

Welcome to  
**Wytheville**

Est 1839



WALTER COCKRETT

## ABOUT US

Wytheville is an attractive, vibrant and thriving community, the success of which can be attributed to its location in the midst of the natural beauty of Southwestern Virginia on major transportation networks and the hard work, and optimistic and progressive attitude of its citizens and leadership- Town of Wytheville Comprehensive Plan

# Town of Wytheville





## QUALITY OF LIFE

**LOW CRIME RATE. FULLY STAFFED,  
PROFESSIONAL AND ACCREDITED POLICE  
DEPARTMENT.**

**HEALTH AND PUBLIC SAFETY. FULL TIME  
EMS AND FIRE DEPARTMENT. HOME TO  
WYTHE COUNTY COMMUNITY HOSPITAL  
MULTIPLE MEDICAL PROVIDERS IN TOWN.  
PEDESTRIAN AND BIKE FRIENDLY.**

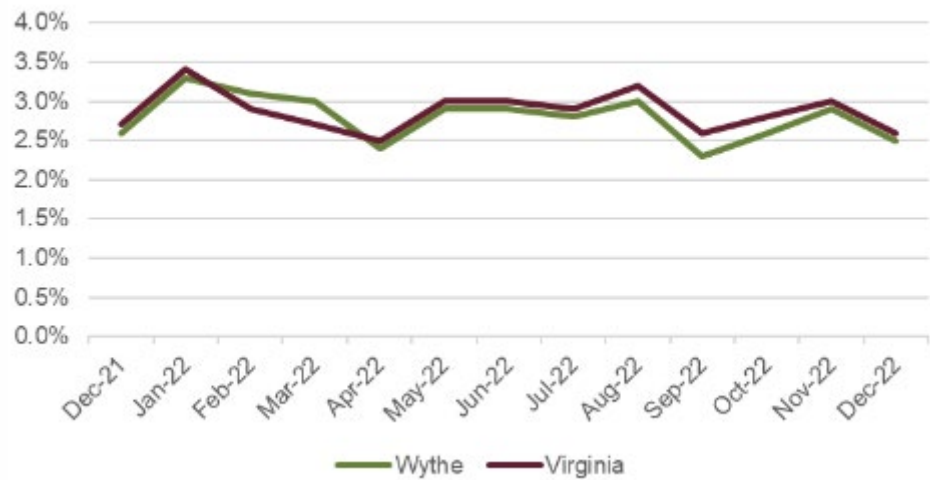
**EXCELLENT SCHOOLS. WELLNESS CENTER  
WITH INDOOR POOL. MUSEUMS. ROBUST  
PARKS AND RECREATION DEPARTMENT.  
CULTURAL AMENITIES. OUTDOOR  
RECREATION. DINING AND SHOPPING.**





Wythe County	
People who live/work in area	5652
In-Commuters	5831
Out-Commuters	6607
Net In-Commuters	-776

Unemployment Rate

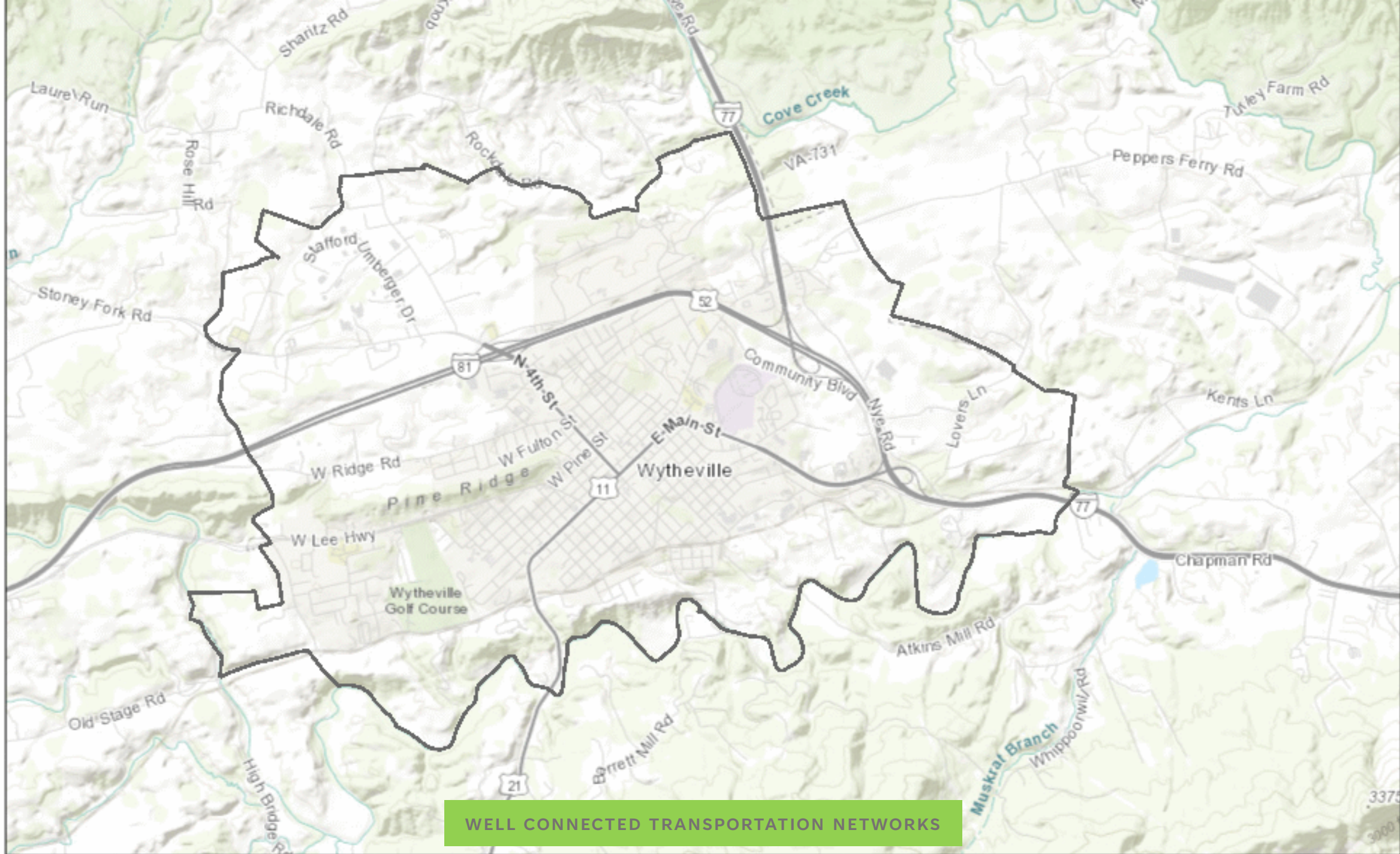


Employer ( Source Wythe Joint IDA)	Employer Type	Employed
ABB Power T&D Co. Inc.	Basic	300-599*
Bristol Compressors	Basic	600-999*
General Dynamics	Basic	300-599*
Magnolia Manufacturing	Basic	300-599*
PepsiCo/Gatorade	Basic	300-599*
Royal Mouldings Ltd.	Basic	600-999*
Somic America, Inc.	Basic	300-599*
Strongwell	Basic	300-599*
Utility Trailer Manufacturing	Basic	1,000-1,499*
Wythe County Community Hospital	Non-Basic	201-500**
Wythe County Government	Non-Basic	75-90***
Town of Wytheville	Non-Basic	201-500****



Two Major Interstates. Two Primary Highways. Over 60,000 vehicles travel through this community every day. Located in Central Wythe County. Town is 14.5 square miles in area. Population of 8,265.

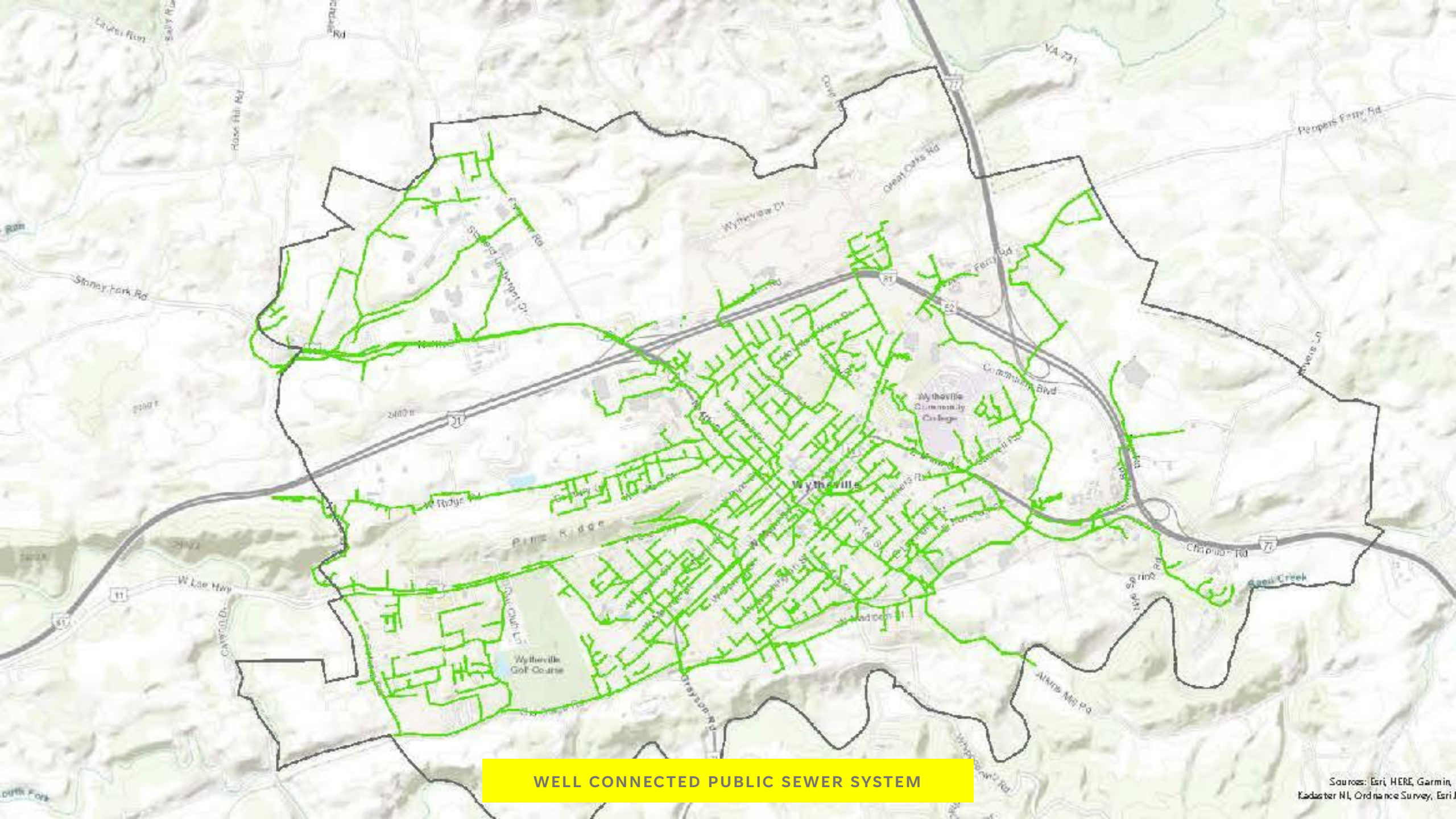




WELL CONNECTED TRANSPORTATION NETWORKS

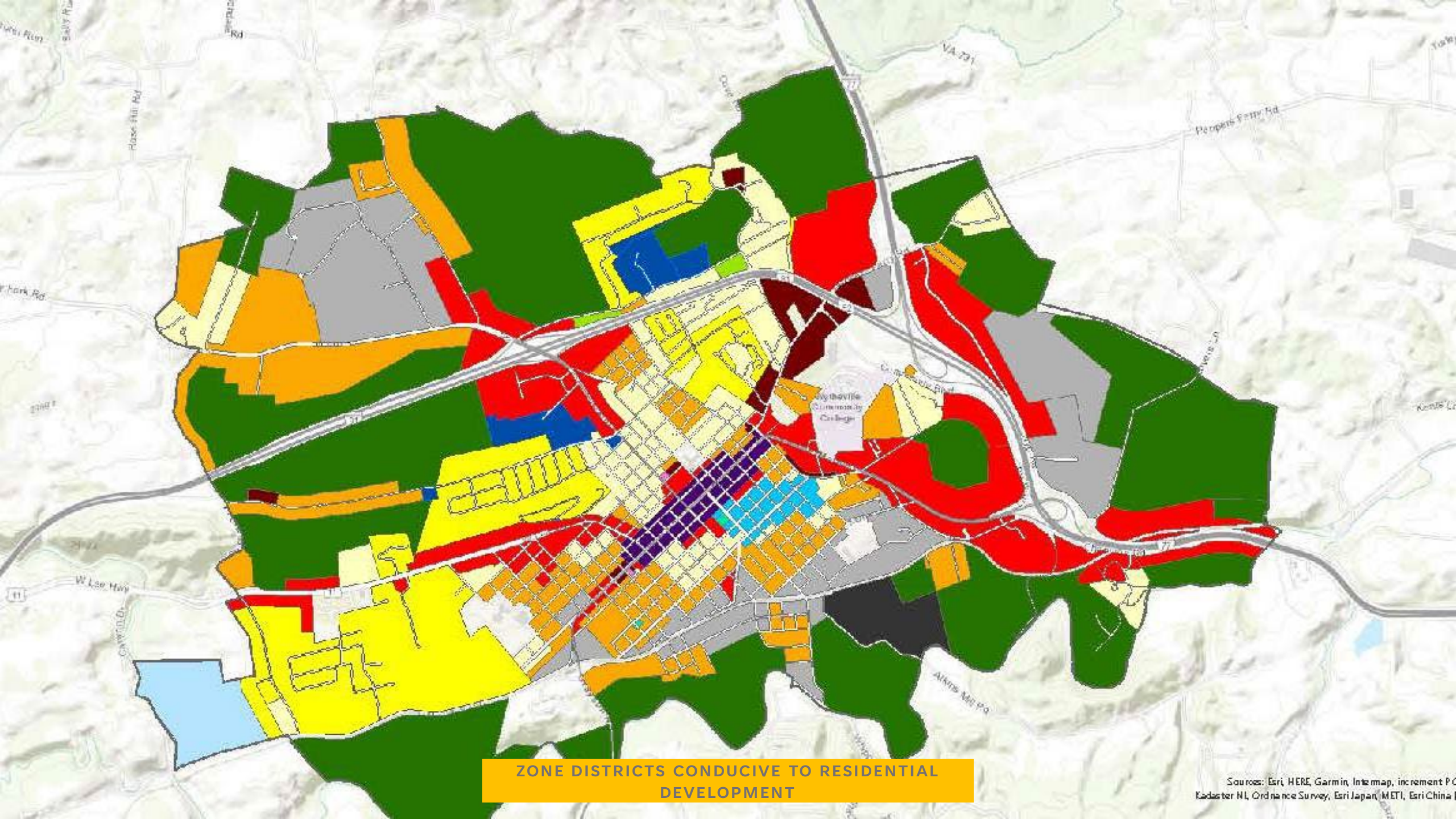






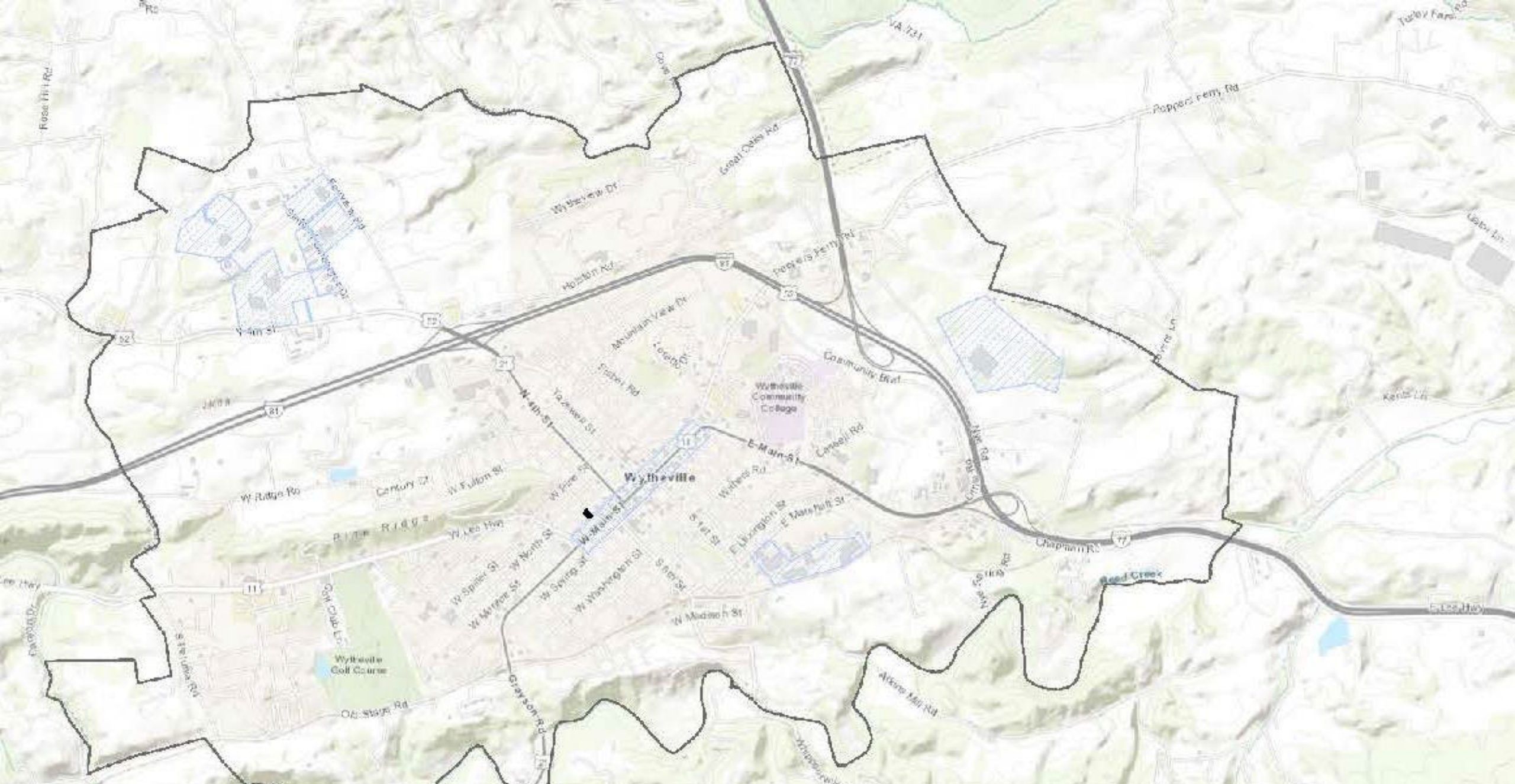
**WELL CONNECTED PUBLIC SEWER SYSTEM**

Sources: Esri, HERE, Garmin, Kadaster NL, Ordnance Survey, Esri



**ZONE DISTRICTS CONDUCTIVE TO RESIDENTIAL DEVELOPMENT**

Sources: Esri, HERE, Garmin, Intel map, increment P, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China



**VIRGINIA ENTERPRISE ZONE DESIGNATIONS IN TOWN OF WYTHEVILLE**

Sources: Esri, HERE, Garmin, Info map, increment P Corp, GEBCO, U...  
 Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), I...



VIRGINIA OPPORTUNITY ZONE DESIGNATION IN TOWN OF WYTHEVILLE

## CHALLENGES

### HOUSING GAP

Wythe County needs 1000 new housing units by 2028.

### HOUSING NEEDS BY TYPE

- 800 Market Rate Rental Apartments
- 120 Affordable Rental Apartments
- 50 Patio Homes For Sale
- 100 Single Family/Townhomes For Sale

Source: Comprehensive Housing Analysis, Wythe County  
Prepared for Mt. Rogers PDC, January 2023  
S. Patz and Associates, Inc.

### HOUSING NEEDS BY TENANT

Workforce Housing to meet Blue Star and other regional economic drivers. Housing for seniors. Need Market Rate and Low-Income Rentals.

### SPECIFIC CHALLENGES

- High mortgage interest rates. Affordability.
- Increased cost of building materials.
- Low inventory, need more \$175K - \$200K homes.



## SOLUTIONS

### LAND USE AND PERMITTING

Current rewrite of the zoning and subdivision ordinance to allow more mixed uses and increase density.

### FINANCING & PARTNERSHIPS

Exploring creative ways to encourage capital investment and financing for new dwelling units.  
Contact Town Management for partnership opportunities

### MAKING CONNECTIONS

Online open source GIS can be used to identify available properties and contact landowners.

### COMMITTED STAFF

Building Official, Planner & Zoning Administrator, Town Engineer, Subdivision Agent, Director of Public Works, Town Attorney & Town Management. Dedicated to finding solutions.

## TOOLBOX FOR HOUSING DEVELOPMENT

### ENTERPRISE ZONE

Virginia Real Property Investment Grant for mixed use development that includes housing up to 70% of building. Grant is \$100 K for less than 5 million investment or \$200k grant for 5 million investment.  
<https://www.dhcd.virginia.gov/vez>

### OPPORTUNITY ZONE

Tax incentive offers three benefits for those participating in a qualified opportunity fund including tax deferral, tax reduction and exclusion of certain capital gains tax for investments in opportunity zones.  
<https://www.dhcd.virginia.gov/opportunity-zones-oz>

### REVITALIZATION AREAS

Enables the Virginia Housing Development Authority to provide financing for mixed- income and/or mixed-use housing projects.  
<https://www.virginiahousing.com/about>

### LOCAL TAX EXEMPTION FOR REHAB PROPERTIES

Real estate tax exemption valued at 100% of the increase in assessed value for 5 years following the rehab of certain properties. Downtown and Listed Historic structures are eligible.  
<https://downtownwytheville.org/why-downtown/>

### UDO REWRITE UNDERWAY

Currently revamping the Town of Wytheville zoning and subdivision ordinances to encourage mixed uses, smaller lot sizes, density and multi-family housing options. Enactment set for Fall 2023.

### BUILD IT 2025

Reimbursement of utility connection, zoning, development and building permit fees for new housing units built until May 15, 2025.  
<https://www.wytheville.org/building>

THANK YOU

Elaine R. Holeton, AICP, CZA, CFM  
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