



COMMUNITY PROFILE

Fluvanna County, Virginia

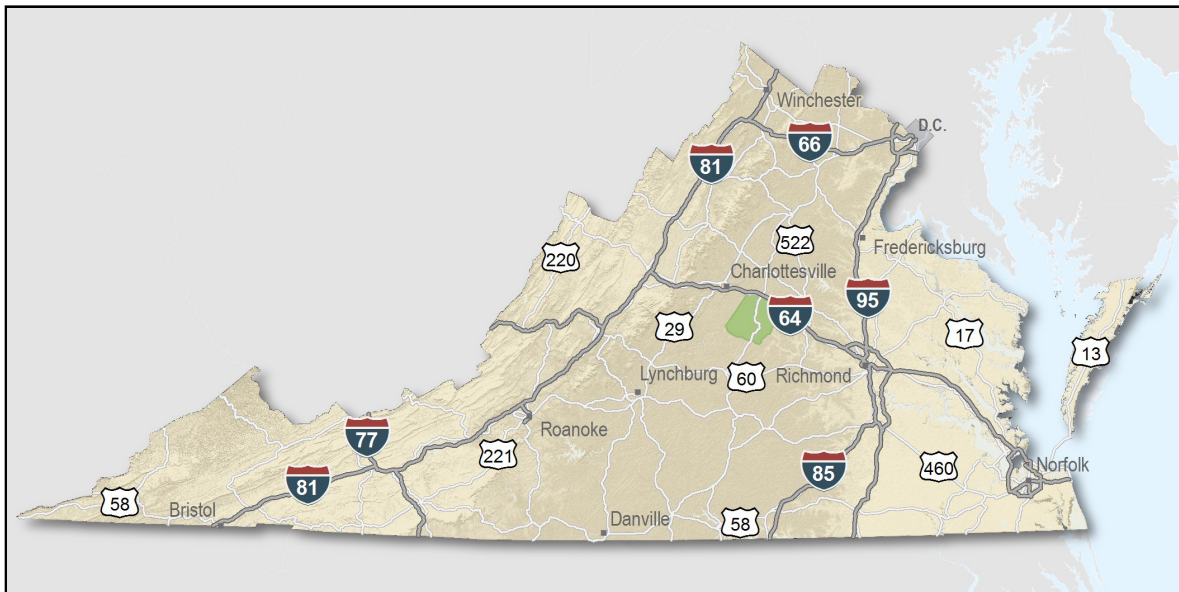


**VIRGINIA ECONOMIC
DEVELOPMENT PARTNERSHIP**
www.YesVirginia.org

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 37 Fortune 1000 firms.
- Headquarters to 52 firms each 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.

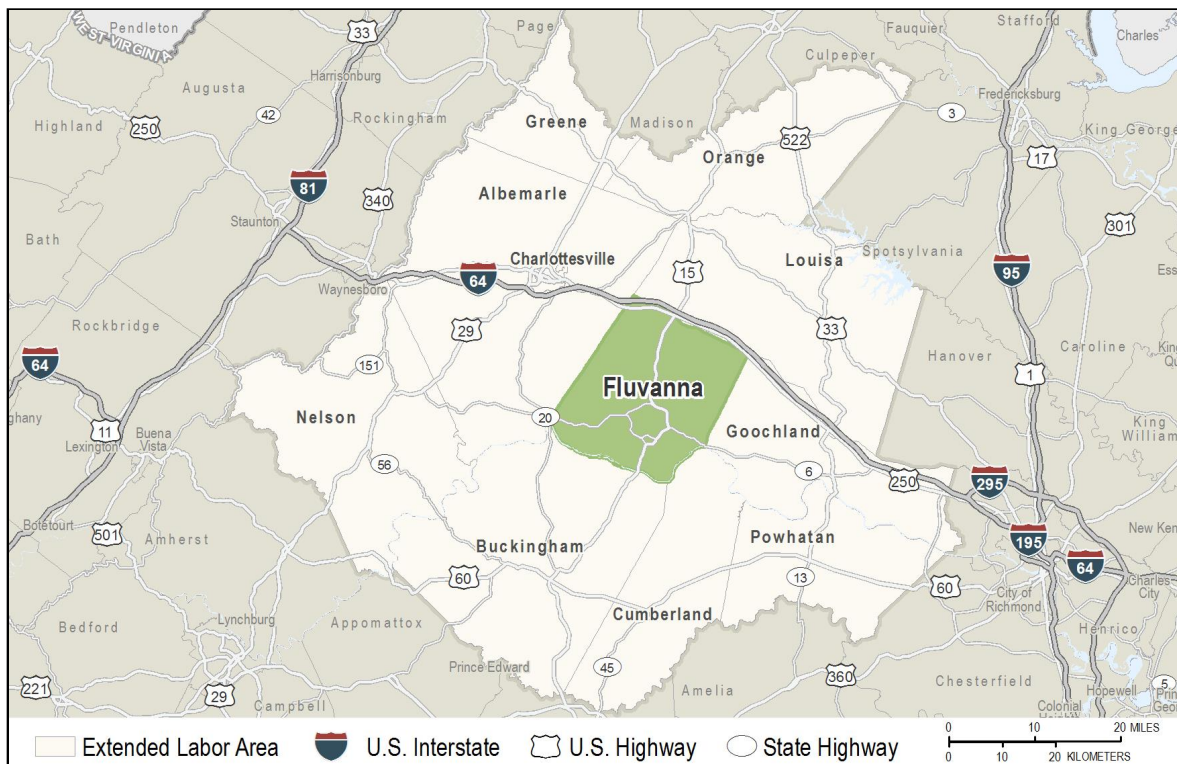


Location

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

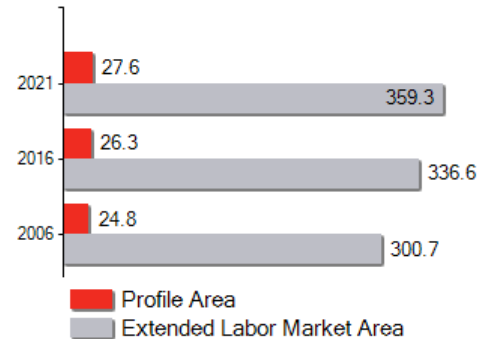
Population		
Gender Distribution (2016)		
	Male	Female
Fluvanna County	46.0%	54.0%
Race/Ethnicity (2016)		
	Profile Area	Extended Labor Area
Classification		
White	21,431	267,635
Black	3,927	48,767
Two or More	618	7,881
Asian	191	10,701
American Indian or Alaska Native	87	1,395
Pacific Islander	17	231
Hispanic (may be of any race)	902	9,020
Median Age (2016)	44 years	

Civilian Labor Force (2016)	
Fluvanna County	13,223
Extended Labor Market Area	165,950
Total	179,173

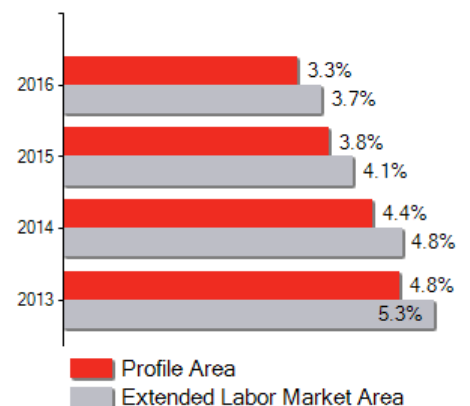
Labor Force Participation (2011-2015)	
Fluvanna County	60.5%
Extended Labor Market Area	60.4%

Unemployment	
Unemployment Rate (August 2017)	
Fluvanna County	3.1%
Extended Labor Market Area	3.6%
Statewide	3.8%
Unemployed (2016)	
Fluvanna County	440
Extended Labor Market Area	6,078
Total	6,518
Underemployed (2nd Quarter 2017)	
Fluvanna County	2,595
Extended Labor Market Area	27,842
Total	30,437

Population in Thousands



Unemployment Rates



Labor Market

Commute Time (2011-2015)

Worked from home	759	6.4%
Under 15 minutes	1,021	9.2%
15-24 minutes	2,353	21.2%
25-34 minutes	3,396	30.6%
35-44 minutes	1,809	16.3%
45-59 minutes	1,354	12.2%
Over 60 minutes	1,165	10.5%
Mean Travel Time to Work (minutes)		34

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

Additional Labor Resources

High School Graduates Not Continuing (2015-2016)	35
Two-Year College Graduates (Spring 2016)	1,245
Two-Year College Enrollees (Fall 2016)	7,325
Other College and University Graduates (Spring 2016)	6,211
Total	14,816

Labor Market

Career Readiness Certificate (01/01/2016-08/31/2017)

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	10
Extended Labor Market Area	186
Total	196

Fluvanna County has attracted a diverse business community including technology firms, furniture companies, and other service-related businesses.

Educational Attainment

On-Time Graduation Rate (Class of 2016)	94.4%
Percentage of Fluvanna County population age 25+ who are high school graduates (2011-2015)	88.7%
Percentage of Fluvanna County population age 25+ who have earned a Bachelor's Degree or higher (2011-2015)	31.5%

Labor Market

Employment by Sector* (1st Qtr. 2017)		
Agriculture Forestry Fishing and Hunting	97	2.4%
Mining Quarrying and Oil and Gas Extraction	0	0
Utilities	94	2.3%
Construction	422	10.3%
Manufacturing	117	2.9%
Wholesale Trade	95	2.3%
Retail Trade	304	7.4%
Transportation and Warehousing	76	1.9%
Information	22	0.5%
Finance and Insurance	53	1.3%
Real Estate and Rental and Leasing	N.D.	N.D.
Professional Scientific and Technical Services	87	2.1%
Management of Companies and Enterprises	0	0
Administrative and Support and Waste Management	357	8.7%
Educational Services	N.D.	N.D.
Health Care and Social Assistance	339	8.3%
Arts Entertainment and Recreation	36	0.9%
Accommodation and Food Services	255	6.2%
Other Services	148	3.6%
Total Government	1,327	32.4%
Federal Government	27	0.7%
State Government	378	9.2%
Local Government	922	22.5%
Unclassified	47	1.1%
Total	4,102	100.0%

N.D. - Not Disclosed

*By Business Establishment

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

Labor Market

Major Employers

Manufacturing

<i>Company</i>	<i>Product/Service</i>
MacSteel Service Center	Steel processing
Tenaska	Electric Power

NonManufacturing

<i>Company</i>	<i>Product/Service</i>
Better Living	Building Supplies and Furniture
Dominion Energy	Utility
Fluvanna Correctional Center	Correctional institution
Fork Union Military Academy	Education
National Filter Service, Inc.	Filter service
Rivanna Resort & Golf Club	Travel & Tourism
Van der Linde Recycling	Environmental Services

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

Labor Market

Union Activity (10/1/2015 - 10/1/2017)

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

Estimated Earnings (May 2016)

<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	\$11.35	\$12.17	\$23,609.53	\$25,326.06
Industrial Truck and Tractor Operators	\$15.08	\$15.28	\$31,365.14	\$31,782.14
Heavy and Tractor-Trailer Truck Drivers	\$16.43	\$17.05	\$34,179.14	\$35,460.85
First-Line Supervisors of Production and Operating Workers	\$27.25	\$30.35	\$56,674.31	\$63,118.16
Maintenance and Repair Workers, General	\$16.83	\$17.16	\$35,004.66	\$35,690.81
Office Clerks, General	\$15.74	\$16.48	\$32,738.31	\$34,285.26
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	\$17.83	\$17.90	\$37,080.00	\$37,229.08
Receptionists and Information Clerks	\$13.85	\$14.07	\$28,799.95	\$29,276.80
Customer Service Representatives	\$14.54	\$15.54	\$30,233.56	\$32,325.79
Bookkeeping, Accounting, and Auditing Clerks	\$19.50	\$20.27	\$40,558.86	\$42,165.05
First-Line Supervisors of Office and Administrative Support Workers	\$24.88	\$26.82	\$51,763.33	\$55,797.67
Computer User Support Specialists	\$24.11	\$24.80	\$50,145.85	\$51,580.75
Network and Computer Systems Administrators	\$38.15	\$38.93	\$79,353.37	\$80,967.52
Software Developers, Systems Software	\$44.14	\$45.35	\$91,802.74	\$94,324.21
Software Developers, Applications	\$45.14	\$46.79	\$93,893.84	\$97,321.62
Computer Systems Analysts	\$43.23	\$47.92	\$89,908.10	\$99,668.92
Accountants and Auditors	\$33.26	\$36.34	\$69,178.64	\$75,588.94
Management Analysts	\$49.85	\$67.05	\$103,692.50	\$139,473.60
Human Resources Specialists	\$27.68	\$30.07	\$57,575.39	\$62,553.02
Purchasing Agents, Except Wholesale, Retail, and Farm Products	\$31.76	\$32.86	\$66,043.89	\$68,334.75

Per Capita Personal Income (2015)

\$39,659

Median Family Income (2011-2015)

\$73,667

Education

Public School Enrollment (Fall 2016)		
<i>Level</i>	<i>Number</i>	<i>Enrollment</i>
Preschool	1	289
Elementary	2	991
Middle	1	903
High School	1	1,405

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 (FY 2016)	
Elementary	14:1
Secondary	12:1

Per Pupil Expenditure (FY 2016)
\$10,451.00

On-Time Graduation Rate (Class of 2016)
94.4%

High School Graduates Continuing Education (2015-2016)
87.2%

Advanced Programs (2015-2016)	
Governor's Schools	
Blue Ridge Governor's School	
Governor's School Enrollment	66
Students taking 1 or more Advanced Placement (AP) Courses	199
Students taking 1 or more AP Exams	145
Students taking 1 or more Dual Enrollment Courses	198

Education

Workforce Development Facilities	
<i>Facility</i>	<i>Type</i>
Albemarle Career Center	Satellite Center
Charlottesville Albemarle Technical Education Center	Career and Technical Center
Culpeper Career Resource Center	Satellite Center
Greene County Job Spot	Satellite Center
Louisa Employment Center	Satellite Center
Madison Department of Social Services	Informational Center
Nelson Career Resource Center	Informational Center
Orange Workforce Center	Satellite Center
Piedmont Workforce Network	Comprehensive Center
The Workplace	Satellite 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 2016	
<i>Facility</i>	<i>Enrollment</i>
University of Virginia	23,898
Piedmont Virginia Community College	5,550 [‡]
American National University - Charlottesville Campus	1,207 [‡]
J. Sargeant Reynolds Community College - Western Campus	568

[‡] Enrollment figures are for all campuses.

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

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

<i>Shenandoah Valley Regional Airport, Weyers Cave -- 71.9 miles (115.6 km.)</i>	
ViaAir	

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 Virginia (Richmond Marine Terminal)	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 Energy
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 2016 Assets	
<i>Bank</i>	<i>Assets (millions)</i>
Branch Banking and Trust Company	\$214,433.0
Union Bank & Trust Co.	\$8,402.5

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](#)

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

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.

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.

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

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

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.

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

Charlottesville MSA Profile

Central Virginia Profile

Central Virginia Partnership for Economic Development

Fluvanna County