



Town of Narrows Comprehensive Plan



Adopted March 21, 2016



Town of Narrows Comprehensive Plan

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Adopted by Narrows Town Council on March 21, 2016

Table of Contents

Introduction.....	1
Development of Narrows.....	2
Historic Background.....	2
Historic Features.....	4
Population.....	6
Population Trends.....	6
Population Characteristics.....	7
Population Trend Factors.....	7
Housing.....	8
Economy.....	10
Employment.....	10
Income.....	14
Educational Attainment.....	15
Travel Time to Work.....	16
Business License Revenue.....	16
Tourism.....	17
Natural Features.....	18
Climate.....	18
Wind and Air Quality.....	18
Topography.....	18
Geology.....	19
Soils.....	20
Water Resources.....	21
Aesthetic Resources.....	23
Forests.....	23
Wildlife.....	24

Table of Contents

Community Facilities.....	25
Transportation.....	25
Streetlighting.....	26
Public Parking.....	26
Sidewalks	27
Public Transportation.....	27
Airports	27
Rail Service.....	27
Water Service.....	28
Water Service Area.....	28
Sewer System.....	28
Solid Waste Collection and Disposal.....	28
Recycling	29
Storm Water Management	29
Utilities.....	29
Internet Service	29
Recreational Services and Facilities	29
Farmers Market.....	30
Education	31
Law Enforcement.....	31
Fire Department	32
Emergency Medical Services.....	32
Hospital.....	32
Library.....	33
Economic Development	34
Positive Developments.....	34
Other Notable Assets	35
Outdoor Recreation Assets	36
Opportunities.....	36

Table of Contents

Land Use	37
Natural Land Use Factors	38
Man-Made Land Use Factors.....	38
Composite of All Land Use Factors.....	39
Goals and Objectives	40
Economic Development.....	40
Housing	41
Transportation	41
Land Use and Environment	41
Municipal Services and Facilities	42
Public Involvement	44
Recommendations	45
Recommended Future Land Use Plan.....	45
Recommended Transportation Plan	46
Recommended Housing Plan.....	47
Implementation	48
Appendix 1: Public Involvement	50
Appendix 2: Maps.....	65
Map 1: Town of Narrows	
Map 2: Giles County	
Map 3: Soil Types	
Map 4: Floodplain	
Map 5: Existing Land Use	
Map 6: Future Land Use	
Map 7: Transportation Plan	
Map 8: Existing Zoning	
Map 9: Trails of Mill Creek Nature Park	

List of Tables

Table 1: Population Trends.....	6
Table 2: Population by Age Group.....	7
Table 3: Year Housing Structures Built.....	8
Table 4: Housing Characteristics.....	9
Table 5: Employment by Industry.....	11
Table 6: Employment by Occupation Groups.....	12
Table 7: Major Employers in Giles County.....	12
Table 8: Giles County Annual Unemployment Rates.....	13
Table 9: Household Income Distribution.....	14
Table 10: Income and Poverty Characteristics.....	15
Table 11: Educational Attainment.....	15
Table 12: Travel Time to Work.....	16
Table 13: Town of Narrows Business License Revenue.....	16
Table 14: Travel Expenditure Estimates for New River Valley Localities.....	17
Table 15: Annual Average Daily Traffic Volume.....	26
Table 16: School Enrollment.....	31
Table 17: Virginia Uniform Crime Report Index Statistics for 2014.....	32
Table 18: Narrows Existing Land Use Area.....	38

INTRODUCTION

The purpose of a comprehensive plan is to provide a basis for assisting the Town in promoting an optimal development pattern, given existing constraints and opportunities. The comprehensive plan serves as a framework for the long-range allocation of resources to meet identified needs. The plan is general in nature and considers the physical, social, and economic factors that interact in the Town.

This document contains a statement of goals and objectives designed to stimulate public interest and responsibility. A locality's plan must reflect the foresight of its leaders and the will of the citizens. The success or failure of a plan depends primarily upon the commitment of those individuals. With periodic review and updating, the comprehensive plan may serve as the guiding vision for the community in the areas of land use, population density guidelines, infrastructure enhancements, community service centers, and community involvement models.

The authority under which this plan has been prepared is contained in Title 15.2, Chapter 22, Article 3 (§15.2-2223, et seq) of the *Code of Virginia*. It should be noted that this plan is not a law or ordinance. Rather, recommendation by the Narrows Planning Commission and adoption by the Narrows Town Council establishes this plan as the official guide for development of the Town in the areas of land use, economic development, housing, transportation, and quality of life. This plan is implemented through Planning Commission and Town Council actions undertaken in relation to the Subdivision Ordinance, Zoning Ordinance, and Capital Improvements Program.

DEVELOPMENT OF NARROWS

Historic Background

Narrows was settled around 1778, some thirty years after the first migrants from Pennsylvania arrived in Giles County, via the Great Wagon Trail along the New River. Narrows' founding families, the French, McKensey, Hale and Hare families, all settled near the confluence of Wolf Creek and the New River to take advantage of its strategic position during the river transportation era. A mill was also constructed on Dry Branch (in the present day Mill Creek Nature Park) in the late 1780's and a portion of it still exists in the present-day dam. Most of the area of southern Narrows (the northern and southern portions of Town are bisected by the New River) was originally owned by the Hale family, perhaps the most prominent of the founding families. Original land grants to the Hale family, dating as far back as 1793, are still in the possession of the family.

The Cumberland Gap Turnpike was chartered in 1834 and built during the period 1838 to 1843. Connecting with the Great Wagon Road in Botetourt County, this new road brought large numbers of settlers through western Virginia seeking land on the frontier. Some of those settlers stopped in Giles County and the Narrows area. Main Street and Route 61, heading southwest along Wolf Creek, follow the approximate original path of the Cumberland Gap Turnpike through Town. Because of its location along the Turnpike, the village expanded its offerings to include transportation-related services.

During the Civil War period, Narrows was considered a highly strategic location due to its proximity to one of the most important water gaps and transportation routes through the Alleghany Mountains. Confederate troops were stationed on Tannery Hill, which afforded a lookout in three directions, and allowed the troops to guard against approaching Union forces.

Following the war, Narrows began to flourish. In 1873, the community's first U.S. Post Office opened, serving as a vital communication link between Dublin and White Sulphur Springs. During that time, consideration was given to changing the name of the town's post office to "Intermont". However, this proposal was quickly rejected for two reasons; first, the developing township would also have to assimilate the name; and secondly, another Virginia community already held prior claim to the name. In 1890, Narrows' first church was established. It was Methodist, although all faiths worshipped there until a new church was built in 1922 on Main Street to accommodate the rapid growth of the Town.

The economic boom of the Reconstruction Era provided Narrows with a greater ability to serve its citizenry. In the field of public safety, for example, fire protection was furnished by the Union Tanning Company. The Union Tanning Company was the largest local employer of that time and the most capable of providing the required manpower for firefighting. After the Town's water company was organized in the early 1920's, the Town assumed the responsibility of firefighting. Although portable hose reels were still purchased from the tannery, small fire houses were constructed in key points in Narrows and the first

volunteer fire company was formed to use the newly installed equipment. During the 1930's, the Town's first fire truck was purchased and the Chief of Police was also placed in charge of fire services.



The leaders of Narrows recognized the need to protect the "public interest and welfare" through sound government and efficient provision of services. Narrows was incorporated in 1904, when the Town's Charter was granted by the General Assembly. Narrows' first municipal building, a two story concrete block structure, was constructed in 1921. The Charter was amended in 1948 to provide for the first Town Manager. The portion of Narrows that lies on the north side of the New River was annexed in the

mid-1940s. At the time of annexation, the "North Narrows" area included 550 residents, 137 homes, and 11 businesses. Since that time, development standards such as zoning and subdivision ordinances have been adopted by the Town. Furthering the goal of protecting the public interest, a local planning commission was organized to regulate escalating development concerns.

Giles County and Narrows both experienced growth when the Norfolk and Western Railway was constructed during 1884-1885. Giles County population, for instance, increased by nearly 50 percent, from 5,870 in 1880-1881, to 8,794 in 1884-1885. As with any transportation center, industrial growth was soon to follow. In 1880-1881, before the arrival of the railroad in Narrows, the only businesses in Town were a flour mill, one doctor's office and a general merchant. After the railroad connection in the mid-1880's, two saw mills were erected, and soon after, in 1910, a third mill located on Walkers Creek was purchased by two Narrows residents, Herbert Hale and George Bane, who moved it to Wolf Creek. The mill provided electricity for the Town's lights between 1915 and 1916.

The first bank to open in Narrows was the First State Bank of Narrows, which opened its doors on September 19, 1905. Prior to the bank's opening, Narrows residents had to travel to Pearisburg, the County seat, to conduct their banking business.

The Virginian Railway was constructed along the north side of the New River during 1907-1909. The Wolf Creek Railway soon followed and provided a connection to Bland County along the namesake stream to help transport timber resources. The Virginian Railway completed construction of an electric power generating plant on the New River at Narrows in 1926. The plant facilitated the railroad's use of electric locomotives on the steep grades between Roanoke, Virginia, and Mullins, West Virginia.

The American Celanese Corporation established a manufacturing facility in 1939 on the New River between Narrows and Pearisburg. Initially, the plant employed approximately 400 people. At the height of production in the late 1940s, the facility employed over 4,000 workers. The company developed a special fiber for cigarette filters in the 1950s. The company continues to be the largest private employer in Giles County.

The first one-room public school in Narrows was instituted in 1872 by Benton Hobbs. In the mid-1890's the school took over the old Methodist Church building on Monroe Street and built a second story. In 1908, a new building made of concrete blocks was constructed on a hill overlooking the town between Hill and College Streets. It included the first high school. A brick building was erected about 1925 adjacent to the block building. A new Narrows High School was built on Monroe Street in 1931, serving until the present high school was built in 1961. The brick building on the hill remained an elementary school until it burned on Christmas Day in 1941, forcing some of the grades into temporary quarters until the present elementary school was completed in 1949 on land purchased from the Dr. Coburn family.

U.S. Route 460 was constructed in Giles County between 1926 and 1932. This major highway through the County led to an increased use of automobiles and encouraged additional industrial and business development, as well as the development of automobile-related businesses in Narrows along the Route 460 corridor.

Prior to the construction of U.S. 460, Route 100 served as the primary road to West Virginia. Route 100 ran through the downtown area in a curved fashion, giving vehicle occupants many different views of the Town and surrounding topography. Unfortunately, when U.S. 460 was constructed, it significantly reduced the traffic flow in the downtown area, thus greatly impacting the retail and service sector in the central business district.

In recent years, efforts have been made to redevelop the downtown area with the addition of a Farmer's Market, improved street-scaping, and renovation of several key buildings. The Town committed to revitalization of the downtown by relocating the Town Office to Main Street in 2012, occupying the ground floor of the A. M. Wheeler Furniture building.

Historic Features

The Narrows Commercial Historic District received a historic district designation in 2012. The district includes portions of Main Street, Mary Street, MacArthur Lane, Monroe Street, Depot Street, Princeton Lane, and Center Street.



Several commercial buildings in downtown Narrows are listed as contributing to the historic district, which is centered on the intersection of Main Street, Monroe Street, and MacArthur Lane. Notable structures also include MacArthur Inn, as well as the rail depot/station and railroad overpass (over MacArthur Lane). Both rail structures were originally constructed by the Norfolk & Western Railway.

Mill Dam, and the pond behind it, are generally regarded as one of the most aesthetically appealing and valued assets of Narrows. The dam, originally built before the Civil War to provide power for a flour mill, rightfully takes its place as the cornerstone of Narrows' history. Throughout the twentieth century, the Town has rallied around the dam's preservation and today it survives as testimony to Narrows' perseverance and dedication.

Falling into a state of disrepair in 1930, the Kingrea brothers purchased the land and restored the Mill to its original design. Unfortunately, the mill deteriorated with the passage of time and was eventually dismantled in the 1960's. However, in 1985 a large break occurred in the dam which led to the drainage of the pond and to some degree, the pride of the community. Recognizing its importance, a community-wide effort was undertaken in 1986 to rebuild the dam and preserve it for the enjoyment of future generations. The \$30,000 cost of rebuilding the dam was supplemented by significant dedication of volunteer labor and funds.





POPULATION

Population Trends

The 2010 U.S. Census of Population data for the Town of Narrows indicates that the Town’s population decreased from 2,111 to 2,029 between 2000 and 2010. This translates into a population loss of 3.8 percent over the ten-year period. Though the Town saw population gains in 1980 and 2000, the overall trend from 1960 through 2010 has been downward in nature.

Table 1: Population Trends

Jurisdictions	1960	1970	1980	1990	2000	2010	% Change 2000-2010
Narrows	2,508	2,421	2,516	2,082	2,111	2,029	-3.8
Giles County	17,219	16,741	17,810	16,366	16,657	17,286	3.8
Virginia	3,966,949	4,641,448	5,346,818	6,187,358	7,078,515	8,001,024	13.0

Source: U.S. Census Bureau

In comparison, Giles County’s population in 2010 is only slightly above its 1960 level. Virginia has experienced significant growth at each Census interval shown above. For the 2010 Census, Virginia continues this trend with a gain of 13%.

The 1980 Census report indicates the Town annexed land between the 1970 and 1980 Census. Census records do not indicate whether the Town's population increase during this period was due to an actual population gain within the original boundaries, or whether it resulted from annexation.

Population Characteristics

Table 2 provides comparative age characteristics for Narrows and Giles County. The Town saw significant decreases in the under 5, 10 to 14, 25 to 34, 35 to 44, and over 75 age groups. The Town experienced a particularly large decrease (i.e., 31.7%) in the 55 to 59 age group.

The Town experienced its largest gain (i.e., 39.8%) in the 60 to 64 age group. Giles County saw a 56.9% increase in the 60 to 64 age group. Giles County also saw decreases in the 25 to 34 and 35 to 44 age groups. Both Narrows and Giles County saw modest increases in the 15 to 19 and 20 to 24 age groups.

Table 2: Population by Age Group

Age Group	Narrows			Giles County		
	2000	2010	Change	2000	2010	Change
Under 5	131	114	-13.0%	944	915	-3.1%
5 - 9	135	144	6.7%	1,007	1,087	7.9%
10 - 14	134	119	-11.2%	1,079	1,073	-0.6%
15 - 19	132	140	6.1%	977	1,040	6.4%
20 - 24	103	106	2.9%	790	846	7.1%
25 - 34	284	231	-18.7%	2,203	1,741	-21.0%
35 - 44	313	276	-11.8%	2,525	2,381	-5.7%
45 - 54	251	274	9.2%	2,429	2,574	6.0%
55 - 59	142	97	-31.7%	1,112	1,244	11.9%
60 - 64	98	137	39.8%	809	1,269	56.9%
65 - 74	180	210	16.7%	1,456	1,725	18.5%
Over 75	208	181	-13.0%	1,326	1,391	4.9%
Total	2,111	2,029	-3.9%	16,657	17,286	3.8%

Source: U.S. Census Bureau

Population Trend Factors

In the past, many of the declining population figures pointed to similar trends, and were attributed to several factors. Those statistics clearly showed fewer people in Narrows and Giles, yet the elderly population increased.

Another probable factor affecting the population loss in the “young adult” categories would be the limited job opportunities. With few moderate-high wage jobs readily available, young adults graduating from high school and college do not have many employment options in the Town or County. They move to larger communities with more diverse employment and compensation opportunities.



HOUSING

According to the data in Table 3, almost 70 percent of Narrows' homes were built before 1960, and nearly half of those homes were built between 1940 and 1959. With an aging housing stock, rehabilitation of existing homes and construction of new homes will be needed. This depends, of course, upon how the current owners or tenants maintain the homes and properties and upon enforcement of existing ordinances.

Table 3: Year Housing Structures Built

	Narrows	Giles County	Virginia
Built 2010 or later	0%	0.5%	0.7%
Built 2000 to 2009	0.5%	7.8%	15.7%
Built 1990 to 1999	4.1%	13.8%	16.0%
Built 1980 to 1989	7.3%	11.6%	17.1%
Built 1970 to 1979	6.4%	13.2%	16.7%
Built 1960 to 1969	12.0%	12.6%	11.4%
Built 1950 to 1959	19.0%	14.6%	9.4%
Built 1940 to 1949	30.2%	13.3%	5.0%
Built 1939 or earlier	20.4%	12.6%	7.9%

Source: U.S. Census Bureau, 2013 American Community Survey 5-Year Estimates.

According to Table 4, the median value of an owner-occupied home in Narrows is approximately one-third of the median value of such a home in Virginia as a whole; and approximately 20% less than the median value of a home in Giles County. Between 2000 and 2013, the median value of owner-occupied homes in Narrows rose by approximately 37% (i.e., from \$60,300 to \$83,000).

Median rent in Narrows is approximately 60% of the median rent in Virginia overall, while it is about 10% higher than the median rent in Giles County.

Table 4: Housing Characteristics

	Narrows	Giles County	Virginia
2000 Total Housing Units	971	7,732	2,904,192
2010 Total Housing Units	941	8,319	3,364,939
2013 Total Housing Units	969	8,305	3,381,332
2013 Percent Vacant Housing Units	6.6%	13.7%	10.6%
2013 Percent Single Family Detached	86.3%	78.2%	62.1%
2013 Percent Owner-Occupied	69.1%	75.9%	67.3%
2013 Percent Renter-Occupied	30.9%	24.1%	32.7%
2013 Median Value Owner-Occupied Units	\$83,000	\$105,300	\$244,600
2013 Median Rent	\$638	\$578	\$1,087

Source: U.S. Census Bureau, Decennial Census, and 2013 American Community Survey 5-Year Estimates.

Approximately 86% of the housing units in Narrows are Single-Family detached, whereas 62% of the State's housing stock is Single-Family detached and the figure for Giles County lies in between at 78%.

Narrows has a relatively low vacancy rate of 6.6%, compared with 13.7% in Giles County and 10.6% in Virginia. With several housing programs available to provide low-interest loans for housing rehabilitation, and homeownership, Narrows would be well-served to pursue and encourage engagement with such programs to improve living conditions for handicapped, elderly, and low-income residents while extending the lifespan and viability of existing housing stock.



ECONOMY

Employment

Table 5 contains employment by industry data for Narrows and Giles County from the 2000 Census and the 2013 American Community Survey. Manufacturing shows a significant decline in employment in both Narrows and Giles County between 2000 and 2013. Manufacturing is still the leading sector for employment of Narrows residents. In Giles County, the top sector in terms of employment is “educational services, and health care and social assistance” with manufacturing in second place. In Narrows, the following industry groups saw employment gains: construction; finance and insurance, and real estate and rental and leasing; educational services, and health care and social assistance; arts, entertainment, and recreation, and accommodation and food services; and other services, except public administration.

Table 5: Employment by Industry

	Narrows		Giles County	
	2000	2013	2000	2013
Agriculture, forestry, fishing/hunting, and mining	15	11	117	190
Construction	51	94	640	525
Manufacturing	286	216	2,043	1,574
Wholesale trade	0	4	85	71
Retail trade	119	87	863	686
Transportation and warehousing, and utilities	33	12	288	330
Information	15	12	67	89
Finance and insurance, and real estate and rental and leasing	15	26	217	268
Professional, scientific, and management, and administrative and waste mgmt. services	52	37	394	444
Educational services, and health care and social assistance	178	190	1,742	2,129
Arts, entertainment, and recreation, and accommodation and food services	29	81	332	413
Other services, except public administration	13	59	258	296
Public administration	54	50	321	378
Total	860	879	7,367	7,393

Source: U.S. Census Bureau, 2000 Census, and 2013 American Community Survey 5-Year Estimates.

Table 6 shows employment by occupation groups in Narrows and Giles County. The occupation group with the highest employment in 2013 in Narrows and Giles County was management, business, science, and arts. Production, transportation, and material moving was the second leading occupation group in 2013 in both localities, although it showed a significant decline in Narrows. The following occupation groups showed an increase in employment in Narrows between 2000 and 2013: management, business, science, and arts; service; and natural resources, construction, and maintenance. Table 7 is a list of major employers in Giles County.

Table 6: Employment by Occupation Groups

	Narrows		Giles County	
	2000	2013	2000	2013
Management, business, science, and arts	192	217	1,820	2,220
Service	135	177	1,082	1,193
Sales and office	211	160	1,612	1,342
Natural resources, construction, and maintenance	102	141	1,054	846
Production, transportation, and material moving	220	184	1,799	1,792
Total	860	879	7,367	7,393

Source: U.S. Census Bureau, 2000 Census, and 2013 American Community Survey 5-Year Estimates.

Table 7: Major Employers in Giles County

Celanese Corporation
Giles County School Board
Carilion Giles Community Hospital
Riverview Nursing Home
Mountain Lake Lodge
Walmart Supercenter
Lhoist North America
GE Fairchild Mining Equipment
Jennmar Corporation
Grants Supermarket
Southern Tank Transport
Universal Forest Products
Patrick Enterprises
United Hydraulics
Semco
Nanosonic

Source: Virginia Employment Commission.

Table 8 shows annual unemployment rates for Giles County from 2000 through 2014. High unemployment resulting from the economic downturn is evident for the period 2009-2013. At 3.8%, 2006 is notable as a low point for the annual unemployment rate. That same year (2006) also marked a high point for labor force size and number of employed persons.

Table 8: Giles County Annual Unemployment Rates

Year	Labor Force	Employed	Unemployed	Annual Unemployment Rate
2000	7,800	7,467	333	4.3%
2001	7,916	7,465	451	5.7%
2002	8,016	7,531	485	6.1%
2003	8,188	7,745	443	5.4%
2004	8,154	7,734	420	5.2%
2005	8,352	7,921	431	5.2%
2006	8,481	8,162	319	3.8%
2007	8,144	7,778	366	4.5%
2008	8,373	7,923	450	5.4%
2009	8,334	7,572	762	9.1%
2010	8,302	7,507	795	9.6%
2011	8,279	7,618	661	8.0%
2012	8,254	7,655	599	7.3%
2013	8,234	7,661	573	7.0%
2014	8,273	7,774	499	6.0%

Source: Virginia Employment Commission, Local Area Unemployment Statistics.

Income

Information on household income distribution for Narrows, Giles County, and Virginia is included in Table 9. The distributions for Narrows and Giles County are similar, while the distribution for Virginia skews more to the upper-middle and high income categories.

Table 9: Household Income Distribution

	Narrows	Giles County	Virginia
Total number of households	905	7,167	3,022,739
Income			
Less than \$10,000	6.1%	6.6%	5.7%
\$10,000 to \$14,999	6.5%	8.0%	4.1%
\$15,000 to \$24,999	16.2%	14.1%	8.5%
\$25,000 to \$34,999	11.2%	10.6%	8.7%
\$35,000 to \$49,999	18.9%	15.7%	12.4%
\$50,000 to \$74,999	24.0%	21.0%	17.6%
\$75,000 to \$99,999	7.0%	12.2%	12.9%
\$100,000 to \$149,999	8.2%	8.0%	15.4%
\$150,000 to \$199,999	0.0%	1.3%	7.1%
\$200,000 or more	2.0%	2.4%	7.6%

Source: U.S. Census Bureau, 2013 American Community Survey 5-Year Estimates.

Income and poverty statistics are shown in Table 10 for Narrows, Giles County, and Virginia in 2000 and 2013. The median household income for Narrows grew by approximately 27% between 2000 and 2013, while the same measure for Giles County and Virginia increased by 29% and 37%, respectively. In 2013, Narrows had a higher percentage of individuals below poverty level (i.e., 13.7%) than Giles County and Virginia. The 2013 percentage of families below poverty level in Narrows, at 8.6%, lies between the figures for Giles County and Virginia. For percentage of families with female householder below poverty level and percentage of individuals 65 and older below poverty level, Narrows had lower numbers than both Giles County and Virginia.

Table 10: Income and Poverty Characteristics

	2000			2013		
	Narrows	Giles County	Virginia	Narrows	Giles County	Virginia
Median Household Income	\$31,875	\$34,927	\$46,677	\$40,434	\$45,141	\$63,907
Median Family Income	\$42,610	\$42,089	\$54,169	\$45,821	\$54,697	\$76,754
Per Capita Income	\$17,933	\$18,396	\$23,975	\$21,490	\$23,485	\$33,493
Percent Individuals Below Poverty Level	8.7%	9.5%	9.6%	13.7%	13.3%	11.3%
Percent Families Below Poverty Level	5.4%	6.6%	7.0%	8.6%	8.9%	8.0%
Percent Families with Female Householder Below Poverty Level	20.4%	20.3%	23.0%	5.8%	27.5%	24.8%
Percent Individuals 65 and older Below Poverty Level	11.9%	10.5%	9.5%	6.5%	9.6%	7.7%

Source: U.S. Census Bureau, 2000 Census, and 2013 American Community Survey 5-Year Estimates.

Educational Attainment

Income and poverty levels are believed to be influenced by educational attainment. Educational attainment data for Narrows, Giles County, and Virginia is contained in Table 11. Educational attainment levels for Narrows and Giles County are comparable, while the levels for Virginia show significantly more holders of bachelor's and graduate degrees.

Table 11: Educational Attainment of Population 25 Years of Age and Older

	Narrows	Giles County	Virginia
Population 25 years of age and older	1,530	12,095	5,427,938
Education Level			
Less than 9 th grade	5.2%	8.3%	5.1%
9 th to 12 th grade, no diploma	8.1%	11.2%	7.5%
High school graduate (includes equivalency)	46.0%	37.3%	25.2%
Some college, no degree	24.4%	18.1%	20.1%
Associate degree	5.9%	8.6%	7.0%
Bachelor's degree	7.4%	10.1%	20.5%
Graduate or professional degree	2.9%	6.4%	14.7%

Source: U.S. Census Bureau, 2013 American Community Survey 5-Year Estimates.

Travel Time to Work

The 2013 American Community Survey data in Table 12 show that the average, working Narrows resident spends approximately 30.7 minutes commuting to his or her job, a figure higher than Virginia's average commuting time of 27.7 minutes. The average commuting time for Giles County is 25.8 minutes. The travel times shown in the table suggest that employment destinations for Narrows residents are mostly found within the New River Valley.

Table 12: Travel Time to Work

	Narrows	Giles County	Virginia
Number of workers 16 years and over who did not work at home	843	6,945	3,741,783
Travel Time to Work			
Less than 10 minutes	19.6%	19.4%	10.6%
10 to 14 minutes	12.1%	10.4%	12.8%
15 to 19 minutes	13.9%	11.3%	15.2%
20 to 24 minutes	6.2%	10.7%	14.9%
25 to 29 minutes	3.6%	6.8%	6.4%
30 to 34 minutes	6.0%	12.9%	14.3%
35 to 44 minutes	13.9%	11.1%	7.2%
45 to 59 minutes	17.4%	11.8%	8.9%
60 or more minutes	7.4%	5.7%	9.9%
Mean travel time to work (in minutes)	30.7	25.8	27.7

Source: U.S. Census Bureau, 2013 American Community Survey 5-Year Estimates.

Business License Revenue

Revenue from business licenses in the Town of Narrows grew each year from 2010 through 2014, as shown in Table 13. The information appears to indicate a growing level of business activity over this period.

Table 13: Town of Narrows Business License Revenue

Year	Revenue
2010	\$51,411.74
2011	\$73,150.18
2012	\$83,757.00
2013	\$84,217.88
2014	\$87,805.17

Source: Town of Narrows

Tourism

Statistics from the Virginia Tourism Corporation show that the economic impact of travel-related spending by visitors in Giles County has grown from \$20.66 million in 2006 to \$25.92 million in 2014. An upward trend in travel-related spending has been experienced by other localities in the New River Valley region. While these figures are estimates, they indicate the growing role of tourism in the region's economy.

Table 14: Travel Expenditure Estimates (in millions of dollars) for New River Valley Localities

County	2006	2007	2008	2009	2010	2011	2012	2013	2014
Giles	\$ 20.66	\$ 21.58	\$ 21.93	\$ 20.13	\$ 21.51	\$ 23.62	\$ 24.24	\$ 24.76	\$ 25.92
Floyd	\$ 16.16	\$ 16.85	\$ 17.92	\$ 18.34	\$ 20.05	\$ 21.83	\$ 22.42	\$ 22.29	\$ 22.82
Montgomery	\$ 97.23	\$ 104.71	\$ 111.19	\$ 105.11	\$ 111.74	\$ 121.87	\$ 129.50	\$ 132.67	\$ 136.33
Pulaski	\$ 40.35	\$ 44.34	\$ 46.69	\$ 43.67	\$ 46.42	\$ 49.80	\$ 51.68	\$ 51.48	\$ 53.92
Radford City	\$ 12.37	\$ 13.13	\$ 12.99	\$ 12.60	\$ 13.38	\$ 14.60	\$ 15.01	\$ 15.07	\$ 15.42

Source: Virginia Tourism Corporation



NATURAL FEATURES

Climate

The climate of Giles County is classified as humid continental and is characterized by moderately mild winters and warm summers. Storms are not a serious hazard in the region, though occasional thunder or wind storm may cause wind damage to crops and property.

The annual average temperature at Glen Lyn (approximately four miles by air from Narrows and at a similar elevation) is 55.4° F, with a January average of 37° F and a July average of 74° F. Precipitation averages 38 inches per year, with the majority of it falling during the spring and summer months. Average snowfall is 17 inches per year.

Wind and Air Quality

The prevailing winds in the Narrows area are westerly, although winds tend to shift from the north during the winter months to arising from the south during the summer. Wind patterns are complicated by local phenomena such as "backwash" and "inversion", which are brought about by the presence of mountains. This unique climate makes Narrows and the surrounding vicinity highly susceptible to possible concentrations of pollutants during the summer and fall months. On a regional basis, the data displayed is overall good, with only slight problems with total suspended solids surpassing standards. Areas within this region are susceptible to "inversion layers", where stagnant air can be trapped over the valley area for several days due to the topographical structure of the region.

Topography

The aesthetic and physical characteristics of Narrows are shaped by its topographical location. Narrows is situated along both banks of the New River, just upstream from the historic "narrows" point at which the river cuts through the ridges of East River Mountain and Peters Mountain. A significant portion of the southern section of Town, including its downtown section, lies within the Wolf Creek watershed, a tributary of the New River. The northern section of Narrows is located on relatively shallow land at the base of Peters Mountain. A relatively steep escarpment separates the floodplain along the New River from the residential areas near the north banks.

Elevations within the Town vary from approximately 1,520 feet above sea level along the banks of the New River, to a high point of 1,920 feet at the southernmost Town limit. The central business district's elevation is approximately 1,540 feet, with adjacent land rising to the east and south. The plateau area, north of the river, is slightly higher at 1,700 feet. The surrounding mountains have elevations ranging from 2,869 feet (Piney Ridge), 3,200 feet (East River), and 3,359 feet (Peters), to 3,667 feet (Wolf Creek).

Narrows' slopes are typical for small communities bordered by mountains. They have unique slope characteristics which are categorized in the following areas by the United States Department of Agriculture's (USDA) Soil Conservation Service:

Flat Lands (0-2%) - This land corresponds to the flood-prone areas near the Town's watercourses. In addition to the hazards posed by the proximity to the floodplains, these soil types drain poorly and typically lead to engineering constraints or development problems.

Gently-Sloping Land (2-7%) - The slope category corresponds to soil type 4B and occupies much of the developed land of Narrows, as described earlier. Generally, this slope category offers affordable opportunity for development by requiring very little grading.

Moderately-Sloping Land (7-15%) - Land in this category imposes some limitations on the types of structural development that can be supported by the topography. The two soil types classified as being suitable for residential development (4C and 30C) and the type suitable for residential infrastructure (14C) are all in this slope category. Slopes between 7 and 15 percent present progressively greater difficulties for development.

Steeply-Sloping Land (Over 15%) - Major constraints to development are typical characteristics of this category. Land with a slope of 20 percent or more is usually considered undevelopable. As noted below in the discussion of soil types, land in the most restrictive category is generally located along the Town's periphery.

Geology

Narrows lies within the Valley and Ridge physiographic region of Virginia. The area is characterized by long, narrow ridges oriented in a northeast-southwest direction and composed of erosion resistant rock, such as sandstone and shale. The intervening valley floors consist of limestone, dolomite, and other easily eroded rock. Much of the Town is located in the valley of Wolf Creek, located between East River, Wolf Creek, Piney Ridge, and Pearis Mountains. Other watersheds within the Town limits include Mill Creek and the New River drainage basin.

The Town of Narrows is situated on river-deposited alluvium (composed of sand, gravel and clay), or on terraced deposits of smaller material accumulated in an earlier geologic period by the New River and its tributaries. The economic value of these deposits is limited, although gravel was profitably extracted in years past. The same is true of a few small areas of alluvial or colluvial fan deposits in the southernmost part of the Town.

Underlying most of the alluvial deposits south of the New River and exposed in several places, is rock of the Lower Ordovician/Upper Cambrian Age. Most formations are comprised of dolomite, with limestone and a small amount of sandstone. Sandstone is an important component of the southernmost area of Narrows, both near the water tanks and in the lower slopes of East River Mountain northwest of downtown across Wolf Creek.

North of the river, the slopes of Peters Mountain begin their rise near Narrows High School. Rocks of the Huntersville and Rocky Gap Sandstone formations are found here, too. These formations, somewhat younger than the formations to the south, are primarily composed of sandstone and chert. The residential areas along upper Hopkins Street and Midway Street are located in the Huntersville-Rocky Gap area. Neither the Lower Ordovician/Upper Cambrian formations are noted for their valuable mineral content, yet high quality limestone can be profitably quarried under ideal conditions.

Two faults, the main Narrows fault and a branch, bisect the Town in the northern section. The Narrows fault follows a course from the intersection of the Norfolk Southern railroad tracks east of Town and underneath the high school building, and exits at Virginia Avenue, southwest of the cemetery. The branch fault, which is unnamed, runs parallel and north of the Narrows Fault and is located adjacent to Sunset Avenue.

Slope and karst mapping indicate the presence of four significant sinkholes within Narrows. Three sinkholes are located south of the New River: (1) approximately 600 feet west of the Town reservoirs (although the reservoirs have not been used for quite some time); (2) between East Wolf and East Westview Streets, just east of South Avenue; and (3) near the intersection of Main Street and Hare Avenue, between Main and East Wolf Streets. The fourth sinkhole is located north of the New River in the block bounded by Franklin, Elworth, Hopkins, and Allen Streets.

If proper precautions are taken, sinkholes do not pose any environmental threat, although they are often linked directly to area groundwater supplies. Groundwater contamination is likely at these sites.

Soils

Seventeen different soil types are found within the Town limits of Narrows. Soil information is an important component in determining development potential of any given tract of land. Some soils are suitable for a wide range of development, including large commercial and industrial buildings. Others may be able to support only small structures, such as single-family dwellings. Still other soils may have

qualities which severely restrict any infrastructure improvements. A soils map (Map 3) is included in Appendix 2.

Soils of this variation can be classified into four categories of suitability development. The highest to the lowest suitability for these categories are: (1) soils supporting commercial development; (2) soils supporting residential development; (3) soils supporting infrastructure development; and (4) soils with severe constraints to development.

Soils Supporting Commercial Development - Only one soil type (4B) falls within the least restrictive category. Fortunately, this soil type occupies the largest portion of the Town's residential areas (both north and south of the river) and the downtown commercial district. This soil type is considered ideal for intensive development, such as large commercial buildings or high density residential structures.

Soils Supporting Residential Development - Two of the soils, types 4C and 30C, are somewhat less suitable for intensive use, but can support many structural improvements. Most of Narrows' developed land, not found in the commercial category, is comprised of these two types. These areas include the residential neighborhoods along Mill Creek and near Grace and Holston Streets and the area north of Brookman and Nelson Streets.

Soils Supporting Infrastructure Development - One soil type, 14C, is essentially limited to single-family residential uses, and generally requires public utilities to be present for development. The only developed portion of this soil type is a small area along Hill Street. Another section is located along the north slope above the Wolf Creek, and remains undeveloped.

Soils With Severe Constraints to Development - All 13 of the remaining soil types in the Town of Narrows are severely limiting in virtually all development categories. For the most part, steep slopes or flooding are primary limitations to the Town's development. Soils in these categories are usually found in outlying areas of Town, or close to the New River or Wolf Creek. One exception is the residential neighborhood east of North View Street, which is categorized as soil type 14E. This type is slightly more suitable for residential development.

Water Resources

Narrows lies near the north and south banks of the New River and is drained by two of its tributaries, Wolf Creek and Mill Creek. The New River begins in Watauga County and Ashe County, North Carolina, where it flows from the headwaters in a northeastern direction toward Radford and then northwest between the Montgomery County/Pulaski County lines through Giles County before reaching West Virginia. It then meets the Gauley River to form the Kanawha River, a major tributary of the Ohio River.

The New River Basin is bordered to the east by the James River and Roanoke River Basins, and to the west by the Tennessee River and Big Sandy River Basins. South of the New River Basin is the North Carolina state line and West Virginia lies at the northwest border of the basin. Approximately 59 percent of the land coverage in the New River Basin is forested, 3 percent of the land area is classified as urban, and 35 percent considered agricultural. The New River Basin's total length is 115 miles from Blowing Rock, North Carolina to Bluestone Dam near Hinton, West Virginia. The Virginia section of the basin is 87 miles in length, and the basin's maximum width is approximately 70 miles.



The New River is geologically considered to be an antecedent stream, meaning it was formed earlier than the mountains along its course. As the Appalachian chain was being formed some 225 million years ago, the New River was powerful enough to cut through the new ridges being created perpendicular to its path; this created a number of water-gaps in places where the river flowed through down-cut notches in the ridges. One of the most famous of these, and for which the Town is named, is the "narrows" between the East River

and Peters Mountains.

The Town of Narrows lies in the New River Basin watershed. The Virginia Department of Environmental Quality's (DEQ) *Draft 2014 Water Quality Assessment Report* identified several sections of Wolf Creek and its tributaries, upstream from Narrows in Giles and Bland Counties, as having water quality impairments (E. coli/fecal coliform) related to livestock access to streams, livestock waste, and on-site sewage treatment systems. A Total Maximum Daily Load (TMDL) study was completed for portions of Wolf Creek in Bland County in the last year. An implementation plan will be developed as a follow-up to the TMDL study.

Water and floodplains occupy roughly 12 percent of Narrows' total acreage. However, the "Flood Insurance Rate Map" for the Town, indicates that much of the downtown district, as well as the industrial areas along Monroe Street, are within the 100-year floodplains of the New River and Mill Creek. In fact, floods are the Town's greatest natural hazard. Major floods in Narrows occurred in 1916, 1933, and 1940, with less damaging floods occurring every few years. The Town is a member of the Flood Insurance Program and complies with the Program's guidelines related to floodplain development. A map of the Town's floodplains (Map 4) is included in Appendix 2.

The Giles County Public Service Authority (PSA) supplies bulk treated drinking water to the Town of Narrows from a well in Giles County and from the Orchard Well, located on the south side of Narrows.

The North Well, which is located north of the New River off Third Avenue in Narrows, is maintained by the PSA as a backup source in the event of emergencies.

In Virginia, groundwater is divided into four provinces and then further classified by river basins. Narrows is located within the Valley and Ridge Province and the New River Basin. In general, groundwater resources in the Valley and Ridge Province are typically variable and depend in part on the underlying geologic formation and rock type. Water quantity and quality of limestone and dolomite rock are often good to excellent, although occasional pockets of water hardness are encountered.

Springs are surface discharge points from the flow of groundwater. Due to a generally high water table and the presence of karst topography, springs exist in Narrows and the surrounding area. The importance of springs is that they are frequently used as domestic, public, and industrial water supplies. Moreover, in terms of water quality, springs are often situated in steep and mountainous terrain with the potential for contamination from surface runoff upgradient of the spring.

U.S. Geological Survey records indicate that at Glen Lyn, Virginia, 6.3 miles downstream from Narrows, the New River's average discharge is 5,008 cubic feet per second (CFS), with a drainage area of 3,768 square miles. Wolf Creek's discharge upstream has an average of 300 CFS from a drainage area of 223 square miles. These figures indicate that Wolf Creek contributes about 6 percent of the total flow and total drainage area to the New River at Glen Lyn.

Aesthetic Resources

Narrows' visual resources are directly linked to the topography and the New River Basin. Narrows is situated along the banks of both the New River and Wolf Creek. Just north of Town is "Narrows Point", hence the Town's name, where the New River cuts through Peters Mountain to the east and East River Mountain to the west. Several caves lie within proximity of the Town, all of which are on the southern end, near Cave Street. The north side of Town borders the Jefferson National Forest, an outstanding natural resource covering more than 90 square miles in Giles County. The National Forest offers many outdoor recreational opportunities, such as hiking trails and fishing in many of the trout streams and creeks running through the deciduous and coniferous forests.

The Town of Narrows has several other aesthetic resources southwest of the Central Business District (CBD), which provide pleasant views, and habitat for numerous aquatic species and waterfowl. The CBD also contains a variety of architectural styles. The buildings range in age and some may have historical significance. Portions of downtown have been designated a historic district through a program administered by the Virginia Department of Historic Resources.

Forests

The Town of Narrows features land devoted mostly to residential and commercial uses. The Town considers woodlands not to have the same degree of commercial value that a larger jurisdiction such as

Giles County might place on them. Aerial photographs show that the majority of the Town's residential neighborhoods contain yard trees, yet fewer trees are found in the central business district. The Town Park, between Park Drive and Wolf Creek in southwest Narrows, also contains numerous trees. The vacant lands in the Town, like the high ground near the south water tanks, and upland across Wolf Creek from downtown, are completely wooded.

The total forested areas in Narrows cover approximately 80 acres. These forested areas are very important to the Town. They help protect watersheds and wellheads by providing erosion and sediment control on land upstream. Trees also provide aesthetically pleasing features which can be used to enhance tourism. One of the most significant parcels of forested land in Narrows occurs not within the corporate limits, but rather outside of the corporate limits. South of Town, along the banks of Mill Creek, lies the largest forested tract owned by Narrows. Bounded by Giles County property, this property covers more than 100 acres and is known as Mill Creek Nature Park. In addition, Narrows owns a small tract of land, approximately 8 acres, that is wooded and contains a section of Mill Creek.

Wildlife

Fish and wildlife are important resources to the Town of Narrows. In addition to their ecological value, these resources help draw tourists and outdoor recreation enthusiasts to the area. The New River, Mill Creek, and Wolf Creek in particular, provide excellent fishing opportunities and, along with the Duck Pond, are home to an assortment of waterfowl. The forests surrounding the Town provide hunters and naturalists with a variety of wildlife.



COMMUNITY FACILITIES

Transportation

The streets and roads within Narrows are generally in good condition, although some streets are in need of maintenance/repair. Many of the streets within the corporate limits act as swales during heavy rains, adding to the deterioration of the roadways.

Geographically, Narrows is a land transportation focal point for Giles County, the New River Valley, and West Virginia. It is the only water-level route across Peters Mountain and East Ridge Mountain and, consequently, both highway and rail traffic must pass through the Town. Of the four Giles County roads classified as primary by the Virginia Department of Transportation (VDOT), three pass through or terminate in Narrows, making the Town very accessible by road. The most important road in Giles County is U.S. 460. This four-lane road provides a direct connection to I-81 at Christiansburg, and I-77 at Princeton, West Virginia. State Route 100 connects Narrows with I-81 and points southwest, such as the New River Valley Fairgrounds, New River Valley Airport and New River Community College. Like Route 100, Route 61 also terminates in Narrows, linking Narrows westward to an I-77 interchange at Rocky Gap and to the Town of Tazewell.

Table 15 includes average daily traffic volumes for the three major highways within Narrows at intervals from 2001 to 2014. Traffic volume has held steady on Rt. 460. Traffic volume has declined on Rt. 100. On three segments of Rt. 61, traffic volume has declined. On two segments of Rt. 61 (Kimberling to Main; and Main to SE of New River), traffic volume increased over the period shown in the table,

Table 15: Annual Average Daily Traffic Volume

Route	From	To	2001	2005	2010	2014
U.S. 460	NCL Narrows	Fleshman St.	11,000	9,400	11,000	11,000
U.S. 460	Fleshman St.	ECL Narrows	13,000	14,000	13,000	13,000
Va. 100	ECL Narrows	Rt. 61	3,100	2,200	2,200	2,100
Va. 61	WCL Narrows	Monroe St.	3,000	2,500	2,400	2,100
Va. 61	Park St.	Kimberling St.	4,100	3,800	3,900	3,500
Va. 61	Kimberling St.	Main St.	3,100	4,400	4,600	4,200
Va. 61	Main St.	SE of New River	4,600	5,200	5,300	5,100
Va. 61	SE of New River	Rt. 460	5,000	5,500	4,400	4,400

Source: Virginia Department of Transportation.

Narrows currently has approximately 30.75 lane miles of local and collector streets. Towns such as Narrows with populations less than 3,500 receive funding through VDOT's Urban Maintenance Program. The funding received through this program is available for maintaining and preserving roadway structures and facilities.

The Urban Maintenance Program will provide maintenance payments to the Town of Narrows of \$11,719 per lane-mile of local and collector streets in FY 2016. VDOT provides maintenance of the primary arterial and minor arterial roadways in Narrows (Rt. 61, Rt. 100, and U.S. 460), while the Town's Public Works Department provides maintenance of the local streets within the Town.

Currently, all of the roads in Town comply with VDOT standards and those roads are eligible for maintenance funding. Funding is provided for roads that meet certain criteria established in the State Code and implemented by VDOT. Roads within Town limits which were in existence prior to 1950 must have 16' of paved surface with a 30' right-of-way. Roads added to the system after 1950 must have a 30' paved surface with a 50' right-of-way.

Streetlighting

State Code requires streetlighting service be consistently provided to citizens of an urban municipality (towns and cities). Streetlighting may or may not be desired in certain areas, therefore, neighborhoods and landowners near active intersections which require lighting should be involved in determining the final streetlighting design in the vicinity of new construction.

Public Parking

There is a public parking lot for approximately 30 cars adjacent to the Fire Department and old Town Hall, and another parking lot for about 20 cars near the old BB&T Bank. Also, there is a public parking

lot located adjacent to the Farmers Market with capacity for additional vehicles. Parking is sufficient in the Town except during events which attract a higher than normal level of vehicular traffic.

Sidewalks

Sidewalks are an important means of transportation for pedestrians. Several sidewalks within the downtown area were reconstructed during the downtown improvement and Rt. 61 realignment projects. The new Rt. 61 bridge over the New River includes sidewalks on both sides of the road.

Public Transportation

Currently, there is no transit or intercity bus service in Narrows. There is one taxi service, Lupo's Taxi, located in Narrows.

Airports

The nearest airport is the New River Valley Airport at Dublin, approximately 25 miles south on Rt. 100. The Airport has a 6,200 foot asphalt surfaced runway and offers fuel, instrument landing system capability, freight limited charter service, and general aviation service. The NRV Airport is designated as a Foreign Trade Zone. General aviation airports are also located at Bluefield and Blacksburg. Commercial passenger service is available at the Roanoke Regional Airport. The Roanoke airport is located approximately 60 miles from Narrows and features service by major carriers and commuter airlines.

Rail Service

Norfolk Southern Railway serves the Narrows area and Giles County with a main line connecting the Tidewater area of Virginia with Columbus, Cincinnati, and Chicago to the west. The railroad maintains an office at the old Narrows depot. Narrows is located along Norfolk Southern's Heartland Corridor. The railroad made significant investments in recent years to increase tunnel clearances on this route to enable handling of double-stack container traffic between the Virginia ports and the midwest.

Passenger rail service is not available in Narrows. Amtrak's Cardinal Route passes through West Virginia and Virginia, north of the Narrows area. Amtrak's Cardinal service has stops in Hinton, White Sulphur Springs, Alderson, and Prince, West Virginia. The Cardinal also stops in Clifton Forge and Staunton, Virginia.

Through an agreement with the Commonwealth of Virginia, Amtrak Northeastern regional passenger service will be extended to Roanoke in 2017. At the time of completion of this plan, the New River Valley Metropolitan Planning Organization (MPO) is studying potential ridership demand in the New River Valley with a goal of extension of passenger rail service to the region by 2020.

Water Service

The Town of Narrows owns and operates three water storage tanks (each with a capacity of 500,000 gallons), a booster pump station, and a distribution system serving nearly 1,200 connections. All three storage tanks were rehabilitated in 2005.

Water is supplied to the Town by the Giles County Public Service Authority (PSA) from a well located in Giles County. The Orchard Well, located in the south side of Narrows, also serves as a source of water for the PSA. The North Well, located on the north side of Narrows, serves as a backup source in case of emergency.

Daily total water usage on the water system is approximately 150,000 to 180,000 gallons per day.

Water quality in the Town is considered to be good. According to the 2014 Town of Narrows Drinking Water Quality Report, there were no contaminant levels that exceeded acceptable ranges/limits and no violations.

Water Service Area

Water service is presently provided throughout the Town and to several areas immediately outside the corporate limits. On the north side, water service has been extended beyond the corporate limits past Locust Street and along Cumberland Road. On the south side, water service extends along Wolf and Johnson Streets. The primary extension outside the corporate limits is in the Mill Creek area where a high level system serves more than sixty homes outside the corporate limits.

Sewer System

The collection system includes five pump stations throughout the Town that are used to pump sewage from locations where gravity flow to the wastewater treatment plant is not possible. The central treatment plant is located at the confluence of Wolf Creek and The New River, just below the Route 61 bridge. The treatment plant capacity is 250,000 gpd and current flow rates average just over 100,000 gpd.

Most of the sewage collection system was constructed around 1950. The system has experienced serious groundwater infiltration since its construction. Line replacement and repairs are difficult due to the fact that the Town has no documentation of exact line location.

Solid Waste Collection and Disposal

The Giles County Public Service Authority manages the Town's sanitation collection and disposal. Residents have weekly pickup with a \$15.00 monthly fee. Commercial users pay a base fee of \$18.00 per month with an additional fee based on rental dumpster capacity. The waste is transported to the New River Resource Authority Landfill located in Pulaski County, Virginia.

Recycling

Recycling services are provided by Giles County Public Service Authority with large drop-off boxes available at the convenience center located on Lurich Road (Stockpen).

Storm Water Management

Narrows has a storm water management system for primarily gathering water from the streets. There are no records of the inlet locations, pipe network, or dates of installation. The effectiveness of the system is somewhat limited.

A number of streets in the Town have experienced storm water runoff problems. These include College Street, Poff Street, Wolf Street, Westview Street and various sections of Rt. 100. Much of the water problems in the downtown area are a result of being located within the 100 year flood plain. Main Street, Valley Street, Monroe Street, Esther Street, and Center Streets are all within the 100 year floodplain and experience flooding at a rate of about twice every three years.

For sites located in Narrows, storm water management plan review and inspection is carried out by Giles County.

Utilities

The Town is currently serviced by Verizon, Appalachian Power, Columbia Gas, and Suddenlink Cable. With the exception of the gas company, all of these utility companies have franchise agreements with the Town to provide service to everyone within Town limits. The power, gas, and phone companies are very proactive in following industrial, commercial, and residential development.

Internet Service

Verizon and Suddenlink provide internet service in Narrows. The Town can help facilitate discussion and coordination around the issue of maintaining and/or improving adequate service capacity and download speeds for businesses and residents.

Recreational Services and Facilities

The Town of Narrows Recreation Department provides a wide array of organized programs for children, youth and adults on a year-round basis. The Department is operated by a full-time director, assisted by part-time employees and volunteers. The Narrows Parks and Recreation Commission provides program oversight and recommendations.

One of the most popular recreational facilities is the **Narrows Town Park**, also known as the Boom Park,



so named because of the booming sounds made by logs many years ago as they traveled down the creek from logging activities upstream. Admission to the park and swimming in the Creek are free, although fees are charged for use of the three picnic shelters.

Narrows Town Park is situated on five acres between Route 61 and Wolf Creek. The Park is “officially” open from May 1 through September 30.

Other Town-owned facilities include:

- **Mill Creek Nature Park:** This property features several hiking trails on 145 acres owned by the Town at the end of Northview Street. Visitors can take a trail to scenic falls, or enjoy mountain biking or fishing. Map 9, in Appendix 2, shows the trails of Mill Creek Nature Park.
- **Camp Success Campground:** Located on Lurich Road, this property features primitive campsites, a boat ramp, and fishing access along the New River at the mouth of Wolf Creek.
- **Lurich Road Ballfields:** Located on Lurich Road outside the Town of Narrows, this property features multi-use athletic fields. At the time of completion of this plan, the Town is developing additional facilities at this location to allow more use.
- **Narrows Recreation Center:** Formerly Narrows High School, the Recreation Center has been converted into a community center and comprehensive recreation center. The center features an auditorium, a full court gymnasium, dance/aerobic workout room with wall mirrors, and numerous activity rooms.
- **Narrows Duck Pond & Mill Dam:** Located adjacent to Wolf Creek and Monroe Street on the edge of downtown Narrows, this two-acre site is often visited by a few geese and/or ducks. Several benches and a gazebo offer a place to enjoy the scenery, or do some fishing.

Three nearby golf courses serve the Town of Narrows. Castle Rock Golf Course, a public facility operated by Giles County, is an 18-hole facility located near the Town of Pembroke, twelve miles east of Narrows. The Giles Country Club, located five miles east of Narrows in Pearisburg, is a privately-owned nine-hole facility which is open to the public with a sponsorship from a member. Fountain Springs, a private 18-hole country club facility, is located in the Town of Peterstown, WV, ten miles west of Narrows, and is open to the general public.

Farmers Market

The Narrows Farmers Market is located on Monroe Street in downtown Narrows. The facility features regular market hours on Thursdays and Saturdays. The goal of the market is to contribute to downtown commercial activity and promote a sense of community within the Town. A vendor’s fee is required to sell produce and goods at the market. Vendor regulations are available on the Town’s website and at the Town Office.

Homemade & Homegrown
3rd Fridays
Narrows Farmers Market
5 - 8pm

May 16 July 18
June 20 Aug 15

Free movies at the Market beginning at 8:30 pm
Sponsored by the Narrows 4-H Club
Bring your chairs and blankets; sit on the grassy area and enjoy the show!
(Children under 12 must be accompanied by an adult)

Vendor fees waived for these dates, but pre-registration required.
Contact Narrows Town Office for more information

Education

The schools in Narrows are an important part of the community's social fabric. Narrows High School is located north of the New River on Riverside and Woodland Avenues. The location was chosen to serve the western end of the County. In the past, most students at the school were Narrows residents.

Narrows Elementary/Middle School is one of three elementary schools in Giles County and is located on Mary Street between Wolf Street and Holston Street. The school serves the Narrows area and western Giles County.



Table 16 shows enrollment figures over the last ten years for the Narrows schools. The Elementary/Middle School's enrollment has declined over this period. The High School's enrollment has increased in the last few years to reach a figure similar to the 2005-2006 level.

Table 16: School Enrollment

School	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
Narrows Elem./Middle School	528	551	531	549	539	512	485	507	496	453
Narrows High School	346	345	330	304	327	315	293	304	317	350

Source: Giles County Public Schools

Law Enforcement

The Narrows Police Department is staffed by 5 full-time officers and 1 part-time officer. The Narrows Police Department is located at 210 Main Street. Virginia's Uniform Crime Report, produced by the Department of State Police, computes an indexed incident rate based on the occurrence of 24 categories of serious crime. In the Uniform Crime Report, the data is standardized to create an indexed rate that is based on "per 100,000 people" to help provide a basis for comparison among localities. The 2014 Uniform Crime Report index data shows that Narrows had a relatively low incidence of serious crime, with a rate of 1357.46 per 100,000 people in 2014. Narrows had a total of 27 incidents of serious crime during 2014. Table 17 shows the 2014 Virginia Uniform Crime Report index rates of Narrows and several other localities.

Table 17: Virginia Uniform Crime Report Index Statistics for 2014

Towns	Population	Total Incidents	Incident Rate per 100,000 Population
Narrows	1,989	27	1,357.46
Dublin	2,493	84	3,369.43
Lebanon	3,398	195	5,738.66
Pearisburg	2,721	146	5,365.67
Pembroke	1,105	72	6,515.83
Rich Creek	760	15	1,973.68

Source: *Crime in Virginia 2014*, Virginia Uniform Crime Reporting Program, Department of State Police.

Fire Department

The Narrows Volunteer Fire Department consists of 30 active members, 5 senior members, and 4 junior members. They respond to approximately 120 calls per year. Not only does the Fire Company respond to fires, but also to auto accidents, hazardous materials spills, and flooding. To properly respond to these situations, the firefighters receive regular training. The Narrows Volunteer Fire Department is located at 133 Center Street.

In addition to the Narrows Volunteer Fire Department’s hazardous materials training, the Giles County Haz-Mat Team provides services throughout the New River Valley and beyond.

Emergency Medical Services

Through a contract with Giles County, Carilion Clinic operates the Giles County Ambulance Service to serve the emergency needs of Giles County residents. The Ambulance Service is based in Pearisburg. The service can be contacted for emergencies through the 911 system. Carilion personnel provide coverage 24 hours a day, seven days a week.

The Giles Volunteer Lifesaving and Rescue Squad provides emergency medical response coverage and backup assistance as needed. All County ambulance attendants and rescue squad members have completed, at a minimum, an advanced first-aid course (EMT). The Rescue Squad is based in the Mountain View Industrial Park in Pearisburg.

At the time of completion of this plan, the County is examining alternatives for providing emergency medical services in the future.

Hospital

Carilion Giles Community Hospital is a 25-bed critical access facility located in Pearisburg. The 85,000 square foot facility, opened its doors in 2010. The 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.

Library

The Town of Narrows operates the Iris Brammer Library. Funding for the library comes from the Town's general budget and a small amount comes from a state aid grant. The Iris Brammer Library is located at 109 Mary Street, across from the Narrows Community Center. The Library has a large collection of fiction and non-fiction books and offers four public access computers with internet access. The majority of patrons are Narrows' residents, but County residents may also take advantage of the library's services.



A concept that may be explored in the future is moving the library into a larger space in the Narrows Community Center.



ECONOMIC DEVELOPMENT

Positive Developments

Several developments in recent years have helped to strengthen the economy of the Narrows area. These include location of new businesses which offer goods and services and attract customer traffic, business investment, and actions which encourage business development and/or tourism.

- While manufacturing employment has declined overall in Giles County, Celanese Corporation invested \$150 million dollars since 2012 to replace the coal-fired boilers at its Giles County operation with natural gas-fired boilers. The project, along with other efforts at the site, enabled creation of approximately 22 new full-time positions at the Celanese facility in Giles County. This investment in plant infrastructure can be seen as vote of confidence in the facility's future.
- Grant's Supermarket opened in the location of a previous grocery store, thus bringing grocery-related shopping traffic to downtown.
- An area of downtown received designation as the Narrows Commercial Historic District from the Virginia Department of Historic Resources in 2013. This designation enables owners of qualifying buildings in the historic district to be eligible for tax credits related to renovation efforts.
- Three buildings on Main Street have been renovated. The Narrows Town Office is now located in the first floor of one of these buildings, known as the A.M. Wheeler Furniture building.
- A new Rt. 61 bridge over the New River (i.e., Randall W. Fletcher Memorial Bridge) was dedicated in November of 2013. This ensures convenient access between Rt. 460 and downtown well into the future. The bridge project included construction of a commuter parking lot near the north end of the bridge.
- Narrows received designation as an Appalachian Trail Community in 2013.
- A new Dollar General store opened along the Rt. 460 corridor.

- A new branch of the First National Bank of Peterstown opened in the summer of 2015 along the Rt. 460 corridor.
- The Town of Narrows purchased the old BB&T Bank building in downtown to encourage business development/location. In 2014, the building was leased to local entrepreneurs who are opening a micro-brewery in the facility. Right Turn, Clyde Brewing Company is scheduled to open for business in the fall of 2015.
- The Town of Narrows purchased the Camp Success Campground property in 2015. Camp Success is located along Lurich Road, a short distance from downtown Narrows. Previously, the property was leased by the Town. Camp Success offers primitive camping sites and a boat ramp along the New River.

Other Notable Assets

- The MacArthur Inn is a historic inn located in downtown Narrows. The MacArthur Inn has received recognition in *Blue Ridge Country* magazine's "Best of the Blue Ridge" feature.
- Anna's Restaurant, a Crooked Road affiliate located in downtown, features old time and bluegrass jams on Thursday evenings.
- Narrows Gift Shop & Art Gallery is a local artisan cooperative featuring the work of many local artisans, artists, authors, and craftsmen. The shop is also a source of information for tourists on points of interest and destinations in Narrows and the surrounding area.
- The Farmers Market is located in downtown Narrows with regular market hours on Thursday and Saturday. The market has tables on site for use by vendors. The facility has an area for live entertainment during special events and includes restroom facilities. A vendor's fee must be paid to sell produce and other goods at the market. The Town has had some success partnering with civic organizations to offer special event programming at the market.
- Mill Creek Nature Park is situated on 145 acres of Town-owned property located south of Narrows in Giles County. The park offers extensive hiking trails, access to scenic falls, and fishing. Mill Creek Nature Park has received recognition in *Blue Ridge Country* magazine's "Best of the Blue Ridge" feature.
- The Giles County Department of Social Services is located in the old Giles Business Incubator building on Main Street in Narrows. The Department of Social Services represents an employment base and generator of traffic in downtown. The building is currently full with offices for CHIP and Workforce Investment on the first floor, and Precision Machine and Design occupying the small manufacturing space.

Outdoor Recreation Assets

- New River.
- Jefferson National Forest.
- Appalachian Trail.
- Mill Creek Nature Park.
- Camp Success.
- Great Eastern Trail
- Rt. 61 from Narrows into Bland County (i.e., Rocky Gap and beyond) is a popular route for recreational cyclists.

Opportunities

As noted in the economy section, travel and tourism-related spending in Giles County grew from \$20.66 million in 2006 to \$25.92 million in 2014. The Town of Narrows participates on and coordinates with the Giles County Tourism Committee. The Town coordinated with the Narrows Now Trail Club and the New River Valley Regional Commission to create a trail brochure and map. Continued coordination with other localities and organizations/civic groups, such as Virginia Cooperative Extension, Narrows Now Community Coalition, and the Giles Chamber of Commerce, is vital to build upon tourism-related efforts.

Round the Mountain and *Crooked Road* are southwest Virginia regional efforts promoting and marketing the cultural heritage of the region. These initiatives promote art, artisans, and craftsmen (*Round the Mountain*) and music, musicians, and musical traditions (*Crooked Road*) of the region. Both initiatives have been successful in raising the profile of the region's cultural heritage outside the region and both have received significant media attention/recognition.

Appalachian Spring is a coordinated effort to promote tourism related to natural/outdoor recreation assets in southwest Virginia, such as the New River. Located along the New River, Narrows has an opportunity to build on river access and nearby access to mountain trail hiking in Mill Creek Nature Park, Jefferson National Forest, and along the Appalachian Trail.

Opportunities exist for entrepreneurs to develop businesses that provide services for tourists or that otherwise complement outdoor recreation assets and points of interest in the Narrows area. It will be necessary to identify partners and resources to help provide a climate that supports entrepreneurial growth and development.

At the time of completion of the Comprehensive Plan, the Town of Narrows, along with Giles County and the Town of Pembroke, was participating in a Virginia Department of Housing and Community Development-funded Planning Grant process to develop a strategy for harnessing its nearby outdoor recreation assets to boost economic development in the Town. Given regional efforts such as *Appalachian Spring*, *Crooked Road*, and *Round the Mountain*, it is a good time to tap into tourism trends and opportunities to encourage development of an enhanced commercial role for Narrows.

LAND USE

Growth greatly affects development patterns. To anticipate the trends of future growth and development, it is imperative to identify how land is currently utilized within the Town of Narrows, and to create divisions in the various types of land uses and location. Equally important, is to plan for programs for optimal use of the remaining land in order to rationally and efficiently guide growth. Likewise, it must be aesthetically pleasing to and accepted by the community at large. Map 5, in Appendix 2, shows the Town's existing land use.

There are many benefits of utilizing land use data. For instance, the Town can determine where to encourage development and the density of development for a particular land use, such as Single Family or Multi-Family housing. On the other hand, the Town can decide where to prohibit development, where a proposed use might be incompatible or inconsistent with existing uses in a particular area, or whether natural features permit any type of development at all.

Data from a past land use survey is included in Table 18. For purposes of the survey, the Town of Narrows was divided into seven land use categories including: Residential, Commercial, Industrial, Public, Transportation, Water and Flood Plains, and Vacant. Agricultural land does not exist in any area of the Town boundaries, therefore, it is not identified. Public areas are defined as those areas, structures, and institutions created for the benefit of the community.

Residential land comprises the largest land use in Narrows. Single-Family Housing is still the preferred housing type, covering nearly 41 percent (333.45 acres). Multi-Family Units account for only 0.25 percent (2.06 acres) of the total land use in Narrows, and Mobile Homes account for 0.27 percent (2.25 acres).

Other significant land uses in Narrows are as follows: Water and floodplains contain 12.24 percent (99.43 acres) of Narrows' land use, Transportation accounts for 11.53 percent (93.69 acres), 8.77 percent (71.26 acres) is categorized as Industrial land use, and Vacant land occupies 20.12 percent (163.43 acres). Of the 163 acres of vacant land in Narrows, 95.08 acres is unsuitable for development, due to steep slopes and poor soil and geological conditions. The remaining 68 acres is suitable for most types of development.

Table 18: Narrows Existing Land Use Area

Type of Use	Acreage	Percent of Total
Residential		
Single family	333.45	40.68
Apartment	2.06	.25
Mobile home	2.25	.27
Institutional	.82	.10
Commercial	13.78	1.34
Industrial	71.26	8.77
Public	32.03	3.94
Transportation	93.69	11.53
Water and Flood Plains	99.43	12.24
Vacant:	163.83	20.12
With severe development constraints	95.08	
Remaining acreage suitable for development	68.42	
Total	812.27	100

Natural Land Use Factors

The most significant natural factors influencing land use in Narrows are topography and soils. Considering that nearly 70 percent of the land area in Narrows is developed, the remaining land is either unsuitable for development due to either steep slopes, poor soil conditions, or the fact that the land lies in a flood plain.

Such land can remain in a natural state and not altered at all. Natural preservation is economical and provides a buffer between residential, commercial and natural environments.

Man-Made Land Use Factors

Man-made factors influencing land use in Narrows include roads, bridges, commercial and industrial structures, houses, apartments, and mobile homes. By taking inventory of the condition, type and location of these structural factors, the community can lay the groundwork for figuring out the best uses of the remaining developable land in Narrows.

Site surveys of existing conditions can provide officials with structural information for economic development planning and providing essential social services to the residents of Narrows. Examining structural conditions of buildings, roads and community facilities such as water and sewer lines enable the Town to identify and correct problem areas. By understanding the condition, volume, and density of

man-made factors in Narrows, the Town can look forward to the future with an understanding of what is needed in terms of man-made structures to successfully meet the challenges of tomorrow.

Composite of All Land Use Factors

The built environment accounts for nearly 70 percent of all land use in Narrows. Of the 70 percent, 40 percent consists of residential housing, and only 1.3 percent (or 13.78 acres) comprises commercial land use. One reason for such compact commercial use is the lack of developable land in Narrows. With 20 percent of the land vacant, only 8 percent is suitable for development. With the basic infrastructure already serving the central business district, where the majority of the commercial land use is located, it makes sense to revitalize the downtown area.

With less than 33 percent of the remaining land in Narrows categorized as vacant or undevelopable due to flood plains, and soil and topological conditions, it makes sense to search for ways to take advantage of the natural state of these land areas. The Town can benefit economically and socially by preserving open spaces and even profit by not developing on these sites.

GOALS AND OBJECTIVES

Goals are general statements of what citizens want to see in their community. Objectives are usually expressed as actions or programs. The goals and objectives do not represent funding commitments by the Town, but are broad goal and action items identified for long-term planning purposes and to provide input for the Planning Commission and the Town Council. The order in which the goals and objectives are presented does not reflect prioritization or levels of importance. On an annual basis, the Town Council sets funding priorities and makes funding decisions related to the Town budget. Funding priorities can change over time. The goals and objectives expressed in the Comprehensive Plan may be updated periodically to reflect changes in the needs and priorities of the Town.

Economic Development

Goal: Encourage strengthened/improved commercial districts in Narrows.

Objectives:

- Create a more fully functioning and vibrant downtown.
 - Explore options and tools for facilitating downtown revitalization efforts (e.g., CDBG Planning Grant).
 - Increase awareness of Narrows Commercial Historic District and tax credits related to improving/revitalizing qualifying historic structures.
- Identify opportunities to build engagement with merchants and businesses.
- Identify needed/desired businesses.
- Partner with local, regional, and state entrepreneurship efforts to leverage their expertise and foster an environment that encourages entrepreneurs.
- Continue to support existing events such as Kids Fishing Day, the July 4th Celebration, and the Narrows Fall Festival, as well as identify new events.
- Continue to focus on Farmers Market programming, events, and promotional efforts.
- Maintain existing partnerships and seek to establish additional partnerships (e.g., civic groups/clubs and churches/youth groups) for events.
- Recognize entities, such as Narrows Now Community Coalition, that help promote the Town and its unique assets.

Goal: Strengthen/enhance assets and opportunities related to tourism.

Objectives:

- Enhance outdoor recreation assets, such as Camp Success, Mill Creek Nature Park, and the Lurich Road Ball Fields, and improve connections to these assets.
- Build awareness of points of interest in and around Narrows.
 - Develop brochures/pamphlets (e.g., regional trails; Narrows points of interest; New River Water Trail) and make available on internet as well.
 - Expand/build on County placement of directional signage.
- Explore options, models, and successful efforts used by other towns to capitalize on natural assets and strengthen tourism and the local business community.
- Encourage businesses/entrepreneurs that complement tourism assets and points of interest.

- Coordinate with local and regional tourism efforts, as well as Southwest Virginia “Appalachian Spring” effort.
- Build awareness of and promote Appalachian Trail Community and Great Eastern Trail designations.

Goal: Encourage workforce development access for citizens.

Housing

Goal: Update and improve housing stock to extend viability and keep properties on tax rolls.

Objective:

- Coordinate with organizations such as Community Housing Partners, regional HOME Consortium, and Habitat for Humanity to take advantage of opportunities to improve older/substandard housing and to develop new infill housing.

Goal: Seek an appropriate mix of housing stock that meets the needs of all income groups.

Goal: Explore options for encouraging property maintenance.

Objective:

- Review enforcement of existing ordinances and establishment of minimum standards for rental properties.

Transportation

Goal: Coordination with VDOT to identify and plan improvements.

Objectives:

- A sidewalk along Fleshman Street linking the north end of the Randall Fletcher Memorial Bridge to the vicinity of the Bank of Peterstown branch office.
- Replacement of the culvert structure (for Mill Creek) on Center Street. VDOT Revenue-sharing may be an option for funding this improvement.

Goal: Maintain and improve existing roads and sidewalks.

Goal: Explore options related to potential policy and process development for vacating alleys or unbuilt right-of-way.

Land Use and Environment

Goal: Identify and promote historic and cultural assets.

Objectives:

- Increase awareness of area history (e.g., Native American; Civil War; railroad) and historic points of interest.
- Promote local artisans and live music venues which are included in “Round the Mountain” and “Crooked Road” listings.
- Increase awareness of Narrows Commercial Historic District and tax credits related to improving/revitalizing qualifying historic structures.

Goal: Preserve and protect the Town’s natural features and environment.

Objectives:

- Recognize the value and importance of the area’s natural/scenic beauty and access to recreational opportunities.
- Provide adequate measures to protect open spaces.
- Investigate measures for protecting viewsheds.
- Explore options for maintaining air quality.
- Investigate possibility of curbside pickup of recycling.

Goal: Protect the Town from natural hazards.

Objective:

- Use regional Hazard Mitigation Plan in addressing and providing adequate measures for management of flood plains and stormwater runoff.

Goal: Explore options for maintaining the Duck Pond – maintenance/dredging.

Goal: Update zoning and subdivision ordinances as needed to serve community needs and ensure consistency with Comprehensive Plan goals.

Goal: Explore options for encouraging re-use/redevelopment of vacant/underutilized properties and buildings, such as the old Town Hall.

Municipal Services and Facilities

Goal: Maintain a comprehensive public safety program.

Objectives:

- Provide for necessary equipment upgrades/replacement for the Police Department.
- Provide for necessary equipment upgrades/replacement for the Volunteer Fire Department.

Goal: Maintain and improve water distribution lines.

Objectives:

- Replace existing water line segments as necessary to avoid emergency disruptions in service.
- Undertake GPS mapping of water system and components.

Goal: Provide adequate wastewater treatment capacity and improvement of collection system piping.

Objectives:

- Upgrade wastewater treatment plant.
- Replace aging sewer line segments as necessary to address infiltration and inflow concerns and avoid emergency disruptions in service.

Goal: Assess opportunities/needs/demand for additional recreational programming.

Objective:

- Survey citizens and existing program participants for interest.

Goal: Identify and assess opportunities to better utilize space in the Narrows Community Center.

Objectives:

- Explore possibility of expanding programming to include more activities for adolescent and senior citizen populations.
- Engage with civic and church groups, etc., to identify event/program opportunities.
- Seek partnerships to offer training/education programs in the Community Center.

Goal: Use information from the Parks and Recreation Master Plan Input Session to help plan/program future facility improvements.

Goal: Use technology to improve service to and communication with citizens.

Objectives:

- Develop online and credit card payment options for payments to the Town.
- Continue to maintain and improve Town website and Facebook page.
- Use website and Facebook page to improve outreach, communications, and engagement with citizens.

Goal: Explore opportunities to partner with the County and other towns to provide services.

Public Involvement

A community survey was conducted between September 3 and October 3, 2014. The survey was made available through the Town's website and Facebook page, as well as through the Town Office. An electronic version of the survey was made available to citizens on the internet via Survey Monkey. A copy of the community survey form is included in Appendix 1. A summary of survey responses received is also included in Appendix 1.

On September 17, 2014, the Assistant Town Manager and a planner from the New River Valley Regional Commission spoke to two classes at Narrows High School about the role of the comprehensive plan. Students were asked to complete the community survey, which was followed by a brainstorming discussion of issues of importance to the students. Summaries of the student survey responses and brainstorming discussions are included in Appendix 1.

Community meetings were held on November 7, 2013, and September 24, 2014. The meetings were advertised in the *Virginian News Leader* and notices were posted on the Town's website and Facebook page. Summaries of issues brainstormed in these meetings are included in Appendix 1.

An additional meeting was held on September 17, 2014, to hear input from the business community. Meeting announcements were distributed to holders of business licenses in the Town of Narrows. No business representatives attended the meeting.

The summaries of survey responses and brainstorming discussions were used by the Planning Commission in developing the Goals and Objectives identified in this Comprehensive Plan.

RECOMMENDATIONS

Recommended Future Land Use Plan

Map 6, in Appendix 2, includes the Future Land Use Plan as recommended by the Planning Commission. Note that a future land use map shows the eventual development and use for the area. The timing and implementation of that development are to be guided by the Goals and Objectives of the plan. The recommendations of the Planning Commission are further defined as:

1. The Town should consider pursuing the redevelopment of the north side of Route 460 for new businesses. There are currently un-used tracts of land available that could possibly be developed into viable businesses uses.
2. The Town should consider allowing commercial uses south of Route 460. Possible areas for development include tracts of land that lie between U.S. 460 and the New River, in the vicinity of the Route 61 bridge that spans the New River.
3. The Town should promote redevelopment of unused areas or buildings that are falling into a state of disrepair. The Town should continue its efforts to revitalize the downtown business district, in order to make it an attractive location for businesses.
4. The Town should continue to implement development plans for additional recreation facilities at the Lurich Road Ballfields.
5. The Town should study the feasibility of moving the library into space at the Community Center.
6. The Town should work with VDOT to maintain the viability of access to Rt. 460 for commercial properties along the highway corridor.
7. Pursuant to the Code of Virginia, Section §15.2-2223.1, a designated growth area is established as indicated on the Future Land Use Map.
8. The Town should help facilitate discussion and coordination around the issue of maintaining and/or improving adequate internet service capacity and download speeds for businesses and residents.

Recommended Transportation Plan

Transportation system improvements are important to the Town. Map 7, in Appendix 2, is the Transportation Plan Map. Transportation recommendations include:

1. The culvert structure on Center Street should be a priority for replacement.
2. Construction of a sidewalk along Fleshman Street between the north end of the Rt. 61 New River Bridge and the Fleshman Street-Virginia Avenue intersection would promote connectivity and improved safety for pedestrians.
3. The Town should advocate for improvement to Route 61 and Route 100 which are in the State primary system.
4. The Town should coordinate the redevelopment of the commercial/business properties along Route 460 with VDOT to provide safe and efficient traffic flow and access to facilitate economic development.
5. With neighboring localities, explore development of bike lanes on Rt. 61 (i.e., Narrows, and Giles, Bland, and Tazewell Counties). Rt. 61 is already a popular cycling route. Bike clubs and non-profit organizations already sponsor cycling events on Rt. 61.

Recommended Housing Plan

Safe and affordable housing is critical to the continued development of the Town. The following recommendations are made to address the housing needs:

1. The Town should examine and review zoning and subdivision regulations to identify options for encouraging maintenance of properties
2. The Town should encourage townhouse and other multi-family structures on appropriate properties and as supported by market demand.
3. There are few areas left within the corporate limits of the Town for future development, either economic or otherwise. Therefore, the Town should study areas where change in boundaries would be most beneficial for future development. The Town and the County should explore alternatives for boundary adjustments that would be potentially beneficial as growth areas for the Town.
4. Identify and review options for code changes, enforcement mechanisms, and partnerships with citizens and nonprofit groups to address blight and property maintenance.
5. Coordinate with housing organizations such as Community Housing Partners, the Regional HOME Consortium, and volunteers to rehabilitate, clean-up, and facilitate redevelopment of existing properties and infill development of vacant properties.

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.

Through its Capital Improvements Program (CIP), a locality plans for future expenditures to finance capital projects. A CIP typically 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 Code 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.

APPENDIX 1

Public Involvement

With respect to the future of Narrows, how important are the following issues to you? Please circle the number that corresponds to the level of importance you associate with each issue. In the blank issue boxes at the bottom of the table, please write in an issue or issues that are important to you and indicate the level of importance using the columns to the right.

Issue	Very Important	Moderately Important	Important	Minimally Important	Unimportant	No Opinion
A mix of housing that is attractive and affordable for families from all income groups.	5	4	3	2	1	0
Convenient access to stores and services in downtown and other commercial areas.	5	4	3	2	1	0
Walkable and pedestrian-friendly community.	5	4	3	2	1	0
Public parks and recreational facilities and programs.	5	4	3	2	1	0
Narrows as a tourism destination/provider of tourist amenities.	5	4	3	2	1	0
Growth of new and existing businesses.	5	4	3	2	1	0
Local regulatory/permitting processes that are flexible and transparent.	5	4	3	2	1	0
Preservation and promotion of Narrows' historic and cultural resources.	5	4	3	2	1	0
Protecting Narrows' natural environment and scenic beauty.	5	4	3	2	1	0
Public safety and security.	5	4	3	2	1	0
<i>Add your issues here:</i>	5	4	3	2	1	0
	5	4	3	2	1	0
	5	4	3	2	1	0

Narrows Community Survey Summary of Responses

1. Likes

- Small town; close-knit; friendly people; homey; know everyone (15)
- Parks; access to recreational opportunities (12)
- Natural beauty; scenery; natural features (11)
- Public facilities; public features (5)
- Peaceful; serene; quiet (4)
- Christmas lights; Christmas spirit; Christmas decorations (4)
- Sidewalks; walkability (3)
- Grants; Dollar General (2)
- New bridge (2)
- Low crime (2)
- Affordable housing (2)
- Unique location; proximity to Princeton and Christiansburg (2)
- Ecotourism (1)
- Town staff (1)
- Clean streets (1)

2. Dislikes

- Rundown appearance of properties; blight/slum; need enforcement of ordinance regarding appearance of homes (7)
- Few choices for shopping; limited number of restaurants; vacant buildings in downtown; vacant storefronts; poor use of space; lack of viable downtown businesses (6)
- Hoodlums/kids/sketchy characters hanging out/loitering at Farmers Market, Grants, roaming the streets, etc. (4)
- Too many ducks/too much duck poop at Duck Pond; need to clean walkways at Duck Pond (3)
- Drugs (3)
- Roads and sidewalks need maintenance (2)
- No online bill payment options; no credit cards accepted by Town (2)
- Older population; Town caters to the elderly (2)
- No work/jobs (2)
- No activities for young kids and pre-teens (1)
- Town code hard to find online (1)
- Couple of just plain mean folks in town (1)
- No support for local schools/teams (1)
- No walking/biking trail (1)
- High taxes (1)
- High water bill (1)
- Anti-business (e.g., stopping Sprint from locating in Narrows) (1)
- Waste of grant money (e.g., downtown sidewalks include bricks) (1)
- Encouraging subsidized housing (1)

Narrows Community Survey
Summary of Responses
(cont'd)

3. Other issues, concerns, features that are important for the future of Narrows.

- Need more businesses; commercial area has unrealized potential; need businesses that attract visitors as well as cater to the needs of residents (5)
- Need to do something about trash/litter and clean-up of old buildings/properties (3)
- Drug problems/use/users (2)
- Revitalize Town Park; clean up Duck Pond (2)
- Thugs and trouble-makers hanging out on street and at Park and Duck Pond (2)
- Develop a pedestrian/bike trail (1)
- Need a residential revitalization effort (1)
- Need amenities/features attractive to young families; need efforts to promote the town as a place to live (1)
- Preserve historic buildings and homes (1)
- Promote and develop tourism assets/opportunities; visitor information center (1)
- Need dugouts at the little league baseball fields (1)
- Roads and sidewalks in bad shape (1)
- Enthusiasm, cooperation, and plans for improvements exist; need funds to implement (1)
- Great park (1)
- Great people (1)
- No jobs and high taxes (1)
- Need a ban on burning of trash (1)
- Need a curfew (1)
- Need other options for paying Town water bill (1)
- Need a leash law for cats (1)
- Need grass along Lurich Road mowed to better allow walking and biking between Camp Success and the ballfields (1)

Narrows Community Survey
Summary of Responses
(cont'd)

Number of responses concerning level of importance of listed issues.

Issue	Very Important (5)	Moderately Important (4)	Important (3)	Minimally Important (2)	Unimportant (1)	No Opinion (0)	Total Responses	Avg. Rating
A mix of housing that is attractive and affordable for families from all income groups.	9	9	4	2	2	0	26	3.81
Convenient access to stores and services in downtown and other commercial areas.	14	5	5	1	0	1	26	4.12
Walkable and pedestrian-friendly community.	16	6	4	0	0	0	26	4.46
Public parks and recreational facilities and programs.	17	3	5	1	0	0	26	4.38
Narrows as a tourism destination/provider of tourist amenities.	8	6	6	5	1	0	26	3.58
Growth of new and existing businesses.	22	3	1	0	0	0	26	4.81
Local regulatory/permitting processes that are flexible and transparent.	10	10	3	2	0	1	26	3.96
Preservation and promotion of Narrows' historic and cultural resources.	12	8	5	1	0	0	26	4.19
Protecting Narrows' natural environment and scenic beauty.	20	5	1	0	0	0	26	4.73
Public safety and security.	21	3	2	1	0	0	27	4.63

Narrows Community Survey
Summary of Responses
(cont'd)

Issues written into table by survey respondents:

- Stop the Town from buying buildings that are privately owned by individuals or businesses (e.g., bank).
- Enforce all ordinances.
- Make it tough on slum landlords.
- Help small businesses thrive by continuing to make it easy to get a license and work from home.
- Narrows is a great town to live in.
- Please take debit cards at the town office or offer option to pay water bills online.
- More businesses equals opportunity and revenue. Need to attract younger people.
- The Duck Pond is an important feature. Needs attention and is becoming an eyesore. Dredging is cost-prohibitive and recurring. Need a self-sustaining solution. Need financial support.
- Overall Narrows is very beautiful, however the bad roads and unkempt/run-down homes/businesses are an eyesore for the area. Narrows seems to be perceived as run-down and unattractive.
- A lot of homes in town are in bad need of repair.
- A continuing active arts and theater community.
- We must embrace change and look at more ways to bring tourism and new residents into our community.
- It would be nice if we had some activities for our youth that are not nature activities.
- Would like to see traffic enforcement on streets other than 460. Occasional foot patrols in downtown or a presence in other areas of town might be beneficial.

Narrows Community Survey
Summary of Responses - Narrows High School (NHS) Students

1. Likes

- Small community/town; know everybody (16)
- Quiet; calm; not very many people; not crowded (12)
- Views; scenery; natural features/beauty (10)
- Narrows park (5)
- Friendly people/community (4)
- Not a lot of traffic (2)
- A lot of outdoor activities (2)
- Duck Pond (2)
- Can walk most places in town; walking through town (2)
- Nice place to grow up and raise a family (2)
- Everything is close (2)
- People (2)
- School (2)
- Town (1)
- Anna's Restaurant (1)
- Burger King (1)
- Food store (1)
- New bridge (1)
- Great community values (1)
- The woods/forests (1)
- Near the river (1)
- Lots of land to ride 4-wheelers (1)
- Athletic facilities and equipment (1)
- People care about the town (1)
- Fun (1)
- No crime (1)
- No pollution (1)
- Good weather (1)
- Pride for school (1)
- Support/tradition (1)

Summary of Responses - NHS Students (cont'd)

2. Dislikes

- Not much to do; little/no entertainment (21)
- Limited restaurants (7)
- Small town; too small (5)
- Long way from shopping and movie theaters; no movie theaters (5)
- Not a lot of businesses (4)
- Empty buildings (4)
- Limited shopping (2)
- Troublemakers (2)
- Need a Starbucks (2)
- Bumpy roads (2)
- People (2)
- Drugs and smoking - younger people (2)
- Too much outdoor stuff and not enough things like bowling, go karts, etc. (2)
- Houses run-down/deteriorated (2)
- Gas station (1)
- Parks and recreation department (1)
- Grouping and gathering of teens around town (1)
- Don't hear much about the town (1)
- Need a turf football field (1)
- Park needs updating (1)
- Bias in local government (e.g., football coach's father is on the school board) (1)
- Bank closing (1)
- New businesses (1)
- Not very many people (1)
- Seems empty (1)
- No pool (1)
- Schools (1)

3. Other issues, concerns, features that are important for the future of Narrows.

- Need more to do/more attractions (4)
- Need more restaurants (1)
- Need more local businesses (1)
- Need a movie theater (1)
- The more business and entertainment that Narrows has, the more it will be a tourist attraction (1)
- Need a Walmart or Target and a Chick-Fil-A (1)
- Good school (1)
- Don't want a lot of visitors/tourists – like it quiet (1)
- Preservation of animals and their habitat; watch pollution (1)

Summary of Responses - NHS Students (cont'd)

Number of responses concerning level of importance of listed issues.

Issue	Very Important (5)	Moderately Important (4)	Important (3)	Minimally Important (2)	Unimportant (1)	No Opinion (0)	Total Responses	Avg. Rating
A mix of housing that is attractive and affordable for families from all income groups.	22	10	9	2	0	2	45	4.02
Convenient access to stores and services in downtown and other commercial areas.	21	9	13	2	0	0	45	4.09
Walkable and pedestrian-friendly community.	20	16	8	1	0	0	45	4.22
Public parks and recreational facilities and programs.	23	13	8	0	0	0	44	4.34
Narrows as a tourism destination/provider of tourist amenities.	14	15	11	2	3	0	45	3.78
Growth of new and existing businesses.	27	11	4	2	0	0	44	4.43
Local regulatory/permitting processes that are flexible and transparent.	13	10	14	5	0	3	45	3.49
Preservation and promotion of Narrows' historic and cultural resources.	19	12	10	4	0	0	45	4.02
Protecting Narrows' natural environment and scenic beauty.	33	11	1	0	0	0	45	4.71
Public safety and security.	36	7	2	0	0	0	45	4.76

Summary of Responses - NHS Students (cont'd)

Issues written into table by survey respondents:

- More restaurants (rating: 4)
- More entertainment (rating: 4)
- Provide better college education opportunities (rating: 5)
- Need more restaurants (rating: 5)
- Fix roads (rating: 5)
- Need more to do (rating: 5)
- People working in recreation department with attitude need to go (rating: 5)
- Need more restaurants (rating: 5)
- Need more activities (rating: 5)

Ratings:

5 = very important

4 = moderately important

3 = important

2 = minimally important

1 = unimportant

0 = no opinion

Issues Brainstormed by Narrows High School Classes on September 17, 2014, with
Number of Votes in Parentheses

Mr. Greer's class

- Things for teens to do. (21)
- Explore renovation of the movie theater. (19)
- Additional retail outlets (e.g., Starbucks; computer shop). (15)
- Color run. (8)
- Narrows High School rep. on the Parks and Recreation Commission. (8)
- Property/land for development. (6)
- More businesses. (5)
- Music events. (5)
- Places to gather for positive activities. (4)
- Encouragement of businesses. (2)
- School fundraising ideas (more/new). (2)
- Community Center/recreation programming. (1)

Mr. Meredith's class

- Lack of businesses/restaurants (need more variety). (27)
- Movie theater. (22)
- Intramural athletics. (14)
- Zipline. (14)
- Tutoring center with public use computers and internet access. (10)
- Family fun center. (6)
- Duck pond dredging. (1)
- Winter tubing. (1)

Town of Narrows Community Meeting - Nov. 7, 2013

Strengths

- Natural beauty - River, Creek
- Grant's grocery
- Highway access - 460 business
- Finances - Low debt ratio
- Appalachian Trail Community
- Great Eastern Trail
- Crooked road affiliate
- Anna's restaurant - Thursday music
- Infrastructure
- water/sewer/roads
- good for business
- Open space/realty
- Tourism - stop for tourists
- Farmer's market
- Celanese - investment (past, present and future)
- Housing stock
- Anna's - community donations
- Both schools in town
- Parks - Mill Creek Nature Park
- Boom (town) swimming
- brochures (also in progress)
- Gift shop at Art gallery (volunteers)
- School sports - boosters
- Recreation department
- Bike ride (start line)
- Century Run
- Spring/Fall - Lion's club Tour de Wolf Creek
- Giles school system
- Open government - people come and talk to their elected officials
- 'Satisfied' residents
- Vocational Tech at Giles High School
- serves county schools
- 1/2 day at vocational school - 1/2 day at your school
- Strong community interest in issues they are interested in

Weaknesses

- No business association
- 460 - separate from downtown
- Landlocked - topography
- Signage - parks
- Organization of PSA & Antagonism - financial costs

Town of Narrows Community Meeting - Nov. 7, 2013 (notes cont'd)

- Lack of business
- Absentee owners
- Residents support of business
- Lack of pharmacy
- Narrows - not big enough to support local shops
- Lack of manufacturing jobs
- Attendance at this meeting - few interested parties
- Community awareness of opportunity/growth
- lack of "New" business ideas
- Perception of poor schools
- Perception of living in a rural area - "middle of nowhere"

Opportunities

- Need a business association
- AT - Blue Blaze - in process
- Great Eastern Trail - future
- Map/brochure - area recreational interests
- Empty storefronts
- Bank building - for sale
- Retail/commercial - 1st floor
- Offices - 2nd floor
- Sports outfitter on river
- Tourism - outdoors
- Think regionally - How do you become a destination?
- Services for aging population
- Farmer's market
- Find/recruit ingenuity
- Incentives
- How do you get people interested in Narrows?
- Business incubator?
- Subsidiary businesses to Celanese? (Like businesses around the Volvo plant)

Threats

- Lack of jobs
- Aging population
- Dependence on tourism
- Government spending/unfunded mandate from Richmond
- Drugs
- Youth? - activities needed
- Drug war
- Resistance to change
- Lacking of generation of entrepreneurs

Issues Brainstormed During September 24, 2014, Community Meeting:

- More commercial development; more vibrant downtown business district.
- Enforcement of ordinances.
- Blighted areas - need rehab. work/improvement projects.
- Volunteering/partnering opportunities.
- Update remaining unimproved building facades in downtown.
- Property maintenance - landlord responsibility.
- Minimum standards for rental properties.
- More engaged business community.
- New use for old Town Hall building.
- Promote Mill Creek - recreation/fishing/hiking.
- Get more citizens involved: identify "spark plugs"; "clean-up Narrows" day/activities; involve student groups.
- More young families.

APPENDIX 2

Maps

Map 1 Town of Narrows, Virginia



Legend

-  Schools
-  Fire Department
-  Town Office & Police Department
-  Community Center
-  Parks/Recreation Area
-  Roads
-  Hydrology
-  Town Boundary
-  Buildings
-  Parcels

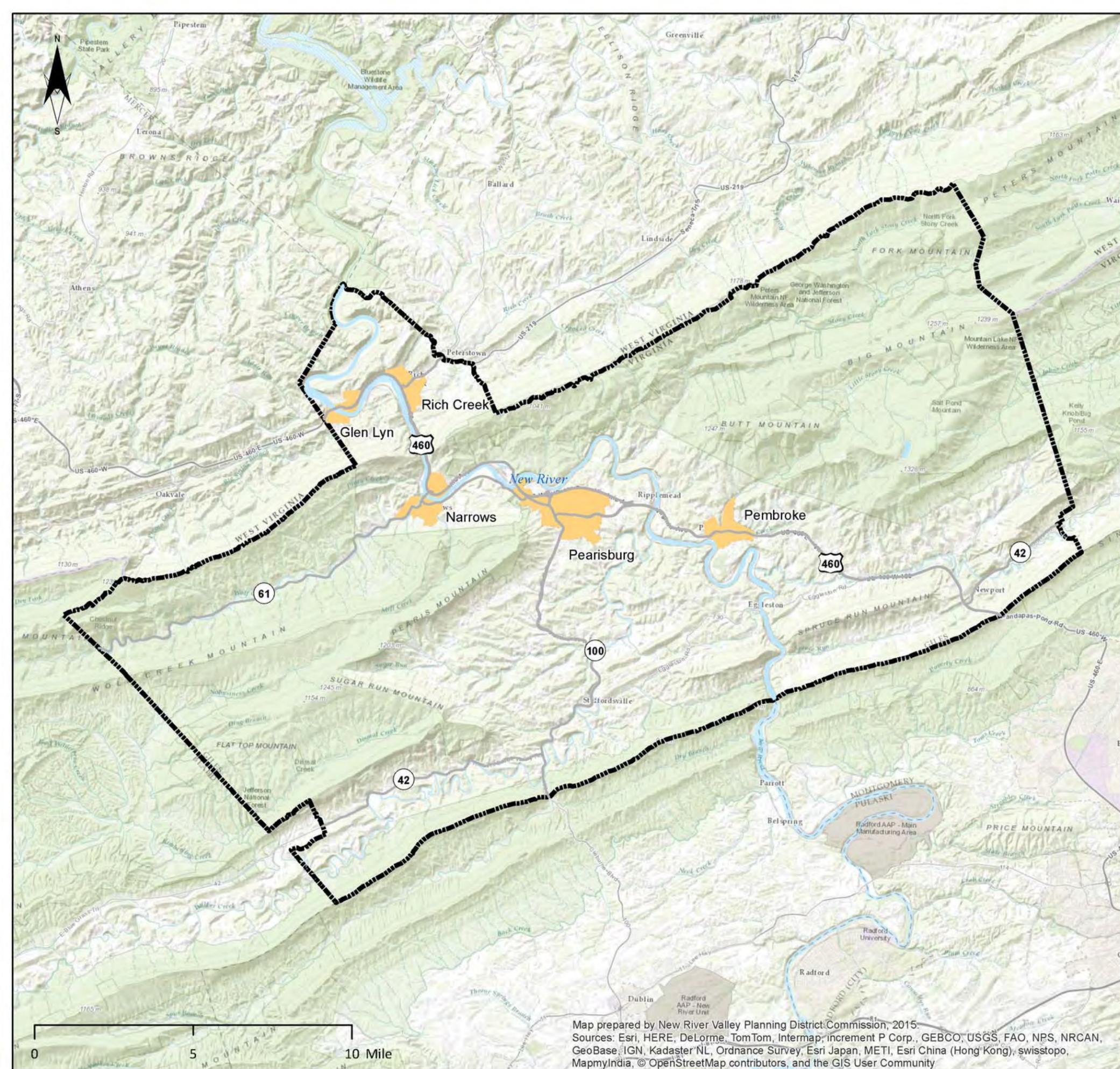
To Mill Creek
Nature Park




Map 2 Giles County, Virginia



- Legend**
-  Giles County Towns
 -  Roads
 -  Hydrology
 -  County Boundary



Map 3 Town of Narrows Soil Types



Legend

Soil Types									
	4E		13D		15E		30D		
	1B		14C		16F		30F		
	1C		8		14D		23F		31C
	4B		9		14E		29C		31D
	4C		12		15C		29D		31E
	4D		13B		15D		30C		35B

	Roads		Town Boundary		Parcels
	Hydrology		Buildings		

Map prepared by New River Valley Planning District Commission, 2015. Soil types data from the Natural Resources Conservation Service, 2012.



Soil Types

1B- Allegheny loam, 2 to 7 % slopes

1C- Allegheny loam, 7 to 15 % slopes

4B- Braddock sandy loam, 2 to 7 % slopes

4C- Braddock sandy loam, 7 to 15 % slopes

4D- Braddock sandy loam, 15 to 45 % slopes

4E- Braddock sandy loam, 25 to 35 % slopes

6F- Carbo-Rock outcrop complex, 25 to 65 % slopes

8- Chagrin Variant loamy sand

9- Chavies Variant sandy loam

12- Fluvaquents, nearly level

13B- Fredrick silt loam, 2 to 7 % slopes

13D- Fredrick silt loam, 15 to 25 % slopes

14C- Fredrick cherty silt loam, 7 to 15 % slopes

14D- Fredrick cherty silt loam, 15 to 25 % slopes

14E- Fredrick cherty silt loam, 25 to 35 % slopes

15C- Fredrick very stony silt loam, 7 to 15 % slopes

15D- Fredrick very stony silt loam, 15 to 25 % slopes

15E- Fredrick very stony silt loam, 25 to 35 % slopes

16F- Fredrick-Rock outcrop complex, 30 to 60 % slopes

23F- Lehew and Wallen soils, very stony, 35 to 65 % slopes

29C- Nolichucky loam, 7 to 15 % slopes

29D- Nolichucky loam, 15 to 25 % slopes

30C- Nolichucky very stony sandy loam, 7 to 15 % slopes

30D- Nolichucky very stony sandy loam, 15 to 30 % slopes

30F- Nolichucky very stony sandy loam, 30 to 65 % slopes

31C- Poplimento silt loam, 7 to 15 % slopes

31D- Poplimento silt loam, 15 to 25 % slopes

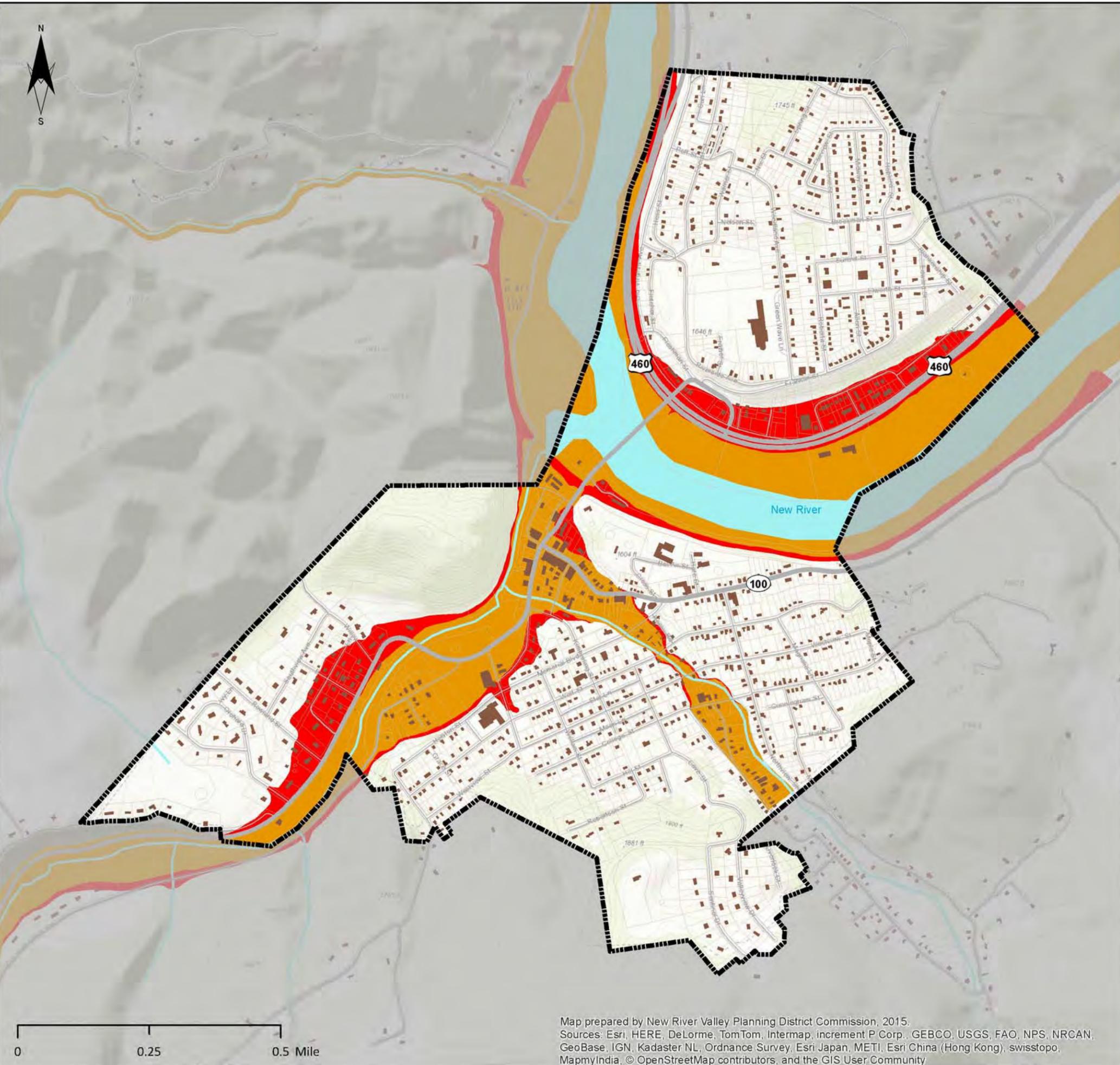
31E- Poplimento silt loam, 25 to 35 % slopes

35B- Timberville Variant loam, 2 to 7 % slopes

Map 4 Town of Narrows Floodplain



- Legend**
-  100-Year Floodplain
 -  500-Year Floodplain
 -  Roads
 -  Hydrology
 -  Town Boundary
 -  Buildings
 -  Parcels



Map prepared by New River Valley Planning District Commission, 2015.
Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

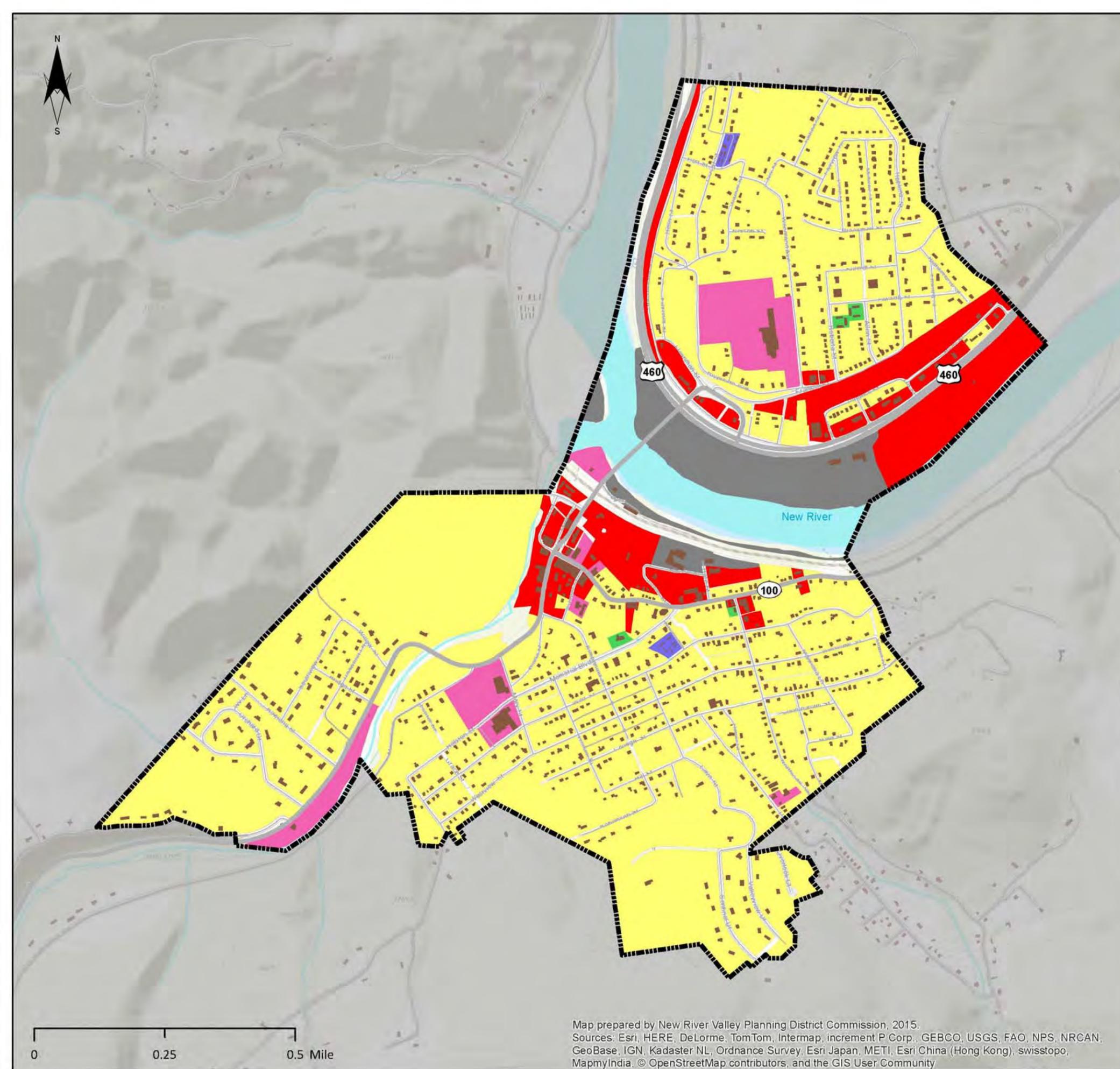
Map 5 Existing Land Use



Legend

Existing Land Use

- Single Family Residential
- Multi-Family Residential
- Mobile Homes
- Commercial
- Industrial
- Public
- Roads
- Hydrology
- Town Boundary
- Buildings
- Parcels



Map prepared by New River Valley Planning District Commission, 2015.
Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Map 6 Future Land Use

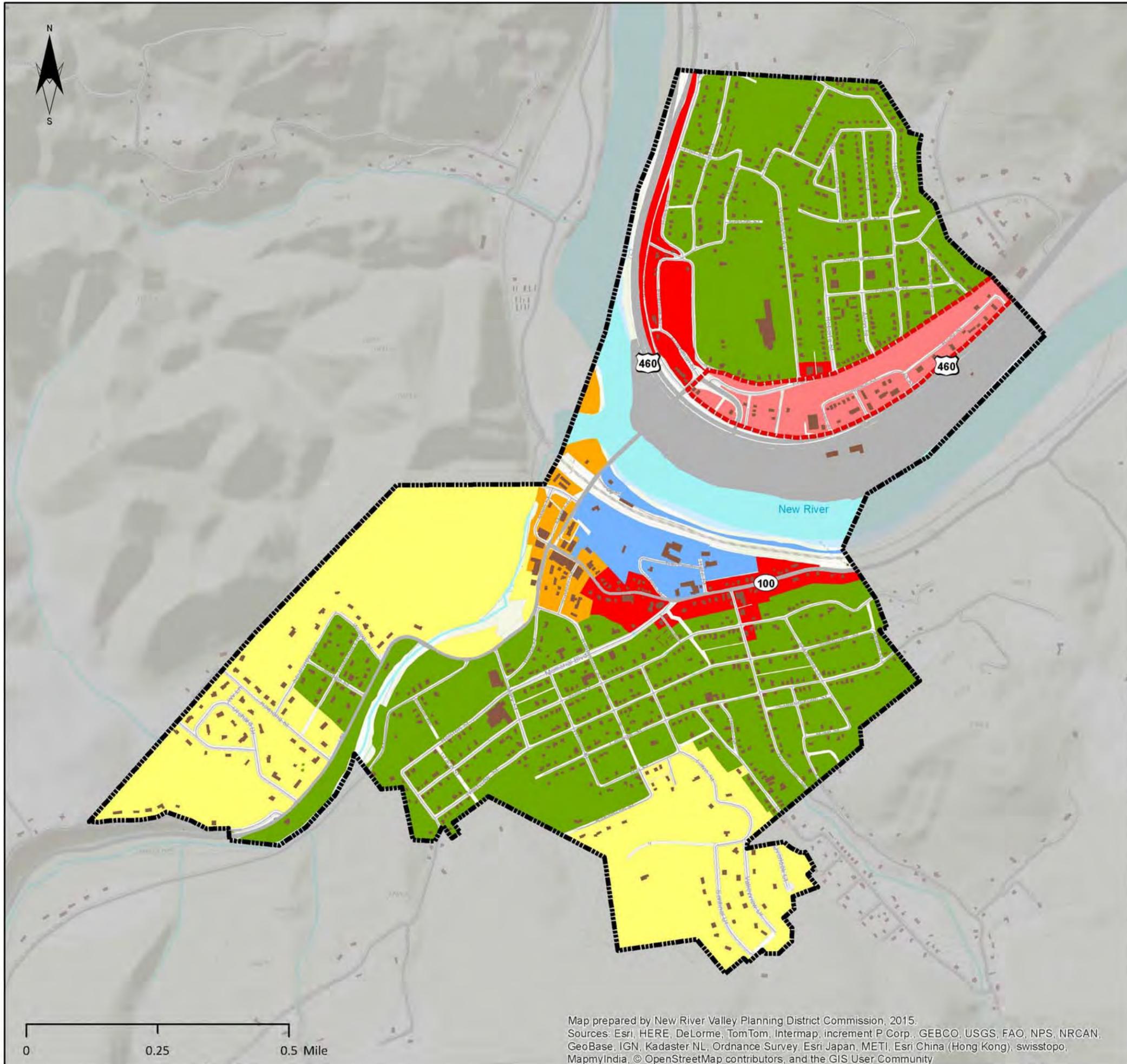


Legend

--- Growth Area

Future Land Use

- Limited Residential
- General Residential
- Business
- Re-Utilization
- General Industrial
- Light Industrial
- Commercial / Retail /
Redevelopment / Growth Area
- Roads
- Hydrology
- Town Boundary
- Buildings
- Parcels



Map prepared by New River Valley Planning District Commission, 2015.
Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

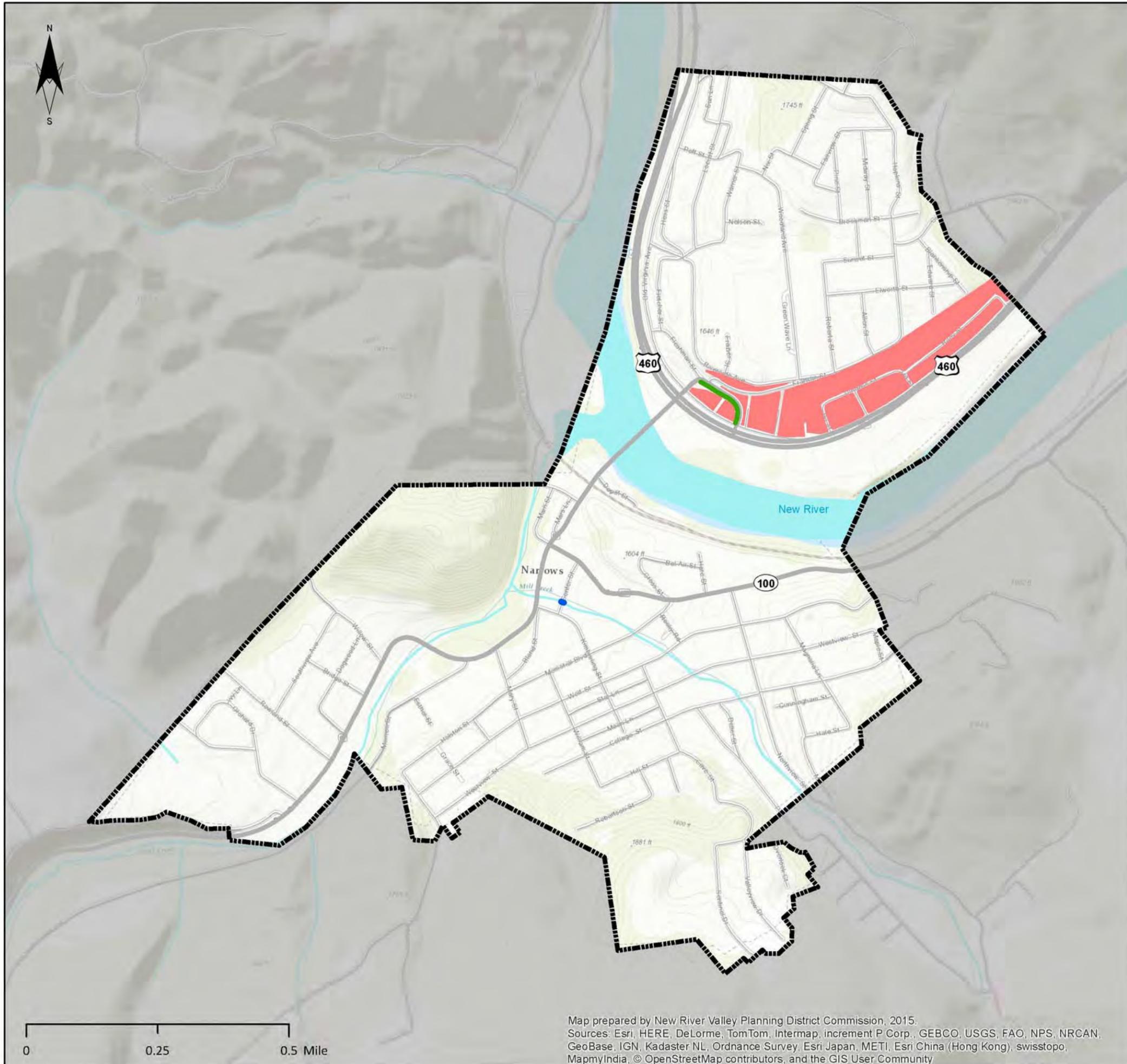
Map 7 Transportation Plan



Legend

Project Locations

-  Fleshman Street Sidewalk
-  Center Street Culvert Replacement
-  Growth Area
-  Roads
-  Hydrology
-  Town Boundary



Map prepared by New River Valley Planning District Commission, 2015.
Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

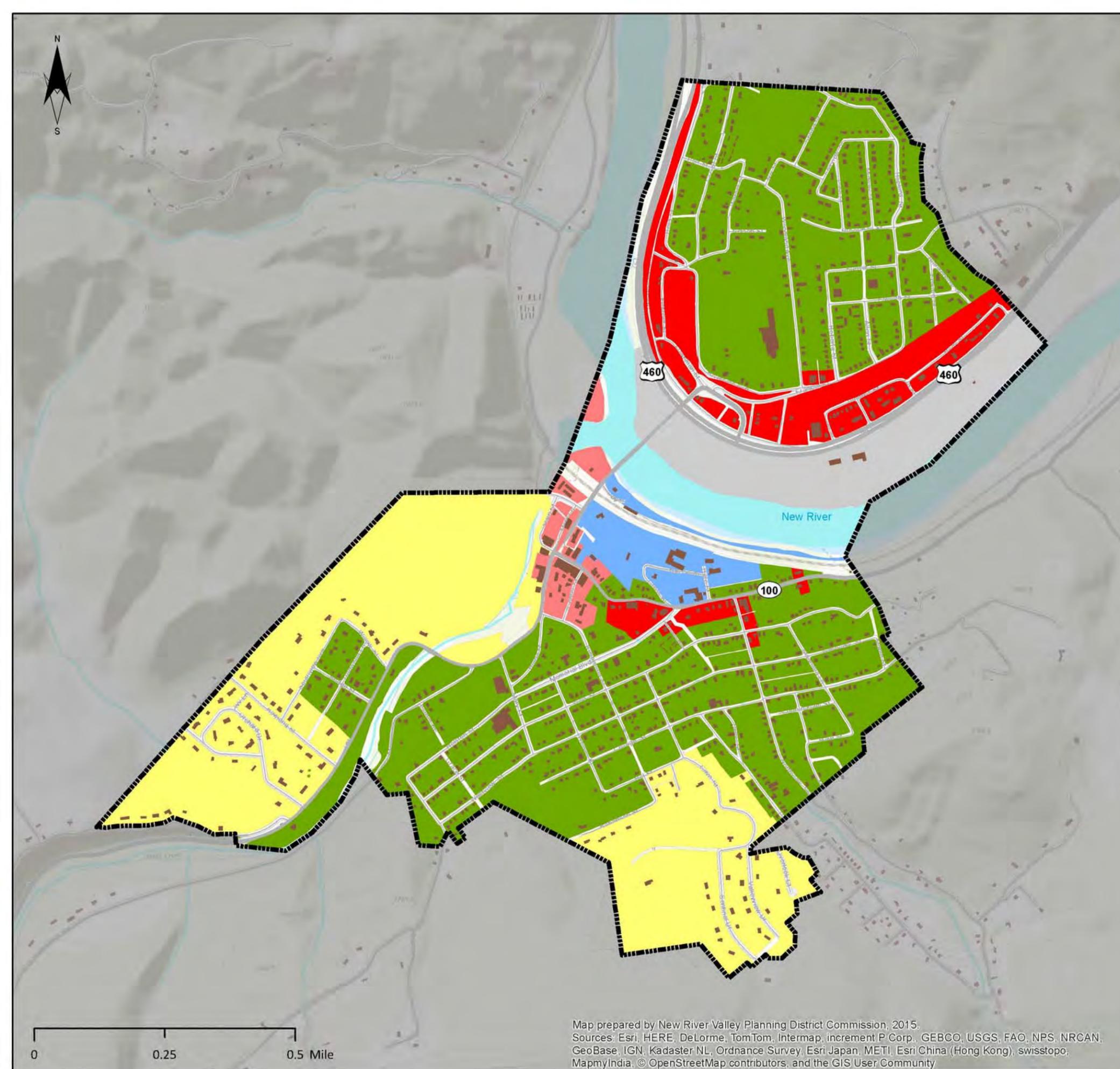
Map 8 Existing Zoning



Legend

Existing Zoning

- R1 - Limited Residential
- R2 - General Residential
- B1 - Central Business
- B2 - General Business
- I1 - General Industrial
- M1 - Light Industrial
- Roads
- Hydrology
- Town Boundary
- Buildings
- Parcels



The Trails of Mill Creek Nature Park

Butternut: 2.83 miles, difficult, steep, rocky switchback climb, on double track to the top of Pearis Mountain.

Catwalk: 0.87 miles, difficult upper half features a technical rock garden, with very challenging steep sections.

Grassy Road: 1.35 miles, easy, smooth, grassy double track to Sentinel Point overlooking Narrows.

Long Shot: 3.4 miles, easy, very enjoyable, rolling, mixed double and single track.

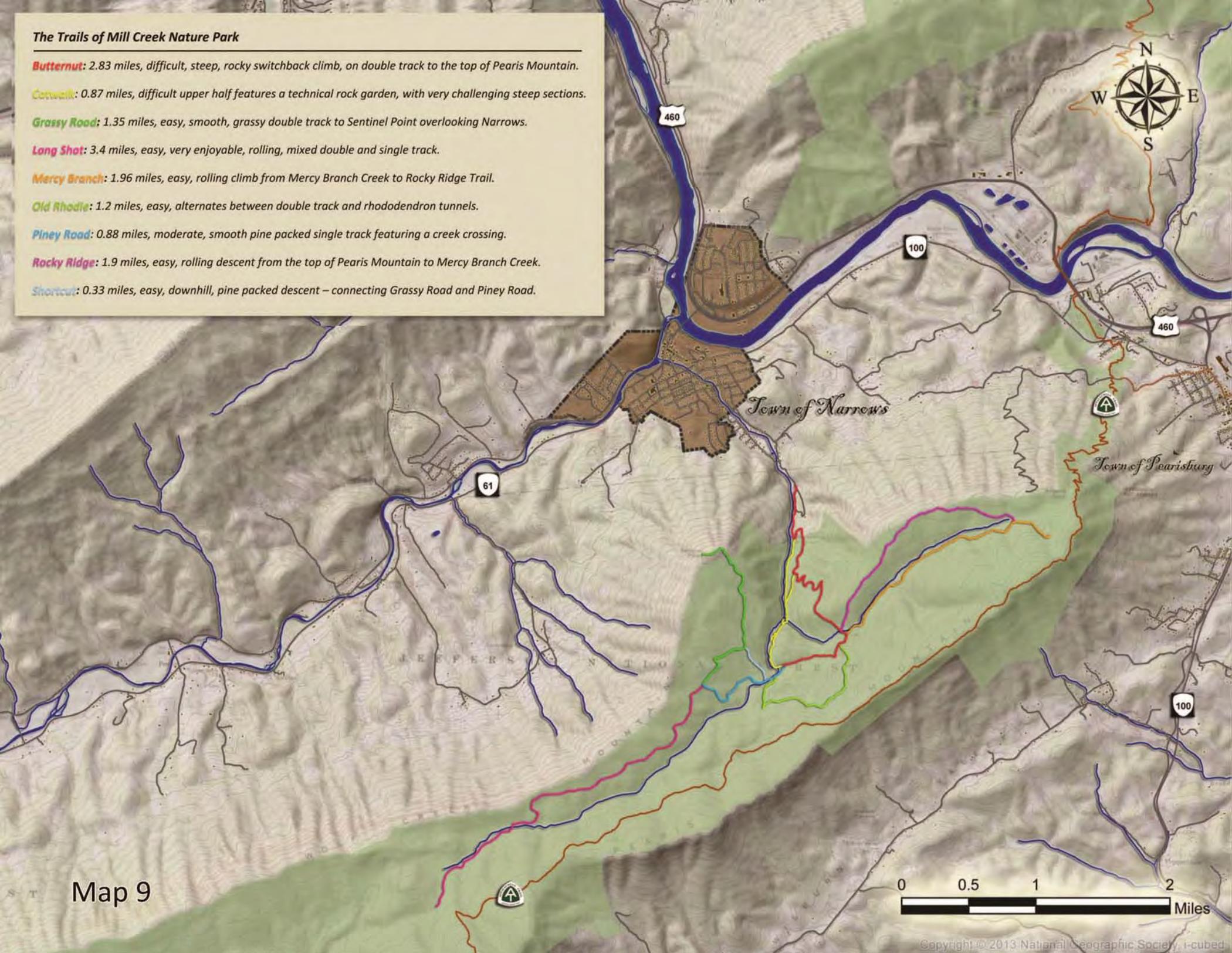
Mercy Branch: 1.96 miles, easy, rolling climb from Mercy Branch Creek to Rocky Ridge Trail.

Old Rhodie: 1.2 miles, easy, alternates between double track and rhododendron tunnels.

Piney Road: 0.88 miles, moderate, smooth pine packed single track featuring a creek crossing.

Rocky Ridge: 1.9 miles, easy, rolling descent from the top of Pearis Mountain to Mercy Branch Creek.

Shortcut: 0.33 miles, easy, downhill, pine packed descent – connecting Grassy Road and Piney Road.



Map 9