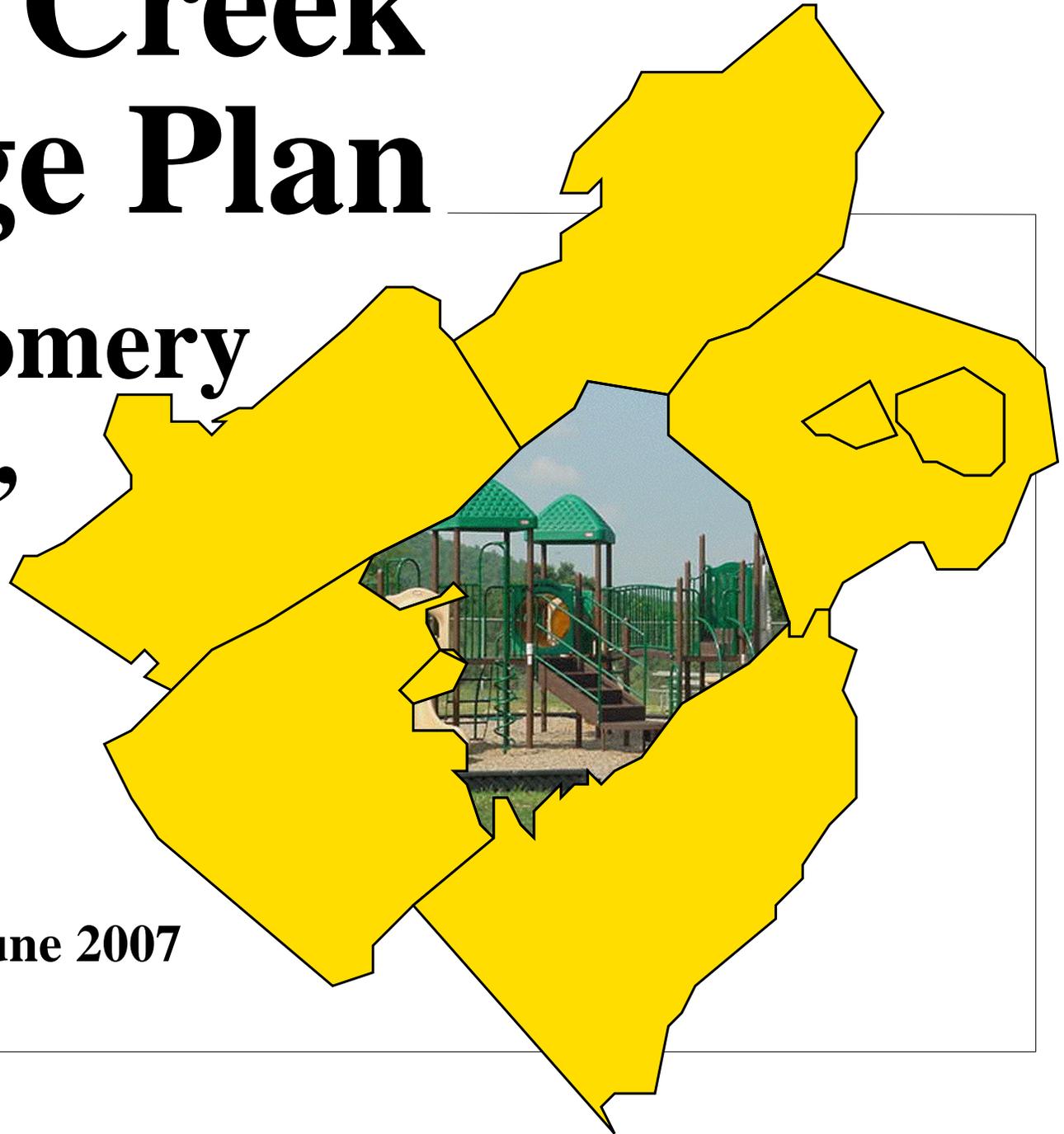


# Plum Creek Village Plan

**Montgomery  
County,  
2025**



**Adopted: 25 June 2007**

# The Village of Plum Creek

## Introduction

The purpose of the village plans is to guide development in each of the villages, while maintaining each village's distinct identity. The village planning process provides citizens in each of the seven villages (six plans) with a say in how their respective villages develop over the next twenty years. This additional input is important because of the County's focused growth approach, which will focus 80% of the County's growth between now and 2025 into the villages, village expansion areas, residential transition areas, and the urban expansion areas.

Under the guidelines established in *Montgomery County, 2025*, villages are defined as "larger rural communities where limited mixed-use development activity has historically occurred and public utilities are available;...are separate and distinct from each other and from nearby towns;... and have served as and will continue to serve as focal points for surrounding rural areas." The village expansion area, on the other hand, is defined as the areas "adjacent to existing villages where appropriate new development can be accommodated while



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retaining the viability and character of the historic village core. It is assumed that the villages and village expansion areas are either currently served by public water and sewer and other public facilities (schools, parks, or fire and rescue stations) or where public water and sewer is likely to be provided in the future.

## Planning Process and Community Input Results

The Plum Creek Village Plan was developed through the combined efforts of citizens, Virginia Tech students and faculty, and staff from the Montgomery County Department of Planning and GIS Services.

The public input process for the Plum Creek Village Plan can be divided into three phases: a door-to-door household survey, two community visioning sessions, and finally, review by the Montgomery County Planning Commission and the Montgomery County Board of Supervisors and adoption.

### Household survey

On February 28, 2007, students from Virginia Tech conducted a door-to-door survey of all households in Plum Creek. Residents said they enjoy the rural setting, and the quiet and neighborly atmosphere. They also like the convenience to neighboring communities such as Radford and Christiansburg, and services, such as the trash facility, hospital and stores.

When asked what changes they would like to see in the future, the residents noted:

- Road improvements, especially the intersection of Rock Road and Route 11
- Removal of trash and litter along roadways
- Better home and property maintenance,



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- along with zoning enforcement
- Enhanced traffic enforcement and police presence
- Improved public services, e.g., water quality, animal control, trash pickup, park
- More village-scale business opportunities.

### Community visioning sessions.

During February and March of 2007, the county hosted two community meetings for the Citizens Advisory Committee. These meetings were well attended by concerned local citizens of Plum Creek and those with an interest in the future development of Plum Creek.

At the first meeting, held on February 27th, residents and interested local citizens identified their concerns for the village and defined their preferred future for Plum Creek. At that meeting, the participants identified the following areas of interest:

- *Transportation*: increase pedestrian safety with sidewalks, reduce speed limit and add signage, improve the intersection of Rt. 11 & Rock Road (T intersection),

concern about bike lane off Rt. 11, reduce traffic & noise concerns, problems with ditching along the side of the road, improve road maintenance, link all parks and walking trails.

- *Appearance*: focus on beautification, improve appearance of car lots, desire small businesses, cleanup current properties, encourage landscaping, incentives to cleanup abandoned buildings, zoning overlay to increase maintenance of properties; problems with trash in yards and being left out, create community trash day?
- *Schools*: Montgomery County requires 16 acres - is there enough land? The school might help develop sense of community, currently busing kids to Riner, why did the old school close down?
- *Affordable Housing*: good to allow affordable housing because there is not much in the county.
- *Recreation/Parks*: need more recreation opportunities, keep kids occupied, keep Texas Road Park as a community asset.
- *Montgomery County Sheriff*: not seen often, would like to have increased police presence, especially around the Texas Road Park.
- *Animal Control*: need to create or enforce the Leash law to decrease the problem with dogs, control cat population.
- *Stormwater Management*: difficult with steep slopes and small creek, clean up abandoned buildings and other commercial development in the floodway.

During the second meeting on March 31st, participants reviewed results from the first workshop; and evaluated and affirmed the vision statement, goals and strategies, as well as the future land use map.



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#### *Public hearings, plan review and plan adoption.*

The Montgomery County Planning Commission a public hearing for the Plum Creek Village Plan on May 9, 2007, at the County Government Center and recommended adoption of the plan. The Board of Supervisors held a public hearing on May 29, 2007 and adopted the Montgomery County 2025: Plum Creek Village Plan on June 11, 2007

#### **Historical Development Patterns**

Plum Creek derives its name from a small creek that runs through its boundaries and empties into the New River. U.S. Route 11 has always served as the focal point for development in the Plum Creek Village; and until Interstate 81 was extended through southwest Virginia in 1965, U.S. Route 11 was the primary highway for the entire Montgomery County/Radford area. By the 1930s, the Route 11 corridor in Plum Creek had become a tight knit community of small houses and local businesses. This included restaurants, bars, and a general store.

Change was inevitable, and over time, Plum Creek has gained and lost community businesses. Car dealerships have become significant elements in the local landscape. A small one room school house on Walton Road

was replaced by Bethel Elementary in 1954. Trailer homes were also being developed in Plum Creek at this time, providing affordable housing opportunities for residents.

Many of these characteristics of Plum Creek remain today. The Village is predominantly rural in character, with several important commercial establishments located along the Route 11 corridor.

#### **Current Conditions and Trends**

##### *Population*

According to the 2000 Census, the approximate population of Plum Creek was 1,803. Of those residents, 97% were White, 2% were African American, and the remaining 1% were American Indian, Asian, and Pacific Islander. Hispanics or Latinos made up 1% of the population.

The population of Plum Creek is almost evenly divided in terms of gender: 50.4% of the population is female; 49.6% is male. The difference is slightly more pronounced in residents 65 years and older (54% female, 46% male) and those under the age of 18 (49% female, 51% male).

Slightly more than a quarter of the Plum Creek population (26.4%) is 17 or younger, a



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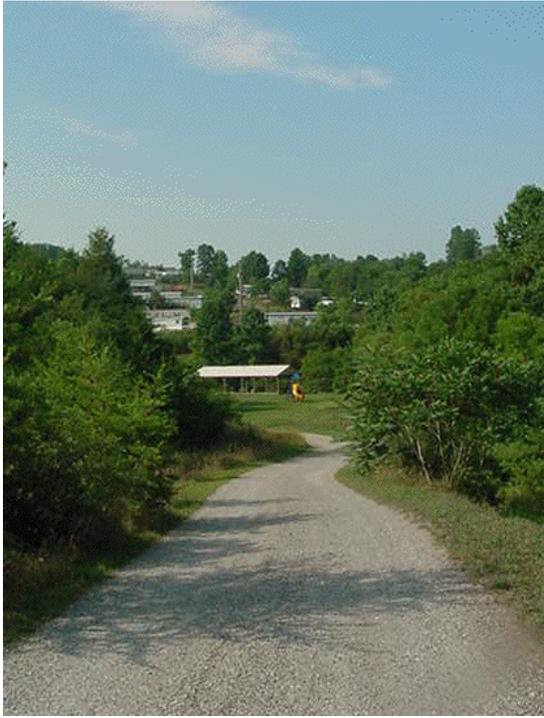


Photo by Planning Staff

number that is much higher than Montgomery County as a whole (15.9%). The percentage of the Plum Creek population that is 65 and older (9.2%) matches the percentage of the overall population in the county (9.1%).

#### *Natural Environment*

Plum Creek is located in the foothills adjacent to the New River and is defined by three environmental features: steep slopes, Plum Creek, and the Plum Creek floodplain. High intensity development on the slopes above the Plum Creek valley have exacerbated the flood problem by contributing greater runoff than occurred in the predevelopment era. This increased runoff means that properties along Rt. 11, which parallels Plum Creek on the north, are now at risk of flooding when they were not

at risk in the past. Nearly the entire length of the Rt 11 corridor between the Plum Creek Restaurant to the east and the Rt 11/Rock Road intersection is in the 100 year floodplain. Given the narrowness of the Plum Creek valley, a large percentage of the existing structures in that stretch of Rt. 11 are in the floodway portion of the floodplain and under state rules can not be redeveloped or rehabilitated.

Plum Creek also contains a large portion of shrink-swell soils, soils which expand and contract with moisture, making for less favorable conditions for building foundations. In addition, only small areas of Plum Creek are suitable for septic systems, which means that any new development, regardless of density, will need to be served by public sewer.

According to longtime residents, the groundwater quality in Plum Creek is abysmal. Because of the low water quality, due to the presence of sulphur and other minerals, Plum Creek is served by the PSA, which supplies residents with water from the City of Radford public water system. Any future development, regardless of density, will need to be served by public water.

#### *Existing Land Use*

According to participants in the community survey and in the community meetings, Plum Creek has long been known for used car lots and beer joints, land uses which are still much in evidence and contribute to the “air of neglect.”

The majority of Plum Creek is residential, although there is a significant commercial area along the Rt. 11 corridor. While Plum Creek has existed as a community since the construction of Rt 11 in the early 1930s, the majority of Plum Creek is relatively new. The 1990s saw the rapid expansion of the residential areas, primarily due to Parkview and subsequent subdivisions by Jim Lucas and Community Housing Partners.

As is noted elsewhere, much of the commercial district is located within the 100 year flood zone of Plum Creek. Because of state

code requirements which limit the amount of investment for properties located in a floodway, much of the commercial district is badly deteriorated and will eventually need to be removed.

#### *Housing*

According to the 2000 Census, there are 702 households in Plum Creek. Of those households, 509 (72.5%) are occupied by families (2 or more people related by blood, marriage, or adoption); 145 (20.6%) have single occupants, and the remaining 48 households (6.6%) have two or more unrelated adults, but no children. Of households with children, 76 are headed by single parents (3.4% with single fathers and 7.4% with single mothers).

The average household size is 2.5 occupants, and the average family size is slightly higher at 2.8 persons per household.

There are 746 housing units in Plum Creek. Of these, 702 are occupied (94.1%) and 42 are vacant (5.9%). The vacancy rate in Plum Creek is only slightly higher than Montgomery County as a whole (4.7%). Of the occupied units, 577 (82.2%) are owner occupied and 125 (17.8%) are occupied by renters.



Photo by Planning Staff



*Photo by Planning Staff*

### *Transportation*

The main roads in Plum Creek are East Main St., which turns into Radford Rd., (Rt. 11) and Rock Road (Rt. 688). Rt. 11 is the major road in Plum Creek, running from the North Western area to the Eastern side of Plum Creek.

According to the 2005 Virginia Department of Transportation (VDOT) report of Average Daily Traffic Volumes with Vehicle Classification Data on Interstate, Arterial, and Primary Routes, the annual average daily traffic on East Main St./Radford Rd. (Rt. 11) is 8,300 vehicles per day.

### *Public Facilities and Services*

The Montgomery County Public Service Authority provides both water and sewer to Plum Creek. The public water is supplied through an agreement with the City of Radford. While sewer capacity is not an issue in terms of treatment, there are limitations, currently, on the number of households that can be served because of limited pump station capacity.

Montgomery County currently has two public parks in Plum Creek: Texas Road Park and Hornsby Park. The Montgomery County Parks and Recreation Department is currently considering closing Texas Road Park because of vandalism problems. The park is located in

a remote area of Plum Creek and is accessed by a private street. In addition, Texas Road is frequently flooded during inclement weather. Because of these factors, the Montgomery County Sheriff's Department does not routinely patrol Texas Road Park. The Hornsby Park, adjacent to the Plum Creek Solid Waste Collection Facility, is relatively new and provides residents with access to a new playground facility and a ballfield.

Fire and rescue service in Plum Creek are provided by Christiansburg Fire and Rescue. Both stations are well beyond the 5 minute response distance.

Until a few years ago, students from Plum Creek attended Belview Elementary School, and then commuted by bus to either Riner or Christiansburg. Currently students, including those attending elementary school, residing on the east side of Plum Creek (Gallimore Street and east) attend schools in Christiansburg, while students from Blair Street and west attend school in the Auburn strand.

### *Community Organizations*

Plum Creek residents are active in church and school organizations. Roughly 23% are involved in a church organization and 12% are



*Photo by Planning Staff*



*Photo by Planning Staff*

involved with a school organization. Only 2% are active in either civic organizations or a homeowner's association.

### **Planning Assumptions and Land Use**

During the village planning process, participants relied on five key planning assumptions:

- Population growth will continue during the next 25 years, in general accord with the County's Comprehensive Plan. (At slightly more than 1% average annual growth; up to about 25,000 more people in the County as a whole by 2030, with 6,000- 8,000 in the unincorporated areas and the remainder in the two towns;
- Residential development will be concentrated mainly in the County's designated growth areas, including the Urban Expansion Areas, the Residential Transition Areas, and the seven Villages and six Village Expansion Areas;
- Residential development densities in the Plum Creek area will occur in general accord with the County's Comprehensive Plan, with 2 units per gross acre;

## Plum Creek Village Land Use Summary

**Overall Assumptions for Total Expansion Area:** 1009 acres, approx.; Current Infrastructure Capacity: TBD.. (1); Projected Gross Density: 2 du/ac. approx.

Settlement Types	Acreage	Existing Dwelling Units	New Dwelling Units	Max. Dwelling Units @ Buildout	Density Range
<b>Low Density Residential</b>	198	35	165	200	0-2 du/acre
<b>Medium Density Residential</b>	503	440	225	665	2-4 du/acre
<b>High Density Residential</b>	192	235	500	735	4+ du/acre
<b>Mixed Use</b>	116	28	0	0	2-4 du/acre
<b>Total</b>	1009	740	890	1600	2 du/acre

**Assumptions:**

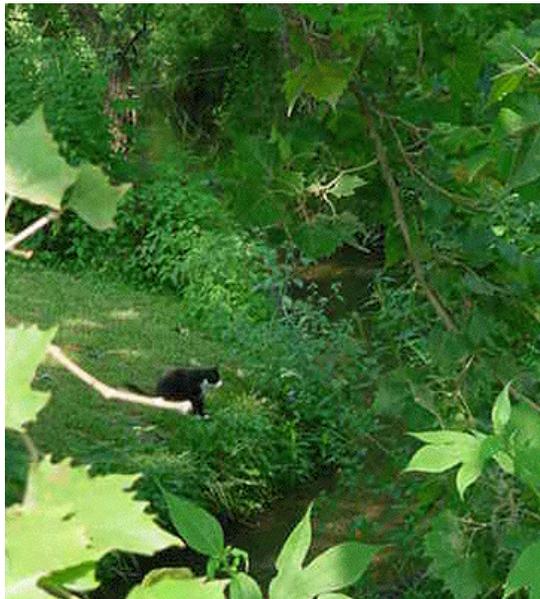
- 1) At full buildout, which is beyond the horizon of this plan, Plum Creek will have no more than 1600 dwelling units. At current rate of growth, Plum Creek is not expected to reach full buildout without significant redevelopment within the existing core and expansion of the current public water and sewer systems. According to the Public Service Authority, expansion of the sewer system will require an upgrade in the current pump station and, potentially, restructured agreements with the City of Radford.
- 2) Currently, existing residential neighborhoods are either medium or high density. The low density residential areas are meant to provide additional single-family opportunities within the village of Plum Creek.
- 3) Medium and low density areas are concentrated on the east side of Plum Creek, while the high density is located along Rock Road on the western end of the village. Concentrating higher density development on Rock Road follows the existing development patterns for the western end of the village and is located where higher levels of traffic can be more easily dispersed to both the 177 corridor and to Rt. 11.
- 4) Mixed use areas are likely to be a combination of light industrial and commercial, rather than the residential/commercial combination found in the other villages.. Any future industrial and commercial development should occur well above the flood elevation levels which define much of the current commercial area of Plum Creek. Because of restrictions on property maintenance and redevelopment within the floodway for a 100 year flood zone, many of the existing commercial enterprises will need to be moved to less flood prone areas and the lands within the floodway will be taken out of commercial use.



*Photo by Planning Staff*

- Small amounts of job growth will occur in the immediate vicinity of Plum Creek mainly village-scale businesses and telecommuting jobs; and
- Public water and sewer service will be limited to those areas designated in the Montgomery County 2025: Plum Creek Village Plan.

There are a number of assumptions specific to Plum Creek that contributed to the overall future land use scheme. Most notably, the Plum Creek floodplain and the steep slopes in the village severely limit the amount of redevelopment along Rt. 11. and new development above Rt. 11 and Rock Road. Special attention will need to be paid to the impact of any new development on stormwater runoff and floodplain levels so as not to exacerbate the existing conditions. Plum Creek is likely to continue to grow because of its close proximity to the 177 Corridor and the City of Radford. While there are areas where the slope will allow some new development,



*Photo by Planning Staff*

much of the development in the future will come from redeveloping existing lands to higher densities.

### **Neighborhood Types and Land Uses**

#### *Mixed Use Development*

Mixed use development has been the rule rather than the exception in the majority of the Villages in Montgomery County. Part of this is due to the nature of small, contained, and constrained spaces. Unlike their larger counterparts, which have the luxury of land and expansive public works and may more clearly separate uses, villages and village expansion areas are constrained by limited public facilities, especially the possible extent and capacity of public water and sewer. Given the limitations, all of the land use designations are based on the assumption of mixed use development.

Mixed use development means that while certain uses may be deemed most appropriate for a specific area of the village, the primary use designation does not preclude other types of development in, near, or in lieu of the primary designation. In a sense, this approach means that portions of the villages and village expansion areas are treated, in essence, as large planned unit developments. Indeed, the mixed use approach to village development encourages the creation and strengthening of the sense of community with the village by making goods, services, and jobs more readily available and accessible to residents. The approach also assumes that future development, rather than destroying or overpowering the historic core, will be designed to strengthen the historic development patterns, add to the quality of life of residents, and provide appropriate levels and scale of development.



*Photo by Planning Staff*

#### *Residential Neighborhoods*

The Montgomery County 2025: Plum Creek Village Plan designates three residential neighborhood types: Low, Medium, and High Density. The designations do not mean that there will be two, three, four, or more dwelling units on every acre of land, but they do provide a guide to the number of dwelling units, overall, that can be developed on a specific parcel (gross acreage). The designations were used to match the village plan to the existing ordinance. Residential development in the low density neighborhoods is intended to be stick-built or modular single-family housing. The Medium Density neighborhoods may include a wider variety of housing types, including: single-family dwellings, accessory dwellings, duplexes, triplexes, and quadplexes as infill. Currently, high density residential is defined primarily as manufactured housing parks, but may also include larger scale multi-family developments and redevelopments. As with the Medium Density neighborhoods, the Mixed Use neighborhoods are appropriate locations for a wider variety of housing types, including residential and commercial uses within the same structure or development.

# Plum Creek Village Plan: Statement of Preferred Future

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The following statement of the preferred future of Plum Creek was created by the citizens at the first meeting and evaluated and refined at the second meeting. This Vision Statement essentially summarizes the key goals for the future of the village.

## **In the Year 2030, Plum Creek:**

Plum Creek is the kind of place people can be proud of. Over the last 25 years, residents and property owners have worked diligently to make Plum Creek a "real" village with beautiful streets, community parks, and a network of walking and bicycling trails.

U.S. Route 11 still runs through the village, but it doesn't seem like such a huge thoroughfare any more, at least not since they reduced the maximum speed limit and created a T intersection at Rock Road. The improvement program included the creation of village gateways, with "Welcome to Plum Creek" signs, median landscaping, crosswalks and other elements. Parents know their children will be safe as they travel to and from school or Hornsby Park.

Flooding used to be a problem, but that, too has disappeared. Many years ago now, Plum Creek and the County collaborated on a stormwater

management plan that has really changed the character of the village core. The former business district has been moved farther west, closer to Radford. In its place is a beautifully landscaped linear park that holds runoff during large storms. Most of the time, though, the park is known for its walking and bicycling trails, one of many recreation resources available to Plum Creek residents.

Plum Creek now boasts its own school. The school is located very near to Hornsby Park, which means school children can take advantage of the recreation fields there, both during the day and after school. The school and the park are really the heart of Plum Creek and are used almost non-stop by individuals, families, and community groups. In fact, Hornsby Park had to be expanded a number of years ago, just to accommodate resident and school needs. And, with so many people in the park, problems of vandalism have disappeared, and the few instances they do have are repaired by the County almost immediately.

Because of its location to Radford, Blacksburg and Christiansburg, Plum Creek has become an attractive place to live. Additional housing development is carefully sited to protect floodplains and other natural resources, and the density of new development very much reflects the kinds of residential development Plum Creek has known for decades.

This includes mobile homes, though the parks are now required to install landscaping and provide pocket parks, tot lots or recreation facilities or at least to incorporate trails to connect mobile home residents to parks elsewhere in Plum Creek.

New business development has been limited to small, family-owned establishments. Plum Creek has resisted development by franchises and "big box" retail, preferring a shopping experience that is unique to the village core.

The community has developed a strong working relationship with the County and is actively engaged with elected officials and staff in decisions related to community goals, needs and opportunities. One of the best examples of this is the transportation plan for the U.S. Route 11 corridor: residents worked with the County and VDOT to create an acceptable corridor design and incorporate the traffic calming and pedestrian safety measures that are so important to the community today.



*Photo by Planning Staff*

# Plum Creek Village Plan: Policies

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The following policies were developed in meetings with village citizens. These policies are to guide the actions of the County, State Agencies, and private landowners to achieve the preservation and development of Plum Creek in accord with the Vision of this Plan.

## PCV 1.0 Land Use Policies

### PCV 1.1 General Policies

**PCV 1.1.1 Overall Gross Density for the Village Planning Area.** The overall density of the village planning area should never exceed two (2) dwellings per gross acre at full build-out (expected to occur beyond the horizon of this plan).

**PCV 1.1.2 Compatibility is Fundamental.** The density, type and character of new development must be compatible with the existing village, the vision of the village's future, and be generally consistent with the Land Use Plan Map. New development must be compatible with the traditional forms and architectural character of the village.

**PCV 1.1.3 Guidelines Are Firm But Flexible.** The policies of this plan are firm guidelines for the County and for developers. While there is flexibility in how to achieve these policies, all new development should follow them in spirit and in action.

**PCV 1.1.4 A Variety of Housing Types Should be Built.** The County will encourage a variety of housing types, costs and net densities, in order to provide high quality housing for a range of ages and income levels. Most housing will be single-family detached units, but may include accessory units, small single-family detached dwellings, apartments on the second floor levels of employment or civic buildings, and housing for elderly citizens.

**PCV 1.1.5 Village Gateways.** Establish Clear Gateways at the Major Road Entrances to the Village. Landscaping, signage, grading and pavement design should be used to create a sense of transition into the village on Radford Road from the east and west. These gateways should be

understated, with a traditional, rural village character, with street design, landscaping and architecture that will naturally slow traffic as it approaches the village.

**PCV 1.1.6 Proffers Are Expected to Mitigate Impacts.** Any rezoning to a higher intensity of land use, particularly residential land uses, will be expected to provide proffers of land, infrastructure and/or funding to off set the impacts of the development, particularly on capital facilities such as roads, parks, schools and public safety.

**PCV 1.1.7 Incorporate Universal Design Features.** A portion of dwelling units within any given residential project should feature "universal design" in order to provide for all age groups and to allow people to "age in place" within the village.

**PCV 1.2 Future Land Use Map.** Achieve the Vision for future development as defined in the Future Land Use Map

**PCV 1.3 Rural Character.** Maintain the rural character of the Village of Plum Creek.

**PCV 1.3.1 Traditional Neighborhood Design.** Use innovative neighborhood best practices, including traditional neighborhood design, planned unit development approaches, or clustering techniques to strengthen the sense of community within Plum Creek while maintaining the rural character of the area surrounding Plum Creek.

**PCV 1.3.2 Commercial Development.** New commercial development should be at a scale that is appropriate for the rural community character of Plum Creek. Village-scale commercial development provide opportunities for locally owned businesses. Commercial developments should not be in the form of "strip malls." Mixed use development should focus on a combination of live-work, commercial/residential units, professional offices, and single commercial units.

**PCV 1.3.3 Impact on Significant Environmental Features.** To the maximum extent possible, new

development should minimize the impact on flood plains, ridgelines, tree canopies, scenic views, steep slopes, and stormwater runoff.

**PCV 1.4 Community Identity.** Protect and enhance the variety of resources that give Plum Creek its special character.

**PCV 1.4.1 Regulatory Changes.** Adopt zoning district language, development regulation, design guidelines, or other tools to enable development that is compatible with the existing scale and character of Plum Creek, which includes:

- (a) residential clustering and open space requirements;
- (b) village commercial rather than regional, large-scale or big box development; and
- (c) density bonuses for meeting or exceeding open space conservation, affordable housing, or other goals.

**PCV 1.4.2** Use landscaping, signage, grading, pedestrian islands, median strips and street design to establish village gateways and create a sense of place in Plum Creek

**PCV 1.4.3** Move the Plum Creek welcome sign near the Plum Creek Restaurant (Monks).

**PCV 1.5 Revitalization and Property Maintenance.** Improve the general appearance and aesthetic character of Plum Creek.

**PCV 1.5.1 Rt. 11 Corridor.** Install street trees and landscaping to improve the overall appearance of the U.S. Route 11 corridor, and as a strategy for increasing absorption of stormwater.

**PCV 1.5.2 Maintenance and Revitalization.** Encourage maintenance and/or revitalization of existing properties; and reuse of properties where revitalization is either not possible, financially prohibitive, or prohibited under State and Federal floodplain regulations.

**PCV 1.5.3 Property Maintenance Codes: Manufactured Housing Developments.** Create and enforce age, property

maintenance, and community facility codes for manufactured housing developments.

**PCV 1.5.4 Property Maintenance Codes: Commercial Properties.** Create and enforce property maintenance codes, including a junk code, for commercial areas, including landscaping and fencing regulations.

**PCV 1.5.5 Dilapidated Structures.** Identify dilapidated buildings and work with property owners to either rehabilitate or redevelop these properties or relocate the existing use.

**PCV 1.5.6 Structures in Floodplains.** Provide Plum Creek Village with the proper resources to tear down dilapidated buildings located in the floodplain

**PCV 1.5.7 Public Information.** Provide public information on property maintenance, rehabilitation, and relocation grants and programs from state and federal agencies.

**PCV 1.5.8 Historic Structures.** Identify locally significant structures and work with owners, as appropriate, to achieve historic designation and listing on the state and federal registers.

**PCV 1.5.9 Sense of Place.** Use design elements such as medians, sidewalks and gateway signs and streetscaping to complement the slower speeds and instill the impression of "place" in Plum Creek.

**PCV 1.6 Low Density Residential Neighborhoods: Land Use and Urban Design**

**PCV 1.6.1 Density.** Density in Low Density Residential Neighborhoods should not exceed two (2) dwelling units per gross acre.

**PCV 1.6.2 Uses.** Land uses in Low Density Residential Neighborhoods should be limited to single-family dwelling, secondary accessory dwellings, and home occupations.

**PCV 1.5.3 Infill Development.** Infill development should complement and be consistent with existing neighborhood

development styles and patterns.

**PCV 1.6.4 New Development.** New development should complement and be consistent with existing neighborhood development styles and patterns; should have a street pattern and pedestrian facilities which interconnect with the existing transportation system within the village; and should follow traditional neighborhood design (TND) guidelines established by the County.

### **PCV 1.7 Medium Density Resident Neighborhoods: Land Use and Urban Design**

**PCV 1.7.1 Density.** Density in Medium Density Residential Neighborhoods should not exceed four (4) dwelling units per gross acre.

**PCV 1.7.2 Uses.** Land uses in Medium Density Residential Neighborhoods should be limited to single-family dwelling, secondary accessory dwellings, limited multifamily dwelling units (duplexes, triplexes, and quadplexes) which fit with the character of the neighborhood, home occupations, and appropriate home businesses.

**PCV 1.7.3 Infill Development.** Infill development should complement and be consistent with existing neighborhood development styles and patterns.

**PCV 1.7.4 Redevelopment.** Redevelopment should complement and be consistent with village-scale development styles and patterns and should fit within the existing transportation framework for the village.

**PCV 1.7.5 New Development.** New development should complement and be consistent with existing neighborhood development styles and patterns; should have a street pattern and pedestrian facilities which interconnect with the existing transportation system within the village; and should follow traditional neighborhood design (TND) guidelines established by the County.

### **PCV 1.8 High Density**

**PCV 1.8.1 Density.** Density in High Density Residential Neighborhoods should not exceed eight (8) dwelling units per gross acre.

**PCV 1.8.2 Uses.** Land uses in High Density Residential Neighborhoods should be limited to multifamily and manufactured housing developments, which fit with the character of the neighborhood, home occupations, and appropriate home businesses.

**PCV 1.8.3 Infill Development.** Infill development should complement and be consistent with existing neighborhood development styles and patterns.

**PCV 1.8.4 Redevelopment.** Redevelopment should complement and be consistent with village-scale development styles and patterns.

**PCV 1.8.5 New Development.** New development should complement and be consistent with existing neighborhood development styles and patterns; should have a street pattern and pedestrian facilities which interconnect with the existing transportation system within the village; and should follow traditional neighborhood design (TND) guidelines established by the County.

### **PCV 1.9 Mixed Use Neighborhoods**

**PCV 1.7.1 Encourage Infill Development.** Most of future growth in the mixed use neighborhood area should be infill and redevelopment of existing sites. Ensure that new infill development is compatible with the existing village. Such development should be a small-scale mix

**PCV 1.9.2 Encourage Mixed-Uses.** Land uses along Mixed Use Neighborhood should be a mix of residential, commercial, office and institutional uses. Limit new commercial and employment uses to village -scale, individual or stand-alone buildings with small building footprints that are architecturally compatible with the existing commercial and institutional uses.

**PCV 1.9.3 Live/Work Units.** Encourage “live/work” units, which feature a shop or small-scale office use on the ground floor and a residential dwelling above or behind the shop, not more than two stories above the street.

**PCV 1.9.4 Floodplain.** Discourage development and redevelopment in floodprone areas.

**PCV 1.9.5 Design Details.** The County and the Plum Creek community will strive to maintain the rural, informal character of the mixed use village neighborhoods by:

- (a) Locating new or expanded parking areas behind or to the side of the buildings; screening parking from adjacent uses with landscape buffers and using alley access where feasible.
- (b) Providing a strong pedestrian orientation along the street frontage, with parking located mainly at the rear of the buildings
- (c) Prohibiting auto-oriented functions like drive-through windows
- (d) Encouraging new buildings to generally match the setbacks of adjacent buildings while also maintaining a variety of setbacks and orientations.
- (e) Orient building fronts toward main streets, and service backs of buildings through alleyways, wherever feasible
- (f) Encouraging porches, street trees, street furniture, sitting areas and other pedestrian-friendly design elements.

## **PCV 2.0 Government and Planning**

**PCV 2.1 Communication.** Create the means for effective communication between Montgomery County and the citizens of Plum Creek.

**PCV 2.1.1 Plum Creek Webpage.** Create and maintain a Village of Plum Creek page on the Montgomery County website, with data specific to the village and surrounding community (e.g. statistics on population, schools, income, and poverty), postings on programs and events, information about possible grants or other funding opportunities, etc.

**PCV 2.1.2 Community Network.** Work with Plum Creek residents to create a community network for communicating

information on new development and other activities in the Village.

**PCV 2.1.3 Print Communication and Notification.** Identify opportunities to use utility or tax bills, etc., to disseminate flyers, newsletters, or postcards with community information.

**PCV 2.2 Collaboration.** Promote collaboration between County agencies and the village residents they serve.

**PCV 2.2.1 Improve Local Relations and Service Opportunities.** Improve local relations and expand service opportunities with the Montgomery County Sheriff's Office, the Public Service Authority, and other County departments and agencies.

**PCV 2.2.2 County Outreach and Education.** Expand County outreach and development programs so that community organizations are included in identifying and responding to community problems and needs. As part of this process the County should provide technical and staff support, funding, and opportunities for collaboration on program development and operations.

**PCV 2.2.3 Neighborhood Watch.** Work with the Montgomery County Sheriff's Office to develop a neighborhood watch program.

**PCV 2.3 Work Closely with VDOT to Achieve the People's Vision.** The County will work closely VDOT to ensure that the urban design, mobility and public safety policies of this plan are implemented. Cooperation between the County, VDOT, and private developers and landowners will be critical to the success of this plan.

**PCV 2.5 Encourage a Unified Community.** The County will encourage the people of Plum Creek to act as a single, unified community when working with the County, the Towns, and the State in implementing this Plan. The County encourages the citizens to take a leadership role in implementing this Plan once it is adopted.

**PCV 2.5.1 Citizen Advisors.** Continue to work with civic and community groups in Plum Creek on finalizing and

implementing the Montgomery County 2025: Plum Creek Village Plan.

### **PCV 3.0 Educational Resources**

**PCV 3.1 Future Educational Needs.** Work with the Montgomery County Public Schools to address the future educational needs for children in Plum Creek and Bethel.

**PCV 3.1.1 Future School Site.** Purchase the 16 acres required for construction of an elementary school in Plum Creek, near Hornsby Park if possible, to take advantage of recreation facilities there.

### **PCV 4.0 Economic Resources**

**PCV 4.1 Village Scale Economic Development.** Support and enhance a locally-based economy and job opportunities in Plum Creek.

**PCV 4.1.1 New Business District.** Encourage the relocation and development of a new village mixed use district along U.S. Route 11 between the Rock Road intersection and the Radford city limits, outside of the floodplain.

**PCV 4.1.2 Light Manufacturing.** Encourage village scale light manufacturing, which creates local jobs, in the mixed use district upon rezoning and approval of site design.

**PCV 4.1.3 Village Scale Businesses.** Recognizing that commercial and industrial development should be village-scaled, “big box” stores would not be appropriate in Plum Creek.

### **PCV 5.0 Environment Resources**

**PCV 5.1 Floodplains and Stormwater Management.** Minimize property damage and the impact of stormwater runoff and flooding on local residents, property owners, and businesses.

**PCV 5.1.1 Sustainable Development Approaches.** Promote sustainable development approaches that protect watersheds and stream corridors, reduce development in floodplains, enhance water quality, and minimize the impact of stormwater runoff.

**PCV 5.1.2 Impervious Surfaces.** Remove or reduce impervious surfaces in the floodway and 100-year floodplain to maximize the area available for stormwater recharge.

**PCV 5.1.3 Greenways.** Take advantage of development constraints imposed by floodplain to create a linear park, bicycle trail, and/or greenway system and connect Plum Creek residents to local facilities and services.

**PCV 5.1.4 Riparian Buffers and Landscaping.** Install street trees and landscaping to improve the overall appearance of the U.S. Route 11 corridor, and as a strategy for increasing absorption of stormwater.

**PCV 5.2 Stormwater Management Plan.** Work with the County Engineer to develop and implement a village-wide stormwater management plan.

### **PCV 6.0 Housing**

**PCV 6.1 Housing Opportunities.** Provide rental and owner-occupied housing opportunities that are affordable to a wide range of individuals and families, including seniors.

**PCV 6.1.1 Affordable Housing.** Adopt regulations or institute incentives for the creation of affordable home ownership opportunities, including:

- residential clustering, zipper lots, zero lot line development, reduced minimum lot sizes, etc.
- construction of townhouses, condominiums, and accessory residential units
- density bonuses for affordable housing development

**PCV 6.1.2 Homeownership.** Investigate opportunities to transition renters and mobile home owners to property/home ownership.

**PCV 6.1.3 Manufactured Housing Parks.** Adopt development regulations and design guidelines that enhance the quality and character of mobile home parks, e.g., related to landscaping and streetscaping, tot lots and recreation areas, greenways and paths that connect to schools and other community facilities).

**PCV 6.1.4 Mixture of Housing Types.** Provide a mix of housing types and housing densities that reflect the community's vision and the character of Plum Creek.

**PCV 6.1.5 Cluster Development.** Allow for cluster development as an approach for accommodating growth while minimizing the impact on community character, scenic views, and environmental resources.

## **PCV 7.0 Community Resources and Services**

**PCV 7.1 Adequate Community Resources.** Ensure that Plum Creek residents receive the quality services they deserve, including but not limited to education, public safety, parks and recreation, social services, and water and sewer.

**PCV 7.1.1 Community/Government Relations.** Improve local relations and expand service opportunities with the Montgomery County Sheriff's Office, the Public Service Authority, and other County departments and agencies.

**PCV 7.2 Community Center.** Work with the citizens of Plum Creek to either redevelop/reuse an existing structure (e.g. "The Alamo" or another existing commercial structure) or construct a new structure as a Plum Creek community center.

## **PCV 8.0 Public Safety.**

**PCV 8.1 Emergency Services.** Promote and improve public safety and emergency services in Plum Creek

**PCV 8.1.1 Increased Sheriff's Department Presence.** Increase sheriff's department presence to deter vandalism of public property, especially at Texas Road Park.

**PCV 8.1.2 Neighborhood Watch.** Institute a Neighborhood Watch program, as a collaboration between residents and the Sheriff's Office, and to improve community safety.

**PCV 8.1.3 Future Facilities.** As Plum Creek continues to develop, work with citizens and the County's emergency services coordinator to develop an emergency services (fire, rescue, sheriff) substation to serve the Plum Creek and Bethel/ 177 Corridor.

**PCV 8.2 Animal Control.** Provide improved animal control services to address the village's stray cat and dog problem.

## **PCV 9.0 Recreational Resources**

**PCV 9.1 Recreational Opportunities.** Create and maintain passive and active recreation areas and opportunities for Plum Creek residents.

**PCV 9.1.1 Hornsby Park.** Revitalize, expand and maintain Hornsby Park as an essential community asset by:

- (a) landscaping and planting shade trees
- (b) adding picnic tables and barbeque stations
- (c) creating fields for team sports for youth; and
- (d) expanding the currently playground facilities.

**PCV 9.1.2 Texas Road Park.** Remove equipment and facilities at Texas Road Park to address issues of vandalism, expand parking opportunities, and evaluate the most appropriate use(s) for that property.

**PCV 9.1.3 Vandalism.** Reduce or eliminate opportunities for vandalism in Plum Creek's parks by:

- (a) Locating parks and recreation facilities in easily accessible and visible location;
- (b) Locating the active recreation near passive recreation so it will be used regularly by children and the rest of the community in an effort to reduce vandalism;
- (c) Encouraging continuous use through recreation leagues or other regularly scheduled activities;
- (d) Providing regular and on-going maintenance-repair vandalism and remove graffiti in a timely manner; closely monitor park use and user behaviors; and
- (e) Designing parks to allow for regular patrol by

the Montgomery County Sheriff's Office.

**PCV 9.1.4 .Linear Park and Trail System.** Take advantage of development constraints imposed by floodplains to create a linear park, bicycle trail, and/or greenway system and connect Plum Creek residents to local facilities and services.

(a) Conduct a study of the feasibility of moving the commercial district to a non-floodplain area and converting floodplain properties to part of a linear park system.

(b) Research grant opportunities for flood mitigation in Plum Creek.

Develop a system of greenways, trails and sidewalks that allow Plum Creek residents to walk or bike throughout the community, (see VITL plan), as well as to other locations in Montgomery County (Christiansburg) and in the City of Radford, via the Huckleberry Trail..

**PCV 9.2 Neighborhood Park System.** Develop a system of neighborhood pocket parks to provide recreational opportunities throughout the Village of Plum Creek.

**PCV 9.2.1 Safe Playgrounds.** Incorporate safe playgrounds into all neighborhoods that are easily accessible for residents.

**PCV 9.2.2 Active Recreation Areas.** Work with developers to create age appropriate active recreation areas.

**PCV 9.2.3 Manufactured Housing Parks.** Create and maintain recreational area requirements for all manufactured housing parks.

**PCV 9.3 Bikeway, Walkway, and Trail System.** Create and maintain a village-wide bikeway, walkway, and trail network that provides pedestrian access throughout Plum Creek and connects to the county-wide trail network.

**PCV 9.3.1 VITL Plan.** Implement the Village Transportation Links (VITL) plan, which provides trails for biking and walking that serve to connect points within the Village of Plum Creek, provide a safe means for pedestrian and bicycle travel, and would connect to

surrounding localities via the Huckleberry Trail..

## **PCV 10.0 Transportation Resources**

**PCV 10.1 Safe Routes Program.** Promote safe pedestrian and automobile travel along Radford Road/ U.S. Rt. 11, Rock Road, and other roads in the village.

**PCV 10.1.1 Transportation Plan.** Design a detailed transportation plan for Plum Creek and seek funding or streetscape enhancements and traffic calming measures, such as median planting, streetlights, and landscaping Coordinate with the County and VDOT to implement "traffic calming" elements within and around the village, especially along U.S. Route 1.

**PCV 10.1.2 Speed Limit.** Work with VDOT to reduce speeds of U.S. Route 11 (to 35 mph), Rock Road and other village streets to improve safety.

**PCV 10.1.3 Streetscape.** Use design elements such as medians, sidewalks, gateway signs, and streetscaping to complement the slower speeds and instill the impression of "place" in Plum Creek.

**PCV 10.1.4 Rt. 11/ Rock Road Intersection Improvement.** Create a "T" intersection at U.S. Route 11 and Rock Rd. to eliminate problems with turning movements and also to reduce opportunities for speeding

**PCV 10.1.5 Road Maintenance. and Improvement.** Repave and upgrade area roads (including ditches for stormwater) to accommodate new development, improve safety, and reduce the impact of stormwater.

**PCV 10.2. VITL Plan.** Implement the Village Transportation Links (VITL) plan, which provides trails for biking and walking that serve to connect points within the Village of Plum Creek, and are a safe means for pedestrian and bicycle travel. These trails eventually connect to Radford, Blacksburg, and other areas of Montgomery County.

**PCV 10.3 Public Transit and Carpooling.** Provide public transportation and carpooling options as a way to reduce traffic through Plum Creek on U.S. Route 11.

## **PCV 11.0 Utilities and Public Services.**

**PCV 11.1 Extent Public Water and Sewer Service.** The County will provide and manage public water and sewer service for Plum Creek. The County will require that new development connect to these systems and will prohibit new private wells and septic systems.

**PCV 11.2 Limit of Public Water and Sewer Expansion.** The County will limit water and sewer service to the designated Service Area set forth in this Plan. Providing public utility service only to the designated area will ensure that new development is affordable for the County to serve and enhances rather than degrades the quality of life for local residents.

**PCV 11.3 Treatment Capacity.** The County will monitor available treatment capacity. The County will approve rezonings to higher intensity uses only in conjunction with assurances that adequate water and wastewater treatment capacity will be available. Treatment capacity will be expanded in accord with the County's long-range capital improvement plans. Public utility capacity will be planned to accommodate the orderly growth in the area, in accord with the County's overall Comprehensive Plan, rather than to create or "drive" that growth.

**PCV 11.3.1 New Development.** The County Public Service Authority (PSA) will work with the Planning Commission to develop a policy for allocating sewer and water capacity in the area in conjunction with rezoning approvals so as to ensure that treatment capacity is reserved for such approved development.

**PCV 11.4 Capacity for Employment Uses.** The County will reserve a modest amount of capacity (roughly 20% of total allocated to the planning area) for nonresidential development/expansion.

**PCV 11.5 Public Information.** Continue to provide the residents of the Village of Plum Creek with information concerning water quality and availability as well as providing other public outreach mechanisms to address citizen concerns.

**PCV 11.6 Underground & Buried Utilities.** Require developers to place utilities underground in all new developments.

**PCV 11.6.1 Ordinances.** Review all ordinances, and

amend as needed to ensure that all new development is required to place utilities and wires underground.

**PCV 11.6.2 Policies.** The County Public Service Authority (PSA) will work with the Planning Commission to develop a policy for allocating sewer and water capacity in the area in conjunction with rezoning approvals so as to ensure that treatment capacity is reserved for such approved development.

**PCV 11.7 Trash Collection.** Institute curbside trash pick-up and recycling services so that residents do not have to remove their own trash.