grocery Company	44. Glory Days Grill
20. Lowes' Home Centers, Inc.	45. IHOP
21. Culpeper Medical Associates	46. Environmental System Services
22. Culpeper Baptist Retirement Home	47. Chesapeake Bay Seafood House
23. Atlantic Group Inc	48. In Home Support Services Inc
24. Target Corporation	49. Safeway
25. Food Lion	50. Hoppmann Corporation

Source: Virginia Employment Commission,
Quarterly Census of Employment and Wages (QCEW), 4th Quarter (October, November, December) 2008.

Table 3.3

CULPEPER COUNTY OCCUPATION OVERVIEW 2007		
OCCUPATION	ESTIMATE	PERCENT
CIVILIAN EMPLOYED POPULATION 16 YEARS AND OLDER	21,737	100%
Management, professional, and related	7,160	32.9%
Service	3,052	14.0%
Sales and office	5,738	26.4%
Farming, fishing, and forestry	122	0.6%
Construction, extraction, maintenance and repair	3,109	14.3%
Production, transportation, and material moving	2,556	11.8%

Source: U.S. Census Bureau, 2005-2007 American Community Survey

Agriculture

Farm and forestal employment accounted for 414 jobs or 1.9% of all employment held by the residents of Culpeper County in 2007, a reduction of 69 jobs from 2000. In 1960, approximately 1,039 persons, or 19.6% of all employment, worked in farm or forestal activities. The number of farms decreased from 853 farms in 1960 to 492 farms in 1987. The 2008 Census of Farming indicates an increase to 667 farms. The number of acres being farmed decreased from 170,330 acres in 1960 to 121,198 acres in 1987. An increase in total acreage had been recorded in 2002 at 125,121 acres, but that number decreased to 111,370 for 2007.

The major sources of farm income in Culpeper are beef, dairy, crops such as corn, soybeans and grains; and the more intense horticultural uses such as the production of Christmas trees, mushrooms, wine grapes, fruits and vegetables, nursery, greenhouse and turf production. Although Culpeper is a rural community and agriculture is a vital part of the economic base, employment in agriculture as a percentage of all employment will continue to evolve toward smaller parcel, more intense operations. As industries move to the County to take advantage of land planned for industrial use as shown on the Future Land Use Map, employment may shift further towards the manufacturing sector and to services required for them.

Construction

Construction related employment accounted for 3,151 jobs or 14.5% in 2007 compared to 2,134 jobs or 13.2% of all employment by residents of Culpeper County in 2000. In 1990, 1,918 jobs or 14.2% of all employment was construction related. In 1960, only 619 residents held jobs in construction or construction related activities. While job loss in the construction industry has been high in the past couple of years, it is an industry that is expected to rebound in this area in the coming years and continue to account for a high percentage of jobs in Culpeper.

The increase in population from 2002 to 2006 resulted in the growth of companies that manufacture and supply components used in new housing construction. Culpeper is currently home to two companies that manufacture residential roof and floor trusses, door and window frames and other related housing products. These companies have suffered major setbacks with the recent decline in the economy, and if the residential construction market does not rebound in the near future those companies may have to suspend operations or relocate to other areas where building has remained steady.

Several new companies and homebuilders have left the Culpeper area as construction has slowed substantially. Many residential construction companies have kept afloat by contracting services for maintenance, remodeling, upgrades and repairs. Others have been unable to stay in business.

Transportation, Warehousing, and Other Public Utilities

The number of County residents employed in transportation and related fields decreased from 1,078 persons in 1990 to 692 in 2000, but experienced an increase again in 2007 to 1,281 or 5.9% of jobs. It is anticipated that the level of employment in transportation, warehousing and other public improvements will increase over the next ten years as there is a national push toward infrastructure and road improvements.

Finance, Insurance, and Real Estate

Employment in finance and related fields rose slightly from 5.3% of all jobs held by County residents in 1990 to 5.4% in 2000, but increased significantly between 2000 and 2007 to 6.7% of all jobs held. In 1990, there were 723 Culpeper County residents employed in finance and related fields, slightly less than the 878 in 2000. By 2007, 1,460 people were employed in the finance, insurance and real estate fields. Employment in these fields may steadily increase from 2010 to 2030 as development occurs in the County.

Manufacturing

There were 1,601 Culpeper County residents employed by manufacturing enterprises in 2000 compared to 1,320 in 2007. In 1990, there were 1,523 residents employed in manufacturing. While the number of manufacturing jobs available is currently less than in 1990, manufacturing in Culpeper has diversified to include industries such as cabinet manufacturing, fabricated metal products, paper and allied products, food and kitchen products and apparel.

Manufacturing accounted for 18.2% of all jobs held by Culpeper County residents in 1980, 11.3% in 1990, 9.9% in 2000, and 6.1% in 2007. The number of jobs available in manufacturing will probably increase over the next 10 to 20 years as more industries that require large tracts of land, such as warehousing, research and development, light manufacturing and heavy industry, locate into Culpeper County from more intensely developed suburban areas with higher land costs.

There are other tracts of land dispersed throughout the County currently zoned for industrial use. Development within these industrial areas will facilitate the creation of new jobs in industries such as construction, finance and services.

Retail and Service Business

As the population increased from 2002-2006 so did the demands for retail and service related businesses. Two new shopping centers were built in Culpeper County including two grocery stores, numerous restaurants, and a Target store. Factors that might inhibit retail and service business growth in the future include the availability of space suitable to support new businesses and new and evolving buying habits. To a large extent, the newer population still commutes to Northern Virginia and the Washington Metropolitan area for employment. New retail growth has helped to mitigate the effects of commuters who were making purchases outside of Culpeper County. There may still be a discrepancy in local spending due to familiarity of other shopping venues or a broader and/or more varied selection of goods and services at other locations. This particular trend should begin to abate as more and varied retail and service providers appear in the local market and a 'sense of place' is embraced.

Trade

Trade related employment, wholesale and retail, had decreased from 16.3% of all jobs in 1980 to 15.0% in 2000, but increased in 2007 to 15.9% of jobs held by Culpeper County residents. The number of jobs held in the trade industry increased from 1,582 in 1980 to 2,435 positions in 2000, then increased again to 3,446 jobs in 2007. Retail trade in Culpeper varies and includes sales of building and garden materials, general merchandising, food stores, auto dealers and service stations, apparel and accessories, furniture and home furnishings, eating and drinking establishments, and other miscellaneous retail establishments. The wholesale trade consists of enterprises involved in the provision of durable goods such as metal, glass and paper recycling; structural components; cabinet distributors, and non-durable goods such as commercial nurseries. Trade related employment should continue to increase slowly in the coming years as more retail options become available to residents, but this type of job growth is not intended to replace the need for higher paying professional positions needed within the county.

Public Administration and Government

Public administration accounted for 1,504 jobs or 6.9% of all jobs held by residents of Culpeper County residents in 2007. The data, beginning with the 1980 census, distributed the majority of government employees in the data set into their respective trades (finance, transportation, and service for example). The percentage of jobs in public administration and government should hold constant over the next twenty years.

Table 3.4

CULPEPER COUNTY OCCUPATION OVERVIEW 2007		
INDUSTRY	ESTIMATE	PERCENT
CIVILIAN EMPLOYED POPULATION 16 YEARS AND OLDER	21,737	100%
Agriculture, forestry, fishing and hunting, and mining	414	1.9%
Construction	3,151	14.5%
Manufacturing	1,320	6.1%
Wholesale trade	542	2.5%
Retail trade	2,904	13.4%
Transportation, warehousing, and utilities	1,281	5.9%
Information	495	2.3%
Finance and insurance, real estate and rental and leasing	1,460	6.7%
Professional, scientific, management, administrative, and waste management services	2,696	12.4%
Educational services, health care and social assistance	3,660	16.8%

Arts, entertainment, recreation, accommodation and food services	1,039	4.8%
Other services, except public administration	1,271	5.8%
Public administration	1,504	6.9%

Source: U.S. Census Bureau, 2005-2007 American Community Survey

UNEMPLOYMENT

The labor force in Culpeper County consists of those employed, those temporarily laid off from a job and those actively seeking employment. In 2007 there were 22,754 Culpeper County residents in the labor force compared to 16,620 in 2000 and 14,118 in 1990. The unemployment rate has risen dramatically in Culpeper County from 236 persons or 1.4% in 2000 to 1,024 persons or 4.5% in 2007. Historically, Culpeper County had maintained a lower unemployment rate than the Commonwealth of Virginia until 2006 when Culpeper's unemployment rate surpassed the state. In 2009 Culpeper's unemployment rate reached 8.8%.

Unemployment Rate by Year 1998-2008

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Culpeper County	2.1%	1.9%	1.9%	2.6%	3.8%	4%	3.5%	3.2%	3.2%	3.5%	4.8%
Virginia	2.8%	2.7%	2.3%	3.2%	4.2%	4.1%	3.7%	3.5%	3%	3%	4%
National	4.5%	4.2%	4%	4.7%	5.8%	6%	5.5%	5.1%	4.6%	4.6%	5.8%

Unemployment Rate by Month 2008-2009

	Apr. 08	May 08	Jun. 08	Jul. 08	Aug. 08	Sep. 08	Oct. 08	Nov. 08	Dec. 08	Jan. 09	Feb. 09	Mar. 09	Apr. 09
Culpeper County	3.8%	4.4%	4.7%	4.9%	5%	4.9%	4.9%	5.6%	6.3%	7.7%	8.8%	8.8%	7.9%
Virginia	3.2%	3.6%	4%	4.1%	4.3%	4.1%	4.2%	4.6%	5.1%	6.4%	7%	6.9%	6.6%
National	4.8%	5.2%	5.7%	6%	6.1%	6%	6.1%	6.5%	7.1%	8.5%	8.9%	9%	8.6%

COMMUTING

The degree to which people travel to and from the County for work forms another component of the labor force: in-commuting and out-commuting. The Census showed that in 1980, 31% of Culpeper's population regularly left the County for employment in other communities, particularly Northern Virginia. In 1990, the percent of out-commuting increased to 36.4%. The 1980 census data indicated that only 15.3% of the County's workforce commutes into Culpeper County from surrounding communities.

The residents of Culpeper County that work within the County numbered 8,649 of the 2000 Census Labor Force of 16,042 or approximately 53.9% of the total labor force. The commuters to the surrounding counties of Fauquier, Madison, Orange, Spotsylvania, Stafford and the City of Fredericksburg, and commuters to Northern Virginia, Albemarle County and Charlottesville comprised 42.91% of the labor force. The remaining 509 residents of the County commute to more distant destinations, producing a total out-commuting rate of 46.1%.

MEANS OF TRANSPORTATION

The means of transportation for the work force traveling to and from Culpeper County plays into the economic vitality of the County. The most common mode of transportation remains the single occupancy automobile. In 2000, there were 12,003 members of the work force who drove to and from work compared to 19,257 in 2007. In 2000, 365 persons walked to work compared to 334 in 2007; and 139 persons used other means compared to 284 in 2007.

Working from home has become a more viable option due to the increase in connectivity through advances in technology, and it is more desirable for employees who face increased cost of living and travel expenses. In 1990, only 391 persons worked from home. In 2000 that number had increased 46.5% to 573 persons. In 2007, 1,089 persons worked from home, an additional 47% increase.

While the modes have changed over recent years the mean travel time to work has decreased slightly between 2000 and 2007, from 37.9 minutes to 37.4 minutes.

Table 3.7

CULPEPER COUNTY COMMUTING OVERVIEW 2007		
COMMUTING TO WORK	ESTIMATE	PERCENT
WORKERS 16 YEARS AND OLDER	21,110	100%
Car, truck, or van (drove alone)	16,263	77.0%
Car, truck, or van (carpooled)	2,994	14.2%
Public transportation	146	0.7%
Walked	334	1.6%
Other means	284	1.3%
Worked at home	1,089	5.2%
Mean travel time to work (minutes)	37.4	

Source: U.S. Census Bureau, 2005-2007 American Community Survey

PERSONAL INCOME

Personal Income is the measure of individual income used by the United States government, particularly the Department of Commerce. The personal income figures of individuals in the United States are dependent on age, sex, race and educational characteristics. Table 3.8 details the income and benefits by household for Culpeper County.

Table 3.8

CULPEPER COUNTY INCOME AND BENEFITS 2007		
INCOME AND BENEFITS	ESTIMATE	PERCENT
TOTAL HOUSEHOLDS	16,344	100%
Less than \$10,000	835	5.1%
\$10,000 to \$14,999	903	5.5%
\$15,000 to \$24,999	1,498	9.2%
\$25,000 to \$34,999	1,478	9.0%
\$35,000 to \$49,999	2,266	13.9%
\$50,000 to \$74,999	3,606	22.1%
\$75,000 to \$99,999	2,037	12.5%
\$100,000 to \$149,999	2,406	14.7%
\$150,000 to \$199,999	921	5.6%
\$200,000 or more	394	2.4%
Median household income	\$59,138	
Mean household income	\$69,619	
Households with earnings	13,581	83.1%
Mean earnings	\$69,917	
Households with Social Security	4,298	26.3%
Mean Social Security income	\$14,369	
Households with retirement income	3,003	18.4%
Mean retirement income	\$20,789	
Households with Supplemental Security income	401	2.5%
Mean Supplemental Security income	\$9,358	
Households with cash public assistance income	86	0.5%
Mean cash public assistance income	\$2,549	
Households with Food Stamp benefits in the past 12 months	978	6.0%
NONFAMILY HOUSEHOLDS	4,253	100%
Median nonfamily income	\$30,610	
Mean nonfamily income	\$40,742	
Median earnings for workers	\$29,414	
Median earnings for male full-time, year-round workers	\$48,133	
Median earnings for female full-time, year-round workers	\$31,551	

Source: U.S. Census Bureau, 2005-2007 American Community Survey

The personal income of Culpeper County is defined as the income received by all residents of the County from all sources (less personal contributions for social security insurance). Per capita personal income is the personal income of the County divided by the total residential population of the County. Table 3.9 shows a comparison of per capita income from 1980-2007.

TABLE 3.9

Per Capita Income Comparison for Culpeper County 1980-2007									
	1980	% of U.S. Avg.	1990	% of U.S. Avg.	2000	% of U.S. Avg.	2007	% of U.S. Avg.	% Change 1980-2007
Culpeper County	\$8,708	88%	\$18,426	94%	\$28,144	95%	\$32,703	85%	276%
Virginia	\$9,827	99%	\$20,527	105%	\$31,210	105%	\$41,727	108%	325%
National	\$9,919	**	\$19,572	**	\$29,760	**	\$38,615	**	289%

Culpeper County's per capita income was \$32,703 in 2007 compared to \$28,144 in 2000. The per capita income for Virginia between 2000 and 2007 increased from \$31,210 to \$41,727. The per capita income for Virginia was 27.6% or \$9,024 higher than the per capita income for Culpeper County in 2007, a sharp increase from the 10.9% or \$3,066 higher state per capita income than for Culpeper County in 2000. In 2008 Virginia ranked 8th among the states in per capita income at \$41,291. Between 2000 and 2007 Virginia's per capita income grew at a rate of 4.2 percent per year, compared to the national average of 3.8 percent over the same period, and Culpeper County's average of 2.2 percent. The per capita income of the United States was \$38,615 in 2007, 18% higher than the per capita income of Culpeper County.

TAX BASE

Culpeper County levies two primary types of taxes, real estate and personal property. The personal property tax has four components or rates: real and personal property of public service corporations, manufacturer's machinery and tools, and personal property which includes motor vehicles and motorcycles, large trucks, tractors and tractor trailers, boats and motors, airplanes, trailers, campers and motor homes, and business equipment (see Table 3.10).

Culpeper County does not require merchants' license taxes or professional occupational taxes. The County does levy a utility tax on electric service, (exclusive of the Town Power Company). The utility tax on purchasers of electric service is charged monthly at a residential rate of \$0.14953 per kilowatt hour with a minimum of \$1.40 and a maximum of \$3.00 and a business or industrial rate of \$0.14658 per kilowatt hour with a minimum of \$2.29 and a maximum of \$ 10.00. The County also imposes an annual vehicle License Tax fee in the amount of \$25.00 for automobiles and trucks, and \$15.00 for motorcycles. There is a \$10.00 fee for unlicensed vehicles.

Taxes collected make up most of the general revenue fund from which the Culpeper County operates. Additional monies are collected from State taxes such as the gasoline tax, income tax and sales tax. These funds are usually earmarked for programs such as education. In addition, the County does not directly receive money from the gasoline taxes. They are earmarked for roads and/or road maintenance and administered by the Virginia Department of Transportation. Culpeper County, through the

Commissioner of Revenue, administers land use value taxation. The purpose of this program is to encourage agricultural and forestal enterprises within the County and to provide a basis for tax relief for this land use. There are approximately 149,106.97 acres (March 11, 2009) of agricultural and forestal land enrolled in the land use program. The Commissioner of Revenue also administers a real estate tax relief program for senior citizens and disabled homeowners. Both of these programs derive from Culpeper County Ordinances.

TABLE 3.10

Tax Rate Comparison for Culpeper County		1973-2008				(assessed rate per \$100)
Type of Tax	1973	1991	1999	2004	2008	
Real Estate	\$3.00	\$0.89	\$0.74	\$0.81	\$0.61	
Personal Property	\$3.00	\$6.25	\$6.25	\$2.50	\$3.50 General, \$2.50 Recreational, \$0.63 Aircraft	
Machinery & Tools	\$3.00	\$5.00	\$5.00	\$2.50	\$2.00	
Merchants Capital	\$1.00	\$2.25	\$2.25	\$0.00	\$0.00	
Mobile Homes	\$3.00	\$0.89	\$0.74	\$0.81	\$0.61	
Public Service Corporation (real/personal)	\$3.00/\$3.00	\$0.89/\$6.25	\$0.74/\$6.25	\$2.50/\$0.81	\$3.50/\$0.61	

CULPEPER REGIONAL AIRPORT

The Culpeper Regional Airport has been a critical and unique component of the County's integrated transportation system and, therefore, important to economic development efforts. Recent physical improvements to the airport as well as future planned improvements are likely to enhance the role of air transportation and airport facilities as key elements in attracting and maintaining major businesses in Culpeper. The extension of the runway from 4,000 feet to 5,000 feet allows far greater use of the airport by business aircraft and, potentially, by commercial aircraft. Airports with runways under 5,000 feet are generally viewed by corporations as too small to support ongoing operations. Moreover, many insurance companies refuse to allow their insured aircraft to land on runways less than 5,000 feet unless an emergency exists. At its expanded length, the Culpeper Regional Airport can readily support small and large corporate aircraft.

Other improvements to the airport, including repaving of existing surfaces, expanded apron areas, increased hangar space and upgrades to the navigational systems all promote the Culpeper Regional Airport as a modern air transportation facility. Future plans to modernize the terminal, the addition of restaurant facilities and the expansion of fixed based operator services will continue to enhance the value of the airport to the community.

In its improved configuration, the Culpeper Regional Airport has significantly increased its potential as a key element of the County's economic development strategy. The possibility of attracting a major aviation company or manufacturer is a realistic one. Surrounding land use and infrastructure development should therefore take into account the possibility of expanding airport facilities.

In the future, smaller regional airports such as Culpeper Regional Airport may also be important to commercial and passenger air service. As large airports experience greater congestion and delays, and the cost and time for ground transportation and parking increases, regional feeder airports become a more cost effective alternative. Similarly, airport screening and other security measures can be enhanced and made more efficient through a system of decentralized points of entry. There are ongoing discussions regarding the feasibility of establishing third tier commercial air service consisting of smaller aircraft connecting regional airports to hub airports. The Culpeper Regional Airport could, with certain additional improvements, participate as a regional feeder airport. Because of its central location and available facilities the Culpeper Regional Airport could also serve as a base of operations and/or maintenance facility for a regional commuter airline.

NATIONAL AUDIO-VISUAL CONSERVATION CENTER



The National Audio-Visual Conservation Center is a state-of-the-art facility where the Library of Congress acquires, preserves and provides access to the world's largest and most comprehensive collection of films, television programs, radio broadcasts, and sound recordings. In addition to preserving the collections of the Library, the Packard Campus was also designed to provide similar preservation services for other archives and libraries in both the public and private sectors. The Campus includes 415,000 square feet, more than 90 miles of shelving for collections storage, 35 climate controlled vaults for sound recording, safety film, and videotape, and 124 individual vaults for more flammable nitrate film. The National Audio- Visual Conservation Center will employ 140 at full operation.

For Culpeper, the indirect impact of the National Audio-Visual Conservation Center is likely to include visiting scholars, experts and commercial enterprises in the field of audio-visual preservation, as well as, the general public with interest in the films and recordings. There is also the possibility that related private business interests may find proximity to a national research and preservation facility an appealing reason to locate in Culpeper.

NAP OF THE CAPITAL REGION-TERREMARK



Strategically located 60 miles from Washington D.C. in Culpeper, Va., the NAP of the Capital Region (NCR) opened in June 2008 as the most secure and technologically sophisticated datacenter campus in the eastern United States. The 30-acre campus, which can accommodate up to five, 50,000-square-foot independent datacenters and one 72,000-square-foot office building, was developed to exceed Federal standards for a data communications and hosting facility.

Each datacenter structure is a secure bunker where a professional security staff maintains and operates sophisticated surveillance systems, biometric scanners and secured areas for processing of staff, customers and visitors. This facility has the capacity to serve a variety of national communications firms.

ECONOMIC DEVELOPMENT INCENTIVES

Culpeper County recognizes the importance of being competitive in order to attract economic development. To that end a local tax incentive program has been developed which assists industry with the cost of work force training. Financial incentives have been made available to eligible businesses that invest at least \$500,000 in new capital improvements in Culpeper County or provide approved training to employees in Culpeper County. Other economic development incentives can be developed on a case-by-case basis tailored to the needs of a particular prospective business. Incentives also exist in the form of state or federal programs. One example of a federal program is the HUB Zone, which provides advantages to businesses which are located in, and have employees living within designated HUB Zone areas.

The establishment of a multi-user rail siding should be considered as a local initiative; a centralized rail siding which could be utilized by both existing and future businesses in Culpeper County as a cost-effective and advantageous alternative to long distance trucking. Such an approach could reduce local truck traffic, provide a less expensive means of moving freight for Culpeper businesses, and provide an attractive benefit to market to potential industries considering locating in Culpeper.

QUALITY OF LIFE

In addition to offering economic development incentives, Culpeper County understands that businesses place a high priority on the quality of life in the communities in which they locate. In addition to the natural resources which are so beneficial to the community, Culpeper also provides parks and recreation programs and many events which provide a sense of community. These events are a source of pride in the community. They bring visitors to the County and provide ample opportunity for business exposure. The following events are held annually in Culpeper County:

- CulpeperFest
- Culpeper Regional Airport Annual AirFest
- The Culpeper County Farm Tour
- Annual 4th of July Celebration and Fireworks
- Bluemont Concert Series
- Third Thursday Summer Concert Series
- Culpeper Day
- Remembrance Days
- Culpeper Soap Box Derby
- Culpeper Fireman's Parade and Carnival
- Taste of Culpeper
- Downtown Trick-or-Treating
- Culpeper Downtown Open House and Tree Lighting

TECHNOLOGY ZONES

The 2005 Comprehensive Plan sought to implement a Technology Overlay Zone to attract desirable economic investment. Section 58.1 – 3850 of the Code of Virginia authorizes localities to create technology zones which are intended to encourage further investment by business and industry currently located, or which may locate in the County. In November of 2006 the Culpeper County Board of Supervisors adopted Chapter 12, Article XV of the Culpeper County Code entitled "Technology Zones". This ordinance established the first four technology zones within the county, the Wingspread Technology Zone, the McDevitt Drive Technology Zone, the Brandy Station Technology Zone, and the Elkwood Technology Zone. In June of 2007 a fifth zone, the Bragg's Corner Technology Zone was added through an ordinance amendment (shown on maps 3.1, 3.2, and 3.3).

Qualified technology zone businesses which voluntarily comply with the Entrance Corridor Overlay District of the Culpeper County Zoning Ordinance may be eligible to receive incentive grants established by the Technology Zone Economic Development Policy, also adopted in November of 2006.

GOALS AND OBJECTIVES

General

GOAL: ESTABLISH AND MAINTAIN A COUNTY-WIDE ECONOMY THAT IS SELF-SUSTAINING, DIVERSE, ENVIRONMENTALLY SENSITIVE AND GEARED TOWARD QUALITY JOB AND BUSINESS OPPORTUNITIES FOR LOCAL RESIDENTS.

GOAL: ENCOURAGE NEW ECONOMIC DEVELOPMENT WHILE RETAINING EXISTING INDUSTRIES AND BUSINESSES.

OBJECTIVES:

1. Provide for a variety of commercial and industrial zones within the County and emphasize the unique attributes of each. Focus on providing necessary infrastructure, including the opportunity for rail access.
2. Maintain the current balance between the agricultural, industrial and commercial service sectors of the economy.
3. Encourage diversity within the industrial sector to prevent domination by limited sectors of the labor market.
4. Capitalize on the established Foreign Trade Zone (FTZ) in Culpeper County to increase the County's attractiveness to new industry and to encourage existing industry to remain.
5. Utilize existing incentive programs, such as the federal HUB Zone designation and Technology Overlay Zone in order to assist businesses seeking to locate in Culpeper County.
6. Participate in state and regional recruitment activities, including the attraction of foreign companies to the County.

GOAL: PROMOTE COMPATIBILITY OF INDUSTRIAL DEVELOPMENT WITH EXISTING COMMUNITY CONDITIONS.

OBJECTIVES:

1. Cluster industries and businesses of similar intensity for ease in delivery of services and efficient use of land.
2. Require Environmental Impact Assessments for proposed industrial development when necessary in order to avoid negatively impacting the environmental quality of the County of Culpeper.
3. Utilize public site and service improvements to induce new industry that can further the goals of this plan and complement existing industries.

4. Encourage industries that complement agriculture and utilize local raw farm products.

GOAL: EXPAND EMPLOYMENT OPPORTUNITIES IN CULPEPER COUNTY

OBJECTIVES:

1. Encourage commerce that utilizes and requires support from the existing Culpeper County workforce.
2. Attract industries that fill voids in the existing job market and will offer high paying and technical employment opportunities to the existing out-commuting labor force.
3. Encourage commercial and industrial enterprises that are compatible with Culpeper's unique features.

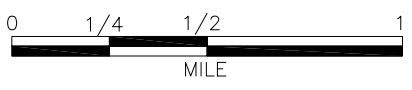
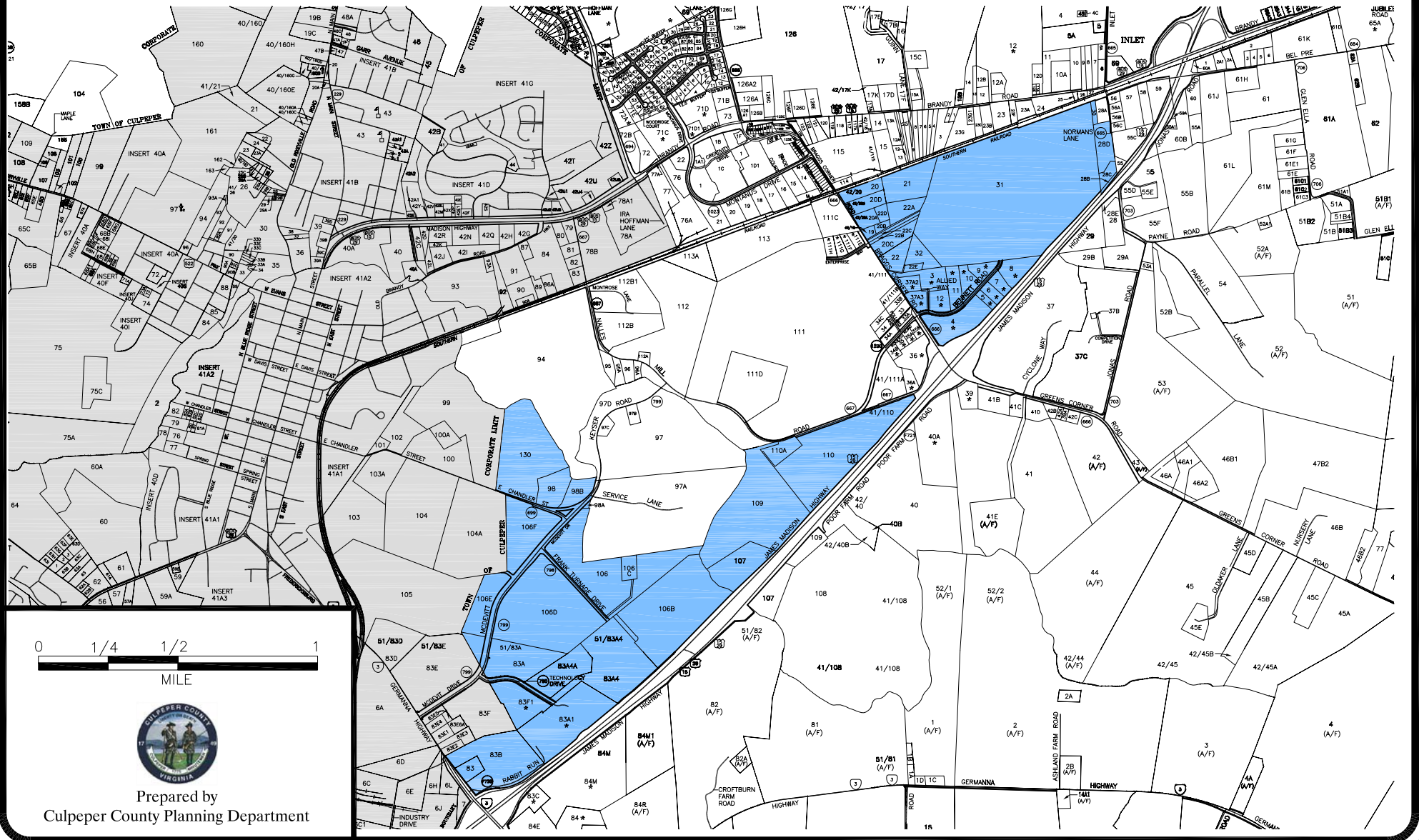
GOAL: ENCOURAGE TOURISM RELATED INDUSTRIES FOCUSING ON ENJOYMENT AND EXPLORATION OF LOCAL HISTORY, AGRICULTURE AND THE NATURAL BEAUTY OF THE COUNTY.

OBJECTIVES:

1. Promote the historical and natural environment of Culpeper County to tourist related industries such as day tours from metropolitan areas.
2. Offer package incentives for tourists such as discount booklets for goods and services.
3. List and advertise recreation, hospitality and historical facilities in the County.

3.2 CULPEPER COUNTY 2010 2030

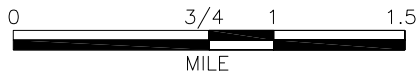
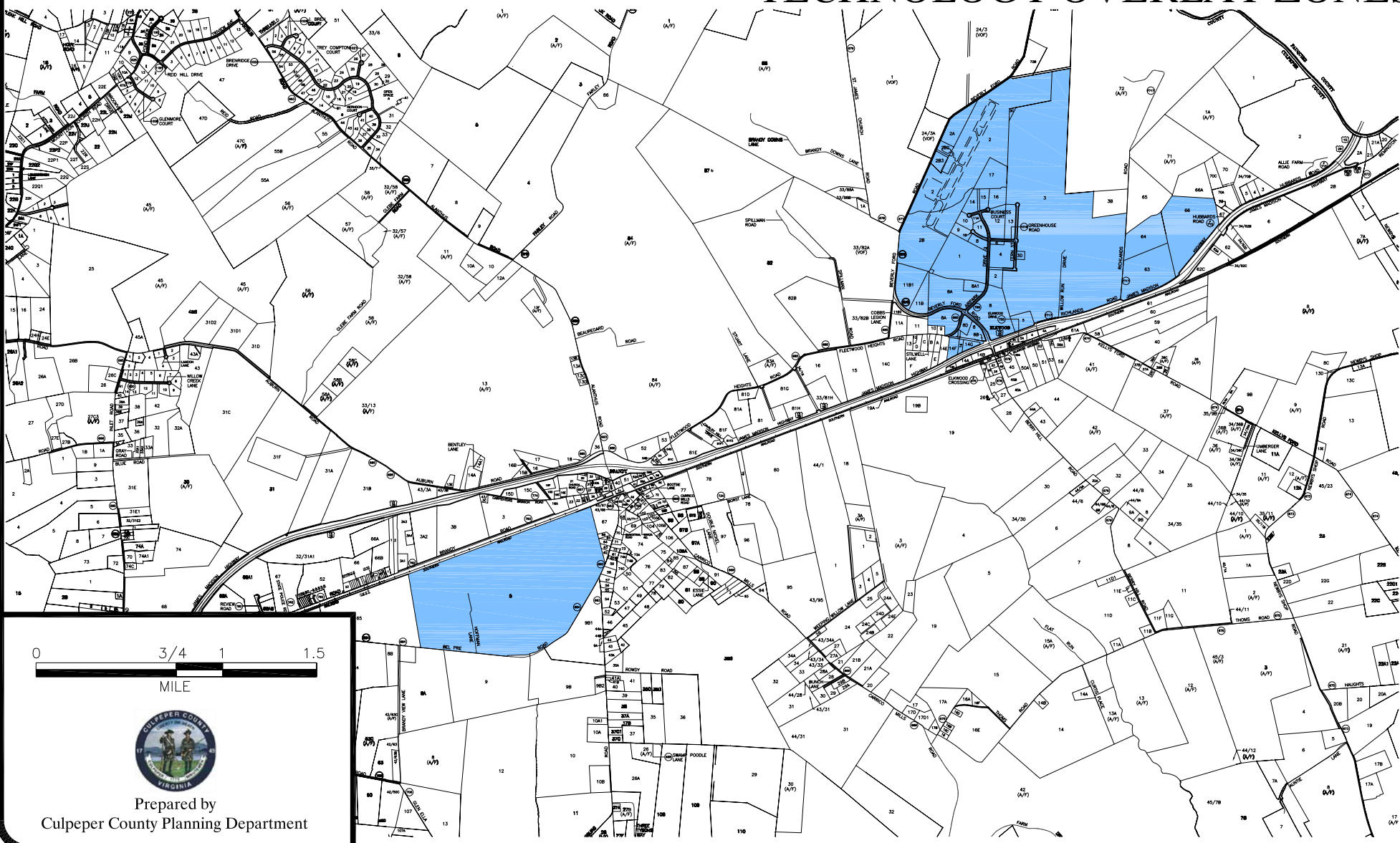
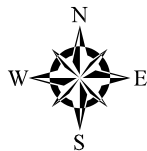
McDEVITT DRIVE & BRAGGS CORNER TECHNOLOGY OVERLAY ZONES



Prepared by
Culpeper County Planning Department

3.3 CULPEPER COUNTY 2010 2030

BRANDY STATION & ELKWOOD TECHNOLOGY OVERLAY ZONES



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