Plan Process

Project Overview

The Wytheville Comprehensive Plan is the Town's long-range policy document establishing a shared community vision and translating it into goals, strategies, and recommended actions related to land use and development patterns, transportation and mobility, housing, economic development, community facilities, and environmental resources. Grounded in public and stakeholder input, the plan is intended to be a practical, flexible tool that helps Wytheville manage change, support economic vitality, and maintain a high quality of life for residents and businesses.

Timeline

Project Launch

February 2026

Imagine

February 2026 - May 2026

Gather input and analyze data on existing land use, population, services, and other trends to create a vision for the future.

- *Digital Engagement*
- *Stakeholder Engagement*

Plan

May 2026 - October 2026

Create a growth strategy and plan to elevate Wytheville in the future.

- *Digital Engagement*
- *Community Workshop*
- *Planning Commission and Town Council Engagement*

Act

October 2026 - January 2027

Draft and finalize the comprehensive plan report.

- *Planning Commission and Town Council Engagement*
- *Public Comment Period*
- *Adoption*

Project Adoption

January 2027

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Guiding Statements

What are Guiding Statements?

The Town has developed a vision statement and supporting planning themes to help guide the planning process, direct the future land use strategy, and organize plan recommendations. These guiding statements respond to community insights that emerged from the review of existing community characteristics and the first series of public engagement.

Vision

In 2040, Wytheville is a town where residents can build community - where connections to nature, cultural amenities, and diverse economic assets are paired with well-paying jobs and housing choices that foster a healthy, active, and connected way of life. There is only one Wytheville - where planned growth and wise investments support a welcoming, vibrant, and prosperous town.

Planning Themes

Anchor

Wytheville will protect and strengthen Downtown as a welcoming destination by supporting creative economy businesses, maintaining unique and attractive public spaces, and by prioritizing economic vitality and connectivity.



Identify

Wytheville will celebrate its small-town identity and distinctive natural beauty, while ensuring that new development respects local context.

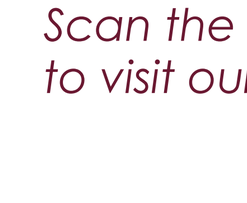


Connect

Wytheville will connect people, neighborhoods, and destinations by creating safe streets and multi-modal connections, by embracing wise decision-making around land use and transportation planning, and by expanding walking, biking, and trail connections.

Conserve

Wytheville will protect unique community viewsheds, environmentally sensitive areas, iconic cultural assets and water resources while expanding outdoor recreation and natural and cultural assets that help define the Town's character and support community health.



Guide

Wytheville will plan and phase growth, infrastructure, public services, and roads to align with smart growth and development while prioritizing long-term fiscal and environmental sustainability.



Live

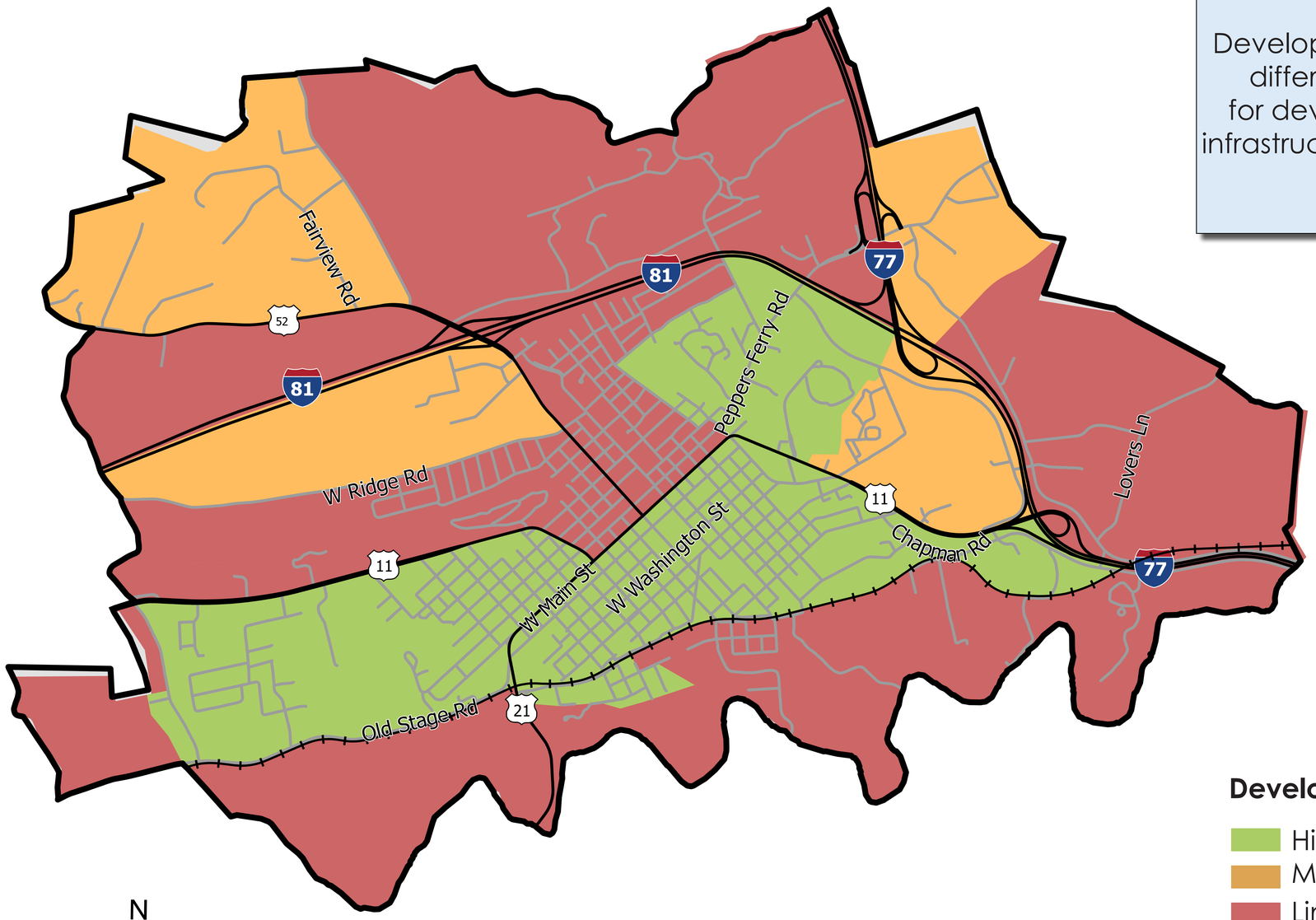
Wytheville will support residents' desire to live affordably and comfortably by promoting diverse housing options.



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Development Zones

Development Zones show how ready different areas of Wytheville are for development based on existing infrastructure and utilities, road access, and topography.



Development Potential

- High
- Moderate
- Limited

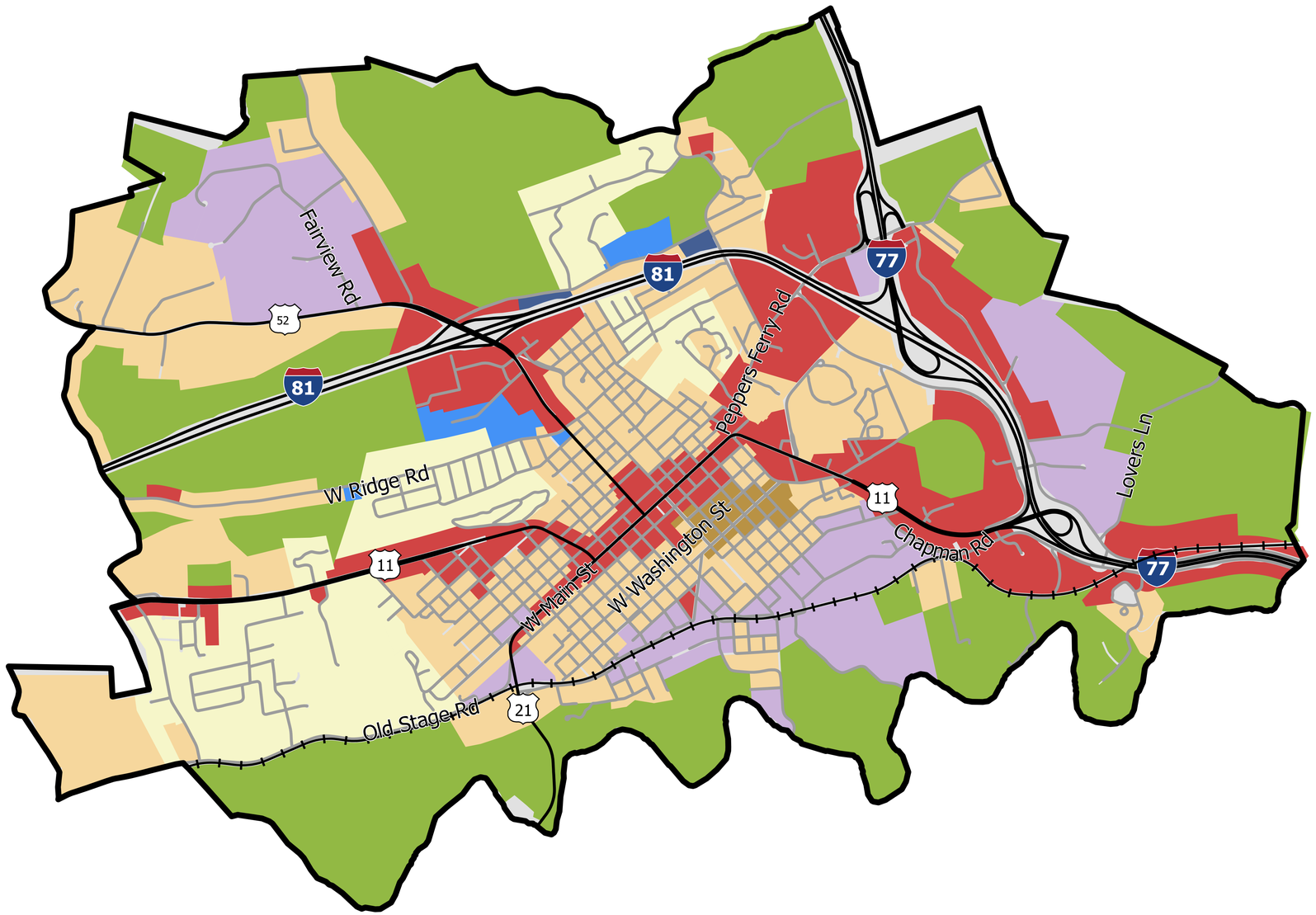
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How are Zoning and Future Land Use Different?

One Wytheville 2040



Both Zoning and Future Land Use are important tools to help guide the future of Wytheville. However, there are some key differences between how the two are used!

Zoning	Future Land Use
Legal tool	Visionary tool
Zones dictate exact density and uses allowed	Broad categories describe long-term vision
Regulates building heights, setbacks, parking, and more	Describes general ideal uses, density, and design characteristics
Used to implement the future land use map	Used to guide future zoning

Zoning

- Agriculture
- Business
- Industrial
- Medical Arts
- Historic Residential
- Manufactured Housing
- Multi-Family Residential
- Single-Family Residential

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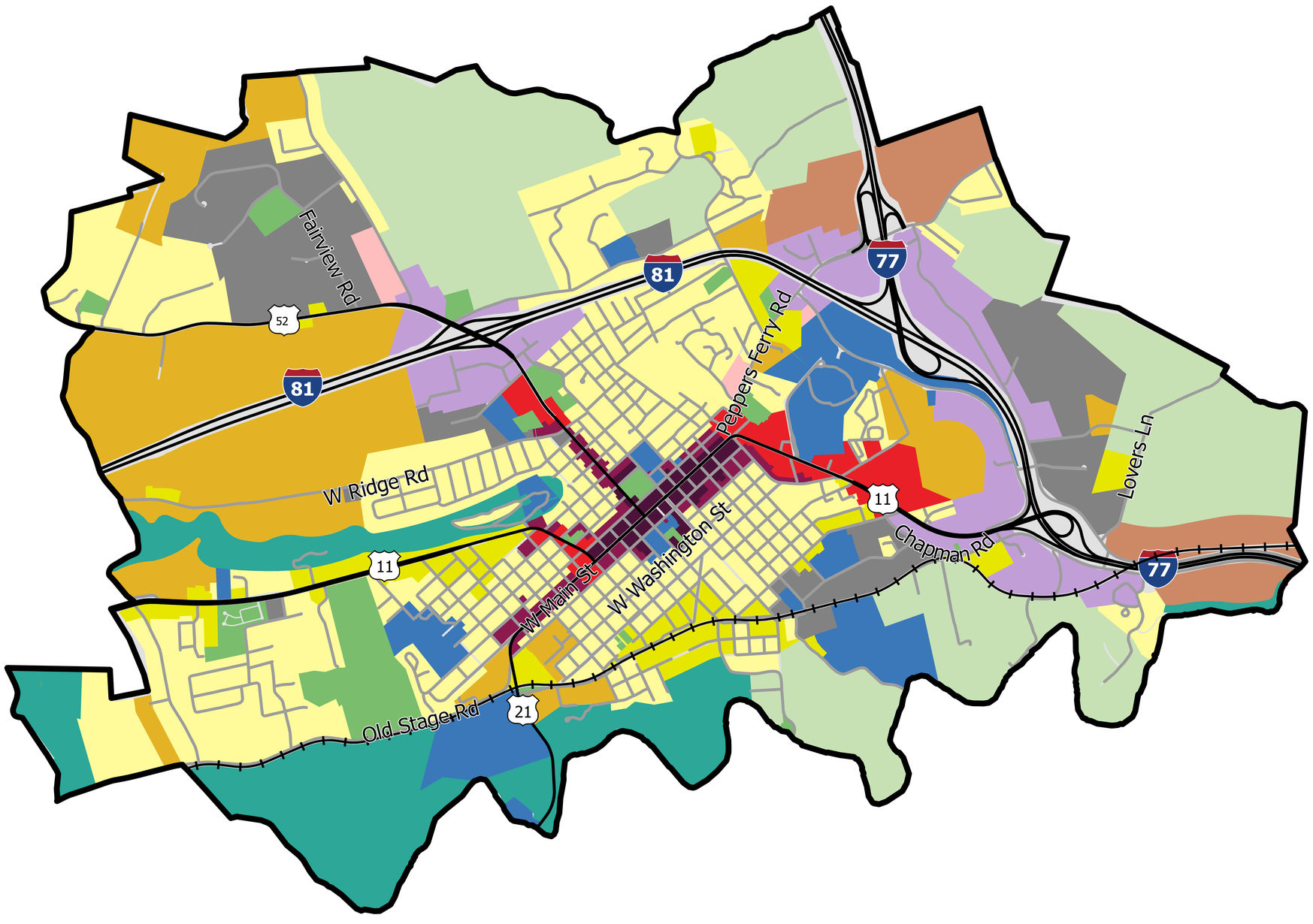
What are Future Land Use Map (FLUM) Classifications?

FLUM classifications help categorize and envision the future development of Wytheville. These classifications help guide future planning and decision-making, capturing the community's vision for how different parts of the Town should grow, redevelop, or be preserved over time.

Classifications

- **Employment/Industrial** — Areas that work well for manufacturing, warehousing, business, office, and medical uses that support the local economy.
- **Civic/Institutional** — Public, educational, cultural, and governmental facilities that provide essential community services.
- **Commercial Corridor** — Areas along major roadways intended for retail, service, lodging, dining, and other commercial activities, with potential for mixed-use development.
- **Commercial & Travel Services** — Commercial areas serving both local residents and travelers with restaurants, lodging, and commercial services close to the interstate.
- **Light Commercial** — Small-scale offices and light commercial uses that are compatible with nearby residential areas.
- **Development Investment Area** — Areas with proximity to roads and highways offering development potential that may justify infrastructure investment to extend utilities in these areas. These areas may be compatible for both residential and commercial development.
- **Downtown Business** — Wytheville's historic downtown district, supporting a mix of commercial, residential, and cultural uses in a walkable environment.
- **Downtown Residential** — Areas that provide a natural transition between Downtown commercial areas and surrounding residential neighborhoods, with compatible residential and low impact commercial uses.
- **Mixed Residential** — Areas with higher residential growth potential that support a mix of housing types and densities.
- **Opportunity Area** — Areas with a mix of small business, light industry, artisinal, and residential uses compatible with existing residential areas.
- **Established Residential** — Existing residential neighborhoods characterized by single-family housing, with opportunities for compatible infill and reinvestment, where appropriate.
- **Rural Residential** — Low-density residential neighborhoods intended to maintain a more open, rural character with larger lots and limited development intensity.
- **Parks, Recreation, and Open Space** — Natural areas, public and private parks, recreational facilities, and open spaces that support community health, recreation, and quality of life.
- **Limited Development Areas** — Areas where environment, topography, infrastructure limitations, viewshed preservation, and other factors make development less suitable.

Future Land Use Map



Future Land Use Map Classifications

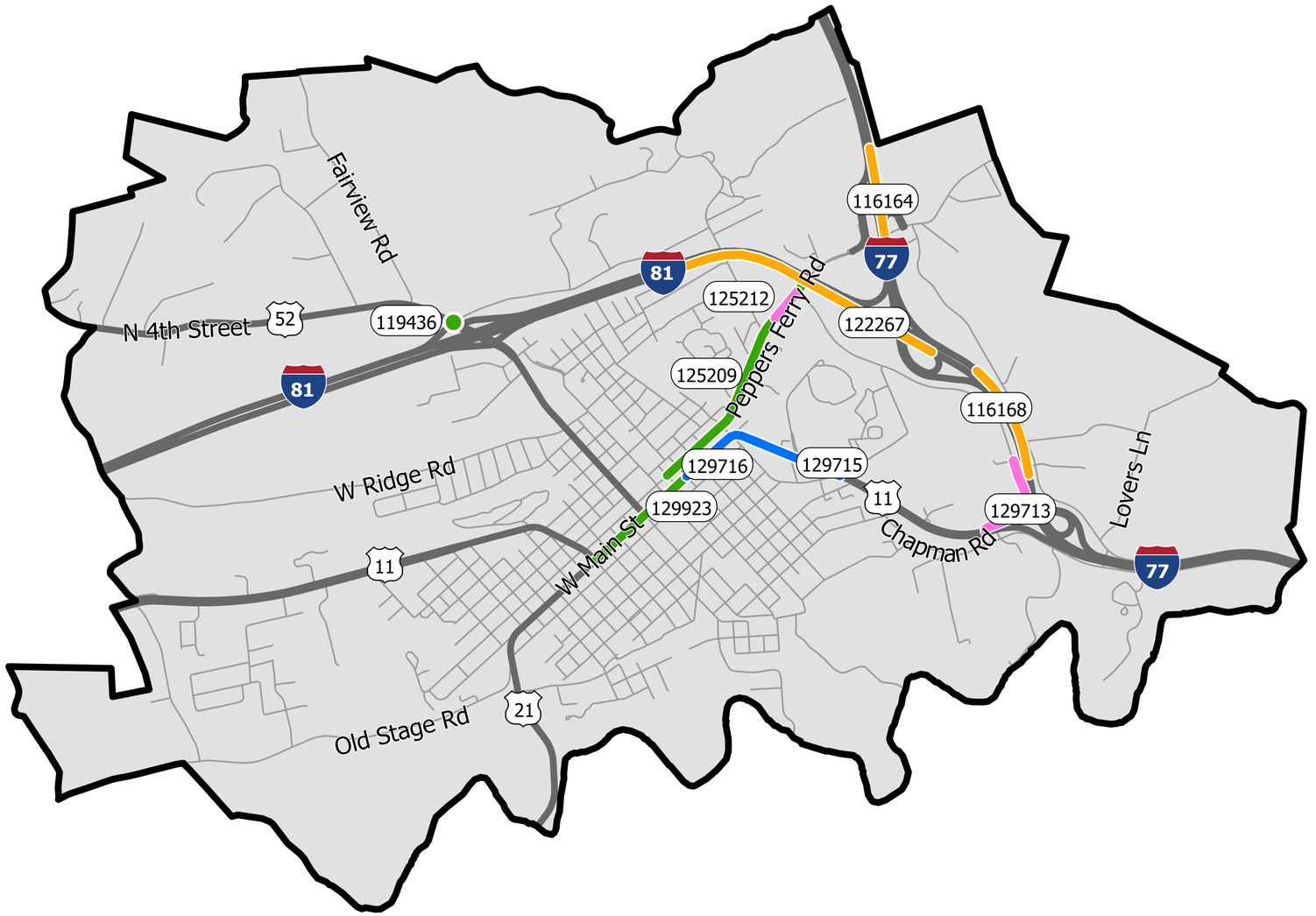
- Mixed Residential
- Established Residential
- Parks, Recreation, and Open Space
- Downtown Business
- Downtown Residential
- Commercial Corridor
- Light Commercial
- Norfolk Southern Rail Line
- Rural Residential
- Opportunity Area
- Limited Development Area
- Commercial & Travel Services
- Civic/Institutional
- Employment/ Industrial
- Development Investment Area
- Wytheville Town Limits

The Future Land Use Map (FLUM) will be used to guide future development in Wytheville and inform future zoning decisions.

Please fill out the "Future Land Use Strategy" worksheet on the table and leave any specific comments on sticky notes or directly on the map.

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Funded Transportation Projects



Project Types

- Safety
- Safety
- Bicycle/Pedestrian
- Resurfacing
- Highway

VDOT's Six-Year Improvement Program (SYIP) identifies planned funding for transportation projects in Virginia, spanning from fiscal years 2027-2032. The funded projects in Wytheville are described and shown on the map to the left. Since these projects are funded, construction is either scheduled or already underway.

Bicycle/Pedestrian and Safety Projects

SYIP #	Project Type	Description	Cost	Construction Year
125212	Bike/Ped	Peppers Ferry Road Sidewalk Gap	$1,162,000	FY2028
125209	Safety	System Safety Projects	$1,129,000	Underway
122923	Safety	Pedestrian Safety Improvements	$1,150,000	Underway
119436	Safety	4th Street at Holston Road Turn Lane Improvements	$3,973,000	Underway
129713	Bike/Ped	Lithia Road Sidewalk Connector	$2,850,000	FY2030

Highway Projects and Other Improvements

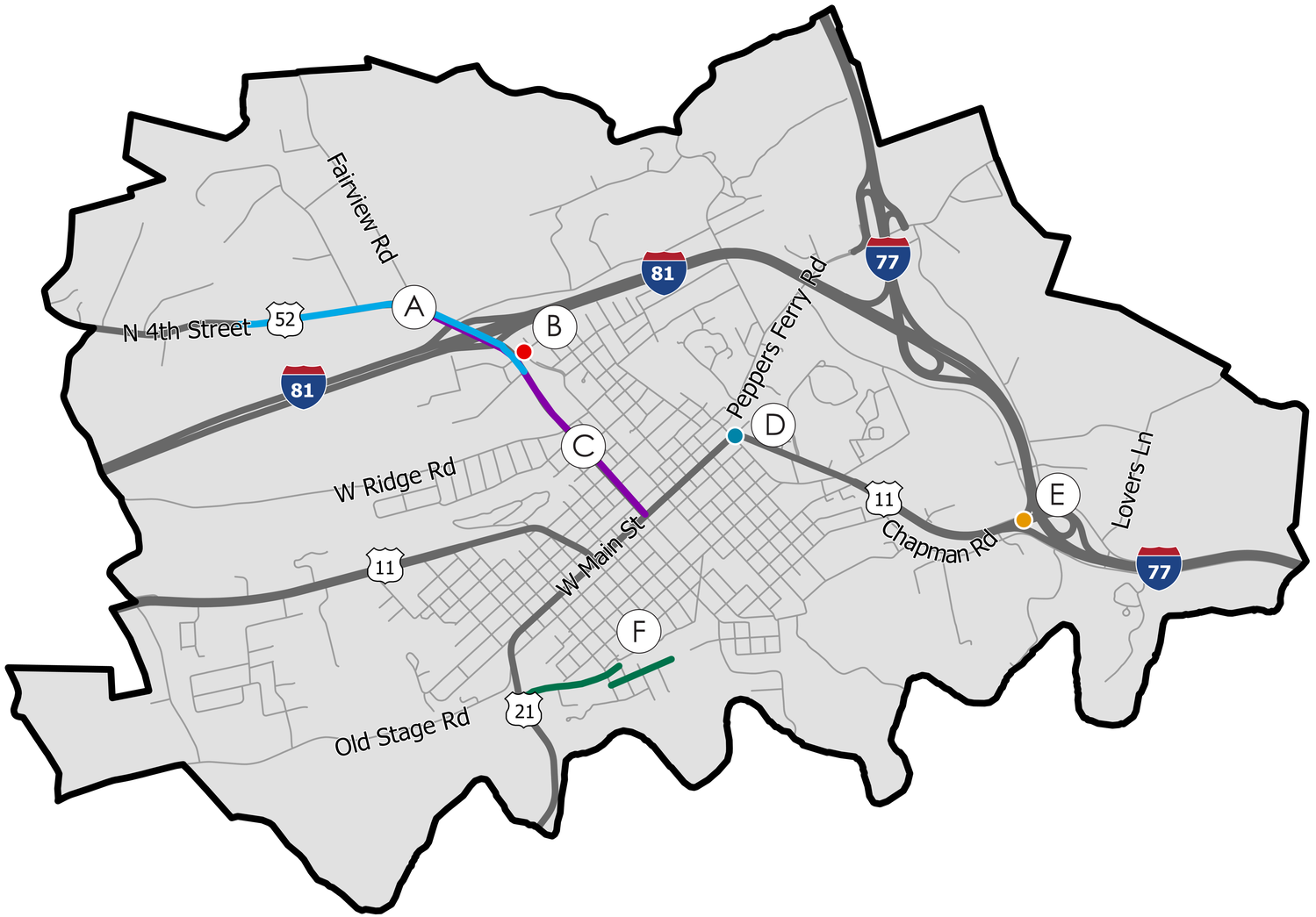
SYIP #	Project Type	Description	Cost	Construction Year
116164	Highway	I-77 Exit 41 Interchange Improvement	$26,199,000	Underway
116168	Highway	I-81 Southbound Auxiliary Lane	$10,314,000	Underway
122267	Highway	I-81 Deceleration/ Acceleration Lane with Bridges	$72,582,000	Underway
129715/ 129716	Resurfacing	Main Street Northbound/ Southbound Repair, Resurface, and Restripe	$922,000	-

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Proposed Transportation Projects

Help us prioritize key roadway, greenway, and trail improvements. The table on the right displays 10 projects that could help us meet our goals for a more connected and accessible transportation network.

You have three sticky dots: **Green** = your top pick; **Blue** = your second pick; **Orange** = your third pick. Place these stickers next to your top three choices for the projects you think should move forward for funding and implementation first.



Project		Description	Place a Dot to Rank your Top Three Projects
A	**North 4th Street Sidewalks to Northwinds**	Create a safer sidewalk connection along North 4th Street from the Northwinds Apartments to Virginia Avenue.	
B	**Tazewell Street at Commonwealth Drive Intersection Improvements**	Identify improvements to make the intersection of Tazewell Street and Commonwealth Drive safer and easier to navigate.	
C	**North 4th Street Safety Improvements**	Improve safety and traffic flow along North 4th Street through potential lane reconfiguration, multimodal improvements, and intersection improvements.	
D	**11th Street and East Main Street Area Corridor Improvements**	Conduct a study to identify improvements to reduce congestion, improve safety, and make travel easier along 11th Street near East Main Street and Peppers Ferry Road.	
E	**Exit 73 Improvements**	Improve safety and connectivity around Exit 73 by extending Main Street and improving the Malin Drive and Lithia Road intersections.	
F	**Railroad Avenue and Madison Street Access Improvements**	Improve access for neighborhoods, businesses, and industrial facilities near the railroad while addressing the needs of emergency vehicles, commercial trucks, and nearby residential areas.	
Greenways, Trails, and Sidewalks Study		Conduct a study to expand and improve the Town's pedestrian network with improvements such as adding and repairing sidewalks, developing greenways and trails, and creating safer connections to schools and other key destinations.	
Bike Route Network Study		Conduct a study to improve bicycle infrastructure throughout Town by evaluating corridors best suited to accommodate new bike paths that safely connect schools, Downtown, and residential neighborhoods.	
Public Transportation Expansion		Explore opportunities to improve local public transportation, including better connections to Downtown and other key destinations, as well as expanding evening and weekend service hours.	
Incorporation of Private Streets and General Town Code Rewrite for Transportation Issues		Bring private streets into the public street system to improve maintenance and access. Update the Town code to improve pedestrian connections and address traffic impacts from new development.	

Implementation Strategy

What is an Implementation Strategy?

The Town has developed an implementation strategy and policy framework to help turn the goals, priorities, and ideas we've generated so far into actions. The implementation strategy helps identify steps to carry out the vision for Wytheville over time, outlining priorities, responsibilities, and clear steps to achieving Wytheville's goals.

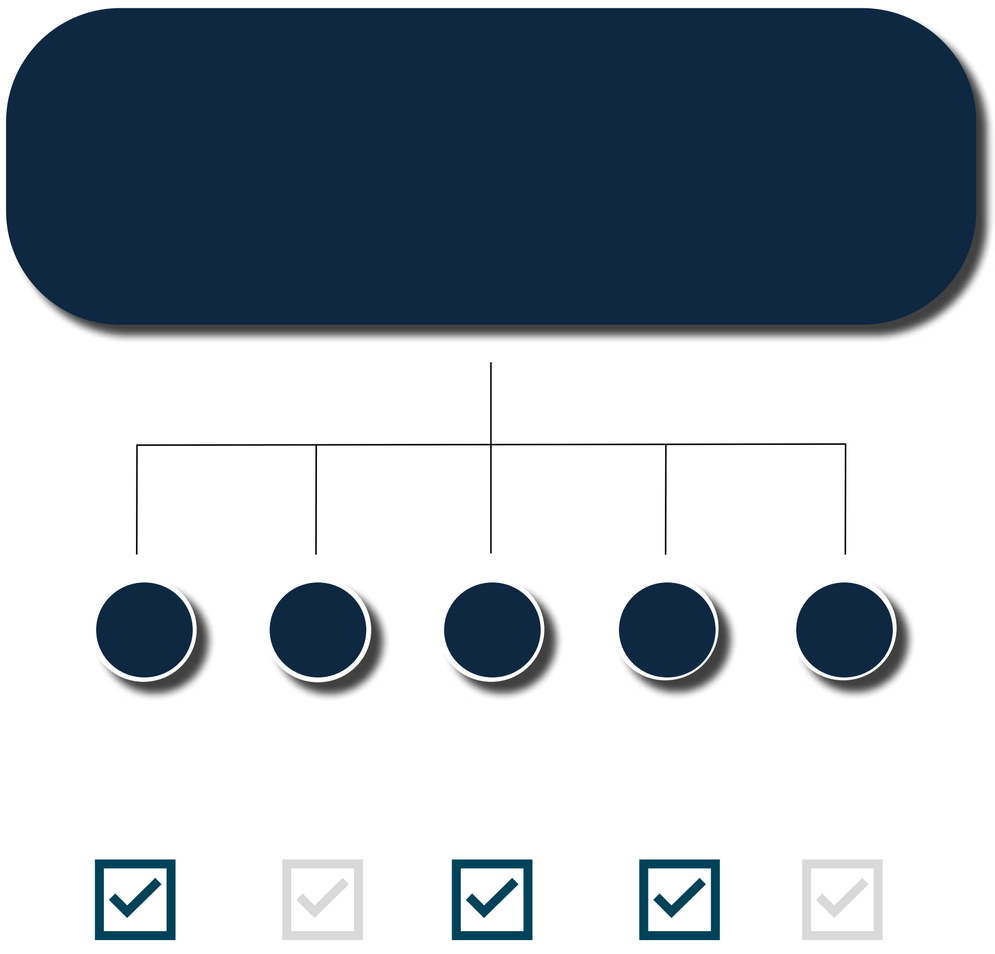
How is it Used?

The implementation strategy and policy framework will identify key projects, programs, partnerships, and policies over the next 20 years. These actions and strategies will help Wytheville accomplish the goals outlined in the Comprehensive Plan and help align implementation with the community's vision for the future. All identified projects and policies will align with the planning themes.

Here's How the Implementation Strategy Aligns with the Planning Themes:

Vision

Planning Themes



Implementation Strategy



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