

# *Town of Pearisburg Comprehensive Plan 2014 Update*



**Town of Pearisburg  
Comprehensive Plan - 2014 Update**

**Adopted by Town Council  
May 13, 2014**

**ACKNOWLEDGEMENTS**

**Planning Commission**

Ann Muncy, Chair

Steve Vinson

Danny Robertson

Jimmie Williams

Dimitri Willis

**Town Council**

Robert L. Dickerson, Mayor

Colin Munsey, Vice-Mayor

Kristi Eaton

Judy Harrell

Jimmie Williams

Cathy Clark

Mary D. "Susie" Journell

**Town Staff**

Kenneth F. Vittum, Town Manager

Regina H. Harless, Town Clerk

**Assistance provided by:**

New River Valley Planning District Commission

## Table of Contents

<b>Introduction.....</b>	<b>1</b>
Nature and Purpose of the Comprehensive Plan.....	1
Authority for the Plan .....	1
Need for Revision .....	2
Development of the Plan.....	2
Inventory and Analysis .....	2
Goals, Policies, and Implementation Strategies.....	3
Writing, Revision, and Adoption .....	3
<b>Community Profile.....</b>	<b>4</b>
Historical Perspective .....	4
Historic District.....	4
Government.....	7
Community Values .....	7
Community Issues.....	8
Natural Environment.....	9
Sinkholes.....	9
Flooding, Groundwater Contamination, and Erosion .....	11
Climate.....	13
Soil Types .....	13
Land Use .....	16
Land Use Trends .....	16
Critical Land Use Areas.....	17
Existing Land Use.....	19
Zoning .....	21
Residential Zones.....	21
Business Zones.....	22
Industrial Zones .....	22
Other Zones.....	23
Population Characteristics and Trends.....	25
Age Distribution.....	26
Housing .....	28
Housing Alternatives/Options.....	29
Substandard Housing .....	29
Housing Assistance.....	30
HOME Consortium.....	30

## Table of Contents (cont'd.)

Homeownership .....	30
Neighborhoods .....	31
Education .....	31
Economy .....	32
Employment .....	33
Unemployment .....	33
Commuting .....	34
Employment by Industry .....	35
Tax Revenues .....	36
Economic Development .....	39
Tourism .....	40
Water Supply and Usage .....	40
Sewage Treatment .....	43
Solid Waste Collection and Disposal .....	45
Stormwater Management .....	45
Other Utilities .....	46
Transportation .....	46
Streets and Sidewalks .....	46
Road Improvements .....	47
Road Studies .....	47
Transportation Action Plan .....	48
Public Transportation/Rail and Air Service .....	51
Education .....	52
Library .....	52
Post Office .....	53
Health Care .....	53
Emergency Medical Services .....	54
Law Enforcement .....	54
Fire .....	56
Recreation .....	56
<b>Goals, Policies, and Implementation Strategies .....</b>	<b>60</b>
Downtown .....	60
Public/Government Service Policies .....	61
Future Land Use .....	63
Tourism/Marketing .....	64
Transportation .....	65

## Table of Contents (cont'd.)

Housing .....	66
Quality of Life.....	66
<b>The Plan .....</b>	<b>67</b>
Future Land Use Plan.....	67
Land Use Issues in Major Districts of Pearisburg .....	68
Housing Plan.....	71
Retirement and Assisted Living Housing .....	71
Affordable Housing .....	71
Guidelines for Residential Development of Undeveloped Land .....	71
Infrastructure and Transportation Plan .....	72
Roads and Sidewalks .....	72
Sewage Treatment.....	73
Stormwater Improvements.....	73
Water System Improvements.....	74
Community Services Plan.....	74
Parks and Recreation.....	74
New Facilities .....	75
Economic Development Plan.....	75
Implementation .....	77
Comprehensive Plan 2014 Implementation .....	78
<b>Appendix 1.....</b>	<b>79</b>

## List of Tables

Table 1: Land Use.....	19
Table 2: Historic Population Trend.....	25
Table 3: Percent Change in Population by Decade.....	25
Table 4: Age Distribution .....	27
Table 5: Percent Change in Age Distribution by Decade .....	27
Table 6: Year Structures Built .....	28
Table 7: Building Permits .....	29
Table 8: Family Income Distribution.....	33
Table 9: New River Valley Unemployment .....	33
Table 10: Commuting Patterns .....	34
Table 11: Employment by Industry .....	35
Table 12: Major Employers .....	36
Table 13: Property Tax Levies and Collections.....	36
Table 14: Total Valuations by Property.....	37
Table 15: Actual Tax Rates.....	38
Table 16: Library Budget.....	53
Table 17: Police Department Report.....	55

## List of Figures

Figure 1: Population Trend Line.....	26
Figure 2: Educational Attainment.....	32

## List of Maps

Map 1: Topography.....	10
Map 2: Floodplain.....	12
Map 3: Zoning.....	24
Map 4: Water Lines .....	42
Map 5: Sewer Lines .....	44
Map 6: Transportation Action Plan.....	50
Map 7: Future Land Use .....	70

## **I. Introduction**

### **Nature and Purpose of the Comprehensive Plan**

Comprehensive planning is the process by which the community participates in planning and preparing for the future uses of its land. It does this by examining the existing conditions and needs of the community and providing direction to enhance the quality of life. One of the products of this process is the Comprehensive Plan, which is the principal tool to guide growth and development in a community. The Comprehensive Plan summarizes existing conditions and efforts, proposes goal and policy guidelines, considers opportunities and alternatives, and makes recommendations for the future physical development of the town. It is a means to anticipate and deal constructively with the inevitable changes occurring within a community whether it is declining or growing.

The Comprehensive Plan is a general working document and is divided into three components: *Community Profile*; *Goals, Policies, and Implementation Strategies*; and *the Plan*. The *Community Profile* provides a detailed analysis of data that describes the Town of Pearisburg. This analysis provides the factual basis for establishing the *Goals and Policies* for the Town's future. *Implementation Strategies* spell out methods for carrying out the stated goals and policies.

*The Plan*, which may or may not be confined to physical development issues, functions as a guide for future growth and development of the locality. Specific proposals to alleviate existing conditions or head off future problems are developed based on the technical information in the *Community Profile* and the value judgments expressed in the *Goals, Policies, and Implementation Strategies*. *The Plan* consists of a future Land Use Plan and map showing the general location of proposed uses including transportation, housing, and community facilities and services. These last two components of the Comprehensive Plan will influence changes made to land use regulation, subdivision ordinances, capital improvement plans and other codes and ordinances.

Many goals and recommendations are discussed in this plan, but not all will be enacted. Endorsement by the Town Council does not obligate the Town to fund all of the recommendations contained herein. Final decisions on the allocation of resources must be based on the availability of resources at any given time and on other competing needs and priorities.

### **Authority for the Plan**

Title 15.2, Chapter 22, Article 3 of the Code of Virginia establishes the basic planning responsibilities for Virginia jurisdictions. State law requires that every jurisdiction have a Comprehensive Plan to guide and accomplish coordinated, adjusted, and harmonious development of the territory covered by The Plan. The Comprehensive Plan may include, but is not limited to, the designation of various types of land use, transportation systems, public services and facilities, historic areas and areas for urban renewal, areas

for groundwater protection measures, and areas for the implementation of measures to promote affordable housing. In addition, the Plan should recommend methods of implementation which include the following:

- Subdivision ordinance: the local regulations which control the process of dividing land into parcels, lots, blocks, streets, and public areas;
- Zoning ordinance and map: the division of land into districts and the regulation within these districts of permitted uses, population density, and the placement, height, bulk, and coverage of buildings and structures;
- Official map: a map of legally established and proposed public streets, waterways, and public areas which is adopted by the governing body;
- Capital Improvements Program: a 5-year plan of major public improvements and facilities such as public buildings, water and sewer improvements, programmed to fit the community's fiscal capability. The projects must be based upon the local comprehensive plan.

### **Need for Revision**

State law also requires that the Planning Commission, at least once every five years, review the Comprehensive plan to determine whether it needs revision. The planning Commission determined that revision of the Comprehensive Plan was an appropriate undertaking by which to define Pearisburg's future needs on into the 21<sup>st</sup> century. Through Community involvement and input, the Planning Commission seeks to produce a plan that reflects the hopes and vision of the citizens of Pearisburg for the future of their community and the quality of their lives.

The Comprehensive Plan 2014 looks toward the future of commercial and residential growth and development. It is imperative that Pearisburg consider and prioritize its needs in order that land not yet developed is put to the best possible use for its citizens. It is from this point of view that citizens of Pearisburg look ahead and envision the possibilities for improving their community over the next five years and beyond.

### **Development of the Plan**

#### **Inventory and Analysis**

The logical first step in the revision process is to do background studies since they are the factual and analytical basis of the comprehensive plan. To complete an inventory and analysis, data on the community is collected and analyzed to assess carefully past development. Historical data, along with future projections and trends, guide the planning for future development. Data on demographic and economic conditions, social characteristics, community facilities, environmental factors and related matters are tabulated and examined.



Data on these various areas of study was collected from the following sources:

- U.S. Census Bureau, Census statistics and American Community Survey estimates;
- Town of Pearisburg, departmental records;
- Documents: Town of Pearisburg Financial Statements for the Fiscal Year Ended June 30, 2012; Giles County Comprehensive Plan; Pearisburg Growth Area Study 1992; and the Soil Survey of Giles County, Virginia 1981;
- Giles County Public Schools;
- Giles Lifesaving and Rescue Squad;
- Virginia Tourism Corporation;
- Virginia Employment Commission; and
- New River Valley Association of Realtors.

### **Goals, Policies, and Implementation Strategies**

The planning process for the 2014 Comprehensive Plan Update kicked-off at a Planning Commission meeting held on August 27, 2012. An input session with the Planning Commission and Town Council was held on October 22, 2012, to gather input for the plan update from these bodies. A follow-up session was held with the Planning Commission on November 26, 2012. An input session with Town of Pearisburg Department Heads was held on November 13, 2012. The Planning Commission held a public meeting to gather citizen input on January 28, 2013.

The needs and concerns identified by these groups and by individual citizens were taken into consideration in developing an updated set of goals and objectives. The goals and objectives are listed in the Goals, Policies, and Implementation Strategies section beginning on page 60.

### **Writing, Revision, and Adoption**

The Town of Pearisburg Planning Commission and staff, with assistance from staff of the New River Valley Planning District Commission, prepared this update to the Comprehensive Plan. In the fall of 2012, the Planning Commission began reviewing goals and objectives and then, in the spring of 2013 the Commission moved into future land use issues. Plan drafting began in the spring. In the summer of 2013, the Planning Commission began reviewing Plan sections with adoption scheduled for late 2013 to early 2014.

## **II. Community Profile**

### **Historical Perspective**

The Town of Pearisburg is situated in approximately the geographical center of Giles County, Virginia and has served as the county seat since 1808. The town is located on a plateau above the New River at the intersection of U.S. Route 460 and State Route 100. The Pearisburg area is generally bounded by Angels Rest, Pearis Mountain, and the New River on the West; the New River on the North; Walker Creek, and the New River on the East; and State Route 622 on the South.

As early as 1808 a town existed at the foot of Angels Rest. In 1811, a post office was established and the town was christened Giles Court House. In 1854, the name was changed to Pearisburg in honor of Captain George Pearis, a local landowner who donated land for the County Seat. The designation as County seat, and the Town's central location in the county, have contributed to its leadership role in County affairs since the turn of the century.

Besides its position as the County seat, Pearisburg's character is defined, to a large degree, by its mountain setting. Over twenty-three percent of the land area within Pearisburg is open space, a distinction that contributes to the unique character of the Town. One-half of the open space is privately owned and the remainder is comprised of steep, forested slopes. The total area of Pearisburg is 3.21 square miles.

The population of Pearisburg in 1880 was 275. Pearisburg proceeded to grow in population and by 1930 the population was 668. The population of Pearisburg peaked in 1960 with 2,268 people. The population then slowly declined to 2,128 in 1980 and 2,064 in 1990. The population increased significantly in the 2000 Census to 2,729. This is in large part due to the annexation of the areas known as Bluff City, Mason Court, Lillyfair and Robin Hood Park. The annexation of these areas added 934 acres to the total land area of Pearisburg and added around 665 people to the population. The 2010 Census indicated that Pearisburg's population increased slightly to 2,786.

### **Historic District**

The central business district contains an assortment of retail stores, restaurants, banks, and governmental offices. The Giles County Courthouse, County offices and the Pearisburg Municipal Building are located in the central business district. Though this area includes a few vacant and deteriorating buildings, the majority of the business spaces are occupied. Revitalization efforts have focused on the National Historic District in the downtown area, which received formal designation as a State and Federal Historic District in 1991.

The Town of Pearisburg's Historic District covers approximately four acres and makes up a large part of the central business district (see map in Appendix 1). The Giles County Courthouse (1836) is one of the oldest and finest public buildings in Southwest Virginia and is listed in the National Register of Historic Places and the Virginia Landmarks Register. Nearby stands the 1829 Andrew Johnston House, a Federal-style brick house that is owned and operated as a museum by the Giles County Historical Society. The Historic District and the nineteen buildings within it were nominated for and placed on the national Register of Historic Places in January 1992. The downtown historic sites include:



*Giles County Courthouse*

- |                               |                             |
|-------------------------------|-----------------------------|
| 1. Hoilman House              | 8. Miller Building          |
| 2. Giles Academy              | 9. Shumate-Woods Building   |
| 3. First Baptist Church       | 10. Law Building            |
| 4. Pearis Theater             | 11. Shelton's Store         |
| 5. Western Hotel and addition | 12. Virginian Building      |
| 6. Giles Motor Company        | 13. Giles County Courthouse |
| 7. Christ Episcopal Church    |                             |

Also within Pearisburg, but apart from the Historic District, are several other buildings of historic significance. The expansion of the historic district should be considered to ensure the protection of the historic character of Pearisburg.

Apart from the downtown area, numerous other historical structures and sites exist within the town limits and care should be taken to preserve and maintain Pearisburg's cultural heritage. A partial listing of these historical sites follows:

- |  |                                   |
|--|-----------------------------------|
| 1. King House                                  | 5. Eastside Cemetary              |
| 2. Densmore House                              | 6. Bunker Hill Civil War Cemetary |
| 3. Hale House                                  | 7. Pearis Cemetery                |
| 4. Pearisburg High School-<br>Community Center | 8. Fort Branch Neighborhood       |

The Pearisburg Olde Towne Association is a nonprofit organization formed in 1992 for the purpose of promoting the historic district. The organization has an ongoing program to identify additional historic buildings in Pearisburg. It highlights the downtown historic district through sponsorship of an annual Christmas program. In addition, the association markets and sells items such as Christmas ornaments and notepaper that publicize historic buildings.

The Giles County Historical Society is a non-profit organization, incorporated in 1980, and located in downtown Pearisburg. It is dedicated to the preservation and maintenance of historical buildings in Giles County. Much of the work of the organization has been in establishing the Giles County Historical Society Museum and in restoring the handsome Colonial Georgian structure in the downtown area know as the Andrew Johnston House.



*Andrew Johnston House*

The museum complex consists of the Andrew Johnston House; the Doctor's Office; the Historical Museum and Gift Shop; and the Research Office.

Construction on the Museum building was completed in 1997 and it now contains displays of artifacts and antiquities. This new building sits behind the Andrew Johnston House, which is the oldest brick house in Giles County.

It remained in the Johnston Family until 1985 when it was given to the

Giles County Historical Society to be used as a museum and research center. The Research Office is open on Thursday afternoons. Volunteers help visitors search for information on early settlers, cemetery and marriage records, and persons in military service from the American Revolution to the present.

While the main focus of the 1994 Comprehensive Plan was the possible annexation of growth areas, revitalization of downtown Pearisburg was also emphasized as a pressing preservation of historic structures. During the compilation of the 1999 Comprehensive Plan, few buildings stood vacant even though the strip shopping malls on both ends of town expanded. Citizens were concerned about the appearance of the central business district and support the addition of trees, flowers, lamplighter streetlights, and benches to the downtown sidewalks. Since the 1999 update, the Town was very active in pursuing downtown revitalization projects. As of 2007, the Town had successfully acquired funding from the Department of Housing and Community Development, VDOT's TEA-21 program, among others to orchestrate a revitalized downtown. In 2013, much of the downtown revitalization project has been completed and the focus turns to the need to extend some of those efforts (i.e., sidewalk and streetscape improvements) out from the core downtown area.

## Government

The Town is governed by a council-manager form of government. The mayor is directly elected by the voters, serves as a voting member of Council, and is assisted by a six-member Town Council. The Mayor and the council members are elected on an at-large basis. The council members are elected to staggered four-year terms. The Town Manager, who is appointed by Town Council, is responsible for the conduct and administration of the Town's government.

## Community Values

Residents of Pearisburg have varying reasons for their high satisfaction with living in town. From the Community Survey conducted during the 1999 Comprehensive Plan update, the most frequent reason given is that residents enjoy the small town atmosphere.



This atmosphere includes the beauty of the natural environment; a moderate cost of living; clean air and water; low crime rate; and the fact that family and friends live close-by. They find Pearisburg friendly, safe, and neighborly.

The people of Pearisburg recognize that growth and economic development can improve the quality of life. At the same time, they desire to retain the qualities that shaped them, their families, their homes, and their traditions. They value the beautiful mountain vistas and the New River

meandering through rolling farmland. Historic landmarks, seen throughout the Town landscape, are constant reminders of the proud historical roots that run deep in Pearisburg. Protection and preservation of the natural and historical beauty of their community are important goals for the people of Pearisburg.

The citizenry of Pearisburg is educated and aware that our society is technologically based and advancements in technology are constantly taking place. In order to remain competitive, it will be important for the region to be up-to-date in the areas of information technology and high-speed data transmission. Through the internet, it has become possible for professionals to live and work almost anywhere and be “connected” to the entire world. Pearisburg citizens seek to become a highly skilled workforce, one that will attract jobs to the area that help provide a high quality of life for individuals and families.



## Community Issues

A previous community survey pointed to the following areas of concern for Pearisburg citizens:

- Town/County cooperation
- Downtown Revitalization
- Economic Development/job creation
- Need for more housing options/affordable housing
- Repair and maintenance of roads, buildings, and other infrastructure



*Pearisburg Municipal Building*

An important issue for the future of downtown will be the effect of Route 100 on downtown traffic when a four-lane highway is finally completed from Dublin to Pearisburg. A timeline for the Route 100 project has not been identified by VDOT. The Comprehensive Plan addresses this issue via the Transportation Action Plan and Future Land Use Map.

Another significant community issue in Pearisburg is the development of the eastern end of town. A Wal-Mart was constructed on the eastern end of town in 1998 and does not seem to have impacted downtown. Several businesses and restaurants remain in downtown. The new Carilion Giles Community Hospital, located in the Dogwood Farms multi-use development behind Wal-Mart, opened in 2010. Additional development is occurring and more is expected in Dogwood Farms. The reuse of the old hospital facility/site is a concern. Further, growth in neighboring Montgomery County has been noteworthy mainly due to economic development in the Christiansburg and Blacksburg areas. Some of this population increase is expected to spill over into Giles County as households look for reasonably priced land and housing in a rural environment. Services available in Pearisburg will make the community an attractive and desirable place to locate and live.

This discussion of the history of Pearisburg is meant to provide a general understanding of the cultural, historical, and governmental environment in which the community has evolved.

## **Natural Environment**

The geology of Pearisburg is representative of the overall Giles County geology. The area is composed of strongly folded sedimentary rock which forms long, parallel ridges with intervening valleys typical of the Appalachian Mountain region. The sedimentary rock is composed primarily of interbedded layers of sandstone, shale, and limestone. Limestone sediments are found in the valleys and lowest sideslopes, shale in the middle and upper sideslopes, and sandstone at the ridge and mountaintops, and in the highest sideslopes. Pearisburg has both steep slopes and flatter land more suitable for development. However, the flat lands are not always suitable due to the presence of karst topography, which is also known as nature's underground storm-sewer.

### **Sinkholes**

Karst topography is characterized by an undulating landscape with sinkholes and disappearing creeks. Sinkholes (funnel shaped depressions) are formed when the surface material collapses into the void created in the carbonate rock. Since the relatively flat lands that make up the valleys in Pearisburg are made up of limestone, they are subject to the formation of sinkholes. This occurs when rainfall and recharge to the water table causes the limestone beds to erode and form caverns and fissures, which show up on the surface of the ground as sinkholes when the roofs of some of the underground caverns collapse.



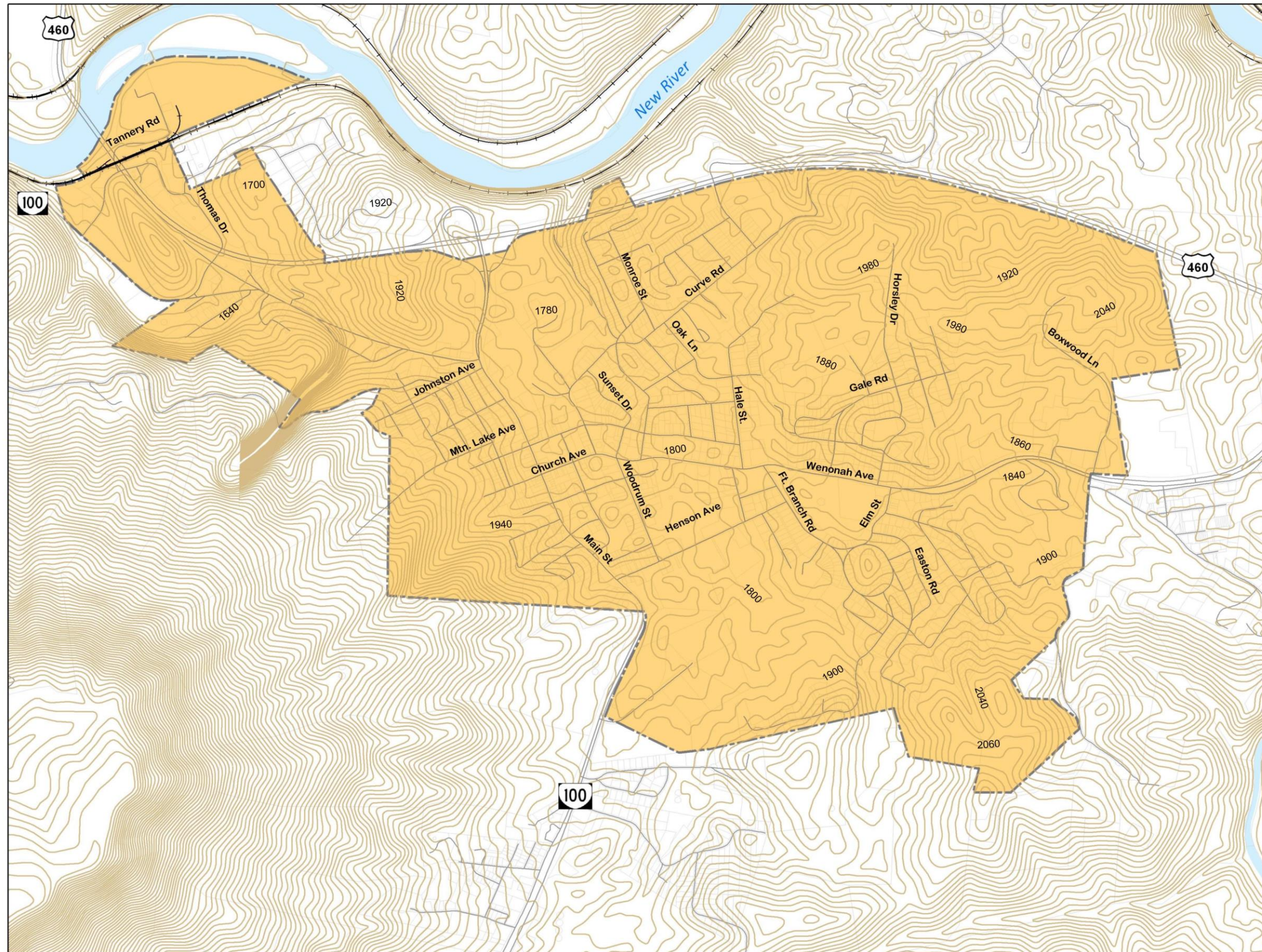
*Town Park*

Karst terrain transmits groundwater rapidly and thus contamination from various sources, such as failing septic systems, poses a threat to water quality. Sinkholes are also natural drains for runoff and should be left open rather than filled or obstructed in some manner. Thus, sinkhole formation and prediction are important considerations for future

growth and land development. A topographic map of the town which

illustrates where karst terrain is prevalent can be found on page 10.



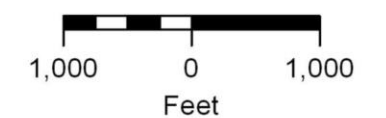


**Town of Pearisburg, VA**  
*Map 1: Topography*



**Legend**

- Contours 20' Interval
- Rail Line
- Town Boundary



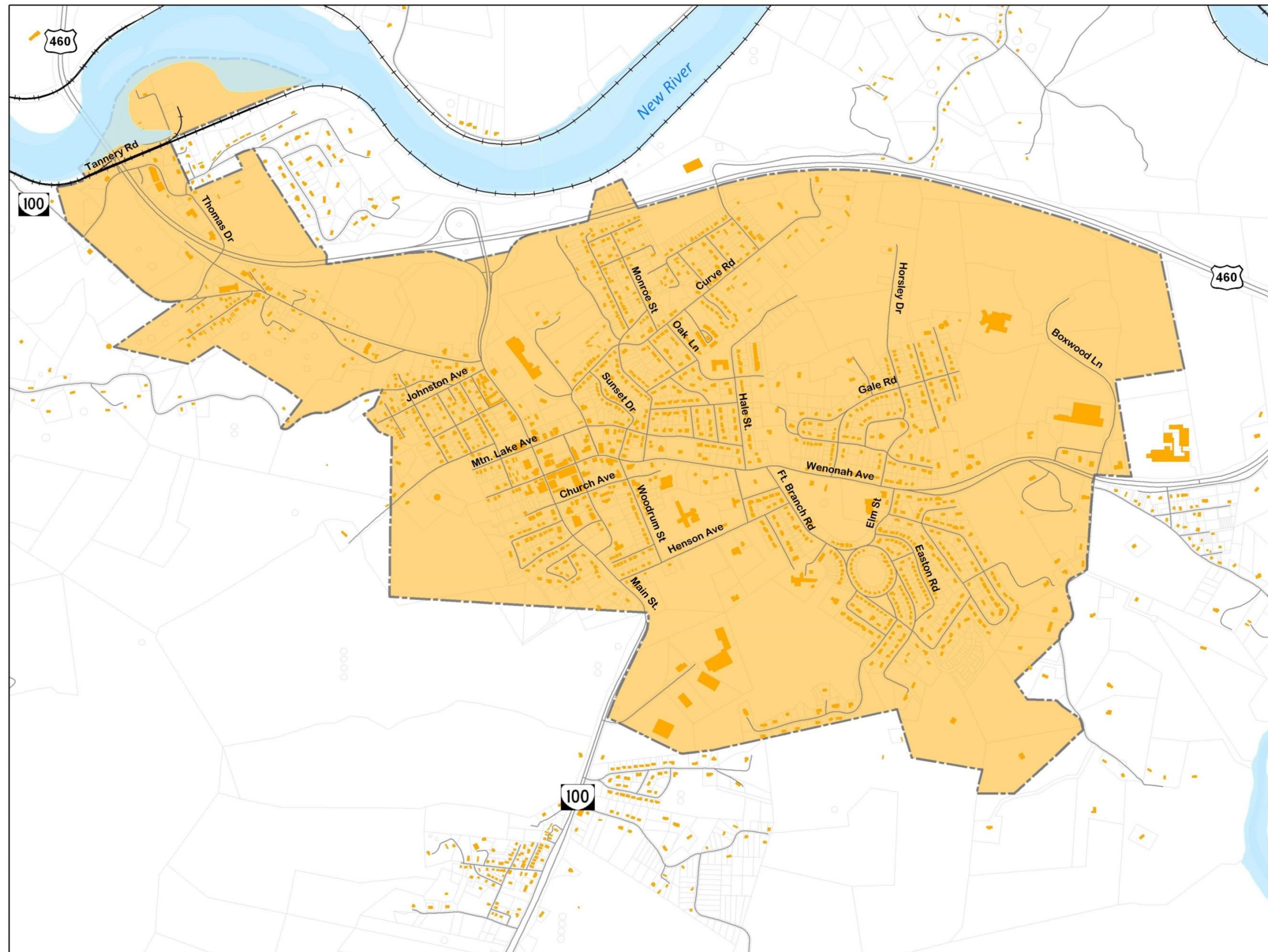
Map prepared by the NRVPCD, 2013.  
 Sources: Giles County 2009 parcel data and VGIN.



## **Flooding, Groundwater Contamination and Erosion**

The Town is located on a plateau above the New River such that potential for flooding is slight, except in the intermittent drainage channels coming off Angels' Rest and Pearis Mountain. These channels flow through the communities of Bunker Hill and Bluff City, as well as the downtown Court House Area. Areas of Pearisburg that are situated near the five hundred-year floodplain should be buffered from sources of erosion. One of the main tributaries of the New River, Walker Creek, lies close to the Town's boundary. The New River surrounds the northern and western borders of Pearisburg, which is a unique asset for a river town. The floodplain map on page 12 illustrates where the floodplains are located near Pearisburg.

Nonpoint source pollution results from stormwater runoff flushing pollutants from land surfaces directly into natural water bodies. To address stormwater drainage and nonpoint source pollution from new development, the Town implements the Erosion and Sediment Control Ordinance. Erosion and sedimentation, groundwater pollution, flooding, drainage problems, failed septic systems, and construction problems are possible when soil types are not considered prior to development.

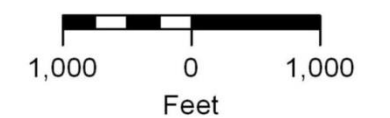


**Town of Pearisburg, VA**  
*Map 2: Floodplain*



**Legend**

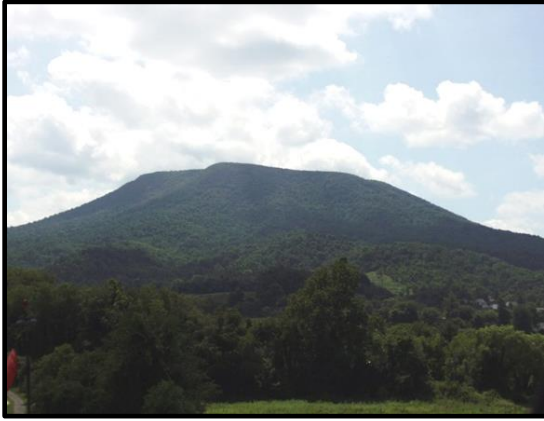
- Rail Line
- Floodplain
- Addressed Buildings
- Town Boundary



Map prepared by the NRVPC, 2013.  
 Sources: Giles County 2009 parcel data, 2009 FEMA Floodplains and VGIN.

## **Climate**

The climate of the New River Valley is classified as moderate continental and is characterized by moderately mild winters and warm summers. The average annual



*Angels Rest Mountain*

temperature for the entire valley is 54°F, with a high of 103°F and a low of -27°F. The mean annual precipitation is 39 inches, while snowfall in the New River Valley ranges from 15-20 inches, with an average of 17 inches annually. Prevailing winds are from the Southwest and average 10 MPH.

## **Soil Types**

Soil information is an important component in determining development potential of a given tract of land. Soil classifications determine the suitability for certain types of

land uses including development of structures, roads and septic systems. While some soils may be suitable for industrial or commercial development, others may be only suitable for single family development. Still others may have qualities that severely constrain any infrastructure development. Pearisburg contains some soils with a slope greater than 7% that are susceptible to soil erosion.

While zoning boundaries generally run on property boundaries, roads or other man-made features, soil boundaries are derived on the basis of the underlying rock or geomorphologic features in the landscape. The soils of Giles County have been surveyed and mapped by the United States Department of Agriculture in cooperation with the Skyline Soil & Water Conservation District. This survey was published in a publication of the National Cooperative Soil Survey entitled *Soil Survey of Giles County, Virginia*. Most survey work was accomplished in 1981.

According to this survey, soils underlying the Town of Pearisburg fall into three general soil categories. The lands lying along and in close proximity to the New River are Braddock soils which are deep, well drained soils formed on old alluvial deposits derived from sedimentary materials and are located on high terraces. These soils are characterized by gently sloping to steep slopes, having clayey subsoil.

The core part of Town east of Main Street and south of Mountain Lake Avenue consists mainly of Frederick-Carbo soils, formed in weathered dolomite and limestone rock. These soils are in areas characterized by low, rounded hills and foot slopes marked by occasional rock outcrops, separated by narrow drainage-ways of intermittent streams. Further, these soils are characterized by sloping to very steep slopes, being well drained, and deep to moderately deep having a clayey subsoil.

The remainder of town located upslope of Main Street toward Angels Rest is classified as Nolichucky-Frederick-Carbo soils. These soils are formed in colluvial material derived mainly from sandstone and shale and are located in areas characterized by long steep and very steep mountainside slopes and gently sloping, to moderately steep, benches and foot slopes. Nolichucky-Frederick-Carbo are well drained, deep to moderately deep soils having either a loamy or clayey subsoil. Specific soil types that predominate within the corporate limits include (Classification letters and numbers are in parentheses):

\***Allegheny Loam** (1B & 1C), with slopes 2 to 15% grade. These soil types are found predominantly in the Bluff City section of town and are characterized by severe flooding of basements and septic drain fields due to clayey subsoils and location downhill of steep slopes. These soils are unsuited for on-site septic systems due to frequent flooding and poor percolation.

\***Bradock Sandy Loam** (4C & 4D), with slopes 7 to 25% in grade. These more moderately sloped 4C soils are found in the residential neighborhood of Mason Court, Lilly Fair, the Mason and Shumate farm properties, and the (neighborhood around Pearisburg First Methodist Church), and generally concentrated to the north of Wenonah Avenue and east of Main Street. These soils are generally good for most types of development except the steeper slopes greater than 15%.

\***Chagrin Variant Loamy Sand** (8), with slopes 0 to 2%. This is a flood plain soil formed in alluvial deposits along rivers and streams and is predominantly sand. This soil type is found on the two islands in the New River north of the Town sewage treatment plant. This soil type is unfit for development purposes but listed as ideal for wildlife habitat and passive recreation uses.

\***Chavies Variant Sandy Loam** (9), with slopes 0 to 3%. This soil is also alluvial in character and found on terraces along rivers and major streams within the 100-year flood plain, although it is not as susceptible to flooding as are Chagrin soils. The soil has more clay content than Chagrin soils and thus is classified as a loam. This soil type is found between the Norfolk & Southern Railroad lines and the New River, in the vicinity of the old tannery plant and the current sewage treatment plant. Although this soil is classified as unsuited for most types of permanent development (housing, commercial, industrial, or for septic systems), it is found to be well suited for most types of recreational development such as playing fields, playgrounds, and the like.

\***Frederick Silt Loam** (13C & 13D), with slopes 7 to 25% grade. These soil types are found primarily throughout the residential area spanning the area from the First United Methodist Church south to the area of Carilion Clinic, and includes the Mountain View Industrial Park. These soils have a slow percolation rate, are ill suited for on-site septic systems, of poor strength for roads (too clayey), and have a high shrink-swell characteristic often causing problems with basements.

\***Frederick Cherty Silt Loam** (14B, 14C, 14D & 14E), with slopes ranging from 2-7% for 14B and up to 25-35% for 14E soils. These soils are found on the southern



portions of the Shumate and Mason Farm properties and across Wenonah Avenue in the Robinhood community and Town park vicinity. Frederick Cherty Silt Loam soils percolate slowly due to clayey subsoils, are not well suited for septic systems, and have high shrink-swell characteristics causing problems with basements and low strength for road construction.

**\*Frederick Rock Outcrop Complex (16D & 16F)**, with 16D soils exhibiting grades from 10-30% while 16F soils range in grades from 30-60% or greater. 16D soils are found in the Bluff City area in the vicinity of Cirus Street and the County School Board office, in the downtown area, on both sides of Main Street from the Magic Mart Plaza south to the Thompson Farm next to Mountain View Industrial park, and west of Main Street to Montgomery Street. These soils are also found in the steeper residential neighborhood north and south of Wenonah Avenue stretching from Curve road south to Macy McClaugherty Elementary School. These soils have severe limitations for septic system disposal due to slope constraints, clayey subsoils, and shallow soil depth in the vicinity of rock outcrops. These soils also exhibit severe limitations for site development due to rock outcrops, slopes, high shrink-swell characteristics, and poor road construction strength. The 16F soils are predominately found along the escarpment south of Bluff City, along the escarpment south of the 460 bypass on the Shumate and Mason Farm properties, along the north side of Route 100 (North main Street), across from the School Board Office, and above Bunker Hill on the eastern slopes of Angels' Rest in the vicinity of the Town star.

**\*Nolichucky Very Stony Sandy Loam (30C & 30D)**, with 30D soils exhibiting grades of 7-15% while 30D soils range from 15-30%. This type is found solely in the Bunker Hill neighborhood, west of Montgomery Street. These soils are poor for on-site septic disposal due to clayey subsoils, slow percolation, and steepness. They also exhibit severe limitations for most forms of development due to steepness, shrink-swell characteristics, low strength for road construction, and high small stone content for lawns.

From the proceeding discussion, most of the soils underlying the Town of Pearisburg present moderate to severe limitations for development, requiring special engineering procedures to insure proper development and long-term public safety. The community of Bluff City, where public sewer is limited to the commercial area north of U.S. 460, is especially vulnerable to on-site septic failure and continued intermittent flooding. The area offering greatest promise for future development is found in the newly annexed areas of the Shumate and Mason farms.

At the present time, Pearisburg, as well as all of Giles County, depends entirely on groundwater for its water supply and consequently, protecting this vital resource is of foremost importance. It is anticipated that in the future, public water may also be drawn from the New River, making awareness and preservation of the water quality of the river of consequence to both Pearisburg and Giles County. Groundwater contamination is a realistic threat in the Pearisburg area as a 1989 DRASTIC Map study, undertaken by Giles County, revealed. DRASTIC is a system developed to provide a relative index

indicating the susceptibility of an area to ground water contamination, incorporating the measurement of seven specific factors. In DRASTIC Mapping, each unique area within the study area is given an index number and the higher the number the more susceptible an area is to groundwater contamination. Within Giles County, the DRASTIC index ranges from 48 in steeply sloping, shale areas to 189 in relatively flat terrain underlain with limestone strata, characterized by caves, sinkholes (karst), and groundwater close to the surface.

Out of seven index categories, all of Pearisburg lies in the fifth and sixth highest categories with index numbers of 104-159 and 160-179. The highest index area covers the entire downtown Pearisburg area and all along Route 100, Bluff City, the neighborhoods south of Wenonah Avenue and most of the land north of Wenonah Avenue. Development requires careful planning in all areas of town due to high susceptibility to groundwater contamination.

### **Land Use**

The use of land is a reflection of human activities and values. A land use plan provides guidance for the appropriate location and intensity of activities, attempting to balance respect for the natural environment with the competing needs and demands on the land.

### **Land Use Trends**

Annexation of approximately 934 acres of land in 1998 was the result of a voluntary agreement between the Town of Pearisburg and Giles County to adjust the boundary lines. One of the principle reasons for the annexation was Pearisburg's need for additional developable land.

As a result of the 1998 addition of open land, commercial development occurred almost immediately on Wenonah Avenue with the construction of the Wal-Mart store adjacent to the Pearisburg Square Shopping Center. The shopping center contains a strip development along with out-parcels for fast food, retail, and a gas station. At the other end of town, the Magic Mart Plaza also has a strip development primarily occupied by retail business.

The most significant land use change since the 2007 Plan is the development of the Dogwood Farms property located on the hill behind the Wal-Mart/Pearisburg Square Shopping Center. The new Carilion Giles Community Hospital, located in Dogwood Farms development, opened in 2010. A new DaVita Dialysis clinic opened nearby in 2013. Carilion Clinic medical practice offices were under construction in Dogwood Farms at the time this Plan update was being prepared. Additional commercial and residential development is expected in future years in this area.

Re-use and redevelopment of existing buildings is another concern going forward. The old hospital facility/site remains unused. Likewise, existing medical office space located on Wenonah Avenue will need redevelopment once the Carilion medical practices move

to new office space near the new hospital in Dogwood Farms. A successful re-use/re-purposing of commercial space occurred in the spring of 2013 when Tractor Supply opened a location at the Magic Mart Plaza on North Main Street.

### **Critical Land Use Areas**

As indicated in the section on soils, Pearisburg exhibits a number of areas that present varying degrees of development constraints due to steep slopes, shallow depth to bedrock, flood prone conditions, or excessive rockiness, some of which are quite severe. Other areas of the town possess characteristics, that because of their visual, historic or recreational potential or importance, constitute a critical or important resource worthy of retention/protection.

Following is a list of those resource areas that constitute natural or cultural resources worthy of retention, protection or careful utilization/development:

#### **1. Natural Features:**

- a. The islands in the New River at Bluff City – important for scenic, recreational and wildlife habitat protection purposes;
- b. The entire river-bank within the town along the New River – important as visual buffer for river recreational users and to protect fragile soil conditions;
- c. The escarpment at Bluff City rising towards Angels Rest on Pearis Mountain – fragile topography;
- d. The steep side slopes below Angels Rest on Pearis Mountain rising above the town star – fragile topography and visually sensitive (constitutes one of the prime views enjoyed by town citizens and visitors alike) ;
- e. The side slopes of the Shumate and Mason farms adjacent to the U.S. 460 by-pass – fragile topography provides a visual buffer (i.e. natural vista) for traffic along the highway;
- f. All sink holes throughout the town – geologically sensitive sites and important for natural stormwater drainage, sensitive wildlife habitat, important natural feature;
- g. Existing cave sites (e.g. the cave entrance behind the Virginian Leader office) – important for natural stormwater drainage, sensitive wildlife habitat, important natural feature;
- h. Intermittent stream channels – important natural stormwater drainage areas and sensitive soil conditions; located primarily on the shoulders of Pearis Mountain below Angels Rest; and,
- i. The Whitt-Riverbend Park area at the confluence of the New River and Walker Creek – important for scenic protection for boaters, wildlife habitat, fragile floodplain areas, unique natural environment.

2. Historic Resources:

- a. The downtown historic district – constitutes an historic cross-roads area with structures dating back to pre-civil war era – an important fabric of the town’s past, worthy of restoration and preservation;
- b. The Andrew Johnston House grounds – the oldest remaining brick structure still standing in Giles County and an important historic homestead of an early Giles County family, also has Civil War importance – worthy of preservation;
- c. The Fort Branch neighborhood – an excellent example of an early (pre-World War Two) planned community – worthy of historic district survey and designation;
- d. The old Pearisburg High School building (Pearisburg Community Center) – 1940 era school building in good condition – worthy of preservation as a public building;
- e. Pearis Cemetery – oldest cemetery in the town and the grave site of George Pearis – namesake of the town;
- f. The Pearisburg Star, on the shoulder of Pearis Mountain below Angels Rest – important symbol of the town.

3. Unique or Important Recreational Resources:

- a. The Appalachian National Scenic Trail (AT) – this national trail crosses the edge of the town in the Bluff City vicinity. Pearisburg is a designated Appalachian Trail Community for long distance (through) hikers along the AT, who generally stay one, two, or more nights in town re-supplying their food and equipment and resting up.
- b. The AT Hostel at Holy Family Catholic Church – this two story rustic shelter and picturesque grounds are owned and operated by the local Catholic Church for use by through-hikers along the AT. More than three-hundred hikers stay at the shelter every year.
- c. The New River – The New River in the Pearisburg vicinity is one of the most canoed sections of the river in Virginia. The Bluff City take-out, an unofficial boat landing site located under the U.S. 460 bridge at Bluff City, represents one of the busiest canoe take-out sites along the New River in Virginia. The New River was designated by Congress as the first of only 14 rivers listed as American Heritage Rivers in the United States.
- d. The Pearisburg Town Park – approximately 20 acres in size, represents the town’s chief recreational complex and location of the community center, swimming pool, tennis courts, ball-field, playground and walking trail. The complex is unique for a town the size of Pearisburg, being larger than that for the Town of Blacksburg.
- e. The Whitt-Riverbend Park area at the confluence of the New River and Walker Creek – important for scenic protection for boaters, wildlife habitat, fragile floodplain areas, unique natural environment.



## Existing Land Use

A land use plan attempts to juxtapose adequate areas for residential, recreational, commercial and industrial activities. A land use map uses categories that are general in nature and indicate what the community would like to see in the future. Zoning map categories are more detailed and specific, and have the power of law. The zoning ordinance indicates how a specific piece of land can be used, going into detail about requirements for height, density and setback. Land use categories are used as a guide for future rezoning and in review of rezoning requests.

Due to the annexation of 934 acres in 1998 and 2000, Pearisburg increased its total land area by 83%. Land use categories in Pearisburg with estimated acreages are shown in Table 1.

Table 1: Land Use

<b>Land Use Categories</b>	<b>Estimated Acreage</b>
Residential	586
Commercial	123
Industrial	70
Public/Semi Public	84
Open Space	496
Transportation	74
Undeveloped/Vacant/Agricultural	627
<b>Total</b>	<b>2,060</b>

Source: Giles County; NRVPCD

Definitions of land use categories used in the Land Use Plan are as follows.

- Residential – Single family homes which are conventional stick built homes.
- Duplexes – Dwellings containing two housing units.
- Multi-Family – Dwellings containing three or more housing units.
- Manufactured Homes – Land on which a manufactured home is the only housing.
- Commercial – This classification includes business, trade, service, libraries and churches.
- Industrial – Land used by industries including industrial parks.

- Recreational – Land set aside for parks, ball fields, basketball and tennis courts, and boating facilities.
- Agriculture – Land designated for crop or animal production and forestry.
- Transportation – This category includes land used for transportation, utilities, and communications, including power easements and radio stations.
- Public/Semi-Public – Public land that houses schools, government offices, and other services such as the Post Office
- Undeveloped/Vacant – Includes properties not listed as having agricultural use and is land usually without structures.
- Open Space – Parcels with no structural development nor any designated open space use such as a park or golf course.

## **Zoning**

Pearisburg's Zoning Ordinance was revised in 2010. The current zoning is divided into four general categories: Residential, Business, Industrial, and Other (see Zoning Map on Page 24). Below are brief definitions of the various zones.

### Residential Zones

#### **Agricultural/Residential District AR-1**

Allows various open uses and was established for the specific purpose of facilitating existing and future agricultural operations, conservation of natural resources, and to provide for the orderly expansion of urban development.

#### **Residential Limited District R-1**

Provides for low-density residential development that is characterized by large lots and open space, and is primarily designed to provide and encourage a safe and suitable environment for family life.

#### **Residential District R-2**

The intent of this district is to encourage residential neighborhoods and to stabilize and protect the essential character of such neighborhoods. The regulations for this district tend to protect against encroachment of commercial or industrial uses and other uses likely to generate noise, crowds, concentrations of traffic, light, dust, odors, smoke, or other obnoxious influences.

#### **Medium Density Residential District R-3**

Provides for a range of development densities. The regulations for this district provide for development that is not completely residential in character yet protected against encroachment of commercial or industrial uses and other uses likely to generate noise, crowds, concentrations of traffic, light, dust, odors, smoke, or other obnoxious influences.

#### **Townhouse Residential District R-4**

Provides for a range of residential development densities.

#### **Manufactured Home District R-5**

Allows for residential development in the form of manufactured home parks and manufactured home subdivisions.

#### **Planned Development District R-6**

Provides for larger scaled development and clustering of single-family residential dwelling units through design innovation, to provide for a neighborhood with a variety of housing types and densities, neighborhood shopping facilities, schools, parks, playgrounds, off-street parking and, where necessary, land reserved to provided local employment opportunities.

#### Mixed Residential District R-7

Provides for a range of development densities and housing types. The regulations for this district provide for development that is not completely residential in character yet protected against encroachment of commercial or industrial users and other uses likely to generate noise, crowds, concentrations of traffic, light, dust, odors, smoke, or other obnoxious influences.

#### Transitional Residential District R-8

Allows for the conversion of residential structures to professional offices, clinics, retail stores, and personal services. This category strives for the creation of a compatible mix of residential and business uses.

### Business Zones

#### Central Business District B-1

This district is located in downtown Pearisburg and has traditionally been the center for commercial activities. Lots are generally small; buildings have no yards and frequently no setback and are in most cases attached to other buildings. Uses include retail sales, services, banks, restaurants, and other similar businesses. The intent is to maintain the commercial use of the downtown area and to encourage adaptive use and reuse of existing commercial structures. The Historic District overlays the Central business District but does not affect zoning.

#### General Business B-2

Intended for the conduct of general business to which the public requires direct and frequent access but which is not characterized either by constant heavy trucking or other nuisance factors other than incidental light and noise of congregation of people and passenger vehicles. This includes uses such as retail stores, banks, theaters, business offices, newspaper offices, printing presses, restaurants and taverns, and garages and service stations.

#### Planned Business District B-3

Permits the development of neighborhood business areas, under one ownership or control, in those areas of town with sufficient size and where sanitary sewers, street access, and public water supply are adequately provided.

### Industrial Zones

#### Light Industrial Districts M-1

Accommodates industrial uses that provide desirable employment consistent with the goal of maintaining environmental quality. Permitted uses in this district include manufacturing, compounding, processing, packaging, assembly, sales and/or treatment of finished or semi-finished products from previously prepared material.

#### General Industrial District I-1

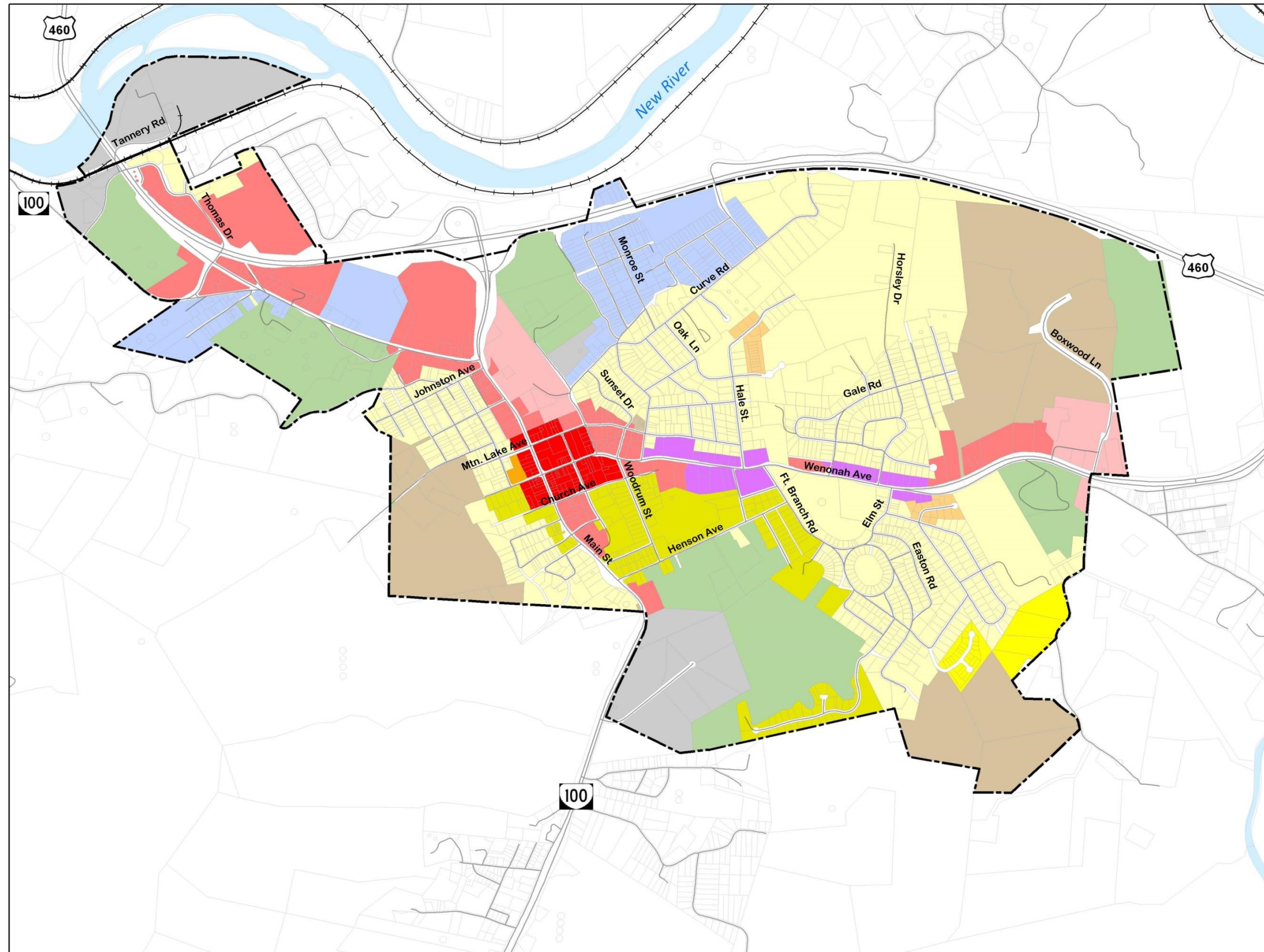
Establishes an area where the primary use of land is for industrial operations, which may create some nuisance, and which are not properly associated with or particularly compatible with residential, institutional, and commercial service establishments.

#### Other Zones

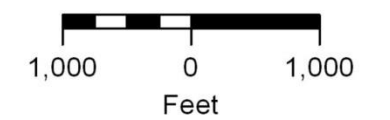
#### Flood Hazard District FH-1

The purpose of this designation is to prevent the following:

- Loss of life and property
- The creation of health and safety hazards,
- The disruption of commerce and governmental services,
- The extraordinary and unnecessary expenditure of public funds for flood, protection and relief, and
- Impairment of the tax base.



**Town of Pearisburg, VA**  
 Map 3: Existing Zoning



Map prepared by the NRVPCD, 2013.  
 Sources: Giles County 2009 parcel data and VGIN.

## **Population Characteristics and Trends**

The study of population characteristics and growth trends of an area provides the foundation for planning of community facilities and services such as public utilities, recreation facilities, and transportation improvements.

The population of the Town of Pearisburg grew substantially from the 1990 census to the 2000 census. This increase resulted from a boundary adjustment which brought 934 acres of land from the County into the Town of Pearisburg. Table 2 shows the population in 1990 was tallied at 2,064 and the population recorded during the 2000 Census was 2,729. From 1990 to 2000 the population of Pearisburg increased by 665 people, a gain of 32%.

Between 2000 and 2010, the population grew to 2,786 (Table 2). This represents an increase of 2% (Table 3).

The population of Pearisburg increased significantly from 1880 through 1940 and, with the opening of the Celanese plant in 1940, the Town's population doubled by 1950. The Town of Pearisburg experienced a gradual decline in population between 1960 and 1990. From 1960-1970 the population decreased 4%, from 1970-1980 the population decreased 2%, and from 1980-1990 the population decreased 3%. The total population of Pearisburg from 1960 to 1990 decreased by 9% or from 2,268 people in 1960 to 2,064 people in 1990. Overall, the population has increased 39% from 1950 to 2010. In 1950 the population was 2,005 and in 2010 the population was 2,786. Figure 1 shows the population trend line from 1950 to 2010.

Table 2: Historic Population Trend

<b>Jurisdiction</b>	<b>1950</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>
<b>Pearisburg</b>	2,005	2,268	2,169	2,128	2,064	2,729	2,786
<b>Giles</b>	18,990	17,258	16,780	17,849	16,400	16,657	17,286

Source: U.S. Census Bureau

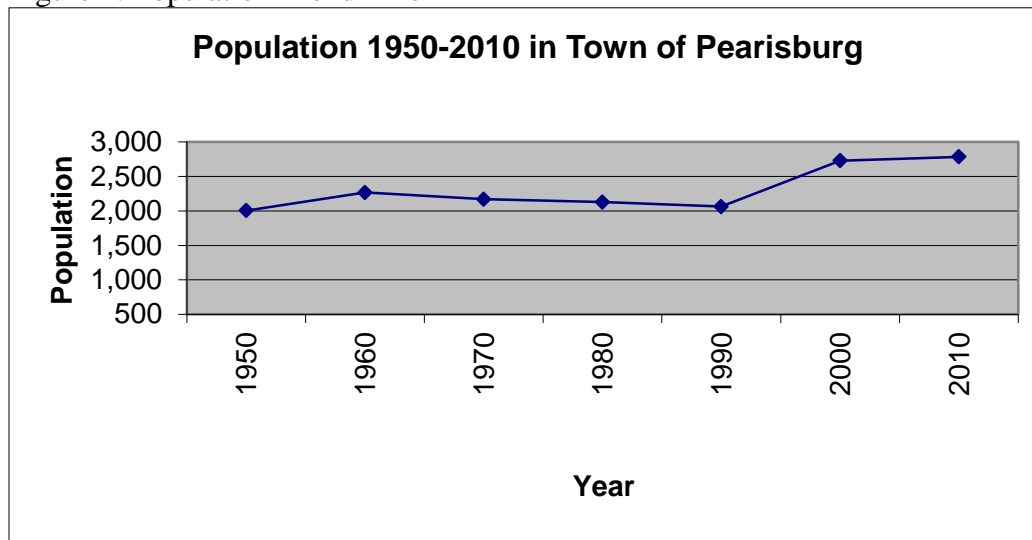
Table 3: Percent Change in Population by Decade

<b>Jurisdictions</b>	<b>1950-60</b>	<b>1960-70</b>	<b>1970-80</b>	<b>1980-90</b>	<b>1990-00</b>	<b>2000-10</b>	<b>1950-2010</b>
<b>Town of Pearisburg</b>	13.12%	-4.37%	-1.89%	-3.01%	32.22%	2.09%	38.95%
<b>Giles County</b>	-9.12%	-2.77%	6.37%	-5.24%	1.57%	3.78%	-8.97%

Source: U.S. Census Bureau



Figure 1: Population Trend Line



Source: U.S. Census Bureau

The U.S. Census Household Data counts houses or living units that contain not only family units but also unrelated individuals living together, people living alone, and people who live in high density housing such as institutions or group quarters. In 1990 there were 856 households in Pearisburg. The 2000 Census counted 1,219 households in Pearisburg. This increase in the number of households can be attributed to the 1998 annexation that increased the size of Pearisburg.

U.S. Census Bureau data show that Pearisburg had 1,236 households in 2010. Of these, 63% (775) were family households and 37% (461) were non-family households. Married couples accounted for 45% of households, while single parent families accounted for 17%. Householders living alone make up 34% of Pearisburg households.

According to 2010 Census data, African-Americans make up 2.3% of the Town's population, while Hispanics account for 1% of the population.

### **Age Distribution**

Information about the age distribution of a locality is a very important tool that can be used to plan for the future needs of a community. Understanding the age distribution helps Town officials plan adequately for schools, facilities for the elderly, or more services for middle-aged citizens with families. As shown in Table 4 there was not a change in the percentage of people ages 19 and under living in the Town of Pearisburg from 2000 to 2010. In both the 2000 Census and the 2010 Census, 23% of the population was age 19 or younger. The 40 to 49 age group increased by 12% between 2000 and 2010. The 60 to 69 age group increased by 22% between 2000 and 2010. The 70 to 79 age group decreased by 12% between 2000 and 2010. The 80 and over age group increased by 10% between 2000 and 2010.



Table 4: Age Distribution

Age	2000	% of Total	2010	% of Total	% Change (2000-2010)
<b>Under 5 years</b>	162	6%	148	5%	-9%
<b>5 to 9 years</b>	173	6%	166	6%	-4%
<b>10 to 14 years</b>	173	6%	177	6%	2%
<b>15 to 19 years</b>	142	5%	169	6%	19%
<b>20 to 29 years</b>	291	11%	288	10%	-1%
<b>30 to 39 years</b>	390	14%	343	12%	-12%
<b>40 to 49 years</b>	363	13%	405	15%	12%
<b>50 to 59 years</b>	359	13%	372	13%	4%
<b>60 to 69 years</b>	264	10%	323	12%	22%
<b>70 to 79 years</b>	263	10%	231	8%	-12%
<b>80 and over</b>	149	5%	164	6%	10%
<b>Total</b>	2,729		2,786		

Source: U.S. Census Bureau

Table 5: Percent Change in Age Distribution by Decade

Age	% of Total 1990	% of Total 2000	% of Total 2010	% Change 1990-2000	% Change 2000-2010
<b>Under 5</b>	5.8%	5.9%	5.3%	1.7%	-8.6%
<b>5 to 17</b>	13.8%	16.1%	16.2%	16.7%	2.7%
<b>18 to 64</b>	58.6%	58.1%	58.8%	-0.9%	3.3%
<b>65 &amp; older</b>	21.8%	20%	19.7%	-8.7%	0.9%

Source: U.S. Census Bureau

The 1990 Census showed 21.8% of the total population being over 65 (Table 5). This was a significant increase from the 1980 Census when only 15% of the Town population was over 65, and the 1970 Census with 8.3% over 65. The 2000 U.S. Census showed a slight decrease in this age group, which made up 20% of the total population. The 2010 Census showed a small increase in the 65 and older age group, although this age group as a percentage of the population went down slightly. Overall, the population is increasing in age. As these large cohorts age, specific services will need to be considered.

The increase in the number of senior citizens is in turn increasing the demand for specific types of housing, healthcare facilities, and business services. Recreation and health care facilities require designs and plans that overcome physical barriers such as stairs and wheelchair inaccessible entrances. Housing options in demand include retirement communities, assisted living units, and nursing care facilities. Transportation requirements may necessitate the provision of van service to and from health care facilities, vans that are able to accommodate wheelchair bound individuals. Due to the location of the hospital and other healthcare services and facilities in Pearisburg, the areas near these facilities are logical locations for housing and other facilities geared to the elderly.

The 5 to 19 age group (school age children) made up 17% of the Town's population in 2000. As of the 2010 Census, the 5 to 19 age group made up 18.4% of the Town's population. The 2010 Census also indicates that 58.8% of Pearisburg's population is in the 18 to 64 age group. This age group is important because it represents the population in the work force.

## Housing



*Housing development located off Curve Road*

One of the biggest quality of life factors is housing. Shelter is a basic human need and decent, affordable housing should be available to all individuals. The condition of our homes and neighborhoods affect both our physical and mental health. Providing children with privacy, security, and safety is important for their normal growth and development. The location and condition of homes can greatly influence these factors.

According to 2010 Census data, there were 1,349 total housing units in the Town of Pearisburg at that time. Of the occupied housing units identified in the 2010 Census, 65% were owner-occupied and 35% were renter-occupied.

The U.S. Census Bureau estimated that, as of 2011, 17% of housing units in Pearisburg had 2 bedrooms, 53% had 3 bedrooms, and 21% had 4 or more bedrooms. According to Census Bureau 2011 estimates, 52% of homes in Pearisburg were built before 1960, and only 14% of homes were built in 1990 or later. The median value of homes in Pearisburg has increased significantly over the past few decades. The median value of owner occupied homes was \$38,300 in 1980, \$53,000 in 1990, \$74,700 in 2000, and \$115,500 in 2011.

Table 6 shows the year ranges in which housing structures in Pearisburg were built, according to Census Bureau 2011 estimates. This data shows that 46.7% of the housing structures in Pearisburg were built between the years of 1940 and 1959.

Table 6: Year Structures Built

	<b>Total</b>	<b>% of Total</b>
<b>2000 to 2004</b>	11	0.8%
<b>1990 to 1999</b>	105	7.6%
<b>1980 to 1989</b>	83	6.0%
<b>1970 to 1979</b>	303	22.0%
<b>1960 to 1969</b>	167	12.1%
<b>1940 to 1959</b>	642	46.7%
<b>1939 or earlier</b>	65	4.7%

Source: U.S. Census Bureau

Median gross rent is a good indication of rental affordability in a community because it includes an estimated average monthly cost for utilities in addition to rent. Median gross rent was \$324 in 1990, \$387 in 2000, and \$572 in 2011.

Retirees are looking to downsize, often to townhouses or apartments that require less maintenance and yard upkeep. The elderly are in need of living quarters that are all on one level and include extra safety features to prevent falls and accidents. Home ownership does not fit every household's lifestyle or needs. With the 65 and older age group expected to increase, so will the demand for alternatives to the traditional house and yard that carry with it a substantial requirement of time and resources.

U.S. Census Bureau estimates for 2011 indicate that 91 households (7.4%) in Pearisburg did not own a vehicle. Thirty-three (33) percent of Pearisburg households have 1 vehicle available, 39% of households have 2 vehicles available, and 21% of households have 3 or more vehicles available.

During the period shown in Table 7 below, a high of 6 new residential building permits was reached in 2006 and a low of 0 was reached in 2011.

Table 7: Building Permits

	2006	2007	2008	2009	2010	2011	2012
<b>Demolition</b>	1	0	0	1	4	0	0
<b>New Residential</b>	6	5	2	1	4	0	1
<b>Business</b>	1	0	0	0	3	1	3
<b>Mobile Homes</b>	4	2	0	1	0	1	1

Source: Town of Pearisburg

### **Housing Alternatives/Options**

Among the alternatives being sought by the growing numbers of elderly residents is assisted living units. Adult children of the elderly are interested in seeing their parents in housing that meets their needs and conforms to their mobility limitations. Assisted living is a semi-independent type of arrangement that allows residents to live in individual units that are located near support services. Transportation services and medical facilities and services are conveniently located nearby and the housing includes design elements that simplify life for the elderly. The Town should plan for, in the near to mid-term future, the addition of an assisted living housing development on an appropriate site.

### **Substandard Housing**

Substandard housing is a concern for communities due to issues of health and safety, especially where children are present. Substandard is defined in the Census as housing units lacking one or more basic plumbing facilities and/or lack complete kitchen facilities. All housing units in Pearisburg are on Town water, purchased from the Giles County Public Service Authority. The Census Bureau defines complete plumbing as both hot and cold fixtures, a flush toilet, and either a bathtub or shower; all three must be

present. The Town identified this issue as a priority and, since 2000, significant progress was made in addressing such substandard housing. According to 2011 Census Bureau estimates, Pearisburg does not have any occupied housing units that lack complete plumbing or complete kitchen facilities.

Countywide, the amount of substandard housing has decreased since the late 1970s, in part, due to the effort of local nonprofit housing organizations. More than 100 new rental units have been added in Pearisburg since 1990 through the efforts of Giles County Housing Development Corporation and VMH, Inc. Most of these units serve the elderly, the disabled, and households with low-to moderate incomes. In years just prior to the adoption of the 2007 Comprehensive Plan, 15 homes in the Bluff City area and 16 residential properties in downtown were rehabilitated using a variety of grant funding. Planning grants from the Virginia Department of Housing and Community Development may be a source of funds to study the elderly housing market in Pearisburg.

### **Housing Assistance**

Housing assistance is available from agencies including Community Action and the Department of Social Services. Those who meet the income requirements may qualify for federal vouchers that can be used to pay rent and utilities. Several apartment complexes in Pearisburg serve low-income households, with or without vouchers. These include Westview Apartments (old Western Hotel), Woodrum manor (old Legget Building), Old Orchard Place, and Hillside Apartments. In 1999, VMH, Inc. developed a new subdivision of townhouses called Orchard Grove. These 30 two and three bedroom units are income restricted and are available to families with children. There is still a need for more three-bedroom units that are affordable to low- and moderate-income families.

### **HOME Consortium**

The New River Valley HOME Consortium, formed in 2007, is a regional partnership that includes the counties of Floyd, Giles, Montgomery, and Pulaski, and the City of Radford. The purpose of the HOME consortium is to create housing opportunities for households that earn at or below 80% of the area median income. Activities can include new home ownership, homeowner rehab, rental, or down payment assistance.

### **Homeownership**

Homeownership rates are used to help assess the housing status of Americans. Pearisburg residents experienced a slight decline in homeownership rates from 68% in 2000 to 65% in 2010, according to Census Bureau statistics. The low interest rates of the late 1990's and early 2000's made home mortgages more affordable and resulted in good activity in the real estate market. More recently, the housing market was affected by the severe economic downturn of 2008-2009. Real estate activity has recovered somewhat and an increase in residential selling prices has been observed. The Multiple Listing Service (MLS) indicates that the 2012 average selling price for homes in Giles County

was \$131,464, compared to \$121,195 in 2011. Pulaski County is the only other locality in the New River Valley area with residential selling prices in this range. Housing prices are generally higher in surrounding counties and towns, especially in the Blacksburg area. Housing is more affordable in Giles County than in many areas in Montgomery County which explains, in part, the growth seen in the eastern portion of the County, particularly in the Newport area, along with the extension of PSA services. The population increase is mostly younger households or retired couples looking for rural acreage on which to build a house. Pearisburg will likely experience some of this effect at some point in the future and should be ready to meet the demand for new housing.

## Neighborhoods

Pearisburg neighborhoods have their own unique character and citizens are concerned about their appearance, safety, and condition. A past survey effort revealed strong sentiment about the appearance of neighborhoods and the desire to see infrastructure maintained. Road and sidewalk repairs, as well as poorly maintained yards and properties, tend to be key sources of irritation for citizens. Neighborhood organizations are one way for residents to interact with Town government. Neighborhood groups are also a vehicle to help address beautification projects and cleanup efforts that help improve the appearance of residential areas.

## Education



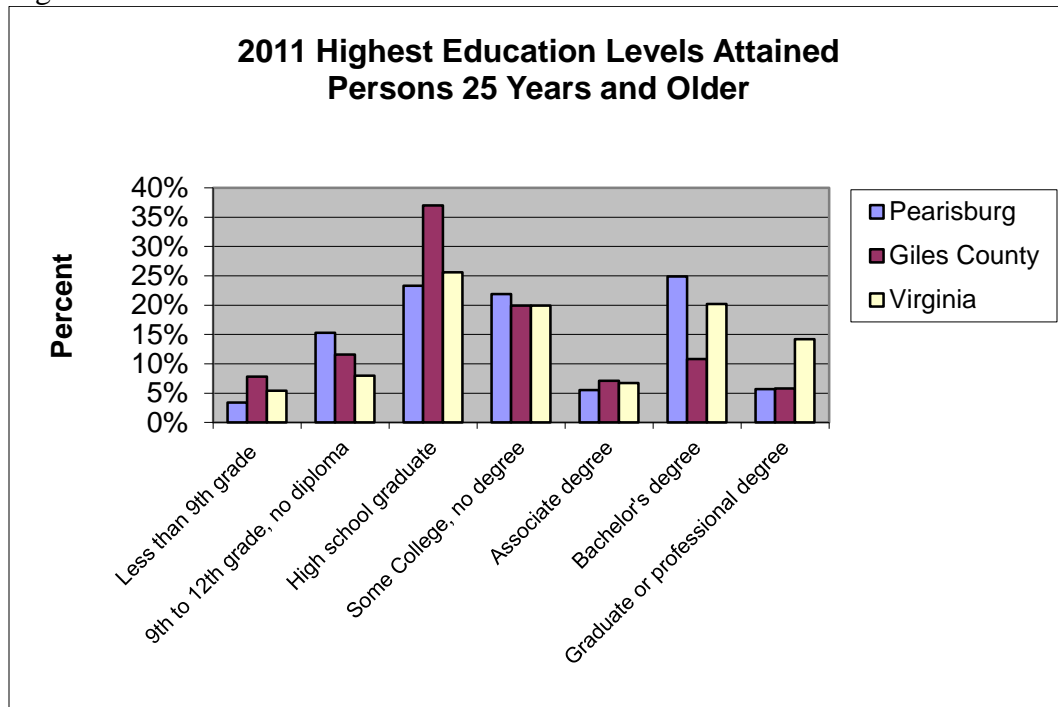
The educational attainment level of Pearisburg citizens is comparable to that of Virginia as a whole. According to Census Bureau 2011 estimates, among the population 25 years and over, 23% in Pearisburg have only a high school diploma, while the corresponding figures for Giles County and Virginia as a whole are 37% and 26%, respectively. The Census estimates also indicate that 30.6% of Pearisburg adults

have achieved a bachelor's degree or higher, while the corresponding numbers for Giles County and Virginia as a whole are 16.7% and 34.4%, respectively. When comparing the percentage of residents for whom a bachelor's degree is the highest educational level attained, Pearisburg (25%) compares favorably to both Giles County (11%) and Virginia as a whole (20%).

Pearisburg (18.7%) and Giles County (19.4%) have similar percentages of residents who have no high school diploma. The two localities also have similar percentages of

residents with graduate or professional degrees with Pearisburg at 5.7% and Giles County at 5.8%. Figure 2 compares the highest education levels attained by persons 25 years and older for Pearisburg, Giles County, and Virginia.

Figure 2: Educational Attainment



Source: U.S. Census Bureau

## Economy

Household income refers to income earned by persons, related or unrelated, living in the same household. Family income refers to the income earned by a traditional family. The median household income increased in Pearisburg from \$33,720 in 2000 to \$44,365 in 2011. The State median household income for 2011 was \$63,302.

Family income for Pearisburg is distributed over a wide range, as seen in Table 8. Just over 50% percent of Pearisburg families have incomes between \$35,000 and \$75,000. Approximately 19% of families have incomes below \$25,000 a year.

Table 8: Family Income Distribution

<b>Family Income (2011)</b>	<b>No. Families</b>	<b>% of Total</b>
<b>Total</b>	<b>782</b>	
Less than \$10,000	54	6.9%
\$10,000 to \$14,999	0	0.0%
\$15,000 to \$24,999	94	12.0%
\$25,000 to \$34,999	19	2.4%
\$35,000 to \$49,999	194	24.8%
\$50,000 to \$74,999	201	25.7%
\$75,000 to \$99,999	95	12.1%
\$100,000 to \$149,999	99	12.7%
\$150,000 to \$199,999	0	0.0%
\$200,000 or more	26	3.3%

Source: U.S. Census Bureau

## Employment

**Unemployment.** According to 2011 American Community Survey data from the U.S. Census Bureau, Pearisburg had a civilian labor force of 1,208 people. This is up slightly from the 2000 Census which indicated a labor force of 1,162. Historically, Giles County tends to have a higher unemployment rate than other jurisdictions in the New River Valley. The effects of the economic downturn can be seen in Table 9 below in the form of higher unemployment rates during the 2008-2010 period. Since 2010, the unemployment rate for Giles County has dropped and, while not to prerecession levels, the Giles rate is not routinely the highest in the region.

Table 9: New River Valley Unemployment

<b>Jurisdiction</b>	<b>Dec-04</b>	<b>Dec-06</b>	<b>Dec-08</b>	<b>Dec-10</b>	<b>Dec-12</b>
Floyd County	4.0%	2.7%	6.2%	7.4%	5.6%
Giles County	5.0%	3.9%	7.5%	8.2%	5.5%
Montgomery County	3.2%	2.3%	5.1%	6.6%	5.2%
Pulaski County	4.4%	3.1%	7.3%	7.8%	5.4%
City of Radford	4.0%	2.8%	6.0%	7.7%	6.1%
New River Valley	3.8%	2.7%	6.0%	7.1%	5.4%
Virginia	3.4%	2.7%	5.1%	6.6%	5.5%

Source: Virginia Employment Commission

## Commuting

Table 10 shows Census Bureau estimate data for work commuting times for Pearisburg and Giles County workers. Approximately 44% of Pearisburg workers have a daily commute of 19 minutes or less. These workers are most likely employed in Pearisburg or Giles County. The data indicate that approximately 49% of Pearisburg workers reported a commute of between 30 and 59 minutes.

Table 10: Commuting Patterns

<b>Travel Time to Work</b>	<b>Pearisburg</b>	<b>%</b>	<b>Giles</b>	<b>%</b>
Less than 10 minutes	377	34.0%	1,254	17.4%
10 to 14 minutes	75	6.8%	836	11.6%
15 to 19 minutes	37	3.3%	677	9.4%
20 to 24 minutes	16	1.4%	973	13.5%
25 to 29 minutes	0	0.0%	483	6.7%
30 to 34 minutes	180	16.2%	757	10.5%
35 to 44 minutes	164	14.8%	807	11.2%
45 to 59 minutes	195	17.6%	958	13.3%
60 or more minutes	65	5.9%	461	6.4%
Total	1,109	100%	7,206	100%

Source: U.S. Census Bureau

According to U.S. Census Bureau 2010 estimate data, 48% of employed residents of Giles County worked within Giles County. Approximately 10% of the Giles County workforce commuted to Pulaski County, while 3% commuted to the City of Radford, 33% commuted to Montgomery County, and 7% commuted to work destinations outside the New River Valley.



## Employment by Industry

Sector employment data can help characterize the foundation and strength of the local economy. Over time, this information can indicate areas of vitality and growth in the economy. According to 2011 U.S. Census Bureau estimates, 206 Pearisburg residents, or approximately 18% of the Town's employed workforce, were employed in manufacturing. Compared to 2000 Census data for manufacturing (301 workers; 27% of workforce) when the sector was the largest employer of Pearisburg workers, the 2011 statistics represents a decrease of approximately 9% for manufacturing as a percentage of the employed workforce. Table 11 includes employment by industry data for Pearisburg residents.

The sector with the highest employment in 2011 was educational, health, and social services with 382 workers or 34% of the Town's employed workforce, which represents an increase from 22% of the workforce in 2000.

Table 12 lists major employers located in Pearisburg and Giles County.

Table 11: Employment by Industry for Pearisburg Residents

Industry	Total Employed	% Employed
<b>Employed civilian population 16 years and over</b>	<b>1,125</b>	<b>100%</b>
Agriculture, forestry, fishing and hunting, and mining	15	1.3%
Construction	44	3.9%
Manufacturing	206	18.3%
Wholesale trade	0	0.0%
Retail trade	105	9.3%
Transportation and warehousing, and utilities	39	3.5%
Information	18	1.6%
Finance, insurance, real estate, and rental and leasing	80	7.1%
Professional, scientific, management, administrative, and waste management services	77	6.8%
Educational, health, and social services	382	34.0%
Arts, entertainment, recreation, accommodation, and food services	0	0.0%
Other services (except public administration)	30	2.7%
Public administration	129	11.5%

Source: U.S. Census Bureau

Table 12: Major Employers in Pearisburg and Giles County

<b>Major Employers</b>	<b>Products</b>	<b>Employment (Range)</b>
Jennmar Corp.	Mining Supplies	50-99
Patrick Enterprises	Machine and Metal	20-49
Direct Sports Supply	Sporting Goods and Equipment	20-49
SEMCO	Electric Motors	20-49
William G. Simmons Company	Commercial Construction	20-49
Nanosonic, Inc.	Advanced Materials	20-49
Universal Forest Products	Trusses	20-49
Town of Pearisburg	Public Services	20-49
Southern Tank Transport	Lime Hauler	20-49
American Electric Power	Public Utility	50-99
Lhoist North America	Lime Mining	100-249
GE Fairchild LLC	Mining Equipment	100-249
Caterpillar	Mining Equipment	100-249
Mountain Lake Hotel	Motel and Resort	50-99
Wal-Mart	Retail Store	100-249
Carilion Giles Community Hospital	Hospital	100-249
Giles County School Board	Education	500-999
Celanese Acetate	Acetate Fibers	500-999

Source: Virginia Employment Commission

## Tax Revenues

As indicated in Table 13 below, Pearisburg has seen a modest increase in property tax levies and collections in recent years. The property valuations in Table 14 and the tax rates in Table 15 are significant factors which affect these revenue figures.

Table 13: Property Tax Levies and Collections

<b>Fiscal Year</b>	<b>Total Tax Levy</b>	<b>Total Tax Collections</b>	<b>Percent of Total Tax Collections to Tax Levy</b>
2006-07	\$ 548,227	\$ 541,954	98.86%
2007-08	565,465	569,057	100.64%
2008-09	564,547	551,028	97.61%
2009-10	571,979	557,449	97.46%
2010-11	628,636	622,099	98.96%
2011-12	641,076	622,707	97.13%

Source: Town of Pearisburg, Financial Statement, June 30, 2012.

Another indicator of the economic health of a locality is a steady increase in the value of property. Table 14 below shows total valuations increasing between FY 2006-07 and FY 2012-13. A marked increase in valuation is noticeable in FY 2009-10, likely due to a County reassessment.

Table 14: Total Valuations by Property, Town of Pearisburg 2006-07 to 2012-13

<b>TOTAL VALUATIONS BY PROPERTY</b>					
<b>Fiscal Year</b>	<b>Real Estate</b>	<b>Personal Property and Mobile Homes</b>	<b>Machinery and Tools</b>	<b>Public Utility Real Estate</b>	<b>Total</b>
<b>2006-07</b>	\$141,796,200	\$24,170,079	\$381,154	\$4,966,915	\$171,314,348
<b>2007-08</b>	\$143,463,900	\$23,313,107	\$2,197,682	\$4,632,913	\$173,607,602
<b>2008-09</b>	\$143,141,200	\$24,055,455	\$2,462,724	\$4,664,449	\$174,323,828
<b>2009-10</b>	\$178,542,700	\$21,738,899	\$3,153,394	\$6,036,350	\$209,471,343
<b>2010-11</b>	\$176,294,200	\$23,943,622	\$3,283,936	\$6,032,141	\$209,553,899
<b>2011-12</b>	\$176,846,600	\$24,616,274	\$3,187,800	\$5,727,868	\$210,378,542
<b>2012-13</b>	\$177,938,800	\$26,099,321	\$4,799,641	\$5,961,684	\$214,799,446

Source: Town of Pearisburg.

Tax rates for real estate, mobile homes, personal property, and machinery and tools from FY 2006-07 through FY 2011-12 are included in Table 15 below.

Table 15: Actual Tax Rates 2006-07 to 2011-12

<b>Fiscal Year</b>	<b>Levy Type</b>	<b>Tax Rates</b>
<b>2006-07</b>	Real Estate	\$ 0.29
	Mobile Homes	0.29
	Personal Property	0.938
	Machinery & Tools	0.469
<b>2007-08</b>	Real Estate	\$ 0.29
	Mobile Homes	0.29
	Personal Property	0.938
	Machinery & Tools	0.469
<b>2008-09</b>	Real Estate	\$ 0.29
	Mobile Homes	0.29
	Personal Property	0.938
	Machinery & Tools	0.469
<b>2009-10</b>	Real Estate	\$ 0.24
	Mobile Homes	0.24
	Personal Property	0.938
	Machinery & Tools	0.469
<b>2010-11</b>	Real Estate	\$ 0.27
	Mobile Homes	0.27
	Personal Property	0.938
	Machinery & Tools	0.469
<b>2011-12</b>	Real Estate	\$ 0.27
	Mobile Homes	0.27
	Personal Property	0.938
	Machinery & Tools	0.469

Source: Town of Pearisburg, Financial Statement, June 30, 2012.

## Economic Development

There are many organizations involved in economic development in Giles County, Pearisburg, and the New River Valley region. A goal for the Town is to work towards better communication with these various organizations and increased cooperation and coordination of activities. Intentional efforts should be made to increase intergovernmental cooperation in the area of economic development.



The Industrial Development Authority - Industrial Development Commission (IDA/IDC) is a regional organization involved in promoting economic development. The IDA/IDC developed the Mountain View Industrial Park located in the Town of Pearisburg. This is a 53.5 acre site that is zoned M-1 for Light Industrial use. It has direct access to State Route 100. Five firms are currently housed in the park: Caterpillar, Mountain

View Industries, Worldwide Equipment, Harris Contractors, and Universal Forest Products.

New River Valley Economic Development Alliance is an organization formed to help develop the economy of the New River Valley through cooperation and coordination among localities, development agencies and development activities. The Alliance markets the New River Valley statewide, nationally, and internationally. Advertising and marketing are accomplished through a web site and brochures, both of which market sites and buildings that are available in the region. A variety of regional statistics are available from the Alliance.

Virginia's First Regional Industrial Facilities Authority is the newest of the regional economic development organizations and is the first of its kind in the state. Fifteen localities, including the Town of Pearisburg, make up the Authority. A majority of those localities have purchased shares in the New River Valley Commerce Park, the Authority's first project. The Commerce Park is located adjacent to the New River Valley Airport near Dublin and encompasses more than 1,000 acres. The first industry to locate in the Commerce Park was announced in the spring of 2013. Red Sun Farms will build a climate-controlled greenhouse facility which utilizes advanced technology on a 45 acre site in the Commerce Park. The facility is expected to employ 200 people within five years.

Operating out of its downtown Pearisburg office, the Giles County Chamber of Commerce offers a large selection of informational brochures and other publications advertising and promoting Giles County. All the organizations described under the economic development section are involved in gathering information and distributing it to promote tourism, business education, support services, and commercial site development.

**Tourism.** The Town recognizes the increasing importance of tourism to the local economy. According to statistics from the Virginia Tourism Corporation, spending by domestic visitors added approximately \$24.2 million to the Giles County economy in 2012. The Town of Pearisburg received approximately \$331,000 in meals tax revenue and \$9,700 in lodging tax revenue in fiscal year 2013.

Pearisburg, with its proximity to the New River, the Appalachian Trail, and Jefferson National Forest offers tremendous outdoor recreation potential to tourists. The Town was designated an Appalachian Trail Community in 2011 by the Appalachian Trail Conservancy. By promoting the area's river and mountain assets, the Town and its partners will help tourism make a growing contribution to the economy of the Pearisburg area.

The Town of Pearisburg participates in the Giles County Tourism Committee and its efforts to pursue implementation of a Tourism Strategic Plan. The Committee facilitates a coordinated approach to tourism development activities. Examples of activities include the production of the visitor guide, an agri-tourism planning effort, and the joint Town-County project to undertake boat launch improvements at Bluff City and Whitt Riverbend Park.

## **Water Supply and Usage**

The Giles County Public Service Authority (PSA) was formed in 1992 to develop a countywide water source and distribution system. The PSA operates a treatment plant located in Bluff City, on U.S. Route 100, near the New River. The plant is capable of producing 2 million gallons of water per day.

As of July 2007, water for the Town of Pearisburg is purchased from the PSA. Under an agreement between the Town and the PSA, the Town's #4 well is leased to and maintained by the PSA as a backup water source. If there is a water shortage that requires use of well #4, the Town of Pearisburg will be the first served with water from this source.

The Town replaced many old, small water lines before beginning service from the PSA. Water lines along North Main Street were replaced with new 10-inch lines. Current Town policy is to require a minimum of 6-inch lines on replacement lines or new lines. Normal maintenance and repairs of water lines are the responsibility of the Town Public

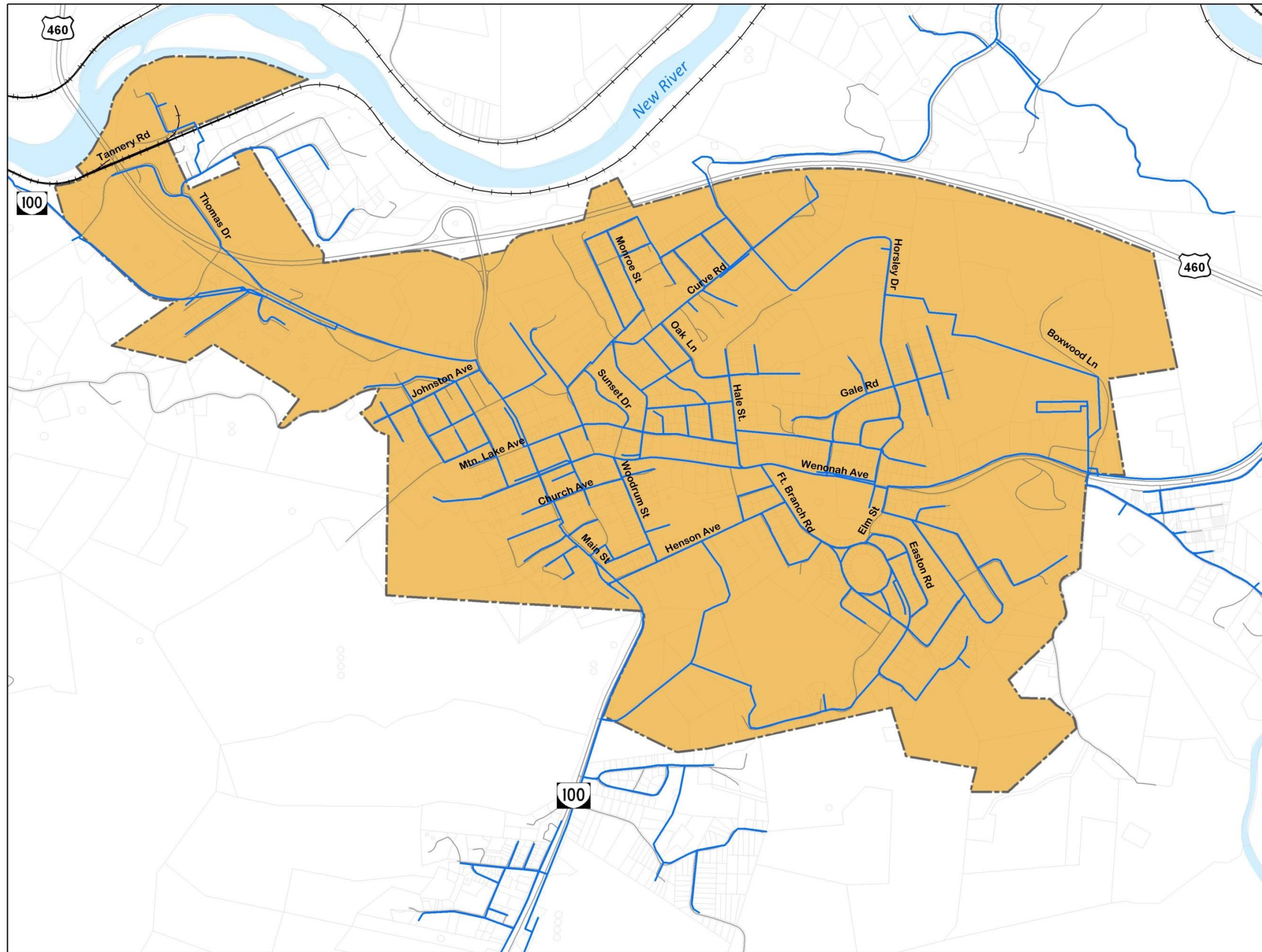
Works Department. The Town uses leak detection equipment to help identify problem areas.

A recent \$1.8 million improvement project involved replacement of water lines and some sewer lines in the Easton, Woodrum, Virginia Heights, Lillyfair neighborhoods.

Monthly water billing is done by the Town. Average daily water usage for the Pearisburg community is approximately 200,000 gallons. A Town water line map is located on the following page.





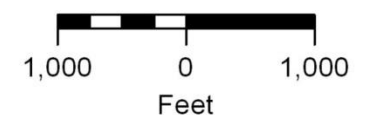


**Town of Pearisburg, VA**  
*Map 4: Water Lines*



**Legend**

- Water Line
- +— Rail Line
- Town Boundary



Map prepared by the NRVPCD, 2013.  
 Sources: Giles County 2009 parcel data and VGIN.



## **Sewage Treatment**

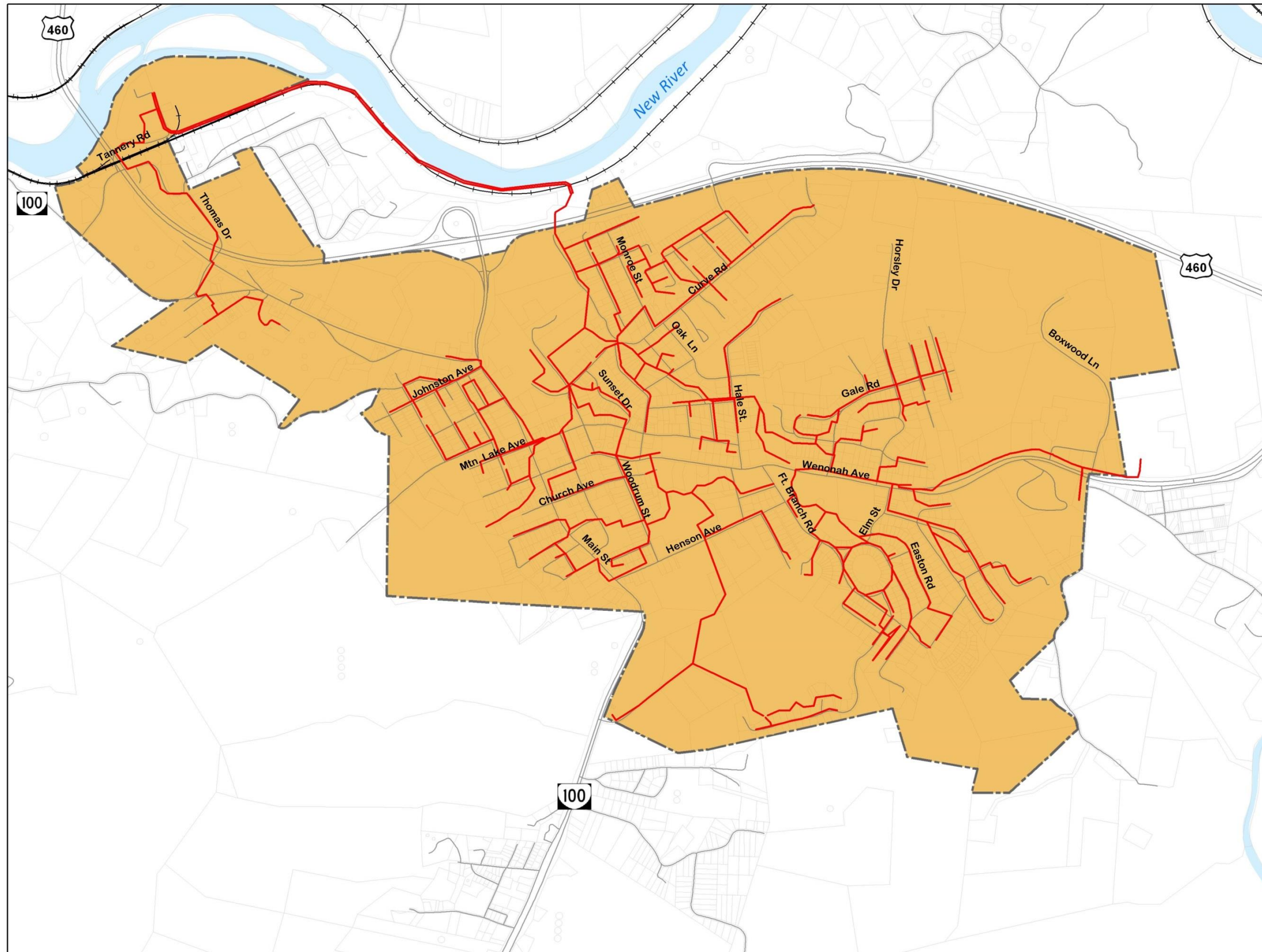
The wastewater treatment plant for the Town of Pearisburg is located in the Bluff City area. The operating capacity of the plant is 275,000 gallons per day (GPD). The plant has an average daily usage of approximately 200,000 GPD. Pearisburg's wastewater treatment system is a Class III facility utilizing Rotating Biological Contractor technology. Sludge handling is through aerobic digestion. Dewatering is accomplished on sand beds and the treated water is discharged into the New River.

The Town's wastewater collection system has several pumping stations, one of which is located behind Macy McClaugherty School on Henson Avenue. This pump station was completely rebuilt and upgraded as part of the wastewater treatment plant project in 1991. A second pumping station was constructed as part of the Lillyfair sewer extension project in 1996-97. In anticipation of the Bluff City residential community being added to the system, a third pumping station was built in the community with sufficient capacity to serve both the commercial and residential areas.

Sewer service was extended to the Bluff City area of Pearisburg between 2005 and February 2007 and the sewage treatment plant was upgraded to alleviate the problems with inflow and infiltration (I&I) that were being experienced by the system. This \$1.1 million dollar upgrade to the plant added aeration, sludge presses, and a grinder pumping system. Also, 1,100 feet of sewer line was replaced to ease the inflow and infiltration problems in the East End.

A large percentage of the Town sewer lines are old. As a result, the system has experienced problems with I&I. This is an ongoing problem that requires constant attention from the Department of Public Works. The Town periodically hires an outside firm to conduct partial smoke testing for detecting I & I. Periodically, the Town secures funding to replace lines and manholes in the sewer system to address the most pressing priorities. As the East End of Town develops, the capacity of the sewer system should be monitored and increased, provided the development will support the expansion. A map of the Town's sewer lines is included on the following page.

At some point in the future, the Town will be faced with having to plan for expansion of the current treatment facility and its capacity. The State Department of Health requires a locality to evaluate system upgrades when it reaches 80% of capacity. In preparation for growth, a Preliminary Engineering Report would help assess the current situation and prepare plans and recommendations for future capacity needs.

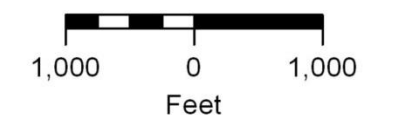


**Town of Pearisburg, VA**  
*Map 5: Sewer Lines*



**Legend**

- Sewer Lines
- +— Rail Line
- Town Boundary



Map prepared by the NRVPCD, 2013.  
 Sources: Giles County 2009 parcel data and VGIN.

## **Solid Waste Collection and Disposal**

The Town provides solid waste collection and disposal services to Town residents and business establishments through the Giles County Public Service Authority (PSA). In 1996, the Town and the County consolidated their separate solid waste management systems. Solid waste is collected by the PSA on a door-to-door basis in the Town and in the unincorporated portions of the county. The solid waste is transported to the New River Resource Authority north of Dublin in Pulaski County for disposal. Billing and fee collection are handled by the PSA.

The Town also provides scheduled leaf collection along with curbside collections of large rubbish items. White goods collection and chipped brush collection are also included. This service is provided every Friday on a rotating schedule between quadrants. These additional services are performed on Fridays and scheduled so that each neighborhood is covered once a month.

The Town participates in a recycling program operated by the PSA that uses a satellite bin collation system for recyclable materials with a special container trailer. The Town administrative offices participate in this program by recycling paper.

## **Stormwater Management**

The primary source of stormwater carried through the Town of Pearisburg is the runoff produced on the Pearisburg side of Angel's Rest. Due to the steep slope between Angel's Rest and the Town, there is no possibility of upstream detention to reduce the discharge rate to the Town. A 1998 study by Anderson & Associates Engineering Firm defined three major watersheds coming off Angel's Rest. Increased runoff, caused by the effects of urbanization and logging upstream, cannot be carried by the present drainage system. Possible improvements include the construction of conveyance systems to carry the stormwater entering the Town to several discharge locations that are local depressions or sinkholes. Not covered in the study was the Bluff City neighborhood, which experiences run-off from four different watersheds coming off Angel's Rest.

The three watersheds investigated in the study were the Grand Avenue watershed, the Orchard Avenue watershed, and the Midtown Watershed. The study found the storm sewer systems in these three areas to be inadequate during the 10-year storm as evidenced by the flooding in June 1995. During a cloudburst in June 1995, the downtown area sustained major flood damage when 5.5 inches of rain fell in one hour. Grand Avenue experienced road and residential destruction while flooded basements in the County Treasurer's Office and the Giles County School Board Office resulted in the loss of records and property. Upon recovering from what was called a 100-year flood, the Town ordered the stormwater study to investigate means for preventing future flood damage. The sidewalks have been improved in the east end of Town utilizing TEA-21 funding and as a result several stormwater problems have been alleviated.

The Town is partnering with Giles County in efforts to comply with new State stormwater management program requirements. The Town should continue looking for funding to upgrade its stormwater management system and make stormwater management a priority.

### **Other Utilities**

Electric service is provided to the Town by Appalachian Power through both above-ground and under-ground lines. The Town receives cable television service from Sudden Link. The cable system was rebuilt in 1999 to upgrade lines and fiber optics in order to carry more channels. Gas service is available in some parts of Pearisburg from Columbia Gas. Verizon provides local phone service while internet carriers serving Pearisburg are Sudden Link, Verizon, WVVA, Pembroke Telephone Cooperative, Citizens Communications, and other providers. The Town should encourage the provision of wireless internet service throughout downtown as a means to increase customer traffic and business interest.

### **Transportation**

#### **Streets and Sidewalks**

The Town of Pearisburg Department of Public Works is responsible for most street repairs and maintenance and also installation, maintenance, and repair of street signs and traffic lights. The Town currently has approximately 37 lane miles of roadway on which it repairs potholes, shoulders, and curbs; maintains rights-of-way; and performs ditching. The Town budgets a portion of the Town's streets to be paved using a contractor. Other streets are repaired by seal capping on a priority basis.

The Town's current policy is to install streetlights on every other power pole and/or at intersections of streets. The Department of Public Works maintains street lights throughout the Town. Installation of new streetlights must first be approved by the Town Street Committee. The Town pays the cost of all streetlights within the corporate limits, with installation by Appalachian Power, at the Town's expense.

The Town has established a priority snow removal plan, which is carried out by the Department of Public Works. Snow removal activity starts early during a snowfall with snowplows and chemicals. Major thoroughfares and the downtown central business district are cleared first, with residential areas and municipal parking lots being attended to subsequently.

Sidewalks are an important element in transporting citizens safely and efficiently. They have also become a means of maintaining fitness through exercise. The Town budgets yearly for the installation of new sidewalks. New subdivision developments are required in the Town Subdivision Ordinance to install sidewalks, gutters, and curbs. Existing curbs, gutters, and sidewalks are replaced and repaired on a basis subject to the availability of funds.





*Henson Avenue*

In recent years, some major sidewalk improvements have been completed within Pearisburg. These include reconstruction of sidewalks in the historic downtown area and construction of a sidewalk segment along the east end of Wenonah Avenue which provided a connection to the Pearisburg Square Shopping Center and Wal-Mart. Both projects were completed using funding assistance from VDOT's

Transportation Enhancement Program. Most recently, the

Henson Avenue improvement project included construction of a sidewalk along the improved street.

Over the last year, the Town of Pearisburg applied for VDOT Safe Routes to Schools funding to help connect existing sidewalks at Macy McClaugherty School to the new sidewalk along Henson Avenue. The Town should continue to pursue Safe Routes to Schools funding to improve pedestrian connections to schools.

### **Road Improvements**

With completion of the Henson Avenue improvement project, the Town of Pearisburg has coordinated with VDOT to add a segment of Curve Road (Craig Avenue to Oak Lane) to VDOT's programming schedule for urban projects.

Completion of four-laning improvements to Virginia Route 100 between Cloyds Mountain and the Staffordsville area in Giles County should be a continuing priority for the Town of Pearisburg and Giles County. Route 100 will become an increasingly important artery for commuters and commerce in the region. The road provides a connection to U.S. Route 460 at Pearisburg, as well as to Interstate 81 and industrial areas in Pulaski County.

The Town regularly participates in VDOT's Revenue Sharing Program to help make street improvements. The Town should continue to access these funds as appropriate.

### **Road Studies**

Although early studies for Interstate 73 designated U.S. Route 460 as the general corridor for the planned I-73 in Virginia, related upgrades to the segment through Giles County

and the New River Valley have not materialized in terms of planning or programming activity. More recently Route 460 has been designated by VDOT as a Corridor of Statewide Significance for its role in linking eastern and western portions of the state. This designation may play a role in future funding of improvements to Route 460.

The Virginia Department of Transportation routinely releases data on Annual Average Daily Traffic (AADT) volume estimates. According to AADT data, Wenonah Avenue saw a slight decrease from 8,400 in 2006 to 8,100 in 2011. The most heavily traveled segment of Main Street (north of the Wenonah Avenue intersection) saw a decrease from 11,000 in 2006 to 9,700 in 2011. It should be emphasized that the AADT data are estimates based on traffic counts. As such, these numbers are subject to factoring which smoothes the data in an effort to reduce high points and low points.

## **Transportation Action Plan**

### **Maintenance**

The Town should continue its asphalt overlay program to resurface streets as they become priorities.

### **Construction**

#### Short Term:

##### *1. Curve Road Reconstruction (Craig Avenue to Oak Lane)*

Widen surface, add curb, gutter, and drainage. This project is reflected in the VDOT's Six Year Improvement Program.

#### Mid Term:

##### *1. Reconstruct Whitt-Riverbend Park Access*

Pave 1 mile of existing entrance to park with 22' of asphalt (2 lanes). Provide five feet of bike/walk access. VDOT Recreational Access funds should be pursued to assist with this project.

#### Long Term Vision:

##### *1. Curve Road Reconstruction (remaining segments)*

Reconstruct Curve Road to include street widening, curb, gutters, and drainage.

##### *2. Rt. 100 Bypass*

Construct a bypass from Rt. 100 south of Town to Rt. 460 Business. This will ultimately connect across the East-End Development to US 460.

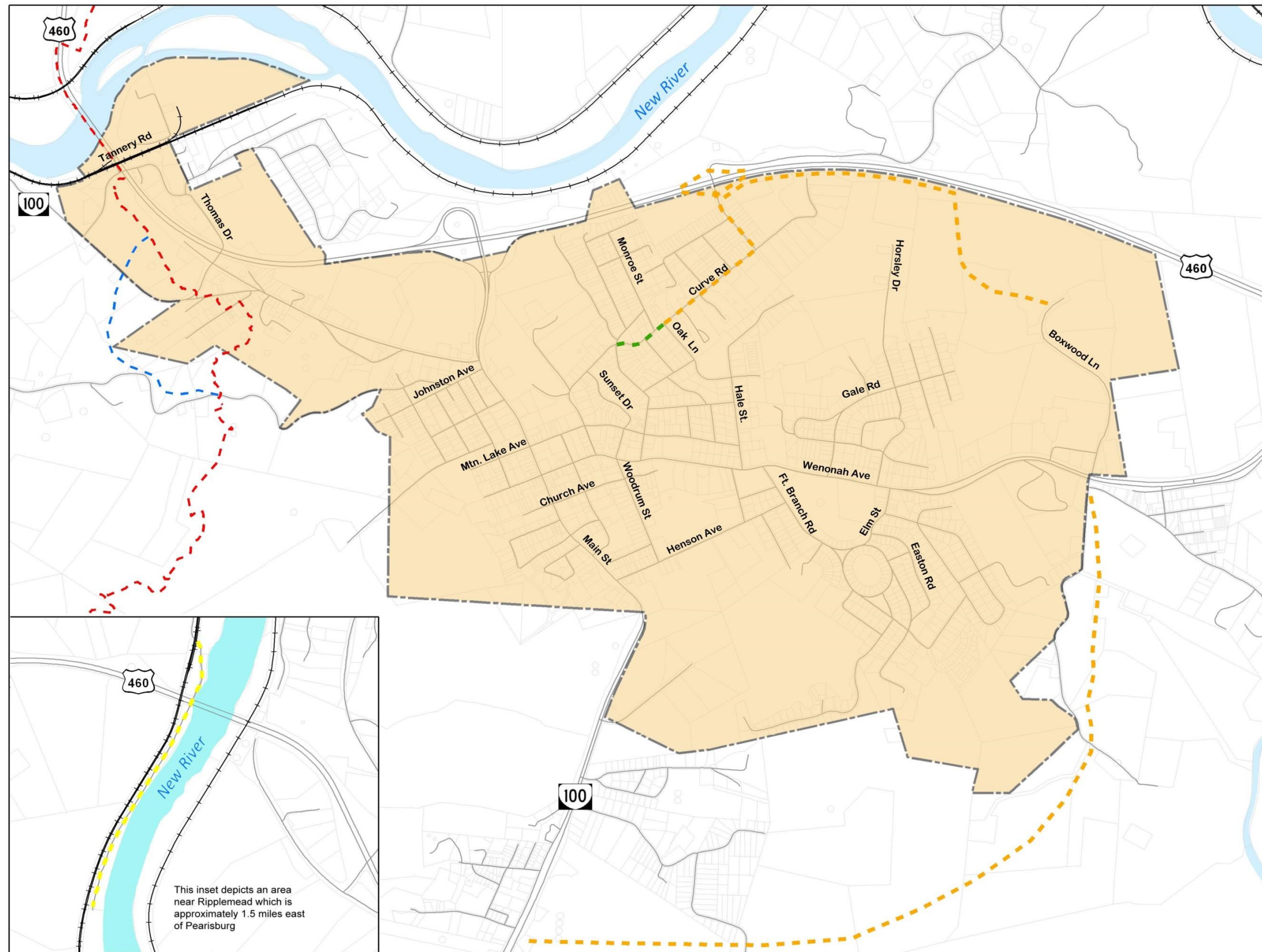
*3. East-End Development Access*

From the hospital site toward the Curve Road overpass at US 460, construct a 2-lane road.

*4. U.S. Route 460 Interchange*

Construct an interchange on US 460 at the existing Curve Road overpass.

A map of Transportation Action Plan recommendations is included on the following page.

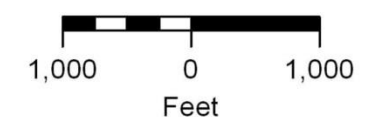


**Town of Pearisburg, VA**  
 Map 6: Transportation  
 Action Plan



**Legend**

- Short Term Project
- Mid Term Project
- Long Term Vision
- Planned AT Reroute
- Rail Line
- Appalachian Trail
- Town Boundary



Map prepared by the NRVPCD, 2013.  
 Sources: Giles County 2009 parcel  
 data and VGIN.



## **Public Transportation/Rail and Air Service**

The Senior Center offers transportation to seniors through the RSVP program and also the Giles County Volunteer Coalition. Volunteers drive those who cannot drive themselves to doctors' appointments and to meet other essential shopping needs. The Giles Health and Family Center provides some medical transportation through funding from the Free Clinic.

The Town of Pearisburg is bordered on the north and west by Route 460 and is served by two interchanges and an additional access point in the Bluff City area. U.S. Route 460 connects Giles County with Interstate 77 to the west and Interstate 81 to the east. The highway is the main route for commuters entering and leaving Giles County for work. Plans to eventually four-lane the remaining two-lane section of Route 100 in Giles County will provide improved access to Interstate 81 in the future.

Norfolk Southern Railway provides freight rail service in Giles County. Much of the rail traffic passing through Giles is coal and intermodal containerized freight. Nearby are two small airports, the Virginia Tech Airport in Blacksburg and the New River Valley Airport in Dublin. These airports principally serve the needs of business and trade in the New River Valley. Commercial passenger service and air cargo transportation are provided at the Roanoke Regional Airport, about an hour away.

The New River Valley Airport in Dublin was created and is run by the counties of Pulaski, Montgomery, and Giles, the City of Radford and the towns of Pulaski, Dublin, and Christiansburg. The airport's 6,200-foot runway has seen a significant increase in cargo flights since the airport was designated as a Foreign Trade Zone and Port of Entry in 1999. This status means that customs officials are onsite and foreign goods can be flown directly into the airport from overseas.

## **Education**

Education in the Town of Pearisburg is organized at the county level. The Giles County School Board is an elected body and consists of five members, three representing individual districts, and two countywide at-large members. Members are elected to a four-year term. The Board is responsible for appointing the Superintendent of Schools. The Giles County School Board Office is located in the Bluff City area of Pearisburg.

Giles County Schools serve approximately 2,460 students from kindergarten through grade 12 in the following facilities: 3 elementary/middle schools, 2 high schools, 1 technology center, and 1 alternative education program. In addition, the school district is a member of the Southwest Virginia Governor's School for Math, Science, and Technology.

Macy McClaugherty Elementary/Middle School and Giles High School are located in Pearisburg or its immediate vicinity.

## **Library**

The Pearisburg Public Library is located adjacent to the Town Park on Fort Branch Road. It provides adequate space for book display and circulation and is centrally located for the convenience of Town residents. There is not a countywide library system. As a result, the Town library serves both Pearisburg and Giles County residents.

The 2012 library activity report indicates that membership has increased from 4,829 in 2007 to 7,108 in 2013. Giles County is among a small number of counties, if not the only county in the State that does not have a county library system or participate in a regional system. This has reduced the potential for state funding for libraries in Giles County due to the fact that the State prefers not to provide funds to municipal systems but rather to regional or county systems.



The total number volumes in the library is 35,877, according to the 2012 activity report. Circulation during 2012 totaled 56,268. The 2012 budget for the Pearisburg Public Library can be seen in Table 16 below. State Aid has declined from \$79,997 in 2000 to \$44,836 in 2012, while County Aid has declined from \$20,000 in 2000 to \$15,750 in 2012. Town Aid has increased from \$118,281 in 2000 to \$191,318 in 2012. The Town of Pearisburg has off-set the decrease in aid from the County and State.

Table 16: Library Budget

Revenue Source	2000	2007	2012
State Aid	\$ 79,997	\$ 41,322	\$ 44,836
Town Aid	118,281	160,338	191,318
County Aid	20,000	17,500	15,750

Source: Town of Pearisburg

Books not available in the library may be requested from another library through an interlibrary loan system. In cooperation with the RSVP (Retired Senior Volunteer Program), the library offers The Homebound Program using volunteers to deliver books to shut-in patrons each week. Literacy Volunteers of the New River Valley offer one-to-one tutoring at the library for adults who have reading difficulty.

### Post Office

The U.S. Post Office is located on Main Street in the central business district. Regional postal officials have requested that a study be conducted to determine the current needs of the community and the postal service. Although the current facility still has sufficient space for new postal box customers, the parking lot is extremely small and inconvenient. Inside, the workspace for employees is limited, as is the lobby area. A new facility, with adequate parking, will be needed in the future.

### Health Care



Carilion Giles Community Hospital is a 25-bed critical access facility. The 85,000 square foot facility, located on the hill behind the Wal-Mart shopping center, opened its doors in 2010. The new hospital is one third larger than the former Giles Memorial Hospital. The new facility features an emergency department with 8 exam rooms, a larger lab and imaging area, as well as additions of nuclear medicine, digital mammography, 64-

slice CT, bone densitometry, and ultrasound. Other services offered at the hospital are: cardiac rehabilitation; diabetes management; nutrition services; orthopedics; rehabilitation; respiratory care; and surgical services.

Two trends nation-wide that affect the provision of health care are the aging of the population and a decline in reimbursements. Carilion Clinic sees more of its patients as outpatients than in the past, and consequently, hospital admission figures are somewhat misleading since outpatients are not counted as hospital admissions. Emphasis has been on added outpatient services in order to make health care more convenient to the patient/consumer.

Carilion Clinic maintains a program to provide funding assistance to health safety net providers and causes identified through community health needs assessments. Through this community outreach effort, Carilion invests in programs and partnerships that are dedicated to improving the health of the community.

### **Emergency Medical Services**

The Carilion Clinic also operates the Giles County Ambulance Service to serve the emergency needs of Giles County residents. The county contributes to the annual budget. The Ambulance Service is located across the street from the fire station on Mountain Lake Avenue. They can be contacted for emergencies through the 911 systems. The ambulance crew works in three different shifts, covering the hours of 6:00 A.M to 10:00 P.M.

The Giles Volunteer Lifesaving and Rescue Squad covers the night hours of 10:00 P.M. to 6:00 A.M. during the week and all day on weekends. The Giles County Lifesaving and Rescue Squad performs emergency rescue services on a volunteer basis. Giles County Rescue Squad has approximately 50 members. All County ambulance attendants and rescue squad members have completed, at a minimum, an advanced first-aid course (EMT). In 2011, the Rescue Squad moved to a new facility located in the Mountain View Industrial Park in Pearisburg.

The Rescue Squad operates 5 ambulances, a light duty crash truck, and 4 water rescue crafts. It serves the entire county and assists other rescue teams in Giles and surrounding counties when called upon. Currently, the squad bills insurance companies for services rendered. They also bill for their services on a cost-recovery basis, receiving payment from Medicare, Medicaid, and private insurance. If there is an outstanding balance they do not actively try to collect. Funds for the operation of the Rescue Squad come from the Giles County United Way Fund and the Giles County Board of Supervisors.

### **Law Enforcement**

The Pearisburg Police Department employs 7 officers and one civilian. The Police Chief reports directly to the Town manager. The Police Chief and Town Manager both sit on the Public Safety Committee along with Town Council members and citizens. This committee is responsible for recommending any changes to traffic and criminal regulations.

All uniformed police officers are required to attend basic training at the New River Criminal Justice Academy in Dublin, pass multiple exams, and receive a recommendation by the Chief of Police to become a police officer. All sworn police officers are required to attend the “in-service” school, a forty-hour session every other year. All officers must annually pass the firearms qualification requirement at a certified firearms range.

The Police Department has four patrol shifts per day, providing coverage 24 hours a day, seven days a week. The chief’s office is located in the Town Municipal Building Tazewell Street. For jail service, the Town relies on the New River Regional jail in Dublin. The Department assists other law enforcement agencies in the area and provides back-up services upon request.

All Police Department vehicles are equipped with a communications system with all officers having repeater two-way radios. All Pearisburg Police dispatching is done through the Giles County Sheriff’s Department. The Town participates in enhanced Emergency 911 services through the Giles County Sheriff’s Department.

Table 17: Police Department Report

<b>Activity</b>	<b>2012</b>
Driving While Intoxicated	37
Reckless Driving	16
Speeding	343
Moving Violations	351
Non-Moving Violations	350
Assists and Other Calls	351
Alarms Answered	75
Driving Suspended/Revoked	136
Seatbelt	101
Felonies	239
Misdemeanors	265
Drunk in Public	49
Domestic Calls	103
Vandalism/Larceny	168
Animal Related	98
Total General Calls	3,647
Accidents	109
Total Service Calls	40,053
Total Fines and Fees	\$48,219
Miles Logged	81,650

Source: Town of Pearisburg

Several officers are engaged in public relations with schools, civic and service groups, and other organizations in the community. They also give speeches and demonstrations including talks on safety, police statistics, crime prevention, and drugs.

Table 17 above shows activities of the department broken down into categories of traffic arrests, citations, criminal arrests, and complaint calls answered during 2012. Annual variations in police activity can be expected, but overall Pearisburg has a low crime rate.

## **Fire**

The Pearisburg Volunteer Fire Department is located at 720 Mountain Lake Avenue. The staff roster consists of a volunteer Fire Chief, an assistant Fire Chief, four Lieutenants, and total of approximately 30 trained fire fighters. This team serves the entire Town of Pearisburg and much of the Central District of Giles County. The Department utilizes four trucks and two other vehicles. A new fire station was dedicated in the fall of 2012. The Department has reciprocal



agreements with other volunteer fire departments in the County. The Town of Pearisburg escrows funds for replacement of Department vehicles.

Officers of the Department give presentations and demonstrations to area schools and civic groups. They also conduct fire inspections of homes and businesses upon request and recommendations are made on an advisory basis. The Department holds weekly meetings. Training is given on such subjects as the proper use of equipment, fire fighting techniques, and potential emergency situations.

The Pearisburg Volunteer Fire Department received 156 total calls in 2012 (compared to 187 total calls during 2006). Of the 130 calls received in 2012 for locations in Pearisburg or Giles County, 71 (55%) were in Giles County.

The Town received an ISO Public Protection Classification rating of 6/9 for its fire suppression services, effective February 1, 2014. The results indicate that the Fire Department needs to focus on training and record keeping to improve this rating in the future.

## **Recreation**

The Town of Pearisburg's Recreation Department consists of a part-time recreation director and a Recreation Advisory Committee. The Recreation Program offers a wide range of activities and classes and is used by many organizations for special events and

meetings. Programs are available for all ages and open to the County residents as well as Town residents.

There are a number of facilities utilized and maintained by the Recreation Department, most of which are located within the Town Park, a twenty-one acre facility centrally located on Wenonah Avenue. The recreation facilities are as follows:

- The Community Center
- Town Pool
- Tennis Courts
- Scout Hut
- Whitt-Riverbend Park
- Senior Citizens' Center
- King Johnston Field
- Concession Stand
- Restrooms
- Playground
- Picnic Shelter
- Basketball Court

In 1996, a Park Master Plan was developed, in part with public input, providing short and long-term landscape design strategies and recommendations for the Pearisburg Town Park. Many of the original plan recommendations have been implemented. In 2012, the Town's Park and Recreation Advisory Committee took initial steps toward development of a new or updated Park Master Plan.

Team sports are organized for each season and leagues have scheduled games during the week. Volleyball, soccer, basketball, baseball and softball are among the sports offered during the year for youth and adults. The Community Center contains a gymnasium that is used for indoor basketball, volleyball, and karate classes. A separate room has been refurbished for aerobics and dance classes. This facility also contains a functional cafeteria complete with kitchen facilities, an auditorium, and several rooms that are available for meetings, classes, or craft activities. Classes in karate, art, basket weaving and bridge are offered in addition to more traditional education classes such as G.E.D. and Literacy Volunteer tutoring. Class offerings change according to public interest and needs.

Besides the regular annual activities, special events are held at the Community Center. These are sometimes public service events such as Health Fairs or the blood mobile. Other events, such as Christmas parties or dances, are for entertainment and fun. The annual Christmas Craft Show is held at the Center in early December.

The King Johnston Field is located adjacent to the Community Center and is used for a variety of outdoor team sports. The field is lighted, allowing night play. There are dugouts, bleachers and a concession stand all located next to the ball field. The Town



also has an agreement with the Giles County School Board to use Henderson Field at Macy McLaugherty School for soccer and baseball games.

The playground, picnic shelter and restrooms are all located in a separate area of the park directly behind the Community Center. Restrooms were renovated in 1999 and made handicapped accessible. Another area of the park, adjacent to Wenonah Avenue, is the site of the swimming pool and the Senior Center.

A variety of programs and activities are offered at the Senior Center for Giles County senior citizens including ceramics, bridge and programs on nutrition. Organizations such as AARP and the CELCO retirees hold monthly meetings at the facility. Funding for the Senior Center comes from Giles County.

A private Country Club is located in Pearisburg adjacent to the old hospital site. It offers members a 9-hole golf course, swimming pool, and tennis courts. Nearby in Pembroke, golfers can play on the 18-hole Castle Rock Public Golf Course, which offers spectacular views of the mountains and the river below.

With funding assistance from the Virginia Department of Game and Inland Fisheries, the Town of Pearisburg, in cooperation with Giles County, is undertaking improvements to the boat launch areas in Bluff City and at Whitt Riverbend Park. These improvements should make the New River easier to access at these locations.

Whitt-Riverbend Park encompasses approximately 30 acres. Taken together, the Whitt-Riverbend and Bluff City parks give the Town an opportunity to become the site of half-day canoe/kayaking trips on the river.

A planned park area, known as Oak View Park, is located on Boxwood Lane in the Dogwood Farms development. The Town of Pearisburg should work with the Giles County Industrial Development Authority to coordinate transfer of ownership of this property to the Town.



*Whitt-Riverbend Park*

The Appalachian Trail Conference has plans to relocate a portion of the Appalachian Trail that currently winds down Angel's Rest and crosses Lane Street in Bluff City. A blue blaze side trail coming directly into the downtown area is established and



encourages more through-hikers to spend the night and replenish their supplies in Pearisburg. This trail offers a direct route to the trail hostel located at the Holy Family Catholic Church. Pearisburg was designated an Appalachian Trail Community in 2011 by the Appalachian Trail Conservancy.

### **III. Goals, Policies, and Implementation Strategies**

The Town of Pearisburg Comprehensive Plan is only as effective as the development of and support for the goals and objectives by the citizens and government of the community. The goals and objectives of this plan were developed through extensive outreach and opportunities for community and organizational feedback to the Town Planning Commission.

Goals are general statements of what citizens would like to see in their community. They represent the desires and visions of citizens, organizations, and business for the Town of Pearisburg. Objectives are generally expressed in measurable terms such as actions or programs. The ordering of the goals and objectives do not reflect prioritization or levels of importance.

#### **DOWNTOWN**

*Goal 1: Increase activity downtown by adding public events*

*Objectives:*

- 1.1 Hold Music on the Green events monthly, using Virginia Commission for the Arts challenge grants to bring in artists
- 1.2 Art on the Lawn
- 1.3 Festival return to downtown
- 1.4 Classic Car Cruise
- 1.5 Holiday Events
- 1.6 Activities focusing on children, youth, and teens
- 1.7 Support Giles Arts Council and other community non-profits
- 1.8 Develop theme for festival
- 1.9 Develop an event/activity focusing on Appalachian Trail

*Goal 2: Increase activity downtown by supporting business investment*

*Objectives:*

- 2.1 Artisan Co-op/Working Studio
- 2.2 Pearis Theater Rehabilitation
- 2.3 Expand Food and Beverage Options (i.e.-Pub)
- 2.4 Build Capacity of Merchants Association
- 2.5 Continue small business assistance grants
- 2.6 Farmers Market - explore funding for planning grant

*Goal 3: Increase public access/awareness to Downtown*

*Objectives:*

- 3.1 Add parking signage for existing public parking
- 3.2 Keep governmental functions of the Town in downtown and those of the County within town limits
- 3.3 Keep Post Office downtown with hiker demand
- 3.4 Update walking trail brochure/map with points of interest/destinations in downtown and throughout Pearisburg

### 3.5 Update Historic District brochure

*Goal 4:* Use surplus Town Owned Property in Downtown area

*Objectives:*

- 4.1 Explore options of old Town Shop property, such as Senior Housing, or other uses supported by Council
- 4.2 Consider utilizing Community Development Block Grant Program funding to implement selected project
- 4.3 Explore other funding options to assist in accomplishing building reuse in downtown

*Goal 5:* Promote wireless internet access for all Downtown residents, merchants, and visitors

*Objectives:*

- 5.1 By implementing, businesses and customers will be attracted to downtown
- 5.2 Partner with County government and/or private businesses to provide the service

*Goal 6:* Continue the course of redevelopment for downtown

*Objectives:*

- 6.1 Use TEA grants to extend downtown sidewalk/streetlight improvements
- 6.2 Continue to apply to multiple grant programs for implementation funding
- 6.3 Finish banners and Christmas lights

*Goal 7:* Promote re-use of vacant buildings downtown

*Objectives:*

- 7.1 Update historic area zoning overlay to protect and promote Historic District
- 7.2 The current scale of downtown is pedestrian oriented and should be capitalized
- 7.3 Work with County government should any of their downtown offices become available
- 7.4 The Ingram, Theater, and Witten buildings are key properties to focus on, as opportunities arise

## **PUBLIC/GOVERNMENT SERVICE POLICIES**

*Goal 8:* Work with PSA to improve trash collection

*Objectives:*

- 8.1 Mailout holiday collection reminders with previous month's bill
- 8.2 Provide uniform trash collection receptacles
- 8.3 Enforce ordinance regarding use of trash receptacles

*Goal 9:* Evaluate space needs for public services

*Objectives:*

- 9.1 Police Department space needs

*Goal 10:* Continue strengthening working relationship between Pearisburg and Giles County

*Objectives:*

- 10.1 Work together on downtown initiatives
- 10.2 Work together on East end development
- 10.3 Partner with the County to equitably provide and fund common services
- 10.4 Work together on redevelopment of old hospital

*Goal 11:* Improve water lines

*Objectives:*

- 11.1 Update aging water lines to avoid emergency disruption in service
- 11.2 Require water line installation in areas where development will occur

*Goal 12:* Maintain adequate sewer capacity

*Objectives:*

- 12.1 Ensure capacity for new development on East end of town
- 12.2 Update aging sewer lines to avoid emergency disruption in service
- 12.3 Conduct flow testing to determine excess capacity of main lines
- 12.4 Continue efforts to reduce inflow and infiltration (I & I)
- 12.5 Maintain sewer escrow fund

*Goal 13:* Implement technology to better serve citizens

*Objectives:*

- 13.1 Provide an on-line bill pay option
- 13.2 Provide permitting information on-line
- 13.3 Advance library technology
- 13.4 Continue to update Town website and FaceBook page

*Goal 14:* Explore providing joint services with the County and other towns

*Objectives:*

- 14.1 Library space and a system to share resources between library branches
- 14.2 Combining recreation programs could allow for combining resources for better facilities and full-time staff

*Goal 15:* Form a Cemetery Preservation Committee to oversee maintenance and initiate restoration project activities

*Objectives:*

- 15.1 East End: upgrade maintenance and begin restoration efforts
- 15.2 Rehab Pearis Cemetery Historic Site with relocation of Appalachian Trail
- 15.3 Bunker Hill: provide restoration of grave stones and flower planting

*Goal 16:* Remain diligent on Code Enforcement

*Objectives:*

- 16.1 Implement a junk automobile program
- 16.2 Continue noxious weed abatement program

- 16.3 Continue Uniform Statewide Building Code program
- 16.4 Enforce ordinance regarding use of trash receptacles

*Goal 17: Provide high quality emergency services*

*Objectives:*

- 17.1 Increase ISO rating by 1
- 17.2 Explore state certified police department
- 17.3 Educate residents/business owners on the importance of visible addresses
- 17.4 Continue to replace fire trucks on established schedule

## **FUTURE LAND USE**

*Goal 18: Successful East End development project*

*Objectives:*

- 18.1 Implement Planned Unit Development plan for the site to guide future land use decisions
- 18.2 Work with development community to meet town needs
- 18.3 Provide ample public input opportunities
- 18.4 Incorporate stormwater management into site plans
- 18.5 Work with County on hotel location

*Goal 19: Utilize modern development guidelines*

*Objectives:*

- 19.1 Keep Zoning Ordinance updated
- 19.2 Keep Subdivision Ordinance updated
- 19.3 Establish a Capital Improvement Program

*Goal 20: Attract/retain desired commercial/retail businesses*

*Objectives:*

- 20.1 Restaurants; chain and specialty local establishments
- 20.2 Wine/beer store with unique offerings
- 20.3 Local needs (Dry Cleaner, Butcher, Gifts, Antiques)
- 20.4 Support local businesses
- 20.5 Support Merchants Association and Chamber of Commerce

*Goal 21: Support and Implement Green Infrastructure*

*Objectives:*

- 21.1 Promote greenway development with subdivisions
- 21.2 Protect sensitive karst areas
- 21.3 Ensure healthy streams and waterways during development processes
- 21.4 Promote internal and external greenway connections

*Goal 22: Create a re-use plan for former hospital facility*

*Objectives:*

- 22.1 Discuss with Giles County and other interested parties
- 22.2 Provide public input opportunity



22.3 Consider potential impacts to town

*Goal 23: Remain active in Industrial Recruitment*

*Objectives:*

23.1 Continue to support Industrial Park

23.2 Continue to participate with Virginia's First Regional Industrial Facilities Authority

## **TOURISM/MARKETING**

*Goal 24: Recognize and promote Eco-tourism opportunities*

*Objectives:*

24.1 Promote "Trail Town" designation and develop "River Town" identity to create trail-river synergy

24.2 Information for hikers on town webpage

24.3 Create local marketing of "AT" friendly businesses, restaurants, etc

24.4 Distinguish blue blaze trail

24.5 Host a hikers festival (Trail Days) during through-hiking peak week

24.6 Continue student contest to develop art for post-cards

24.7 Update hikers guide

24.8 Facilitate Town involvement on the ad hoc Appalachian Trail Committee

*Goal 25: Promote Pearisburg's natural assets*

*Objectives:*

25.1 New River access

25.2 Whitt-Riverbend Park improvements for passive and active recreation

25.3 Appalachian Trail - potential Blue Blaze route change

25.4 Bluff City river access improvements

*Goal 26: Build on and retain festivals*

*Objectives:*

26.1 Festival in the Park/Dirty Dancing

26.2 Fiddlers convention/festival

26.3 Civil War History (continue discussion with Historical Society)

26.4 Appalachian Heritage Festival (*Wish You Well*)

*Goal 27: Advertise the town with Giles County*

*Objectives:*

27.1 Work together with limited funding to promote both locations and other towns

27.2 Locate a visitor's center in the Town of Pearisburg to promote tourism

27.3 Continue to support Giles County marketing materials

27.4 Better linkage between County and Town websites/web resources

27.5 Continue participation with County Tourism Committee

*Goal 28: Increase signage on Hwy 460*

*Objectives:*

- 28.1 Better signs for Pearisburg Downtown and historic district
- 28.2 Add signage for the Chamber of Commerce
- 28.3 Participate in County signage program for tourist destinations
- 28.4 Better signage for downtown parking

*Goal 29: Increase town population*

*Objectives:*

- 29.1 Provide activities and quality of life features for young adults
- 29.2 Provide continuum of care facility for elder population so they can stay in town
- 29.3 Develop town informational brochure

## **TRANSPORTATION**

*Goal 30: Provide smooth flow of traffic through town*

*Objective:*

- 30.1 Study needs and locations for additional pedestrian crosswalks

*Goal 31: Improve transportation infrastructure*

*Objectives:*

- 31.1 Work with VDOT to improve Curve Road segment from Craig Avenue to Oak Lane
- 31.2 Continue to work with VDOT's Transportation Enhancement/Alternatives Program
- 31.3 Support improvements to Rt. 100 to complete four lane
- 31.4 Extend downtown sidewalk and streetscape improvements along North Main Street or Wenonah Avenue
- 31.5 Continue to work with VDOT Safe Routes to School Program and improve student walkability
- 31.6 Continue to participate in VDOT Revenue Sharing Program

*Goal 32: Coordinate increased growth with transportation demands*

*Objectives:*

- 32.1 Complete Park walking trails (paving)
- 32.2 Coordinate new East End development into existing transportation programs
- 32.3 Continue to expand Dogwood Farms trail system
- 32.4 Explore alternative transportation

*Goal 33: Advocate for rail improvements*

*Objectives:*

- 33.1 Support the Trans-Dominion Express concept
- 33.2 Work with Norfolk Southern to decrease times when crossing at Whitt-Riverbend Park is blocked

## HOUSING

*Goal 34: Provide wide diversity of housing*

*Objectives:*

- 34.1 Increase affordable housing units
- 34.2 Create a local housing development authority for project implementation
- 34.3 Add an assisted living facility
- 34.4 Increase availability of building lots

*Goal 35: Provide housing suitable for retirees*

*Objectives:*

- 35.1 Convenient to services
- 35.2 Encourage one-story housing that facilitates aging-in-place

## QUALITY OF LIFE

*Goal 36: Retain young adult population*

*Objectives*

- 36.1 Invite young adults to participate on committees, boards, etc
- 36.2 Encourage business owners to hire young adults

*Goal 37: Increase use of the Community Center*

*Objectives*

- 37.1 Add adult recreation classes
- 37.2 Keep facility open when schools close
- 37.3 Add a “Mother’s Morning Out” program (identify a spark-plug/organizer)
- 37.4 Provide variety of children activities
- 37.5 Provide variety of programs in auditorium
- 37.6 Install a HVAC system in appropriate parts of the building as demand increases
- 37.7 Modernize and renovate building

*Goal 38: Expansion of Recreation Programming*

*Objectives*

- 38.1 Provide year-round sports programming
- 38.2 Increase summer offerings
- 38.3 Evaluate which programs youth are seeking elsewhere and provide them in town
- 38.4 Improve and expand picnic shelters at Town Park (convert old vocational building) and at Riverbend Park
- 38.5 Develop a “hands-on” park for older kids
- 38.6 Update Parks/Recreation Master Plan

#### **IV. The Plan**

##### **Future Land Use Plan**

The Future Land Use map on page 70 illustrates the proposed general land use pattern for the Town of Pearisburg for the next 5 years and beyond. The map is meant to be general in nature and show the general location of future land use development. Using current growth trends it is estimated that over the next 5 years the Town can expect the following:

- Slow incremental population growth
- Improving economic base
- Continuing demand for a variety of housing types
- Continuing pressure to develop land for new residential and commercial uses
- Need to focus on re-use/redevelopment of existing buildings/properties in downtown, as well as the old hospital facility and medical offices
- Further development of park lands in and around Pearisburg

Pearisburg is preparing itself to handle anticipated future growth in population and business activity. Planning will continue to be important for the Town as it designates land areas for future uses while at the same time supporting existing uses and identifying those uses that are incompatible. The Town should be represented in County organizations that plan for the development of areas adjacent to the Town corporate limits, as well as plan for the provision of services. Increased cooperation between Giles County and the Town of Pearisburg will serve to focus and strengthen efforts to meet the challenges of future growth while improving the quality of life for residents of Pearisburg.

The Town should continue efforts to strengthen the administrative and planning functions of the town government. An annual review of the goals, policies, and implementation strategies should be undertaken to evaluate the Town's progress in carrying out its goals. In addition, a priority list of proposed major capital improvements should be developed based on a fiscal forecast by the Town. Knowing which department is responsible for carrying out a strategy and when resources will become available will help move Pearisburg forward in the completion of projects and activities envisioned in this Comprehensive Plan.

## **Land Use Issues in Major Districts of Pearisburg**

Recommendations regarding future development in Pearisburg, where changes over the next five years are either needed or likely to occur, are summarized below by district. Following the summary, the future land use plan is presented as four separate components: the Housing Plan; the Infrastructure and Transportation Plan; the Community Services Plan; and the Economic Development Plan.

### *The Historic Downtown Business District*

- Revitalize the remaining historic commercial structures, employing state and federal historic tax credits to help in funding renovations, working with both existing property owners and prospective new owners.
- Encourage residential uses of vacant second floor spaces and renovation of existing substandard upper story housing units.
- Continue to work with VDOT's Transportation Enhancement/Alternatives Program to improve the streetscape and enhance pedestrian access to downtown.
- Update the Town's historic district zoning overlay.

### *East-End (Eastern Wenonah Avenue Area)*

- Continue to use the Dogwood Farms Comprehensive Management and Development Plan to guide development of the multi-use area surrounding the new hospital.
- A new connector road between Boxwood Lane near the hospital and a new interchange on Rt. 460 at the existing Curve Road overpass should be considered to increase the access to the hospital, commercial developments, and land on the east side of Rt. 460.
- Continued commercial growth along Wenonah Avenue from the Pearisburg Square plaza back toward downtown will require a corridor design and controls plan to ensure compatible development with entryway concept.
- New medium and higher density residential development north of Wenonah Avenue and the commercial corridor will require update of Town zoning and subdivision ordinances to include provision of community playgrounds and pedestrian/bikeway corridors.
- Expansion and enhancement of existing entryway median plantings should be incorporated in a corridor design and plan.
- The Town should continue working to comply with the new State stormwater management requirements.

#### *Bluff City Area*

- Work with Giles County to implement boat launch improvements utilizing Department of Game and Inland Fisheries funding assistance at the Bluff City pocket park on the New River.
- Develop an entryway corridor design for the U.S. 460/Route 100 vicinity that improves the appearance of this area to the traveling public.

#### *Route 100-Main Street Corridor (from U.S. 460 Bypass into downtown)*

- Develop a corridor design for improving the traffic circulation and appearance of this busy travel corridor.
- To avoid “strip development” pattern, have the corridor plan highlight potential consolidated commercial entry locations.
- Assist the U.S. Postal Service in locating a new site for the Pearisburg Post Office that keeps the facility in the downtown area.
- Encourage VDOT to initiate a downtown bypass study for Route 100 that would re-route truck traffic around the historic downtown.

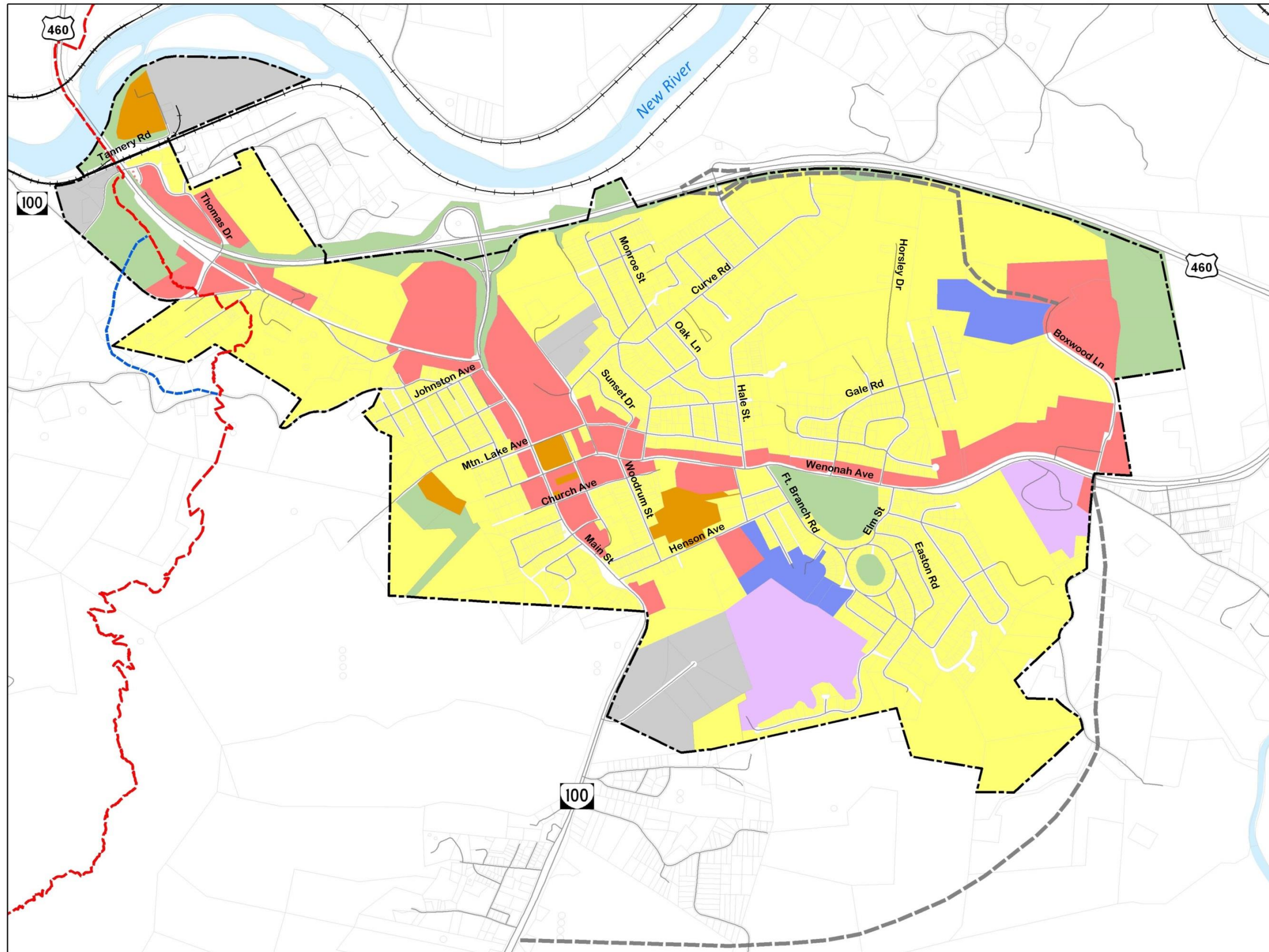
#### *Bunker Hill Area*

- Pursue housing rehabilitation and residential in-fill in areas exhibiting substandard housing conditions.
- Continue upgrading stormwater management improvements to further reduce flooding conditions within the neighborhood and downtown.
- Further promote the Blue Blaze Trail connecting downtown with Angels’ Rest and the Appalachian Trail.
- Promote reuse/redevelopment of the old Town shop property with or without the building. This site may be well-suited for development of a farmers market.

#### *Henson Avenue/Old Hospital Area*

- Work closely with the County to pursue reuse/redevelopment of the old hospital site.
- Investigate the feasibility of developing an assisted living and/or a retirement community in the vicinity of the old hospital structure or on the available open space on Henson Avenue.
- Use the new Henson Avenue sidewalk as a major linkage in a trail/walkway plan that ties together the Town Park, the Library, Macy McClaugherty Elementary School, the old hospital property, and downtown.





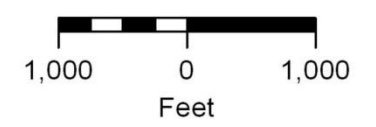
**Town of Pearisburg, VA**  
*Map 7: Future Land Use*



**Legend**

**Future Land Use**

- Commercial
- Light Industrial
- Medical/Retirement
- Municipal
- Open Space
- Private Open Space
- Residential
- Appalachian Trail
- Planned AT Reroute
- Rail Line
- Town Boundary
- Rt 100 Bypass



Map prepared by the NRVPCD, 2013.  
 Sources: Giles County 2009 parcel data and VGIN.

## **Housing Plan**

Typically, the 65 and older age group is one of the fastest growing segments of the population. As these citizens age, they should have available to them a continuum of care that will meet the needs of independent, semi-independent, and dependent senior citizens. The housing needs of the elderly with disabilities and mobility limitations are not currently being met in Pearisburg.

### **Retirement and Assisted Living Housing**

Planning should begin for a retirement community within the next 5 years to meet the demand for smaller units that require less maintenance. Planning for an assisted living community should also be started within five years. Many of the services needed by senior citizens are currently provided by the Carilion Clinic. Existing programming and services of the Giles County Senior Center and the Giles Health and Family Center should also be considered in planning for such a community. This type of housing alternative would make it possible for elderly family members to remain in Pearisburg rather than having to move to surrounding counties that offer semi-independent living accommodations. Assisted living facilities provide transportation service (e.g. van service) to their residents since many of them no longer own cars or are unable to drive.

### **Affordable Housing**

Using the Future Land Use Map, the Guidelines for Residential Development of Undeveloped Land, and recommendations regarding the Historic Downtown Business District included in this document, coordinate with existing housing organizations and entities such as the New River Valley HOME Consortium, Virginia Community Development Corporation, and VMH, Inc., to identify housing opportunities for low and moderate income households.

### **Guidelines for Residential Development of Undeveloped Land**

#### *Thompson farm – Henson Avenue*

The Thompson farm sits next to the Mountain View Industrial Park and the old hospital. It is an area with the potential for the appearance of sinkholes, and thus, care should be taken when planning development. Karst topography limits what this land is suitable for. Possible uses include: expansion of the industrial park; and a mixture of housing (multi-family, single-family, and elderly).

#### *Shumate farm – Vicinity of the northeastern water tank*

This open space sits near Mason Court and the Holy Family Catholic Church and continues down toward Curve Road. The property is suitable for a mixture of residential housing. Remaining open space could be developed as a mixture of single-family homes and duplexes, all connected through a system of walkways/bikeways that additionally link the subdivision to the adjacent commercial area and to schools.

### *Dogwood Farms – Area between Mason Court and High School*

The new Carilion Giles Community Hospital and DaVita Dialysis facility are located in this area. Additional commercial and medical service-related development is expected in this area. The rear portion of the property is steep and not suitable for dense development. Potentially, this area is suitable for large lot development of upscale homes. The Town should consider allowing private roads to serve this area in order to facilitate development. Other parts of the property are suitable for single family, multifamily, and townhouse development. The Town should continue to use the approved Dogwood Farms Plan document to guide development of this multi-use area surrounding the new hospital.

### *Infill*

Single-family infill should be encouraged on empty lots in neighborhoods throughout Pearisburg. Infill could include the construction of duplexes, to meet the demand for rental housing. Bunker Hill is an area with many such lots. Care should be taken not to build along intermittent streams or in the floodplain. In the downtown area, there are some buildings with upper floors that could be used for apartments (e.g., Ingram and Witten buildings). This would encourage residents to live downtown and patronize the businesses within walking distance.

## **Infrastructure and Transportation Plan**

### **Roads and Sidewalks**

The Town Subdivision Ordinance requires that new subdivision developments install sidewalks, gutters, and curbs, but this requirement has not been consistently enforced in the past. Since the Town has limited funds for infrastructure improvements, it will become increasingly important that developers comply with the ordinances established by the Town. Efforts should be made to explore more environmentally friendly options to curb and gutter.

As indicated through a past survey and Citizen Advisory Committee activities, a system of walkways is valued by citizens. Town funds for sidewalk construction are very limited and thus, other means of financing should be investigated and actively pursued. VDOT's Transportation Enhancement/Alternatives Program offers grants which are applicable to projects that link facilities and neighborhoods by trails or walkways. Further, the Town should continue to pursue VDOT Safe Routes to Schools Program funding for sidewalks and trails to establish links between schools and neighborhoods. The development of a proposed walkway/bikeway plan with mapping should be the first step in planning for a system of linkages that help pedestrians move around Pearisburg.

With the recent completion of improvements to Henson Avenue, a new road project has been designated as a priority by the Town for use of VDOT Urban Program funding. The new project involves an upgrade of the segment of Curve Road from Craig Avenue to Oak Lane.

The Town should continue its asphalt overlay program to maintain adequate street surface conditions. The Town should also continue to make use of resources available through VDOT's Revenue-Sharing Program.

The development of the Commerce Park adjacent to the New River Valley Airport in Pulaski County and the completion of road improvements on State Route 100 in Giles County will ultimately lead to an increase in traffic on Main Street in both directions. Pearisburg and Giles County Officials should urge VDOT to initiate an engineering and planning study to investigate options for constructing a by-pass route diverting through-traffic around the downtown area. This should occur prior to the completion of Route 100 as a four-lane highway from Dublin to Pearisburg.

In recent years, U.S. Route 460 was designated a Corridor of Statewide Significance due to its important role in linking eastern and western portions of the state. This designation may influence future planning and programming of related improvements. The Town should keep abreast of future plans for all major road projects.

### **Sewage Treatment**

The Town's sewage treatment capacity is 275,000 gallons per day. Current usage is approximately 200,000 gallons per day or 72% of capacity. The treatment facility underwent a \$1.1 million equipment upgrade between 2005 and 2007. At a point in the future when usage reaches 80% of capacity, the Town is obligated to undertake a preliminary engineering evaluation of future sewage treatment needs.

Following that analysis, the next step will be to plan for a facility with sufficient capacity for a 20-year life span, taking into consideration future development and usage. This may involve expanding the current facility or identifying a new site. The current site has the capability to accommodate an expansion that would double the capacity of the existing plant.

### **Stormwater Improvements**

Anderson and Associates of Blacksburg conducted two separate PER's regarding stormwater run-off from Pearis Mountain and Angels Rest in 1998 and 1999. The recommendations contained therein should be considered and acted upon. Many homes, businesses, and government buildings are potentially in harm's way if heavy or prolonged rains hit the area. A 1998 stormwater study initiated with the County identified three major watersheds and recommended the construction of new conveyance systems to carry the stormwater through the Town.

As the Town works to comply with new State stormwater management requirements, these earlier studies of stormwater needs will be valuable sources of information.

## **Water System Improvements**

Using Rural Development stimulus funding, the Town has recently completed water line improvements on Easton Road, Woodrum Street, and Virginia Heights Road. The Town should continue to monitor aging portions of the distribution system for water loss and prioritize segments accordingly for replacement or repair.

## **Community Services Plan**

### **Parks and Recreation**

The Park and Recreation Advisory Committee began efforts in 2012 to explore developing a new or updated Park Master Plan. The recommendations of the 1996 Master Plan have largely been accomplished. The Park and Recreation Advisory Committee is urged to complete its efforts to develop a new or updated master plan.

At the Town Park over the next five years, the Town should work toward the following:

- Add air conditioning to the Community Center in specific rooms as needed to make it more functional in the summer.
- Repair the concrete bleachers adjacent to the ball field.
- Complete renovation of the old shop (PATs) building behind the Community Center for use as a picnic shelter and performance venue.
- Upgrade and replacement of restroom facilities.

Whitt Riverbend Park currently features a paved walking trail, picnic shelter, bathroom facility, non-motorized boat launch, camping, and open space. In the next 5 years the Town should add another bathroom facility and increase picnic shelter options for campers/boaters/general users. At the time of development of this update to the Comprehensive Plan, improvements to the boat launch at Whitt Riverbend Park, as well as at the Bluff City boat launch, were being undertaken in cooperation with Giles County utilizing Department of Game and Inland Fisheries funding assistance.

Further, the Town should finalize establishment of a park area and trailhead near the new hospital by acquiring the area identified as a park in the Dogwood Farms Plan. This could facilitate completion of a walkway/trail system on the Dogwood Farms property. An existing sidewalk along Boxwood Lane connects the hospital area to the nearby shopping center. An existing walking trail connects the hostel for Appalachian Trail hikers to the Boxwood Lane sidewalk in the vicinity of the hospital.

The Town should initiate a plan to develop a system of walkways that ties all of these recreation areas together. In addition, neighborhood parks should be considered in future



large-scale developments and existing neighborhoods with children. Recreational opportunities help improve the quality of life for people of all ages. Good recreational facilities help in attracting and keeping young professionals.

### **New Facilities**

The downtown area currently houses nearly all of the Giles County and Town of Pearisburg administrative offices. Efforts should be made to assure that these functions remain as anchors of economic activity in the downtown area. The Town should be available to coordinate with any public entity or social service provider that is looking to relocate within the area.

The Town Police Department needs additional space and, in the foreseeable future, may need to relocate to another facility outside the Municipal Building.

The Town should work with the U.S. Postal Service to identify a site that is convenient and close to other downtown businesses. Keeping the Post office in the central business district will allow one of downtown's anchors to remain, thus helping to assure its vitality. A new facility should have sufficient capacity for business and parking needs 20 years into the future.

Identifying potential sites and designating them as such on a future land use map are necessary steps for the Town of Pearisburg to take now, so that these key facilities can remain within the downtown area or inside the town boundaries.

As noted in the Parks and Recreation section, the Town should finalize establishment of a new park area and trailhead near the hospital by acquiring the area identified as a park in the Dogwood Farms Plan. This could facilitate completion of a walkway/trail system on the Dogwood Farms property. The Town should work with the Giles County Industrial Development Authority to coordinate transfer of ownership of this park property to the Town.

### **Economic Development Plan**

Pearisburg became the principal commercial market place for Giles County residents during the decade of the 1990s. Pearisburg will continue to grow in this role, particularly if efforts are taken by the Town to insure proper commercial development, in terms of access and design. Pearisburg also has the potential to become a major employment center for Giles County, provided efforts are taken to broaden the employment base through expansion and development of additional light-industrial sites within the town.

An additional economic opportunity the Town should pursue in coming years is further development of its heritage and eco-tourism potential. Pearisburg, with its proximity to the New River, a designated American Heritage River, and the presence of the Appalachian Trail and neighboring Jefferson National Forest, offers tremendous outdoor recreation potential to the eco-tourism market. The Town was designated an



Appalachian Trail Community in 2011 by the Appalachian Trail Conservancy. There is ample opportunity to promote the area's assets and thus create a "river-mountain synergy". Being a cross-roads community and commercial center offers the additional potential to develop restaurants, lodging accommodations, and a specialty market niche, similar to those developed in Hillsville and Abingdon.

Specific economic development activities that are being offered for enactment include:

Continue to participate in the County Tourism Committee and its efforts to implement a County Tourism Plan. Provide coordination and guidance to Town efforts to help Pearisburg capitalize on the growing tourism market niche. The focus of such Town activities should include:

- Development of the Bluff City and Whitt-Riverbend Park boat launch areas (underway in 2013);
- Promoting the Angels Rest Blue Blaze Trail connector to downtown;
- Continue development of the Whitt-Riverbend Park on the New River and Walker Creek, offering fishing, canoeing, hiking, and mountain biking access with potential for sizable outdoor events;
- Development of informational brochures/maps for visitors on: trails and recreation facilities in and around town; the downtown historic district and its buildings and structures; and a map of businesses and points of interest in town.
- Planning and implementation of corridor and entrance way improvements along Wenonah Avenue, Main Street and in the Bluff City vicinity;
- Development of an open-air/farmer's market facility (the old town shop property may be a potential location) that would cater to area agricultural and artisan producers;
- Continued revitalization of buildings (e.g., Witten, Ingram, and Pearis Theater buildings) in the downtown historic district; and
- Rehab of the Pearis Cemetery Historic Site.

Establishment of an independent Pearisburg Industrial Development Authority, that would interface with the County IDA, while developing a town specific Industrial Development Plan for Pearisburg. Some of the elements of such a plan should include:

- Identification, acquisition and development of one or more light-industrial sites;
- Explore potential designation through the State's Technology Zone Program with appropriate local economic incentives to attract advanced manufacturing prospects to locate in Pearisburg;
- In cooperation with the Giles County IDA, investigate the development of an industrial shell building on a site within the town;
- Actively pursue, in cooperation with the Giles County IDA, a relationship with the New River Valley Competitiveness Center and the Virginia Tech Corporate Research Center, for future expansion of production and research facilities in Pearisburg;

- Promote availability of high speed internet service available through the Rural Open Access Network enhancements in the area; and
- Develop and implement an infrastructure plan for insuring that chosen industrial sites are adequately supplied with public utilities and services.

Continue to improve and expand the vocational/technological training programs offered within the community including expansion of the New River Community College programs offered within the community and creation of similar educational/retraining programs with Virginia Tech and Radford University. Elements for a training and education plan include support for the creation and development of a Pearisburg satellite campus of New River Community College.

### **Implementation**

Implementation of the Comprehensive Plan will be accomplished through various means and will depend on local government officials and the public to reference and periodically review the plan. Whenever land use decisions are made, they should reflect the intent of the comprehensive plan.

The initial step in implementing the plan is for the local governing body to adopt the document, at which time it becomes the official policy statement of the locality. Other implementation tools include the following: regulatory measures, minimum standards, a Capital Improvements Program, land use controls, public understanding and awareness, and the periodic review and update of the plan.

Various regulatory measures are available to localities to ensure that policies and strategies in the plan are carried out. Zoning and subdivision ordinances are the principal regulatory tools used by local government to exercise some direct control over physical development that occurs within its boundaries.

Regulations that require certain minimum standards be met are also used to implement the intent of the plan. Health regulations, erosion and sediment controls, and building and fire codes fall into this category and are important mechanisms for maintaining minimum acceptable levels of housing and health and safety in a community.

By developing a Capital Improvements Program (CIP), a locality plans for future expenditures to finance capital projects. A CIP is a five-year program that is updated annually by dropping the current year and adding another. Included in the program is a prioritized list of projects that is to be based on the comprehensive plan. A CIP functions as an implementation tool by specifying a time frame for when projects referenced in the comprehensive plan are to begin, how much they will cost, and how they are to be financed. In this way, capital expenditures are planned and paid for in a wise and coordinated manner.

Land use controls and other regulatory measures depend on effective administration to enforce them. Appropriate officials and agencies within the local government must work

together to ensure that ordinances are applied consistently. Often, implementation of the comprehensive plan depends to some degree on intergovernmental cooperation. Local planning proposals should be coordinated with regional development activities. State and federal agencies may need to be involved in capital projects such as road construction projects (e.g. VDOT).

Public understanding and support is crucial to implementation of the comprehensive plan proposals. Local government officials should discuss the planning process openly and informatively, giving presentations whenever the opportunity arises. Citizens can participate in the process through citizen advisory committees. Advisory committees sometimes handle studies and investigations called for in the plan. In addition, public input can be solicited on particular land use issues through the public hearing process.

State law requires that the comprehensive plan be reviewed and updated at least every five years. This process will keep the public current on the changes in their community and interested in planning for future land use and facilities.

### **Comprehensive Plan 2014 Implementation**

Implementation of the Pearisburg Comprehensive Plan 2014 shall be accomplished in a variety of ways. First, proposed goals, policies, and implementation strategies, as developed in the plan will be submitted to the Town Committees that provide guidance over the various activities of the Town (i.e. roads, recreation, utilities, planning, etc.) to assist them in developing their recommendations to Town Council. At the same time, each department head will be given the list of goals, policies, and implementation strategies to review with their respective oversight committees, in development of these recommendations to Town Council. It is hoped that the collaboration between staff and oversight committees will result in a prioritization of recommended actions based on the strategies as outlined in Comprehensive Plan. Actions will be divided into those that should be implemented immediately; those that can be scheduled over the upcoming fiscal year; and those requiring a longer range prospective, requiring pursuit of grant funds, requiring additional studies (e.g., Preliminary Engineering Reports), ordinance amendments or creation, etc.

Second, these goals, policies and implementation strategies will be submitted in part or whole to the County; the Giles County School Board; pertinent local, state and federal agencies; and legal jurisdictions and public officials having influence over the needs and issues raised in this section of the plan. These entities should be asked to review these strategies in light of how they can help the Town to implement the strategies listed, especially those highlighted for prompt attention or action.

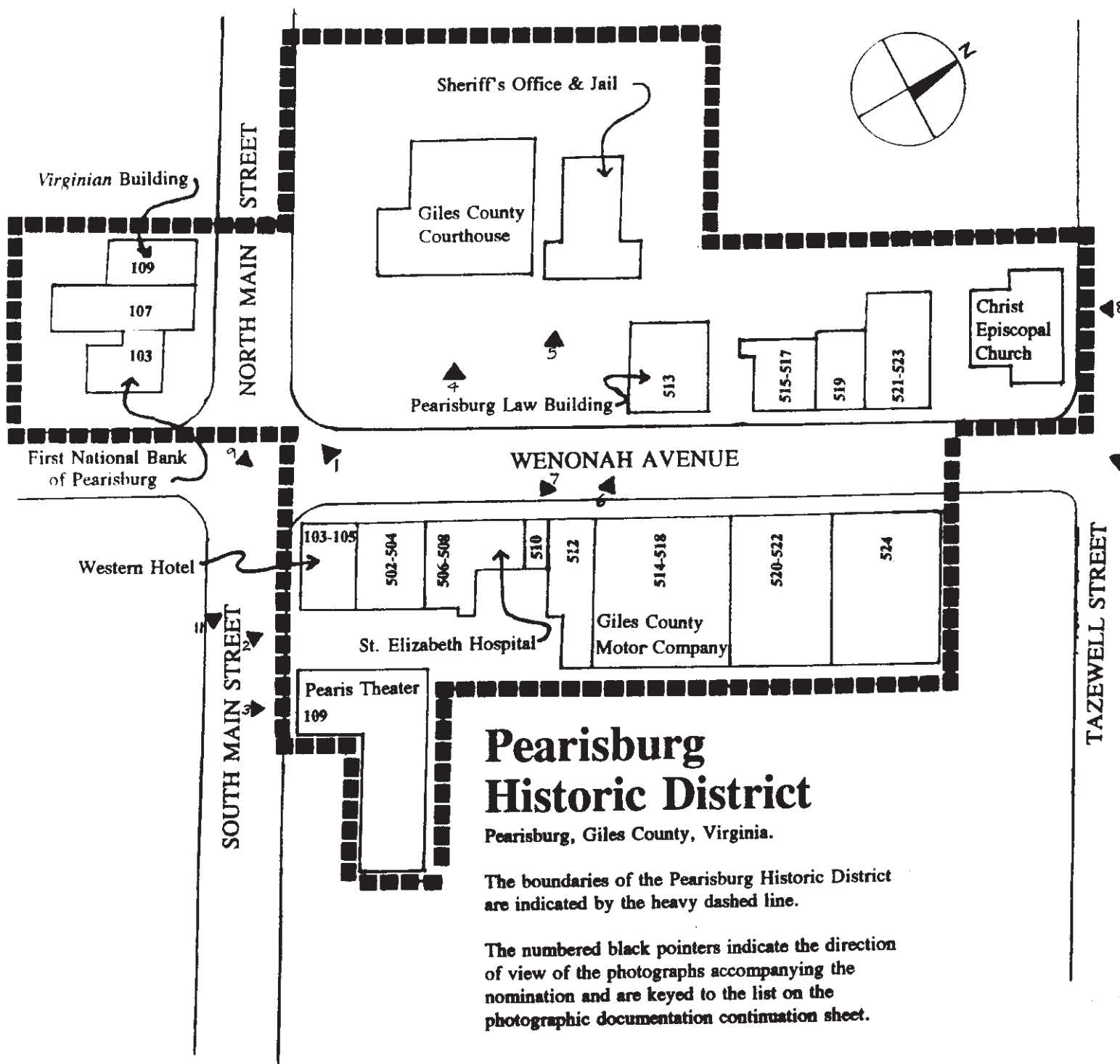
Once Town departments and committees have had an opportunity to review and prioritize their recommendations for action on the Comprehensive Plan strategies, it is hoped that specific studies and investigations called for in the plan can be commenced promptly (if sufficient funds are available). Or, if necessary, the next year's fiscal budget can be developed to include sufficient funds necessary to undertake the actions.

## **Appendix 1**

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 16



## Pearisburg Historic District

Pearisburg, Giles County, Virginia.

The boundaries of the Pearisburg Historic District are indicated by the heavy dashed line.

The numbered black pointers indicate the direction of view of the photographs accompanying the nomination and are keyed to the list on the photographic documentation continuation sheet.

