

**PRICES FORK VILLAGE PLAN
MONTGOMERY COUNTY, VIRGINIA**

Workshop III for the Prices Fork Village Plan

“Affirm the Vision”

May 7, 2005
8:30 a.m. to 1:00 p.m. at the Grange

NOTES FROM FLIPCHARTS

REVISED VISION

- There was general affirmation of the revised Vision statement, as written and presented.

REVISED PLAN

- The traffic alignment at Walnut Springs/Merrimac Road is an issue – it will need detailed planning and gateway design.
- Montgomery Farms needs another way out
 - The Comprehensive Plan is calling for that and it can get that eventually.
- Opportunity to dovetail this plan with P.S.A. planning to be aware of future needs, such as protecting future groundwater by planning for Water and Sewer.
- What protection does the Comprehensive Plan have from future changes?
 - The Plan is a guide, not a law, BUT, it reflects the will of the community – it cannot be changed without a public process and public hearings
 - The Plan will be on the web too and any proposed changes will be posted on the web and a letter sent to the Advisory Committee members if there are any proposed amendments.
- Opportunity for Montgomery Farms connection to the future Southgate Parkway – not to provide a cut-through, but to allow people from Montgomery Farms in and out without going through the Village.
- Need to do an analysis overlay of land that is developable in the area

- The County did a preliminary analysis of development constraints at the start of the process, and will include it in the final report.
- Concern that surrounding farmland can't be farmed profitably and don't want to be locked in" to preserving it and taking out potential for developing it at a future date
 - There is an opportunity to change Comp. Plans every 5 years as conditions change
 - The plan doesn't imply that areas outside the Village couldn't develop under their existing zoning
- Concern that Purchase of Development Right programs benefit a current generation but burden future generation with a lack of options on their land.
- Include a statement in the plan that development of the village will create development pressure on surrounding farmland

DRAFT POLICY FRAMEWORK

- The participants reviewed a series of draft policies as part of a Draft Policy Framework.
- Specific recommendations for wording on selected policies were made on an enlarged version of the document taped to the wall.
- The recommendations will be incorporated into a revised Policy Framework

SCHOOL

- County is looking at options for downsizing its school standards so the new school could fit on the current site – alternatively, it is also looking at a new site around the Village, such as VA. Tech land.
- Can the County justify expenditure on a community center?
- Can the community have right of first refusal if school site is put up for private sale?

PRICES FORK ROAD

- How will left turns from Merrimack Road to Prices Fork road work at full buildout?
 - Will need to align McCoy and Merrimack Road
 - Will need a separate “gateway” design study for that intersection.

TRANSPORTATION

- Should new the "Main Street" shown on the plan cut through Montgomery Farm and connect to Thomas Lane?
 - Bike path is O.K., but don't want major road connection through Montgomery Farms

WHAT HAPPENS NEXT?

- Consultants will compile the results of the meeting into a "Draft Plan Framework"
- County Staff will send copies of the Draft Plan Framework to all participants
- Staff will develop a formal draft of a Comprehensive Plan Amendment based on the Village Plan
- The draft Comprehensive Plan Amendment will go to the Planning Commission and Board of Supervisors for formal review.
- The Prices Fork Village Plan and Comprehensive Plan Amendment will not need to wait for other County Village Plans to be completed before it is adopted.