



ORDINANCE #O-2022-011

Introduction: December 13, 2022

Adoption: December 13, 2022

Effective: December 13, 2022

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, TOWN OF CULPEPER, VIRGINIA (1991), AS AMENDED, BY ADDING AN ARTICLE XIV IN CHAPTER 23, RELATING GENERALLY TO CREATION AND OPERATION OF A TECHNOLOGY ZONE

WHEREAS, Virginia Code § 58.1-3850 authorizes the creation of technology zones, and

WHEREAS, Culpeper County has created five technology zones, including one designated the McDevitt Drive Technology Zone, and

WHEREAS, A portion of the McDevitt Drive Technology Zone lies within the town limits of the Town of Culpeper, and

WHEREAS, The Culpeper Town Council desires to create a Town Technology Zone covering the same area as the In-Town portion of the McDevitt Drive Technology Zone in order to provide incentives that complement the incentives Culpeper County provides through the McDevitt Drive Technology Zone, and

WHEREAS, The Town of Culpeper, Culpeper County, and the Culpeper Economic Development Authority (the "EDA") intend to enter into an agreement to provide for revenue sharing from Culpeper County to the Town of Culpeper and incentive payments from the Town of Culpeper to the EDA for direct payment to businesses meeting the requirements of the Technology Zone created by this ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Council for the Town of Culpeper, Virginia, meeting in regular session this 13th day of December, 2022:

- 1. That the Code of Ordinances, Town of Culpeper, Virginia (1991), as amended, is amended by adding an Article XIV in Chapter 23 as follows:**

ARTICLE XIV. – TECHNOLOGY ZONE

Sec. 23-400. – Purpose.

The purpose of this article is to create a technology zone as authorized by Code of Virginia, § 58.1-3850, as amended.

Sec. 23-401. – Definitions.

For the purpose of this article, the following words and phrases shall have the following meanings, unless clearly indicated to the contrary:

County. The term county shall mean Culpeper County, Virginia.

County technology zone economic development policy. The term county technology zone economic development policy shall mean the policy adopted by the Culpeper County Board of Supervisors to promote new investment in real estate, machinery and tools and tangible business personal property in technology zones as referenced in Culpeper County, Virginia Code, Article XVI, Technology Zones, or any successor ordinance.

EDA. The term EDA means the Economic Development Authority of Culpeper County.

Qualified technology zone business. The term qualified technology zone business shall mean a non-retail business that derives its gross sales revenue from research, development, manufacturing, advanced technological services or other technology related products, processes and services and is located within the boundaries as set forth in § 23-403 of this article and as designated by the County as an Active Qualified Technology Zone Business or Inactive Qualified Technology Zone Business.

Technology zone grant. The term technology zone grant shall mean a payment by the Town in accordance with the requirements set forth in § 23-404 of this article.

Sec. 23-402. – Administration.

The administrator of the technology zones shall be the Town Manager or his designee in general conformity with the County technology zone economic development policy.

Sec. 23-403. – Boundaries.

The Combined McDevitt Drive Technology Zone includes the area covered by the following tax map parcels as depicted on the Town official tax maps as of the effective date of this article.

41-103	41-104	41-105	41-105A	51-83A7	51-83D	51-83E
51-83E7	51-83F					

Sec. 23-404. – Town Technology Zone Economic Development Policy.

- (a) Real Estate tax incentive grant - This article adopts the County Technology Zone Economic Development Policy as in effect upon adoption of this ordinance for calculating the eligible amount of a tax incentive grant for real estate.
- (b) Machinery and Tools tax incentive grant - This article adopts the County Technology Zone Economic Development Policy as in effect upon adoption of this ordinance for calculating the eligible amount of a tax incentive grant for machine and tools.
- (c) Site Plan Review Permit Fee incentive grant - This article adopts the County Technology Zone Economic Development Policy as in effect upon adoption of this ordinance for calculating the eligible amount of a tax incentive grant for site plan review permit fees.
- (d) Business Personal Property tax incentive grant – This article adopts the County Technology Zone Economic Development Policy as in effect upon adoption of this ordinance for calculating the eligible amount of a tax incentive grant for business personal property tax, unless the business personal property tax is subject to such agreements as the Town may

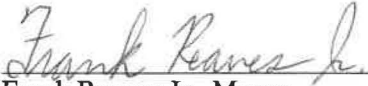
make, from time to time, with the County and the EDA. If the latter is the case, then the business personal property tax shall be subject to such agreements as the Town may make, from time to time, with the County and the EDA.

Sec. 23-405. – Technology Zone Grant Program.

Qualifying technology zone businesses may be eligible to receive incentive grants from the Town based upon taxes paid to the Town, as established in § 23-404.

2. This ordinance shall become effective upon adoption.

BY ORDER OF COUNCIL



Frank Reaves Jr., Mayor
On Behalf of the Town Council of
Culpeper, Virginia

ATTEST:



Ashley R. Clatterbuck, Town Clerk

MOTION: Clancey
SECOND: Brown

Date: December 13, 2022
Regular Meeting

Ord. No. O-2022-011

RE: Approval
ACTION: Approved

Votes:

Ayes: Brown, Clancey, Reaves, Rimeikis, Schmidt, Short, Taylor, Yowell

Nays: None

Absent from Vote: Kalenga

Absent from Meeting: Kalenga

CERTIFIED COPY 

Ashley R. Clatterbuck, Town Clerk