

Fluvanna County, Virginia



Fluvanna County Welcomes You

In recent years the County has become a growing, dynamic place to locate a business.

Fluvanna County offers many advantages - location, low taxes, available high quality labor and an outstanding quality of life.

Within easy driving distance of major metropolitan areas on the eastern seaboard, Fluvanna County has quick access to major markets through its proximity to the interstate highway system. Local employers draw from a substantial labor force with a high degree of training from nearby institutions of higher learning. The availability of shopping, cul-

tural, and recreational opportunities in nearby Charlottesville and Richmond, along with the abundance of natural unspoiled countryside, create an enjoyable setting for a high standard of living among friendly neighbors.

Founded in 1777 in honor of Queen Anne of England, Fluvanna County is centrally located in the heart of Virginia. The County's name means "Anne's River."

We invite you to explore the possibility of doing busi-

ness in Fluvanna County. County officials will be happy to spend time with you to discuss how your firm's requirements can be met in Fluvanna.



www.co.fluvanna.va.us

*Fluvanna County
Administration and
Courthouse Complex*



Government Bodies/ Services

Fluvanna County is served by a six member Board of Supervisors which appoints a County Administrator to oversee the daily operations. A zoning ordinance, subdivision and comprehensive plan are currently in effect.

Police protection is provided by a Sheriff's Department. Three state police are assigned to the area. Volunteer fire departments have 100 members and four stations and a 30-member volunteer rescue squad provides service via three stations.

The Lake Monticello gated residential community has its own police department, volunteer fire department, volunteer rescue squad and water rescue team.

Community Facilities

Recreation Facilities - The Department of Parks and Recreation offers trips and classes as well as a Senior Center that provides social and recreational activities. Facilities include: a gymnasium, two lighted softball fields, soccer fields and a sand volleyball court. In addition to little league sports, children can participate in the after-school program and summer camp Kidzone.

The county owns a 969-acre property which includes two miles of riverfront. The county is proud to offer the Fluvanna Heritage Trail on the Rivanna River for walking and canoeing. When completed, the trail will also offer an equestrian trail and picnic areas.

Numerous rivers and streams provide excellent boating and fishing. The Lake Monticello community surrounds a 350-acre lake and an 18-hole championship golf course.

Medical -Martha Jefferson Hospital and the University of Virginia Hospital provide healthcare services and facilities locally, with both hospitals located in nearby Charlottesville.

Churches - 42 churches represent most denominations.

Climate

A moderate climate prevails with winds from the south. These are the average:

January temp.	37.5
July temp.	77.9
Annual rainfall	42.6"
Annual snowfall	14.4"
Annual heating degree days	3939
Annual cooling degree days	1353

Transportation

Roads - U.S. Route 15, a major north-south highway runs through the center of the County, and State Route 6, runs east-west.

Interstate 64 intersects the county as its northern tip and runs east-west, providing direct access to Richmond and Hampton Roads. Both Interstates 95 and 81 are within 45 minutes of the county.

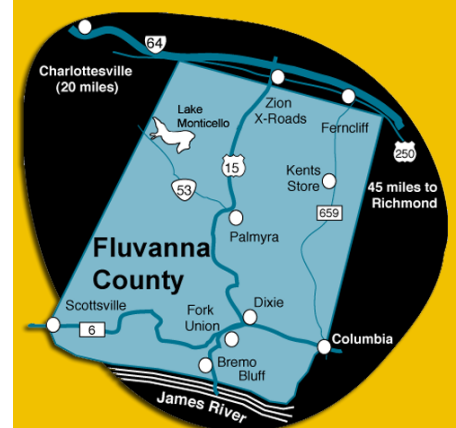
Railroads - CSX team track service is available at Columbia and Brems Bluff.

Air - The nearest commercial airports are Charlottesville-Albemarle Airport (35 miles) and Richmond International Airport (60 miles).

Motor Freight - There are 40 terminals in Richmond and 5 in Charlottesville. Connecting services are available in Richmond.

Bus - Trailways is available in Charlottesville.

JAUNT - (Jefferson Area Unified Transportation) is organized to provide safe, efficient and prompt transportation as an alternative to private cars for the citizens of the Thomas Jefferson Planning District.





Local Economy

Commercial activity is concentrated around the areas of Zion Crossroads, Fork Union, the Lake Monticello community, Palmyra, and Columbia. Fluvanna County has attracted diverse businesses such as technology companies, furniture companies and numerous service-oriented firms.

Taxable Retail Sales	\$66,170,583 (2005)
Per Capita Income	\$26,356 (2004)
Median Family Income	\$66,700 (2005)

Business Local Taxes

Real Estate	\$.59 per \$100 assessment
Machinery & Tools	\$2.00 per \$100 of 13% original cost
Personal Property	\$2.00 per \$100 of 20% original cost
Autos & Trucks	\$3.70 per \$100 of NADA value
Gross Receipts Tax	\$0

Industry

Firm	Product/Service	# Employees
Creative Interiors	Furniture	200
Dominion	Electric Utility	136
National Filter	Filter Service	95
MacSteel Service Ctr.	Steel Processing	47
Tenaska	Electric Power	35

Other major employers are the Department of Corrections, Fork Union Military Academy, Fluvanna County Schools and Government.

Financial Institutions

There are currently two branches of BB&T, and one branch of Guaranty Bank located within the County. Numerous major banks and financial institutions are located in Charlottesville and Richmond. The Fluvanna County Industrial Development Authority is authorized to issue tax-exempt revenue bonds.

Workforce

Fluvanna County is proud of its 12,822 person labor force.

The general population education attainment of 80% high school graduates and 24.5% with at least a Bachelor's Degree is reflected in the labor force.

The unemployment rate is 2.27%. The out-commuting rate of 63.1% indicates there would be available labor for a new company locating in Fluvanna County.

Average hourly wages (2005)

Laborers	\$10.87
Clerical	\$11.88
Maintenance	\$14.28

Virginia is a right-to-work state. There are no unions in Fluvanna County.

Population

The County's population has grown 24% in the last 6 years. Projections are for the population to increase to 39,199 by 2030.

Population by Year

2000	20,047
2001	21,200
2002	22,200
2003	23,400
2004	24,600
2005	24,900

Utilities

Electricity - Supplied by Dominion and Appalachian Power Company (APCO). Distributed by Dominion, Central Virginia Electric Cooperative and APCO.

Natural Gas - Supplied by Transcontinental Gas Corporation. Distributed by Lynchburg Gas Company.

Sewerage

Supplier	Use/Persons	Avg. Daily Use	Max. Daily Capacity	Treatment
Aquasource	1,600 capacity 1,000 actual	60,000 GPD	160,000 GPD	Secondary

Water

Fork Union Sanitary District	Source Wells	Avg. Daily Use	Max. Daily Capacity	Storage
Aquasource	Rivanna River	342,500 GPD	685,000 GPD	750,000 G (O)
Sydnor Hydro	Wells	17,800 GPD	21,600 GPD	10,000 G (O)

Projections call for a central water system reaching the growth areas of the county by 2010.

Solid Waste Disposal - the county landfill accepts household, commercial and limited industrial waste.

Education

The Fluvanna County Public School system consists of five schools; Columbia and Cunningham (both grades K-2), Central (grades K-5), Fluvanna Middle School (6-8) and Fluvanna County High School (9 -12). For this school year, the student enrollment is 3,739. 84% of the County's 9th graders graduate from High School. 76% of those continue on to further their education.

The County is also served by three private schools; Fork Union Military Academy, the Oakland School, and Open Door Christian School.

Colleges/Universities

Piedmont Virginia Community College is located approximately 20 miles from the County and offers a wide variety of classes and degrees. A four-year B.S. degree program through Old Dominion University, Mary Baldwin and

James Madison has recently been initiated.

In addition, a satellite campus of J. Sargeant Reynolds is located in nearby Goochland County, about 30 miles away.

The University of Virginia is located 20 miles away in Charlottesville. The University has been ranked either No. 1 or 2 during the last ten years by *U.S. News and World Report* as the best public university in the United States.

Institutions of higher learning nearby include the University of Richmond, Virginia Commonwealth University, Virginia Union University and Randolph-Macon College in Richmond; Mary Baldwin College in Staunton and James Madison University in Harrisonburg.



Dominion
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Our Assets

A central location.

Capacity for future development.

An enjoyable place to live.

Low taxes, moderate land cost.

Friendly, well-educated citizens.

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