



Albemarle County

Legislation Text

File #: 18-361, **Version:** 1

AGENDA DATE: 6/13/2018

TITLE:

Resolution to Request Economic Development Access Program Funding for Avon Court

SUBJECT/PROPOSAL/REQUEST: Resolution to authorize the County Executive to apply to the Commonwealth Transportation Board for Economic Development Access Program funding

ITEM TYPE: Consent Action Item

STAFF CONTACT(S): Richardson, Walker, Kamptner, Blair, Johnson, Newberry

PRESENTER (S): N/A

LEGAL REVIEW: Yes

REVIEWED BY: Choose an item.

BACKGROUND: The Economic Development Access Program (formerly known as the Industrial Access Program) is a state-funded incentive designed to assist Virginia localities in attracting sustainable businesses that create jobs and generate tax revenues within the locality. The program makes funds available to localities for road improvements needed to provide adequate access for new or substantially expanding qualifying establishments. The program defines "qualifying establishments" as those which include manufacturing, processing, and research and development facilities, distribution centers, regional service centers, corporate headquarters, government installations or similar facilities.

The attached County policy Governing Requests for Use of Industrial Access Funds (Attachment A) was adopted in 1993 and established a policy to support project requests on a first-come, first-serve basis. Two other criteria were established: 1) All property adjoining a proposed industrial access road shall be currently zoned for industrial uses that will qualify under the state's industrial access program, and 2) all costs and potential obligations of the program shall be borne by the applicant such that no local funds are in any way involved in such a project.

STRATEGIC PLAN: Economic Prosperity: Foster an environment that stimulates diversified job creation, capital investments, and tax revenues that support community goals; and Thriving Development Areas: Attract quality employment, commercial, and high density residential uses into development areas by providing services and infrastructure that encourage redevelopment and private investment while protecting the quality of neighborhoods

DISCUSSION: Lighthouse Instruments, LLC is requesting Economic Development Access Program Funds to construct an industrial access road to its planned development site on Tax Map Parcel 77-9.

A resolution from the locality's governing body is one requirement of a complete application to the Virginia Department of Transportation and the Commonwealth Transportation Board for funding. The applicants have diligently pursued development plans on the parcel highlighted in Attachment B. The initial site plan was

approved on April 23, 2018, while Road and VSMP plans are currently under review.

Although the zoning map in Attachment B shows Tax Map 77, Parcel 8A is zoned Highway Commercial (HC), this application would not conflict with the County's Industrial Access Program policy. Parcel 8A was rezoned to HC from Light Industry (LI), but the proffers specifically stated that "The new HC zoning will be so structured with substantial proffering to allow the site to retain its LI character, not only in function but in design." Therefore, it retains a zoning that allows uses that would qualify under the state's program, which is consistent with County policy.

Pursuant to the County's policy noted above, any costs for this project, if approved, not covered by the Program funding would be borne by the applicant.

BUDGET IMPACT: No budget impact is anticipated. Staff time will be needed to support the applicant submitting a complete application to VDOT and the Commonwealth Transportation Board.

RECOMMENDATION:

Staff recommends that the Board adopt the attached Resolution (Attachment C).

ATTACHMENTS:

Attachment A: 1993 Albemarle County Policy on use of the Industrial Access Program

Attachment B: Zoning Map

Attachment C: Resolution