



CITY OF SALUDA, NORTH CAROLINA
WELCOME PACKET

Progress - Through Unity, Cooperation & Understanding

Produced by the City of Saluda

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WELCOME TO SALUDA

This information is provided to make your move or visit to Saluda as easy as possible. Enclosed you will find helpful facts, phone numbers, city services, and other helpful information. For the most up-to-date information, please visit our website at www.cityofsaludanc.com.



A note from the Mayor:

On behalf of the City of Saluda, I would like to welcome you to our scenic small town.

Saluda is a brief drive from downtown Hendersonville, NC and is in close proximity to Asheville NC, as well as Greenville, SC. Historic downtown Saluda is a beautiful, rustic stroll down memory lane with its tree-lined streets and historic buildings that house numerous shops with local flair and several cafes and restaurants - each with their own distinct flavor and atmosphere. Please visit these businesses during your stay in Saluda, and enjoy all they have to offer. Thank you.

Sincerely,

Tangie Morgan
Mayor of Saluda

SALUDA HISTORY

Saluda is at the top of a sudden rise of 1,000 feet from the plains below. The original name of this particular spot was "Pace's Gap" or "Pace's Ridge", presumably from the Ransom Pace family who inhabited the area. Had this name been retained, it would be exclusive in the States today. In studying the English-Cherokee vocabulary, we learn that the English word "Saluda" came from the Cherokee word "Tsaludiyi", meaning "green corn place". From legend, Tsaludiyi was a chief of the Cherokee nation, which once ranged from the NC mountain ranges to the SC flat country.



Many original Saluda families were Scotch-Irish pioneers who left Pennsylvania around the time of the "Whiskey Rebellion", which occurred in the early 1790's. John Poinsett built the first road over the Saluda Gap from the South, and in 1878 there were two houses standing in the corporate limits of present-day Saluda.

A great change began with the completion of the Southern Railroad in 1878 when the first passenger train panted up the mountain and into Saluda on Independence Day of 1878. The Saluda Grade has a feature unmatched by any main line east of the Rockies- a grade that drops 600 ft. to the mile! Colonel Andrew Tanner, who supervised the convict labor that worked on the railroad and operated the first hotel "Mountain House" in Saluda, was elected the first Mayor of Saluda upon its incorporation in 1881. In 1887, the Southern considered Saluda the best paying station on the railroad. Eight passenger trains passed through Saluda daily, and over about 3,000 visitors came to Saluda that year. Although the train no longer runs through Saluda and the daily whistles of the train's arrival at the crest of the Grade are missed immensely by locals, Saluda is still very much a railroad town. Books and photos of the rich railroad history can be found at M.A. Pace General Store and Museum in downtown Saluda.

SALUDA HISTORY

There were no public schools in Saluda at the beginning of the century. The American Missionary Association established a young ladies seminary in 1889, and most of the buildings still stand as part of the current Saluda Elementary School complex. The hotel "Mountain Manor", which still stands behind the school as a private residence, was the girl's dormitory and the boys were housed at "Pace House" owned by Ransom Pace, which was located on Ransom Rd. before it was torn down. The "Infants and Children's Sanitarium" was founded and operated in 1914 by Dr. D. Lesesne Smith, who was also in charge of the Spartanburg Baby Hospital. From the clinics afforded by these two hospitals, the Southern Pediatric Seminar was born in 1921. Up until the death of Dr. Smith, leading pediatricists of the South volunteered their services to teach post-graduate courses in diagnoses, prevention, and treatment of disease in children.



Except for one village in Italy, more ozone is released in the Saluda atmosphere than any other place in the world (US Govt. Report). Dr. Smith explained the Saluda air as air from the Pacolet Valley meeting currents from the Green River, which quickly drops unstabilizing gas over Saluda. Ozone must be taken on faith, but Saluda certainly has a clean, zestful air quality that remains uncontaminated by smokestacks and pollution. Any way you look at it, Saluda is a great place to be - whether you live here through the winter snow or you just part-time for the mild summer season. We have managed to maintain small town charm while adapting with the changes that have occurred as time passes. So, enjoy your time here and relax for a bit in this truly Southern friendly town. And remember, as Charlie Ward always said, "If you're in a hurry in Saluda, you're in the wrong place".

DEMOGRAPHICS



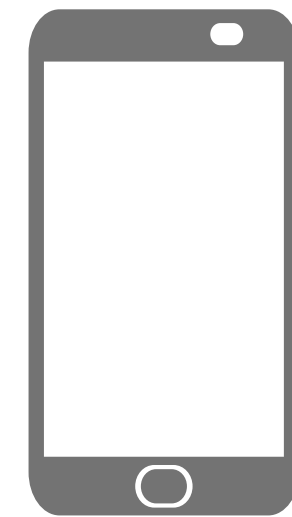
Population

613



Median Home Value

\$386k



Area Code

828



Elevation on Main St.

2,097'



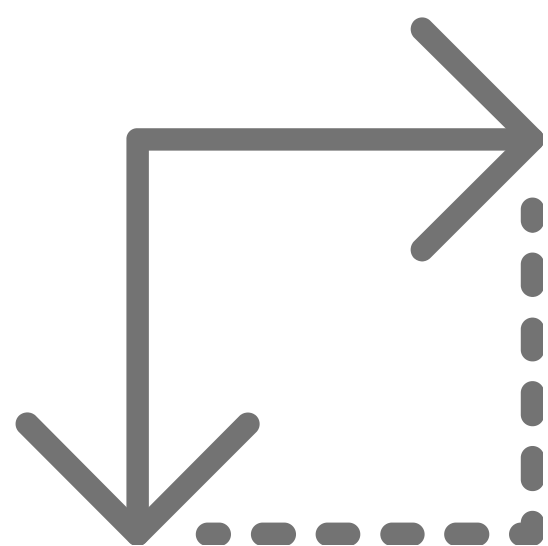
Median Household Income

\$44k



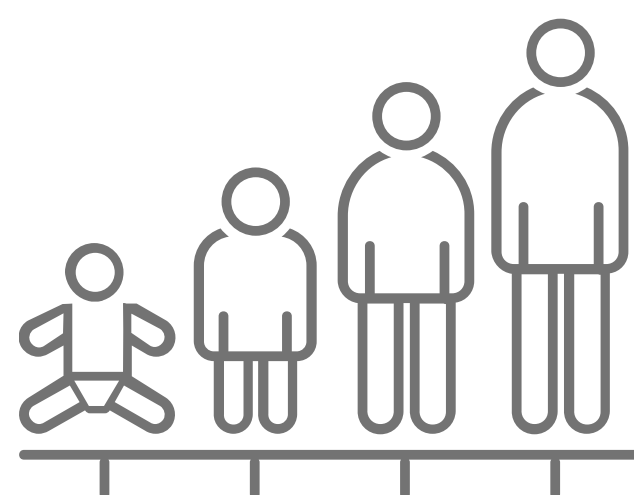
Zip Code

28773



Size

1.5mi²



Median Age

60



Established in

1881

Information sources: United States Census Bureau, Zillow

Form of Government

The City of Saluda is a council-manager form of government led by a five member elected council - a Mayor and four City Commissioners. The Mayor and City Council appoint the City Manager who then oversees the daily operations of the city.

Tangie Morgan, Mayor- mayor@cityofsaludanc.com

Kevin Burnett, Commissioner - kevin.burnett@cityofsaludanc.com

Mark Oxtoby, Commissioner - mark@cityofsaludanc.com

Melanie Talbot, Commissioner - melanie.talbot@cityofsaludanc.com

Stan Walker, Commissioner - stan.walker@cityofsaludanc.com

Board and Committee Meeting Schedules

Board of Commissioners	every second Monday at 7:00PM
Planning Board	every first Thursday after second Monday at 8:00AM
Board of Adjustments	only when cases need to be heard
Historic Saluda Committee	every second Friday at 2:00PM
Tourism Development Authority	quarterly as advertised at 5:30PM

The majority of meetings are held in the upstairs conference room of the Saluda Library unless otherwise noted. The Tourism Development Authority meets in the Visitor's Center. All Special Called Meetings, Budget Retreats, Public Hearings or remote meetings will be posted in advance and advertised according to state statute.

Administration

The Administration Department of the City includes the City Manager, City Clerk, Finance Officer, and Community Administrator. The daily operations that keep the City running are handled through the Administration offices located on Main Street at City Hall. These operations include utility billing services & payments, City permitting (zoning permits, golf cart permits, ABC permits, etc.), the office of the Tax Collector, the filing of citizen requests & complaints, tourist information, the keeping of public records, and any other tasks requested by the Board of Commissioners.

Steven Orr, City Manager - citymanager@cityofsaludanc.com

Pamela Waters, City Clerk - cityclerk@cityofsaludanc.com

Julie Osteen, Finance Officer - saludafinance@cityofsaludanc.com

Akaisha Hayes, Community Administrator - admin@cityofsaludanc.com

Public Works

The City's Public Works Department is responsible for all the maintenance and improvements to City streets, facilities, water and sewer lines, water meters, and water pump/sewer lift station daily checks. Any preparations and maintenance associated with inclement weather conditions in the City are handled by the Public Works employees. Public Works employees handle any customer requests regarding water and sewer taps, meter repairs, line maintenance and repairs, and reading meters on a monthly basis for billing purposes. All City parks and the Saluda City Cemetery are maintained by the Public Works department, as well.

Zoning

The Planning and Zoning Department regulates any new construction, renovations or additions, and signage within the City limits. The City has a Zoning Administrator, Planning Board, and Board of Adjustment. The Planning Board and Board of Adjustment are volunteer boards consisting of Saluda City residents who want to be involved in the community. The Board of Commissioners appoints members to each board by nomination and vote from a selection of citizens who have filled out an application for appointment. The Zoning Administrator reviews any applications for zoning compliance submitted to the City and grants or denies the application based on compliance with the current Zoning Ordinance. Once a City Zoning Compliance is granted, the applicant must obtain a building permit from the appropriate county office before commencing construction on the project.

Steven Orr, Zoning Administrator - citymanager@cityofsaludanc.com

Water and Sewer

The City of Saluda maintains 18 miles of water lines, 14 miles of sewer lines, 91 fire hydrants, 110 manholes, 5 lift stations, 2 water tanks, and 1 wastewater treatment plant. Major expansions and repairs have occurred in the 1920's, 1960's, and 2018.

Rates

Deposits - within city limits

\$50.00 (refundable) for owners / \$150 (refundable) for renters

Water Rates - within city limits

\$20.00 base fee

+ \$9.66 per month per 1,000 gallons

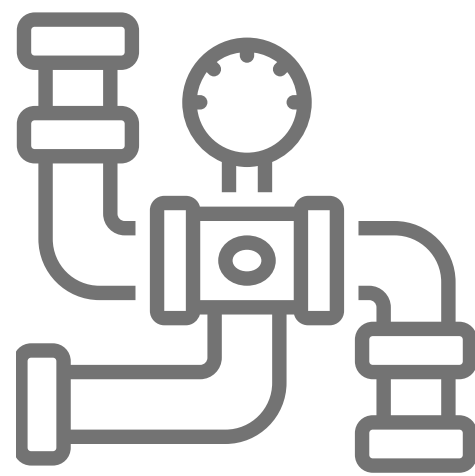
Sewer Rates - within city limits

\$20.00 per month base rate

+ \$9.25 per month per 1,000 gallons

System Maintenance Fee

\$27.50 per month



Utility Bill Example with Zero

Gallons of Water & Sewer Usage:

\$20 water

\$20 sewer

\$22.80 garbage/recycling

\$27.50 system

maintenance fee

= \$90.30

Bills and Payment Methods

Auto Pay

The easiest way to pay your monthly utility bill. It is drafted from your preferred bank account on the due date every month. To fill out an auto pay form, please visit our website: www.cityofsaludanc.com/residents-visitors.

Online Payments

Payments can be made online through our contracted processor, GovPayNet. The processor charges a processing fee in addition to your monthly utility bill amount. To pay your bill online, please visit our website: www.cityofsaludanc.com and click "pay water bill".

Pay In Person

Cash, check, credit/debit card payments may be made at City Hall, M-F 8:30AM-4:30PM. Please note, processing fees still apply for debit/credit card payments transacted in person.

Outside city limits and commercial rates for water, sewer, trash and recycling can be found on our website: www.cityofsaludanc.com

Trash and Recycling

The City of Saluda contracts with Waste Industries, a GFL Company, for curbside waste services within the city.

For billing questions, please call City Hall at (828)749-2581 or email admin@cityofsaludanc.com.

For trash service related issues, please contact GFL at (828)894-5004.

Scheduled pickup for trash services is every Monday morning. Please have bins at the curb before 6AM. Scheduled pickup for recycling services is every other Monday morning. For a detailed schedule, please visit our website: www.cityofsaludanc.com.

Trash

One 96 gallon trash can is provided per residence. All trash must be in can for pickup. Additional cans may be added to your account for an additional cost.

Recycling

One 96 gallon recycle can is provided per residence. Please do not bag recycling. All materials must be in can for pickup free from food and debris. Additional cans may be added to your account for an additional cost.



For a list of accepted recyclable materials, please visit www.wasteindustries.com/residential/recyclingguidelines



Rates - within city limits

\$22.80 / month for 96 gallon trash and 96 gallon recycling

*Please note, the City of Saluda does not currently pickup leaves or any other yard waste.
If you are in need of dumpster service, please contact GFL at (828)894-5004.*

Other Local Utilities

Electricity - Duke Energy (800)777-9898

Internet - Riverstreet (844)238-0131, Charter Spectrum (855)243-8892

Outside city limits and commercial rates for water, sewer, trash and recycling can be found on our website: www.cityofsaludanc.com

Saluda Police Department

For emergencies, dial 911. To make a report, file a complaint, or any other inquiries call the Police Department at (828)749-2691 or dispatch at (828)894-0187.

Clayton Price, Chief of Police - cprice@cityofsaludanc.com

John Rickman, Lieutenant - jrickman@cityofsaludanc.com

Chris Willis, Officer - cwillis@cityofsaludanc.com

Michael Fortenberry, Officer - mfortenberry@cityofsaludanc.com

Michael McAbee, Officer - mmcabee@cityofsaludanc.com



SIGN UP FOR ALERTS

Get alerts about emergencies and other important news by texting 28773 to 888777 to receive mobile alerts from Saluda and other local agencies.

Saluda Fire Department

The Saluda Fire and Rescue Department serves a rural community of 3100 residents in 51 square miles and is located in a mountain community on the crest of the Saluda Gorge. Our department has 41 active members and 1 paid daytime firefighter. We provide structural, wildland, rescue, EMS first response, BLS transport and Hazmat operations to the residents in our community. We also provide mutual aid to 5 neighboring departments covering an additional 174 square miles and 33,000 residents. While most of our district is primarily undeveloped, it includes numerous single-family homes, a day care with 55 children and an elementary school with 270 students. We are also a resort destination so we have 1 hotel as well as numerous Inns and Bed & Breakfasts. We have 1 bulk fuel storage facility, and Interstate 26 also cuts through a portion of our first-due response area along with US Highways 176 and 25 giving us a traffic volume of over 125,000 vehicles a day. Our community depends on us for all of these services 24 hours a day. Contact Saluda Fire Department (828)749-9816.

Polk County Sheriff's Department

For emergencies, dial 911. Located at 164 Government Complex Drive Columbus, North Carolina, the Polk County Sheriff's Department handles all concealed carry permits, purchase permits, and fingerprinting. For all non-emergency matters outside of Saluda city limits, please contact Polk County Sheriff's Department. They may be reached at (828)894-3001 from 8AM-5PM. After hours, they may be reached at (828)894-0188.



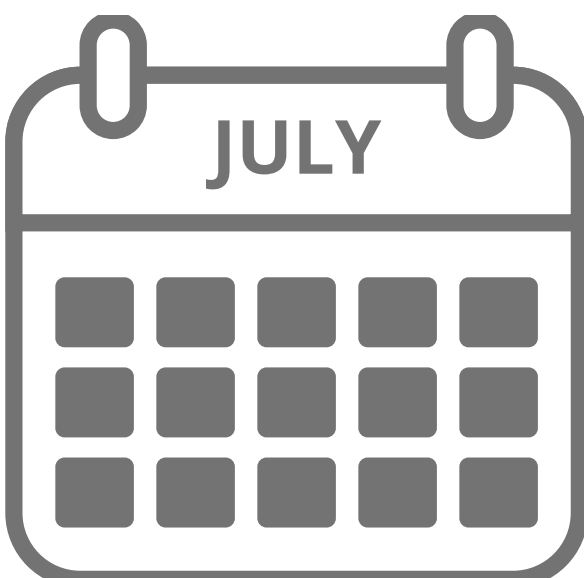
Saluda Arts Festival

3rd Sunday of May in downtown Saluda; showcasing over 80 artists from the region



Saluda Tailgate Market

every Friday from May through October, 4:00 - 6:00PM in the lower Saluda School parking lot



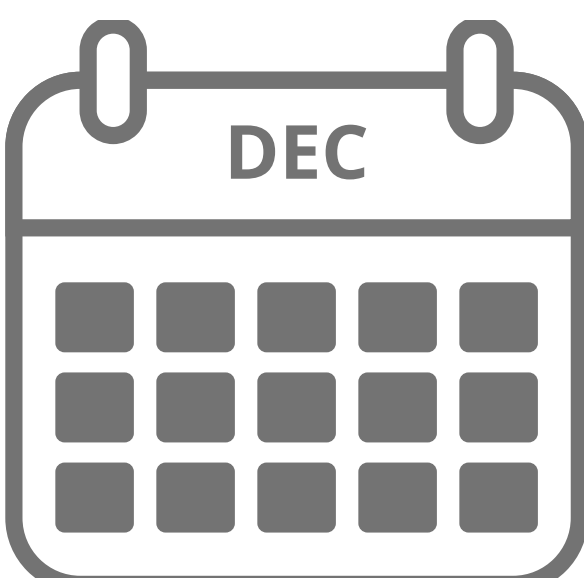
Coon Dog Day

1st Saturday after July 4th in downtown Saluda; parade, food, live music and crafts



Halloween Stroll

every October in downtown Saluda; treats and games provided by our local businesses



Hometown Christmas

2nd Saturday of December; enjoy the lights and refreshments while supporting our local businesses

Dates and events are subject to change. For more information, please contact City Hall.

COMMUNITY CONTACTS

City Hall

6 E. Main St., Saluda, NC 28773

p: (828)749-2581 f: (828)749-2373

Tangie Morgan, Mayor

tangie@cityofsaludanc.com

Steven Orr, City Manager

citymanager@cityofsaludanc.com

Kevin Burnett, Commissioner

kevin.burnett@cityofsaludanc.com

Melanie Talbot, Commissioner

melanie.talbot@cityofsaludanc.com

Paul Marion, Commissioner

paul.marion@cityofsaludanc.com

Mark Oxtoby, Commissioner

mark@cityofsaludanc.com

Pamela Waters, City Clerk

cityclerk@cityofsaludanc.com

Akaisha Hayes, Community Administrator

admin@cityofsaludanc.com

Julie Osteen, Finance Officer

saludafinance@cityofsaludanc.com

Saluda Police Department

2 E. Main St., Saluda, NC 28773

p: (828)749-2691 dispatch: (828)894-0187

In case of emergency, please dial 911.

Clayton Price, Chief of Police

cprice@cityofsaludanc.com

John Rickman, Lieutenant

jrickman@cityofsaludanc.com

Chris Willis, Officer

cwillis@cityofsaludanc.com

Michael Fortenberry, Officer

mfortenberry@cityofsaludanc.com

Michael McAbee, Officer

mmcabee@cityofsaludanc.com

Saluda Fire Department

199 Walnut St., Saluda, NC 28773

p: (828)749-9816

Public Services

Saluda Public Library

(828)722-5218

Saluda Post Office

(828)749-5921

Education

Saluda Elementary School

(828)894-1040

Isothermal Community College

(828)894-3092

Blue Ridge Community College

(828)694-1700

Medical

Saluda Family Medicine

(828)749-0149

St. Luke's Hospital, Columbus

(828)894-3311

Pardee Urgent Care, Hendersonville

(828)697-3232

Pardee Hospital, Hendersonville

(828)696-1000

Churches

Saluda Presbyterian Church

(828)749-1300

United Methodist Church

(828)749-9764

Transfiguration Episcopal Church

(828)749-9740

First Baptist Church

(828)749-3231

Mountain Page Baptist Church

(828)749-9553

Macedonia Baptist Church

(828)749-3136

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updated: 2025-1-7