



2018 Local Enterprise Zone Annual Report

Department of Community Revitalization
July 2019



Henrico County, Virginia



Henrico County, Virginia
2018

Local Enterprise Zone Annual Report

**Department of Community Revitalization
July 2019**

Acknowledgements

The 2018 Local Enterprise Zone Annual Report was prepared by the County of Henrico Department of Community Revitalization, Division of Community Development.

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Preface

The 2018 *Local Enterprise Zone Annual Report* is submitted electronically to the Virginia Department of Housing and Community Development (DHCD) through the Centralized Application Management System (CAMS). The CAMS system does not accommodate the creation of a printed report. This document was compiled using the same information submitted in CAMS to DHCD in order to provide a user-friendly portal for the public to review the Henrico County submission. Questions about this document may be directed to The Henrico County Department of Community Revitalization in the following manner:

- In person at 4062 Crockett Street, Henrico, VA 23228, between the hours of 8:00 a.m. and 4:30 p.m.;
- By email to revitalization@henrico.us; or,
- By telephone at (804) 501-7617

County of Henrico
Department of Community Revitalization
July, 2019

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Zone Administration

Zone Description

The Henrico Enterprise Zone was established in 2003 with the re-designation of the City of Richmond North Enterprise Zone and included areas along W. Broad Street, from the corporate limits west to Glenside Drive, and along Nine Mile Road from Dabbs House Road to Hanover Road.

Zone amendments were approved by Virginia Department of Housing and Community Development (DHCD) in 2004, 2006, 2008, 2010, 2011, 2012, and 2015. These amendments included the addition of commercial corridors and industrial areas, as well as several new local incentives. The following areas were added: portions of Nine Mile and Creighton Roads; areas along Staples Mill Road between the City line and Parham Road; property adjacent to the CSX rail line between I-64 and Parham Road; commercial corridors along Lakeside Avenue, Brook Road, Mechanicsville Turnpike, and Laburnum Avenue; Regency Square Mall, including surrounding commercial areas, the Woodman and Hungary Roads commercial intersection; areas of Williamsburg Road in Sandston; portions of South Laburnum Avenue, including areas along Audubon Drive to I-64; intersections at Hermitage and Staples Mill Roads, Darbytown Road and S. Laburnum Avenue, Williamsburg Road and Leonard Avenue, Chamberlayne Road and Wilmer Avenue, Glenside Drive and Broad Street, and part of Richmond International Airport. In 2015 zone additions included areas around: Starling Drive and Quioccasin Road, Eastridge and Parham Roads, Oakley's Lane west of Gillie Creek, November Avenue, and between S. Laburnum Avenue and S. Airport Drive and portions of Seven Hills Boulevard. The zone currently encompasses 3,811 acres in two non-contiguous areas. The zone consists of older commercial corridors, revitalization areas, and targeted economic development areas in the eastern, northern and western portions of the County. A Zone re-designation, pursuant to an extension adopted by the General Assembly in 2014, was approved by DHCD on January 15, 2015, continuing the duration of Zone 28 until December 31, 2022.

Zone Planning

- Twenty-nine acres remain uncommitted to the Zone. Future acreage amendments will be evaluated for addition or deletion based upon need, development/redevelopment potential, and amendment requests.
- Department of Community Revitalization outreach materials (brochures, webpage) are continuously reviewed and revised as necessary. Related marketing materials from other departments and the Economic Development Authority will also be reevaluated, and revised as needed during 2019.
- New and expanded incentives will be considered in an effort to be more responsive to business needs, revitalization potential, and to augment underutilized incentives.

- In 2018, a portion of the Nine Mile Road Enterprise Zone corridor was listed in the National Register of Historic Places and the Virginia Landmarks Register and is now eligible to receive federal and state tax credits for qualifying building rehabilitation. Additional outreach efforts will continue in 2019 to ensure eligible businesses and property owners receive information on the benefits of historic tax credits, and other current Enterprise Zone incentives.

- Beginning in late 2019, an evaluation will be undertaken to determine if a portion of the Enterprise Zone in the Sandston Area along Williamsburg Road will qualify for listing in the National and State Registers of Historic Places, thereby making rehabilitation tax credits available for improvements to buildings.

- The following are on-going initiatives that will continue:
 - Encourage existing Enterprise Zone businesses to utilize available incentives and grow their business.
 - Continue to work with existing business associations to increase involvement and provide outreach opportunities.
 - Conduct personal visits to businesses within the Zone to promote program benefits and determine individual business needs that could benefit from amended County incentives.
 - Identify and inform large revitalization and investment projects of State Enterprise Zone grant opportunities.
 - Notify all new property owners within the enterprise Zone of available benefits and incentives.
 - Regularly consult with the County's Economic Development Authority and Planning Department on opportunities for Zone expansion and incentive modifications.
 - Following the end of the calendar year, provide notification to all Enterprise Zone businesses where building permit records show work was completed of a value that might enable the property to qualify for Real Property Improvement Grants. Notification provides information on the RPIG and encourages application to that program.

Local Zone Administrator Assistance Request

- 1) DHCD should consider purchasing the quarterly Micro Level Employer Information from the VEC on behalf of all Enterprise Zone localities. This investment, while costing DHCD \$500, would save individual EZ localities the unnecessary \$500 expense. The current VEC pricing structure also forces many localities to undertake a less accurate methodology. The use of the VEC Micro Level Employer Information data would provide a consistent methodology for all EZ localities to calculate new businesses and jobs. This is the fifth consecutive year in which Henrico County has raised this issue.

- 2) Publish a Statewide catalogue of Enterprise Zone incentives offered by each EZ locality, including incentive criteria. This information could to be used as a resource for amending or developing new incentives.
- 3) DHCD, through the CAMS Portal, should provide a way to download and print the Annual Report as a complete document.
- 4) DHCD should modify the template for the “Private Investment in Zone” table to include clarification on the types of businesses that fall into the current categories or alter them to be more precise. This is the second year this modification has been requested.

Zone Activities

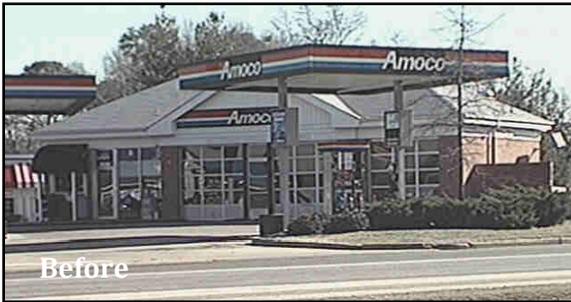
Zone Activity Report

- **City To City Auto Sales LLC:** Redevelopment of a previously vacant and highly visible blighted commercial property along Laburnum Avenue to accommodate a high end used auto sales business. Improvements included: repair of parking area; signage improvements; and, façade renovations. The site is located in the Laburnum Gateway Revitalization Area and received a \$10,053 Real Property Improvement Grant.
- **Little Caesar's Pizza:** Conversion of a former convenience store at 5101 S. Laburnum Ave. that included the removal of two gas canopies and renovation of an existing 1,828 sq. ft. building. This improvement was to accommodate a take-out restaurant, with drive-through facilities, associated with a Little Caesar's Pizza. This conversion benefited from local and landscaping and paving grants, and a state Real Property Improvement Grant.
- **Hogwash Car Wash:** Renovation of a car wash facility at 6100 Nine Mile Rd originally constructed in 1987. Improvements to the site and 4,087 sq. ft. structure consisted of: repair and re-paving of the parking area; landscape additions; signage upgrades; and interior and exterior building renovations. Renovations exceeded \$400,000. Local incentives received were: permit fee waivers; architectural Design Assistance; and Paving, Landscaping and Signage grants. The project received a Real Property Improvement Grant of \$47,351.
- **National Speed:** Exterior and interior renovations were completed in 2018 to a 15,000 sq. ft. space at 4000 Glenside Drive that comprised a portion of a 50,000 sq. ft. retail "white elephant" building that had been vacant for over thirty years. A Real Property Improvement Grant was awarded in 2017 for the initial building renovation to accommodate an auto parts store. Total investment in 2018 exceeded \$531,000 and a new long-term tenant lease. Renovation was supported by permit fee waivers.
- **Take 5 Oil Change:** Demolition of a vacant former Friendly's Ice Cream restaurant to accommodate the redevelopment of a three-bay auto service center. The new center totaled over \$315,000 in improvements and benefited from a Demolition grant and Fee-Waivers.
- **The Faison Center:** Redevelopment of the Faison School and Center for Autism at 1701 Byrd Ave to renovate the current mixed use and mixed income housing. Improvements included a community center and a gym. A state grant was awarded in 2018 totaling \$149,012 as well as \$32,934 in permit fee waivers.

Zone Activity Photos



City To City Auto Sales, LLC



Little Ceaser's



Hogwash Car Wash



National Speed



Take 5 Oil Change

Zone Activities Report for Non-Participants

All projects and activities within the Enterprise Zone boundaries that required local building permits received the Permit-Fee Waiver incentive. In 2018 the following permit and application fees were waived: \$583,034 (547 permits) in building permit fees; \$1,200 (2 applications) in Conditional Use Permit fees; \$3,000 (4 applications) in Provisional Use Permit fees; \$13,060 (10 cases) in Rezoning fees; and, \$7,899 (16 cases) in Plan of Development fees, for a total of \$579,800.

Zone Inactivity

The Virginia Enterprise Zone grant program in Henrico County traditionally experiences strong utilization of grant incentives. State incentives are routinely discussed and explored with local business owners located within the Enterprise Zone as well as businesses interested in relocating or opening locations within the Henrico County Enterprise Zone. In February 2019, County staff sent mailings to 30 businesses that completed substantial construction within the zone during 2018, notifying them of the grant program and deadline.

For grant year (GY) 2018, 14 Henrico County businesses received Real Property Investment (RPIG) Grants totaling \$981,841 and two businesses received Job Creation Grants (JCG) totaling \$32,374.

Job Creation & Investment Data

Local Incentive Utilization

A total of 728 Qualified Businesses utilized local Enterprise Zone incentives during GY 2018. The total awarded value of all incentives for GY 2018 was \$755,139. For additional detail and information, please reference Attachment 1A: Local Incentive Utilization.

Job Creation Data

Based on analysis of employment data received from the Virginia Employment Commission, the number of businesses in the Enterprise Zone decreased by 5.6% from 1,601 businesses in 2017 to 1,512 businesses in 2018. Total employment in the zone decreased by 14% from 34,065 in 2017 to 29,272 jobs in 2018. 247 businesses closed between 2017 and 2018 resulting in a loss of 5,238 jobs. 158 new businesses opened in 2018 resulting in a gain of 2,087 jobs. Existing businesses activity (downsizing and expansions) resulted in a net gain of 478 jobs from 2017 to 2018 since more jobs were gained through expansion than lost through downsizing/layoffs. It should be noted that an undetermined portion of the above change can be attributed to deficiencies in data quality and may not reflect actual changes in businesses or employment.

Private Investment

Private investment activity, both new construction and rehab/expansion activity resulted in 524 building permits and over \$70 million dollars in total investment. For additional detail and information, please reference Attachment 1C: Private Investment in Zone.

Public Investment

During 2018, the Enterprise Zone saw \$69,392 in public investment. Major projects included multiple guardrail improvements near Audubon Dr, Laburnum Avenue, and Wilkinson Rd. Another major project included the several pipe line repairs and replacement on Spencer Rd, Santa Rosa and at the Parham Gateway Apartments. For additional detail and information, please reference Attachment 1D: Public Investment in Zone.

In addition to the public investment itemized in Attachment 3D: Public Investment in Zone, there were two areas of the Enterprise Zone where substantial investments were made to public rights-of-way: sidewalk improvements, and drainage improvements occurred in the 2702 block of Parham Road and roadway improvements were made to the Glen Alden intersection. Costs are not available for these projects as they were funded by the developers benefiting from the improvements.

Zone Activity Methodology

Changes in the numbers of businesses and employees within the Henrico County Enterprise Zone (EZ) were derived from micro-level employment information purchased from the Virginia Employment Commission (VEC) for the 4th quarters of 2017 and 2018. These files provided listings of employer locations determined by the VEC to be within Henrico County. Included were business name, street address, and monthly and average employment and an Employer Identification Number (EIN).

For 2018, the file provided by the VEC listed 10,709 employers¹ for Henrico County. Of these, 1,512 were determined to be in the Enterprise Zone. This determination was made by geocoding physical addresses provided by the employer, and coding some of the unmatched records manually.

In order to determine business activity, businesses listed within the Enterprise Zone from the 4th quarter of 2017 were compared to those listed in the 4th quarter of 2018. New businesses were determined to be those listed in the 4th quarter VEC 2018 report, but not listed in the 2017 report. Businesses closures were determined to be those listed in the 2017 report, but not the 2018 report. Businesses expansions were determined to be those businesses where the employment increased between 2017 and 2018. Businesses with downsizing/layoffs were businesses where employment decreased between 2017 and 2018. Changes in employment were calculated by comparing the 2017 4th quarter November employment to 2018 4th quarter November employment.

¹ Employers with multiple locations were counted as separate employers.

Attachments

Attachment 1: Job Creation and Investment Data

Attachment 1A: Local Incentive Utilization

Local Incentive Utilization: Calendar Year 2018										
Description/Administration					2018 Utilization					
#	Incentive Name	Qualification Criteria	Provider	Application Approver/Processor	Number of Qualified Businesses in 2018	Financial Value of Incentive in 2018	Total # of Jobs Created	Total Investment Leveraged & Type		If the incentive was not utilized during this Calendar Year, please provide an explanation and discuss any plans to improve usage.
			<i>City's Economic Development Office, County IDA, etc.</i>	<i>Local Zone Administrator, Commissioner of Revenue, Zoning Administrator, etc.</i>			<i># of Jobs (If Applicable)</i>	<i>Amount of Investment (\$ (If applicable))</i>	<i>Type of Investment Required (If Applicable: Real Property; Machinery & Tools; Business Personal Property; etc.)</i>	
1	Accelerated Development Processing	Propose a major development in the Enterprise Zone	Dept. of Planning	Director of Planning	2	n/a	n/a	\$27,152,332.00	n/a	n/a
2	Rehabilitation Real Estate Tax Exemptions	Must request assessment before rehabilitation work begins; building must be at least 26 years old	Dept. of Finance, Div. of Real Estate	Director of Finance	17	\$84,477	n/a	\$9,347,400	Real property improvement	n/a
3	Building Façade Grant	Limited to façade and other exterior improvements	Dept. of Community Revitalization	Local Zone Administrator	0	\$0	0	\$0	Façade and other exterior improvements to a building	A grant is currently in progress and will be

		to a building; Job agreement requires one job created for each \$10,000 of grant funds								completed in the 2019 calendar year.
4	Employment and Training Assistance	Any businesses located in the Enterprise Zone	Capital Region Workforce Partnership	Local Zone Administrator	0	n/a	n/a	n/a	n/a	Staff will continue to coordinate with Capital Region Workforce Partnership to identify assistance opportunities.
5	Plan Review/Permit Fee Waivers	Own property or business in the Enterprise Zone	Building Official and Dept. of Planning	Building Inspections and Permit Center	374	\$579,800	n/a	\$72,289,714.00	Real property improvement	n/a
6	Architectural Design Assistance Program	Applicant must be able to describe their plans for implementing improvements to the building once designed requests assistance in façade design, with intention of rehabilitating property	Dept. of Community Revitalization	Local Zone Administrator	6	\$15,000.00	2	n/a	Façade or exterior design improvement	n/a
7	Fire Safety Seminars for Small Business	Any business in the Enterprise Zone	Division of Fire	Local Zone Administrator	1	n/a	n/a	n/a	n/a	Staff will continue to coordinate with the Division of Fire to identify

										additional grant opportunities. Fire Dept. continues to provide individual review and assistance.
8	Crime Prevention Through Environmental Design	Any business in the Enterprise Zone	Dept. of Police	Local Zone Administrator	16	n/a	n/a	n/a	n/a	n/a
9	Commercial Revitalization Staff Assistance	Own property or business in the Enterprise Zone	Dept. of Community Revitalization	Local Zone Administrator	298	\$4,640.00	n/a	n/a	n/a	n/a
10	Training Seminars for Businesses located in the Enterprise Zone Training and Assistance	Any business in the Enterprise Zone	Dept. of Community Revitalization	Local Zone Administrator	0	n/a	n/a	n/a	n/a	Staff resources generally limit this activity to individual training and business assistance
11	Off-Site Improvement Grant	Must invest a minimum \$250,000 in a new building or \$50,000 in exterior improvements to an existing building; must create one job for previously low income persons for each \$10,000 received	Dept. of Community Revitalization	Local Zone Administrator	0	n/a	n/a	n/a	Real property improvement	Grant criteria restricted businesses to qualify in 2018. Staff will continue to explore expanding grant eligibility or modifications.
12	Paving and Parking Lot	Properties with existing	Dept. of Community	Local Zone Administrator	9	\$25,897.69	n/a	\$91,781.91	Existing or expanded	n/a

	Sealing Grant	buildings or where an addition(s) to an existing building is proposed	Revitalization						parking area repaving or resealing	
13	Landscaping Grant	Properties with existing buildings or where an addition(s) to an existing building is proposed	Dept. of Community Revitalization	Local Zone Administrator	0	\$0	n/a	\$0	Landscaping for the enhancement of a parking area or the front of a building or property	This is usually a heavily used grant. Some projects are currently in progress but none were completed in 2018.
14	Building Façade Grant-Existing Small Business	Limited to existing businesses with a maximum of six full-time equivalent employees	Dept. of Community Revitalization	Local Zone Administrator	0	\$0	0	\$0	Façade improvements to a building	There are currently three projects in progress.
15	Building Demolition Grant	Demolition must clear the site for an additional investment of \$250,000 for a new building	Dept. of Community Revitalization	Local Zone Administrator	2	\$40,451.76	n/a	\$662,443.00	Building demolition for a new development	n/a
16	Existing Freestanding Signage Grant	Existing freestanding sign on property in need of demolition and replacement, or refurbishment	Dept. of Community Revitalization	Local Zone Administrator	3	\$4,872.26	n/a	\$15,398.41	Demolition, replacement, or refurbishment of an existing deteriorated freestanding sign	n/a
Total					728	\$755,139	2	\$109,559,069		

Attachment 1B: Job Creation Data

This information is considered confidential by the Virginia Employment Commission and is not provided in the public version of this report.

Attachment 1C: Private Investment

Private Investment in Zone: Calendar Year 2018		
New Construction		
Type of Permit	Number of Permits	Total Investment
Manufacturing	0	\$0
Office	30	\$36,796,465.00
Retail	13	\$2,643,786.00
Mixed-use	12	\$12,082,862.00
Subtotal	55	\$51,523,113.00
Rehab and Expansion		
Type of Permit	Number of Permits	Total Investment
Manufacturing	40	\$2,653,105.00
Office	37	\$2,389,227.90
Retail	344	\$10,674,139.00
Mixed-use	68	\$3,782,841.60
Subtotal	489	\$19,499,313.50
Total	524	\$71,022,426.50

Attachment 1D: Public Investment

Public Investment in Zone: Calendar Year 2018		
Infrastructure		
Type of Investment	Total Investment	Description
Streets/Sidewalks	\$8,481.61	Multiple guardrail improvements throughout the county.
Water	\$0.00	
Sewer	\$60,910.42	Multiple pipe installations and restorations around the county.
Broadband	\$0.00	
Other	\$0.00	
Subtotal	\$69,392.03	
Public Buildings		
Type of Investment	Total Investment	Description
Improvements	\$0.00	
New Construction	\$0.00	
Subtotal	\$0.00	
Parks and Schools		
Type of Investment	Total Investment	Description
Improvements	\$0.00	
New Construction	\$0.00	
Subtotal	\$0.00	
Total	\$69,392.03	

Attachment 2: Zone Map

Attachment 3: Zone Ordinance

Henrico County Code – Planning Review Permit Fee Waivers

Rehabilitation Real Estate Tax Exemptions

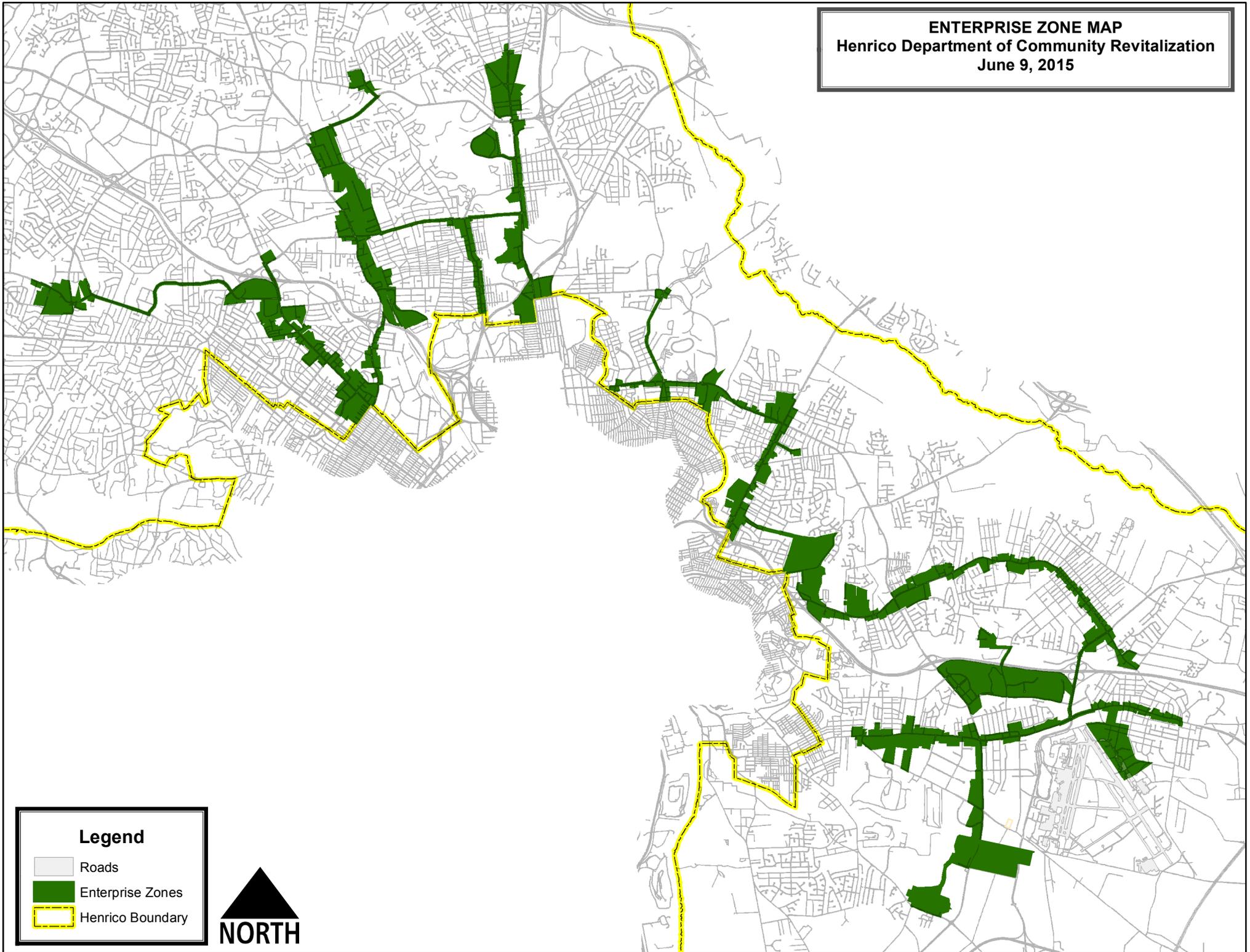
Attachment 4: Zone Marketing Materials

Attachment 4A: Zone News

Attachment 4B: Enterprise Zone Brochures

Attachment 4C: Website Links

ENTERPRISE ZONE MAP
Henrico Department of Community Revitalization
June 9, 2015



Legend

-  Roads
-  Enterprise Zones
-  Henrico Boundary



Chapter 6 - BUILDINGS

***Cross reference** – Erosion and sediment control, § 10-27 et seq.; noise regulations, § 10-67 et seq.; weeds and grass, § 10-135 et seq.; rat control, § 10-164 et seq.; stormwater management, § 10-196 et seq.; fire prevention and protection, ch. 11; approval of installation of culvert pipes for walkways, driveways or other purposes required, § 18-4; subdivisions, ch. 19; zoning, ch. 24.

***State law reference** – Authority to require removal, repairs, etc. of buildings and other structures, Code of Virginia, § 15.2-906; Virginia Uniform Statewide Building Code, Code of Virginia, § 36-97 et seq.

ARTICLE I. - IN GENERAL

Sec. 6-1. - Enforcement of building code.

(a) The building official shall administer and interpret the Virginia Uniform Statewide Building Code, which regulates the construction and maintenance of buildings and structures and provides procedures for its administration and enforcement.

(b) For the purposes of this Code and other ordinances and resolutions of the board of supervisors, the Virginia Uniform Statewide Building Code may be referred to as the "building code." A copy is on file in the office of the building construction and inspections.

(Code 1980, § 5-1; Code 1995, § 6-1; Ord. No. 914, § 1, 3-27-1996)

State law reference – Enforcement of building code by local official and authority of local governing bodies to levy fees, Code of Virginia, § 36-105.

Sec. 6-2. - Appeals from decisions of building official.

Appeals from decisions of the building official applying the building code shall be heard by the county board of code appeals.

(Code 1980, § 5-15; Code 1995, § 6-2; Ord. No. 914, § 2, 3-27-1996)

State law reference – Appeals, Code of Virginia, § 36-105.

Sec. 6-3. - Permit fees.

(a) *Payment required prior to issuance of permit.* No permit or permit amendment for new construction, alteration, removal, demolition or other building operations shall be issued until the required fees have been paid to the office of building construction and inspections.

(b) *Payment of other fees.* The payment of fees for a building permit or permit amendment shall not relieve any person from the payment of other fees that may be prescribed by law or ordinance, including fees for water connections, sewer connections, and erection of signs, display structures, marquees or other appurtenant structures.

(c) *Accounting.* The building official shall keep an accurate account of all fees collected for building permits and shall deposit all fees collected into the county treasury.

(d) *Refunds after permit is issued.* If an issued permit expires or is abandoned or revoked, or if a building project is discontinued, the estimated cost of the work completed shall be computed by the building official and the amount attributable to work not completed shall be returned to the permit holder, less plan review and administrative fees, if a written request for refund is received by the building official within six months of expiration, abandonment, revocation or discontinuance. For purposes of this chapter, plan review and

administrative fees shall be 25 percent of the permit fee.

(e) *Additional fee when work commenced prior to approval of permit.* Upon the building official's discovery and investigation of unauthorized work commenced before a permit application has been approved, a fee of ten percent of the permit fee, or \$20.00, whichever is greater, shall be added to the permit fee to cover investigation costs.

(f) *Inspection surcharge fee.* There shall be a fee of \$75.00 for each inspection of a new attached or detached one- or two-family dwelling that exceeds the average number of inspections performed for such structures. Any surcharge fee shall be paid prior to issuance of the certificate of occupancy.

(g) *Building permit fee schedule.*

(1) *One- and two-family dwellings.* The fee for building attached or detached one- or two-family dwellings shall be \$680.00.

(2) *Appurtenances.* The fee for building attached or detached garages, utility buildings appurtenant to attached or detached one- or two-family dwellings, and any demolition, moving, addition or alteration to existing attached or detached one- or two-family dwellings shall be \$100.00 plus \$6.00 per \$1,000.00 or fraction thereof of value over \$5,000.00, except that no such fee for any permit shall exceed that charged for a new one-family dwelling. The fee shall be based upon the cost of labor and material to the owner for the installation, alteration, replacement or repair.

(3) *Other permits.* The permit fee for all other building permits shall be \$100.00 plus \$7.00 per \$1,000.00 or fraction thereof of value over \$5,000.00. This rate shall also apply to permits for signs and the moving or demolition of buildings other than for one- or two-family dwellings. The fee shall be based upon the cost of labor and material to the owner for the installation, alteration, replacement or repair.

(4) *Basis of fee for moving of buildings.* The fee for a permit for the removal of a building or structure from one lot to another or to a new location on the same lot shall be based on the estimated cost of moving plus the cost of new foundations and all work necessary to place the building or structure in its completed condition in the new location.

(5) *Basis of fee for demolition.* The fee for a permit for the demolition of a building or structure shall be based on the estimated cost of demolition.

(6) *Basis of fee for signs.* The fee for signs, billboards and other display structures for which permits are required under the provisions of the building code shall be based on their estimated cost.

(h) *Annual certificate of compliance for elevators, escalators, dumbwaiters and manlifts.*

(1) Fees for annual certificates of compliance shall be paid to the county on or before December 31 of each year for the following year. For passenger elevators, freight elevators and manlifts, the fee is \$40.00 for elevators of ten stories or less plus \$4.00 for each additional ten stories or fraction thereof. For escalators, the fee is \$40.00 per floor. For dumbwaiters, the fee is \$25.00 for ten stories or less plus \$4.00 for each additional ten stories or fraction thereof.

(2) If the initial certificate of compliance is issued between January 1 and June 30 of a year, the fee for that year is one-half the amount shown. If the initial certificate is issued after June 30 of a year, there is no charge for the initial certificate of compliance for that year.

(i) *Plumbing, mechanical, electrical, fire protection equipment and systems permit fee schedule.*

(1) Except for attached or detached one- or two-family dwellings, the permit fee for plumbing, mechanical, electrical and fire protection equipment and systems shall be \$100.00 plus \$7.00 per \$1,000.00 or fraction thereof of value over \$5,000.00, based upon the cost of labor and material to the owner for the installation, alteration, replacement or repair.

(2) The permit fee for the installation of plumbing, mechanical, electrical, and fire protection equipment and systems for new attached or detached one- or two-family dwellings shall be \$100.00.

(3) The permit fee for the installation, alteration, replacement or repair of any plumbing, mechanical, electrical, and fire protection equipment and systems for existing attached or detached one- or two-family dwellings shall be \$100.00 plus \$6.00 per \$1,000.00 or fraction thereof of value over \$5,000.00. The fee shall be based upon the cost of labor and material to the owner for the installation, alteration, replacement or repair.

(j) *Amusement Devices.* The permit fee for amusement devices shall be as prescribed by the Virginia Amusement Device Regulations.

(k) *Plan amendment and re-review fee.* There shall be a fee of \$25.00 for each plan review after the office of building construction and inspections has reviewed the plan twice because of plan deficiencies or plan amendments.

(l) *Temporary certificate of occupancy fee.* There shall be a fee of \$25.00 for each request for a temporary certificate of occupancy or extension of a temporary certificate of occupancy.

(m) *Waiver of fees in Virginia Enterprise Zones.* The fees in subsections (g)(3) through (g)(6), (i)1, (k), and (l) of this section shall be waived for property located in areas in the county designated as Virginia Enterprise Zones for the life of the enterprise zone.

(Code 1980, § 5-2; Code 1995, § 6-3; Ord. No. 1001, § 1, 7-11-2000; Ord. No. 1045, § 1, 6-24-2003)

State law reference – Authority to adopt permit fees, Code of Virginia, § 36-105.

Secs. 6-4 – 6-24. - Reserved.

ARTICLE II. - UNSAFE BUILDINGS

***Cross reference** – Environment, ch. 10.

Sec. 6-25. - Abatement of public nuisance.

(a) If a public nuisance presents an imminent and immediate threat to life or property, the building official may abate, raze, or remove such public nuisance, and the county attorney may bring an action against the responsible party to recover the necessary costs incurred for the provision of public emergency services reasonably required to abate the public nuisance. If a public nuisance does not present an imminent and immediate threat to life or property, the county attorney may bring an action to compel a responsible party to abate, raze or remove the public nuisance.

(b) The term "nuisance" shall include, but not be limited to, dangerous or unhealthy substances which have escaped, spilled, been released or which have been allowed to accumulate in or on any place and all unsafe, dangerous, or unsanitary public or private buildings, walls, or structures which constitute a menace to the health and safety of the occupants thereof or the public. The term "responsible party" shall include, but not be limited to, the owner, occupier, or possessor of the premises where the nuisance is located, the owner or agent of the owner of the material which escaped, spilled, or was released, and the owner or agent of the owner who was transporting or otherwise responsible for such material and whose acts or negligence caused such public nuisance.

(Code 1980, § 5-7; Code 1995, § 6-61; Ord. No. 914, § 3, 3-27-1996)

Sec. 6-26. - Corrective action by county.

(a) *Authorized; procedure.* In addition to authority granted by the Virginia Uniform Statewide Building Code, the building official shall remove, repair or secure any building, wall or other structure which might

endanger the public health or safety of other residents of the county if the owner and lienholder of the property have failed to remove, repair or secure such building, wall or other structure after reasonable notice and a reasonable time to do so. The building official shall comply with the notice requirements set forth in state law.

(b) *Costs to constitute lien.* The cost or expenses of removal, repair or securing of such structure by the building official shall be charged to and paid by the owner of such property. Such charges may be collected by the county as taxes and levies are collected. Every charge authorized by this section which the owner of the property is assessed and which remains unpaid shall constitute a lien against the property.

(Code 1980, § 5-8; Code 1995, § 6-62)

State law reference – Authority to abate nuisances, Code of Virginia, § 15.2-906.

Secs. 6-27 – 6-55. - Reserved.

ARTICLE III. - SMOKE ALARMS

***Cross reference** – Fire prevention and protection, ch. 11.

***State law reference** – Smoke detectors, Code of Virginia, § 15.2-922.

Sec. 6-56. - Required in certain buildings.

Smoke alarms shall be installed in the following structures or buildings if smoke alarms have not been installed in accordance with the building code:

- (1) Any building containing one or more dwelling units;
- (2) Any hotel or motel regularly used, offered for, or intended to be used to provide overnight sleeping accommodations for one or more persons; and
- (3) Any rooming houses regularly used, offered for, or intended to be used to provide overnight sleeping accommodations.

(Code 1980, § 5-10(a); Code 1995, § 6-81)

State law reference – Authority to so provide, Code of Virginia, § 15.2-922.

Sec. 6-57. - Installation standards.

Smoke alarms required by this article shall be installed only in conformance with the provisions of the building code. Smoke alarms may be either battery operated or powered by alternating current. Such installation shall not require new or additional wiring and shall be maintained in accordance with the Virginia Statewide Fire Prevention Code and Part III of the building code.

(Code 1980, § 5-10(b); Code 1995, § 6-82)

State law reference – Similar provisions, Code of Virginia, § 15.2-922.

Sec. 6-58. - Inspections.

The owner of any building, hotel, motel or rooming house required to install smoke alarms under this article shall inspect each alarm annually to ensure it is operating properly and shall maintain a record of such inspection, which shall be available for inspection by the building official, the fire chief or the designee of either.

(Code 1980, § 5-10(c); Code 1995, § 6-83)

Sec. 6-59. - Maintenance.

The owner of any rental unit shall provide the tenant a certificate that all smoke alarms are present, have been inspected by the owner, his employee, or an independent contractor, and are in good working order no more than once every 12 months. Except for smoke alarms located in public or common areas of multifamily buildings, interim testing, repair and maintenance of smoke alarms in rented or leased dwelling units shall be the responsibility of the tenant in accordance with Code of Virginia, §§ 55-225.4 or 55-248.16, as applicable.

(Code 1980, § 5-10(d); Code 1995, § 6-84)

State law reference— Similar provisions, Code of Virginia, § 15.2-922.

Secs. 6-60—6-76. - Reserved.

ARTICLE IV. - PROPERTY NUMBERING AND STREET NAMING SYSTEM

***Cross reference**— Streets, sidewalks and other public property, ch. 18.

***State law reference**— Authority to require building numbers, Code of Virginia, § 15.2-2024.

Sec. 6-77. - Penalty; additional remedies.

Any person who fails to comply with section 6-80 and the regulations adopted under this article shall be guilty of a misdemeanor. In addition to the criminal penalties for misdemeanor violations, the director of planning may invoke any other lawful procedure available to correct such violation, including an action for injunctive relief.

(Code 1980, § 5-14; Code 1995, § 6-111)

Sec. 6-78. - System established.

(a) Purpose. In order to provide for more efficient delivery of emergency and other services, uniformity in street naming and assignment of property numbers, elimination of inconsistencies and duplication of street names, a property numbering and street naming system for the county is hereby established.

(b) Adoption of standards. The county shall use the system of numbering properties and principal buildings and naming streets shown in the property numbering and street naming manual filed in the county planning office. The property numbering and street naming manual, including all numbering maps, plats, naming and numbering procedures and explanatory matters therein, is hereby adopted and made a part of this article.

(c) Identification of properties. All properties or parcels of land within the limits of the county shall be identified as provided by the adopted system.

(Code 1980, § 5-11; Code 1995, § 6-112)

Sec. 6-79. - Responsibility for administration and enforcement; amendments.

The director of planning shall be responsible for enforcement and maintenance of the numbering ordinance and the manual adopted by this article and is authorized to promulgate amendments to the manual.

(Code 1980, § 5-12; Code 1995, § 6-113)

Sec. 6-80. - Display of numbers.

It shall be unlawful for the owner of, or other person responsible for, each building in the county that fronts on a right-of-way to fail to display the assigned number on the primary or accompanying building or in a manner that is easily readable from the right-of-way on which the property is located.

(Code 1980, § 5-13; Code 1995, § 6-114; Ord. No. 950, § 1, 7-9-1997)

State law reference – Authority to require display of building numbers, Code of Virginia, § 15.2-2024.

Secs. 6-81 – 6-103. - Reserved.

ARTICLE V. - SPOT BLIGHT ABATEMENT

***Cross reference** – Environment, ch. 10.

***State law reference** – Spot blight abatement, Code of Virginia, § 36-49.1:1.

Sec. 6-104. - Purpose.

The board of supervisors finds that deteriorating properties, including the improvements and the land on which they are built, have a deleterious effect on property values and the quality of life in the area surrounding them. This article is enacted to provide for the abatement of blight which threatens the health, safety, morals and welfare of the community.

(Code 1995, § 6-115; Ord. No. 1015, § 1, 8-14-2001)

Sec. 6-105. - Blight abatement authorized.

The county may clear or repair any blighted property as defined in this article in order to abate blight. In addition, the county may recover the cost of any clearing or repair of such property from the owner.

(Code 1995, § 6-116; Ord. No. 1015, § 1, 8-14-2001)

Sec. 6-106. - Blighted property defined.

The term "blighted property" means any individual commercial, industrial, or residential structure or improvement that endangers the public's health, safety, or welfare because the structure or improvement upon the property is dilapidated, deteriorated, or violates minimum health and safety standards, or any structure or improvement previously designated as blighted under the process for determination of "spot blight."

(Code 1995, § 6-117; Ord. No. 1015, § 1, 8-14-2001; Ord. No. 1135, § 1, 10-13-2009)

State law reference – Similar provisions, Code of Virginia, §§ 36-3, 36-49.1:1I(A).

Sec. 6-107. - Procedures for declaring blight; notification of owner; public hearing.

(a) The county manager or his designee shall make a preliminary determination that a property is blighted in accordance with section 6-106. The county manager or his designee shall notify the owner by regular and certified mail sent to the last address shown on the county's assessment records, specifying the reasons why

the property is blighted. The owner shall have 30 days within which to respond in writing with a plan to cure the blight within a reasonable time.

(b) If the owner fails to respond within the 30-day period with a plan that is acceptable to the county manager or his designee, the county manager or his designee may prepare a proposed plan to abate the spot blight, request the board of supervisors to declare the property is blighted by ordinance, and request the board of supervisors to approve the proposed plan to abate the spot blight. The county manager or his designee shall send written notice and the proposed plan to the owner before the board of supervisors acts on the ordinance and proposed plan.

(c) If the board of supervisors declares the property is blighted by ordinance and approves the proposed plan, the county may carry out the approved plan to clear or repair the property in accordance with the approved plan, the provisions of this section, and applicable law. The county shall have a lien on all property so cleared or repaired under an approved plan to recover the cost of demolition or improvements made by the county to bring the blighted property into compliance with applicable building codes. The lien on such property shall bear interest at the legal rate of interest established in Code of Virginia, § 6.1-330.53, beginning on the date the repairs are completed through the date on which the lien is paid. The lien shall be filed in the circuit court and shall be treated in all respects as a tax lien and enforceable in the same manner as provided by law. The county may recover its costs of clearing or repair from the owner of record of the property when the clearing or repairs were made at such time as the property is sold or disposed of by such owner. The costs of clearing or repair shall be recovered from the proceeds of any such sale.

(Code 1995, § 6-118; Ord. No. 1015, § 1, 8-14-2001; Ord. No. 1135, § 3, 10-13-2009)

State law reference—Similar provisions, Code of Virginia, § 36-49.1:1(B)–(H).

Sec. 6-108. - Declaration of nuisance.

In lieu of the exercise of powers granted in sections 6-105 through 6-107, the board of supervisors, by ordinance, may declare any blighted property to constitute a nuisance, and thereupon abate the nuisance pursuant to state law. Such ordinance shall be adopted only after written notice by certified mail to the owner at the last known address of such owner as shown on the current real estate tax assessment books or current real estate tax assessment records. If the owner does not abate or remove the nuisance and the county abates or removes the nuisance at its expense, the costs of abatement or removal shall be a lien on the property and the lien shall bear interest at the legal rate of interest established in Code of Virginia, § 6.1-330.53, beginning on the date the abatement or removal is completed through the date on which the lien is paid.

(Code 1995, § 6-119; Ord. No. 1015, § 1, 8-14-2001; Ord. No. 1135, § 1, 10-13-2009)

State law reference—Similar provisions, Code of Virginia, § 36-49.1:1(I).

Sec. 6-109. - Provisions cumulative.

The provisions of this article shall be cumulative and shall be in addition to any remedies for spot blight abatement that may be authorized by law.

(Code 1995, § 6-120; Ord. No. 1015, § 1, 8-14-2001)

State law reference—Similar provisions, Code of Virginia, § 36-49.1:1(J).

ARTICLE VI. - REPAIR OR REMOVAL OF DERELICT BUILDINGS**Sec. 6-135. Purpose.**

The purpose of this article is to encourage the repair or removal of derelict buildings in the county by providing procedures and tax abatement for such activity.

Sec. 6-136. Definitions.

The following words and terms used in this article have the following meanings, unless the context clearly indicates otherwise:

Derelict building means a residential or nonresidential building or structure, whether or not construction has been completed, that might endanger the public's health, safety or welfare and for a continuous period in excess of six months has been:

- (1) vacant;
- (2) boarded up in accordance with the building code; and
- (3) not lawfully connected to electric service from a utility service provider or not lawfully connected to any required water or sewer service from a utility service provider.

Plan means the plan submitted by the owner of a derelict building to the building official in accordance with section 6-138.

Sec. 6-137. Declaration of derelict property; notice.

(a) The building official may determine that a building qualifies as a derelict building or the owner of a building may apply to the building official and request that the building be declared a derelict building for the purposes of this article.

(b) If a building qualifies as a derelict building, the building official shall give written notice to the owner at the address listed on the county's assessment records. Such notice shall be delivered by first-class mail, and the building official shall obtain a U.S. Postal Service Certificate of Mailing, which shall constitute delivery for purposes of this section.

(c) The building official's written notice shall state that the owner of the derelict building is required to submit to the building official a plan, within 90 days, to demolish or renovate the building to address the items that endanger the public's health, safety or welfare as listed in the written notice.

Sec. 6-138. Submission of plan by property owner; approval by building official.

(a) Any owner of a derelict building to whom the building official has sent a written notice as provided in section 6-137 shall submit to the building official within 90 days a plan to demolish or renovate such building. The building official may require that such plan be submitted on forms provided by the building official. The plan filed by the owner shall include a proposed time within which the plan will be commenced and completed. The plan may include one or more adjacent properties of the owner, whether or not all of such properties have been declared derelict buildings.

(b) The plan shall be subject to approval by the building official. Upon receipt of the plan, the building official shall meet with the owner at the owner's request and provide information to the owner about the land use and permitting requirements for demolition or renovation.

Sec. 6-139. Plan completion; permit fees.

(a) If the owner's plan is to demolish the derelict building, the building permit application for demolition shall be expedited. The building official shall refund any building and demolition permit fees upon the owner's submission of proof of demolition within 90 days of the date of the building permit issuance.

(b) If the owner's plan is to renovate the derelict building and no rezoning is required for the owner's intended use of the property, the plan of development or subdivision application and the building permit application shall be expedited.

(c) The plan of development or subdivision application fees shall be the lesser of 50 percent of the standard fees established for plan of development or subdivision applications for the proposed use of the property, or \$5,000 per property;

(d) The building permit application fees shall be the lesser of 50 percent of the standard fees established for building permit applications for the proposed use of the property, or \$5,000 per property.

Sec. 6-140. Remedies for noncompliance.

(a) An owner's failure to submit a plan required under this article or failure to comply with an approved plan or the dates for commencement and completion of an approved plan shall be a violation of this Code as provided in section 1-13(a)(2) and shall be punishable as provided in that section.

(b) Notwithstanding the provisions of this article, the building official may proceed to make repairs and secure the derelict building under section 6-26, or to abate or remove a nuisance under section 6-25. In addition, the building official may exercise remedies that exist under the building code and may exercise such other remedies available under general and special law.

statement of at least one of the doctors shall be based upon a physical examination of the person by such doctor. The affidavit or written statement of one of the doctors may be based upon medical information contained in the records of the Civil Service Commission which is relevant to the standards for determining permanent and total disability as defined in subsection (d) of this section.

(3) If, after an audit and investigation, the director determines that the person is qualified for exemption, he shall certify that such person is so qualified and shall determine the amount of exemption applicable to the claimant's real estate tax liability. Such exemption shall apply only to the tax year for which issued. In order to avoid the payment of any penalty, the person to whom an exemption has been issued shall, on or before the past-due date established for the payment of such real estate tax, present payment for the difference between such exemption and the full amount of the tax payment then due on the property.

(g) *Amount of exemption.* Each qualified applicant shall receive a 100 percent real estate tax exemption up to an annual exemption of \$3,000.00. The tax exemption granted under this section shall apply only to the dwelling occupied by the applicant, and the land, not exceeding ten acres, upon which it is situated.

(h) *Changes in income or other factors.* A qualified taxpayer who loses eligibility for tax relief due to changes in respect to income, financial worth, ownership of property or other factors occurring during the taxable year for which the affidavit, written statement or certification mentioned in subsections (e) and (f) of this section is filed and having the effect of exceeding or violating the limitations or conditions provided in this section shall receive the exemption for the portion of the year during which he qualifies and lose the exemption only for the remainder of the year and the taxable year immediately following. When a change in ownership to a spouse who is less than 65 years of age or is not permanently and totally disabled results solely from the death of his qualified spouse, it shall result in a prorated exemption for the then-current taxable year. Such prorated portion shall be determined by multiplying the amount of the exemption by a fraction wherein the number of complete months of the year such property was properly eligible for such exemption is the numerator and the number 12 is the denominator.

(i) *False claims.* Any person who knowingly falsely claims an exemption shall be guilty of a misdemeanor.

(j) *Applicability to life estates and certain trusts; inapplicability to leaseholds and terms of years.* For purposes of this section, a dwelling owned and occupied as the sole dwelling of a person claiming exemption shall include, among other forms of ownership, a dwelling (i) held by the person claiming exemption alone or in conjunction with his spouse as tenant or tenants for life or joint lives, (ii) held in a revocable inter vivos trust over which the person claiming exemption or the person claiming exemption and his spouse hold the power of revocation, or (iii) held in an irrevocable trust under which a person claiming exemption alone or in conjunction with his spouse possesses a life estate or an estate for joint lives or enjoys a continuing right of use or support. However, a dwelling owned and occupied as the sole dwelling of a person claiming exemption shall not include a dwelling held under a leasehold or term of years.

(Code 1980, §§ 20-16 – 20-23; Code 1995, § 20-72; Ord. No. 929, §§ 1, 2, 8-14-1996; Ord. No. 960, § 1, 9-10-1997; Ord. No. 994, § 1, 10-26-1999; Ord. No. 1009, § 1, 4-24-2001; Ord. No. 1046, §§ 1, 2, 7-22-2003; Ord. No. 1073, §§ 1, 2, 10-12-2004; Ord. No. 1079, §§ 1, 2, 10-25-2005; Ord. No. 1090, §§ 1, 2, 10-24-2006; Ord. No. 1104, § 1, 4-24-2007; Ord. No. 1114, § 1, 10-23-2007; Ord. No. 1121, § 1, 4-22-2008; Ord. No. 1127, § 1, 11-12-2008)

State law reference – Authority to exempt elderly and handicapped persons from real estate taxes, Code of Virginia, § 58.1-3210 et seq.; restrictions and exemptions, Code of Virginia, § 58.1-3211; change in income, Code of Virginia, § 58.1-3215; definition of "permanently and totally disabled," Code of Virginia, § 58.1-3217.

Sec. 20-79. - Partial exemption for rehabilitated, renovated or replacement residential structures other than multifamily residential rental units.

(a) *Exemption authorized.* Partial exemption from real estate taxes is hereby provided in accordance with the provisions of this section for qualifying property devoted to residential units other than multifamily whose structures are rehabilitated in accordance with the criteria set out in Code of Virginia, § 58.1-3220 and this section.

(b) *Qualifications.* For the purposes of this section, the total assessed value of a residential property other than multifamily residential rental units shall not exceed \$300,000.00 and the structure must be at least 26 years old. The real estate shall be deemed to be substantially rehabilitated when it has been so improved as to increase the assessed value of the structure by no less than 20 percent, but without increasing the total footage of such structure by more than 100 percent. Detached improvements, including, but not limited to, a garage, shed or swimming pool, are not eligible. As used in this section, the terms "rehabilitation" and "rehabilitated" shall also include situations in which the structures on the property have been demolished and replaced with new residential structures.

(c) *Application; determination of base value; application fee.*

(1) As a requisite for qualifying for partial tax exemption, the owner of the structure shall, prior to or simultaneously with making application for a building permit to rehabilitate such structure, file with the county's director of finance, upon forms furnished by him, an application to qualify such structure as a rehabilitated residential structure. Upon receipt of an application for tax exemption, the director of finance shall determine a base fair market value assessment (referred to in this section as base value) of the structure as it was immediately prior to commencement of rehabilitation. If rehabilitation has already commenced at the time the base value is determined, then the base value may be determined using the best information available to the director of finance. The tax assessment of the improvements located upon the qualifying real estate shall be considered in determining the base value. The base value shall serve as a basis for determining whether the rehabilitation increases the assessed value of such structure by at least 20 percent.

(2) Rehabilitation must be completed within three years from the date on which the director of finance determines the base value.

(3) The application to qualify for the rehabilitated structure tax exemption must be accompanied by a payment of a fee of \$50.00, which fee shall be applied to offset the cost of processing such application, making the required assessments, and making an annual inspection to determine the progress of the work.

(d) *Inspection of progress of work; effective date of exemption.*

(1) During the period between the receipt of the application and the time when the director of finance may ascertain that the assessed value has increased by at least 20 percent, the owner of the property shall be subject to taxation upon the full fair market value of the property. An owner may, at any time prior to November 1 of any calendar year in which rehabilitation of a structure is underway, submit a written request to the director of finance to inspect the structure to determine if it then qualifies for the rehabilitated property exemption.

(2) When it is determined that the rehabilitation is completed and that it has resulted in at least a 20 percent increase in assessed value (base value is exceeded by 20 percent or more), the tax exemption shall become effective beginning on January 1 of the next calendar year.

(e) *Credit memorandum.* The owner of property qualifying for partial exemption of real estate taxes because of rehabilitation of a structure shall be issued a credit memorandum in the amount of the difference in taxes computed upon the base value and the assessed value of the property resulting from the rehabilitation for each year of a 10-year period of exemption from real estate taxes. Such 10-year period shall begin as specified in subsection (d) of this section. Additional increases resulting from increases in value occurring in subsequent years of the 10-year period shall not be eligible for partial tax relief. Such credit memorandum shall be surrendered when payment is made of the real estate taxes payable for the year for which such credit memorandum has been issued. Each credit memorandum timely surrendered shall be

credited in its full amount against the taxes due for the real estate for which partial exemption has been obtained. Each credit memorandum so surrendered shall be charged against an appropriation made by the board of supervisors for the purpose of honoring such credit memorandums.

(f) *Credit to run with land.* Exemption from taxation of real estate qualifying for the rehabilitation exemption shall run with the land, and the owner of such property during each of the 10 years of exemption shall be entitled to receive a credit memorandum for such partial exemption from taxation.

(g) *Methods of evaluation.* In determining the base value of a structure and whether the rehabilitation results in a 20 percent increase over such base value, the director of finance shall employ usual and customary methods of assessing real estate.

(h) *Exemption not applicable to demolition of historic structures.* Where rehabilitation is achieved through demolition and replacement of an existing structure, the exemption provided in this section shall not apply when any structure demolished is a registered state landmark or is determined by the state's department of historic resources to contribute to the significance of a registered historic district.

(i) *Condition of the property.* Upon making application to qualify for partial tax exemption, an applicant shall certify that the property that is the subject of the application, including the real estate upon which the structure is located, shall be maintained in compliance with all Code requirements. Failure to properly maintain the property in compliance with all Code provisions shall be grounds for denial of the requested partial tax exemption.

(Ord. No. 1139, § 20-73, 11-24-2009)

Sec. 20-80. - Partial exemption for rehabilitated, renovated or replacement multifamily residential rental units.

(a) *Exemption authorized.* Partial exemption from real estate taxes is hereby provided in accordance with the provisions of this section for qualifying property devoted to multifamily residential rental units whose structures are rehabilitated in accordance with the criteria set out in Code of Virginia, § 58.1-3220 and this section.

(b) *Qualifications.* For the purposes of this section, multifamily residential rental real estate shall be deemed to be substantially rehabilitated when a structure on such real estate which is no less than 26 years old and no more than 39 years old has been so improved as to increase the assessed value of the structure by no less than 50 percent, but without increasing the total footage of such structure by more than 100 percent, or when a structure on such real estate which is no less than 40 years old has been so improved as to increase the assessed value of the structure by no less than 50 percent. As used in this section, the terms "rehabilitation" and "rehabilitated" shall also include situations in which the structures on the property have been demolished and replaced with new structures for multifamily residential rental use.

(c) *Application; determination of base value; application fee.*

(1) As a requisite for qualifying for partial tax exemption, the owner of the structure shall, prior to or simultaneously with making application for a building permit to rehabilitate such structure, file with the county's director of finance, upon forms furnished by him, an application to qualify such structure as a rehabilitated multifamily residential rental structure. Upon receipt of an application for tax exemption, the director of finance shall determine a base fair market value assessment (referred to in this section as base value) of the structure as it was immediately prior to commencement of rehabilitation. If rehabilitation has already commenced at the time the base value is determined, then the base value may be determined using the best information available to the director of finance. The tax assessment of the improvements located upon the qualifying real estate shall be considered in determining the base value. The base value shall serve as a basis for determining whether the rehabilitation increases the assessed value of such structure by at least 50 percent.

(2) The application to qualify for tax exemption shall be effective for three years from the date on which the director of finance determines the base value. If, by such expiration date, rehabilitation has not progressed to such a point that the assessed value of the structure is at least 50 percent greater than the base value of such structure, then to retain such eligibility a new application to qualify for tax exemption must be filed prior to the expiration date and a new base value established. In no event, however, shall there be more than two additional applications following the initial application on any structure, except that where a rehabilitation project encompasses at least 50 contiguous acres on which demolition of all structures takes place within one year of the initial application, a total of six additional applications following the initial application may be filed. The new base value shall be based upon the value of the improvements as of the date of the most recent application. Under no circumstances shall any new base value be less than the original base value.

(3) The initial application to qualify for the rehabilitated structure tax exemption and any subsequent application must be accompanied by a payment of a fee of \$50.00, which fee shall be applied to offset the cost of processing such application, making the required assessments, and making an annual inspection to determine the progress of the work.

(d) *Inspection of progress of work; effective date of exemption.*

(1) During the period between the receipt of the application and the time when the director of finance may ascertain that the assessed value has increased by at least 50 percent, the owner of the property shall be subject to taxation upon the full fair market value of the property. An owner may, at any time prior to November 1 of any calendar year in which rehabilitation of a structure is underway, submit a written request to the director of finance to inspect the structure to determine if it then qualifies for the rehabilitated property exemption.

(2) When it is determined that the rehabilitation is completed and that it has resulted in at least a 50 percent increase in assessed value (base value is exceeded by 50 percent or more), the tax exemption shall become effective beginning on January 1 of the next calendar year.

(e) *Credit memorandum.* The owner of property qualifying for partial exemption of real estate taxes because of rehabilitation of a structure shall be issued a credit memorandum in the amount of the difference in taxes computed upon the base value and the assessed value of the property resulting from the rehabilitation for each year of a seven-year period of exemption from real estate taxes. Such seven-year period shall begin as specified in subsection (d) of this section. Additional increases resulting from increases in value occurring in subsequent years of the seven-year period shall not be eligible for partial tax relief. Such credit memorandum shall be surrendered when payment is made of the real estate taxes payable for the year for which such credit memorandum has been issued. Each credit memorandum timely surrendered shall be credited in its full amount against the taxes due for the real estate for which partial exemption has been obtained. Each credit memorandum so surrendered shall be charged against an appropriation made by the board of supervisors for the purpose of honoring such credit memorandums.

(f) *Credit to run with land.* Exemption from taxation of real estate qualifying for the rehabilitation exemption shall run with the land, and the owner of such property during each of the seven years of exemption shall be entitled to receive a credit memorandum for such partial exemption from taxation.

(g) *Methods of evaluation.* In determining the base value of a structure and whether the rehabilitation results in a 50 percent increase over such base value, the director of finance shall employ usual and customary methods of assessing real estate.

(h) *Exemption not applicable to demolition of historic structures.* Where rehabilitation is achieved through demolition and replacement of an existing structure, the exemption provided in this section shall not apply when any structure demolished is a registered state landmark or is determined by the state's department of historic resources to contribute to the significance of a registered historic district.

(i) *Condition of the property.* Upon making application to qualify for partial tax exemption, an applicant shall certify that the property that is the subject of the application, including the real estate upon which the

structure is located, shall be maintained in compliance with all Code requirements. Failure to properly maintain the property in compliance with all Code provisions shall be grounds for denial of the requested partial tax exemption.

(Code 1995, § 20-74; Ord. No. 1019, § 2, 10-23-2001; Ord. No. 1031, § 1, 8-13-2002)

State law reference – Partial exemption for certain rehabilitated, renovated or replacement residential structures authorized, Code of Virginia, § 58.1-3220.

Sec. 20-81. - Partial exemption for rehabilitated, renovated or replacement commercial and industrial structures.

(a) Exemption authorized. Partial exemption from real estate taxes is hereby provided in accordance with the provisions of this section for qualifying property devoted to commercial and industrial uses whose structures are rehabilitated in accordance with the criteria set out in Code of Virginia, § 58.1-3221 and this section.

(b) Qualifications. For the purposes of this section, commercial and industrial real estate shall be deemed to be substantially rehabilitated when a structure on such real estate which is no less than 26 years old has been so improved as to increase the assessed value of the structure by no less than 40 percent, but without increasing the total footage of such structure by more than 100 percent. As used in this section, the terms "rehabilitation" and "rehabilitated" shall also include situations in which the structures have been demolished and replaced with new structures. Subject to the limitations of this section, the rehabilitated, renovated, or replacement structure may be used for any purpose, including mixed use, that is allowed by the building code and the applicable zoning regulations for the property.

(c) Application; determination of base value; application fee.

(1) As a requisite for qualifying for partial tax exemption, the owner of the structure shall, prior to or simultaneously with making application for a building permit to rehabilitate such structure, file with the county's director of finance, upon forms furnished by him, an application to qualify such structure as a rehabilitated commercial or industrial structure. Upon receipt of an application for tax exemption, the director of finance shall determine a base fair market value assessment (referred to in this section as base value) of the structure as it was immediately prior to commencement of rehabilitation. If rehabilitation has already commenced at the time the base value is determined, then the base value may be determined using the best information available to the director of finance. The tax assessment of the improvements located upon the qualifying real estate shall be considered in determining the base value. The base value shall serve as a basis for determining whether the rehabilitation increases the assessed value of such structure by at least 40 percent.

(2) The application to qualify for tax exemption shall be effective for three years from the date on which the director of finance determines the base value. If, by such expiration date, rehabilitation has not progressed to such a point that the assessed value of the structure is at least 40 percent greater than the base value of such structure, then to retain such eligibility a new application to qualify for tax exemption must be filed prior to the expiration date and a new base value established. In no event, however, shall there be more than two additional applications following the initial application on any structure. The new base value shall be based upon the value of the improvements as of the date of the second or third application. Under no circumstances shall any new base value be less than the original base value.

(3) The initial application to qualify for the rehabilitated structure tax exemption and any subsequent application must be accompanied by a payment of a fee of \$50.00, which fee shall be applied to offset the cost of processing such application, making the required assessments, and making an annual inspection to determine the progress of the work.

(d) Inspection of progress of work; effective date of exemption.

- (1) During the period between the receipt of the application and the time when the director of finance may ascertain that the assessed value has increased by at least 40 percent, the owner of the property shall be subject to taxation upon the full fair market value of the property. An owner may, at any time prior to November 1 of any calendar year in which rehabilitation of a structure is underway, submit a written request to the director of finance to inspect the structure to determine if it then qualifies for the rehabilitated property exemption.
- (2) When it is determined that the rehabilitation is completed and that it has resulted in at least a 40 percent increase in assessed value (base value is exceeded by 40 percent or more), the tax exemption shall become effective beginning on January 1 of the next calendar year.
- (e) *Credit memorandum.* The owner of property qualifying for partial exemption of real estate taxes because of rehabilitation of a structure shall be issued a credit memorandum in the amount of the difference in taxes computed upon the base value and the assessed value of the property resulting from the rehabilitation for each year of a seven-year period of exemption from real estate taxes. Such seven-year period shall begin as specified in subsection (d) of this section. Additional increases resulting from increases in value occurring in subsequent years of the seven-year period shall not be eligible for partial tax relief. Such credit memorandum shall be surrendered when payment is made of the real estate taxes payable for the year for which such credit memorandum has been issued. Each credit memorandum timely surrendered shall be credited in its full amount against the taxes due for the real estate for which partial exemption has been obtained. Each credit memorandum so surrendered shall be charged against an appropriation made by the board of supervisors for the purpose of honoring such credit memorandums.
- (f) *Credit to run with land.* Exemption from taxation of real estate qualifying for the rehabilitation exemption shall run with the land, and the owner of such property during each of the seven years of exemption shall be entitled to receive a credit memorandum for such partial exemption from taxation.
- (g) *Methods of evaluation.* In determining the base value of a structure and whether the rehabilitation results in a 40 percent increase over such base value, the director of finance shall employ usual and customary methods of assessing real estate.
- (h) *Exemption not applicable to demolition of historic structures.* Where rehabilitation is achieved through demolition and replacement of an existing structure, the exemption provided in this section shall not apply when any structure demolished is a registered state landmark or is determined by the state's department of historic resources to contribute to the significance of a registered historic landmark.
- (i) *Condition of the property.* Upon making application to qualify for partial tax exemption, an applicant shall certify that the property that is the subject of the application, including the real estate upon which the structure is located, shall be maintained in compliance with all Code requirements. Failure to properly maintain the property in compliance with all Code provisions shall be grounds for denial of the requested partial tax exemption.
- (j) *Exterior-corridor hotels and motels.* Hotels and motels providing access to the majority of the structure's rental rooms via exterior corridors may qualify under this section for an exemption for 15 years instead of seven years. To qualify for the extended exemption, the exterior-corridor hotel or motel must be demolished and replaced with a structure used for any purpose, other than an exterior-corridor hotel or motel, that is allowed by the building code and the applicable zoning regulations for the property, including mixed use. Except as altered by this subsection, all other subsections of this section apply to exemptions for the demolition and replacement of exterior-corridor hotels and motels.

(Code 1995, § 20-75; Ord. No. 1019, § 3, 10-23-2001)

State law reference—Partial exemption for certain rehabilitated, renovated or replacement commercial or industrial structures authorized, Code of Virginia, § 58.1-3221.

Sec. 20-82. - Partial exemption for rehabilitated, renovated or replacement hotel and motel structures.

- (a) *Exemption authorized.* Partial exemption from real estate taxes is hereby provided in accordance with the provisions of this section for qualifying property devoted to hotel and motel uses whose structures are rehabilitated for residential use in accordance with the criteria set out in Code of Virginia, § 58.1-3220.1 and this section.
- (b) *Qualifications.* For the purposes of this section, hotel and motel real estate shall be deemed to be substantially rehabilitated when a structure on such real estate which is no less than 35 years old has been so improved as to increase the assessed value of the structure by no less than 50 percent, but without increasing the total footage of such structure by more than 100 percent. As used in this section, the terms "rehabilitation" and "rehabilitated" shall also include situations in which the structures on the property have been demolished and replaced with new structures for residential use.
- (c) *Application; determination of base value; application fee.*
- (1) As a requisite for qualifying for partial tax exemption, the owner of the structure shall, prior to or simultaneously with making application for a building permit to rehabilitate such structure, file with the county's director of finance, upon forms furnished by him, an application to qualify such structure as rehabilitated. Upon receipt of an application for tax exemption, the director of finance shall determine a base fair market value assessment (referred to in this section as base value) of the structure as it was immediately prior to commencement of rehabilitation. If rehabilitation has already commenced at the time the base value is determined, then the base value may be determined using the best information available to the director of finance. The tax assessment of the improvements located upon the qualifying real estate shall be considered in determining the base value. The base value shall serve as a basis for determining whether the rehabilitation increases the assessed value of such structure by at least 50 percent.
 - (2) The application to qualify for tax exemption shall be effective for three years from the date on which the director of finance determines the base value. If, by such expiration date, rehabilitation has not progressed to such a point that the assessed value of the structure is at least 50 percent greater than the base value of such structure, then to retain such eligibility a new application to qualify for tax exemption must be filed prior to the expiration date and a new base value established. In no event, however, shall there be more than two additional applications following the initial application on any structure. The new base value shall be based upon the value of the improvements as of the date of the second or third application. Under no circumstances shall any new base value be less than the original base value.
 - (3) The initial application to qualify for the rehabilitated structure tax exemption and any subsequent application must be accompanied by a payment of a fee of \$50.00, which fee shall be applied to offset the cost of processing such application, making the required assessments, and making an annual inspection to determine the progress of the work.
- (d) *Inspection of progress of work; effective date of exemption.*
- (1) During the period between the receipt of the application and the time when the director of finance may ascertain that the assessed value has increased by at least 50 percent, the owner of the property shall be subject to taxation upon the full fair market value of the property. An owner may, at any time prior to November 1 of any calendar year in which rehabilitation of a structure is underway, submit a written request to the director of finance to inspect the structure to determine if it then qualifies for the rehabilitated property exemption.
 - (2) When it is determined that the rehabilitation is completed and that it has resulted in at least a 50 percent increase in assessed value (base value is exceeded by 50 percent or more), the tax exemption shall become effective beginning on January 1 of the next calendar year.

(e) *Credit memorandum.* The owner of property qualifying for partial exemption of real estate taxes because of rehabilitation of a structure shall be issued a credit memorandum in the amount of the difference in taxes computed upon the base value and the assessed value of the property resulting from the rehabilitation for each year of a seven-year period of exemption from real estate taxes. Such seven-year period shall begin as specified in subsection (d) of this section. Additional increases resulting from increases in value occurring in subsequent years of the seven-year period shall not be eligible for partial tax relief. Such credit memorandum shall be surrendered when payment is made of the real estate taxes payable for the year for which such credit memorandum has been issued. Each credit memorandum timely surrendered shall be credited in its full amount against the taxes due for the real estate for which partial exemption has been obtained. Each credit memorandum so surrendered shall be charged against an appropriation made by the board of supervisors for the purpose of honoring such credit memorandums.

(f) *Credit to run with land.* Exemption from taxation of real estate qualifying for the rehabilitation exemption shall run with the land, and the owner of such property during each of the seven years of exemption shall be entitled to receive a credit memorandum for such partial exemption from taxation.

(g) *Methods of evaluation.* In determining the base value of a structure and whether the rehabilitation results in a 50 percent increase over such base value, the director of finance shall employ usual and customary methods of assessing real estate.

(h) *Exemption not applicable to demolition of historic structures.* Where rehabilitation is achieved through demolition and replacement of an existing structure, the exemption provided in this section shall not apply when any structure demolished is a registered state landmark or is determined by the state's department of historic resources to contribute to the significance of a registered historic district.

(i) *Condition of the property.* Upon making application to qualify for partial tax exemption, an applicant shall certify that the property that is the subject of the application, including the real estate upon which the structure is located, shall be maintained in compliance with all Code requirements. Failure to properly maintain the property in compliance with all Code provisions shall be grounds for denial of the requested partial tax exemption.

(Code 1995, § 20-76; Ord. No. 1019, § 4, 10-23-2001)

State law reference – Partial exemption for rehabilitated, renovated or replacement hotel and motel structures authorized, Code of Virginia, § 58.1-3220.1.

Sec. 20-83. Exemption for property of surviving spouses of certain persons killed in the line of duty.

(A) *Definitions.* As used in this section:

- (1) "Average assessed value" means the average assessed value for all dwellings located within the county that are situated on property zoned as single-family residential.
- (2) "Covered person" means any person set forth in the definition of "deceased person" in Code of Virginia, § 9.1-400 whose beneficiary, as defined in Code of Virginia, § 9.1-400, is entitled to receive benefits under Code of Virginia, § 9.1-402, as determined by the Comptroller of Virginia prior to July 1, 2017, or as determined by the Virginia Retirement System on and after July 1, 2017.

(B) *Exemption authorized; timing; refunds.* For tax years beginning on or after January 1, 2017, the real property described in this section of the surviving spouse of any covered person who occupies the real property as his principal place of residence is exempt from taxation. If the covered person's death occurred on or prior to January 1, 2017, and the surviving spouse has a principal residence on January 1, 2017, eligible for the exemption under this section, then the exemption for the surviving spouse shall begin on January 1, 2017. If the covered person's death occurs after January 1, 2017, and the surviving spouse has a

https://www.richmond.com/business/local/metro-business/buzz/biz-buzz-updated-car-wash-coming-to-eastern-henrico/article_83209b2e-24f0-5d81-82b2-38872d08f7e0.html

Biz Buzz

Biz Buzz: Updated car wash coming to eastern Henrico

BY TAMMIE SMITH Richmond Times-Dispatch Aug 19, 2018



Janet Hogg didn't know there was such a thing as a "car wash college" until earlier this year when she went to Sonny's CarWash College in Florida for a week.

Hogg and her husband, Tom, bought the car wash location at 6100 Nine Mile Road in eastern Henrico County in June.

The Hogs are renovating and updating the car wash and rebranding it as Hogwash Express Car Wash. Plans are to open in mid-September.

The Hogs have kept and refurbished some of the car wash's usable parts but are upgrading the system with equipment from Florida-based Sonny's, which makes automated car wash equipment.

Janet Hogg, who is general manager, and Steve Saunders, operations manager, went to Sonny's for a week this spring to learn the basics of running a car wash.

"We had to take an exam," Janet Hogg said. "It was one of the hardest things I've ever done."

Hogg has worked in marketing and as a flight attendant. Saunders is a retired school counselor and teacher.

Saunders also went back to Sonny's for additional training on maintaining the equipment.

"He's going to teach me the equipment, and then he is going to be in charge of teaching all these young people that we've hired," Janet Hogg said.

She said the car wash has eight employees. Will Yarborough, who worked for the car wash's previous owners for six years, is an assistant manager.

"We are looking for more part-time employees and probably another general manager," she said.

"Our thought behind this whole thing is, of course, we want to make money, but we want to get involved in the community out here, the schools, the churches," she said.

The Hoggs declined to say how much they are investing in the business. A building permit was issued recently for \$216,000 for construction work. Tom Hogg said the cost for renovating and upgrading is about 40 percent of what they would have spent building from the ground up, which they had considered.

Dallan Construction is general contractor on the project, Mario DiMarco Architects is architect, and Dunlap & Partners Engineers is doing the electrical and plumbing. WashTech is managing installation of the car wash equipment, he said.

[Antique merchandise](#)

[on the auction block](#)

After 21 years operating Anthill antiques in Carytown, mother and daughter owners Judy Rogers and Kay Adams closed the business in December.

The remaining inventory of the antiques store is being liquidated by Commonwealth Auctions. Bidding is online at www.auctionsofva.com and closes Thursday.

Rogers and Adams also have put the building at 3439 W. Cary St., plus adjacent buildings at 3435 W. Cary St. and 3437 W. Cary St. that they also own, on the market.

The broker is Mark Specter of Specter Properties.

The asking prices are \$425,000 for 3439 W. Cary St., which is 1,464 square feet; \$375,000 for 3437 W. Cary St., which is 1,537 square feet; and \$475,000 for 3435 W. Cary St., which is 2,000 square feet. More information is at specterproperties.com.

When Rogers and Adams bought the 3439 W. Cary St. building in 1995, it was the last house in Carytown that was still being used as a residence, Adams said.

Items for sale in the auction include lamps, some made from repurposed materials.

"They were made by our full-time employee, Teresa, and myself," Adams said.

"We made many over the years. We referred to our process as 'the art of the self-embellished chandelier' and encouraged all the customers to embellish their own lights, too, using our creative crystal inventory that is now owned by Norman Rose at Holly Grove Repair & Restoration at West End Antiques Mall," she said.

[Stratford Hills Publix adds handicap spaces](#)

Additional handicapped spaces were installed at the Publix store in The Shops at Stratford Hills last week, but customer and nearby resident Glenwood Burley said it isn't enough.

When the store at 7045 Forest Hill Ave., in South Richmond opened in late July, all of the handicapped spaces were in the parking lot to the left as you face the store. Last week, two handicapped spaces were installed in front of the store.

Burley would like to see more handicapped spaces in front of the store, typical of what you see at other grocery stores.

"Two spaces are not going to cut it," Burley said. He said hand delivered a letter to the store's management asking for more handicapped spaces in front of the store.

The store in South Richmond was formerly a Martin's and was closed in August 2017. Publix renovated the store.

"Folks do not feel comfortable parking far down on the end, handicapped or not. It's sort of an isolated area most of time, especially at night," Burley said about the parking lot to the left of the store.

The two additional spaces bring the total number of handicapped spaces at the store to nine, said Publix spokeswoman Kimberly Reynolds. She said the store was compliant with Americans with Disabilities Act even before it added the two spaces at the front.

"We are going to continue to monitor it to see if there are additional spaces needed," she said.

Shirt sale

Men's upscale apparel retailer Ledbury is holding its popular annual warehouse sale Wednesday through Sunday.

There will be a block party with music, food trucks and more on Saturday at the store at 315 W. Broad St. in downtown Richmond.

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https://www.richmond.com/business/local/metro-business/buzz/dick-s-sporting-goods-to-open-store-in-willow-lawn/article_9b35296c-bb52-5d4e-a5f3-26a4f857eb17.html

Dick's Sporting Goods to open store in Willow Lawn this week

BY TAMMIE SMITH Richmond Times-Dispatch Jul 8, 2018



Dick's will open its store at Willow Lawn.

GREGORY J. GILLIGAN/TIMES-DISPATCH

The new Dick's Sporting Goods store at Willow Lawn opens this week.

According to the Dick's website, July 11 and July 12 are preview days, followed by grand opening July 13 to 15. The store is at 1601 Willow Lawn Drive.

The newly-constructed 47,000-square-foot store is in a strip of stores that includes a Virginia ABC liquor store and a Kroger.

The sporting goods retailer took over space that arts and crafts supplies store A.C. Moore had used until relocating last fall to new space near Ross Dress for Less.

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https://www.richmond.com/news/local/henrico/faison-center-adds-community-center-and-gym-to-its-campus/article_54f0a07e-4539-5252-9dd7-2f0b64082430.html

FEATURED

Faison Center adds community center and gym to its campus

By C. SUAREZ ROJAS Richmond Times-Dispatch May 29, 2019



McCann



Rosen



The Faison Center recently opened a 10,000-square-foot community center that features a gym with room for about 400 people. MARK GORMUS/TIMES-DISPATCH

With the completion of a new community center, the Faison Center is hoping to promote physical activity for its students and partner with local and national organizations to host events.

“We really want to put a focus on physical education — something they can take home and make part of their life,” said Faison Center President and CEO Brian McCann. “It will also bring people to our campus and raise awareness of what we are doing.”

Founded in 1999, the Faison Center serves approximately 350 children and adults diagnosed with autism in its school and behavioral health clinic.

The opening of the new 10,000-square-foot community center featuring a gym with room for about 400 people earlier this month completes the first phase in a series of building projects to expand the capacity of the campus next to the Willow Lawn Shopping Center in Henrico County.

In addition to locker rooms, the new community center has a conference room and kitchenette that can be used for community events, presentations and meetings.

Beyond the entrance of the new Flo and Tony Guzman Community Center, the gymnasium features a basketball court, two projector screens and high windows that can be screened, allowing control over the amount of natural light in the room.

Faison previously promoted physical activity by allowing free play outside or in an open room inside its main building but has not had a structured physical education program, McCann said.

In preparation for the opening of the new gymnasium, Faison hired a new physical education teacher with a background in working with people with developmental and physical disabilities to help develop lesson plans for the school's students.

"This space provides students an opportunity to get some of their energy out. It's definitely the biggest space on campus," said Nicole Rosen, Faison's new physical education teacher.

According to the Centers for Disease Control and Prevention, adolescents with autism are about two times more likely to be obese than adolescents without developmental disabilities.

As research has found a link between autism and higher rates of obesity in both children and teens, McCann said Faison is looking to improve health and wellness education.

"It can be their diet, their medications or just no activity," McCann said about the potential causes for the higher likelihood of people with autism being overweight.

McCann said Faison will need to develop special lesson plans and track their progress. "It's different because of the needs of these kids," he said.

Rosen said the lessons sometimes change from class to class, as children in some groups require more individualized attention, but that all students are generally learning simple exercises to get them more familiar with physical activity.

"It's been a lot of taking it down to the basics — things like jumping — because you can't shoot a basketball unless you know how to jump," she said. "We're trying to get them used to coming in here and moving around."

Preliminary construction work on a new early education center — the next phase in the series of building projects on Faison's campus — is currently underway next to the new community center.

McCann said construction on the next building, which will double the capacity of its early education program for kids 18 months to around 5 years old, is expected to be complete by next spring.

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Chris Suarez

Menu



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HENRICO CITIZEN

Friday, September 14, 2018

Popular Henrico Mexican restaurant/club closes; owner plans new location

Special to the Citizen | on September 14, 2018

By Jasmine Fernandez, Special to the Citizen



(Photo courtesy David Sporn)

Menu



El Gran Tucan at 6922 Staples Mill Road officially closed its doors Sept. 2 after eight years in business at the location. The decision to close came at a time when Tucan essentially was reaching its peak, with sold out events nearly every weekend. That decision wasn't made by the venue's owner, Carlos Alvarez, but by the landlord of the property, Alvarez said.

Alvarez was notified that the land could potentially be sold nearly three months ago by the property's landlord, but he did not receive an official notice until late July.

Thursday nights at Tucan typically were reserved by University of Richmond fraternities, the UR Bumble team or private parties. Friday nights varied depending upon the month, and events ranged from country nights to foam parties. The club hosted Spanish Night events each Saturday, during which South American and Mexican country bands were the constant source of entertainment.

"It ended up turning into one of the best kept secrets of Richmond," David Sporn, Tucan's resident DJ, said. "The only way I can describe it is Thursday night was like an underground fraternity party at a Mexican restaurant, where we played heavy electronic music and brought in world champion DJs. None of it makes any sense, and then we'd have 400 people show up."

Despite the unusual mix of characteristics that distinguished Tucan from the rest of Richmond's nightlife – dance cages among this mix – the scene remains unparalleled, according to patrons. Its final UR-hosted event Aug. 30 attracted a full house of students from all grades. Fraternity Sigma Phi Epsilon hosted the event; it also was the first fraternity to host a party at Tucan in 2012, when the venue first became available to the UR community.

UR senior Jake Hooper described the final night at Tucan as a sentimental way to start the school year. Hooper recalled spending the night of his birthday during his freshman year at Tucan and explains that it was a place at which students could easily catch up with their friends.

"[Thursday] was sad because it's been a big part of, for seniors especially, our four years at Richmond." Hooper said.

Senior Caroline Early echoed Hooper's sentiments.

"It was definitely surreal, and it's hard to imagine my experience at Richmond without Tucan, as silly as that may sound," Early said. "I just feel like it's a place we

Menu



...remember the last time someone with my senior year is an especially strange kind of feeling that this is all coming to an end soon.”



(Photo courtesy David Sporn)

Undeterred by the abrupt shutdown of his club, Alvarez said he plans to reopen at a new location in Henrico in December, this time, as a fully functioning restaurant during the day, in addition to serving as a club at night.

“I’m so happy that I was working for [UR students],” Alvarez said. “I really appreciate their support, and I did my best. I’m coming back, I hope with a better club, and we’re going to be alright.”

Sporn, who will be celebrating his tenth anniversary as a DJ this October, has spent more than half of his career as Tucan’s resident DJ. He depicts the relationships he has formed with UR students throughout the last six years as beautifully symbiotic.

Menu



... grateful, and I can't believe the half of it."

– *Jasmine Fernandez is the lifestyle editor of [The Collegian](#), the University of Richmond's student newspaper and the site on which this article first appeared.*

More From Entertainment

[Go To The Entertainment Section](#)

Weekend Top 10

Menu



CAT Theatre to continue operations at longtime home after all

Weekend Top 10

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 AUG. 16-SEPT. 5, 2018

HENRICO CITIZEN

WWW.HENRICOCITIZEN.COM

BUSINESS COMMUNITY **Decision** **\$2M grant to fund career training at Reynolds CC**
 Program will be geared toward 18- to 24-year-olds

by JOCELYN GRZESZCZAK
 Special to the Citizen

Reynolds Community College will use its portion of a recent \$2 million grant from Governor Ralph Northam to fund its accelerated training, career coaching and job placement program that will be specifically geared toward 18- and 24-year-olds.

The young adult initiative, which does not yet have a name, is a subset of FastForward, or the short-term training course program available to any Virginia resident offered through the state's community colleges.

This particular grant will fund the initiative that will provide 18- to 24-year-old Virginians with career exploration and planning, accelerated occupational skills training, supportive services, digital and soft skills training and job placement assistance.

According to the U.S. Department of Labor Statistics, more than 105,000 Virginians between the ages of 18 and 24 are neither attending school nor working. The unemployment rate in Virginia for this age group, at 12 percent, is nearly four times the rate for the Commonwealth as a whole.

In addition to Reynolds, the initiative will launch at four other community colleges throughout the Commonwealth: Thomas Nelson in the Virginia peninsula, John Tyler in the Richmond area, and Southside and Patrick Henry in Southern Virginia.

Each community college will partner with its local workforce development boards and other community partners to recruit and train young adults to fill jobs in high-demand fields.

In Henrico and the surrounding Richmond area, these fields consist primarily of manufacturing, warehouse distribution and logistics.

see REYNOLDS, p. 8

Colors on display

Thousands of visitors sampled authentic cuisine and enjoyed native dances from indigenous tribes of the Mid-Atlantic region during the 12th annual Filipino Festival Aug. 10-12 at Our Lady of Lourdes Catholic Church in Lakeside.

Brookland Democrats select Plaughter

CITIZEN STAFF REPORTS

Democratic District 11 Plaughter was selected as the party's nominee for the U.S. House seat at the party's meeting at Glen Allen Aug. 11 in York.

The party's meeting featured a speech by the Brookland Democrat Plaughter, who was elected to the party's nomination in three years, the first in a general election in Virginia's Brookland region.

Plaughter, 46, was elected to the U.S. House in 2014 but served only one term.

see BROOKLAND, p. 18

08-16-18

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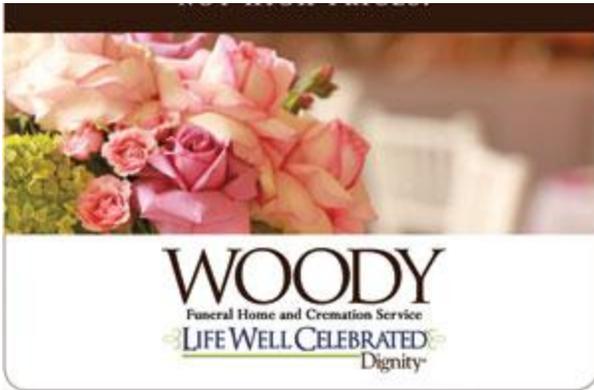
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https://www.richmond.com/business/local/lumber-liquidators-moving-headquarters-from-williamsburg-area-to-former-southern/article_ed532ee1-35a2-50e4-9f00-61093c5c7c65.html

Lumber Liquidators moving headquarters from Williamsburg-area to former Southern Season space in Henrico

By GREGORY J. GILLIGAN Richmond Times-Dispatch Jul 31, 2018



Former Southern Season store at the Libbie Mill-Midtown development off Staples Mill Road July 31, 2018.

MARK GORMUS/TIMES-DISPATCH

Flooring retail giant Lumber Liquidators Holdings Inc. is moving its corporate headquarters back to the Richmond region.

The company said Tuesday that it will move its offices to the former Southern Season gourmet grocery store space in the Libbie Mill-Midtown mixed-use development off Staples Mill Road in Henrico County during the fourth quarter of 2019.

Lumber Liquidator will take over the vacant 53,000-square-foot Southern Season store, which closed in April 2016 after opening less than two years earlier.

The specialty hardwood flooring retailer will combine its corporate employees working in Toano, near Williamsburg, with those working in a satellite office on West Broad Street near Willow Lawn Drive into the Libbie Mill-Midtown space.

Doing so will bring the corporate office team of about 200 employees together in one place — a key reason for the new location.

Another reason: “We have deep roots in the Richmond market. Slightly less than half of our current headquarters employees live in the Richmond market,” said Chris Crowe, the chain’s vice president of real estate and development.

Lumber Liquidators, founded in 1994, has operated its corporate offices in Toano in James City County since 2004. It moved there from Colonial Heights, where the company had been since 1999 when it moved from its original operations in the Boston area.

The retailer also was attracted to the Libbie Mill-Midtown development, Crowe said.

“The facility is ideal for us,” Crowe said. “It is a first-class development that Gumenick [Properties] has put in there and the proximity to amenities is far stronger than what we have in Toano. The facility is the proper size to house all of the current headquarters employees and allow for some

growth.”

Another added bonus to moving to the Richmond region, Crowe said, is that Lumber Liquidators already has a 1 million-square-foot distribution center in the White Oak Technology Park in eastern Henrico, which it has operated since early 2015.

The company also plans to relocate its customer contact center — those functions also are split between Toano and Richmond — into a separate building somewhere in the Richmond region, Crowe said. That will bring another 150 jobs for that operation.

“We will begin searching in earnest for that space,” Crowe said.

Landing Lumber Liquidators’ corporate headquarters is good news for the region, said Barry Matherly, president and chief executive officer of the Greater Richmond Partnership, a regional economic development organization. It brings jobs to the area and bragging rights of having a headquarters for a large national retailer that generated more than \$1 billion in sales last year.

“It verifies we are a great location for corporate headquarters and for the middle office concept,” Matherly said.

Lumber Liquidators is North America’s largest specialty retailer of hardwood flooring, operating more than 400 retail locations in 47 states.

The company had considered relocating its offices for the last several years, but began a more intense consideration at the beginning of the year, Crowe said. “We looked at facilities and markets from Hampton to the far west end of the Richmond market.”

The former Southern Season building is under a letter of intent with Lumber Liquidators expecting to sign a lease for the space from Henrico-based Gumenick Properties, which is developing the 80-acre Libbie Mill-Midtown project.

The lease is expected to be for 123 months, beginning on or about Oct. 1, 2019, with two renewal options of five years each, the company said. Its lease in Toano expires at the end of 2019, Crowe said.

Ever since Southern Season vacated the building, there has been interest in using the building for offices, said Skip Nash, vice president for property management at Gumenick Properties.

“With Lumber Liquidators coming to us to lease that building, it was a natural fit,” Nash said.

There has been such strong demand for office space in the Libbie Mill-Midtown project that Gumenick Properties is planning the Harp’s Landing office building, a 142,000-square-foot space that is expected to be ready in 2020. That building will have five floors of office space over a ground floor of retail and/or office space.

Gumenick Properties plans to retrofit the former Southern Season building from Class A retail space to Class A office space, he said.

The building footprint will remain unchanged, Nash said. But the building has a number of false windows that likely will be changed to real windows, and more windows might be added.

Another reason for the move to Henrico is a decision that Lumber Liquidators made to close its floor finishing operations in Toano within the next six to eight months. That shutdown will mean 45 employees will lose their jobs.

The company has entered into an agreement with a third-party vendor that will buy the equipment and will supply Lumber Liquidators with finished flooring.

“Transitioning from our finishing operations business gives us an opportunity to focus on our growing retail presence and installation service offerings, to bring more flexibility and innovation to our product offerings, and enhance our customer experience for both homeowners and professionals,” Dennis Knowles, CEO of Lumber Liquidators, said in a statement.

The chain took over the former John Deere plant in the Stonehouse Commerce Park off Interstate 64 in Toano. Most of its 310,000-square-foot building is used for the floor finishing operations, but about 34,000 square feet is used for its corporate offices and call center. A retail store there also will be relocated.

Lumber Liquidators has been dealing with investigations, lawsuits and other problems since CBS’ “60 Minutes” ran a segment in March 2015 reporting that the company sold flooring made in China that had unsafe formaldehyde levels, which could increase cancer risks. Lumber Liquidators has repeatedly said the Chinese laminated flooring poses no safety issues.

On Tuesday, the company reported a fiscal second-quarter loss of \$1.5 million, after reporting a profit in the same period a year earlier.

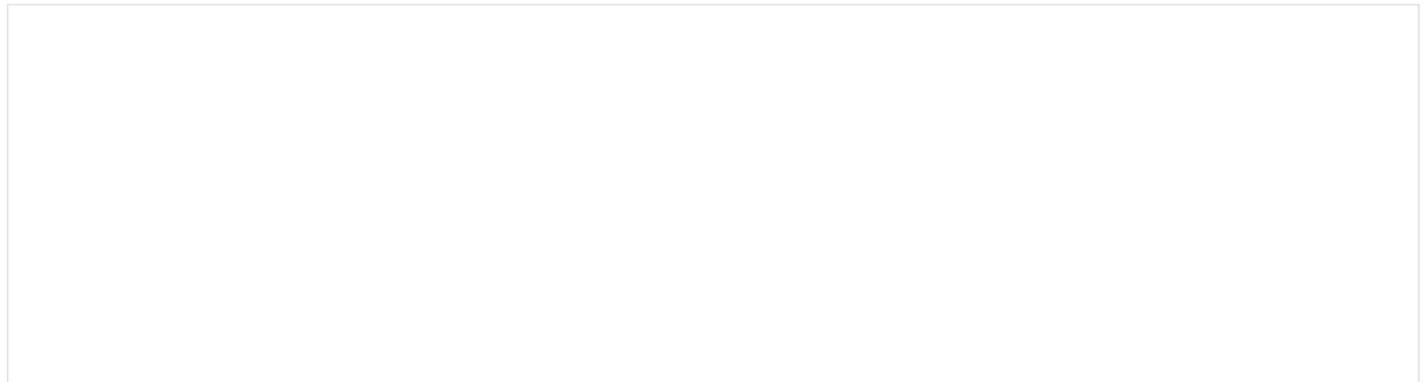
Sales in the quarter were stronger than analysts expected. But much of the loss was attributed to the chain reporting higher legal fees relating to the lawsuits stemming from the “60 Minutes” report.

Shares in Lumber Liquidators fell 20.6 percent, or \$5.03, to close at \$19.34.

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MORE INFORMATION





Libbie Mill-Midtown developer buys key corner to the mixed-use project



New breakfast, lunch and dinner restaurant from owner of Marty's Grill coming to Libbie Mill-Midtown, near Shagbark

Greg Gilligan

https://www.richmond.com/business/local/metro-business/buzz/national-speed-revved-up-for-business/article_464367ab-eb5e-5c6e-a52d-255d31d322db.html

National Speed revved up for business

BY TAMMIE SMITH Richmond Times-Dispatch 14 hrs ago



Souped up VW at National Speed
TAMMIE SMITH/TIMES-DISPATCH

National Speed is open at 4022 Glenside Drive, adjacent to O'Reilly Auto Parts at Staples Mill Road and Glenside Drive.

This is the second location for the Wilmington, N.C.-based vehicle performance company. The business specializes in modifying vehicles to increase speed and power.

The business also offers dyno-tuning, which straps a vehicle to a stationary platform, runs it at a high speed and programs it for better performance.

Other recent openings:

- Cutz for Guys is opening a third area location on Aug. 27 — this one at 7047 Mechanicsville Turnpike in the Hanover Village Shopping Center. The chain is locally owned by two sisters, Tammy Record, CEO, and Tracy Kondracki, business manager. They opened their first Cutz for Guys salon in February 2012 at 11530 W. Broad St. in the Downtown Short Pump center. They opened a second location at 15809 City View Drive in The Shoppes at Westchester in Chesterfield County in late 2016.
- Total Wine & More at 3500 Pump Road in the Publix-anchored Short Pump Crossing shopping center is open.

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Tammie Smith

https://www.richmond.com/food-drink/restaurant-news/saltbox-oyster-co-now-open-at-willow-lawn/article_8a304ed2-0633-51b7-8c7f-7fdaa5675cf6.html

Saltbox Oyster Co. now open at Willow Lawn

BY KARRI PEIFER Richmond Times-Dispatch Nov 26, 2018



Saltbox Oyster Co., now open at Willow lawn, features eight varieties of oysters.

GREGORY J. GILLIGAN/Times-Dispatch

Saltbox Oyster Co. restaurant is now open at Willow Lawn.

The new restaurant from longtime Richmond chef Matthew Tlusty opened quietly for its soft opening in mid-November and held its grand opening the last weekend in November.

"We did about 75 covers both nights for our soft opening. I almost cried at the end of the night because I couldn't believe how well this staff did," Tlusty said. "If this is any indication of things to come, we really have something special to look forward to."

Until two years ago, Tlusty had been working around Richmond in various kitchens - at Julep's, Max's on Broad, Arcadia, Hilton Garden Inn, The White Anchovie - for about a decade. He was even a part owner in a few of the restaurants, but Tlusty hasn't had a solo restaurant since he closed Limani Fish Grill in Carytown in 2006 after a six-year run.

With Saltbox, which he opened in former Family Meal space, Tlusty wants to bring with oysters what he brought to Limani with fish - lots of very fresh, not often seen product, sourced from around the world. Plus plenty of other seafood.

The opening menu of Saltbox features eight varieties of oysters from both coasts, including a large Virginia selection. The oysters are priced from \$1.75-\$3.25 and are also available roasted, fried or as shooters.

The rest of the menu features starters, such as black truffle deviled eggs (\$7), seared scallops (\$14) and West African oyster gumbo (\$8), plus entrees including rock shrimp pimento mac 'n' cheese (\$18), pork osso bucco (\$22), bronzino (\$26) and crab cakes (\$18 for a sandwich, \$28 for the entree).

Saltbox is open daily for lunch and dinner plus weekend brunch. Reservations can be made at calling (804) 528-5554.

kpeifer@richmond.com

(804) 649-6321

Twitter: @KarriPeifer

MORE INFORMATION



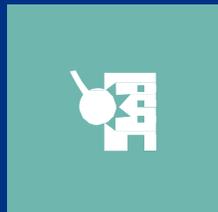
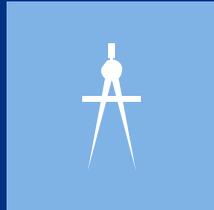
New oyster restaurant - Salt Box Oyster Co. - going into former Family Meal space at Willow Lawn

Karri Peifer

Features and dining editor, deputy web editor and, of course, covering all things Richmond dining news.

ENTERPRISE ZONE

Business Incentives and Grants that Drive Success



ZONED FOR SUCCESS

An Enterprise Zone is a special area identified by Henrico County and approved by the state as being eligible for incentives designed to stimulate business development and job growth. Businesses

located within the Enterprise Zone can take advantage of state and county incentives for physical improvements to their properties.



Other Henrico Incentives:

- Training Seminars
- Accelerated Processing for Major Development Activities
- Fire Safety and Crime Prevention Assistance
- Commercial Revitalization Staff Assistance
- Employment and Training Assistance

HENRICO INCENTIVES



Architectural Design Assistance

- Professional "schematic design" assistance for eligible businesses planning to improve the appearance of their buildings
- Renderings and advice regarding early stages of architectural planning and cost estimates for improvements



Building Façade Grant

- Up to \$30,000 for renovations, including bringing buildings into code compliance
- Some grants carry job creation requirements



Paving and Parking Lot Sealing Grant

- Up to \$5,000 to defray costs of paving parking areas at existing or expanding businesses
- Includes sealing and stripping



Landscaping Grant

- Up to \$2,000 to help defray costs of landscaping the fronts of existing buildings or parking areas



Existing Freestanding Signage Grant

- Up to \$2,000 for demolition, replacement or refurbishment of an existing freestanding sign



Rehabilitation Real Estate Partial Tax Exemption

- Up to a seven-year exemption of real estate taxes on the increase in value of a rehabilitated commercial or industrial building that is at least 26 years old
- Assessed value of the structure must be increased by 40% or more



Off-Site Improvements Grant

- Up to \$10,000 for off-site drainage, water and sewer improvements
- Must agree to invest \$50,000 in improvements to an existing building or \$250,000 in a new one



Building Demolition Grant

- Up to \$30,000 for demolishing a structure to make way for a new building
- New building must cost at least \$250,000



Plan Review/Permit Fee Waivers

- Fee waivers for Plan of Development review, rezoning and building permits

*Grants may be used separately or with other grants.

COMMONWEALTH OF VIRGINIA INCENTIVES

The Virginia Enterprise Zone Program assists with real estate development and job creation costs in specially targeted areas identified by localities. These state incentives supplement the Henrico Enterprise Zone Program benefits.



Job Creation Grants

- Available for manufacturing, warehouse, construction and transportation businesses
- Not applicable to retail, personal service, or food and beverage businesses
- Businesses are eligible for grants of \$500 per job per year for five years if they:
 - Pay at least 175% but less than 200% of the federal minimum wage
 - Provide health benefit
- Businesses are eligible for grants of \$800 per job per year for five years if they:
 - Pay 200% of the federal minimum wage
 - Provide health benefit



Real Property Improvement Grants

- New construction
 - Businesses must spend at least \$500,000
 - Grants are issued for up to 20% of expenditures in excess of \$500,000
- Rehabilitation or expansion
 - Businesses must spend more than \$100,000
 - Grants are issued for up to 20% of expenditures in excess of \$100,000
- Projects with an investment of up to \$5 million are eligible for grants up to \$100,000
- Projects with an investment of \$5 million or more are eligible for grants up to \$200,000

HOW TO QUALIFY

Qualifying your business for Enterprise Zone incentives is simple. All you have to do is:

- Establish or build a new business in an Enterprise Zone
- Relocate an existing business to an Enterprise Zone
- Expand or make improvements to an existing business in an Enterprise Zone

LEARN MORE

For any questions about the Henrico or Virginia Enterprise Zone programs, please contact:

Henrico County Department of Community Revitalization:
Phone: 804-501-7640
Fax: 804-501-7630
Website: henrico.us/revit/enterprise-zone

Virginia Department of Housing and Community Development:
Phone: 804-371-7030
Email: ezone@dhcd.virginia.gov
Website: www.dhcd.virginia.gov/ez

To learn more about economic development opportunities in Henrico County, please visit henrico.com.



"Dogwood Veterinary was a difficult renovation with a very aggressive schedule. The Henrico Enterprise Zone staff gave me some positive tips on how to expedite the approval process with other county departments."

– Jim Migliarese, Dogwood Veterinary
Emergency & Specialty Center

ENTERPRISE ZONE LOCATIONS

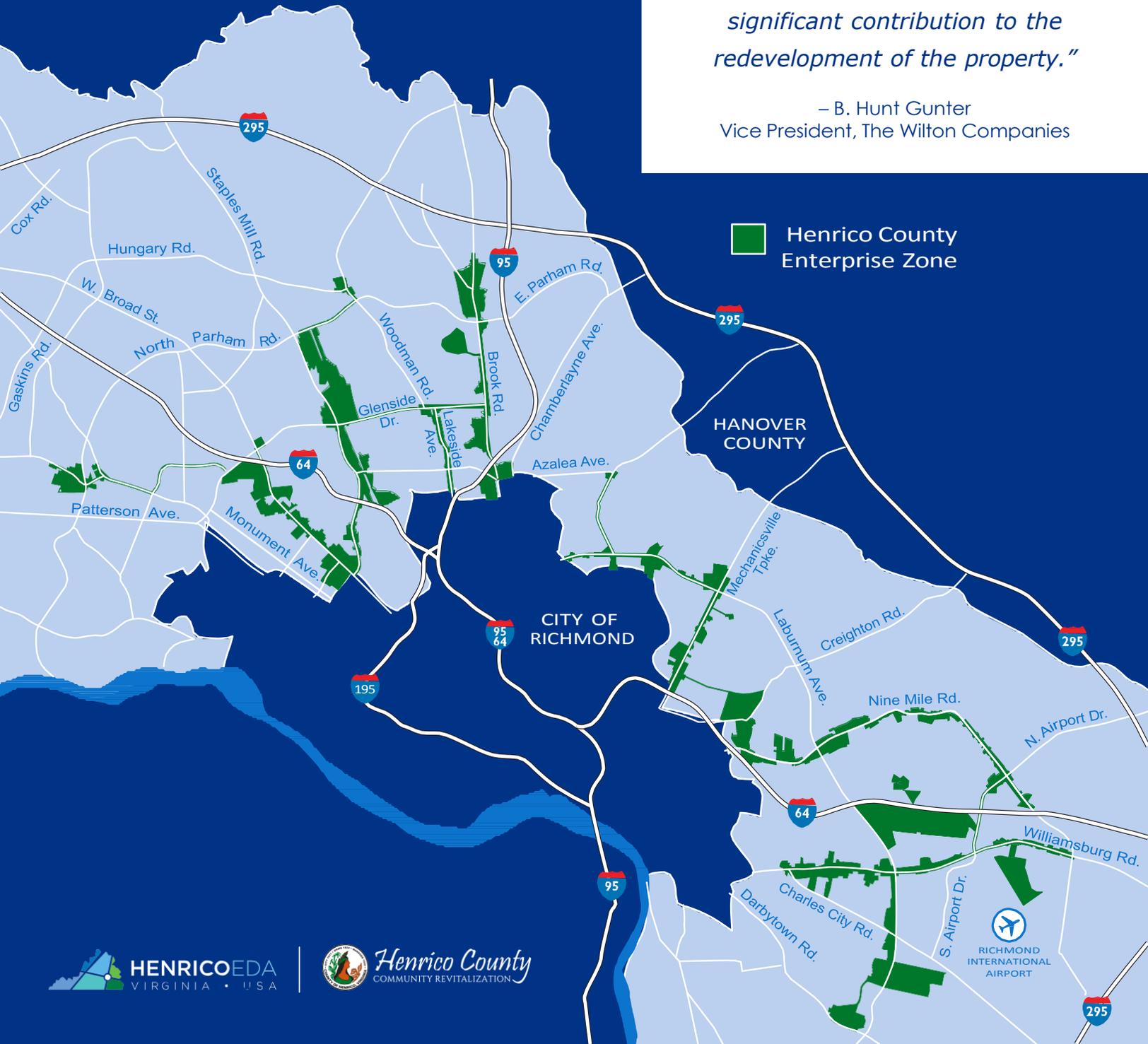
Join hundreds of companies, large and small, that have taken advantage of Henrico County's Enterprise Zone program to grow and expand their businesses. The sooner you do, the faster we can put Henrico to work for you.

For more information about Henrico County's Enterprise Zone, or to download an application for Zone benefits, please visit the County's Department of Community Revitalization site at: henrico.us/revit/enterprise-zone.



"The Enterprise Zone team turned what could have been a costly and tedious project into a simple process that saved us money and made a significant contribution to the redevelopment of the property."

– B. Hunt Gunter
Vice President, The Wilton Companies



District background

The Highland Springs Historic District is located along Nine Mile Road, about 4 miles east of Richmond. The 60-block district comprises 1,400 properties including the Nine Mile Road commercial corridor and surrounding residential properties.

Development of the residential area began in 1890 with the purchase of a large tract of farmland by Edmund S. Read and the construction of an electric trolley line from Richmond to Seven Pines National Cemetery. The majority of the houses are single-family dwellings dating from the end of World War I to the mid-20th century. The homes represent a variety of residential architectural styles.

The district also includes commercial and community buildings, a water tower, seven undeveloped park preserves and Bonanza Springs, one of many local springs that inspired the community's name.

Recognizing the area's unique history and intact architectural character, Henrico County sought listing of the Highland Springs Historic District in the Virginia Landmarks Register and the National Register of Historic Places. The district was added to the state and national registers in December 2017 and May 2018, respectively.



The art deco Henrico Theatre was listed individually on the National Register of Historic Places in 2005.



The Edmund S. Read House, at 5 West Nine Mile Road, was built in 1896 in the Tudor revival style by the founder of Highland Springs.

**HENRICO COUNTY
DEPARTMENT OF
COMMUNITY REVITALIZATION**
(804) 501-4757



**DIVISION OF RECREATION & PARKS -
HISTORIC PRESERVATION**
(804) 501-5805

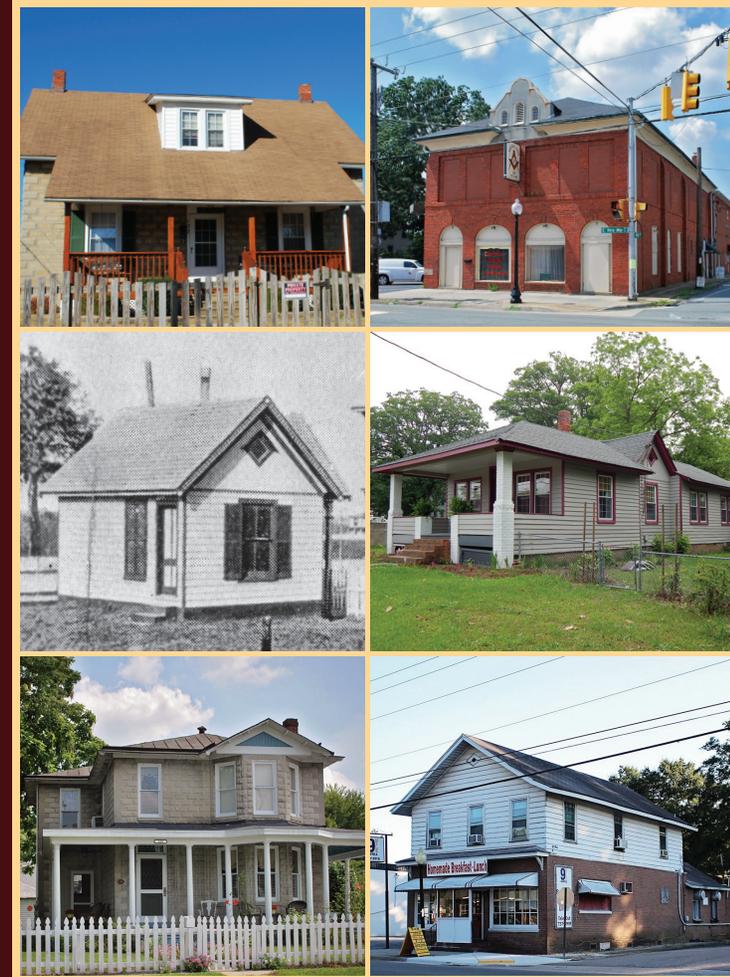


HistoricHighlandSprings.com



**HENRICO COUNTY
VIRGINIA**

HIGHLAND SPRINGS HISTORIC DISTRICT



🌿 Tax benefits, Enterprise Zone opportunities and more

Property owners can receive federal and state tax credits totaling up to 45 percent of a project's cost for the rehabilitation of historic buildings that are designated as contributing resources to the historic district.

Owners of income-producing properties are eligible for both 20 percent federal and 25 percent state income-tax credits on eligible building rehabilitation expenses. Homeowners are eligible for a 25 percent state income-tax credit for qualifying rehabilitation costs. Information on tax credits is available at dhr.virginia.gov/tax-credits.

Much of the business district along Nine Mile Road in Highland Springs is located within the County's Enterprise Zone, where businesses are eligible for state and local grants to cover a portion of building improvements. More information is available at henrico.us/revit/enterprise-zone.

Residential and business properties more than 40 and 26 years old, respectively, may be eligible for partial real-estate tax exemptions for renovations made to buildings. More information is available at henrico.us/finance/divisions/real-estate-division.

Additional financial incentives are available through the donation of preservation easements.

More information is available from the Virginia Department of Historic Resources at (804) 367-2323 and dhr.virginia.gov.

🌿 Other benefits include:

- ❖ Increased public awareness of the district's historic resources and enhanced interest in their preservation.
- ❖ Educational information for local schools, history groups and the public.
- ❖ Opportunities for property owners to receive technical assistance from the Virginia Department of Historic Resources.
- ❖ Property owners may purchase plaques that recognize their buildings' histories. Visit HistoricHighlandSprings.com for more information.



More information is available online at HistoricHighlandSprings.com.

- ❖ View additional maps of the district.
- ❖ Look up individual properties and view photos.
- ❖ Learn how to apply for federal and state tax credits.
- ❖ Read the Nomination Report submitted to the National Park Service.
- ❖ Learn more about the history of Highland Springs.
- ❖ Find links to additional resources, including the National Register of Historic Places, the Virginia Department of Historic Resources and Henrico County incentives for business and residential development.



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Henrico County Finance Department
Real Estate Assessment Division
P.O. Box 90775
Henrico, VA 23273-0775
www.co.henrico.va.us/departments/finance
(804) 501-4300

Henrico County
Finance Department
Real Estate Assessment Division
P.O. Box 90775
Henrico, VA 23273-0775



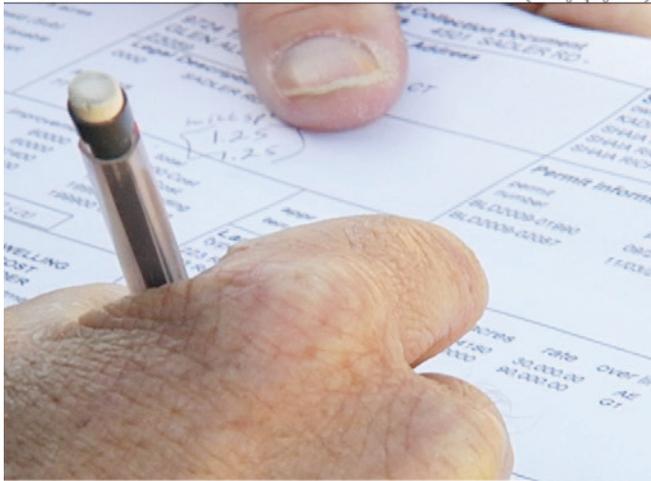
Your Home is Your Most Valuable Asset. Is it Time to Reinvest?



Reinvest: Residential Investment Tax Abatement Program



Reinvest: Residential Investment Tax Abatement Program



What is the Reinvest Program?

Reinvest is a partial tax exemption program for residential real estate (excluding multifamily rental units). This residential rehabilitation program encourages rehabilitation, renovation, or replacement of qualifying structures through a property tax incentive. It is designed to protect and preserve mature and settled neighborhoods. By improving the condition and appearance of these properties, Henrico County will continue to be an appealing place for existing and future homeowners to invest.

Who Qualifies for the Reinvest Program?

In order to qualify for the Reinvest Program, your home must be a minimum of 40 years old with a maximum assessed value of \$250,000. Any improvement, renovation or addition must increase the base structure value (meaning the struc-



ture only, not including the property) by a minimum of 20 percent, and may not increase the original square footage of the structure by more than 100 percent.

What is the Tax Exemption?

The added assessed value of the improvement, renovation or addition will be tax-free for seven years. This means that when assessing your home for real estate tax purposes, the county will not tax your home improvement, even though it will increase the assessed value of your structure.

Is There a Fee to Apply?

A one-time, non-refundable \$50 processing fee must accompany your application.

How Can I Apply for the Reinvest Program?

You can download an application from Henrico's Finance Department Web site at www.co.henrico.va.us/departments/finance



and click on "Reinvest: Residential Rehabilitation Tax Credit," or call 501-4300 for more information.

Examples of a 20 percent Structure Value Increase (Assuming 25 percent land value)

Total Assessed Value	Base Structure Value	Minimum Structure Value Increase
\$100,000	\$75,000	\$15,000
\$125,000	\$93,800	\$18,800
\$150,000	\$112,500	\$22,500
\$200,000	\$150,000	\$30,000
\$250,000	\$187,500	\$37,500



Before



After

MannKidwell Interior Window Treatments



Henrico County Finance Department
 Real Estate Assessment Division
 P.O. Box 90775
 Henrico, VA 23273-0775

www.co.henrico.va.us/departments/finance/
 (804) 501-4300

Henrico County
 Finance Department
 Real Estate Assessment Division
 P.O. Box 90775
 Henrico, VA 23273-0775



Are You Ready to Reinvest?
Make the Most of Your Business Property

Commercial Tax Abatement Program

Before

After
 Patrick Kia

Reinvest: Commercial Investment Tax Abatement Program

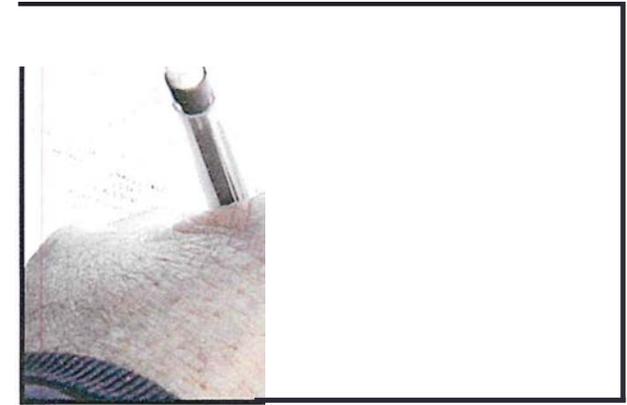
What is the Reinvest Program?

Henrico County's Reinvest Program provides a partial tax exemption to encourage the renovation, rehabilitation or replacement of older commercial and industrial properties, including multi-family residential rental units. By providing an incentive for property owners to improve their buildings, the program promotes and preserves mature businesses and allows Henrico to remain an

land) by at least 40 percent but without increasing the total square footage by more than 100 percent. The program sets no limit on size increases for multifamily properties that are at least 40 years old.

What is the Tax Exemption?

After a renovation or other enhancement project, the increase in the property's assessed value will remain tax-free for seven years. This means you will not pay real estate taxes on the increase in the assessment from the renovation even though the project will have increased the value of the building. The



www.co.henrico.va.us/departments/finance/. Click on "Commercial Rehabilitation Tax Credit" or call (804) 501-4300 for details. **The application must be submitted before work begins.**



Dogwood Veterinary Emergency & Specialty Center



The Shoppes at Lakeside

attractive place for businesses to grow and thrive.

Who Qualifies?

To qualify for the Reinvest Program, your commercial, industrial or multi-family property must be at least 26 years old. Any improvement, renovation or addition must increase the base value of the structure (excluding the value of the

exemption will remain in effect for seven years even if the property is sold. During the seven-year exemption period, you will continue to pay taxes on the original, or base, value of the structure.

How Can I Apply?

Submit an application with a \$50 processing fee. Forms are available from the Finance Department at

Examples of Tax Benefits in Commercial Abatement Program

Base Value of Structure	Minimum Value of New Investment Required to Qualify	Annual Tax Savings (assuming tax rate of 87 cents)
\$100,000	\$50,000	\$435
\$250,000	\$125,000	\$1,088
\$500,000	\$250,000	\$2,175
\$1,000,000	\$500,000	\$4,350

Relevant Website Links

<https://henrico.us/revit/enterprise-zone/>

<https://henrico.us/revit/enterprise-zone/henrico-county-local-incentives/>

<https://henrico.us/services/commercial-rehabilitation-tax-credit/>