Public Hearing:
Jackson Village and Alexander's Crossing Special Service District
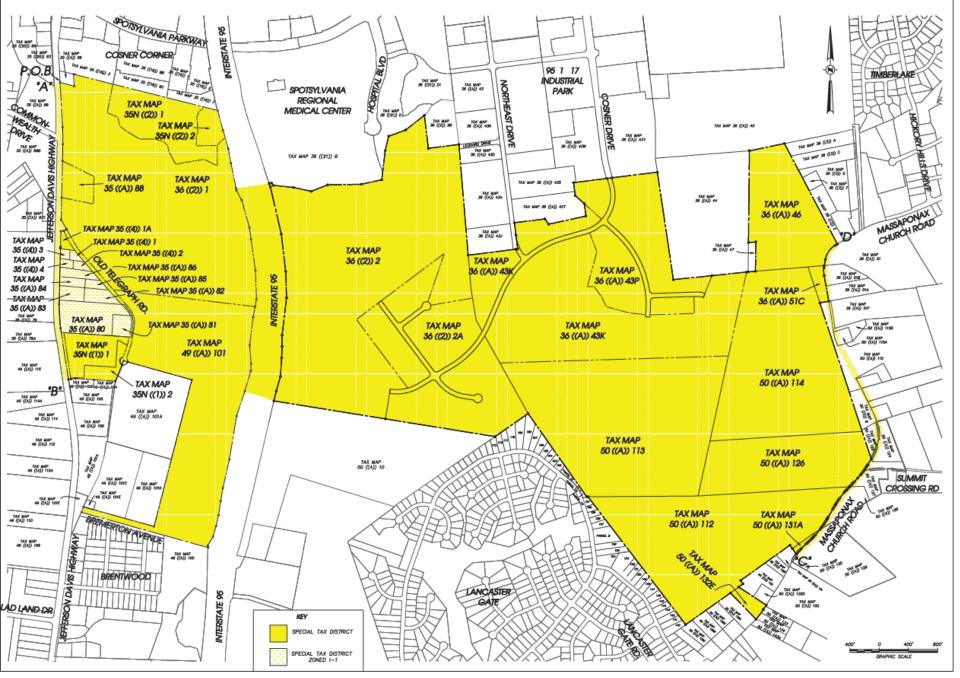
Board of Supervisors

September 11, 2018

Special Service District Summary

SSD includes:

- Property rezoned to Mixed Use as part of Jackson Village and Alexander's Crossing

- Segments of Rt. 1, I-95, & Massaponax Church Rd.

- Industrial 1 zoned parcels along Rt. 1 are within the SSD, but they are <u>exempt from the special tax</u>

- Special tax rate proposed at $0.30 per $100 assessed value

- Transportation projects may include improvements to Rt. 1 & Massaponax Church Rd. and construction of the bridge over I-95

SPOTSYLVANIA PARKWAY

COSNER CORNER

INTERSTATE 95

HOSPITAL BLVD

SPOTSYLVANIA REGIONAL MEDICAL CENTER

95 1 17 INDUSTRIAL PARK

NORTHEAST DRIVE

COSNER DRIVE

TIMBERLAKE

HICKORY HILLS DRIVE

MASSAPONAX CHURCH ROAD

P.O.B. "A"

COMMON-WEALTH DRIVE

JEFFERSON DAVIS HIGHWAY

OLD TELEGRAPH RD.

INTERSTATE 95

TAX MAP 35N ((2)) 1
TAX MAP 35N ((2)) 2
TAX MAP 36 ((21)) B
TAX MAP 35 ((A)) 88
TAX MAP 36 ((2)) 1
TAX MAP 35 ((4)) 1A
TAX MAP 35 ((4)) 1
TAX MAP 35 ((4)) 3
TAX MAP 35 ((4)) 2
TAX MAP 35 ((4)) 4
TAX MAP 35 ((A)) 86
TAX MAP 35 ((A)) 84
TAX MAP 35 ((A)) 85
TAX MAP 35 ((A)) 82
TAX MAP 35 ((A)) 83
TAX MAP 35 ((A)) 80
TAX MAP 35 ((A)) 81
TAX MAP 35N ((1)) 1
TAX MAP 49 ((A)) 101
TAX MAP 36 ((2)) 2
TAX MAP 36 ((2)) 2A
TAX MAP 36 ((A)) 43K
TAX MAP 36 ((A)) 43P
TAX MAP 36 ((A)) 43K
TAX MAP 36 ((A)) 46
TAX MAP 36 ((A)) 51C
TAX MAP 50 ((A)) 114
TAX MAP 50 ((A)) 113
TAX MAP 50 ((A)) 126
TAX MAP 50 ((A)) 112
TAX MAP 50 ((A)) 131A
TAX MAP 50 ((A)) 132E
TAX MAP 35N ((1)) 2
TAX MAP 49 ((A)) 101A
TAX MAP 50 ((A)) 1D

"B"

BREMERTON AVENUE

BRENTWOOD

JEFFERSON DAVIS HIGHWAY

LANCASTER GATE

LANCASTER GATE RD.

SUMMIT CROSSING RD

MASSAPONAX CHURCH ROAD

"C"

KEY

SPECIAL TAX DISTRICT

SPECIAL TAX DISTRICT ZONED I-1

GRAPHIC SCALE
400'   0   400'   800'

Tax Revenue Scenario

Assumes commercial construction built out equally over 10 years beginning in year 5 of the development.

	Estimated Annual Revenue for Each $0.01 in Special Tax Rate	Estimated Cumulative Special Tax Rev. at $0.30
	H	I
Year 1	$5,780	$173,386
Year 2	$5,837	$348,506
Year 3	$5,896	$525,378
Year 4	$5,955	$704,017
Year 5	$11,187	$1,039,619
Year 6	$16,613	$1,538,005
Year 7	$22,093	$2,200,805
Year 8	$27,629	$3,029,661
Year 9	$33,219	$4,026,235
Year 10	$38,866	$5,192,204
Year 11	$44,569	$6,529,262
Year 12	$50,329	$8,039,119
Year 13	$56,146	$9,723,503
Year 14	$62,022	$11,584,161
Year 15	$62,642	$13,463,425
Year 16	$63,269	$15,361,482
Year 17	$63,901	$17,278,519
Year 18	$64,540	$19,214,727
Year 19	$65,186	$21,170,297
Year 20	$65,838	$23,145,422

Existing Special Service Districts

- Four SSDs:
  - Harrison Crossing (C-2, C-3, O-1, R-1) - $0.50
  - Lee Hill East (PDH-16) - $0.25
  - Lee Hill West (C-3, PDH-16) - $0.48
  - Massaponax (C-3, I-1) - $0.16

- Since 2007, high of $0.75 & low of $0.12 – fluctuate yearly

Adoption

- Approval of Ordinance No. 2018-01 will result in the creation of the SSD.

- Special tax will commence with the fiscal year beginning July 1, 2019 and the rate will remain until changed by subsequent action by the Board.

- Removal of single-family residential tracts will require amendment of the ordinance in the future.

Questions?