

2022

LOCAL ENTERPRISE ZONE ANNUAL REPORT



Enterprise Zone Annual Report

**County of Henrico
Department of Community
Revitalization**

July 2023



Local Enterprise Zone Annual Report

County of Henrico, Virginia

Department of Community Revitalization
July 2023

Acknowledgements

The 2022 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 2022 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 the public with a user-friendly booklet 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 4905 Dickens Road, Suite 200, Henrico, VA 23230,
between the hours of 8:00 a.m. and 4:30 p.m.;
- By email to enterprisezone@henrico.us; or
- By telephone at (804) 501-7617

County of Henrico
Department of Community Revitalization
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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 was renewed in 2022 for a five-year period ending December 31, 2027. The zone initially 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 the Virginia Department of Housing and Community Development (DHCD) in 2004, 2006, 2008, 2010, 2011, 2012, 2015, and 2020. These amendments included the addition and removal of selected properties along commercial corridors and industrial areas, as well as several new local incentives, and slight modifications to existing incentives. The zone now includes a variety of older commercial corridors including portions of Nine Mile Road, Lakeside Avenue, Williamsburg Road, Laburnum Avenue, Mechanicsville Turnpike, Brook Road, Staples Mill Road, and W. Broad Street, as well older shopping centers targeted for reinvestment or redevelopment such as Willow Lawn, Chamberlayne Farms, and Regency Square. The Zone also includes economic development sites such as Reynolds Crossing, and numerous industrial sites in the eastern portion of the County. The 2022 renewal did not amend the zone boundary or the zone incentives.

Zone Planning

- The most recent Enterprise Zone Amendment was approved in 2020, and added approximately 282 acres and deleted approximately 274 acres. The revised Zone contains 3,793 acres leaving a 47-acre surplus or reserve.
- In 2022, a five-year renewal was approved by the DHCD, extending the life of the zone through 2027.
- 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 also will continue to be reevaluated, and revised as needed during 2023.
- Staff are currently evaluating the need for a zone amendment which would involve additions and deletions if necessary and a review of the current incentives to determine if any should be added or modified. It is likely a Zone amendment will be submitted to DHCD in late 2023.

The following are initiatives that are on-going and will continue:

- i. Encourage existing Enterprise Zone business associations to help promote the use of Zone incentives and continue to work with existing business associations to increase involvement.
- ii. Conduct personal visits to businesses within the Zone to promote program benefits and determine individual business needs that could benefit from amended County incentives.
- iii. Notify all new property owners within the Enterprise Zone of available benefits and incentives.
- iv. Regularly consult with the County's Economic Development Authority and other County agencies on opportunities for Zone expansion and incentive modifications.
- v. 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 Investment Grants (RPIG). Notification provides information on the RPIG and JCG and encourages application to that program.

Local Zone Administrator Assistance Request

- 1) Henrico County has requested for the past six years that DHCD should consider purchasing the quarterly Micro Level Employer Information from the Virginia Employment (VEC) on behalf of all Enterprise Zone localities. This investment, while costing DHCD \$500, would save individual EZ localities the unnecessary \$500 expense. Although beginning with the 2022 Annual Report, DHCD has modified what they are requesting from localities when it comes to employer and employment data, there may be a number of localities who prefer to base their conclusions on actual data, in which case, they may continue to use the data from the VEC.

Should DHCD find that more than one EZ locality continues to use the VEC data, this would remain a valid request DHCD should consider. This request never received a response from DHCD. This is now the seventh consecutive year in which Henrico County has raised this issue.

- 2) DHCD, through the CAMS Portal, should provide a way to download and print the Annual Report as a complete document. This is the eighth consecutive year in which this request has been made. This request has never received a response from DHCD.
- 3) Henrico County appreciates that DHCD has reviewed and modified the submission requirements for the Enterprise Zone Annual Report. Some of the modifications addressed elements that we had previously identified as problematic. We are however disappointed that DHCD did not seek input from the Local Zone Administrators or Enterprise Zone localities as those modifications were being developed. With any regulatory or oversight program it is almost always useful to seek input from those who administer the program and who are responsible for maintaining and reporting the data. In both the 2020 and 2021 Annual Report, Henrico County suggested and explained the importance of assembling a group of Annual Report stakeholders to do just that.
- 4) Henrico County provided comment to the Board of Housing and Community Development on a suggested clarification to the Enterprise Zone regulations. The Board did not direct any change, as the staff stated that “staff intends to begin conversations with stakeholders soon to identify mechanisms within program guidance to streamline the program and find efficiencies.” We would like to encourage staff to do that as soon as possible as the issue raised in the regulatory comment period impacts the implementation of our program.

Zone Activities & Photos

Zone Activity Report

The most significant public investments within and serving the Enterprise Zone in 2022 include the following:

- Substantial improvements to Richmond-Henrico Turnpike, improving intersections, expanding vehicular capacity, and adding sidewalks to provide improved access to the Richmond International Raceway and adjacent areas. Total investment in infrastructure upon completion is expected to exceed \$41 million.
- Completion of County Fire Station #20 at 8521 Willis Road, just off Staples Mill Road, which is in the Enterprise Zone.

River City Veterinary Hospital at 5220 West Broad St.:

The relocation of River City Veterinary Hospital involved the renovation of a former Family Dollar and auto loan building at 5220 West Broad Street. The total investment for the project, completed in 2022, was approximately \$1.8 million. The project received over \$21,440 in local building permit fee waivers, \$100,000 in Real Property Investment Grant funds, and \$7,000 in local grant funds.



Thermo Fisher Scientific at 8700 Quioccasin Rd.:



Thermo Fisher Scientific invested over \$2 million in the adaptive reuse and substantial expansion of a long-vacant 59,000 square foot retail space. The former store was converted to a clinical biopharma research lab as the first phase of the company's plan to invest \$97 million in expanding operations in the Richmond region. With approximately 240 jobs created at this location, the company

intends to add over 500 new jobs over the next three years. The project received over \$13,000 in local permit and planning fee waivers.

Regency Mall at 1420 North Parham Rd.:

As reported in *Richmond Magazine*, “Opened as a traditional indoor mall in 1975, Regency is now a mixed-use development, redefining the concept of a mall following its 2015 purchase by Thalhimier Realty Partners Inc. and the Rebkee Co. Part of the dramatic transformation inside and outside the West End mall includes the 2020 loss of its last legacy anchor store, JCPenney, and the addition of the NOVA of Virginia Aquatics Center in 2021, as well as Surge Adventure Park, Riddle Me This Escape Rooms and the Rise at Regency apartments. In September 2022, students at Henrico’s Adult Education Center began work to renovate part of the mall and create dozens of classrooms” (Newton 2023). Over the past six years, the mall has received \$602,468 in State Real Property Investment Grants, and \$821,949 in local building permit fee waivers.



Richmond-Henrico Tpke.:

Following the expansion of the Enterprise Zone boundary in 2020 to include additional economic development sites, Henrico County began work on substantial improvements to Richmond Henrico Turnpike, which included: improving intersections, expanding



vehicular capacity, adding sidewalks to provide improved access to the Richmond International Raceway and adjacent areas. Total investment in infrastructure is expected to exceed \$41 million. Amazon began construction on a 650,000 square foot fulfillment center, receiving permit fee waivers thus far exceeding \$706,000. Other private investment has also begun, including the refurbishment and modernization of an older shopping center.

Willow Lawn at 1601 Willow Lawn Dr.:

Willow Lawn is a former mall that has been the site of recent revitalization and redevelopment. There has been continued investment in the area since 2012. It has over 30 businesses, and in 2022, \$53,126,528 was invested in various alterations within the shopping center. The area received \$52,614 in permit fee waivers during 2022.



Laburnum Shopping Center at 2 E. Laburnum Ave:

This shopping center is located near the Richmond Raceway in the center of one of the lowest income census tracts in Henrico County. The owners have benefitted from local Enterprise Zone incentives frequently over the past 12 years as they continue to strive to maintain and improve the property within a very challenging area. In 2021 and 2022, the owners undertook additional improvements and received local Enterprise Zone grants for architectural design, paving, and building façade improvements. The grant assistance totaled \$17,715 and leveraged investment of \$73,715.

“

We've made countless improvements with these grants including re-paving our parking lot, improving the building façade, and adding dumpster gates behind the building. The County helped us from the very beginning and these grants truly made a difference in making these renovations possible.

- Mrs. Joo Lee, co-owner of the Laburnum Shopping Center

”



Zone Activities Report for Non-Participants

All projects and activities within the Enterprise Zone boundaries that required local building permits received the Permit-Fee Wavier incentive. In 2022 the following permit and application fees were waived: 229 building permits and \$2,016,796.00 in fees; 2 applications totaling \$1,050 in Provisional Use Permit fees; 2 applications totaling \$900.00 in Conditional Use Permit fees; 5 applications totaling \$6,357.30 in Rezoning fees; and 18 cases totaling \$5,820.90 in Plan of Development fees, for a total of 256 fee waiver cases totaling \$2,030,924.20. There are always businesses that may be eligible for state grants, are notified of potential eligibility, but for various reasons do not apply. For example, sometimes there are situations where ownership changes prevent the qualified investor from applying. The amount of building permit fees waived during 2022 is the highest ever experienced in Henrico County, primarily due to two large projects. Due to the size of the projects and the duration of the construction period, these projects will not be submitting for Virginia Enterprise Zone Program grants until the 2023 or 2024 grant year.

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 businesses interested in relocating or opening locations with the Henrico County Enterprise Zone. In early January 2023, County staff sent mailings to 24 businesses that completed substantial construction within the zone during 2022, notifying them of the Real Property Investment Grant program and deadline.

For grant year (GY) 2022, 16 Real Property Investment Grants (RPIG) totaling \$1,268,422.41 were provided to Henrico County businesses, and one business received a Job Creation Grant (JCG) totaling \$46,136.00.

Job Creation & Investment Data

Local Zone Utilization

A total of 683 Qualified Businesses utilized local Enterprise Zone incentives during GY 2022. The total awarded value of all incentives for GY 2022 was \$3,217,050.55. For additional detail and information, please reference Attachment 1: Local Incentive Utilization.

Job Creation Information

Based on analysis of micro-level QCED employment data received from the Virginia Employment Commission, the number of businesses in the Enterprise Zone decreased by 7.2% from 1,503 businesses in 2021 to 1,395 businesses in 2022. Total employment in the zone increased 5% from 34,840 jobs in 2021 to 36,590 in 2022. 285 businesses closed between 2021 and 2022 resulting in 2,129 jobs lost. 177 new businesses opened in 2022 resulting in a gain of 3,075 jobs. Existing businesses activity (downsizing and expansions) resulted in a net gain of 127 jobs from 2021 to 2022 since more jobs were gained through expansions than lost through downsizing.

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 2021 and 2022. These files provided listings of employer locations determined by the VEC to be within Henrico County. Included were businesses name, street address, and monthly and average employment, and Employer identification Number (EIN). These files were then geocoded to determine whether they were in the Enterprise Zone and manually coded to ensure accuracy.

To determine business activity, businesses listed with the Enterprise Zone from the 4th quarter of year 2021 were compared to those listed in the 4th quarter of year 2022. New businesses were determined to be those listed in the 4th quarter VEC 2022 report, but not listed in the 2021 report. Businesses closures were determined to be listed in the 2021 report but were not reported in the 2022 report. Businesses expansions were determined to be those businesses where the employment increased between 2021 and 2022. Businesses downsizing were determined to be those businesses where the employment decreased between 2021 and 2022. Changes in employment were calculated by comparing the 2021 4th quarter November employment to 2022 4th quarter November employment.

Private Investment

Private investment activity, both new construction and rehab/expansion activity resulted in 229 building permits issued with a corresponding investment value of \$280,598,994.87 in 2022. In the same year, Henrico County businesses received \$1,314,558.41 in Virginia Enterprise Zone Grant funds.

Additional Information

Company Highlight

See “Zone Activity Report” section for zone activity highlights.

Attachments

Attachment 1: Local Incentive Utilization Table

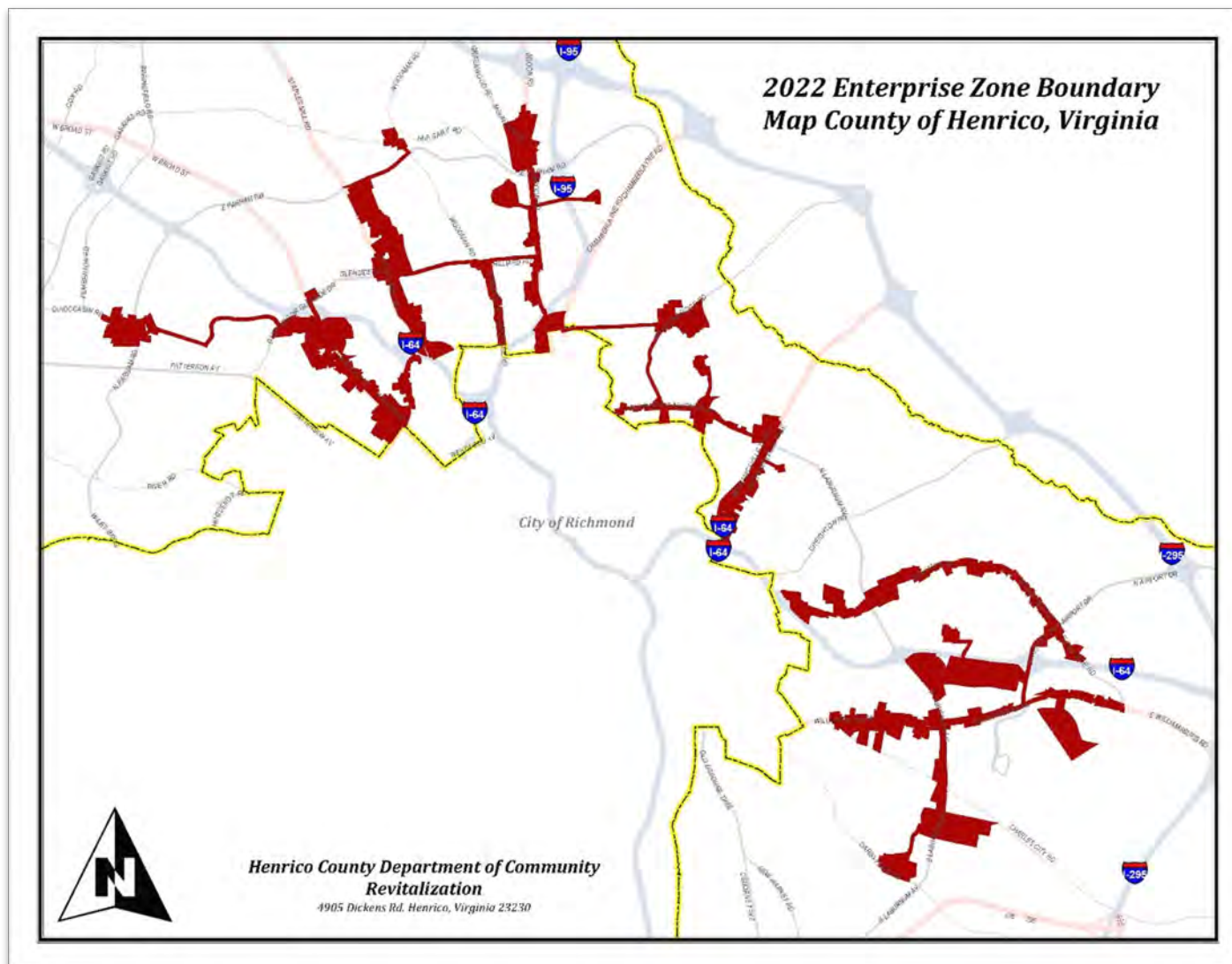
Local Zone Utilization			Calendar Year 2022				
Locality Name		Henrico County					
Zone Number		28					
Incentive Name	Qualification Criteria	Number of Qualified Businesses in 2022	Financial Value of Incentive in 2022	Total Investment Leveraged	Total # of Jobs Impacted / Created (if applicable)	Type of Investment (pull down menu)	If the incentive was not utilized during the calendar year, please discuss plans to improve utilization.
This list should include ALL local incentives offered by the locality - not only those utilized during the calendar year.							
Accelerated Development Processing	Propose a major development in the Enterprise Zone	0	\$0.00	\$0.00	N/A	Other	Henrico County now offers Accelerated Development Processing for all developments where it is requested. This incentive is no longer tracked for the Enterprise Zone.
Rehabilitation Real Estate Tax Exemptions	Request assessment before work begins; building must be at least 26 years old	26	\$1,110,247.05	\$130,617,300	N/A	Real Property	
Building Façade Grant	Limited to façade and other exterior improvements to a building; Job agreement requires one job created for each \$10,000 of grant funds.	1	\$9,715.56	\$29,440.00	N/A	Real Property	

Incentive Name	Qualification Criteria	Number of Qualified Businesses in 2022	Financial Value of Incentive in 2022	Total Investment Leveraged	Total # of Jobs Impacted / Created (if applicable)	Type of Investment (pull down menu)	If the incentive was not utilized during the calendar year, please discuss plans to improve utilization.
Employment and Training Assistance	Any businesses located in the Enterprise Zone	0	N/A	N/A	N/A	Other	With the allocation of \$404,000 of CDBG CARES Act funds for Employment and Training Assistance, this service was available County-wide in 2022. During the calendar year, 2538 persons were served.
Plan Review and Permit Fee Waivers	Own property or business in the Enterprise Zone; Fees are not waived for one and two-family homes.	256	\$2,030,924.20	\$280,598,994.87	N/A	Real Property	
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, either intention of rehabilitation property.	4	\$12,000.00	\$0.00	N/A	Other	

Incentive Name	Qualification Criteria	Number of Qualified Businesses in 2022	Financial Value of Incentive in 2022	Total Investment Leveraged	Total # of Jobs Impacted / Created (if applicable)	Type of Investment (pull down menu)	If the incentive was not utilized during the calendar year, please discuss plans to improve utilization.
Fire Safety Seminars for Small Businesses	Any businesses located in the Enterprise Zone	3	N/A	N/A	N/A	Other	
Crime Prevention through Environmental Design	Any businesses located in the Enterprise Zone	33	N/A	N/A	N/A	Other	
Commercial Revitalization Staff Assistance	Own property or business in the Enterprise Zone	346	N/A	N/A	N/A	Other	
Training Seminars for Businesses	Any businesses located in the Enterprise Zone	0	N/A	N/A	N/A	Other	Staff resources generally limit this incentive to individual training and business assistance.
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	0	\$0.00	\$0.00	N/A	Real Property	The use of Federal Funding has limited use of this incentive because of restrictions/ compliance issues. Alternate funding sources will be considered to increase incentive participation

Incentive Name	Qualification Criteria	Number of Qualified Businesses in 2022	Financial Value of Incentive in 2022	Total Investment Leveraged	Total # of Jobs Impacted / Created (if applicable)	Type of Investment (pull down menu)	If the incentive was not utilized during the calendar year, please discuss plans to improve utilization.
Paving and Parking Lot Sealing Grant	Properties with existing buildings or where an addition(s) to existing building is proposed	10	\$47,557.00	\$493,454.00	N/A	Real Property	
Landscaping Grant	Properties with existing buildings or where an addition(s) to existing building is proposed	1	\$2,000.00	\$6,270.00	N/A	Real Property	
Building Façade Grant - Small Business	Limited to existing businesses with a maximum of six full-time equivalent employees	0	\$0.00	\$0.00	N/A	Real Property	None were completed in 2022. It is expected that two or three will be completed in 2023
Building Demolition Grant	Demolition must clear the site for an additional investment of \$250,000 for a new building	0	\$0.00	\$0.00	N/A	Real Property	Several of these grants have been authorized prior to or during CY 2022, and have been or will be completed in CY 2023
Existing Freestanding Signage Grant	Existing freestanding sign on property in need of demolition and replacement, or refurbishment	3	\$4,606.74	\$19,364.20	N/A	Real Property	
TOTAL		680	\$3,217,050.55	\$411,764,823.07	N/A		

Attachment 2: Enterprise Zone Map



Attachment 3: Zone Ordinances

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, 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, 36-49.1:11(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.

department of conservation and recreation, the state forester or the state commissioner of agriculture and consumer services. Upon the refusal of the commissioner of agriculture and consumer services, the state forester or the director of the department of conservation and recreation to issue an opinion, or in the event of an unfavorable opinion which does not comport with standards set forth by the respective official, the party aggrieved may seek relief from the circuit court of the county. If the court finds in his favor, it may issue an order which shall serve in lieu of an opinion for the purposes of this article.

(Code 1980, §§ 20-9–20-11; Code 1995, § 20-53)

State law reference—Special assessments for agricultural, horticultural, forest and open space uses, Code of Virginia, § 58.1-3229 et seq.; application, Code of Virginia, §§ 58.1-3234, 58.1-3235; determination of eligibility, Code of Virginia, §§ 58.1-3233, 58.1-3240.

Secs. 20-60–20-76. Reserved.

DIVISION 3. EXEMPTIONS

***State law reference**—Exemptions, Code of Virginia, §§ 58.1-3210 et seq., 58.1-3220 et seq., 58.1-3660 et seq.

Sec. 20-77. Reserved.

Sec. 20-78. Elderly or permanently and totally disabled persons.

(a) *Exemption authorized.* Real estate tax exemption is provided for qualified property owners who are not less than 65 years of age or who are permanently and totally disabled and who are eligible according to other terms of this section. A dwelling jointly held by a husband and wife may qualify if either spouse is 65 years of age or older or is permanently and totally disabled. Persons qualifying for exemption are deemed to be bearing an extraordinary real estate tax burden in relation to their income and financial worth.

(b) *Definitions.* For purposes of this section, any reference to:

(1) “Dwelling” shall include an improvement to real estate exempt pursuant to this section and the land upon which such improvement is situated so long as the improvement is used principally for other than a business purpose and is used to house or cover any motor vehicle classified pursuant to subdivisions (A)(3) through (10) of Code of Virginia, § 58.1-3503; household goods classified pursuant to subdivision (A)(14) of Code of Virginia, § 58.1-3503; or household goods exempted from personal property tax pursuant to Code of Virginia, § 58.1-3504.

(2) “Real estate” shall include manufactured homes as defined in Code of Virginia, § 36-85.3.

(c) *Administration.* The exemption shall be administered by the director of finance or his authorized delegate according to the general provisions contained in this section. The director is hereby authorized and empowered to prescribe, adopt and enforce rules and regulations, including the requirement of answers under oath, as may be reasonably necessary to determine qualifications for exemption. The director may require production of certified tax returns and appraisal reports to establish income or financial worth.

(d) *"Permanently and totally disabled" defined.* A person shall be regarded as being permanently and totally disabled for purposes of this section if such person is unable to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment or deformity which can be expected to result in death or can be expected to last for the duration of such person's life.

(e) *Criteria for exemption.* Exemption shall be granted to persons subject to the following provisions:

(1) The title to the property for which exemption is claimed is held, or partially held, on December 31 immediately preceding the taxable year, by the person claiming exemption.

(2) The person occupying the dwelling and owning title or partial title thereto is 65 years or older on December 31 of the year immediately preceding the taxable year or the person claiming exemption was

permanently and totally disabled on December 31 of the year immediately preceding the taxable year and is so disabled when he files the affidavit or written statement required in subsection (f) of this section. A dwelling jointly held by husband and wife may qualify if either spouse is 65 years of age or over or is permanently and totally disabled. Such dwelling must be owned by and occupied as the sole dwelling of the person claiming exemption. Persons who are otherwise qualified for exemption but are confined to hospitals, nursing homes, convalescent homes or other institutions for physical or mental care shall not be disqualified for exemption so long as the real estate for which exemption is sought is not used by or leased to others for consideration.

(3) The gross combined income of the owner during the year immediately preceding the taxable year shall be determined by the director to be an amount not to exceed \$75,000.00. Gross combined income shall include only those sources of gross income that are subject to tax under federal income tax laws, regulations, rules, or policies, without regard to whether a tax return is actually filed, of the owner, the spouse and the owner's relatives living in the dwelling for which exemption is claimed. Gross combined income shall not include life insurance benefits or receipts from borrowing or other debt. For the purpose of this subsection, the first \$10,000.00 of annual income of each of the owner's relatives, other than a spouse, living in the dwelling and who does not qualify for the exemption provided by subsection (e)(4) of this section shall be excluded in computing gross combined income. The term "owner," as used in this subsection, shall also be construed as "owners."

(4) Notwithstanding subsection (e)(3) of this section, none of the income of the owner's relatives living in the dwelling and providing bona fide caregiving services to the owner, whether such relatives are compensated or not, will be counted towards the income limit. In addition, if an owner's relative living in the dwelling is permanently and totally disabled, none of the disability income received by that relative will be counted towards the income limit.

(5) The net combined financial worth of the owner as of December 31 of the year immediately preceding the taxable year shall be determined by the director to be an amount not to exceed \$400,000.00. Net combined financial worth shall include the value of all assets, including the present value of all equitable interests, of the owners and spouse of any owner, excluding the fair market value of the dwelling and the land, not exceeding ten acres, upon which it is situated and for which exemption is claimed. The value of household furnishings is excluded from the computation of net worth.

(f) *Affidavit or written statement.* No later than April 1 of the taxable year, the person claiming an exemption must file in writing an affidavit or written statement with the director. In lieu of the filing of an annual affidavit or written statement, once a taxpayer is determined to be eligible, an affidavit or written statement may be filed on a three-year cycle with an annual certification by the taxpayer that no information contained on the last preceding affidavit or written statement filed has changed to violate the limitations and conditions provided in this section. Such annual certification must be filed not later than April 1 of the taxable year. Affidavits or written statements from first-time applicants or in hardship cases, as determined by the director of finance, will be accepted through December 31 of the taxable year.

(1) Such affidavit or written statement shall set forth, in a manner prescribed by the director, the names of all owners, the location and assessed value of the property, the names of any related persons occupying the dwelling for which exemption is claimed, the gross combined income of all owners and owners' relatives who live in the residence, and the net combined financial worth of all owners and their spouses.

(2) If the person claiming exemption is under 65 years of age, such form shall have attached thereto a certification by the Social Security Administration, the Department of Veterans Affairs or the Railroad Retirement Board, or, if such person is not eligible for certification by any of these agencies, a sworn affidavit or written statement by two medical doctors who are either licensed to practice medicine in the state or are military officers on active duty who practice medicine with the United States Armed Forces, to the effect that such person is permanently and totally disabled as defined in subsection (d) of this section and stating the nature of the disability. A certification pursuant to 42 USC 423(d) by the Social Security Administration, so

long as the person remains eligible for such Social Security benefits, shall be deemed to satisfy the definition in subsection (d) of this section. The affidavit or written 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 principal residence eligible for the exemption under this section on the date that such covered person dies, then the exemption for the surviving spouse shall begin on the date that such covered person dies. If the surviving spouse acquires the property after January 1, 2017, then the exemption shall begin on the date of acquisition, and the previous owner may be entitled to a refund for a pro rata portion of real property taxes paid pursuant to Code of Virginia, § 58.1-3360. No interest shall be paid on any refund due to the surviving spouse for taxes paid prior to the surviving spouse's filing of the affidavit or written statement required by this section.

- (C) *Scope of exemption.* Those dwellings with assessed values in the most recently ended tax year that are not in excess of the average assessed value for such year shall qualify for a total exemption from real property taxes under this section. If the value of a dwelling is in excess of the average assessed value for such year, then only that portion of the assessed value in excess of the average assessed value shall be subject to real property taxes, and the portion of the assessed value that is not in excess of the average assessed value shall be exempt from real property taxes. Single-family homes, condominiums, town homes, manufactured homes as defined in Code of Virginia, § 46.2-100 whether or not the wheels and other equipment previously used for mobility have been removed, and other types of dwellings of surviving spouses, whether or not the land on which the single-family home condominium, town home, manufactured home, or other type of dwelling of a surviving spouse is located is owned by someone other than the surviving spouse, that (i) meet the requirements of this subsection and (ii) are occupied by such persons as their principal place of residence shall qualify for the real property tax exemption. If the land on which the single-family home, condominium, town home, manufactured home, or other type of dwelling is located is not owned by the surviving spouse, then the land is not exempt.
- (D) *Occupation as principal place of residence required; effect of remarriage or moving.* The surviving spouse shall qualify for the exemption so long as the surviving spouse does not remarry and continues to occupy the real property as his principal place of residence. The exemption applies without restriction on the spouse's moving to a different principal place of residence.
- (E) *Exemption for land upon which dwelling is situated; application of exemption to improvements other than a dwelling.* The exemption applies to (i) the qualifying dwelling, or that portion of the value of such dwelling and land that qualifies for the exemption pursuant to subsection (C), and (ii) with the exception of land not owned by the surviving spouse, the land, not exceeding ten acres, upon which it is situated. A real property improvement other than a dwelling, including the land upon which such improvement is situated, made to such land as is exempt from taxation under this section, shall also be exempt from taxation so long as the principal use of the improvement is (a) to house or cover motor vehicles or household goods and personal effects as classified in subdivision (A)(14) of the Code of Virginia, § 58.1-3503 and as listed in Code of Virginia, § 58.1-3504 and (b) for other than a business purpose.
- (F) *Application to life estate, revocable inter vivos trust, irrevocable trust, leasehold, or term of years.* For purposes of this section, real property of any surviving spouse of a covered person includes real property held (i) by a surviving spouse as a tenant for life, (ii) in a revocable inter vivos trust over which the surviving spouse holds the power of revocation, or (iii) in an irrevocable trust under which the surviving spouse possesses a life estate or enjoys continuing right of use or support. Such real property does not include any interest held under a leasehold or term of years.
- (G) *Effect of joint ownership.*
- (1) In the event that (i) a surviving spouse is entitled to an exemption under this section by virtue of holding the property in any of the three ways identified in clauses (i) through (iii) of subsection (F) and (ii) one or more other persons have an ownership interest in the property that permits them to occupy the property, then the tax exemption for the property that otherwise would have been provided shall be prorated by multiplying the amount of the exemption by a fraction the numerator of which is one and the denominator of which equals the total number of people having an ownership interest that permits them to occupy the property.
 - (2) In the event that the principal residence is jointly owned by two or more individuals, including the surviving spouse, and no person is entitled to the exemption under this section by virtue of holding

the property in any of the three ways identified in clauses (i) through (iii) of subsection (F), then the exemption shall be prorated by multiplying the amount of the exemption by a fraction the numerator of which is the percentage of ownership interest in the dwelling held by the surviving spouse and the denominator of which is 100.

- (H) *Application for exemption; notification upon remarriage or change in principal place of residence.* The surviving spouse claiming the exemption under this section shall file with the director of finance on forms supplied by the county an affidavit or written statement (i) setting forth the surviving spouse's name, (ii) indicating any other joint owners of the real property, (iii) certifying that the real property is occupied as the surviving spouse's principal place of residence, and (iv) including evidence of the determination of the Comptroller of Virginia or the Virginia Retirement System that the deceased is a covered person. The surviving spouse shall also provide documentation that he is the surviving spouse of a covered person and of the date that the covered person died. The surviving spouse shall be required to refile the information required by this subsection only if the surviving spouse's principal place of residence changes. The surviving spouse shall promptly notify the director of finance of any remarriage.
- (I) *Effect of absence from residence.* The fact that surviving spouses who are otherwise qualified for tax exemption pursuant to this section are residing in hospitals, nursing homes, convalescent homes, or other facilities for physical or mental care for extended periods of time shall not be construed to mean that the real estate for which tax exemption is sought does not continue to be the sole dwelling of such persons during such extended periods of other residence, so long as such real estate is not used by or leased to others for consideration.

Sec. 20-84. Partial exemption for demolition or renovation of derelict buildings.

Prior to demolishing or renovating a derelict building pursuant to a plan approved under article VI of chapter 6, at the request of the property owner, the real estate assessor shall make an assessment of the property in its current derelict condition. On the building permit application, the owner shall declare the costs of the demolition, or the costs of materials and labor to complete the renovation. At the request of the property owner, after demolition or renovation of the derelict building, the real estate assessor shall reflect the fair market value of the demolition costs or the fair market value of the renovation improvements in the real estate tax assessment records. The real estate tax on an amount equal to the costs of demolition or an amount equal to the increase in the fair market value of the renovations shall be abated for a period of seven years and is transferable with the property. The abatement of taxes for demolition shall not apply if the structure demolished is a registered Virginia landmark or is determined by the Virginia Department of Historic Resources to contribute to the significance of a registered historic district.

Secs. 20-85 – 20-107. Reserved.

ARTICLE III. TANGIBLE PERSONAL PROPERTY TAX

***State law reference** – Tangible personal property tax, Code of Virginia, § 58.1-3500 et seq.

Sec. 20-108. Assessment and returns generally.

(a) Assessment; filing of return; payment; penalty and interest.

(1) Personal property and machinery and tools shall be assessed in accordance with the provisions of Code of Virginia, title 58.1 (Code of Virginia, § 58.1-1 et seq.). Taxes so assessed shall be based upon all such property, machinery and tools owned as of January 1 of each year. Every taxpayer owning any property

Attachment 4: Zone Marketing Materials

ENTERPRISE ZONE

Business Incentives and Grants that Drive Success



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.

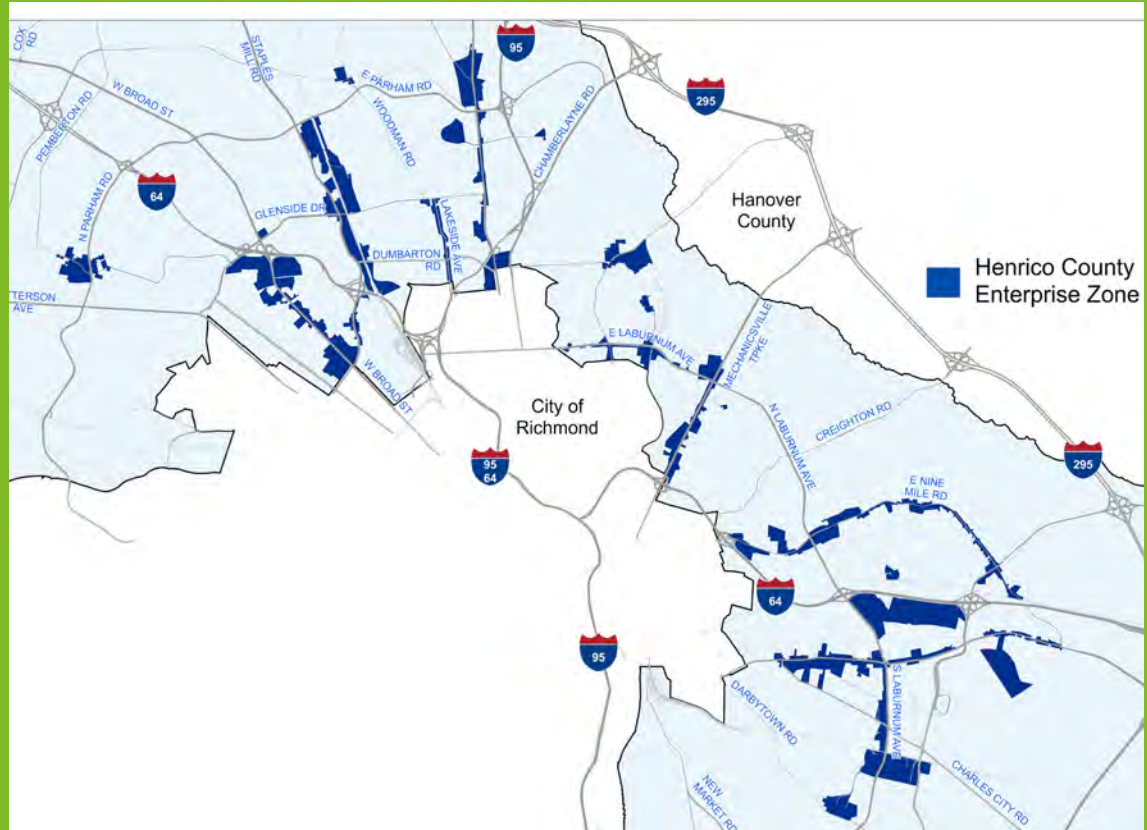
For more information about Henrico County's Enterprise Zone, or to download an application for Zone benefits, please visit the County's Department of Community Revitalization site at: henrico.us/revit/enterprise-zone.

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.

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



Henrico County
COMMUNITY REVITALIZATION

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 jobs
- Businesses are eligible for grants of \$500 per job per year for five years if they:
 - Pay at least 150% but less than 175% of the federal minimum wage
 - Provide health benefits
- Businesses are eligible for grants of \$800 per job per year for five years if they:
 - Pay 175% of the federal minimum wage
 - Provide health benefits



Real Property Investment 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
- Solar projects require an investment of \$50,000

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
Email: enterprisezone@henrico.us
Website: henrico.us/revit/enterprise-zone

Virginia Department of Housing and Community Development:
Phone: 804-371-7171
Email: ezone@dhcd.virginia.gov
Website: www.dhcd.virginia.gov/vez

HENRICO INCENTIVES



Architectural Design Assistance

- Professional schematic design assistance for eligible businesses planning to undertake exterior modifications and improve the appearance of their buildings
- Design Assistance includes renderings and cost estimates



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 striping



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

- 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; square footage increase limited to 125% if final structure over 20,000 sq. ft



Off-Site Improvements Grant

- Up to \$10,000 for off-site drainage, water, sewer, broadband, sidewalk, and bus stop 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 construct a new building valued at \$250,000 or more



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.

Other Henrico Incentives:

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

ENTERPRISE ZONE

Business Incentives and
Grants that Drive Success



ZONED FOR SUCCESS

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 - 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
- Solar projects require an investment of \$50,000

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: 804-371-7171

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

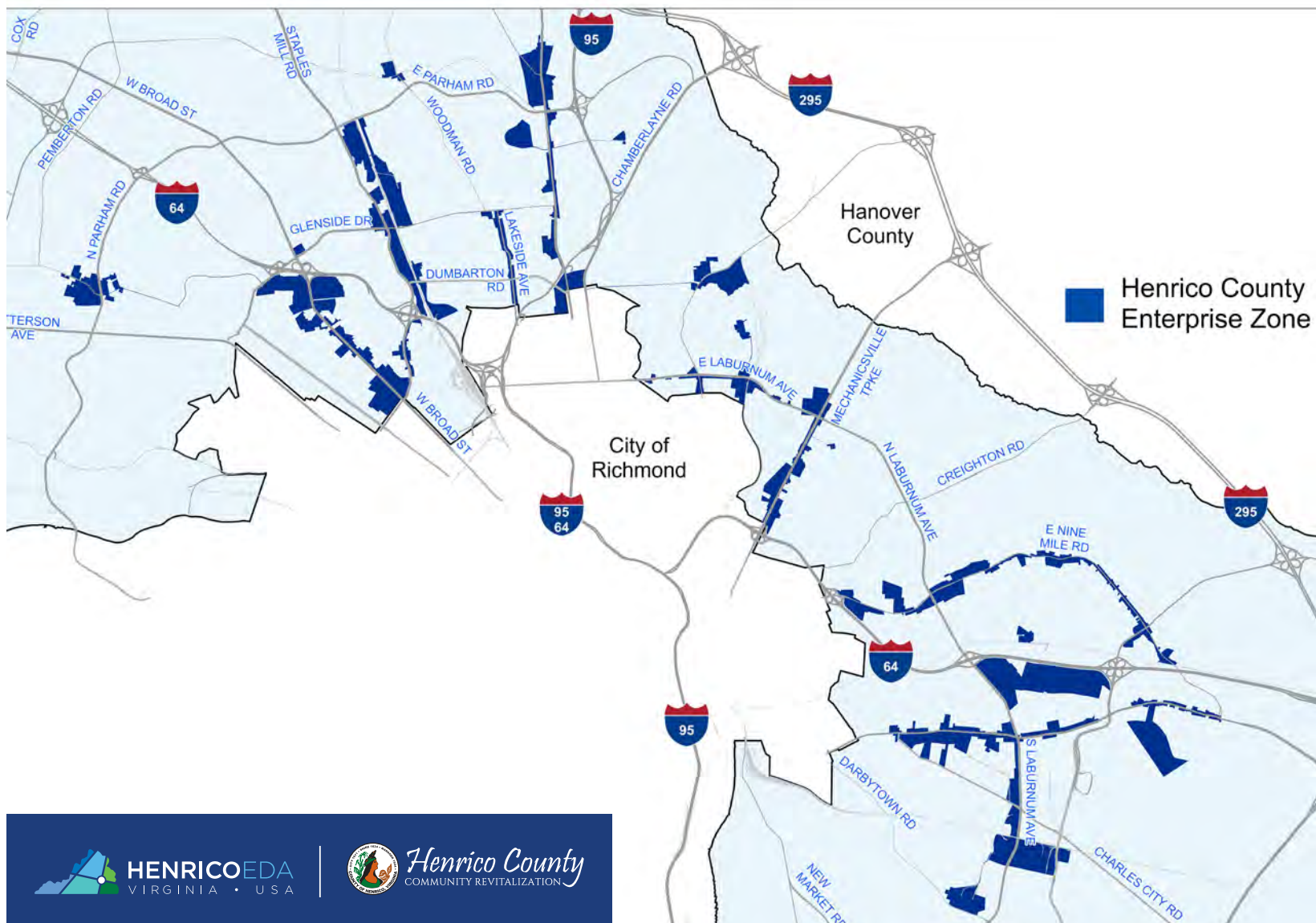
Join hundreds of companies, large and small, that have taken advantage of Henrico County's Enterprise Zone program to grow and expand their businesses. The sooner you do, the faster we can put Henrico to work for you.

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



Attachment 5: News Articles

Updated: 300-unit residential complex planned to replace Knights Inn

👤 Jonathan Spiers (<https://Richmondbizsense.Com/Author/Jonathan-Spiers/>)

🕒 April 5, 2022 💬 3

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The Knights Inn motel at 9002 Brook Road. (Jonathan Spiers photo)

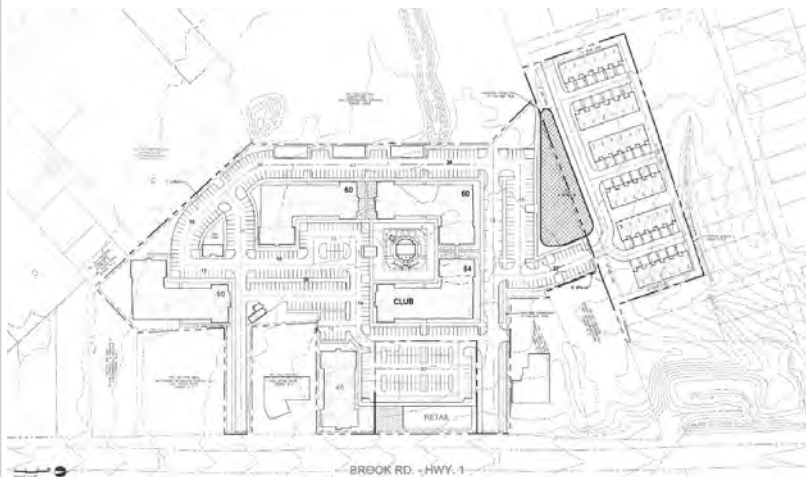
Note: This story has been updated with input from Middleburg Communities received after publication.

As hundreds of homes begin to rise across the street, a 1950s-era motel site along Brook Road is being positioned to add a few hundred more.

Documents filed with Henrico County show plans to replace the Knights Inn motel at 9002 Brook Road with more than 300 apartments and townhomes, as well as a commercial space fronting Brook.

The development, from Vienna-based Middleburg Communities, would fill the 7.5-acre motel property and eight adjoining parcels totaling over 13 acres.

Plans call for five four-story buildings that would house as many as 274 apartments on the motel site and an adjoining parcel to the south. Thirty-nine townhomes would fill the rest of the site, made up of six parcels on the north side of the motel.



A site plan shows the apartments and commercial building off Brook Road and the townhomes section to the north. (*Henrico County document*)

The apartments and townhomes would be separated by a stormwater management feature but connected via an internal road.

Three of the apartment buildings would enclose a central courtyard with a clubhouse amenity, while one building would front Brook. Beside that building would be the commercial space, totaling 7,500 square feet.

One of two entrances off Brook would be aligned with the extension of Magellan Parkway across Brook and feature street trees and parallel parking spaces. A third access for the townhomes would be off Norfolk Street.

The Magellan Parkway extension is part of ReTreat at One, the 600-home development from Stanley Martin Homes that's taking shape (<https://richmondbizsense.com/2022/02/10/project-snapshot-hundreds-of-homes-rising-along-i-95-near-greencity-site/>) across Brook from the motel site.



Site work for ReTreat at One has cleared land along Telegraph Road between Brook Road beside I-95. The Magellan Parkway extension is shown in the foreground. (*BizSense file*)

Jason Pfister, Middleburg's vice president for land entitlements, said the company was drawn to the Knights Inn site due in large part to GreenCity (<https://richmondbizsense.com/2021/10/13/henrico-approves-arena-anchored-greencity-innsbrook-mixed-use-plans/>), the \$2.3 billion arena-anchored development in the works across Interstate 95 from the Brook Road corridor. The Magellan Parkway extension will connect those two projects and lead right to the Knights Inn site, Pfister said.

“We were very interested in that part of town, particularly with GreenCity coming,” Pfister said. “It’s an area that’s kind of flagged for revitalization. So, our site acquisition guys located this site and we’ve been able to work with the owner of the Knights Inn to redevelop the property.”

Pfister said Middleburg has all of the parcels under contract.

Middleburg is planning a total of 310 units, with the townhomes making up 36 of those, he said. A parking analysis referred to in a county staff report breaks down the apartments to 91 one-bedroom units and 183 two- and three-bedroom units.

The apartments would range in size from about 670 square feet for the smallest one-bedroom to 1,390 square feet for a three-bedroom, Pfister said. The townhomes would range from about 1,640 to 1,780 square feet and include two- and three-bedroom floorplans with rear-load garages.



An elevation rendering of the planned four-story apartment buildings. (*Henrico County document*)

Rent ranges for the apartments were not provided, but Pfister said they would be market-rate. Pfister said the townhomes also would be market-rate rentals.

In addition to the 7,100-square-foot clubhouse, community amenities would include a fitness center, yoga studio, co-working space, conference room, pool and electric vehicle charging stations. Also planned are a dog park and pet spa, grilling station, private parking garages, package locker concierge and walking trails.

According to the staff report, the site could connect to the future Fall Line Trail that’s to be routed to the west, and to a multiuse trail planned along Magellan across Brook.

The project would require rezoning and provisional-use permit approvals, which the Henrico Planning Commission is scheduled to consider at its April 14 meeting. Middleburg is working with local attorney Andy Condlin of Roth Jackson Gibbons Condlin on the requests.

Pending approvals and permitting, Pfister said construction is aimed to start by the end of this year. He did not have a completion timeline or cost estimate for the project.



Elevations of the townhomes.

Founded in 2004, Middleburg has acquired or built over 20,000 apartments in markets primarily in the Southeast, according to its website. It also has properties in Nebraska, Texas and Utah.

The Knights Inn project is one of three that Middleburg is actively developing in the Richmond region. The company in December received approval in Chesterfield County for the Hamlet at Watkins Centre, a 283-home development planned on a 69-acre site at 631 and 701 Watkins Centre Parkway. It's also planning Hamlet at Falling Creek, a 365-unit community at 12600 Genito Road, according to its website.

Pfister said the Chesterfield developments would consist of townhomes and detached cottage homes, while the Falling Creek community would also include apartments and for-sale homes. Pfister said a builder for the for-sale homes has been selected but not announced.

Pfister said Middleburg is under contract and starting designs for a fourth development in the region. He said the site is in Henrico but would not specify the location.

"We are certainly open to exploring other options. We're very excited about the market," he said.

The Knights Inn project would replace the motel and two houses that would be razed. The development would not involve the Arthur's Electric Service and Better Menswear buildings fronting Brook south of the motel.

Built in 1952, the 25,000-square-foot motel is owned by AADI Investments LLC, which purchased the 7.5-acre property in 2013 for \$2 million, property records show. The rest of the parcels are in different ownership. The nine parcels that make up the development site are assessed collectively at \$1.8 million.

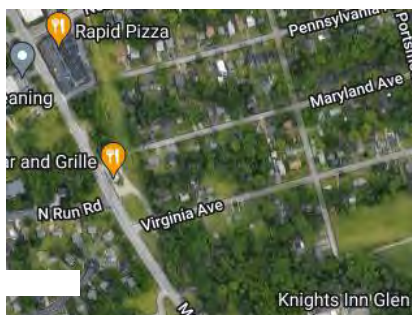
Design Resource Group, based in Charlotte, North Carolina, is the engineer on the project, according to the plans. South Carolina-based SGA | NW Design is the architect on the townhomes.



Knights Inn apartments ☆

Jonathan Spiers

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([HTTPS://RICHMONDBIZSENSE.COM/AUTHOR/JONATHAN-SPIERS/](https://richmondbizsense.com/author/jonathan-spiers/))

Jonathan joined BizSense in early 2015 after a decade of reporting in Wilmington, N.C., and at the Henrico County Leader. The Virginia Tech grad covers government, real estate, advertising/marketing and other news. Reach him at jonathan@richmondbizsense.com (<mailto:jonathan@richmondbizsense.com>) or (804) 308-2447.

Editor's Picks



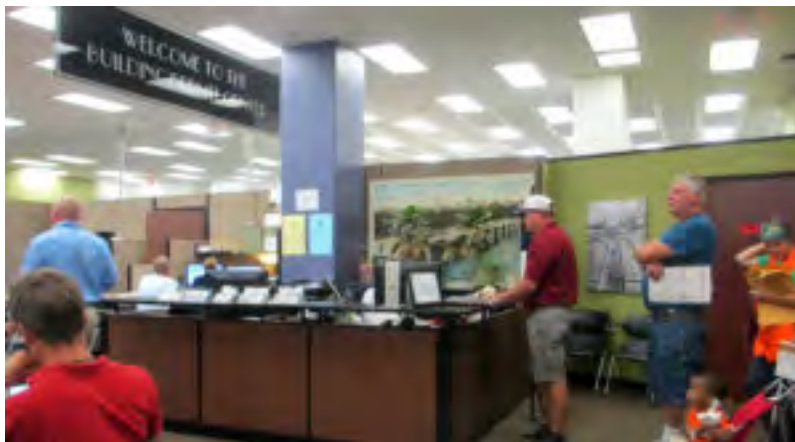
Updated: Stony Point Fashion Park sold to Florida firm for \$15M
(<https://richmondbizsense.com/2022/04/06/breaking-news-stony-point-fashion-park-sold-to-florida-firm/>)



Updated: 300-unit residential complex planned to replace Knights Inn
(<https://richmondbizsense.com/2022/04/05/300-unit-residential-complex-planned-to-replace-knights-inn-on-brook-road/>)



Local vending machine startup pivots after spat with health department
(<https://richmondbizsense.com/2022/04/05/local-vending-machine-startup-pivots-after-spat-with-health-department/>)



City Hall critics fear retribution for complaining about permit delays
(<https://richmondbizsense.com/2022/04/04/city-hall-critics-fear-retribution-for-complaining-about-permit-delays/>)

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Post Comment



Carl Schwendeman ⌚ 6 days ago

This is good that they are replacing a worn out building with more housing. I hope Henrico County Public Works adds 8 foot wide sidewalks along US Route 1 between Virginia Center Parkway and Mountain Road and Route 1.

They could take the proffers from this project and use this to pay for a quarter mile of the Fall Line Trail that will run behind this project.

They should also look at adding bus rapid transit along this section of Route 1

^ 8 v ➡ Reply



Kelvin Troy Gentry ⌚ 5 days ago

This would be good for families with teenagers that want to work at Kings Dominion and be close for work

^ 3 v ➡ Reply



Ed Christina ⌚ 4 days ago

I used to deliver Pizzas on weekends in this area, and my first thought was “who wants to live in this sketchy area”.

But by tearing down this and a few other shady “hotels” the area should come up quickly.

^ -1 v ➡ Reply

Dozens of homes around Libbie Mill to be demolished for project's next phase

Mike Platania (<https://Richmondbizsense.Com/Author/Mike-Platania/>)

November 1, 2022

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Gumenick Properties is preparing to demolish 30 single-family homes it owns in the northwestern corner of Libbie Mill. The 1950s-era houses have been used for training by Henrico's first responders. (*Mike Platania photos*)

The developer of Libbie Mill-Midtown will soon have extra acreage to work with as it continues to expand the mixed-use development.

Gumenick Properties is preparing to demolish 30 single-family homes it owns in the northwestern corner of Libbie Mill, in the area bounded by Bethlehem, Indigo and Spencer Roads and Libbie Avenue.

The razing of the homes, which total around 1,300 square feet and date back to the mid-1950s, will free up nine additional acres.

Many of the homes face a 300-unit townhome and condo section of Libbie Mill that's currently under construction. Libbie Mill in total spans over 80 acres and includes a pair of 325 plus-unit apartment buildings, a library, and the corporate headquarters for LL Flooring (<https://richmondbizsense.com/2019/11/07/lumber-liquidators-begins-move-into-bustling-libbie-mill/>). The project also has a handful of local retail and restaurant tenants like Shagbark, The Stables Market and Blu Hazel.

(<https://richmondbizsense.com/2022/08/15/libbie-mill-midtown-adds-event-space-retail-shop-combo-as-newest-tenant/>)

Gumenick Vice President of Property Management Skip Nash said the company is pre-emptively demolishing the decades-old homes as they mull their options for the land.

"We're just still in planning mode," Nash said. "We don't have a plan or a real set schedule for that property."



(<https://s31832.pcdn.co/wp-content/uploads/2022/11/libbiemill3.jpg>)

The townhome and condo section of Libbie Mill-Midtown is currently under construction in the background.

Gumenick spent the last 22 years gradually acquiring the 30 homes, as well as a vacant lot at 2313 Libbie Ave. County records show it spent a total of \$5.3 million on the real estate, with its most recent deal closing last fall.

There appears to be two holdouts in the area, as a pair of houses at the corner of Spencer and Indigo roads are the only two parcels that aren't owned by Gumenick.

With the homes now empty ahead of demolition, Nash said Gumenick allowed Henrico's police and fire departments to use the structure for training drills. That's resulted in all sorts of sights such as holes being cut into some of the roofs.

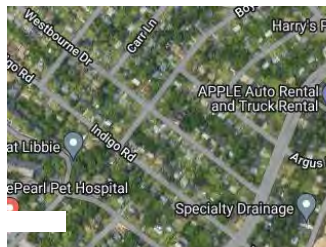
Other land still to be developed in Libbie Mill is a 2-acre vacant site that's planned for an office building. Gumenick initially was planning a six-story office building (<https://richmondbizsense.com/2018/07/17/office-building-plan-signals-shift-libbie-mill/>) for the parcel, however work hasn't gotten underway. Nash said they're still thinking office, but that they won't build on spec.

"It's currently marketed by Colliers as a potential office building, but it's not one we intend to build unless we have a tenant or tenants for," Nash said.

The development is also anticipating welcoming a familiar name in Richmond dining to a retail building facing Staples Mill Road in Libbie Mill. Acacia Mid-Town, the one-time Fan-and-Carytown-area restaurant (<https://richmondbizsense.com/2022/03/01/acacia-mid-town-restaurant-to-reopen-in-libbie-mill-midtown-development/>) from Aline and Dale Reitzer, is preparing to reopen at 2363 Roux St. after a three-year hiatus.

Libbie Mill-Midtown ☆

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Editor's Picks



Downtown coffee shop Alchemy plans transition to co-op model
(<https://richmondbizsense.com/2022/10/31/downtown-coffee-shop-alchemy-plans-transition-to-co-op-model/>)



'Goth cowboy' shop tries on bigger space on Broad
(<https://richmondbizsense.com/2022/10/28/goth-cowboy-shop-tries-on-bigger-space-on-broad/>)



New York Deli crew takes over Lady Nawlins building
(<https://richmondbizsense.com/2022/10/26/new-york-deli-crew-takes-over-lady-nawlins-building/>)



Brick House Diner to take over Kitchen 64 spot, move Midlo location

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To: Sacks, David
Subject: [MARKETING] BREAKING: Berkshire Hathaway and Mondelez Invest Millions in Henrico

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henrico.com

Berkshire Hathaway Comes to Innsbrook Technology Zone

BHE GT&S, a subsidiary of Berkshire Hathaway Energy, is moving its headquarters to Innsbrook.

The former Capital One complex, two class A buildings with roughly 192,000 square feet, is nestled on a 23-acre office park and will provide the energy giant a campus-style headquarters. The \$20.75 million purchase from Capital One was completed earlier this month.

Henrico's Daniel J. Schmitt, Brookland District Supervisor, said in a press release, "We are excited to congratulate BHE GT&S on expanding its corporate headquarters in the heart of Innsbrook." He added, "BHE GT&S's continued investment in Henrico County speaks to the company's confidence in our pro-business climate and reliable workforce pipeline. The decision to take advantage of the Technology Zone at Innsbrook is illustrative of the county's commitment to supporting new and exciting business growth."

Our corporate services sector in Henrico continues to thrive, thanks to our deep commitment to providing businesses the tools they need to succeed in today's marketplace and offering a skilled labor pool, unbeatable connectivity, and central location. This is the second of recent investments in the [Innsbrook Tech Zone](#). This announcement comes on the heels of the [EAB investment of over \\$6 million](#) and more than 200 jobs, adding to their longstanding presence in Henrico.

Innsbrook was also recently recognized as one of the best places to live in America by Stacker. Read more about Innsbrook in our [Quality of Life Report](#).



Mondelez Opens New Distribution Center in Eastern Henrico County


On Tuesday, Oreo and Chips Ahoy producer, Mondelez, held a ribbon cutting of its


new 450,000-square-foot facility. Attendees included John Vithoukas, Henrico County Manager; Tyrone Nelson, Varina District Supervisor; Delegate Delores McQuinn; and Virginia Deputy Secretary of Commerce and Trade Chelsea Jenkins.


The building is part of a \$122.5 million investment and will provide 80 jobs. The new facility, located on Airport Drive, will support the bakery operations on Laburnum Avenue.

"As the fulfillment center manager of this site, I have seen firsthand the value of operating here in Henrico County," said Warner Seay, Mondelez International Business Unit Leader. "Henrico County and the Richmond community have been important partners for the Mondelez operations for nearly 50 years."









Recent announcements in our advanced manufacturing sector include [American Paper Converting's \\$17 million expansion](#) and [Red River Foods' \\$16.5 million investment in a warehouse and processing facility](#). With a strategic location like ours, it's no wonder that [fDi Intelligence recognized Henrico as the second-best place in the world for transport and warehousing strategy](#).





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Off-price retailer to open in former Lakeside-area Martin's store

by Jack Jacobs (<https://Richmondbizsense.Com/Author/Jack-Jacobs/>)

June 13, 2022 0

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Discount retailer Gabe's plans to open a new store at 5700 Brook Road in late June. (Jack Jacobs photo)

A discount retail chain has set its sights on a former grocery store in the Lakeside area for its latest local expansion.

Gabe's, a West Virginia-based chain selling off-price clothing, home goods, pantry items and other goods, plans to open a new outpost at 5700 Brook Road, taking over the anchor space at Brook Run Shopping Center.

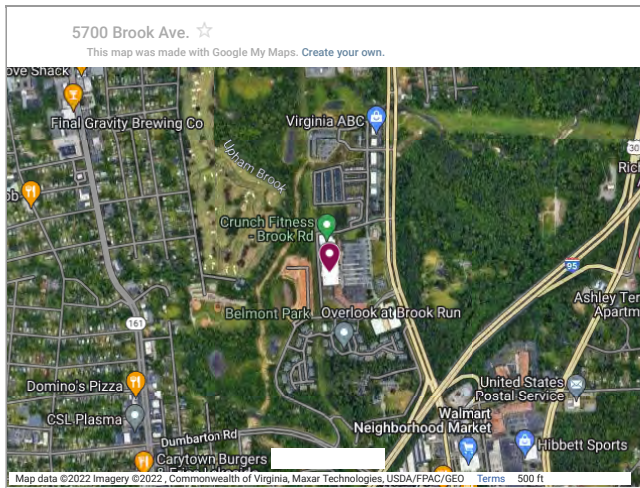
The store plans to open in its approximately 60,000-square-foot space in late June, per the company's website.

The store appears slated to be the third Gabe's location in the Greater Richmond area, joining 11003 Hull Street Road near Brandermill and 1040 Temple Ave. in Colonial Heights, according to the company's website.

The company didn't respond to a request for comment Friday.

The space was once home to grocery store Big Apple Neighborhood Market, which closed there in 2018 (<https://richmondbizsense.com/2018/10/15/brook-road-grocer-shuts-less-6-months/>) after fewer than six months of operation. Before Big Apple, the space was occupied by Martin's Food Markets, which shuttered in 2017 (<https://richmondbizsense.com/2017/05/18/last-of-local-martins-stores-to-close-this-summer/>).

In other local retail news, TJ Maxx's parent company is preparing to open a location of its off-price outdoors store Sierra and discounted home goods retailer Homesense in a former Stein Mart space in Short Pump (<https://richmondbizsense.com/2022/06/08/outdoor-gear-retailer-sierra-opening-first-richmond-location/>).



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Editor's Picks



Saks Fifth Avenue downsizes at Stony Point Fashion Park
(<https://richmondbizsense.com/2022/06/10/saks-fifth-avenue-downsizes-at-stony-point-fashion-park/>)



Outdoor gear retailer Sierra opening first Richmond location
(<https://richmondbizsense.com/2022/06/08/outdoor-gear-retailer-sierra-opening-first-richmond-location/>)

TOP STORY

Global life sciences company to invest \$97 million to expand its clinical research operations in the Richmond region

Gregory J. Gilligan

Mar 14, 2022



Thermo Fisher Scientific Inc. has taken over the former Toys R Us building on Quioccasin Road across from Regency
GREGORY J. GILLIGAN/TIMES-DISPATCH

Gregory J. Gilligan

March 15, 2022: Check out A1 Minute NOW – Thermo Fisher S...

Global life sciences company Thermo Fisher Scientific Inc. is planning to invest \$97 million to expand its clinical research operations in the Richmond region in response to increased demand for its services.

The company will create three bioanalytical labs — two in Henrico County and one in Richmond — over the next three years, adding about 500 new workers to its local workforce of more than 1,200 professionals.

The bulk of the expansion will take place in the immunochemistry and chromatography areas as well as subsequent enhancements in biomarker and vaccine sciences, the company said. The facilities will support increasing demand across biopharma for laboratory services to accelerate drug development.

Thermo Fisher's announcement expands the local laboratory operations that it acquired in December with the purchase of PPD Inc. in a deal valued at \$17.4 billion plus the assumption debt.

PPD, formerly called Pharmaceutical Product Development, operates a bioanalytical laboratory on Dabney Road in Henrico. It also has local administrative offices at One Holland Place on Staples Mill Road. The company uses more than 300,000 square feet of space.

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 - 3 'I'm humiliated from being beaten': Video shows chaotic scene as RPD officer confronts Richmond woman**
 - 4 UPDATE: Henrico authorities identify two men killed in Short Pump construction incident**
-

Thermo Fisher now plans to expand by creating two new bioanalytical labs in Henrico — one by renovating the former Toys R Us building at 8700 Quioccasin Road across from Regency mall and the other by occupying space at 2250 Dabney Road near its existing Henrico lab.

The company also will establish a third bioanalytical lab at the Virginia Bio+Tech Park in downtown Richmond.

The expansion bodes well for the Richmond region and its growing presence of pharmaceutical and life sciences companies and manufacturers, said Leonard Sledge, the city's economic development director.

“I think today's announcement continues to demonstrate the strength of the life sciences industry in the greater Richmond region,” Sledge said. “As much as we're able to continue to demonstrate our ability to collaborate and grow the life sciences industry within and across our borders, it creates economic opportunities for everybody.”

Anthony J. Romanello, executive director of the Henrico Economic Development Authority, said Thermo Fisher's announcement speaks to the ability of multiple localities collaborating on the project.

“The fact that we've got a life sciences company that is doing such important work and they continue to expand in our region, it's just really good for the entire Richmond region. It speaks to our business environment. It speaks to our labor

environment that they continue to want to grow here,” Romanello said.

The Richmond region has more than 30 pharmaceutical companies and manufacturers, said Chandra Briggman, president and CEO of Activation Capital, the nonprofit associated with the bio tech park that supports the startup business community through grants and other services.

“Having a well-established life sciences services firm like Thermo Fisher Scientific’s clinical research business move to the Virginia Bio+Tech Park will further strengthen the region as a biopharma research and innovation hub,” she said in a statement.

The average salary for the 500-plus employees expected to be hired is \$62,395, Romanello said. “These are high-paying, lab-type jobs,” he said.

Over the next three years, Thermo Fisher expects to add nearly 150,000 square feet of space to its existing portfolio in the region.

Work has been underway since last summer to renovate and expand the former Toys R Us building. About 15,814 square feet has been added onto the front of the existing 43,131-square-foot store building. (The Toys R Us chain built the Quioccasin Road store in 1981 and operated there until 2012, when the retailer opened a new store across from the Short Pump Town Center, which eventually closed.)

Thermo Fisher’s second new Henrico lab would be at 2250 Dabney Road. That space is currently occupied by another user, then it will need to be renovated for lab space, Romanello said.

In Richmond, Thermo Fisher will take over about 20,000 square feet in the 262,000-square-foot Biotech 8 building at 737 N. Fifth St., Sledge said. That building in the Virginia Bio+Tech Park had been the former downtown headquarters of bankrupt blood-testing lab Health Diagnostic Laboratory.

“We have a rich history in the Richmond and Henrico County region, a talent hub with respected universities, and an attractive place for our employees to live and work,” said David M. Johnston, senior vice president and president of research for Thermo Fisher, in a statement.

“We value our strong collaborative relationship with the Commonwealth of Virginia, Henrico County and the City of Richmond,” he said. “These vital relationships are an important reason our laboratories employ more than 1,200 professionals and that we have expanded our bioanalytical, biomarker and vaccine sciences operations to include more than 300,000 square feet of scientific work space. Investing in clinical research is essential to delivering on our promise of helping develop life-changing medicines for patients in need.”

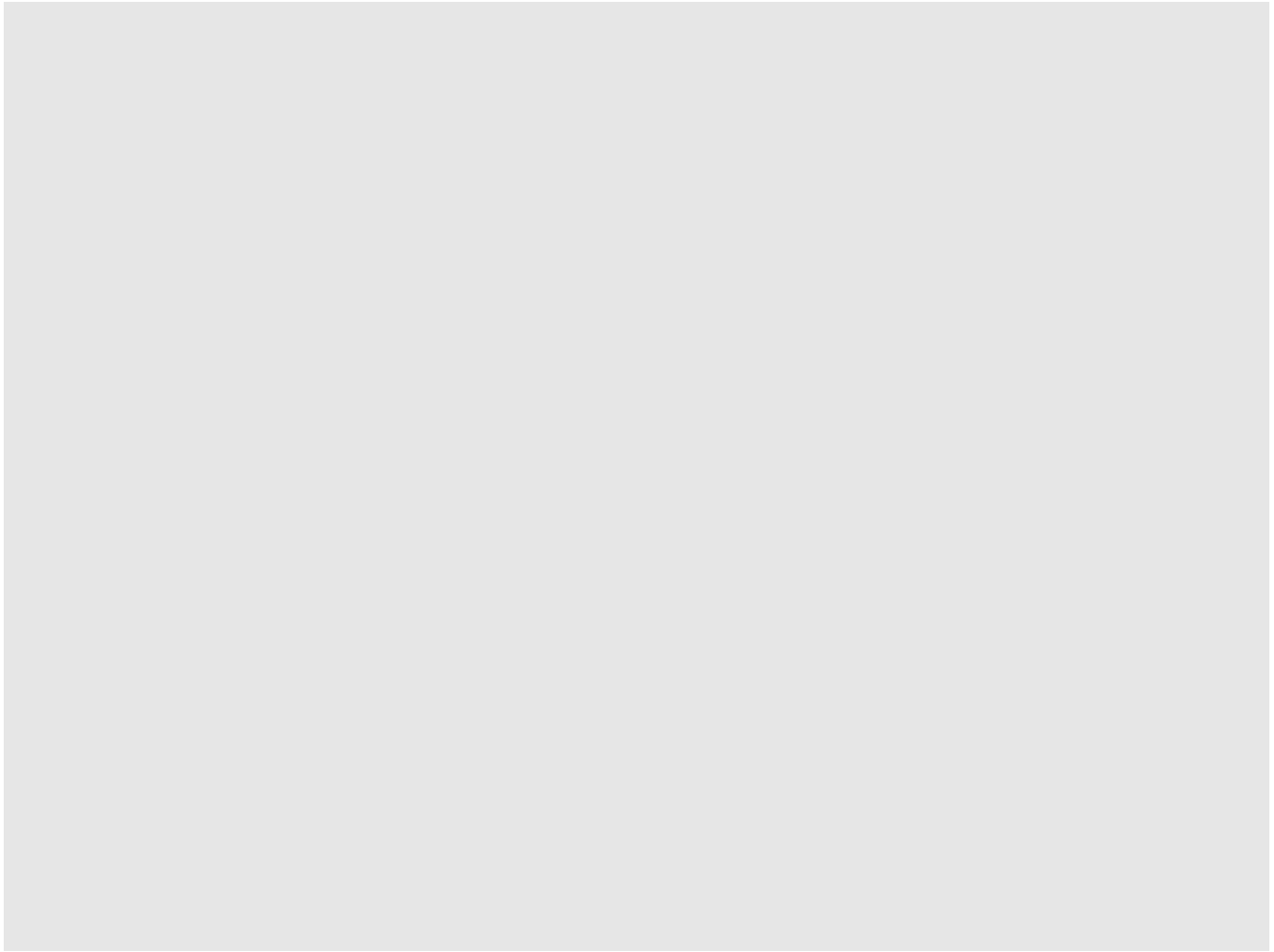
This is the second major expansion planned by PPD in recent years.

In September 2019, the company announced a \$63.7 million expansion to its bioanalytical laboratory on Dabney Road, adding 200 new jobs at the time.

The lab has grown and operated in Henrico under different owners since it was founded in 1985 as Cal Lab East, an East Coast division of California Analytical Laboratory. The ownership and name of the laboratory changed several times in the 1980s and 1990s because of various mergers and acquisitions in the industry. The Henrico facility became part of PPD in 1996 as part of the company’s acquisition of Applied Bioscience International.

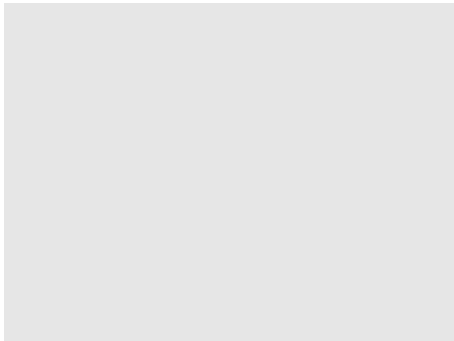
The Virginia Economic Development Partnership worked with the Henrico Economic Development Authority, the city of Richmond and the Virginia Bio+Tech Park to secure the projects.

Then-Gov. Ralph Northam had approved a \$1 million performance-based grant from the Virginia Investment Performance program, an incentive that encourages capital investment by existing Virginia companies, for the Henrico expansion. Northam also approved \$2 million from the Commonwealth’s Opportunity Fund to assist Henrico and \$151,952 for the Richmond project.



Sledge

JOHN O'CONNOR/TIMES-DISPATCH



Romanello

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By Gregory J. Gilligan



Henrico County, Virginia's hometown news source since 2001

Henrico, airport officials seek enhancements to Williamsburg Road corridor

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December 07, 2022

0:00 / 0:00



Richmond International Airport sits across Williamsburg Road from several substandard hotels and motels. (Tom Lappas/Henrico Citizen)

To visitors who arrive by plane at Richmond International Airport, the Williamsburg Road corridor in Eastern Henrico offers a first impression of the Richmond region.

It's an impression that county and airport leaders would like to improve.

The corridor currently is home to a string of modest business uses (including small shops, fast food restaurants and dilapidated motels) and limited landscaping.

But county officials hope to drive investment and redevelopment along the corridor – broadly between the Richmond city line and Beulah Road in Sandston, but even more specifically between Laburnum Avenue and Airport Drive – and enhance it with some of their own efforts, as well.

Through a market study conducted earlier this year by the Henrico Economic Development Authority, officials identified health and life sciences, professional services and mixed-use development as three attractive categories of reuse along the corridor, EDA Director Anthony Romanello told the Henrico Board of Supervisors during a retreat Dec. 2.



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Officials hope that the corridor's location within a Virginia Enterprise Zone and Henrico Investment Program zone will help speed some redevelopment efforts there. Both programs offer a host of tax credits and other incentives to property owners who make various improvements to their sites. Since it was implemented earlier this year, the HIP, which covers five separate regions of the county ripe for redevelopment, has generated \$88 of private investment for every \$1 in county funding, Romanello said.

In particular along Williamsburg Road, Henrico leaders want to rid the corridor of the plethora of low-end motels and hotels that currently dot it and whose presence, data shows, is contributing to an unwelcome mix of crime and fraud in the area. The HIP includes a special incentive – a 15-year real estate tax abatement – for owners of substandard hotel or motel sites in the zone who demolish those facilities and build something else instead.

The corridor “is a vital gateway to the county,” Henrico Planning Director Joe Emerson told supervisors.

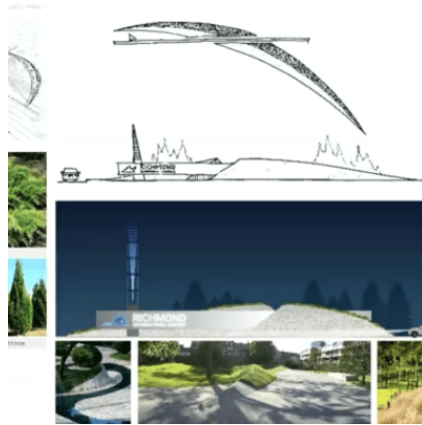
Officials have studied it several times in the past two decades in attempts to spur the type of redevelopment they envision. And while those hopes have been enhanced by the formation of the HIP earlier this year, the county now also intends to make improvements itself through efforts that could include the construction of sidewalks, streetlights, new pavement, curb and gutter landscaping and streetscape enhancements and bus stop improvements, among others.



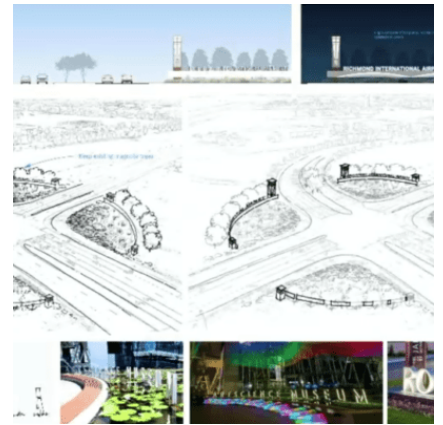
“There’s not one way forward – we have multiple paths forward as to how to do this,” Vithoulikas said, mentioning the possibility of using some of Henrico’s funding allocation from the Central Virginia Transportation Authority toward the concept.



The "Fall Line" design concept.



The "River Runs Through It" design concept.



The "Ringed Entrance" design concept.

Separately, airport officials are weighing several potential concepts that would enhance the entrance to RIC with landscaping, signage and even a monument or lighted tower with the goal of making the site “look like a place that is welcoming to businesses considering moving to the Richmond region,” Capital Region Airport Commission Chief Operating Officer John Rutledge told the board.

Three concepts – dubbed “Fall Line,” “Ringed Entrance,” and “A River Runs Through It” are among the options being considered.

The Fall Line model would include a monument depicting Virginia and its five regions, with significant landscaping added to all four quadrants of the Airport Drive/Williamsburg Road intersection, Rutledge said. The Ringed Entrance concept would create a structural “ring” around the intersection with signage. The River Runs Through It concept would include a lighted tower and signage on the southwest quad of the intersection, which also would feature landscaping efforts.

Airport officials also are considering building a new roundabout at the secondary entrance road (near N&W Salvage) to the east of the main entrance, in the area where the Air National Guard base once existed.

https://richmond.com/business/local/oreo-cookie-and-ritz-cracker-maker-mondelez-international-opens-450-000-square-foot-henrico-center/article_76b6a7f0-913f-55b6-907c-03c0df5ba05a.html

ALERT TOP STORY

Oreo cookie and Ritz cracker maker Mondelez International opens 450,000 square-foot Henrico center

Sean Jones

Dec 6, 2022

Sean Jones



Mondelez International is holding a ribbon-cutting for a new distribution and logistics facility in Sandston, Va.

Mondelez International Inc. officially opened its new 450,000-square-foot fulfillment and distribution center in Henrico County. The snack maker's new building is part of a \$122.5 million investment into its Henrico County operations.

The company is the maker of popular snacks like Oreo cookies, Ritz crackers, Chips Ahoy! and Sour Patch Kids.

The 450,000-square-foot center in Henrico is split between spaces that are controlled for climate and humidity and ambient space. The new building brings 80 new jobs with it and will help reinforce the company's cookie and cracker bakery located off Laburnum Avenue. That plant primarily produces cookie and cracker products like Oreo and Ritz.

Babylon Micro-Farms co-founders made Forbes' '30 Under 30' list

The Henrico bakery first opened in 1973. It had been owned by Nabisco and later by Kraft Foods Inc. It is now part of Mondelez, which was created when Kraft Foods split into two companies in 2012. Its moniker — Mondelez — is a combination of Latin root words for “world” and “delicious.”

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The company said the bakery would also be getting a **68,000-square-foot expansion** to house a high-speed production line as part of the total \$122.5 million investment.



Mondelez International held a ribbon-cutting Tuesday for a new fulfillment and distribution center in Sandston.

Daniel Sangjib Min/TIMES-DISPATCH

The fulfillment and distribution space at 953 Airport Drive in Sandston was chosen for its centralized location along the coast for faster shipping to clients and other centers within a one-day drive, typically farther south. The next-closest facility of its type is in Carlisle, Pa. Between 70% and 80% of the product is shipped to clients within that localized drivable region.

“This building helps us be more efficient in deliveries,” said Warner Seay, business unit leader for Mondelez. “It helps us reduce distribution miles. We strategically placed this to get products to our customers faster.”

📄 Richmond owner of Metal Supermarkets, a 'convenience store for metal,' wins top award

About 80% of the 400 individual products housed in Henrico come from the Henrico bakery. Limited capacity at the Henrico plant left a small margin of error for the amount of product storage. Having a larger storage space for items is expected to make for a more reliable distribution chain.

The fulfillment and distribution center is managed by Kenco, a leading third-party logistics partner that runs similar facilities in more than 100 cities across the country.

“This allows us to get a warehouse in the Richmond area, so we can continue to try and grow this as a hub,” said Rob Paredes, director of operations for Kenco.

The center is located in the **Sauer Industrial Center**, a 450-acre site about a mile south of Richmond International Airport. When fully built out, the growing center will have 3.3 million square feet of industrial space.

 **Youngkin wants \$350 million for business sites**

39th annual Dominion Energy Christmas Parade



Nathan and Holly Hansen, of Richmond, and their four-year-old daughter Harper came prepared for the rain at the 39th annual Dominion Energy Christmas Parade makes its way down Broad St. in Richmond on Saturday, December 3, 2022. EVA RUSSO/TIMES-DISPATCH


Eva Russo





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Part of Willow Lawn apartment project shelved as Pulse parking pondered

 Michael Schwartz (<https://Richmondbizsense.com/Author/Michael-Schwartz/>)

 April 27, 2022  15

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(<https://s31832.pcdn.co/wp-content/uploads/2022/04/Willow-Lawn-1.jpg>)

A rendering of the proposed Willow Lawn Drive apartment project. (*Courtesy of Thalhimer Realty Partners/Crenshaw Realty*)

The effort to bring a dense section of apartments to the Willow Lawn area has hit an unexpected speedbump.

Thalhimer Realty Partners and Crenshaw Realty recently shelved part of their plan to build two sizable apartment buildings in the neighborhood, mainly to give the county and GRTC time to figure out how best to handle bus traffic and bus commuter parking at the Willow Lawn Pulse bus station, the last stop on the Pulse line.

The project was initially planned as two 7-story buildings totaling 585 units to replace a set of five outdated office buildings on Willow Lawn Drive and Byrd Avenue.

After lengthy discussions with neighbors and at the request of Henrico County Supervisor Dan Schmitt, the developers have placed the Byrd Avenue portion of the project on hold, while moving ahead with the Willow Lawn Drive portion.

Originally proposed for 330 units across seven stories (<https://richmondbizsense.com/2021/10/25/nearly-600-apartments-on-the-drawing-board-for-willow-lawn/>), the site at 1506-1510 Willow Lawn Drive is now slated for 265 units in a structure that would be four stories at the property line and step up to seven stories further back on the site.

The downsizing came as a concession to neighbors in the surrounding single-family homes, who were worried about the height, traffic, parking and other factors.

A rezoning proposal for the Willow Lawn Drive portion received recommendation for approval from the county planning commission earlier this month. It's expected to head to a board of supervisors vote next month.



(<https://s31832.pcdn.co/wp-content/uploads/2022/04/Willow-Laen-Byrd-Avenue.jpg>)

The Byrd Avenue apartment project that's been put on hold.

(BizSense file)

Thalhimer and Crenshaw have enlisted attorney Andy Condlin with Roth Jackson to help with the rezoning process.

The building would rise on the west side of Willow Lawn Drive where three 1960s-era office buildings currently reside across from Kroger. The 2.5-acre property is owned by Crenshaw, which is partnering with Thalhimer on the project.

The building would house a mix of one- and two-bedroom apartments with a parking deck built into the structure.

Poole and Poole Architects is the designer of the apartment building. The group has yet to retain a general contractor and has not yet lined up financing.

As for the second site in question, at 1904-1910 Byrd Ave., its future is less clear.

Over the course of community meetings and discussions with neighbors since the project was first proposed in September, focus turned to concerns from citizens and the county over bus traffic and bus commuter parking.

The concerns centered on commuters taking up too many parking spots along the surrounding streets and in the Willow Lawn retail area due to the lack of an official lot for bus riders. Another issue is the current route buses currently take through the neighborhood: they are forced to loop around from the westbound Pulse stop on Willow Lawn Drive over to Byrd Avenue in order to get back on Broad Street to the eastbound Pulse station.

That's when Schmitt stepped in.



(<https://s31832.pcdn.co/wp-content/uploads/2022/04/Dan-Schmitt.jpg>)

Dan Schmitt joined the GRTC
board of directors after
Henrico gained
representation.

Fresh off joining the GRTC board of directors after Henrico gained representation on the body for the first time, Schmitt asked Thalhimer and Crenshaw to agree to a long-term deferral of the rezoning case for the Byrd Avenue portion of the project.

Schmitt said time is needed to find land for a proper park-and-ride lot and to potentially eliminate the buses cutting through the neighborhood.

“We have to get a transfer station or park-and-ride of some sort,” Schmitt said of the Willow Lawn stop. “It’s the busiest Pulse station because it’s the end (of the Pulse line).”

The problem is that GRTC and the county have yet to find enough land at the right location and right price for a park-and-ride lot.

“We have struck out in trying to find land,” Schmitt said. “We’ve looked at five locations and haven’t been able to nail it down yet.”

Todd Eure, assistant director of Henrico’s Department of Public Works, said the need for additional Pulse parking on that end of the route has been a priority for some time.

“The county has been working with GRTC and the City of Richmond for the last several years to identify potential sites that could work for parking for the western end of the Pulse corridor,” Eure said in an email.

Eure said the need is for up to two acres to allow room for commuter parking, a bus transfer and looping area and a break and restroom area for bus drivers.

Federal funding could be available for an acquisition, but only if certain requirements are met, such as the site being fully ADA accessible to the nearest Pulse station.

One idea on the table to potentially solve most of the problems is to extend the Pulse a bit further west of Willow Lawn to create a new last stop on the line that could be in proximity to more available land, Eure said.

“We are also beginning discussions with GRTC to consider an extension of the Pulse further west on West Broad Street to serve more of the county, as well as to look for opportunities for parking and transfers beyond the Willow Lawn area,” he said.

With all that in limbo, Schmitt said he couldn’t in good faith vote on a rezoning for the project until these bus issues are resolved.

“There are too many unknowns,” Schmitt said. “I’m hesitant to make a zoning change from office to dense residential when I don’t even know where the bus station is going to be. I don’t know where the transfer station is going to be. I asked (the developers) to pause this and they were gracious enough to do so.”

Jason Guillot, a principal at Thalhimer Realty Partners leading the effort, said they’ve technically withdrawn the rezoning case for the Byrd Avenue site on what amounts to a long-term deferral for likely close to two years.

“We’re waiting to understand what kind of solution GRTC and the county will develop over there,” Guillot said.

The Willow Lawn Avenue project still requires a plan of development approval. Guillot said that process will likely run through the fall and push the start of construction into early next year. Construction is expected to last around two years.



(<https://s31832.pcdn.co/wp-content/uploads/2022/04/jasonguillotupdated.jpg>)

Despite putting half of the project on hold, Guillot said he still believes in the need for multi-family density as part of the Willow Lawn area.

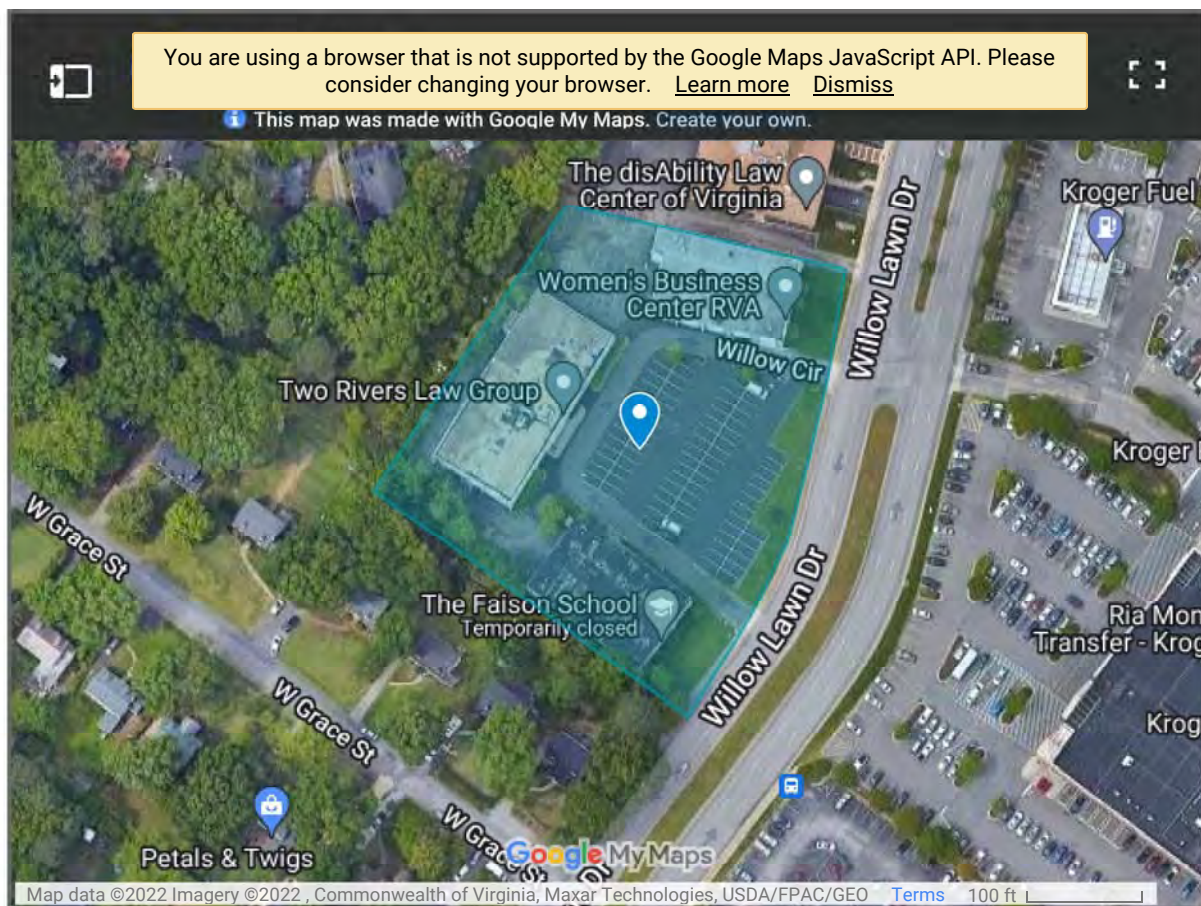
“The transformation of Willow Lawn Mall over the last 15 years or so by (Willow Lawn owner) Federal Realty and the county is a major success story, and we believe that complementing single-family homes and condos in the neighborhood with apartments across the street is supportive of the investment that’s been made in the 450,000-square-foot mall,” he said. “Mixed-income, and mixed-use neighborhoods are more sustainable in the long-term.”

While there was plenty of debate with neighbors over the plan, Guillot said one topic that was agreed upon by all involved is that there’s a better use for the two properties in question than aging office buildings.

“The three 1960s-era office buildings are well past their prime and maintaining these functionally obsolete structures has been a major challenge for the Crenshaws ... just ask the neighbors. This was the first major point of consensus at our community meetings: these buildings are tired-looking and they need to go,” Guillot said.

The Crenshaw buildings are occupied by smaller tenants, such as attorneys, nonprofits, and real estate and marketing offices.

Ahead of the new development, office tenants in the Crenshaw buildings are beginning to vacate. Among them is Two Rivers Law Group, which relocated earlier this year to 2820 Waterford Drive in Chesterfield.



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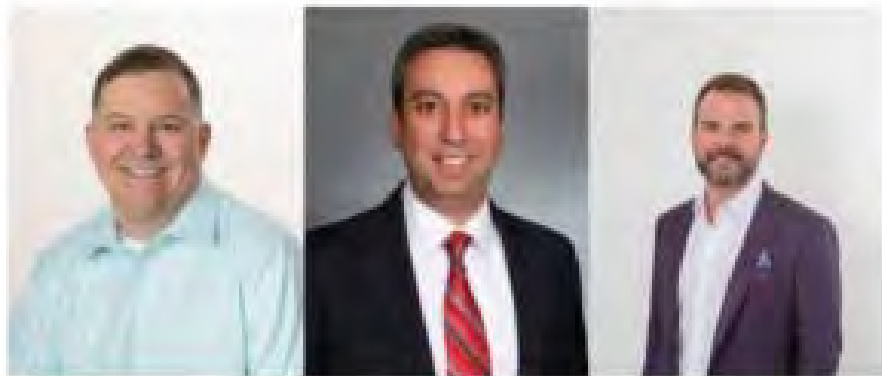
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GRTC, PlanRVA seek input for possible Pulse extension on West Broad

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December 06, 2022



GRTC and PlanRVA, the regional planning organization, are currently studying the possible extension of the Pulse Bus Rapid Transit line west, beyond its current terminus at Willow Lawn and west to Short Pump.

This expansion would connect residents of Henrico to jobs in the city and vice versa, as well as offer frequent service. While it may not need dedicated lanes yet, a Pulse extension to Short Pump that has signal priority (where the bus can hold a light green) and queue jumps (where the bus can go first ahead of the cars) would improve transportation availability for people trying to get around the region, according to GRTC officials.

Officials are seeking the public's input about this possibility. Citizens can access a survey at live.metroquestsurvey.com/?u=bi3r3y#/?p=web&pm=dynamic&s=1 to register their priorities, travel behavior, and barriers to travel. The survey will be available until Dec. 16.

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Aquarium shop Reefology RVA dives into larger storefront in Henrico

by Filip De Mott (<https://Richmondbizsense.Com/Author/Filipdemott/>)

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(<https://s31832.pcdn.co/wp-content/uploads/2022/06/reefologygoby.jpg>)

A goby is one of the types of fish sold at Reefology RVA (Photo courtesy of Reefology RVA)

After testing the waters for two years in Midlothian, a local aquarium store has scaled up with a move to Henrico.

Reefology RVA, which specializes in saltwater aquariums, is preparing to reopen at 1561 Parham Road in Ridge Shopping Center, near Regency.

The 1,200-square-foot shop is a big upgrade for owner Christopher Kilgore, who started Reefology in a 400-square-foot spot at 11900 Hull Street Road.

“This is kind of my big splurge,” said Kilgore, who turns 28 this month. “This is my dream store, this is my life.”

Prompted by his previous landlord putting the Midlothian property up for sale, Kilgore said he searched for a new spot for around two months. He initially was set to take over the current space of Tiki Coral, an aquarium shop off of Staples Mill Road. When that deal fell through, Kilgore leased the Parham Road shop for five years, benefitting from its close proximity to his house.



(<https://s31832.pcdn.co/wp-content/uploads/2022/06/reefsignage-scaled.jpg>)

Reefology RVA is moving to a larger space at 1561 Parham Road. (Michael Schwartz photo)

With the new location, Kilgore — who describes having traveled frequently — wants to bring a West Coast-inspired inventiveness that he feels is lacking locally in the aquarium scene. The new store will feature a 1,600-gallon tank from which to showcase coral, as well as a weighted table used when deciding on aquarium decoration.

“My goal now is to have the nicest, most modern (aquarium) store here in Richmond, that has acceptable pricing,” he said.

Those ambitions, which are self-funded, have meant a consistently delayed opening due to supply chain issues. Originally scheduled for the first of May, Reefology RVA will now open on June 25.

Still, Kilgore said business is booming, with Reefology RVA looking to expand its team of three employees. The original store opened in 2020 and appears to have benefited from the pandemic-era, something Kilgore credits to the lockdown. Stuck at home, many people were simply more willing to invest in their home's aesthetics.

“It really helped kick-start my business,” he said.

Throughout the pandemic Kilgore tried to keep his business ahead of the game, such as by trying to sell fish online. Other disturbances equally left their mark on the industry. As an example, Kilgore cited Hawaii’s ban on the collection and export (<https://biologicaldiversity.org/w/news/press-releases/ban-collecting-hawaii-reef-fish-aquarium-trade-upheld-2020-08-14/>) of reef fish for the aquarium trade, limiting supplies.



(<https://s31832.pcdn.co/wp-content/uploads/2022/06/reefology-tanks.jpg>)

Some of the aquariums available at Reefology RVA.

At Reefology RVA, Kilgore aims for a variety of saltwater livestock, giving customers a choice between commonly bought coral and fish to ones that might surprise them.

Reefology RVA shares the local market with two other saltwater fish stores in the area, such as Fish World, as well as five non-franchise pet stores that sell similar products.

However, in Kilgore’s view, online competitors such as Amazon prove to be the bigger threat, offering prices that retail stores cannot always match. Reefology RVA benefits from its offer of aquarium maintenance and repairs, providing an extra source of revenue.

“There’s a negative connotation with the saltwater hobby that it’s so stupidly expensive,” he said. “I want to show the Richmond market that it doesn’t have to be this millionaire-only hobby.”

He added, “We don’t have to make so much money out of our retail space, which allows us to have lower pricing than everyone else with the same suppliers.”

Kilgore’s aquarium business was born out of a hobby in his childhood, when he continuously tried to persuade his mother to purchase a new reptilian pet — especially snakes. She, in turn, made Kilgore research and write her an analysis of how much the animal upkeep would cost, which he views as an educational experience.

As a young adult, Kilgore moved from Kansas to Richmond in search of more opportunity, bringing over the many snakes he accumulated. Settling down, he sold them all to buy his first 100-gallon aquarium, a purchase he made at Fish World. As a frequent customer, Kilgore ended up joining the store’s crew, before setting out to found Reefology RVA.

Kilgore said he cannot maintain a tank at home given his business responsibilities. But he has filled a Reefology RVA decorative display tank with personally-owned items.

“I want everyone to see my passion behind everything,” he said. “The best way to do that is to have my personal things as an example in the store.”



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Editor's Picks



Acorn Sign Graphics revived after bankruptcy auction (<https://richmondbizsense.com/2022/06/15/acorn-sign-graphics-revived-after-bankruptcy-auction/>)



VCU buys ABC site across from The Diamond for \$16M
(<https://richmondbizsense.com/2022/06/14/vcu-buys-abc-site-across-from-the-diamond-for-16m/>)



Nearly 3-acre Scott's Addition assemblage sells for \$10.8M
(<https://richmondbizsense.com/2022/06/13/nearly-3-acre-scotts-addition-assemblage-sells-for-10-8m/>)



Saks Fifth Avenue downsizes at Stony Point Fashion Park
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Regency mall makes the grade for franchisees of early-education center

 Jack Jacobs (<https://Richmondbizsense.com/Author/Jack-Jacobs/>)  April 26, 2022

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(<https://s31832.pcdn.co/wp-content/uploads/2022/04/goddard1.png>)

Brandon and Kendra Hudson plan to open a Goddard School location at Regency mall later this year. *(Photo courtesy of Brandon and Kendra Hudson)*

Regency has enrolled another sizable new tenant as the mall continues to undergo redevelopment.

The Goddard School, a chain of private early-education centers, plans to open a new location at Regency in late 2022. The company offers preschool, kindergarten, before- and after-school care and more.

The school has leased a 12,000-square-foot space on the second level formerly occupied by New York & Co, across from the former JCPenney.

It is expected to enroll about 180 students and hire 25 to 30 teachers.



Franchisees Brandon Hudson and his wife Kendra are behind the latest Richmond-area school, and it's their first Goddard location. There are nine other Goddard locations in the Richmond region, each run by different franchisees.

The Hudsons declined to share their investment in their location. They haven't set monthly tuition rates yet. Goddard franchisees are able to set their own rates, which are based on age and curriculum.

Goddard's initial franchise and support fees range from \$259,000 to \$267,000. The cost to open a school is \$335,000 to \$431,000, which includes furniture, curricular and marketing materials, and other expenses, according to the company's website.

The franchisees are betting on Regency in part because they think the mall has a central location that could make it a draw for potential students. Regency further seems fertile ground for the concept thanks to its ongoing shift to a mixed-use development since Rebkee and Thalhimer Realty Partners bought most of the mall in 2015. The companies bought the JCPenney (<https://richmondbizsense.com/2020/11/11/regency-mall-owners-spend-3m-to-purchase-jcpenney-building/>) in 2020.

"Under the new ownership, they've done an excellent job of transforming this mall," Hudson said. "They have turned it into a family-friendly type of location where families can come for entertainment."



The couple were looking for a new business venture, and Hudson, who is also the franchisee of five Marco's Pizza locations in the Richmond area, said the corporate culture seemed a good fit.

“For me, it's all about the interactions with folks at corporate. Do they believe in what they're selling? Is there a passion there? You can tell if folks believe or if they're just trying to push growth,” he said.

The Hudsons latched onto Goddard as a business opportunity in part due to their own positive experience with the company. The married couple have four children, three of whom have attended Goddard and their youngest is slated to attend Goddard as well.

“This was something Kendra was passionate about doing and we have a lived experience with Goddard and a great experience with Goddard,” Hudson said.

Hudson is also executive director of Chesterfield-based mental health provider Simple Intervention, where his wife was CFO until December 2020.

Kendra said her mother's career as an early-childhood educator helped create the interest in starting a school.

“I always knew I had a love for that and it came from her. I didn't know exactly what I wanted to do but I knew I wanted to be involved in early-childhood education,” she said.



Kendra plans to be the school's owner-operator, while Brandon will continue his role at Simple Intervention and handle books for Goddard. The couple founded the mental health business but sold it in 2020.

Goddard is headquartered in King of Prussia, Pennsylvania. The company has more than 70,000 students who range from six weeks to 6 years old. The company has more than 570 locations in 38 states.

The Hudsons won't be the only education outfit at Regency. Henrico County Public Schools is planning an adult-education center

(<https://richmondbizsense.com/2022/01/12/henrico-schools-leases-space-at-regency-for-adult-education-center/>) at the mall. PlayRVA, which operates the kids train at Short Pump Town Center, recently expanded (<https://richmondbizsense.com/2022/03/06/regency-mall-next-stop-for-short-pump-town-center-kids-train-operators/>) to Regency.

Residents have started to move into the first phase of residential development at Regency, a 320-unit apartment complex on the site of the former Sears store, TRP principal Mark Slusher said in a text message last week.

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ABOUT THE AUTHOR: JACK JACOBS



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Jack joined BizSense in 2020, covering startups, retail, healthcare, public companies and nonprofits. He previously reported for the Virginia Gazette and Tidewater Review. He is a graduate of Christopher Newport University. Reach him at jack@richmondbizsense.com (<mailto:jack@richmondbizsense.com>) or 804-554-6545.

Editor's Picks



Richmond group opens \$8M RV park and marina in Charles City

(<https://richmondbizsense.com/2022/04/19/richmond-group-opens-8m-rv-park-and-marina-in-charles-city/>)



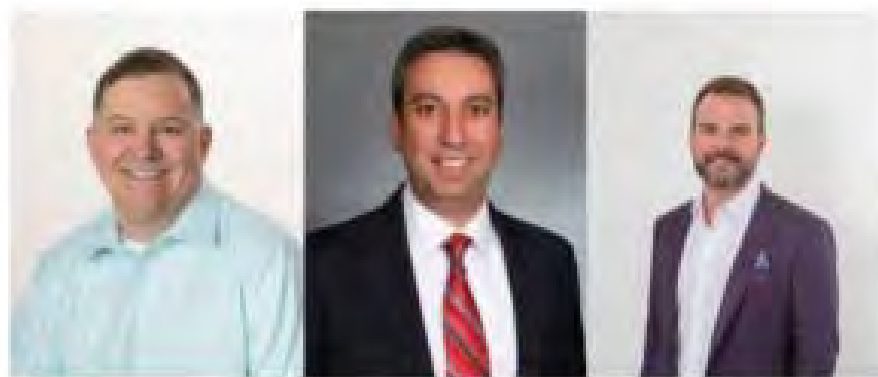
Finalists announced for inaugural RVA Power Women awards

(<https://richmondbizsense.com/2022/04/18/finalists-announced-for-inaugural-rva-power-women-awards/>)



Q&A with Maritza Pechin, Diamond District project manager

(<https://richmondbizsense.com/2022/04/18/qa-with-maritza-pechin-diamond-district-project-manager/>)



Mortgage company's Richmond ranks stand firm amid mass exodus in D.C.-area

(<https://richmondbizsense.com/2022/04/18/mortgage-companys-richmond-ranks-stand-firm-amid-mass-exodus-in-d-c-area/>)

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oldest ▼



David J. Kupstas ⌚ 22 hours ago

Let's hope the escalators are running. I'd have given anything to arrive at preschool on an escalator.

^ 1 v ➡ Reply



Michael P Morgan-Dodson ⌚ 21 hours ago

Someone explain where the kids will have rec/outside play time??? The paved parking lot??? For an adult education center (or community college) an old mall makes sense but I would think little kids would want some green space outside.

^ 0 v ➡ Reply



John Sutphin ⌚ 20 hours ago

🗨 Reply to *Michael P Morgan-Dodson*

I can't answer the outdoor part but I would think they would work with NOVA and Surge for indoor activity time.

^ o v ➔ Reply



Chris Crews ⌚ 19 hours ago

↻ Reply to *Michael P Morgan-Dodson*

In addition to the indoor activities, there are plans for an outdoor entry plaza, “park-like” according to the developers, that could host events and/or concerts.

^ o v ➔ Reply



Rebkee planning Sheetz, separate drive-thru building across Staples Mill Road from Amtrak station

by Jonathan Spiers (<https://Richmondbizsense.Com/Author/Jonathan-Spiers/>)

October 25, 2022 0

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(<https://s31832.pcdn.co/wp-content/uploads/2022/10/SheetzStaplesMill1.jpg>)

A rendering of the Sheetz that's planned for the Staples Mill Road site across from the train station.
(Images courtesy of Henrico County documents)

The developer that's bringing a Sheetz to Regency has another location in mind a couple miles east.

Rebkee Co. has filed plans with Henrico County for a Sheetz and a separate commercial building across Staples Mill Road from the Amtrak station.

Plans show the Sheetz would consist of a 6,100-square-foot convenience store with a gas station and car wash. To the south would be a 3,000-square-foot commercial building with drive-thru access across from an entrance road that would align with the traffic signal at the train station entrance.

The project requires a rezoning from residential and office use and a provisional-use permit to allow the car wash and 24-hour business operations. Both requests went before the Planning Commission this month and were deferred to the Nov. 10 meeting.

In a staff report, county planners said they are supportive of the project but encourage a reduction in the operating hours for the car wash, among other requests aimed at reducing noise and light impacts on the adjacent Glenside Woods townhomes.

The county also wants restrictions on construction hours, trash pickup and parking lot cleaning, and for the plans to specify tree preservation on the western side of the site beside the townhomes. The report states that Rebkee has indicated that that side of the site, which makes up about a third of the 9-acre property, would be preserved to avoid wetlands and provide a buffer for the townhomes.



(<https://s31832.pcdn.co/wp-content/uploads/2022/10/SheetzStaplesMill2.jpg>)

Images of a Sheetz prototype included in the plans show the gas station and convenience store building.

The report notes that staff heard from citizens concerned about the project ahead of a community meeting that was held earlier this month.

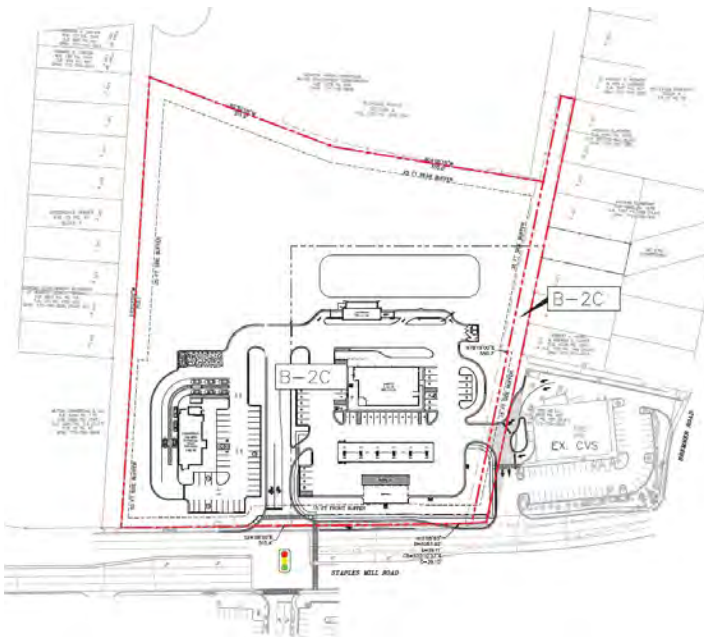
The wooded site consists of parts of two parcels between Glenside Drive and Bremner Boulevard. The larger parcel, at 7500 Staples Mill Road, is owned by Henrico's Economic Development Authority, which was given the land by the county after it purchased it five years ago for \$695,000. The county assessed the parcel this year at just under \$195,000.

The other parcel, which runs along the north side of the site and connects with Balmoral Avenue, is privately owned and was planned for a road that was never built.

While the report acknowledges potential impacts to the townhomes, county planners say the development would be appropriate at the site, which is in an enterprise zone and is part of a so-called opportunity area that the county has established to encourage revitalization and reinvestment along the Staples Mill Road corridor.

A conceptual site plan shows the Sheetz would fill the site's northeastern corner, with the gas pumps fronting the road, the convenience store behind those and the car wash and a stormwater retention pond behind that building. The separate commercial building would fill the southeastern corner, with a two-lane drive-thru wrapping around the south side of the building.

Plans do not identify the user for the separate drive-thru building.



(<https://s31832.pcdn.co/wp-content/uploads/2022/10/SheetzStaplesMill-SitePlan.jpg>)

A conceptual site plan with Staples Mill Road at the bottom shows the layout of the Sheetz and a smaller commercial building with dual drive-thru lanes.

The overall development would include 71 parking spaces. In addition to the traffic signal entrance, access to the site would also be provided via an entrance to a CVS store to the north.

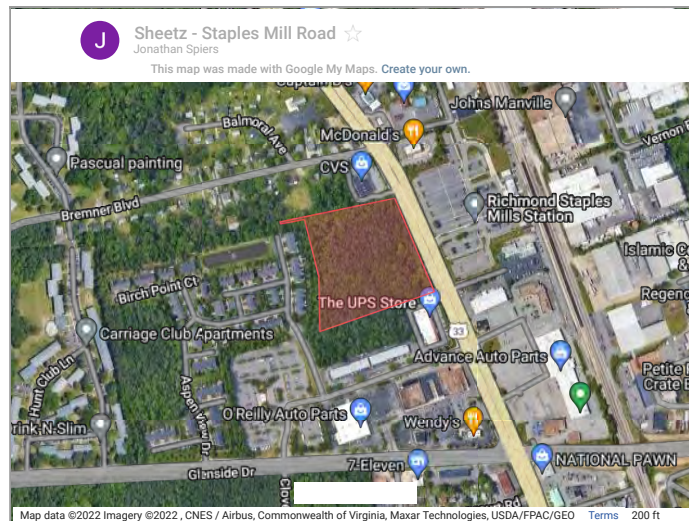
Engineering firm Kimley-Horn drew up the plans, and local attorney Andy Condlin with Roth Jackson Gibbons Condlin is representing Rebkee in its rezoning and permit requests.

The project would be the second Sheetz that Rebkee has proposed in Henrico in recent months. The Richmond-based firm is developing another one at Regency (<https://richmondbizsense.com/2022/02/10/drive-thru-sheetz-to-roll-into-regency/>) as part of its work with Thalhimer Realty Partners to transform the mall into a mixed-use development.

Elsewhere across town, additional Sheetz locations are being proposed by different developers, including one (<https://richmondbizsense.com/2022/08/26/stratford-hills-to-get-a-sheetz/>) at the Stratford Hills Shopping Center in Richmond and another planned (<https://richmondbizsense.com/2022/08/22/the-agenda-local-government-briefs-for-8-22-22/>) at Iron Bridge Road and Irongate Drive in Chesterfield, where market newcomer and competitor Royal Farms is also planning locations (<https://richmondbizsense.com/2022/10/17/new-to-market-royal-farms-buys-two-more-sites-in-chesterfield/>).

Meanwhile, Rebkee recently purchased a smaller site along another commercial corridor in Henrico. An LLC tied to the company paid \$2.1 million for the 1.6-acre property at 2401 Mechanicsville Turnpike, which used to be home to a Tuffy auto shop that has since been demolished.

Rebkee has not filed plans for that site and declined a request for comment. The site is just north of the Interstate 64 interchange and was assessed by the county at \$267,100.



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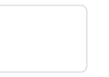
ABOUT THE AUTHOR: JONATHAN SPIERS



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Jonathan joined BizSense in early 2015 after a decade of reporting in Wilmington, N.C., and at the Henrico County Leader. The Virginia Tech grad covers government, real estate, advertising/marketing and other news. Reach him at jonathan@richmondbizsense.com (<mailto:jonathan@richmondbizsense.com>) or (804) 308-2447.

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Virginia Economic Development Partnership

Contact: Suzanne Clark

Email: sclark@vedp.org

Thermo Fisher Scientific

Contact: Randy Buckwalter

Email: randy.buckwalter@ppd.com



Governor Glenn Youngkin Announces Thermo Fisher Scientific to Expand Clinical Research Laboratories in Henrico County and the City of Richmond, Creating 500+ New Jobs

2022-03-14

~ Thermo Fisher to invest \$97 million to establish and expand three bioanalytical labs ~

RICHMOND, VA - Governor Glenn Youngkin today announced that Thermo Fisher Scientific Inc., the world leader in serving science, will invest \$97 million to expand its bioanalytical laboratory operations into three new locations in the Greater Richmond region and expects to create more than 500 new jobs in the Commonwealth. In total, Thermo Fisher will be adding nearly 150,000 square feet to its Richmond area operations. Thermo Fisher acquired the laboratories with the purchase of PPD, Inc. in December 2021.

In response to increased demand for its services, Thermo Fisher's clinical research business will expand with the establishment of two new bioanalytical labs in Henrico County. The company is renovating the former Toys "R" Us store at 8700 Quioccasin Road and will occupy 2250 Dabney Road next to its existing Henrico County facility. The business also will establish a third bioanalytical lab at the VA Bio+Tech Park in the City of Richmond.

"Thermo Fisher's expanding footprint and creation of more than 500 new jobs is a major win for the Greater Richmond region and Virginia's life

sciences industry,” **said Governor Youngkin.** “This sector has gained significant momentum in the Commonwealth due to our research institutions, skilled talent and advanced innovation ecosystem, and we are proud of the company’s developments happening right here in Virginia.”

“When top life sciences companies like Thermo Fisher choose to locate and reinvest in Virginia, it strengthens our commitment to ensure a business climate and industry workforce that catalyzes growth and innovation,” **said Secretary of Commerce and Trade Caren Merrick.** “We thank the company for its major investment and creating over 500 new jobs for hardworking Virginians, and look forward to what Thermo Fisher’s expanding bioanalytical laboratory operations will accomplish.”

“We have a rich history in the Richmond and Henrico County region, a talent hub with respected universities, and an attractive place for our employees to live and work,” **said David M. Johnston, Ph.D., senior vice president and president, clinical research, Thermo Fisher Scientific.** “We value our strong collaborative relationship with the Commonwealth of Virginia, Henrico County and the City of Richmond. These vital relationships are an important reason our laboratories employ more than 1,400 professionals and that we have expanded our bioanalytical, biomarker and vaccine sciences operations to include more than 300,000 square feet of scientific work space. Investing in clinical research is essential to delivering on our promise of helping develop life-changing medicines for patients in need.”

“Thermo Fisher Scientific’s decision to expand in Henrico’s Westwood/Dabney and Regency/Parham areas further strengthens our existing partnership and demonstrates its ongoing commitment to growth here in Henrico County,” **said Henrico County Board of Supervisors Member Daniel J. Schmitt.** “It also highlights the unwavering support the County has for our business community in providing access to a highly skilled pool of talent from nationally recognized colleges and universities to support Thermo Fisher and the region’s growing life sciences sector. I’m excited to see the company’s success here in Henrico as the company works to improve health across the globe.”

“The City of Richmond is delighted that Thermo Fisher Scientific is expanding its position within our growing life sciences sector,” **said Richmond Mayor Levar M. Stoney.** “The company’s investment in Richmond will have a positive impact on our economy, and the new jobs to be located in our Bio+Tech Park mean Richmond’s workforce will play an important role in helping Thermo Fisher provide the research and data analytics critical to developing life-changing therapies that improve health.”

“More than 30 leading pharmaceutical companies and manufacturers have chosen the region as their home,” **said Chandra Briggman, President and CEO of Activation Capital and the Virginia Bio+Tech Park.** “Having a well-established life sciences services firm like Thermo Fisher Scientific’s clinical research business move to the Virginia Bio+Tech Park will further strengthen the region as a biopharma research and innovation hub. We welcome the Thermo Fisher team to this section of our growing life sciences community.”

“Thermo Fisher Scientific’s investment is a welcomed addition to our local economy and a testimony to the value of an effective workforce pipeline that gives businesses like Thermo Fisher the ability to expand high-tech jobs and provide economic opportunity for Henrico and Virginia,” **said Senator Siobhan Dunnivant.**

“I am thrilled that Thermo Fisher Scientific is expanding its operations in Henrico County by establishing two additional labs and creating new jobs,” **said Delegate Rodney Willett.** “Our workforce has the skills and expertise needed to continue the company’s work to advance lifesaving treatments. I cannot wait to see how our community contributes to the future of bioanalytics and health care.”

“Thermo Fisher Scientific’s creation of more than 500 jobs and \$97 million investment will be an incredible addition to Henrico County and the greater Richmond area’s growing life sciences industry,” **said Senator Jennifer McClellan.** “This is a key step to create jobs and help our economy recover from the COVID-19 pandemic.”

“We are grateful and excited to have Thermo Fisher Scientific expand in our city,” **said Delegate Jeff Bourne.** “Once again, Richmond has shown that it is not only a great location for business, but it is also a leading candidate for the life sciences with our wonderful VA Bio+Tech Park. The creation of new jobs and the investments made in our city will keep us at the forefront of a health sector that has shown to be critically important in these times.”

Thermo Fisher’s clinical research business enables customers to accelerate innovation and increase drug development productivity. Recognized as a global industry leader in accelerating promising medicines from early development through regulatory approval and market access, the business serves pharma, biotech, medical device, and government organizations with custom-tailored solutions to help customers deliver life-changing therapies. The business offers comprehensive lab services spanning bioanalytical, biomarkers, central lab, GMP, and vaccine sciences, accelerating pharmaceutical development for small molecules, biologics, and vaccines.

The Virginia Economic Development Partnership worked with the Henrico Economic Development Authority, the City of Richmond, and the VA Bio+Tech Park to secure the projects for the Commonwealth. Former Governor Northam approved a \$1 million performance-based grant from the Virginia Investment Performance program, an incentive that encourages capital investment by existing Virginia companies, for the Henrico County expansion. The former Governor also approved \$2 million from the Commonwealth’s Opportunity Fund to assist Henrico County, and \$151,952 for the City of Richmond project. Thermo Fisher is eligible to receive state benefits from the Virginia Enterprise Zone Program, administered by the Virginia Department of Housing and Community Development, as well as benefits from the Major Business Facility Job Tax

Credit for new, full-time jobs created.

Support forThermo Fisher’s job creation will be provided through the Virginia Talent Accelerator Program, a workforce initiative created by VEDP in collaboration with the Virginia Community College System and other higher education partners, with funding support from the Governor’s Administration and the Virginia General Assembly. Launched in 2019, the program accelerates new facility start-ups through the direct delivery of recruitment and training services that are fully customized to a company’s unique products, processes, equipment, standards and culture. All program services are provided at no cost to qualified new and expanding companies as an incentive for job creation.

###



Henrico Economic Development Authority
4300 E. Parham Rd. • Henrico, VA 23228 USA •
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Rd. • Henrico, VA 23228 USA • 804.501.7654

Attachment 6: Websites and Relevant 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/>

<https://henrico.us/revit/henrico-investment-program/>

