THE TOWN OF SALTVILLE, VIRGINIA

COMPREHENSIVE PLAN

ADOPTED BY TOWN COUNCIL: FEBRUARY 12, 2019

PREPARED BY:
SALTVILLE COMPREHENSIVE PLAN COMMITTEE, TOWN STAFF and
MOUNT ROGERS PLANNING DISTRIST COMMISSION

SALTVILLE

PRESERVING HISTORY FOR OVER 30,000 YEARS

ACKNOWLEDGEMENTS

This planning document was prepared by the Town of Saltville Comprehensive Plan Committee, the Town of Saltville Town Council, and staff members of the Town of Saltville. The background research, writing, and assembly of the document were completed by staff of the Mount Rogers Planning District Commission and Town staff.

This plan does not constitute a standard, specification, or regulation, rather a vision for the future of Saltville.

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TOWN OF SALTVILLE
COMPREHENSIVE PLAN RESOLUTION

WHEREAS, the Town of Saltville has updated its Comprehensive Plan to reflect changes in its goals for the future development of the Town; and

WHEREAS, these updates will be used by the Saltville Town Council as a guide for decision making regarding the existing and future needs of the Town; and

WHEREAS, the Commission appointed by the Saltville Town Council put together its final recommendation on October 15, 2018; and

WHEREAS, a public hearing was advertised and held on February 12, 2019 regarding the updated Comprehensive Plan.

THEREFORE, IT IS RESOLVED, that the Saltville Town Council formally adopted the updated Comprehensive Plan at their meeting held on February 12, 2019.

C Todd Young
MAYOR

Steven Johnson
CLERK/TREASURER

TABLE OF CONTENTS

Contents

ONE. INTRODUCTION AND HISTORY 3

TWO. GOALS AND STRATEGIES 10

THREE. POPULATION 14

FOUR. HOUSING 16

FIVE. ECONOMY 17

SIX. TRANSPORTATION FACILITIES AND SYSTEMS 21

SEVEN. COMMUNITY SERVICES AND FACILITIES 24

EIGHT. LAND USE 35

NINE.. GOVERNMENT 44

TEN. CONCLUSIONS 47

One. INTRODUCTION and HISTORY

BACKGROUND AND PURPOSE OF PLAN

The Town's comprehensive plan is an official public document adopted by Town Council which analyzes present and future needs. As a long-term guide, the plan will be used for decisions related to growth and development and is a flexible document that will be updated periodically to respond to changing circumstances.

Legal Basis for the Plan

In accordance with Title 15.2-2232 of the Code of Virginia (1950), as amended, the local planning commission is authorized to prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction. Every governing body is required to adopt a comprehensive plan for the territory under its jurisdiction. The Plan is to be general in nature and designate the general location, character, and extent of public facilities.

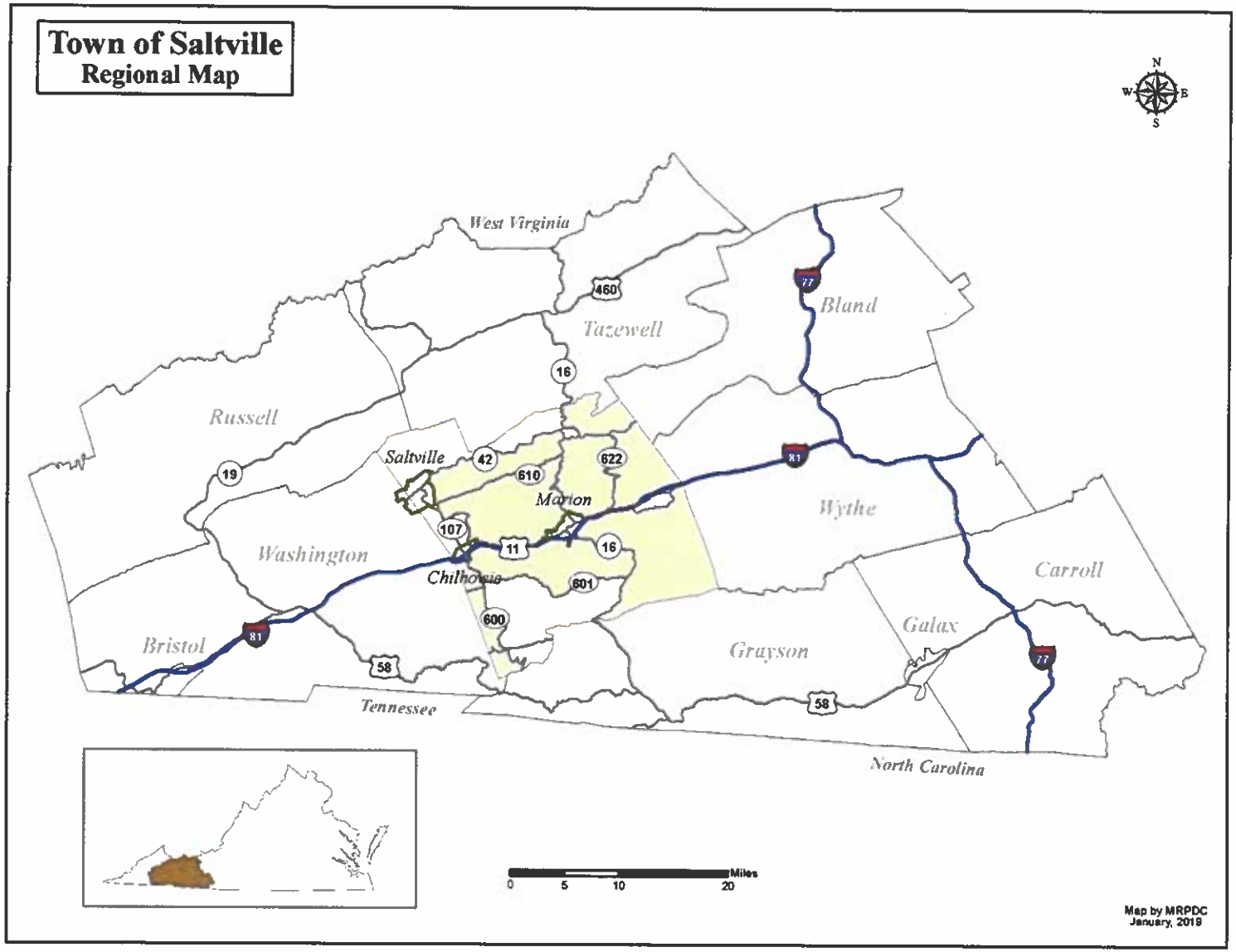
UPDATING THE PLAN

Five-Year Updates and Amendments

The Code of Virginia requires that the comprehensive plan be reviewed and updated, when necessary, at least every five years. As with any document, amendments may be needed over time depending on new initiatives, more detailed planning, or changes in governmental policy. Examples of possible future amendments include neighborhood plans, transportation improvement plans, housing plans, parks plans, or other strategic or Master plans.

Understanding the Plan and Implementation of the Plan

The Comprehensive Plan is a document that is official in nature, meaning it is designed to be adopted by the governing body, and can serve as a policy guide for decisions regarding community development. It can be used as a tool for planning the future growth of the local community. The Plan can be used to assist the governing body, committees, and town staff with strategic planning, visioning and project development, as well as for solicitation of new business and industrial development. The plan can be implemented through a variety of regulatory and financial tools. Generally, comprehensive plans are implemented primarily through the Zoning Ordinance, Operating Budget, Capital Improvements Plan, and Master Plans for specific areas. Comprehensive planning is a process that determines community goals and aspirations in terms of community development. The outcome of comprehensive planning is the Comprehensive Plan, which dictates public policy in terms of transportation, utilities, land use, recreation, economy and housing. The Comprehensive plan encompasses the entire town, a broad range of topics, and covers a long-term time horizon.


Town of Saltville
Regional Map
N
W
E
S
West Virginia
460
Tazewell
77
Bland
16
Russell
19
Saltville
42
610
622
Marion
81
Wythe
107
11
16
Washington
Chilhowie
601
600
Carroll
Bristol
81
58
Grayson
Galax
77
Tennessee
58
North Carolina
0
5
10
20
Miles
Map by MRPDC
January, 2019

DESCRIPTION OF PLANNING AREA

Saltville is a town of approximately 2,077 inhabitants, according to the 2010 Census. It is located on the line between Smyth and Washington counties in Virginia and is approximately nine miles north of Interstate 81. The town is traversed by the North Fork of the Holston River and lies at the intersection of State Routes 107, 42, and 91. The Town of Saltville encompasses 5,523.2 acres and is located at an elevation of 1,760 feet above sea level. The Town is endowed with underground salt deposits which have given the Town a unique history that it still promotes today.

HISTORICAL BACKGROUND

A surveyor by the name Charles Campbell received a grant of land in the Saltville area in 1753. Prior to this time the area had been inhabited by Indians and one settler, Stephan Holston, who had been living and trading among the Indians.

In 1798 William King sunk a shaft 200 feet to open the first salt mine in the United States. From that time until 1973, salt deposits played a major role in the lives of Saltville residents.

The first railroad reached Saltville in 1854 when the Virginia-Tennessee Railroad built a line to the town.

It was over this railroad that Saltville provided salt for the Confederate States during the Civil War. As a result of its importance as a salt producer, there were two battles fought in the Saltville area during the Civil War and the town was dubbed "The Salt Capital of the Confederacy".

"Welcome to Scenic SALTVILLE - Salt Capital of the Confederacy" the sign proudly proclaims as one enters this small town in northwestern Smyth County, Virginia. Justifiably so, because this great salt-producing center during its peak was year in 1864 manufactured about 4,000,000 bushels (200,000,000 lbs.), an estimated two-thirds of all the salt required by the Confederacy. This remote area found itself in the 1860's thrust into the very center of military activity in southwestern Virginia as North and South clashed over these vital salt operations.

Virginia's mineral contributions to the southern war effort during the American Civil War are numerous. By the 1860's, Virginia was the main mineral-producing state in the South. Among the principal mined resources, in addition to salt, were lead, iron, niter (saltpeter), and coal. Interestingly, except for the coal which came primarily from the Richmond Basin, nearly all of the production of these resources was located west of the Blue Ridge with the main operations centered in southwestern Virginia.

But of all Virginia's mineral contribution, perhaps none was more crucial to both the

civilian population, as well as the military forces of the Confederacy, than salt. Of course, salt is essential on the human diet and during the Civil War, every soldier's ration included it. Salt is also necessary for livestock; a hoof and tongue disease that appeared among the cavalry horses of Lee's army in 1862 was attributed possibly to a lack of salt. During the Civil War times, salt was by far the primary means of preserving meat.

By the mid-1800's, three methods of producing salt were typically used: extracting salt from saline water wells (the most common), boiling down sea water or water from in land salt lakes, and mining deposits or rock salt. At the outbreak of the Civil War, the Southern states had five principal salt operations available, these being (1) the "licks" on the Great Kanawha River, near Charleston, WV; (2) the Goose Creek Salt Works near Manchester, KY; (3) the wells in the counties of Southwestern Alabama; (4) the Avery Island operations in southern Louisiana; and, above all, (5) the great wells in southwestern Virginia at Saltville.

a) Pre-Civil War History and Technology of Salt Production

No one knows precisely when humans began to use the salt available in the Saltville Valley. According to Marvel thousands of years ago Native Americans camped here to hunt and evaporate some of the brines in the salt ponds for salt acquisition. By the 1750's, the property containing most of the saline springs and ponds belonged to Charles Campbell, who obtained a patent of land at the Salt Lick from Lord Dinwiddie in the name of King George II. Upon his death, the grant passed to his only son William. During the Revolution, William Campbell attained the rank of general and commanded the victorious American forces at the Battle of King's Mountain. William's cousin Arthur began the first commercial development of the salt in 1782; other Campbell family members soon became involved in salt manufacture. These early salt works of the late 1700's consisted of wells from which the brine was drawn, furnaces in open sheds in which the saline water were boiled in kettles, and salt houses where the salt was stored. The kettles used were camp kettles of the time, which had an 8- to 12-gallon capacity.

Competition began to develop in 1795 when William King began his own salt production on land adjoined the Campbell family. In 1799, King dug a 200-foot-deep shaft, intending to mine the bedded salt deposits; this is the first known salt mine (albeit unsuccessful) in the U.S.A.

During the first half of the nineteenth century, southwestern Virginia experienced commercial development of a number of mineral resources besides salt. Gypsum or "plaster" was prospected for and mined from the Maccrady in the vicinity of Plasterco, just a few miles southwest of Saltville as early as 1815. Originally used most to "sweeten" or condition the soil for farmers, gypsum production increased as new uses such as

plaster products were found. Other regional mineral resources were also exploited, so that by the 1850's southwestern Virginia produced an abundance of salt, plaster, shot, pig iron, and lead for the area between the Cumberlands and the Smokies. The completion of the Virginia and Tennessee Railroads in 1856 from Lynchburg to Big Lick (Roanoke) and then down the Great Valley to Bristol and beyond greatly aided economic development in this region. Of particular interest to the salt works was the construction of a railroad spur from Glade Spring on the main line over to Saltville in 1856.

The technological aspects of the salt manufacture at Saltville is an interesting story. In the 1750's, Charles Campbell, original owner of the salt ponds and springs, followed the Indian practice of simple boiling down the salt from the surface occurrences to meet his own needs. By 1800, William King was producing 200 bushels a day by using open shed furnaces to evaporate water bucketed from his wells. (Surprisingly, brine evaporation by boiling in kettles continued as the basic salt production technique until 1892). In 1840, a shaft was dug to intercept the brine stream, but at a depth of 210 feet rock salt was encountered. Even though salt thickness of several hundreds of feet were eventually discovered in the sub-surface, commercial production was always by brine extraction methods. By 1842, production from ix wells reached 200,000 bushels annually.

A fascinating sketch of the Saltville area appeared in an 1857 article in Harper's magazine (reprinted in Saltville Confederate times, undated) that gives a detailed account of how the salt was manufactured in the mid-nineteenth century.

b) Civil War Years: Salt Production and Military Events

Fighting broke out between Union and Confederacy on April 12, 1862, when rebel batteries opened fire on Fort Sumter in the harbor of Charleston, SC. By the fall, the Saltville works had been acquired by Stuart, Buchanan, and Co., who conducted operations throughout the Civil War and for a few years thereafter. Shortly after the war began, the firm negotiated a contract with the Confederate government to provide 22,000 bushels of salt per month "to and for the uses of the Confederate State armies" (Saltville Historical Foundation, undated).

In the decades before the war, Saltville operations at time consisted of only a single furnace and about 70 kettles (Saltville Historical Foundation, undated). At its peak in 1864, the works included 38 furnaces and 2,600 kettles. The huge salt output during the war years (reaching a peak of 4,000,000 bushels in 1864) commonly exceeded the ability of the Virginia and Tennessee railroad to transport it. According to contemporary accounts, it was "a common thing to see as many as a thousand salt wagons at one time" lining the roads for miles waiting their turn for salt.

By fall of 1862, the Saltville output had become so important to the South that the states of Georgia, North Carolina, Tennessee, Alabama, Mississippi, South Carolina, and Florida, as well as Virginia, had all negotiated contracts to purchase salt or erect their own operations (Saltville Historical Foundation, undated).

But salt operations of this magnitude could not go on unchallenged by the Union, particularly since Federal forces occupied much of nearby West Virginia from the spring of 1862 onward. In summer 1863, with Lee's invasion of the North turned back at Gettysburg, Federal high command in West Virginia ordered the first attempt to get at the salt mines. In September 1863, a strong Union force got within 35 miles of Saltville but withdrew after a skirmish.

In May 1864, Federal soldiers in West Virginia, this time under General George Crook, once again moved into southwestern Virginia, determined to destroy the salt works. Crook detached General William Averell's Calvary to attack Saltville. But once in Virginia, Averell learned that the defense of the salt operations was in the hands of the formidable General John Hunt Morgan and his terrible men.

The next major military action involving the salt works occurred in fall 1864. By late September, Union General Stephen Burbridge, the widely despised military governor of Kentucky, decided to move to Saltville.

Meanwhile, on the Confederate side, Saltville's defense was the responsibility of the newly recognized Department of Southwest Virginia and East Tennessee. The Department's commander, General John Breckinridge, like Burbridge, a Kentuckian, had been campaigning in the Shenandoah Valley but was hastening back to southwestern Virginia. As Burbridge approached Saltville on October 1, Breckinridge's chief lieutenant, General John Echols, was working miracles pulling together scattered forces for the defense of the salt works.

The Battle of Saltville began around 11 a.m., Sunday, October 2. Arriving just earlier that morning at 9:30 with 1,700 men, Confederate General John Williams commanded Saltville's 2,500 defenders during the fight.

One historical note of great interest to Civil War scholars concerning this engagement is the intensely debated "Saltville Massacre". According to some, rebel soldiers, after the battle, shot many wounded Union troops, especially African-Americans, lying helpless on the battlefield; other Federals were murdered some days later in the Confederate hospital set up at nearby Emory and Henry College. Marvel vigorously disputes this and refers to the alleged massacre as a "legend". The interested reader is directed to these sources for detailed account.

A second Battle of Saltville occurred in December 1864 when Union forces under General George Stoneman invaded southwestern Virginia. His objectives were to destroy not only the salt works but to knock out the crucial lead operations at Austinville in southern Wythe County and devastate the Virginia and Tennessee Railroad. Stoneman's forces arrived at Saltville on December 20 and overwhelmed its few hundred defenders, mostly young boys and old men.

During the Civil War, the production of salt from the Smyth County works was of inestimable value to the Confederacy. Although salt shortages occurred during the war, especially for civilian, thanks to Saltville more than any other source these shortages were never severe enough to cause serious problems for the army.

Mathieson Alkali plant, which began production in 1895, proved to be the mainstay of Saltville's economy until 1973. During these years the company expanded to other parts of the country and eventually merged with Olin Industries in 1954. Olin Mathieson Company was the most dominant economic force in Saltville for many years. The company also provided funds for construction of two schools and a hospital as we as other community facilities. In 1972, Olin Mathieson closed its plant due to production cost problems related to air and water pollution, marking the end of the salt brine extraction era in Saltville. However, since the closing of Olin Mathieson, the town had been aggressively pursuing other businesses and industry. The town has also been aggressive in the rebuilding of its water and sewage systems which will continue into the next century.

Today, there is much to see of historical interest at Saltville. Beautiful reconstruction of the salt furnaces with kettles, the walking beam brine pumps, and the wooden pipes through which the corrosive salt solutions were transported, are located at the Salt Pak on the south side of town. Salt ponds dot the floor of the valley as they have for thousands of years. Most interesting of all to Civil War buffs, one can walk the hills and visit the sites of which North and South fought in the 1860's.

A visit to Elizabeth Cemetery situated a small knoll on the north side of town finds burial plots, some of which predate the Civil War, of persons historical importance, such as Willian Stuart and his family. On this very ground Yankee troopers charged Rebel soldiers, who eventually held firm and saved the salt works. Standing here silently among the tombstones one imagines, whispering in the evening breezes, the ghosts of those men who gave the "last full measure of devotion" in the little remembered battles for Saltville so long ago.

Two. GOALS and STRATEGIES

The goals and strategies listed below are broken down into the following categories: housing and land use; economic development; community development; transportation; and services. The goals and strategies were developed by the Comprehensive Planning Committee after reviewing survey input by the citizens of the Town of Saltville, as well as evaluating existing conditions in the Town of Saltville, reviewing accomplishments from the previous comprehensive plan, and determining the best way to ensure the Town of Saltville is a thriving community in the future. The strategies reflect the cost-effective investment of municipal funds in order to achieve an increase in the economy, and maintain a socially integrated and environmentally balanced community, all while preserving the unique history of the Town of Saltville.

HOUSING AND LAND USE

GOAL: Provide a quality and balanced living environment to include and encourage a variety of housing options for current and future citizens of the Town of Saltville.

STRATEGIES:

A) Encourage development of studio apartments and duplexes.
   a. Research and secure grants to encourage property owners to complete renovations of vacant buildings to develop mixed use facilities, including apartments.

B) Pursue the development of assisted living facility and/or nursing home facility for adults and seniors with needs.

C) Designate Historic District within the Town of Saltville.
   a. Define boundaries of historic district.
   b. Establish historic district committee to develop recommendations of regulations to council and to enforce regulations within district. (Similar to Abingdon)

D) Ensure Stricter Zoning/Ordinance Enforcement
   a. Implement more strict zoning and ordinance policies to ensure the town is more esthetically pleasing.

ECONOMIC DEVELOPMENT

GOAL: Foster a sustainable and thriving economic ecosystem within the Town of Saltville.

STRATEGIES:

Tourism

A) Improve and maintain current historical recreation facilities, such as Salt Trail, Museum of the Middle Appalachians, Palmer Mill, etc.

B) Explore opportunities for new tourism-based attractions such as a campground.

Small Business Development

A) Develop incentives to encourage property owners to improve buildings to encourage businesses to open and fill vacant store fronts. Explore ideas for a marketplace (an area where more than one business would share space).

B) Offer new businesses tax incentives to foster business growth. (Waving meals tax, waving first years' business taxes, etc.)

C) Market the Town of Saltville as a place for growth.

Food/Lodging

A) Explore opportunities to add cabins at the proposed campground. Encourage development of Bed and Breakfast facilities as well as Air BnBs.

Industrial Development

A) Build and maintain a stronger partnership with county, regional, and state economic development organizations to recruit new industry to Saltville.

B) Saltville IDA – recruitment efforts: develop more diversified industry cluster, focusing on Aquaculture Center and other available sites. Market available properties, while exploring opportunities to develop land, in an effort to attract new companies.

COMMUNITY DEVELOPMENT

GOAL: Improve the quality of living in the Town of Saltville.

STRATEGIES:

A) Partner with local organization to develop Wellness Center in the Town of Saltville.

B) Develop a Community Center to be used as an event center. (Location idea: Palmer Mill).

a. Expand the Library by enhancing the existing facility or identify a new, larger facility to provide more space for programs.

C) Develop a market space at the Commons or Lyons Club to open a Farmers' Market for local farmers and crafters to introduce and sell products to the community.
D) Encourage development of a childcare facility in the Town of Saltville.
E) Explore additional areas to expand the Elizabeth Cemetery.

TRANSPORTATION

GOAL: Support an efficient and safe transportation network in the Town of Saltville.

STRATEGIES:

A) Provide a Park and Ride service for Town events and special use for tourism purposes. Focus on targeting E&H (Thurs, Fri, Sat Service that is round-trip)
    a. Obtain donation or funding to purchase a handicap accessible bus to provide service.
B) Enhance transportation opportunities through District Three Transit to provide transportation to neighboring towns.
    a. Develop relationship with District Three to determine ways to market existing services and potentially expand services for Saltville.
C) Reduce tractor and trailer traffic through town to better maintain roads.
    a. Increase directional signage for trucks to avoid travel through town, wrong turns, etc., and better enforce the law, particularly for repeat offenders.
    b. Continue to lobby for construction of Industrial Access Road to better access industrial facilities.

SERVICES

GOAL: Enhance services provided by the Town of Saltville.

STRATEGIES:

A) Strictly enforce speeding in town and neighborhoods to ensure a safer environment.
    a. Add speed bumps, additional radar, and increase police visibility during high offence times and locations. Ensure more diligent and strict enforcement of laws.

B) Build partnerships with organizations to assist with tackling the drug problem within the community to support a better quality of living for the citizens of Saltville.

C) Enhance the esthetics of the Town by making it free of litter.
   a. Apply for Litter Grant Funding through the Department of Environmental Quality to provide public accessible trash cans, smoker's cans, recycling bins for plastic and aluminum, paper, and cardboard.
   b. Encourage the use of reusable shopping bags.
   c. Consider refund for recycling (then sell to larger recycling company to generate revenue for town to support recycling program).

INFRASTRUCTURE

GOAL: Provide and support an efficient infrastructure system within the Town of Saltville.

STRATEGIES:

A) Improve water and sewer services.
   a. Explore options for grants or consider tax increase to purchase supplies and equipment to improve water and sewer system.

B) Provide town-wide Wi-Fi and encourage broadband expansion initiatives.
   a. Develop partnerships with companies to encourage last-mile broadband to ensure residents have reliable access to the internet.
   b. Identify and secure grant funding to provide town-wide Wi-Fi services (similar to Abingdon, Bland, and other areas in the region.)

FINANCE

GOAL: Increase funding and revenue for the Town of Saltville to enhance services, infrastructure, quality of life, economic climate, and the overall well-being of the Town of Saltville.

STRATEGIES:

A) Explore opportunity to hire a new town employee to focus on grant writing, economic development, and tourism to generate additional revenue.

B) Explore opportunities to increase funding and generate revenue by tax increase and/or additional grant funding.

Three. POPULATION

POPULATION CHANGES

In the 1980s, the Town of Saltville began to experience a decline in population, with the greatest decrease coming during the decade of the 1980s. Since 1980, the town's population has declined at an average rate of 4.7 percent per decade. During the 1990s, the decline began to slow, but the 2010 census reveals another rapid decline in population.

Population Change		
Year	**Population**	**Percent Change**
1960	2,347	1.4
1970	2,527	7.6
1980	2,376	-5.9
1990	2,300	-3.2
2000	2,225	-3.3
2010	2,077	-6.6

Source: U.S. Census Bureau

POPULATION TRENDS

At the time of the 2010 Census, the population of the Town of Saltville was 2,077, a six percent decrease from a decade before. Of these, 1,018 were males (49 percent) and 1,059 were females (51 percent). The male to female ratio remained relatively unchanged between 2000 and 2010.

The majority of the population is between the ages of 35 and 64, with school-aged children being the next largest age group.

Population by Age (2010)		
Under 5 Years	109	5.2%
5 to 19 Years	400	19.3%
20 to 34 Years	325	15.6%
35 to 49 Years	424	20.4%
50 to 64 Years	457	22%
65 to 79 Years	259	12.5%
80 Years and over	103	5%
TOTAL	2,077	

Source: U.S. Census Bureau

Population by Race		
Race	**2000**	**2010**
White	2,178	2,046
Black or African-American	9	8
American Indian or Alaskan Native	4	2
Asian	0	3
Native Hawaiian or Pacific Islander	0	0
Other race	1	4
Two or more races	9	14
Total	2,201	2,077

Source: U.S. Census Bureau, Decennial Census 2000 and 2010

According to the 2010 U.S. Census the population of the Town of Saltville is predominantly white, with other races including Black or African American, American Indian or Alaskan Native, Asian, other race, and two or more races.

POPULATION PROJECTIONS

Since 1980, the population has been declining, and has declined along with the county as a whole. The largest decline in population has been between the ages of 20-34, revealing that once students graduate school they are moving away to pursue other opportunities, such as continued education and/or better paying jobs. It is imperative the Town of Saltville partner together with Smyth County and the towns of Chilhowie and Marion to develop a county-wide strategic plan for economic development. In addition to a strategy to attract new business and industry, the plan will need to include a strategy specifically targeted to incentivizing the younger population to return to the area after college, as well as attract new residents to stabilize and promote growth in the future.

As plans are developed to attract new business and industry, The Town must also consider housing programs to supply adequate and affordable housing for all population groups to include low, middle, and upper income households, as well as senior citizens and retirees. As the economy grows and more jobs are created, the demand for housing will also increase.

Four. HOUSING

Overview

Saltville had a total of 1,106 housing units according to the 2017 American Community Survey. Of these, 726 (66%) were owner occupied. In comparison, Virginia's home ownership rate was 66%.

Only 6% of the housing units are multi-family, and 14% are manufactured type homes. Single-family homes make up the majority of the housing, with 884 homes (80%). More than 50% of the homes are older, built prior to 1970.

The median value of an owner-occupied home in Saltville is approximately $80,000 which compares to the State median value of $245,000. The median gross rent is just over $600. The data indicates the need for more affordable rental housing, as the rental tenants use more than thirty percent of their income for housing.

Town of Saltville Housing Characteristics		
Total Housing Units	1,106	
Owner Occupied	726	66%
Renter Occupied	258	23%
Vacant	122	11%
Housing Type	1,106	
Single-family		80%
Multi-family		6%
Manufactured Home		14%
Housing Age, (Year Built)	1,106	
2010-2017	11	1%
2000-2009	69	6%
1990-1999	120	11%
1980-1989	109	10%
1970-1979	148	13%
1960-1969	141	13%
1950-1959	159	14%
1940-1949	61	6%
Before 1940	288	26%
Avg. Household Size (Owner Occupied)		2.61
Median Value (Owner Occupied)		$79,700
Median Gross Rent (Renter Occupied)		$602
Median Mortgage Cost		$850
Housing Owner Costs > 30% of income		22%
Rental Costs >30% of income		35%
Source: US Census		

Past Housing Improvements and Future Plans

Since 1978, housing conditions in Saltville have been surveyed for Community Development Block Grant funding of housing and rehabilitation in low-to-moderate income housing areas in the Henrytown and Smokey Row Communities. Visual observations indicate the need for more rehabilitation. Efforts will be made, in partnership with MRPDC and CDBG programs.

Five. ECONOMY

The economic characteristics of the Town of Saltville are similar to those of other small towns in Southwest Virginia. Employment is concentrated predominantly in the manufacturing sector. Unfortunately, the 1970's departure of Olin Mathieson was a devastating loss the Town of Saltville is still trying to overcome. Approximately 900 jobs were lost when Olin Mathieson left Saltville and the impact could be felt across Smyth County and the rest of the region, ultimately affecting the Town of Saltville the most. Once the Town thought it was beginning to recover in the 1980s and 1990s, again, more loss was incurred when Long-Airdox, and U.S. Gypsum shuttered their doors, resulting in the loss of 330 more jobs. The Town has experienced other ups and downs, including the opening and closure of Global Contact Services (200 jobs) and the opening and recent downsizing of Titan Wheel, resulting in a loss of nearly 100 jobs.

The Town of Saltville has suffered devastating loss for five decades; therefore, there is no better time than the present for the Town to forge ahead with new and innovative ideas to stimulate economic growth and create jobs in the Town of Saltville. It is important for the Town of Saltville to strengthen the partnership with Smyth County, Virginia's Industrial Advancement Alliance, the Virginia Economic Development Partnership, and other economic development organizations and develop an aggressive and comprehensive strategy for growth.

UNEMPLOYMENT

For the last few decades, the unemployment rate in Smyth County (including the Town of Saltville) has been higher than that of the state and nation as a whole. Endeavors by the Town of Saltville and Smyth County has helped to battle the unemployment rate, however, there is still more work to be done. In addition to the unemployment issue, there is an even greater underemployment issue within the County. Nearly 11% of the workforce is considered underemployed.

Date	Smyth Co.	Virginia	United States
2012	9.6%	6.1%	8.1%
2013	9.1%	5.7%	7.4%
2014	7.9%	5.2%	6.2%
2015	6.5%	4.5%	5.3%
2016	5.8%	4.0%	4.9%
2017	4.7%	3.5%	3.9%

Source: Virginia Employment Commission labor market information

LABOR FORCE

The following chart shows a breakdown of occupations by type, as well as the percentage of each male and female within each occupation. The total labor force is composed of 893 individuals with 51.6% being male and 48.4% being female.

Occupation	# of Workers	% Male	% Female
Management, Business, Finance	50	56%	44%
Computer Engineering, Science	13	100%	0%
Education, Legal, Community Service, Arts, Media	63	46%	54%
Healthcare	22	0%	100%
Healthcare Support Occupations	74	0%	100%
Protective Services Occupations	33	88%	12%
Food Preparation, Service Related	50	26%	74%
Building and Grounds Cleaning/Maint.	14	0%	100%
Personal Care and Service	32	19%	81%
Sales and Office Related	252	32%	68%
Natural Resources, Construction, Maintenance	79	100%	0%
Production, Transportation, Materials	211	87%	13%

Educational Attainment

Type of Education	Percent of Workforce
Less than High School	13%
High School or Equivalent	40%
Some College or Associates	36%
Bachelor's Degree or Higher	11%

Nearly 75% of individuals have a High School (or equivalent degree) and or an Associates or some College. These individuals have an average median income of just over $25,000.

INCOME LEVELS

Nearly 900 individuals make up the workforce, with 50% of them having a median income between $25,000 and $49,999, 21% with a median income of $24,999 or less, and 29% with a median income of $50,000 or greater. Only 2% of the workforce has a median income greater than $100,000. The average median income for the Town of Saltville is $34,417, which is slightly higher than other towns in Smyth County. For example, the Town of Marion's median income is $31,210. The median income for Smyth County, overall, is $37,983, which is slightly higher than the Town of Saltville average. In comparison, the median household income for Virginia is $65,105, which is nearly double the median income for the Town of Saltville.

Smyth County's Largest Employers (Employers within the Saltville Town Limits are in bold)	
1. Utility Trailer Manufacturing	26. Richardson Ambulance Service
2. Teleperformance USA	27. McDonald's
3. Smyth County School Board	28. C & A Fabricating
4. Southwest Virginia Mental Health Center*	29. McDonald's
5. General Dynamics Armament	30. Hardee's
6. Royal Mouldings Limited	31. Blue Ridge Knives
7. Mountain States Health Alliance	32. Innovative Millwork Technologies
8. W & L Construction and Paving	33. Morrison Management Specialists
9. Marion Correctional Treatment Center	34. Atwork Personnel Service
10. County of Smyth	35. Lifetime Wellness Center
11. Food City	36. Berry Enterprises, Inc.
12. TRW Automotive US LLC	37. Marion Mold & Tool Inc
13. Mount Rogers Comm. Services Board	38. **Dolgencorp LLC**
14. Mountain Empire Operation	39. **Postal Service**
15. Wal Mart	40. Internal Medicine of Smyth County
16. Town of Marion	41. Town of Chilhowie
17. District Three Government	42. **United Salt**
18. Woodgrain Millwork	43. **Titan Wheel Corporation of Virginia**
19. Blue Ridge Medical Management	44. Marty, Inc.
20. Scholle Packaging Inc	45. Virginia Dept of Game and Inland Fisheries
21. **Saltville Medical Center**	46. General Francis Marion Hotel
22. **Food Country USA**	47. Macado's Inc.
23. Virginia Department of Conservation	48. Marion Automotive Group
24. Oak Hall Industries	49. American Wood Fibers, Inc
25. **The Bank of Marion**	50. Smyth County Eye Associates, Inc.

TOURISM

Across Southwest Virginia, tourism projects are being launched to promote the vast array of opportunities for tourist to experience the cultural, historical and outdoor resources in the region. These programs were designed specifically to market the region as a whole to bolster the economy through tourism dollars. Attractions in Saltville include the Museum of the Middle Appalachians, which exhibits include archaeological specimens and important geological and historical impacts on the valley and region. The Ice Age excavation sites trace history back thousands of years, and Saltville is proud to be the site of the Ice Age Woolly Mammoth. Other historic sites include the Madam Russell Cabin, originally built in 1788, traces history to Patrick Henry's sister and the establishment of Methodism in the region. The King-Stuart House, built in 1975 played a role in the salt production and the Civil War. Saltville is rich in Civil War History with its forts and overlooks. The history of salt production is well displayed at the Salt Park. In addition to Saltville's assets, there are other attractions in neighboring towns.

BUSINESS DEVELOPMENT INCENTIVES

Smyth County Chamber of Commerce - Small Business Boot Camp

In an effort to encourage small business growth, the Smyth County Chamber of Commerce partnered with the Town of Saltville, Smyth County, and the Town of Chilhowie to offer a business challenge grant and support to open a small business in either one of the towns or in within Smyth County. This program is managed by the Smyth County Chamber of Commerce and is offered various dates throughout the year. The program consists of classes over a six-week period to educate individuals who want to start a business or currently own a business and want to expand. Classes include topics such as marketing, budgeting, finance, and other helpful topics related to owning a small business. The program is an excellent resources for the Towns and Smyth County.

Enterprise Zone

In 2005, Smyth County was awarded an expanded Virginia Enterprise Zone designation that included a majority of the commercial and industrial property in the Town of Saltville. In addition, other areas prime for growth are also included in the zone. The purpose of the Virginia Enterprise Zone program is to support job creation and private investment in areas designated for growth through grants based on real property investment and the number of jobs created over a five year period. In addition to state grants, the Town of Saltville offers local incentives: building permit fee rebate, water and sewer cost rebate, economic stimulus grant, and real estate rehabilitation tax exemption. The program is administered by the Smyth County Administrator's Office.

Six. TRANSPORTATION FACILITIES AND SYSTEMS

HIGHWAY AND ROAD SYSTEMS

The principle transportation infrastructure in the Town of Saltville, and Smyth and Washington Counties is the highway and road system. The system includes public roadway types ranging from 4-lane interstate to light-surfaced (gravel) secondary roads. The following information provides a profile for all interstate, primary, and selected secondary roadway systems.

INTERSTATE SYSTEM

Interstate 81 is eight miles south of the Town of Saltville by way of VA Routes 107 or 91. I-81 provides a superlative East/West passageway that can reach three fourths of the U.S. population and many of its major industrial centers. I-81 extends from just East of Knoxville, Tennessee where it connects with I-40, which provides multiple East/West and North/South interstate connections. I-81 traverses Smyth County for approximately 23 miles, and the Average Daily Traffic Count is just over 30,000 vehicles per day. Just over 50 miles north on I-81, the highly traveled I-77 intersects it, allowing easy access to areas from Cleveland, Ohio to Columbia, South Carolina. I-81 South leads to the Tennessee State line, which is just 35 miles away. Approximately 20 miles from the state line, I-26 intersects I-81, offering access south to areas such as Asheville, North Carolina, all the way to Savannah, Georgia. I-81 also connects with I-64 in the middle of the State of Virginia.

PRIMARY SYSTEM

The Town of Saltville has two primary road systems - VA 91 and 107, within its corporate limits. Traffic volumes on these roads vary from relatively light (3,600 vehicles per day) to heavy (8,000 vehicles per day) along 91 from one end of the Town to the other, across into Washington County. In order to increase its level of accessibility and economic viability, the Town should promote the further development of its primary road system. Specific efforts should also focus on a new route specifically for industrial truck traffic to reach industrial areas of the Town. In addition, the Town should promote the widening and other improvements of Route 107 into the Town.

SECONDARY SYSTEM

Secondary roads are an integral part of the transportation system in the Town of Saltville. A provision of the Code of Virginia allows the Town Council of Towns with a population less than 3,500 to select certain streets and roads for maintenance, improvement, construction and reconstruction from Virginia's Secondary Road system allocations. The types of secondary roads vary between hard surface (asphalt), all-weather surface (surface treat), light surface (gravel), and unsurfaced.

AIR TRAVEL

Mountain Empire Airport, a general aviation facility in Groseclose, Virginia, is located approximately 22 miles northeast of Marion. The airport is adjacent to Interstate 81 (near Exit 54).

The airport has a single 5252 x 75 ft. runway, with published localizer and GPS approaches and a full parallel taxiway. A ramp extension gives ample tie-down space for aircraft of all sizes. The terminal building completed in 2012; features a waiting lounge, flight planning area, and conference room. The airport provides full service fuel for both 100LL and Jet- A. The Mountain Empire Airport is owned and operated by the Smyth-Wythe Airport Commission..

Approximately 27 miles Southwest of Saltville is another general aviation facility – Virginia Highlands Airport. Adjacent to Interstate 81, it is located near Exit 13. The airport has a single 4470' x 75' asphalt runway, and it is operated by the Virginia Highlands Airport Authority.

The nearest commercial aviation service can be found at Tri-Cities Airport.

Tri-Cities Airport (TRI) is a full-service commercial airport serving Northeast Tennessee, Southwest Virginia, Western North Carolina and Eastern Kentucky. The Airport offers nonstop flights to four hubs (Atlanta, Charlotte, Orlando and Tampa/Clearwater-St.Petersburg) on Allegiant, American, and Delta.

Tri-Cities airport is centrally located between the cities of Bristol, Kingsport and Johnson City, Tennessee, just 3 miles off Interstate 81 at Exit 63, 62 miles from Marion.

RAIL

The Town of Saltville's rail service ended in 1985, following the collapse and subsequent closure of part of its branch line Norfolk Southern Railway. Today, a mainline of the Norfolk Southern Railway runs parallel to I-81 and continues to serve Smyth County. Currently, Norfolk Southern provides bulk, mixed freight, containerized piggyback and team track services to several major industries and businesses in the Towns of Chilhowie, Marion, and the Atkins area in Smyth County.

PUBLIC TRANSPORTATION

District Three Government Cooperative provides rural transportation services to the elderly and disabled residents in the region, including the Town of Saltville. The agency uses passenger vans that are handicap accessible to transport its riders. Routes are available to provide congregate meals at senior centers, access to shopping centers, and to home deliver meals.

TAXI and BUS SERVICE

Privately-owned taxi cab business located in Marion and in Smyth County offer services to the Town of Saltville. Interstate passenger bus service is available in Marion by the Greyhound Bus Lines. The company offers three departures east and three departures west daily.

PEDESTRIAN and BICYCLE TRANSPORTATION

Throughout Town, sidewalks are available for pedestrians; however, there is currently not a designated area for bicycle travel. The Salt Trail is a pedestrian trail offering recreational walking and biking. The Town of Saltville will need to focus on making the Town more pedestrian and bicycle friendly as the Town grows.

Seven. COMMUNITY SERVICES AND FACILITIES

EDUCATION

The public school system in Saltville is part of the Smyth County school system and the schools serving are Saltville:

- Northwood High School (Grades9-12) Enrollment 287.
- Northwood Middle School (Grades 6-8) Enrollment 209.
- Rich Valley Elementary School (Grades PK-5) Enrollment 164.
- Saltville Elementary School (PK-5) Enrollment 225.

The total enrollment in the Smyth County School system has been declining over the last several decades, and is expected to continue declining. Saltville schools, along with the entire Smyth County system, are fully accredited by the Virginia Department of Education and the Southern Association of Colleges and Schools. All schools in Saltville have fully met requirements set by the Virginia Standards of Learning (SOLs), which have set statewide expectations for student learning in English, math, science, history and social sciences, technology, fine arts, foreign languages, health and physical education, and driver education.

The Smyth Career and Technology Center serves Smyth County Schools as well, providing over fifteen different programs such as culinary arts, cosmetology, welding, auto body, auto mechanic, drafting, engineering, electrical, and more.

Community College. Virginia Highlands Community College, located in Abingdon, serves the Town of Saltville. Over 2,000 full and part-time students are enrolled at the college. Unique to the system, two community colleges partner to bring a full array of class offerings to the Smyth County area at the Henderson School in Marion. The Summit Center occupies the upper floor of the building, includes the auditorium/lecture hall, and is staffed by both Virginia Highlands and Wytheville Community College faculty and staff. This brings formal higher education back to Marion for the first time since Marion Women's College left in 1967.

Emory & Henry College of Health Sciences is located in Marion and currently provides graduate level disciplines, including Physical Therapy, Occupational Therapy, Physician's Assistant, and two research study programs, attracting nearly 600 students and 150 faculty and staff to the area. This new college recently opened in Marion, and is located in the former Smyth County Community Hospital. The main Emory and Henry campus is located west of Saltville in Emory, Virginia.

Southwest Virginia Higher Education Center is located in Abingdon, and offers four-year degree and graduate programs through Virginia's major universities and colleges.

LIBRARY

Smyth County is served by the Smyth County Public Library system. The system includes the main branch on Sheffey Street in Marion, a branch in the Town of Chilhowie, and a branch in the Town of Saltville. The Saltville facility is located in the former post office in the downtown section. The library building is owned by the Town and offers internet access, and many programs throughout the year. The library continues to grow, and the Town will consider expansion options moving forward.

HEALTHCARE

The Southwest Virginia Community Health Systems operates the Saltville Medical Center, located in Saltville, offering primary care services. They also operate a sliding fee dental clinic.

The primary provider of medical services for Smyth County is the newly constructed Smyth County Community Hospital. This 44-bed acute care hospital, located just off I-81 at Exit 47, opened in 2012, after the closure of the former 176-bed facility in Marion, now known as the Emory and Henry School of Health Sciences. There are more than 50 physicians serving on the medical staff of SCCH, offering surgical services, rehabilitation services, women's services, emergency services, cardio-pulmonary services, most acute care including home health, skilled nursing and long-term care. Other services include a diagnostic sleep center, cardio/pulmonary rehabilitation and an inpatient rehabilitation unit. The hospital is currently an affiliate partner of the Ballad Health system.

Health-related services are also available through the *Smyth County Health Department* located in Marion. The county health department is part of the Mount Rogers Health District and the Virginia Department of Health. Health services include maternal and child health care, female reproductive care, various disease prevention programs, wellness programs (for heart health, worksite health screenings, and health education), and home-based health care. The Smyth County Health Department also enforces state-mandated environmental health programs through inspection, permitting, and testing services. This work relates to private well water supplies, on-site septic disposal, restaurants, milk sanitation, rabies prevention and control, insect and rodent control, institutional sanitation (for child and adult care facilities, hotels, and motels), migrant labor camps, campgrounds, and swimming pools.

Health care is also available through the **Mel Leaman Free Clinic**, formerly the Smyth County Free Clinic in Marion. The Free clinic additionally entered into a partnership with Emory and Henry College, and relocated into the first floor of the College of Health

Sciences. The Clinic offers healthcare services to, "The working poor constitute the majority of the uninsured, and those workers between 18 to 64 years old are particularly vulnerable, as they generally do not qualify for Medicare or Medicaid." The Clinic operates privately as a non-profit and does not receive any reimbursement from patients or insurance companies.

The ***Southwestern Virginia Mental Health Institute*** **(SWVMHI)** stands on a large campus-like setting atop what is locally known as Hospital Hill in Marion. The entire facility consists of 24 buildings on more than 40 maintained acres of land. SWVMHI is a state psychiatric institute with 176 beds that is run by the state Department of Behavioral Health and Developmental Services. SWVMHI presently serves adolescent, adult, and elderly populations from a wide region of southwest Virginia.

Community-based care for mental, physical and substance use intervention needs is offered through the *Mount Rogers Community Services Board*. Facilities located in Marion include a full-time counseling center, a psychosocial rehabilitation program located at The Friendship House, and Transitions, a halfway house for patients with substance abuse problems. The Community Services Board also operates a supervised apartment program (small-scale group homes) consisting of The Smyth Apartments (three two-bedroom apartments located within town limits).

LONG-TERM CARE

Two long-term care facilities are located in Smyth County. Valley Health Care is the closest to Saltville, and is located in Chilhowie. This 180-bed facility also offers 27 additional beds in its home for adults. Francis Marion Manor is located in Marion, a division of Smyth County Community Hospital, is a 109-bed facility.

SOCIAL SERVICES

Social services in Smyth County are provided through government and community-oriented agencies, such as the Smyth County Department of Social Services, Virginia Department of Motor Vehicles, Virginia Department of Rehabilitative Services, Virginia Employment Commission, Mount Rogers Community Services Board, Mount Rogers, Alcohol Safety Action Program, and District Three.

Other social services are provided by non-profit organizations such as Mountain Community Action Program, Project Crossroads, Retired Senior Citizen Volunteer Program, Salvation Army of Smyth County, Southwest Virginia Legal Aid Society, Smyth County Chapter of the American Red Cross, the Family Resource Center (based in Wytheville), and United Way of Southwest Virginia.

RECREATION

A large portion of Smyth County is located within the Mount Rogers National Recreation

Area (MRNRA). There are over 300 miles of hiking and horseback trails within the MRNRA, including 58 miles of the Appalachian Trail which traverses Smyth County along its southern and eastern end. The trail crosses I-81 at Exit 54 in Groseclose. There are over 1 million visitors who visit the MRNRA annually.

The county's best-known recreational facility is Hungry Mother State Park, located in Marion. This 2,180 acre park provides facilities for camping, hiking, picnicking, swimming, boating, and fishing. The site is also the location of the annual Hungry Mother Arts and Crafts Festival. More than 250,000 visitors enjoy Hungry Mother Park each year.

Located on the edge of Smyth County, northwest of Saltville, is the Clinch Mountain Wildlife Area. It includes Tumbling Creek and Laurel Bed Lake and offers opportunities for fishing, hunting, and camping.

The Lifetime Wellness Center, owned by the Smyth County Community Foundation, has greatly added to the recreational and exercise programs available to the county. The facilities include an indoor six-lane pool, indoor track, full-size gymnasium, group exercise studio, volleyball, weight/strength training area, and racquetball courts, as well as programs and services more directly related to health care and outpatient rehabilitation.

The Town of Saltville has a nine-hole golf course, exercise trail, and playground facilities. The Town has a very active program for youth sports, including little league teams. The Town furnishes power and water for the facilities used for the sporting events. The Little League program maintains the facility, located near the well fields. The Town owns the facility and allows Northwood High School to utilize the facility, sometimes creating scheduling issues. The Town of Saltville also owns and operates a wave swimming pool, unique to the area.

PERFORMING ARTS

The Lincoln Theatre, standing in the heart of Marion's downtown area, reopened its doors in the spring of 2004 as a revitalized facility that aims to serve as a community cultural arts center. The old-time movie house originally opened in 1929 and served the community until the theater closed in 1977. The Lincoln Theatre has since been named to the Virginia Landmarks Register and the National Register of Historic Places. It is one of three remaining theaters in the country decorated in Mayan Revival (art deco) style, and is the only one to be fully restored to date. The theatre is home of the nationally syndicated Public Broadcasting System (PBS) television series *Song of the Mountains* with monthly performance tapings of bluegrass and old time music now in its thirteenth season. Recently, the theatre has expanded, utilizing a downtown storefront as a box office and

merchandise/concessions store.

Saltville is also within a short distance from the world-famous Barter Theatre - the longest running, professional live theatre in the nation. Founded during the Great Depression, Barter welcomes more than 160,000 patrons each year, and offers a wide range of productions, including musicals, dramas, comedies, and much more.

The Wayne C. Henderson School of Appalachian Arts, located in Marion, is a multi-purpose center, with a variety of offerings. A state of the art Lutherie and woodshop, a print shop, JAM classes for youth, painting parties, fine art classes and more - The Henderson is home to a variety of learning experiences. In addition, "The Summit," a higher education learning center, takes over the entire second floor of the school. The two surrounding Community Colleges, Wytheville Community College and Virginia Highlands Community College, partnered together to what is now known as The Summit.

FESTIVALS

Saltville is proud to offer several festivals throughout the year, including the Labor Day Celebration, Fourth of July Celebration, Woolly Mammoth Day, Rich Valley Fair, and the Civil War Reenactment. Other annual festivals in the region include Hungry Mother Arts and Crafts Festival, Virginia Highlands Festival, Chilhowie Apple Festival, and the Maple Festival.

EMERGENCY SERVICES

The Town of Saltville is served by a volunteer fire department and a volunteer rescue squad. The primary law enforcement provider for Saltville is the Saltville Police Department. It operates under the Town of Saltville. On the countywide level, the sheriff's department handles all emergency radio communications through the central dispatch and E-911 center. Smyth County upgraded its E-911 capabilities, so that callers using cellular telephones can be located to the nearest tower by either a GIS-based system, which is more accurate, or through triangulation. In 2010, Smyth County installed four strategically located towers to serve its communications system for police, fire and emergency rescue with the ability to communicate across all their radio systems.

WATER SUPPLY and TREATMENT

The Town of Saltville operates a water distribution system, and it is supplied by one spring source and two water wells. The Smokey Row Spring (also called the Witt Spring) is located on 91, south of Plasterco. The spring output is 125 gpm. Water from the spring

flows by gravity to the Smokey Row booster pump station located on Route 91 at the edge of the Town of Saltville. After chlorination and fluoridation, the water passes through a softener system prior to entering the distribution system.

The Cardwell Town well is located above the Allison Gap Community. The well is rated at 500gpm. The well pump is rated at 600gpm but is throttled to 500gpm by a butterfly valve. Water is pumped from the well through a totalizing meter, chlorinated, fluorinated, and fed a sequestering agent, when needed, prior to being pumped to a detention tank. A three-stage vertical turbine booster pump rated at 500gpm and 285ft TDH discharges into a low and high pressure distribution system. The low pressure system is fed directly and is equipped with pressure relief and pressure reducing valves. The high pressure line flows from the booster pump to the 200,000 gallon Lick Skillet tank.

Well #10 is located on Buckeye Road on the west side of the Town of Saltville. The well is rated at 220gpm and 490 TDH. Chlorinated water is pumped to Buckeye Storage Tank, located adjacent to Well #10. The Buckeye Storage Tank supplies water to the Hart tank and the Small Buckeye tanks via a booster pump station.

Pump Stations – There are two pump stations on the system as follows:

The Edgewood Booster pump station supplies a 500 gallon 150 psi hydro-pneumatic tank in the Edgewood Subdivision. The pump station is a duplicate - peripheral turbine pump station rated between 70-42 gpm and 80-155 ft TDH. The pump station is controlled by pressure switches. A fire pump is also provided at the pump station which is rated at 520 gpm and 188 ft TDH.

The Buckeye Booster pump station supplies water to the Hart Tank and the small Buckeye tanks. The pump station is a duplex split-case pump station, 20 hp, rated at 190 gpm and 270 ft TDH. The pump station is equipped with chlorination and fluoridation equipment. The pump station is controlled by telemetry at the Hart Tank.

Water/Wastewater Infrastructure

There are eight water storage tanks on the system. The combined storage capacity of the eight tanks is 916,600 gallons. An altitude valve at the Town stoplight controls the level in the Smokey Row tank.

The following Chart includes the eight tanks with capacity and overflow levels.

Name of Tank	Capacity (Gallons)	Overflow Elevation (Feet)

Edgewood I	93,600	2,442
Edgewood 2	500	N/A Hydro-pneumatic tank
Smokey Row Tank	300,000	1,884
Small Buckeye Tank	25,000	2,123
Route 107 Tank	95,000	2,010
Buckeye Tank	149,600	1,977
Hart Spring Tank	52,900	2,139
Lick Skillet Tank	200,000	2,378
TOTAL	**916,600**	

Current Operation - The spring and wells produce and average of 0.497 MGD. Current billings are 223,467 gpd, which amounts to an accountability of 45%.

Interconnections and Communities Supplied - The system provides water for some bordering county residents as well as for the Hayters Gap area in Washington County. The Poor Valley system operated by the County is interconnected between Saltville and Hayters Gap. The Town of Saltville serves as a backup source for the Rich Valley, Pleasant Heights, and Midway system operated by Smyth County.

Sewer Facilities

The Town of Saltville operates a sewer collection system. This system consists of 16" to 4" collection lines. There are also six sewer pumping stations located throughout the town. The system serves 1,117 connections.

Treatment - Sewage from the Town of Saltville sewer collection system flows to the Saltville wastewater treatment facility, a 0.5 MGD activated sludge extended aeration treatment facility.

Pump Stations - The six sewage pump station on the system are listed below:

Farm Road Pump Station - a duplex pump station with pumps that are 1-1/2 hp, rated at 40 gpm and 25' TDH. The pump station pumps air injection (sewage) from the community to the main gravity system.

Henrytown Road Pump Station - a duplex air injection pump station with pumps that are 7-1/2 hp, rated at 40 gpm and 110' TDH. The pump station pumps sewage from

the Henrytown Community to the main gravity sewer.

Route 91 Pump Station – a duplex centrifugal pump station with pumps that are 15 hp, rated at 300 gpm and 85′ TDH. This pump station pumps sewage from the Edgewood Subdivision and Old Quarry Road to the main gravity sewer.

McCready Pump Station – a duplex submersible pump station with pumps that are 6 hp, rated at 175 gpm and 52′ TDH. The pump station pumps sewage from the McCreadty community to the gravity sewer that flows to the Government Plant Road Pump Station.

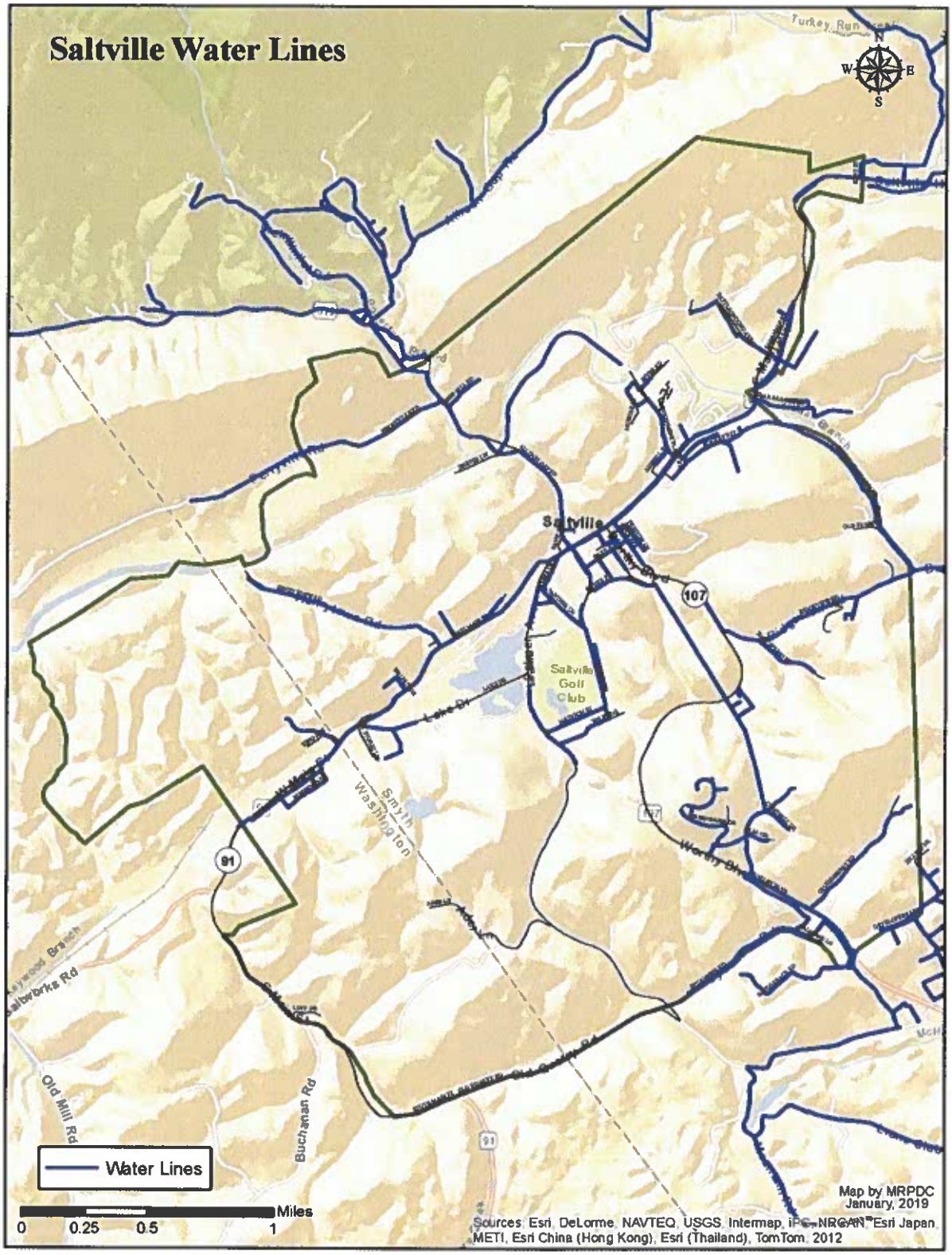
Government Plant Pump Station – a triplex centrifugal pump station with pumps that are 15 hp, rated at 350 gpm and 85′ TDH. This pump station pumps sewage from the McCready and Ridgeview communities as well as the Government Plant Road to the main gravity sewer.

Route 634 Pump Station – a duplex centrifugal pump station with pumps that are 15 hp, rated at 440 gpm and 50′ TDH. The pump station pumps sewage from the entire Town and surrounding communities to the Wastewater Treatment Plant.

Current Operations – Average flow received at the Saltville Wastewater Treatment Plant is 0.398 MGD. Wet weather flows have been reported as high as 1,02 MGD, which indicated an inflow problem.

Wastewater Treatment Facilities – There are two types of wastewater treatment facilities in Smyth County. These systems are regulated by the Commonwealth of Virginia, through two major programs. The Commonwealth of Virginia Department of Health (VDH) is the regulating agency for small, privately-owned sewage treatment systems. The VDH operates through the local Smyth County Health Department. The septic tank systems return wastewater to the environment through direct soil contact. The health department regulates and inspects permitted septic tank systems, and alternative wastewater systems. Approximately 61% of Smyth County residents are currently using private systems of these types.

Maps of the current water and sewer system are included the next two pages.


Saltville Water Lines
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107
Saltville Golf Club
Lake Dr
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Washington
91
Hayters Gap Rd
Old Mill Rd
Buchanan Rd
Water Lines
Miles
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0.25
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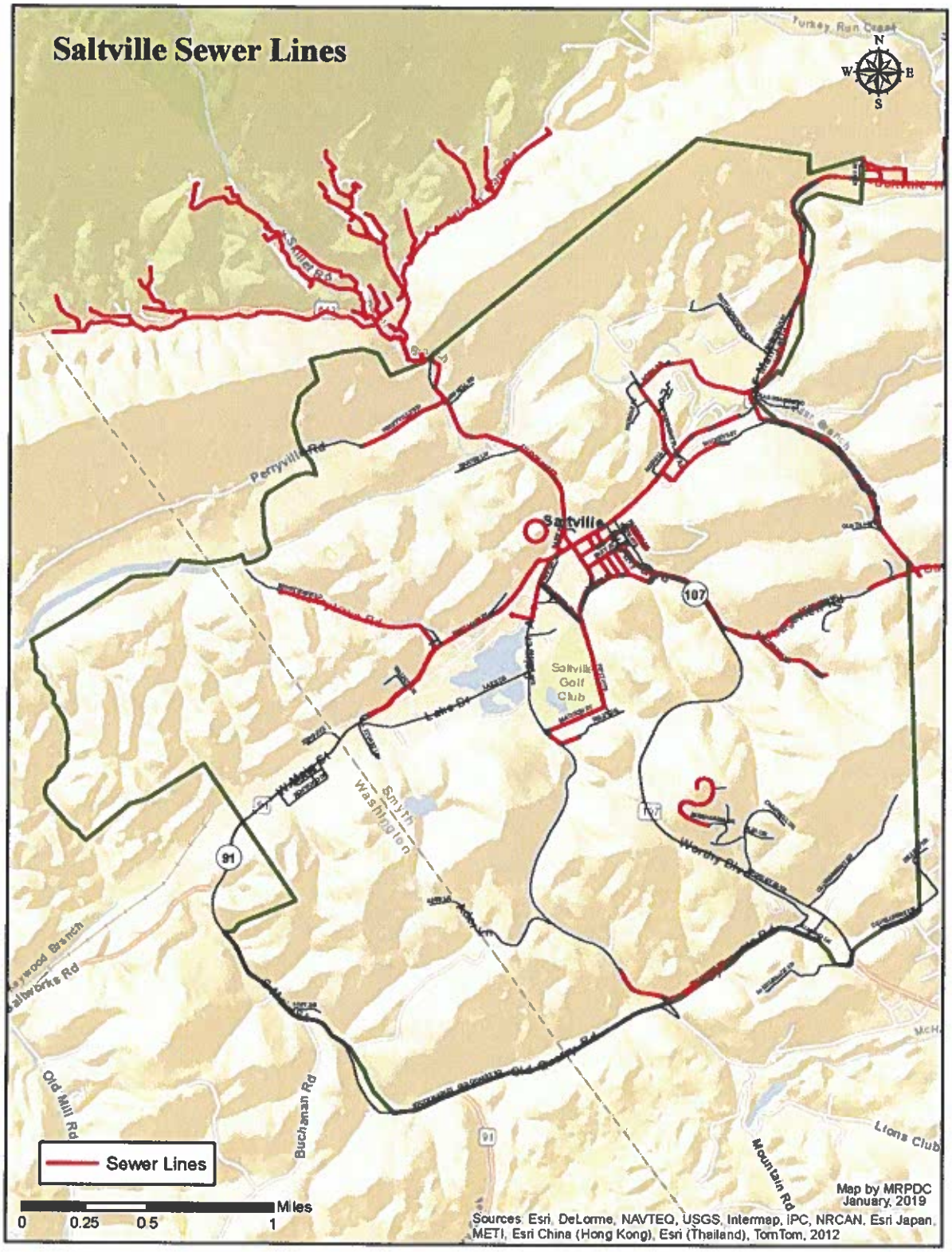
Map by MRPDC
January, 2019
Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2012


Saltville Sewer Lines
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Saltville
Perryville Rd
Saltville Golf Club
Lake Dr
Smyth Washington
Worthy Dr
Old Mill Rd
Buchanan Rd
Mountain Rd
Lions Club
107
91
Sewer Lines
Miles
0
0.25
0.5
1
Map by MRPDC
January, 2019
Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, IPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2012

CURRENT STATUS

In 2017, the Town of Saltville undertook a comprehensive project to address sewer inflow and infiltration problems. As a result of ongoing efforts, DEQ lifted the consent order that the Town of Saltville had been operating under for three years. In an effort to further enhance the efficiency of the water and sewer infrastructure, the Town plans to replace every meter in the Town of Saltville to ensure accuracy of usage readings. According to reports, the Town of Saltville is losing 65% of the water it produces. However, town leaders do not believe this number is completely accurate, due to outdated and inefficient meters.

In 2004, the sewer treatment was significantly upgraded and the plant is classified to operate on 999,999 gallons per day. On a normal day, the plant treats, on average, 300,000 gallons.

SOLID WASTE DISPOSING and RECYCLING

In 1994, the Smyth County landfill closed and has been replaced by a transfer station, located on the old landfill site off State Route 107 in Chilhowie. Most solid wastes collected in the Town of Saltville are delivered to the transfer station, which compacts the material and has it hauled away by a private contractor for disposal in a licensed landfill (Iris Glen Landfill, Johnson City, Tennessee). The Town provides trash pick-up services by BFI, primarily for residential customers, while commercial, industrial, and institutional solid waste in the town is handled via county collection or private collection by the customer. The town does not run its own solid waste recycling program; town residents are free to make use of the Smyth County system. In 2015, Smyth County's recycling rate was 20.5 percent, which is higher than the 15 percent recycling rate mandated by the Virginia General Assembly for rural counties. This recycling rate was met in part because of commercial recyclers.

UTILITIES

Utilities include services such as electricity, natural gas, telephone, and Internet service. For Saltville and Smyth County, American Electric Power supplies electricity, as has been the case for many years. The Enbridge Natural Gas Company pipes natural gas into the region, with local distribution in Saltville handled through Atmos Energy Corporation, which acquired the former United Cities Natural Gas Company in 1997. Most parts of Saltville have access to natural gas, and individuals who are not presently served can make arrangements with Atmos Energy to install a new connection.

Telephone service has taken on new forms with the rise of cellular telephone service and the installation of cellular communications towers along the Interstate 81 corridor through Smyth County. Landline telephone service and Internet is primarily provided through CenturyLink and Sunset Digital Communication.

Eight. LAND USE

INTRODUCTION

One concern of comprehensive planning is determining how land is used within the corporate and planning boundaries of a municipality. There are usually many land uses that when combined create the character of a community. There are also many competing demands for land use, and those uses include the following: residential, commercial, office, industrial, open space, and public institutions such as schools, medical facilities, and religious uses. How the various uses are balanced and the intensity to which each land use is developed will determine the character of the community.

In Saltville, many land use decisions are influenced by the amount of suitability of property available for development. The Interstate 81 and US Highway 11 corridors, just South of the Town of Saltville, provide and excellent infrastructure to ease future development. The Town's major primary roadways, VA 90 and VA 107, cross through the heart of the community, and significantly affect many land use determinations.

The guiding principle behind comprehensive land use is creating a balanced community where current and future residents have a wide range of housing choices, employment opportunities, consumer opportunities, and a full range of government and quasi-public services. Residential areas should include housing for individuals and families throughout various life stages.

The Town of Saltville encourages a broad spectrum of business interests, ranging from larger firms to small local entrepreneurs. In all instances, the Town seeks to work with the private sector to protect and enhance the natural features of the area, protecting existing development from incompatible adjacent development and to assure that the infrastructure necessary to serve proposed development is available. Additionally, the Town of Saltville take pride in the 360 degree view shed of the surrounding mountaintops, and wishes to maintain that view shed by discouraging development on those ridges with a high degree of slope.

Developers are encouraged to work with the Town, and other public bodies, so that appropriate contributions of land money or improvements are made in concert with timing of development. This process ensures that new development and existing development can continue without overextending the existing infrastructure, educational and public service systems which benefit existing residents and businesses. A creative partnership between the local governments and the private sector can provide the physical, social, and government structure needed to ensure a well-run, pleasant community in the future.

CURRENT LAND USE by TYPE

During the 2018 Comprehensive Plan update for the Town of Saltville, the Mount Rogers Planning District Commission (MRPDC) staff collected data and updated the land use classifications information using Geographic Information Systems (GIS) software. The Town of Saltville is the fourth largest town in the Commonwealth of Virginia when it comes to total acreage in the Town limits. A considerable amount of the land in Saltville is vacant and suitable for development. The Table below indicates The Town of Saltville's total land area is approximately 5,210 acres. About 38 percent of this land is currently developed, with approximately 62 percent of vacant land.

Existing Land Use Town of Saltville

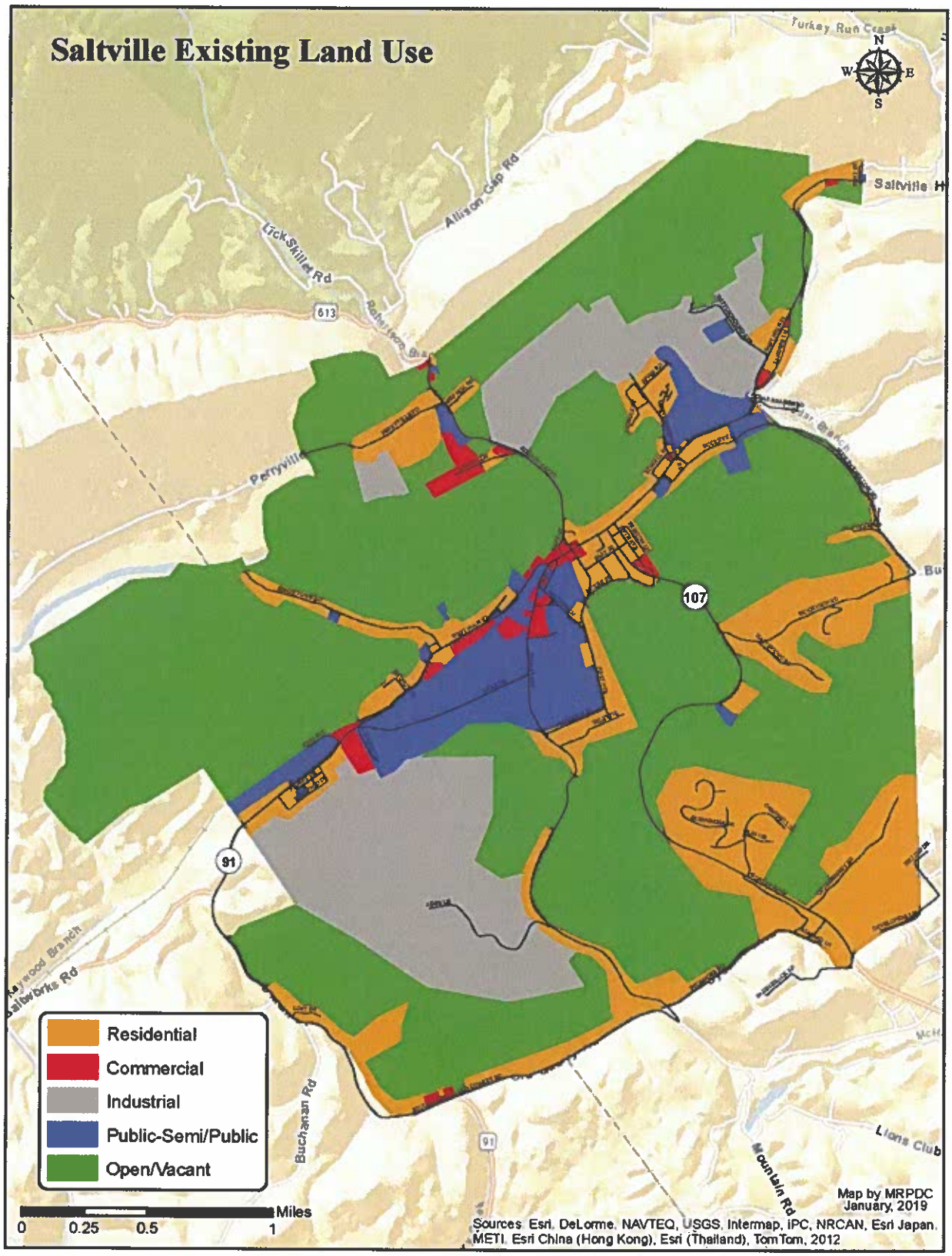
By Land Use Classification

Classification	Acres *	Percent of Total
Vacant	3,214	61.7
Commercial	67	1.3
Industrial	706	13.6
Residential	899	17.2
Public/Semi-Public	324	6.2
Total	5,210	100.0

**Figures rounded.*
Source: MRPDC 2018.

The Town of Saltville's residential neighborhoods are characterized by their interesting mixture of housing types and styles, i.e. single-family dwellings, multi-family dwellings, and mobile homes, and it makes up 17.2 percent of total land use. The most recent, large residential development was the Edgewood development on the South side of the Town. With 62 percent of land available for development, there is lots of potential for additional residential growth.

Saltville's commercial properties only account for 1.3 percent of all property used within the Town's boundaries. The commercial operations market area is primarily oriented to the neighborhoods in the immediate vicinity of the facility. The primary business district is centered in the heart of the Town. The newest and most recent commercial development was the Dollar General Store on Route 91 in town, built and opened in 2016. Industrial uses account for 13.6 percent of the current land use. The Battleground Industrial Park, on the Eastern boundary, is the largest industrial area in the Town. A map of the current land use is included on the next page.


Saltville Existing Land Use
N
W
E
S
Turkey Run Coast
Saltville H
Allison Gap Rd
Lick Stillet Rd
613
Robertson Br
Pertyville
107
91
Buchanan Rd
Lions Club
Mountain Rd
Residential
Commercial
Industrial
Public-Semi/Public
Open/Vacant
Miles
0
0.25
0.5
1
Map by MRPDC
January, 2019
Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2012

CURRENT LAND USE CONTROLS

The Code of Virginia authorizes incorporated local governments to regulate and restrict the use of land by zoning ordinance. Ordinance elements can include the regulation of building heights and sizes, structure types, yards, open spaces, population density, and the location and types of land uses.

Zoning is the most powerful tool a local government has for shaping its future. As long as a community follows due process and acts without malice or in an arbitrary or capricious manner, it may successfully regulate how land uses are distributed within its corporate boundaries.

Saltville first adopted a Zoning Ordinance in January 1973, and has made some revisions since then. The current ordinance divides the Town into seven primary districts; Agriculture-Conservation (A-C), Residential Low Density (R-1), Residential Medium Density (R-2), Residential High Density (R-3), Limited Neighborhood District (B-1), Central Business District (B-2), and Industrial District (M-1).

Agriculture-Conservation (A-C): This district is composed of agriculture or forest land plus low density residential areas where future development appears likely to occur primarily as rural or very low density. Some areas having moderate to steep slopes may be developed to moderate densities and intensity in accordance with the Comprehensive Plan after careful considerations of the development plans and construction design. Protection of nearby residential zoning takes priority over uses permitted in this district. Uses permitted include one or more of the following uses – Agriculture, General Farming, Horticulture and Forestry; Single-Family and Two-family Dwelling; Home occupation as defined; Hunting or Fishing cabin, Fishing Docks; Church or Real Estate Advertising signs erected on the premises; Accessory use as defined; Utility Corridors; Gas Storage Facilities; Mobile Homes and Mobile Home Parks.

Residential Low Density (R-1): This district is composed of low-density residential areas plus certain open areas where similar residential development appears likely to occur. The protection and stabilization of residential neighborhoods takes priority over any other uses. Commercial activities are prohibited and conditional uses are limited. Homes occupations are not allowed in this classification. Uses permitted include one or more of the following uses - Single-family Dwellings; Two-family Dwellings (Duplex as defined); Church or Real Estate Signs erected on premises; Accessory use as defined; Schools; Signs only for advertising structure's sale or lease.

Residential Medium Density (R-2): This district is composed of medium density residential areas plus certain open areas where similar development appears likely to occur. The district may be adjacent to commercial areas. The expansion of commercial

development may take place on the periphery. A higher population density will be allowed along with additional conditional uses. Uses permitted include one or more of the following uses - Single-family, Two-family, and multi-family Dwellings; Modular Dwelling (as defined); Rooming and Boarding Houses; Tourist Homes; Schools; Churches; Home for the aged; General Hospitals with conditional use permit; Clubs and Lodges; Parks and Playgrounds; Professional Offices; Home Occupations as defined; Off-street Parking as required by this ordinance and non-commercial parking lots adjacent to the Central Business District B-2; Advertising Signs only for structure's sale or lease.

Residential High Density (R-3): This district is composed of high density residential areas; to include mobile homes and mobile home parks, plus certain open areas where similar development appears likely to occur. The district may be adjacent to commercial areas. The expansion of commercial development may take place on the periphery. Uses permitted include one or more of the following uses - Single-family, Two-family, and Multi-family Dwellings; Modular Dwelling (as defined); Rooming and Boarding Houses; Mobile Homes and Mobile Home Parks; Tourist Homes; Schools, Parks; Playgrounds; Public Water or Sewer Facilities for transmission or collection; Churches; Home Occupations as defined; Signs only for advertising structure's sale or lease.

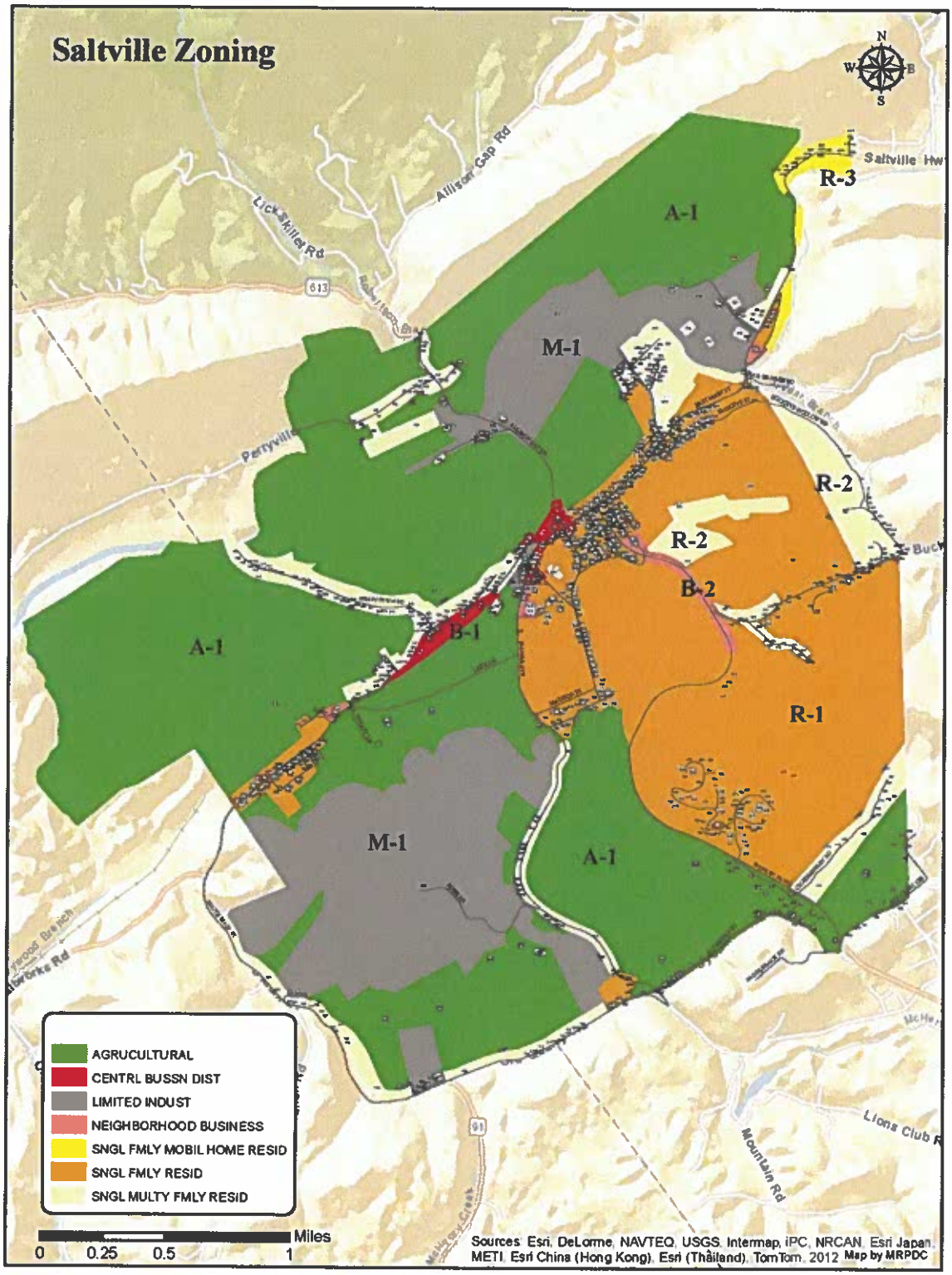
Limited Neighborhood District (B-1): This district is composed of limited commercial businesses built either as a unit or individual to serve the needs of nearby residential neighborhoods. The business operation character is serviced by delivery of goods from medium size trucks and the nuisance factors will be primarily incidental light and noise generated by people and vehicles. Uses permitted include one or more of the following uses - Retail grocery with gas; Coin operated self-laundry; Beauty and barber shop; Bed and Breakfast; Hardware, Lawn and Garden; Branch Banks; Restaurant or Fast Food; Apartments on second floor above commercial.

Central Business District (B-2): This district is designed to provide for general range of retail, office and service business uses taking priority over any other type of use. The activities may generate relative large volumes of traffic and have frequent delivery of goods, services, and increased traffic. The district boundaries may expand in conformance to the Comprehensive Plan. Uses permitted include one or more of the following uses - Auto Sales and Service; Bakeries; Churches; Drug Store, Medical Clinics or Supplies; Dry Cleaners and Laundries; Finance, Banks, and Real Estate; Furniture, Home Appliance Sales and Services; Funeral Homes; Hotels, Motels, Inns; Hardware, Plumbing and Lumber Supply with Covered Storage; Offices; Public or semi-public uses; Public Utilities; Personal Service business (Beauty, Barber, etc.); Retail Stores; Theatres, Lodges, Assembly Halls; Restaurant and Fast Food; Recreation; Printing Signs on premises.

Industrial District (M-1): This district is designed to provide areas suitable for industrial development which can be compatible with adjacent commercial and residential areas. District boundaries will be established or expanded in conformance with the Comprehensive Plan. Uses permitted include one or more of the following uses - Assembly of electrical appliances, electronic instruments, and devices, radios and photographs. Also the manufacturing of small parts, such as coils, condensers, transformers, and crystal holders; Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, welding or machine shop; Laboratories, pharmaceutical or medical; Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, perfumes, perfumed toilet soap, toiletries, food products, clothing, textiles; Manufacture, compounding, assembling or treatment of articles of merchandise previously prepared materials: bones cellophane, canvas, cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semi-precious metals or stones, rubber, shell, straw, tobacco, wood, yarn, and paint; Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas; Building materials sales yards, Plumbing supplies storage; Contractors equipment storage yards, or plants or rental of equipment commonly used by contractors; Cabinets, furniture and upholstery shops; Boat building; Monumental stone works; Veterinary or dog or cat hospital, kennels; Wholesale businesses, storage warehouses; Truck terminals.

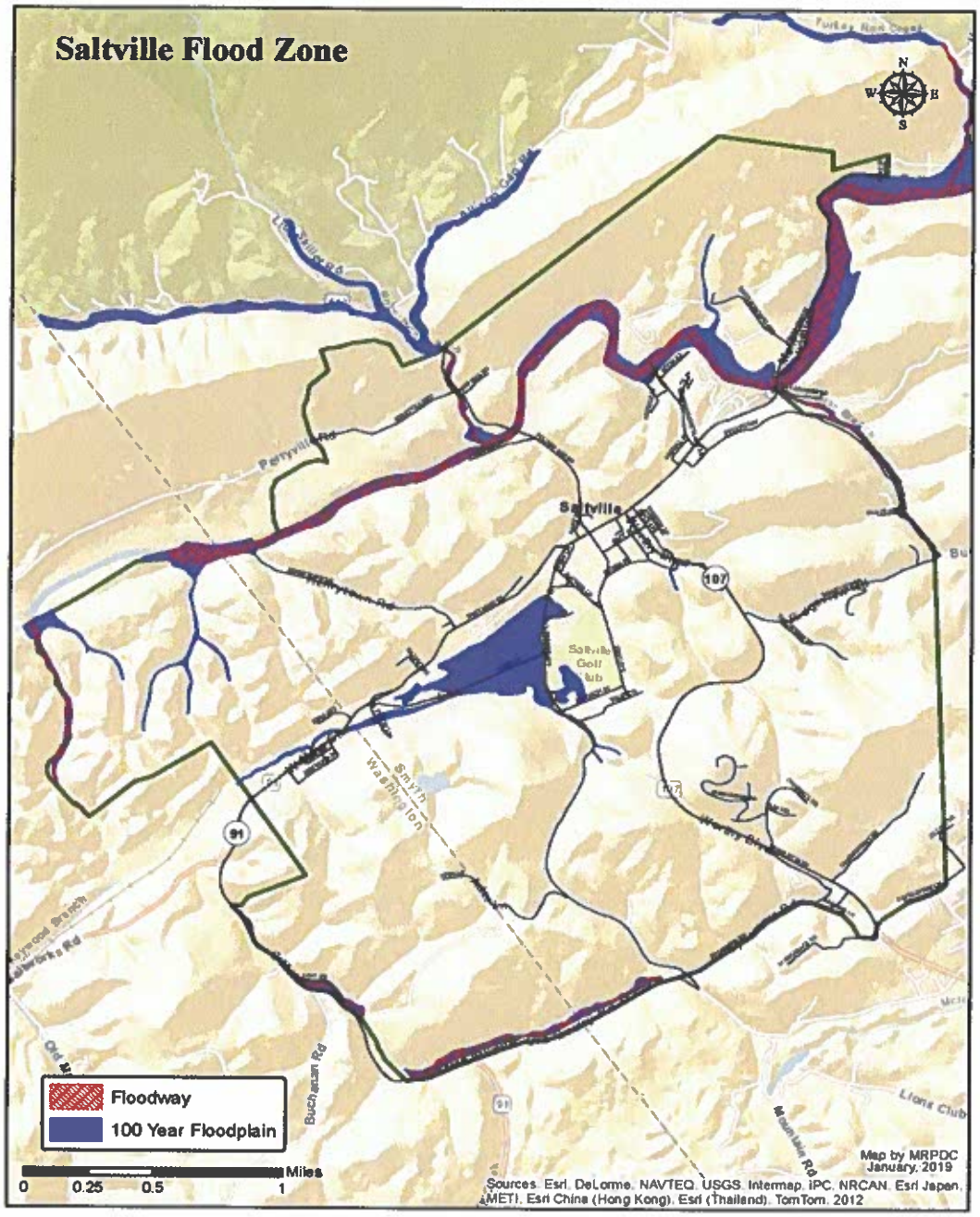
FUTURE LAND USE

Population is projected to hold steady or continue to decline in Saltville; however, if the Town does experience an increase in population, there is plenty of land available to develop. The Town is currently pursuing the development of solar power generation, and there are several areas in the Town of Saltville suitable for solar development. The Olin Corporation site on Perryville Road is prime for solar, with nearly 100 acres available. In addition, a portion of the A-1 district at the Southern side of the Town of Saltville is being considered for residential development, as well as adding an industrial access road from Route 107 to connect to Palmer Avenue. This access road would allow better access to the industrial area on Palmer Avenue, and it would prevent heavy industrial traffic from using the main streets in downtown. If the residential area and the industrial access road are developed, the two areas would be separated by a wooded area to prevent the access road from impeding on the residential area. Leaders of the Town of Saltville are vigilant in their efforts to identify areas for development, as well as being mindful of controlling the growth in order to build an esthetically attractive and vibrant Town. A map of the current updated zoning areas is listed on the next page.


Saltville Zoning
N
W
E
S
Saltville Hw
R-3
A-1
Allisor Gap Rd
Lick Skillet Rd
613
M-1
Pertyville
R-2
R-2
B-2
B-1
A-1
R-1
M-1
A-1
Lions Club R
Mountain Rd
91
AGRUCULTURAL
CENTRL BUSSN DIST
LIMITED INDUST
NEIGHBORHOOD BUSINESS
SNGL FMLY MOBIL HOME RESID
SNGL FMLY RESID
SNGL MULTY FMLY RESID
Miles
0
0.25
0.5
1
Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2012 Map by MRPDC

FLOODWAY CONSTRAINTS

The map below shows the flood zone areas of Saltville. In the middle of Town, there is a flood control pattern for the well fields. The levels of the well fields are manually controlled, and it is critical to keep those levels maintained. The water from the well fields is piped through Town, down Allison's Gap Road, and into the North Fork River near the Titan Wheel manufacturing facility. Any malfunction or collapse of the system would cause the downtown area to flood. Some areas along the North Fork are in the flood zone; however, there are no areas of concern that would impede development in a major way.


Saltville Flood Zone
N
W
E
S
Saltville
Saltville Golf Club
Smyth Washington
Buchanan Rd
Lions Club
Floodway
100 Year Floodplain
Miles
0
0.25
0.5
1
Map by MRPDC
January, 2019
Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2012

Nine. GOVERNMENT

TOWN GOVERNMENT

The Town Government is the local legislative and administrative body serving the community's citizens. As with all local governments in the Commonwealth of Virginia, the state expressly grants to the Town it's powers and functions, which are specifically detailed in the Code of Virginia. To this end, the Town only has these specific powers necessarily implied.

The Town of Saltville utilizes the mayor-council system of local government which combines strong political leadership of elected official in a Mayor and a six-member Town Council with strong managerial experience of an appointed town manager. The form establishes a representative system where all the power is concentrated in the elected council members and where the Council hired Town Manager and is delegated such powers as the council deems necessary to oversee the delivery of public service.

In the mayor-council form of government, the council is the legislative leader and a policy maker, elected to represent various segments of the community and to concentrate on policy issues that are responsive to citizens' needs and wishes. The appointed manager carries out all council-determined policy and ensures that the entire community is being served.

By authorization of its charter, the Town Council also appoints a Clerk, Treasurer, Police Chief, and has an Attorney on a retainer as its legal counsel. Additionally, the Council can appoint any additional officers as it deems necessary to carry out the needs of the community's citizens. All Council-appointed officers serve at the pleasure of the Council.

The Town's Council also has the authority to appoint members to various boards and commissions to administer and/or advise the Council on particular matters. The appointed members of the Planning Commission advise the Council on matters related to growth, development, planning, and zoning, and is also responsible for preparing the Town's Comprehensive Plan. In some instances, the Town Council will appoint a special Comprehensive Plan Committee to develop the Comprehensive Plan, if the Planning Commission is unable to do so. Professional Town staff manages the planning process and administers the zoning ordinance throughout the Town's jurisdictional boundaries.

LOCAL GOVERNMENT SERVICES

The town provides a wide variety of facilities and services for its citizens. The Council

allocates revenues from intergovernmental and local sources to support a wide variety of local expenditures.

EXPENDITURES

The cost of providing services for the Town's citizens has increased approximately 8% over the past five years. Total expenditures for the last five years are listed below.

2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
$2,935,248.94	$2,556,198.25	$2,876,651.16	$2,920,436.54	$3,179,989.23

The majority of the increase in expenditures is related to services such as water, sewer, and trash pickup. Traditionally, public works represents the single largest expenditure category. Just over the last five years, water and sewer costs have totaled over $4.1 million. In addition, public safety expenditures account for a majority of the expenditures. The total budget for the Town of Saltville is slightly over $3 million.

REVENUES

Several sources of revenue are used to offset the cost of operations. The primary sources are non-categorical, use of money and property, and local and general property taxes. The largest category of revenue is derived non-categorical sources. These include highway maintenance, sales tax share, law enforcement, aid and others. Local government and property taxes include Consumer Utility Taxes, Retail Sales Taxes, Real and Personal Property Taxes, Machinery and Tools Tax, and others. Total revenues for the last five years are listed below:

2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
$2,284,156.66	$2,836,508.03	$2,813,926.47	$2,982,141.90	$3,086,541.77

TAXES

Taxes are a significant component of the Town's locally generated revenue sources. Property taxes make up the majority of general fund revenues, with nearly 35% of the revenue coming from property taxes; including, real estate, personal property, machinery and tools, public utility, and mobile homes. The real estate tax rates have remained extremely low, and have been the same for the last three years. The personal property and machinery and tools tax was increased in 2015 and remained the same.

The tax rates are listed in the chart below.

Year	Real Estate Tax Rate	Personal Property/Machine and Tools Tax Rate
2013-2014	0.12	0.75
2014-2015	0.18	0.85
2015-2016	0.25	1.26
2016-2017	0.25	1.26
2017-2018	0.25	1.26

Ten. CONCLUSION

The current leadership in the Town of Saltville is committed to moving the Town of Saltville forward by adhering to this Comprehensive Plan. The Town of Saltville has a lot of potential for growth and development, particularly in the area of Tourism, Residential Development, and Industrial Development, and the Town is making efforts to pursue those opportunities.

Furthermore, it is the opinion of the current leadership that while the town has a unique and interesting history, Saltville is poised to have an even brighter future!