

## Chapter 12

### ARTICLE XVI. TECHNOLOGY ZONES

#### Sec. 12-216. - Purpose.

The Culpeper County Board of Supervisors finds that the development of the County industrial base will be enhanced by the use of incentives to attract investment, and determines that the most appropriate method of offering incentives for the areas described below is to create Technology Zones in those areas, as authorized by section 58.1-3850 of the Code of Virginia, 1950, as amended. The establishment of the Technology Zones will encourage further investment by business and industry currently located, or which may locate, in the County and will aid in maintaining a strong and viable economy to benefit the welfare of the citizens of Culpeper County.

#### 2-217. - Definitions.

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

*Non-retail business.* The term non-retail business shall mean a business in which no more than forty-nine (49) percent of its gross sale revenues are derived from sales to the general public in Culpeper County; with the exception of a business that may also be classified or designated as a public service corporation, telephone company or utility.

*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 section 12-219 of this article.

*Technology zone economic development policy.* The term Technology Zone Economic Development Policy shall mean the policy adopted by the Board of Supervisors to promote new investment in real estate, machinery and tools and tangible business personal property in technology zones.

*Technology zone grant.* The term technology zone grant shall mean a payment by the County to qualified technology zone businesses in accordance with the requirements set forth in the technology zone economic development policy and as it may be amended.

Sec. 12-218. - Administration.

The administrator of the technology zones shall be the County Administrator or his designee. The County Administrator shall implement the Technology Zone Economic Development Policy established by the Board of Supervisors as it pertains to determining the amount, if any, of technology zone grants.

Sec. 12-219. - Boundaries.

(a) The Lover's Lane Technology Zone includes the following tax map parcels as depicted on the County official tax maps as of the effective date of this article.

50 35D	50 35D2	50 35E	50 35E1	50 35F
50 35G	50L 1 1	50L 1 2	50L 1 3	50L 1 4
50L 1 5	50L 1 6	50L 1 7	50L 1 8	50L 1 9
50X 1 2	50X 1 3	50X 1 4	50X 1 5	50X 1 6
50X 1 7	50X 1 8	50X 1 9	50X 1 10	50X 1 11
50X 1 12	50X 1 13	50X 1 14	50X 1 15	51 <u>22</u>
51 <u>22A</u>	51 <u>21C</u>	51 <u>23</u>	51 <u>24</u>	51 6B
51 6B1	51 6F	51 6F1	51 6G	51 6G1

(b) The McDevitt Drive Technology Zone includes the following tax map parcels as depicted on the County official tax maps as of the effective date of this article.

41-98	41-98B	41-106	41-106B	41-107
41-109	41-110	41-110A	41-130	51-83
51-83A	51-83A1	51-83A2	51-83A4	51-83A4A
51-83B	51-83F1			

(c) The Brandy Station Technology Zone includes the following tax map parcels as depicted on the County official tax maps as of the effective date of this article.

(d) The Elkwood Technology Zone includes the following tax map parcels as depicted on the County official tax maps as of the effective date of this article.

34-2	34-2A	34-2B	34-2B2	34-2B3
34-3	34-3B	34-3C	34-5	34-8
34-8A	34-8A1	34-8D	34-11B	34-11B1
34-14	34-14F	34-14G	34-63	34-64
34-66	34-73	34-B1-1	34-B1-2	34-B1-4
34-B1-6	34-B1-7	34-B1-8	34-B1-9	34-B1-10
34-B1-11	34-B1-12	34-B1-13	34-B1-14	34-B1-15
34-B1-16	34-B1-17			

(e) The Bragg's Corner Technology Zone includes the following tax map parcels as depicted on the County official tax maps as of the effective date of this article as amended.

42-19	42-20	42-20A	42-20B	42-20C
42-20D	42-21	42-22	42-22A	42-22B
42-22C	42-22D	42-22E	42-28B	42-28C
42-28D	42-30	42-31	42-37A	42-37A1
42-37A2	42-37A3			

#### Sec. 12-220. - Technology Zone Grant Program.

Qualified technology zone businesses may be eligible to receive incentive grants established by the Technology Zone Economic Development Policy adopted on the same date as this article.

#### Sec. 12-221. - Entrance Corridor Overlay District.

To be eligible to receive technology zone incentive grants, a business must voluntarily comply with Article 30, Entrance Corridor Overlay District—EC of the Culpeper County Zoning Ordinance.

**NOW, THEREFORE, BE IT HEREBY ORDAINED** that the Board of Supervisors of Culpeper County, Virginia, pursuant to Section 15.2-1427 of the Code of Virginia, enacts this Ordinance amending Chapter 12, Section 12-217 "Definitions" and Section 12-219 "Boundaries" of the Culpeper County Code titled "Article XVI Technology Zones".

DONE this 7<sup>th</sup> day of January, 2014.

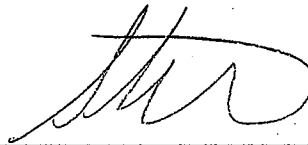
VOTING AYE: CHASE, FRAZIER, FRITZ, HANSOHN, NIXON, ROSENBERGER, WALKER

VOTING NAY: NONE

ABSTAINING: NONE

ABSENT: NONE

Witness this signature.

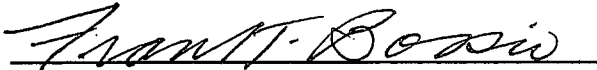


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Steven L. Walker, Chairman  
Board of Supervisors of Culpeper County, Virginia

DATE: JANUARY 7, 2014

ATTEST:



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Frank T. Bossio, Clerk to the Board