



COMMUNITY PROFILE

Fluvanna County, Virginia

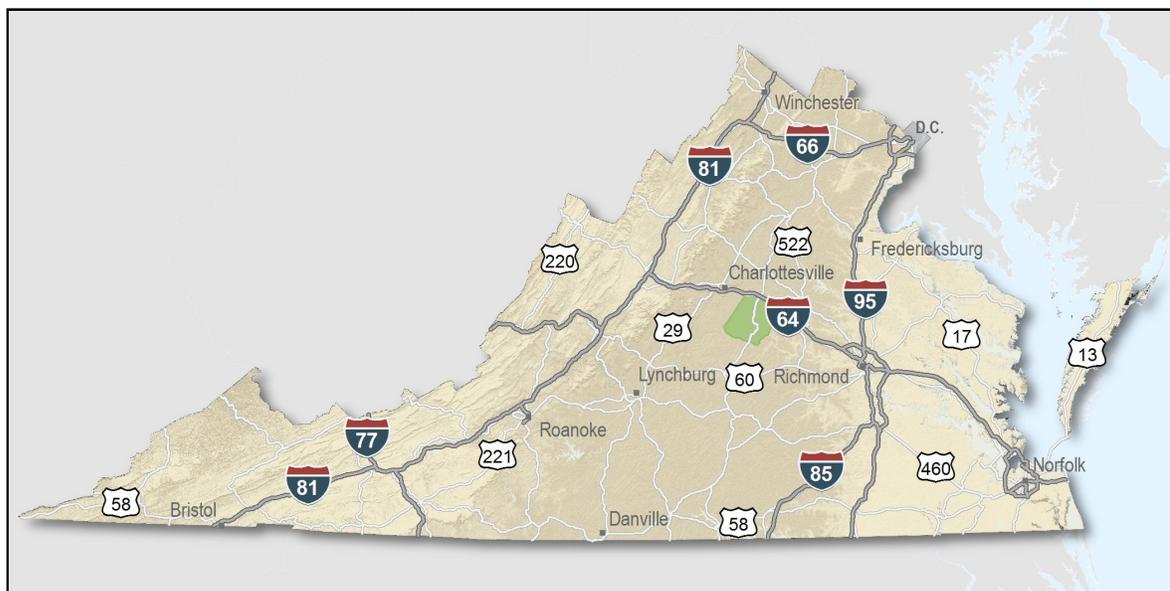


**VIRGINIA ECONOMIC
DEVELOPMENT PARTNERSHIP**
www.YesVirginia.org

Only a few locations can guarantee the right combination of resources that are crucial to your business's success. Virginia's premier location offers excellent domestic and international access. Centrally located on the U.S. East Coast, 40 percent of the U.S. population is within a day's drive, and our integrated transportation system of highways, railroads, airports and seaports ensures that you can reach every one of your markets efficiently. Close proximity to Washington, D.C. facilitates contact with policy makers and the federal government system.

Virginia continues to rank among America's leading states for business by CNBC and Forbes.com. Business-first values, easy access to markets, stable and competitive operating costs, and a talented workforce all drove Virginia to the top. This unique combination of assets has encouraged businesses to prosper here for more than 400 years. Like you, they searched the world over for that convergence of resources that would help ensure their prosperity. For them, their search ended here. Chances are yours will too.

- AAA bond rating- Virginia has maintained a AAA rating since 1938, longer than any other state.
- Right-to-work law allows individuals the right to work regardless of membership in a labor union or organization.
- Corporate income tax rate of 6% has not been increased since 1972.
- Headquarters to 35 Fortune 1000 firms.
- Headquarters to over 70 firms with annual revenue over \$1 billion.
- More than 17,300 high-tech establishments operate in Virginia.
- More than 700 internationally-owned businesses from 45 countries are located in Virginia.
- Ranks third among the 50 states as a recipient of federal R&D funds.
- Streamlined permitting process.
- Recruitment training programs to help new businesses become operational faster.
- Programs at little or no cost to help businesses increase international sales.

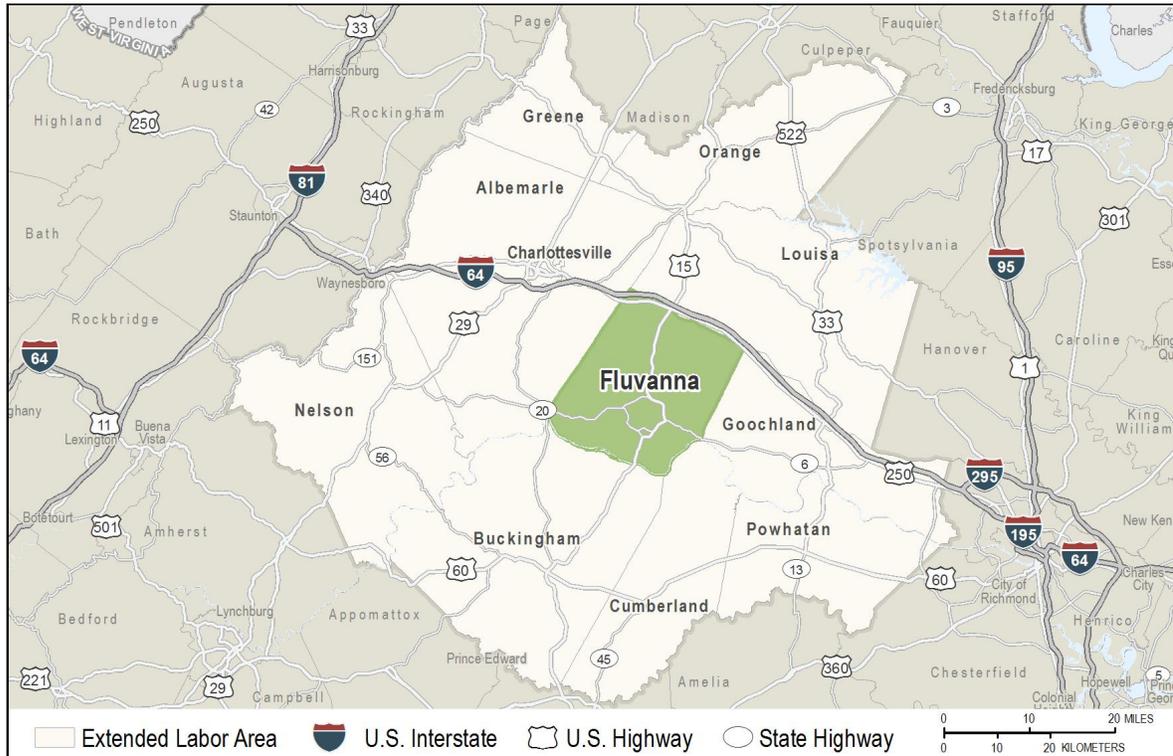


Location

Fluvanna County is located in the central portion of Virginia. The county is situated in the midst of Virginia's Piedmont region on the Interstate 64 corridor between Richmond, the state capital, and Charlottesville, home of the University of Virginia. The James River flows along the southern boundary of this predominantly rural county that is part of the Charlottesville Metropolitan Statistical Area (MSA).

Fluvanna County is strategically located between two major metropolitan areas - Richmond and Charlottesville. This location provides quick access to major markets, as well as a substantial and well educated labor force.

Richmond is 54 miles to the east; Charlottesville is 25 miles west; Washington, D.C. is 100 miles northeast; and Norfolk is 147 miles southeast.



Fluvanna County

Fluvanna County

Ideally located to attract business and industry, Fluvanna County is situated within easy reach of Charlottesville and Richmond via the I-64 corridor. Quality of life is important here...We take pride in efforts to preserve our rural character yet offer the ideal business climate. Whether your business is just starting out, or is looking for opportunities to relocate or expand, we believe Fluvanna County is the Right Place at the Right Time! We invite you to turn the page and learn more about all we have to offer.

Fluvanna County is Open for Business!



Fluvanna County is the Ideal Location for Your Business!

Labor Market

Population

Gender Distribution (2013)	Male	Female
Fluvanna County	45.6%	54.1%

Race/Ethnicity (2013)

Classification	Profile Area	Extended Labor Area
White	21,172	259,616
Black	4,019	48,840
Two or More	521	7,275
Asian	179	9,244
American Indian or Alaska Native	67	1,262
Pacific Islander	19	201
Hispanic (may be of any race)	860	8,600

Median Age (2013)	42 years	
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Civilian Labor Force (2014)

Fluvanna County	13,402
Extended Labor Market Area	165,675
Total	179,077

Labor Force Participation (2009-2013)

Fluvanna County	60.4%
Extended Labor Market Area	59.1%

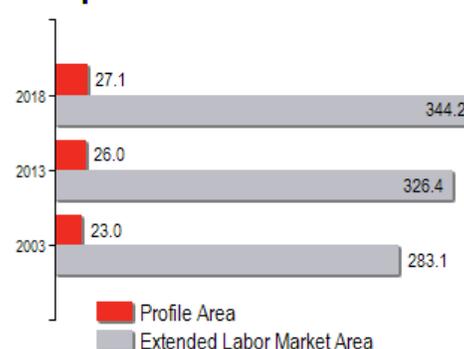
Unemployment

Unemployment Rate (May 2015)	
Fluvanna County	4.2%
Extended Labor Market Area	4.6%
Statewide	5.0%

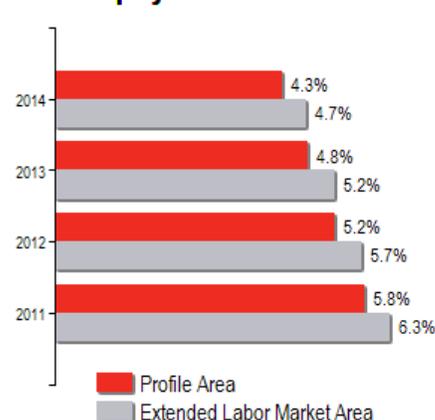
Unemployed (2014)	
Fluvanna County	572
Extended Labor Market Area	7,815
Total	8,387

Underemployed (1st Quarter 2015)	
Fluvanna County	2,219
Extended Labor Market Area	24,099
Total	26,318

Population in Thousands



Unemployment Rates



Labor Market

Commute Time (2009-2013)		
Worked from home	1,089	9.3%
Under 15 minutes	1,010	10.0%
15-24 minutes	2,328	21.9%
25-34 minutes	3,455	32.5%
35-44 minutes	1,467	13.8%
45-59 minutes	1,222	11.5%
Over 60 minutes	1,159	10.9%
Mean Travel Time to Work (minutes)		34

Virginia continues to rank among America's leading states for business by CNBC and Forbes.com.

Additional Labor Resources	
High School Graduates Not Continuing (2013-2014)	53
Two-Year College Graduates (Spring 2014)	774
Two-Year College Enrollees (Fall 2014)	6,150
Other College and University Graduates (Spring 2014)	5,874
Total	12,851

Labor Market

Career Readiness Certificate (01/01/2014-12/31/2014)

Virginia's Career Readiness Certificate (CRC) assists employers by certifying that a recipient possesses core skills in applied math, reading for information, and locating information. The CRC certification is based on established Workeys® assessment tests. Virginia uses a three-tiered approach (bronze, silver, gold) to credentialing certificate holders that is based on the recipient's level of development skills.

Fluvanna County	15
Extended Labor Market Area	189
Total	204

Fluvanna County unemployment rates are consistently lower than the state and national averages.

Educational Attainment

On-Time Graduation Rate (Class of 2014)	91.2%
Percentage of Fluvanna County population age 25+ who are high school graduates (2009-2013)	85.5%
Percentage of Fluvanna County population age 25+ who have earned a Bachelor's Degree or higher (2009-2013)	28.8%

Labor Market

Employment by Sector* (3rd Qtr. 2014)		
Agriculture Forestry Fishing and Hunting	78	1.8%
Mining Quarrying and Oil and Gas Extraction	N.D.	N.D.
Utilities	101	2.3%
Construction	444	10.0%
Manufacturing	93	2.1%
Wholesale Trade	99	2.2%
Retail Trade	338	7.6%
Transportation and Warehousing	75	1.7%
Information	17	0.4%
Finance and Insurance	50	1.1%
Real Estate and Rental and Leasing	18	0.4%
Professional Scientific and Technical Services	96	2.2%
Management of Companies and Enterprises	N.D.	N.D.
Administrative and Support and Waste Management	663	14.9%
Educational Services	N.D.	N.D.
Health Care and Social Assistance	295	6.6%
Arts Entertainment and Recreation	107	2.4%
Accommodation and Food Services	273	6.1%
Other Services	177	4.0%
Total Government	1,279	28.7%
Federal Government	27	0.6%
State Government	393	8.8%
Local Government	859	19.3%
Unclassified	0	0
Total	4,450	100.0%

N.D. - Not Disclosed

*By Business Establishment

Virginia is the northernmost
Right-to-Work state on the East Coast.

Labor Market

Major Employers

Manufacturing

<i>Company</i>	<i>Product/Service</i>	<i>Estimated Employment</i>
MacSteel Service Center	Steel processing	50 - 99
Tenaska	Electric Power	20 - 49

NonManufacturing

<i>Company</i>	<i>Product/Service</i>	<i>Estimated Employment</i>
Better Living	Building Supplies and Furniture	50 - 99
Dominion Virginia Power	Utility	50 - 99
Fluvanna Correctional Center	Correctional institution	300 - 599
Fork Union Military Academy	Education	100 - 299
National Filter Service, Inc.	Filter service	50 - 99
Rivanna Resort & Golf Club	Travel & Tourism	1 - 19
Van der Linde Recycling	Environmental Services	20 - 49

Over 60 percent of residents commute out of the county for employment.

Labor Market

Union Activity (1/2013 - 4/2015)

Petitions filed for decertification	0
Petitions filed for representation	0
Petitions filed for raid	0
Elections won by union	0
Elections won by company	0

Labor Market

Estimated Earnings (May 2012)

<i>Occupation</i>	<i>Median Wage</i>	<i>Mean Wage</i>	<i>Median Salary</i>	<i>Mean Salary</i>
Laborers and Freight, Stock, and Material Movers, Hand	\$11.73	\$12.97	\$24,408.97	\$26,985.42
Industrial Truck and Tractor Operators	\$13.07	\$13.41	\$27,183.14	\$27,893.49
Heavy and Tractor-Trailer Truck Drivers	\$15.77	\$15.90	\$32,788.54	\$33,080.02
Team Assemblers	\$14.04	\$14.76	\$29,210.81	\$30,692.47
First-Line Supervisors of Production and Operating Workers	\$25.89	\$29.41	\$53,851.49	\$61,161.07
Maintenance and Repair Workers, General	\$16.04	\$16.54	\$33,358.67	\$34,411.41
Office Clerks, General	\$14.85	\$15.07	\$30,875.25	\$31,340.21
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	\$16.96	\$17.69	\$35,280.17	\$36,800.48
Receptionists and Information Clerks	\$13.55	\$13.57	\$28,179.27	\$28,239.43
Customer Service Representatives	\$15.22	\$15.93	\$31,660.38	\$33,136.85
Bookkeeping, Accounting, and Auditing Clerks	\$17.88	\$18.32	\$37,210.38	\$38,121.96
First-Line Supervisors of Office and Administrative Support Workers	\$24.69	\$26.12	\$51,338.77	\$54,340.64
Medical and Clinical Laboratory Technicians	\$17.01	\$18.69	\$35,368.74	\$38,883.38
Medical and Clinical Laboratory Technologists	\$25.79	\$25.67	\$53,640.41	\$53,406.92
Network and Computer Systems Administrators*	\$30.26	\$32.21	\$62,940.41	\$67,000.55
Software Developers, Systems Software	\$37.96	\$39.40	\$78,959.73	\$81,951.31
Software Developers, Applications	\$39.13	\$41.06	\$81,387.45	\$85,400.70
Computer Systems Analysts	\$44.37	\$44.91	\$92,306.61	\$93,416.98
Accountants and Auditors	\$32.98	\$35.00	\$68,592.90	\$72,797.53
Management Analysts	\$39.73	\$44.36	\$82,627.77	\$92,265.82

Per Capita Personal Income (2013)

\$41,278

Median Family Income (2008-2012)

\$80,844

Education

Public School Enrollment (Fall 2014)		
<i>Level</i>	<i>Number</i>	<i>Enrollment</i>
Preschool	1	295
Elementary	2	1,084
Middle	1	853
High School	1	1,395

The University of Virginia, located 20 miles west in Charlottesville, remains the #2 best public university in the 2015 edition of U.S. News and World Report rankings. UVA has ranked either #1 or #2 for over 15 years.

Student Teacher Ratio (FY2014)	
Elementary	14:1
Secondary	14:1

Per Pupil Expenditure (FY 2014)
\$9,218.00

On-Time Graduation Rate (Class of 2014)
91.2%

High School Graduates Continuing Education (2013-2014)
79.9%

Advanced Programs (2013-2014)	
Governor's Schools	
Blue Ridge Virtual Governor's School	
Governor's School Enrollment	62
Students taking 1 or more Advanced Placement (AP) Courses	226
Students taking 1 or more AP Exams	143
Students taking 1 or more Dual Enrollment Courses	222

Education

Workforce Development Facilities	
<i>Facility</i>	<i>Type</i>
Albemarle Career Center	Satellite Center
Charlottesville Albemarle Technical Education Center	Career and Technical Center
Charlottesville Workforce Center	VEC Workforce Center
Culpeper Career Resource Center	Comprehensive Center
Culpeper Workforce Center	VEC Workforce Center
Greene County Job Spot	Satellite Center
Louisa Employment Center	Satellite Center
Nelson Career Resource Center	Satellite Center
Orange Workforce Center	Satellite Center
Rappahannock Career Resource Center	Informational Center
The Workplace	Satellite Center
Workforce Information Center - Madison	Informational Center

Piedmont Virginia Community College offers customized training programs to businesses throughout Central Virginia to assist in upgrading and teaching new skills to employees.

Higher Education Facilities — Fall 2014	
<i>Facility</i>	<i>Enrollment</i>
University of Virginia	23,732
Piedmont Virginia Community College	5,554
J. Sargeant Reynolds Community College - Western Campus	495
American National University - Charlottesville Campus	101

Transportation

Interstates	
Name	Distance
I-64	0.0 miles (0.0 km.)
I-295	30.2 miles (48.5 km.)
I-95	31.5 miles (50.7 km.)
I-81	37.3 miles (60.1 km.)
I-195	38.7 miles (62.3 km.)

Note: Measured from border of locality/region.

Highways				
Highway 15	Highway 250	Highway 53	Highway 6	

Commercial Air Service		
<i>Charlottesville-Albemarle Airport, Charlottesville -- 34.5 miles (55.6 km.)</i>		
American Airlines	Delta Connection	United Airlines
US Airways Express		

<i>Richmond International Airport, Sandston -- 66.8 miles (107.4 km.)</i>		
American Airlines	Delta Air Lines	Southwest Airlines
United Airlines	US Airways	JetBlue Airways

<i>Shenandoah Valley Regional Airport, Weyers Cave -- 71.9 miles (115.6 km.)</i>		
United Express	Silver Airways	

Note: Within a 75-mile drive of the center of the locality.

U.S. Route 15 run north-south through the center of the County, while Interstate 64, running east-west, intersects the northern tip of the County providing direct access to Charlottesville, Richmond and Hampton Roads.

Transportation

General Aviation Service

<i>Name</i>	<i>Runway Length</i>
Louisa County Airport/Freeman Field, Louisa	4,300 ft (1,311 m)

Several commercial airports are located less than an hour's drive from Fluvanna.

Freight Rail Service

Buckingham Branch Railroad

CSX Transportation

Seaports

<i>Name</i>	<i>Distance</i>
Port of Richmond	77.0 miles (123.9 km)
Port of Virginia	161.0 miles (259.1 km)

Note: Driving distance from the center of the locality to Port of Virginia and any other seaports within 100 miles.

Other Ports of Entry

<i>Name</i>	<i>Distance</i>
Richmond-Petersburg	66.7 miles (107.4 km)
Port of Washington - Dulles	104.5 miles (168.2 km)

Note: Driving distance from the center of the locality to Port of Washington - Dulles and any other port of entry within 100 miles.

Utilities



Utilities	
Electric	Central Virginia Electric Cooperative
Electric	Dominion Virginia Power
Natural Gas	Not Available
Telecommunications	Sprint/United Telephone-Southeast
Water	Fork Union Sanitary District
Water	Sydnor Hydrodynamics, Inc.
Water	AquaVirginia
Waste Water Treatment	Lake Monticello Service Co.
Waste Water Treatment	Fluvanna County Public Works
Solid Waste Disposal	Fluvanna County Landfill
Solid Waste Disposal	van der Linde Recycling

Public water service is available through Aqua Virginia.

Financial Institutions

Financial Institutions — 4th Qtr 2013 Assets	
<i>Bank</i>	<i>Assets (millions)</i>
Branch Banking and Trust Company	\$179,126.3
Union First Market Bank	\$4,155.0

Numerous banks and financial institutions are located in Fluvanna and the surrounding metropolitan areas.

Government and Taxes

Government

Fluvanna County has a County Administrator and a five-member Board of Supervisors.

The county has a comprehensive plan and zoning and subdivision ordinances.

Palmyra is the county seat. Columbia and Scottsville are other incorporated towns within the county.

Taxes

Localities in Virginia collect a 1% sales tax. They do not tax other items taxed at the State level.

Counties and cities in Virginia are separate taxing entities. Therefore, a company pays taxes to either a county or to a city.

If a company is located in a town, it pays town and county taxes except for utility taxes which are paid only to the town and the license tax which is paid only to the town unless town law permits the additional collection of a county tax.

Manufacturers pay real estate, machinery and tools, truck and automobile, utility, and sales taxes.

Nonmanufacturers pay real estate, tangible personal property, truck and automobile, utility, and sales taxes. They also may pay either a merchants' capital or a license tax.

Manufacturer's Tax Profile (Fluvanna) [pdf](#)

Non-Manufacturer's Tax Profile (Fluvanna) [pdf](#)

Fluvanna County is one of the few counties in Virginia that does not levy a tax on business gross receipts.

Community Facilities

Excellent hospital care is just 20 miles from Fluvanna County in Charlottesville. The University of Virginia Medical Center includes the University Hospital with 683 beds and contains many specialized services including a Level I trauma center, intensive care, dialysis, and newborn and coronary care. The Center is a major research teaching facility offering the latest in technology, equipment and services. Martha Jefferson Hospital, with 221 beds, also provides full medical and emergency care. The county health department operates a clinic and administers public health services within the county.

Three physicians and two dentists practice in the county with many additional practitioners located in nearby Charlottesville.

Nursing and extended-care facilities are located in the Charlottesville area. One home for the aged is located in Fluvanna County.

Over 30 churches representing leading Protestant denominations and the Catholic faith are found in Fluvanna County. The nearest Jewish synagogues are in the city of Charlottesville.

Library service is provided by the Fluvanna County Library, based just south of Palmyra, with a collection of approximately 30,000 volumes. Additional public library resources in the region include the Jefferson-Madison Regional Library, based in Charlottesville, and the collections of the University of Virginia.

Located in Fluvanna County, Fork Union Military Academy is one of the nation's leading college preparatory military schools for grades 6 - 12.

Community Facilities

(continued)

Local retail development in Fluvanna County is limited to convenience and service centers at Zion Crossroads, Palmyra, Fork Union, and the Lake Monticello area. Adjacent Albemarle County and Charlottesville serve as the retail and trade centers for the region and contain numerous shopping centers, the city business district, and a regional mall.

The county's proximity to Charlottesville affords local residents a tremendous variety of cultural, educational and entertainment options.

Lifestyle

The county's proximity to Charlottesville affords local residents tremendous variety of cultural, educational, and entertainment options. The University of Virginia is a major focal point for a constant stream of fine arts productions including live theater and concerts. Community organizations such as the Charlottesville Symphony, the Virginia Players, and the Four County Players bring a high level of sophistication in music and drama to the community for enjoyment by all ages. High caliber collegiate sports including football and basketball are enjoyed by residents throughout the area.

The plentiful open spaces of the Blue Ridge Mountain foothills found in Fluvanna County allow outdoor enthusiasts a peaceful setting in which to enjoy an assortment of leisure pursuits. Hunting and fishing are quite good in this region of Virginia. Water-related activities can be enjoyed on rivers, streams, and fresh-water lakes in the county. Golf is available at Lake Monticello, a private residential development, in western Fluvanna County, as well as Laurel Ridge Golf Course near Palmyra, Virginia. The county along with area schools, churches, 4-H clubs, and various civic and social organizations sponsor organized athletics and recreational programs.

Thomas Jefferson's home, Monticello, is just a few minutes west of Fluvanna County and provides visitors entertaining insights into the life of one of America's Founding Fathers. Also close by are the scenic Blue Ridge Mountains and the Shenandoah National Park affording many camping and hiking possibilities. The Old Stone Jail Museum in Fluvanna's county seat, Palmyra, depicts the rural village and farm life heritage of Fluvanna County.

The UVA Health System, in Charlottesville, has been recognized for excellence by U.S. News & World Report, Best Doctors in America, and Good Housekeeping. Many physicians and nurses are known worldwide as leaders in their fields.

Lifestyle

(continued)

Pleasant Grove, a 960-acre tract along the Rivanna River, was purchased by the County to provide many recreational, historical, and other benefits for the citizens of Fluvanna.

The Lake Monticello community surrounds a 350-acre lake and an 18-hole championship golf course.

[Charlottesville MSA Profile](#)

[Central Virginia Profile](#)

[Fluvanna County](#)

[The Thomas Jefferson Partnership - Greater Charlottesville](#)