

3. ECONOMICS

PURPOSE

The economic vitality of Culpeper County is contingent on a variety of factors, including its residents, their skills, education and occupations, the businesses that are attracted to Culpeper, transportation routes, and the national economic trends that impact local economic viability. Historically, businesses and employers have located in the Town of Culpeper where the labor force and services are concentrated. Improved roads such as the Route 29 By-pass and Route 3, the increased population trends to the north and west of Town and the creation of industrial parks and expansion of the Culpeper Airport have altered that trend and partially de-centralized the workforce. In the past, many different industries have chosen to build or relocate in the County. New retail and commercial facilities have been constructed as well as technology-based businesses, a National Audio Visual Conservation library, and a community college. The recent acquisition by the University of Virginia of the Culpeper Regional Hospital will also stimulate the local economy.

WORKFORCE CHARACTERISTICS

The U. S. Census categorizes all persons 16 years of age and older as eligible to participate in the work force. The availability or capacity of the community’s labor force for employment is its participation rate. Due to infirmity, retirement, pursuit of education, lack of jobs, deferral for care of children and elderly parents and other circumstances, the participation rate is never a 100 percent.

Table 3.1

CULPEPER COUNTY EMPLOYMENT STATUS		2012
EMPLOYMENT STATUS	ESTIMATE	PERCENT
POPULATION 16 YEARS AND OLDER	36,312	100%
In labor force:	23,331	64.3%
Civilian labor force:	23,299	99.9%
Employed	21,775	93.3%
Unemployed	1,524	6.5%
Armed Forces	32	.1%
Not in labor force	12,981	35.7%

Source: U.S. Census Bureau, 2008-2012 American Community Survey

“The best way to predict the future is to create it.” - Peter F. Drucker, American management consultant, educator, and author.

LABOR FORCE

Table 3.2

CULPEPER COUNTY LABOR FORCE EDUCATION 2012		
EDUCATIONAL ATTAINMENT	ESTIMATE (IN LABOR FORCE)	EMPLOYED PERCENT
POPULATION age 25 to 64 YEARS	76.3%	72.4%
Less than high school graduate	60.6%	54.0%
High school graduate	74.5%	70.2%
Some college or associate’s degree	79.5%	75.4%
Bachelor’s degree or higher	84.6%	83.4%

Source: U.S. Census Bureau, 2008-2012 American Community Survey

The ‘out-commuters’ of Culpeper represent an important segment of the potential local labor force. These commuters would likely consider similar professions with similar wages if available in Culpeper. It is also possible that because of the cost and time of commuting, Culpeper commuters would accept similar jobs with slightly less wages – with no real impact on their net income. If the cost of transportation remains high or increases, the offset of costs for local employment would increase; thereby making jobs in Culpeper more desirable. To a potential employer investigating Culpeper as a location, the commuters represent an available and valuable source of skilled employees.

The Virginia Employment Commission provides the most up to date, Culpeper County specific employment data available.
[Virginia Employment Commission](#)
Quick Link: [Culpeper Community Profile](#)

OCCUPATIONS & EMPLOYMENT

Tables 3.3 and 3.4 illustrate the industries and employers most prominent in Culpeper County at this time. It is anticipated that growth occupations between now and 2020 will include many medical professions ranging from Pediatricians, General Practitioners, and Physicians Assistants to Medical Assistants and Home Health Aides. Physical Therapy, Mental Health, and other health related fields are expected to offer additional employment opportunities to our community. Skilled labor and construction fields such as brick and stone masons, engineers, plumbers, carpenters, and equipment operators will be other anticipated areas of job growth. See Chapter 8, Housing for additional employment forecasts by Major Sector.

Occupations expected to decline between now and 2020 include postal service workers, electronics assembly and electronics engineers, farmworkers and laborer’s, including crop, nursery, and greenhouse employees. Some of these occupations decline is due to a shift in area employers, while the majority is attributed to changing consumer needs and technological improvement.

Table 3.3

50 Largest Employers in Culpeper County 2014	
1. Culpeper County School Board	26. McClain and Co, Inc
2. UVA Culpeper Hospital	27. Bingham and Taylor Corporation
3. County of Culpeper	28. Euro Composites Corporation
4. Walmart	29. Food Lion
5. Communications Corporation of America	30. Bureau of the Census
6. Coffeewood Correctional Center	31. Target Corp
7. Rappahannock Rapidan Services Board	32. Mc Donald's
8. Childhelp	33. US Postal Service
9. Temporary Plus	34. Counseling Interventions, Inc
10. Cintas Corporation	35. Gold's Gym
11. The Rochester Corporation	36. Virginia Department of State Police
12. S.W.I.F.T.	37. Jefferson Homebuilders
13. Continental Automotive Systems	38. Rappahannock Electric Co-operative
14. VDOT	39. Kohl's Department Stores
15. Fresh Tulips USA LLC	40. Glory Days Grill
16. Virginia Department of Juvenile Justice	41. Culpeper Farmer's Co-operative (CFC, Inc)
17. Town of Culpeper	42. Randstad US LP
18. Masco Builder Cabinet Group	43. Chesapeake Bay Seafood House (Chilli's)
19. Warsaw Health Care Center	44. Hardwood Artisans
20. Merchants Grocery Company	45. Verizon Virginia LLC
21. Culpeper Baptist Retirement Home	46. J D Newman, Inc
22. Lowes' Home Centers, Inc.	47. Chick-Fil-A Culpeper Colonnade
23. Martin's Food Market	48. David M. Wolfford & Son
24. Atlantic Group, Inc	49. Environmental System Services
25. UVA Health Services Foundation	50. JC Roman Construction Company

Source: Virginia Employment Commission, Quarterly Census of Employment and Wages (QCEW), 1st Quarter (January, February, March) 2014.

Table 3.4

CULPEPER COUNTY OCCUPATION OVERVIEW 2012		
INDUSTRY	ESTIMATE	PERCENT
CIVILIAN EMPLOYED POPULATION AGE 16 YEARS AND OLDER	21,775	100%
Agriculture, forestry, fishing and hunting, and mining	452	2%
Construction	2,391	11%
Manufacturing	1,495	6.9%
Wholesale trade	685	3.1%
Retail trade	2,416	11.1%
Transportation, warehousing, and utilities	726	3.3%
Information	439	2%

Finance and insurance, real estate and rental and leasing	1,211	5.6%
Professional, scientific, management, administrative, and waste management services	3,295	15.1%
Educational services, health care and social assistance	4,591	21.1%
Arts, entertainment, recreation, accommodation and food services	1,226	5.6%
Other services, except public administration	1,049	4.8%
Public administration	1,799	8.3%

Source: U.S. Census Bureau, 2008-2012 American Community Survey

UNEMPLOYMENT

The labor force in Culpeper County consists of those employed, those temporarily laid off from a job and those actively seeking employment. In 2012 there were 21,775 Culpeper County residents in the labor force compared to 16,620 in 2000 and 14,118 in 1990. The unemployment rate has risen dramatically in Culpeper County from 1.4% in 2000 to 5.9% in 2013. Historically, Culpeper County had maintained a lower unemployment rate than the Commonwealth of Virginia until 2006 when Culpeper’s unemployment rate surpassed the state average. The Culpeper County unemployment rate has remained higher than the state average every year since 2006. In 2009, Culpeper’s unemployment rate reached a peak of 8.2%.

Table 3.5

Unemployment Rate by Year	2003-2013										
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Culpeper County	4.0%	3.5%	3.3%	3.2%	3.6%	4.8%	8.2%	8.1%	7.1%	6.3%	5.9%
Virginia	4.1%	3.7%	3.5%	3.0%	3.1%	4.0%	7.0%	7.1%	6.4%	5.9%	5.5%
National	6.0%	5.5%	5.1%	4.6%	4.6%	5.8%	9.3%	9.6%	8.9%	8.1%	7.4%

Unemployment Rate by Month	2013-2014												
	Jun. 13	Jul. 13	Aug. 13	Sep. 13	Oct. 13	Nov. 13	Dec. 13	Jan. 14	Feb. 14	Mar. 14	Apr. 14	Mar. 14	Apr. 14
Culpeper County	6.3%	6.0%	5.9%	5.7%	5.7%	5.3%	5.1%	5.8%	5.7%	5.8%	5.1%	5.7%	5.8%
Virginia	6.0%	5.8%	5.6%	5.4%	5.4%	5.0%	4.8%	5.3%	5.2%	5.3%	4.7%	5.3%	5.4%
National	7.8%	7.7%	7.3%	7.0%	7.0%	6.6%	6.6%	7.0%	7.0%	6.8%	5.9%	6.1%	6.3%

COMMUTING

Top 10 Places Residents are Commuting To

Fairfax County, VA	(2,238)
Fauquier County, VA	(2,171)
Prince William County, VA	(1,496)
District of Columbia, DC	(613)
Manassas City, VA	(473)
Loudoun County, VA	(460)
Orange County, VA	(459)
Arlington County, VA	(372)
Stafford County, VA	(351)
Spotsylvania County, VA	(341)

Top 10 Places Workers are Commuting From

Orange County, VA	(965)
Madison County, VA	(861)
Fauquier County, VA	(657)
Spotsylvania County, VA	(544)
Prince William County, VA	(354)
Fairfax County, VA	(325)
Loudoun County, VA	(272)
Albemarle County, VA	(263)
Rockingham County, VA	(217)
Stafford County, VA	(193)

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2011

The degree to which people travel to and from the County for work forms another component of the labor force: in-commuting and out-commuting. The Census showed that in 1980, 31% of Culpeper's workforce regularly left the County for employment in other communities, particularly Northern Virginia. In 2012, the percent of out-commuting had increased to 53.3%.

The 2008-2012 American Community Survey of the U.S. Census Bureau indicated that 44.3% of the County's workforce commuted into Culpeper County from surrounding communities. In 2012, 53.3% commuted out of the County, while 2.4% of Culpeper's workforce do not work in Virginia.

MEANS OF TRANSPORTATION

The means of transportation for the work force traveling to and from Culpeper County plays into the economic vitality of the County. The most common mode of transportation remains the single occupancy automobile. In 2000, there were 12,003 members of the work force who drove to and from work compared to 19,424 in 2012. In 2000, 365 persons walked to work compared to 297 in 2012; and 139 persons used other means compared to 275 in 2012.

Working from home has become a more viable option due to the increase in connectivity through advances in technology, and it is more desirable for employees who face increased cost of living and travel expenses. In 1990, only 391 persons worked from home. In 2000 that number had increased 46.5% to 573 persons. In 2012, 1,250 persons worked from home, an additional 54% increase.

While the modes have changed over recent years the mean travel time to work has decreased between 2000 and 2012, from 37.9 minutes to 34.6 minutes.

Table 3.6

CULPEPER COUNTY COMMUTING OVERVIEW 2008-2012		
COMMUTING TO WORK	ESTIMATE	PERCENT
WORKERS AGE 16 YEARS AND OLDER	21,182	100%
Car, truck, or van (drove alone)	16,946	80%
Car, truck, or van (carpooled)	2,478	11.7%
Public transportation	106	0.5%
Walked	297	1.4%
Other means	275	1.3%
Worked at home	1,250	5.9%
Mean travel time to work (minutes)	34.6	

Source: U.S. Census Bureau, 2008-2012 American Community Survey

PERSONAL INCOME

Personal Income is the measure of individual income used by the United States government, particularly the Department of Commerce. The personal income figures of individuals in the United States are dependent on age, sex, race and educational characteristics. Table 3.7 details combined income and benefits by household for Culpeper County.

Table 3.7

CULPEPER COUNTY INCOME AND BENEFITS 2008-2012		
INCOME AND BENEFITS	ESTIMATE	PERCENT
TOTAL FAMILY HOUSEHOLDS	15,826	100%
Less than \$10,000	475	3.0%
\$10,000 to \$14,999	743	4.7%
\$15,000 to \$24,999	1,270	8.0%
\$25,000 to \$34,999	1,146	7.2%
\$35,000 to \$49,999	2,150	13.6%
\$50,000 to \$74,999	3,179	20.1%
\$75,000 to \$99,999	2,363	14.9%
\$100,000 to \$149,999	2,882	18.2%
\$150,000 to \$199,999	1,105	7.0%
\$200,000 or more	513	3.2%
Median household income	\$65,567	
Mean household income	\$77,492	
Households with earnings	13,075	82.6%

Mean earnings	\$75,211	
Households with Social Security	4,589	29.0%
Mean Social Security income	\$16,232	
Households with retirement income	3,391	21.4%
Mean retirement income	\$30,517	
Households with Supplemental Security income	624	3.9%
Mean Supplemental Security income	\$7,884	
Households with cash public assistance income	525	3.3%
Mean cash public assistance income	\$3,713	
Households with Food Stamp benefits in the past 12 months	1,390	8.8%
NONFAMILY HOUSEHOLDS	3,985	100%
Median nonfamily income	\$39,379	
Mean nonfamily income	\$51,053	
Median earnings for workers	\$33,951	
Median earnings for male full-time, year-round workers	\$48,055	
Median earnings for female full-time, year-round workers	\$38,950	

Source: U.S. Census Bureau, 2008-2012 American Community Survey

The personal income of Culpeper County is defined as the income received by all residents of the County from all sources (less personal contributions for social security insurance). Per capita personal income is the personal income of the County divided by the total residential population of the County. Table 3.8 shows a comparison of per capita income from 1990-2012.

TABLE 3.8

Per Capita Income Comparison for Culpeper County 1990-2012									
	1990	% of U.S. Avg.	2000	% of U.S. Avg.	2007	% of U.S. Avg.	2012	% of U.S. Avg.	% Change 1990-2012
Culpeper County	\$18,426	94%	\$28,144	95%	\$32,703	85%	\$27,255	64%	48%
Virginia	\$20,527	105%	\$31,210	105%	\$41,727	108%	\$33,326	78%	62%
National	\$19,572	**	\$29,760	**	\$38,615	**	\$42,693	**	118%

Culpeper County's per capita income was \$27,255 in 2012 compared to \$32,703 in 2007. The per capita income for Virginia between 2007 and 2012 also decreased from \$41,727 to \$33,326. The per capita income for Virginia was 18.2% or \$6,071 higher than the per capita income for Culpeper County in 2012, a sharp increase from the 27.6% or \$9,024 higher state per capita income than for Culpeper County in

2007. In 2012 Virginia ranked 8th among the states in per capita income at \$33,326. Between 2007 and 2012 Virginia's per capita income decreased at a rate of 4% per year, compared to the national average which grew 2% per year, when averaged over the same period. Culpeper County's average per capita decreased 3.3% per year between 2007 and 2005. The per capita income of the United States was higher than the per capita income of Culpeper County and the State of Virginia in 2012, a change from historical trend of being lower than Virginia's per capita income.

TAX BASE

Culpeper County levies two primary types of taxes, real estate and personal property. The personal property tax has four components or rates: real and personal property of public service corporations, manufacturer's machinery and tools, and personal property which includes motor vehicles and motorcycles, large trucks, tractors and tractor trailers, boats and motors, airplanes, trailers, campers and motor homes, and business equipment (see Table 3.9).

Taxes collected make up most of the general revenue fund from which the Culpeper County operates. Additional monies are collected from State taxes such as the gasoline tax, income tax and sales tax. These funds are usually earmarked for programs such as education. In addition, the County does not directly receive money from the gasoline taxes. They are reserved for roads and/or road maintenance and administered by the Virginia Department of Transportation. Culpeper County, through the Commissioner of Revenue, administers land use value taxation. The purpose of this program is to encourage agricultural and forestal enterprises within the County and to provide a basis for tax relief for this land use. There are 144,671.88 acres of agricultural and forestal land enrolled in the land use program as of August 30, 2014. The Commissioner of Revenue also administers a real estate tax relief program for senior citizens and disabled homeowners. Both of these programs derive from Culpeper County Ordinances.

TABLE 3.9

Tax Rates for Culpeper County (assessed rate per \$100)	
Type of Tax	2014
Real Estate	\$0.83
Personal Property	\$3.50 General, \$1.50 Recreational, \$0.0001 Aircraft
Machinery & Tools	\$2.00
Merchants Capital	\$0.00
Mobile Homes	\$0.83
Public Service Corporation (real/personal)	\$0.83/\$3.50

CULPEPER REGIONAL AIRPORT

The Culpeper Regional Airport is a critical and unique component of the County's integrated transportation system and, therefore, important to economic development efforts. Culpeper Regional Airport is currently 5th in the State for general aviation basing with 130 aircraft and is 2nd in the State for general aviation traffic with approximately 68,000 operations a year. Improvements to the airport as well as future planned upgrades are likely to enhance the role of air transportation and airport facilities as key elements in attracting and maintaining major businesses in Culpeper. The completed extension of the runway from 4,000 feet to 5,000 feet allows greater use of the airport by business aircraft and, potentially, by commercial aircraft. At its expanded length, the Culpeper Regional Airport can readily support small and large corporate aircraft.

Other improvements to the airport, including repaving of existing surfaces, expanded apron areas, increased hangar space and upgrades to the navigational systems all promote the Culpeper Regional Airport as a modern air transportation facility. Future plans to modernize the terminal, the addition of restaurant facilities and the expansion of fixed based operator services will continue to enhance the value of the airport to the community.

In its improved configuration, the Culpeper Regional Airport has significantly increased its potential as a key element of the County's economic development strategy. The possibility of attracting a major aviation company or manufacturer is realistic. Surrounding land use and infrastructure development should therefore take into account the possibility of expanding airport facilities.

In the future, small regional airports such as Culpeper Regional Airport may also be important to commercial and passenger air service. As large airports experience greater congestion and delays, and the cost and time for ground transportation and parking increases, regional feeder airports become a more cost effective alternative. Similarly, airport screening and other security measures can be enhanced and made more efficient through a system of decentralized points of entry. There are ongoing discussions regarding the feasibility of establishing third tier commercial air service consisting of small aircraft connecting regional airports to hub airports. The Culpeper Regional Airport could, with certain additional improvements, participate as a regional feeder airport. Because of its central location and available facilities the Culpeper Regional Airport could also serve as a base of operations and/or maintenance facility for a regional commuter airline.

A regional hands on, mechanical education program will be established beginning in November, 2014. Through a Federal grant and partnerships with Piedmont Regional Adult and Continuing Education Programs (PRACEP), Culpeper Airport, and Orange County Schools. In its initial phase, credits will be given to GED students in Aviation Mechanics. This program can be expanded to include a certificate program and possibly a technical degree offered through Germanna's- Daniel Technical Center for Workforce Technology.

UVA CULPEPER HOSPITAL



The University of Virginia Medical Center went from partial owner of Culpeper Regional Hospital (now UVA Culpeper Hospital) to its majority proprietor in October of 2014. The partnership will benefit the local community with increased access to resources and research. The Emergency Department will be undergoing a major renovation and expansion in the near future as a result of the increased funding UVA has contributed to the hospital. The hospital has been serving the Culpeper community since 1960.

NATIONAL AUDIO-VISUAL CONSERVATION CENTER



The National Audio-Visual Conservation Center is a state-of-the-art facility where the Library of Congress acquires, preserves and provides access to the world's largest and most comprehensive collection of films, television programs, radio broadcasts, and sound recordings. In addition to preserving the collections of the Library, the Packard Campus was also designed to provide similar preservation services for other archives and libraries in both the public and private sectors. The Campus includes 415,000 square feet, more than 90 miles of shelving for collections storage, 35 climate controlled vaults for sound recording, safety film, and videotape, and 124 individual vaults for more flammable nitrate film.

For Culpeper, the indirect impact of the National Audio-Visual Conservation Center is likely to include visiting scholars, experts and commercial enterprises in the field of audio-visual preservation, as well as the general public with interest in the films and recordings. There is also the possibility that related private business interests may find proximity to a national research and preservation facility an appealing reason to locate in Culpeper.

NAP OF THE CAPITAL REGION-TERREMARK



Strategically located 60 miles from Washington D.C. in Culpeper, Va., the NAP of the Capital Region (NCR) opened in June 2008 as the most secure and technologically sophisticated datacenter campus in the eastern United States. The 30-acre campus, which can accommodate up to five, 50,000-square-foot independent datacenters and one 72,000-square-foot office building, was developed to exceed Federal standards for a data communications and hosting facility.

Each datacenter structure is a secure bunker where a professional security staff maintains and operates sophisticated surveillance systems, biometric scanners and secured areas for processing of staff, customers and visitors. This facility has the capacity to serve a variety of national communications firms.

AGRICULTURE

Agriculture is recognized as a vital part of our economy and its retention and expansion are encouraged. While Agriculture is specifically addressed in Chapter 5 of this Plan, it is important to recognize that it is an industry which is supported for numerous reasons. Agriculture helps to preserve the rural character of the County. It is a revenue positive land use and can support additional complimentary industries which rely on agricultural products.

CRAFT BREWERIES, WINE, AND FOOD

In recent years Virginia’s craft beer industry has seen a major resurgence. With over 50 breweries in the state, tourism officials have found great potential in creating destinations called “craft beer trails”. Along these picturesque and historic routes, beer enthusiasts can explore parts of the state while making stops at select breweries to sample fine crafted beer and in some cases, culinary pairings. This surge follows state legislation



passed in 2012 which changed a provision governing on-site consumption at brewery tasting rooms, and now allows the sale of pints of beer rather than just tasting samples. According to a Washington Post article published in July of 2014, the craft beer industry in Virginia has seen 75 percent growth in the number of breweries, since the law was revised.

Culpeper Renaissance Inc. has recently organized a highly successful beer festival in the historic Downtown Culpeper area called “Gnarly Hops”. It is hoped that this yearly tradition will continue to grow and promote tourism to the County.



Culpeper is also home to Belmont Farms Distillery, America's oldest legal operating copper pot whiskey distillery. The still was made in New York City in 1933, and sourced from neighboring Albemarle County. Belmont Farm has been featured in a number of travel articles as well as on the History Channel.

Old House Vineyard is another popular attraction in Culpeper County. The winery has experienced success in recent years due to its ever evolving model of community events, weddings, and wine production. They are also expanding operations to include a distillery which will produce brandy on site.

A growing number of acclaimed locally owned restaurants can also be found in Culpeper. The farm to table movement, which encourages the use of locally sources products is thriving in our area.

ECONOMIC DEVELOPMENT INCENTIVES

Culpeper County recognizes the importance of being competitive to attract new business development. To that end, local tax incentive programs have been developed to assist industry with project financing and the cost of work force training. Financial incentives have been made available to eligible businesses that invest at least \$500,000 in new capital improvements in Culpeper County. Culpeper County has also adopted a Technology Zone incentive program that reimburses business taxes based on the economic impact of new development. Other economic development incentives can be developed on a case-by-case basis tailored to the needs of a particular business prospect. Culpeper County is also the Grantee of Foreign-Trade Zone #185 and, under the Alternative Site Framework, can expedite application process for a business driven zone.

The establishment of a multi-user rail siding should be considered as a local initiative: a centralized rail siding which could be utilized by both existing and future businesses in Culpeper County as a cost-effective and advantageous alternative to long distance trucking. Such an approach could reduce local truck traffic, provide a less expensive means of moving freight for Culpeper businesses, and provide an attractive benefit to market to potential industries considering locating in Culpeper.

TECHNOLOGY ZONES

The 2005 Comprehensive Plan sought to implement a Technology Overlay Zone to attract desirable economic investment. Section 58.1 – 3850 of the Code of Virginia authorizes localities to create technology zones which are intended to encourage further investment by business and industry currently located, or which may locate in the County. In November of 2006 the Culpeper County Board of Supervisors adopted Chapter 12, Article XV of the Culpeper County Code entitled “Technology Zones”. This ordinance established technology zones within the county. Current zones now consist of the Lovers Lane Technology Zone, the McDevitt Drive Technology Zone, the Brandy Station Technology Zone, the Braggs Corner Technology and the Elkwood Technology Zone (shown on maps 3.1, 3.2, and 3.3).

Qualified technology zone businesses which voluntarily comply with the Entrance Corridor Overlay District of the Culpeper County Zoning Ordinance may be eligible to receive incentive grants established by the Technology Zone Economic Development Policy, also adopted in November of 2006.

TOURISM, ARTS, AND CULTURE



The Culpeper Tourism Office & Visitors Center is located in the historic Train Depot in Downtown Culpeper. The Depot is the site of "Reel LOVE", made from over 150 film reels donated by the Library of Congress Audio Visual Conservation Center in Culpeper. Reel LOVE highlights the emerging arts in Culpeper and the Virginia is for Lovers brand. The sculpture is the first public art installation in Culpeper and was funded by a grant from the Virginia Tourism Corporation.

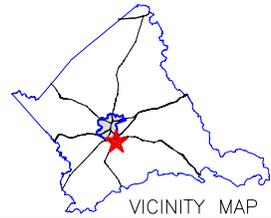
The State Theatre, located on Main Street in the Town of Culpeper, was built by State Senator Benjamin Pitts in 1938 as a vaudeville movie house, and was originally named the Pitts Theatre. After a decade of hard work and restoration efforts, the State Theatre is now a beautiful 560-seat live theatre, with a contemporary sound system, updated lobby, and expanded 35-foot stage. It also retains many restored historic elements, such as the striking neon marquee. In May of 2008, the State Theatre was placed on both the State and National Registers of Historic Places. The theatre reopened its doors in May 2013—75 years after it was built.



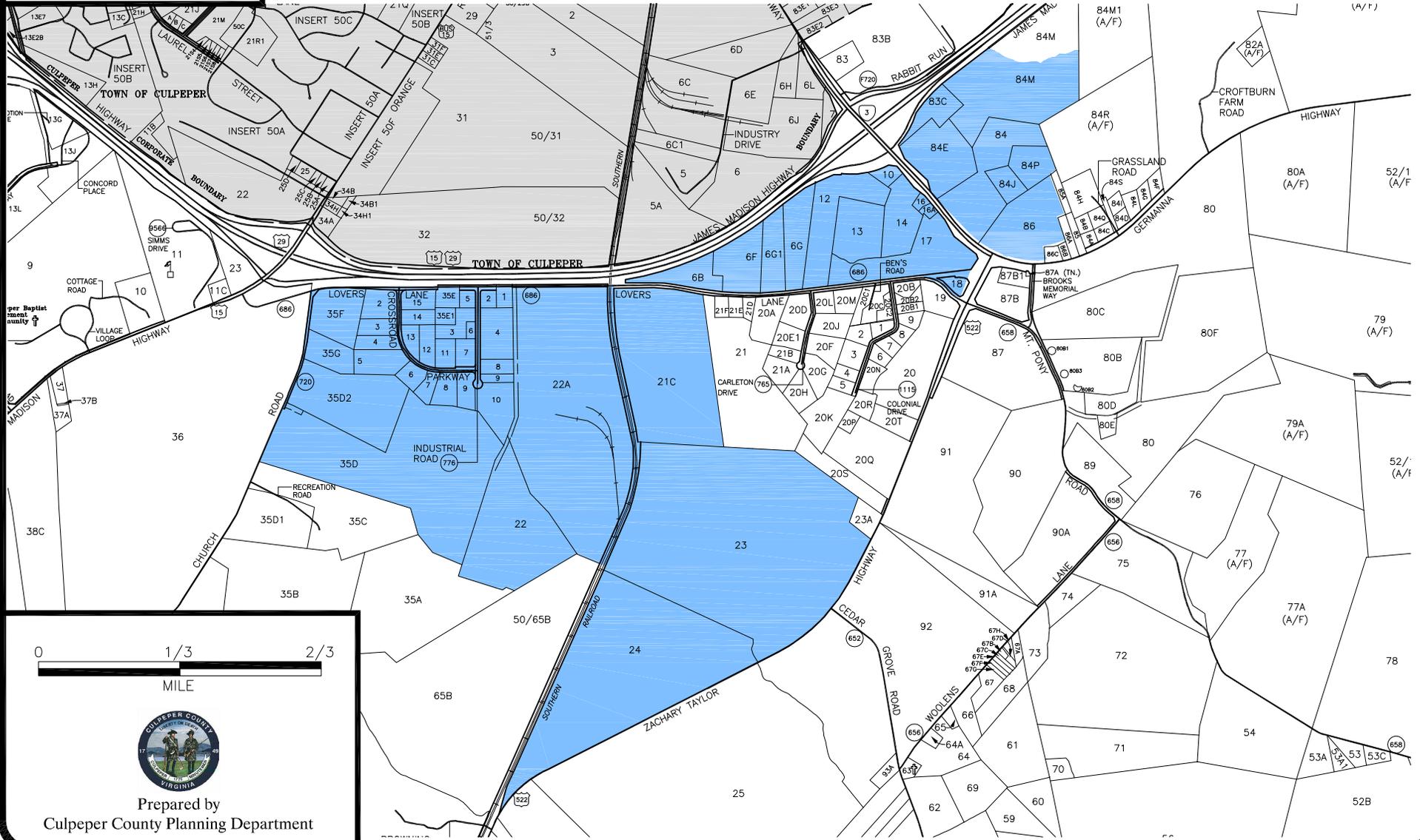
QUALITY OF LIFE

In addition to offering economic development incentives, Culpeper County understands that businesses place a high priority on the quality of life in the communities in which they locate. Culpeper was named 13th in a list of the best localities in Virginia for young families, according to a new online list by NerdWallet (April, 2015). In addition to the natural resources which are so beneficial to the community, Culpeper also provides parks and recreation programs and many other events which provide a sense of community. These events are a source of pride in the community. They bring visitors to the County and provide ample opportunity for business exposure. The following events are held annually in Culpeper County:

- CulpeperFest
- Culpeper Regional Airport Annual AirFest
- The Culpeper County Farm Tour
- Gnarly Hops Beer Festival
- Remembrance Days
- Culpeper Soap Box Derby
- Culpeper Fireman's Parade and Carnival
- Annual 4th of July Celebration and Fireworks
- Bluemont Concert Series
- Third Thursday Summer Concert Series
- Taste of Culpeper
- Downtown Trick-or Treating
- Culpeper Downtown Open House and Tree Lighting



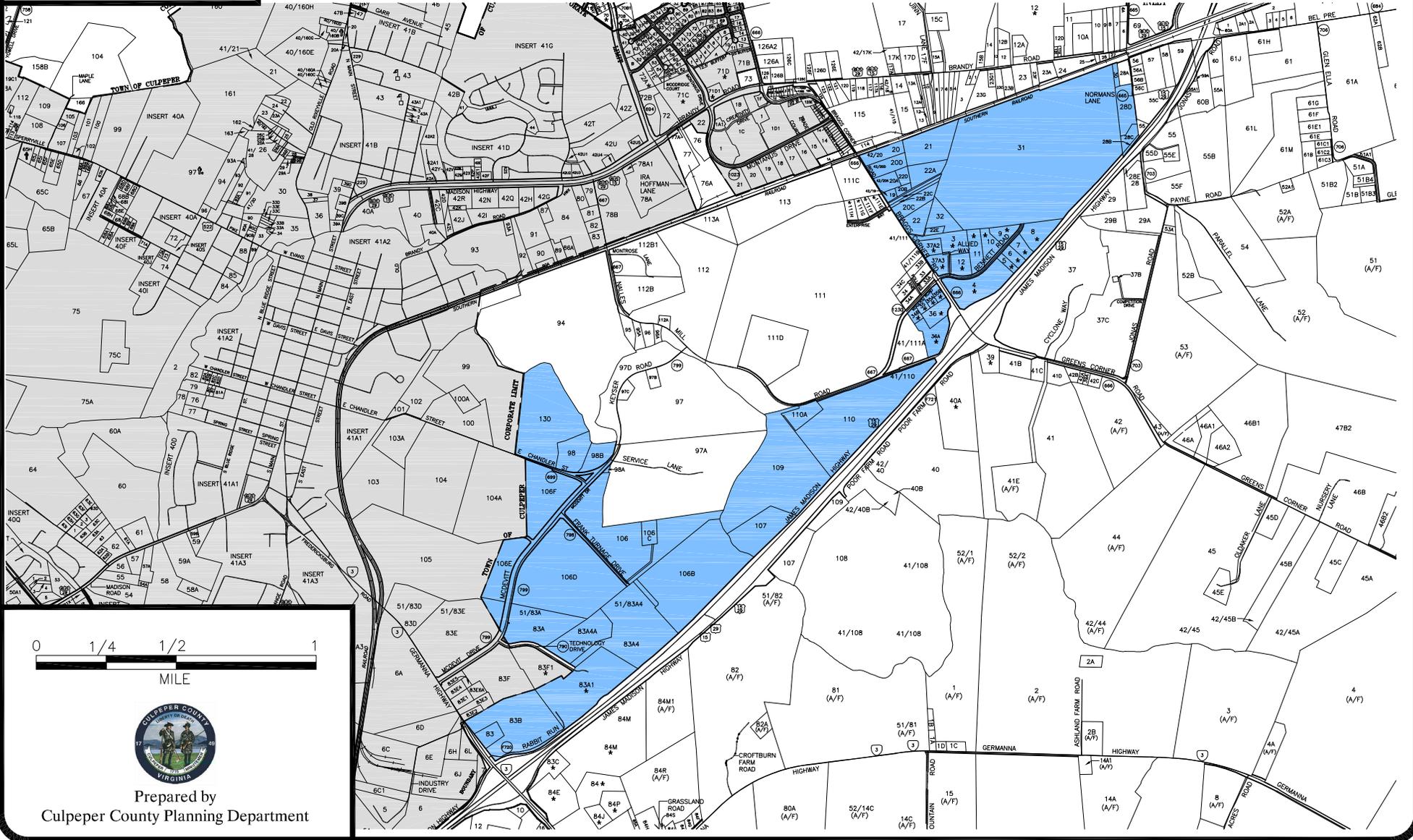
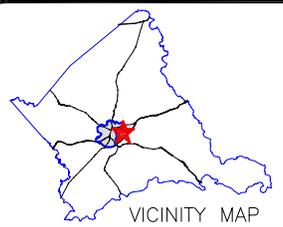
3.1 CULPEPER COUNTY LOVERS LANE TECHNOLOGY OVERLAY ZONE



Prepared by
Culpeper County Planning Department

3.2 CULPEPER COUNTY

McDEVITT DRIVE & BRAGGS CORNER TECHNOLOGY OVERLAY ZONES



Prepared by
Culpeper County Planning Department

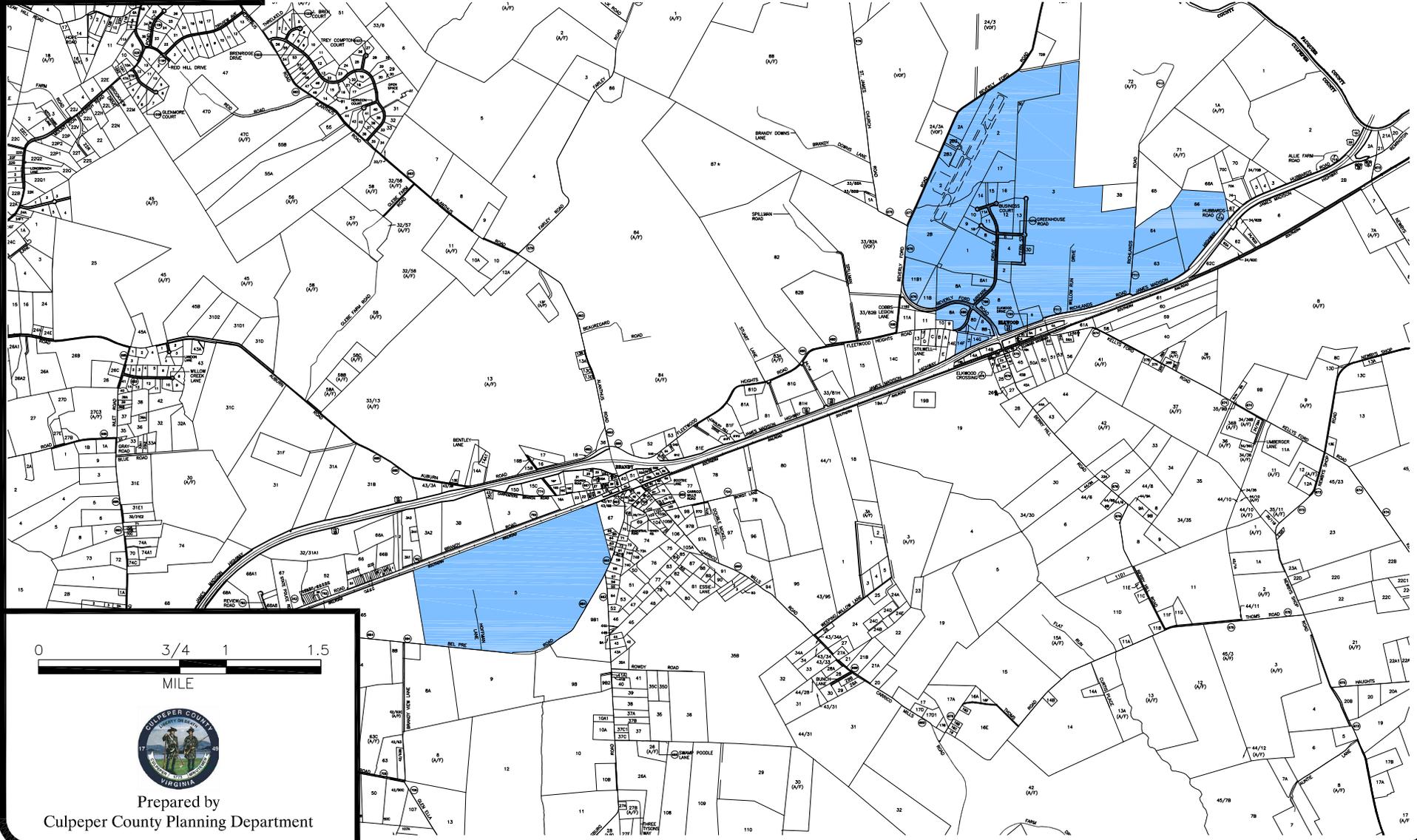


VICINITY MAP



3.3 CULPEPER COUNTY

BRANDY STATION & ELKWOOD TECHNOLOGY OVERLAY ZONES



Prepared by
Culpeper County Planning Department

ECONOMICS GOALS AND OBJECTIVES

General

GOAL: ESTABLISH AND MAINTAIN A COUNTY-WIDE ECONOMY THAT IS SELF-SUSTAINING, DIVERSE, ENVIRONMENTALLY SENSITIVE AND GEARED TOWARD QUALITY JOB AND BUSINESS OPPORTUNITIES FOR LOCAL RESIDENTS.

GOAL: ENCOURAGE NEW ECONOMIC DEVELOPMENT WHILE RETAINING EXISTING INDUSTRIES AND BUSINESSES.

OBJECTIVES:

1. Provide for a variety of commercial and industrial zones within the County and emphasize the unique attributes of each. Focus on providing necessary infrastructure, including the opportunity for rail access.
2. Maintain the current balance between the agricultural, industrial and commercial service sectors of the economy.
3. Encourage diversity within the industrial sector to prevent domination by limited sectors of the labor market and to provide a broad spectrum of employment options.
4. Capitalize on the established Foreign Trade Zone (FTZ) in Culpeper County to increase the County's attractiveness to new industry and to encourage existing industry to remain.
5. Use existing incentive programs, such as the Technology Overlay Zone to assist businesses seeking to locate in Culpeper County.
6. Participate in state and regional recruitment activities, including the attraction of foreign companies to the County.

GOAL: PROMOTE COMPATIBILITY OF INDUSTRIAL DEVELOPMENT WITH EXISTING COMMUNITY CONDITIONS.

OBJECTIVES:

1. Cluster industries and businesses of similar intensity for ease in delivery of services and efficient use of land.
2. Use public site and service improvements to attract new industry that can further other goals of this plan and complement existing industries.
3. Encourage industries that complement agriculture and use local raw farm products.

GOAL: EXPAND EMPLOYMENT OPPORTUNITIES IN CULPEPER COUNTY.

OBJECTIVES:

1. Encourage commerce that uses and requires support from the existing Culpeper County workforce.
2. Utilize the Daniel Technology Center as a tool for workforce development, instruction, and technology in order to customize training to a specific employer's needs.
3. Attract industries that fill voids in the existing job market and will offer high paying and technical employment opportunities to the existing out-commuting labor force.
4. Encourage commercial and industrial enterprises that are compatible with Culpeper's unique features.

GOAL: PROMOTE TOURISM TO CULPEPER COUNTY AND ENCOURAGE INCREASED VISITOR SPENDING, LOCAL TAX RENENUE, AWARENESS OF COUNTY TOURISM ASSETS, AND OPPORTUNITIES FOR JOB CREATION.

OBJECTIVES:

1. Market Culpeper County as a unique visitor destination through a comprehensive integrated marketing program, including a dedicated tourism website, promotional brochures, social media marketing, and print and online advertising.
2. Focus marketing on Culpeper's primary tourism assets of History and Heritage, Nature and Outdoors, Arts and Culture, Craft Beer, Wine and Moonshine, and a Revitalized Historic Downtown in identified target markets.
3. Promote local, regional, and statewide partnerships that maximize local tourism investment.
4. Promote Tourism as a major industry and a vital component of County economic development efforts.

ONLINE RESOURCES

[Culpeper County Airport](#)

[Library of Congress Packard Campus](#)

[Families and Households- 2010 Census](#)

[Virginia Population Projections- Virginia Employment Commission](#)

[Culpeper Community Profile Virginia Employment Commission](#)