



ROUND HILL PLANNING COMMISSION
WORK SESSION AGENDA
December 11, 2019
7:00 PM

- 1. Call to Order, Roll Call, and Quorum Determination**
- 2. Pledge of Allegiance**
- 3. Public Comment**
- 4. Disclosures and Commissioners' Comments**
- 5. Approval of the Agenda**
- 6. Approval of the Minutes:**
 - a. October 10, 2019
- 7. Business Items:**
 - a. Review of Town Council Intent to Amend Resolution (March 2019)
 - b. Review 2017 Comprehensive Plan Policies for New Development
 - c. Review Comments from CPAM-2019-01 Public Hearing
 - d. Review List of Loudoun County AR-1 Uses
 - e. Review CPAM-2019-01 Text Amendment
- 8. Action Items:**
 - a. Vote on CPAM-2019-01 Text Amendment (or Table Vote to January 7, 2020)
- 9. Town Council Report**
- 10. Town Planner Report**
- 11. Next Meeting:** January 7, 2020
- 12. Adjournment**

TOWN OF ROUND HILL

RESOLUTION

INTENT TO AMEND COMPREHENSIVE PLAN

RESOLUTION: 2019-05

PRESENTED: March 21, 2019

A RESOLUTION: REFERRING REVIEW AND DRAFTING OF COMPREHENSIVE PLAN AMENDMENTS TO THE PLANNING COMMISSION TO DEVELOP CRITERIA FOR THE POSSIBLE FUTURE EXTENSION OF THE TOWN WATER & SEWER SERVICE AREA IN ORDER TO IMPLEMENT 2017 COMPREHENSIVE PLAN RESIDENTIAL GOALS AND OBJECTIVES.

WHEREAS, The Round Hill Town Council adopted a revised 2017-2025 Comprehensive Plan on January 10, 2017 with supportive language to address current unmet needs for various types of housing and to allow for greater use of residential properties; and

WHEREAS, The Housing & Community Development Chapter, under Goal 2, sets forth the objective, with recommended strategies, to prepare for an aging population with a housing supply that serves retirees and the elderly, as well as persons with disabilities and/or special needs; and

WHEREAS, The Housing & Community Development Chapter, under Goal 2, sets forth the objective, with recommended strategies, to support Loudoun County in its goals to meet the demands for affordable housing and workforce housing in western Loudoun County; and

WHEREAS, The Housing & Community Development Chapter, under Goal 3, sets forth the objective, with recommended strategies, to permit cluster subdivisions to encourage the development of smaller homes on smaller lots as alternative housing choices for multiple population groups; and

WHEREAS, The Greater Round Hill Area Chapter, under Goal 3, sets forth the objective, with recommended strategies, to support the creation of County community facilities in the Greater Round Hill Area to better serve the Town and the JLMA; and

WHEREAS, The Round Hill Town Council intends to review the Comprehensive Plan and amend it where necessary to develop criteria for the possible extension of the Town Water & Sewer Service Area to implement the foregoing referenced residential goals and objectives; and

(Continued on Page 2)

WHEREAS, Code of Virginia of 1950, as amended, §15.2-2229, authorizes amendments to the Comprehensive Plan and referral of Comprehensive Plan amendments to the Town Planning Commission for review, preparation, public hearing, and recommendation.

NOW THEREFORE BE IT RESOLVED, that the Round Hill Town Council hereby refers to the Town Planning Commission, the review of the current Comprehensive Plan as it relates to the extension of the Round Hill Water and Sewer Service Area to properties adjacent to the existing Town Water and Sewer Service Area to implement Comprehensive Plan residential goals as referenced in this resolution, and

BE IT FURTHER RESOLVED, that the Round Hill Town Council directs the Planning Commission to follow the Scope of Work found in Attachment #1. The Town Council requests that the Planning Commission complete this work, hold a public hearing and make a formal recommendation to the Town Council by no later than June 20, 2019.

ADOPTED THIS ____ DAY OF MARCH, 2019

SIGNED: _____
Scott T. Ramsey, Mayor

ATTEST: _____
Melissa Hynes, Town Clerk

2017 Comprehensive Plan Guiding Policies for New Development

How would the Planning Commission & Town Council review a rezoning application or a land development proposal or a site plan?

The Planning Commission and the Town Council would have to follow the adopted goals, objectives and strategies of the Comprehensive Plan. Staff has selected several key sections of the Comprehensive Plan that would guide any new development:

CHAPTER 4: NATURAL RESOURCES:

Goal 1: Require careful site planning and design in land development applications to maintain a high degree of quality in the protection, enhancement, and management of the natural environment and natural resources.

- a) Objective: Ensure the following strategies are considered in the review of land development applications in relation to land use patterns and a sustainable community.
 - 1. Strategy: Protect against the destruction of, or encroachment upon environmentally sensitive areas.
 - 2. Strategy: Protect against the destruction of, or encroachment upon scenic views, woodlands, and natural areas.
 - 3. Strategy: Require areas of open space to serve as wildlife habitats and as natural reductions in stormwater runoff.
 - 4. Strategy: Protect the existing topography and tree cover as key site planning elements in the town gateways and corridors.
 - 5. Strategy: Protect and connect natural resource areas such as steep slopes and natural drainages.
- b) Objective: Ensure the following strategies are considered in the review of land development applications in relation to landscaping and the natural environment.
 - 1. Strategy: Preserve existing native plants and trees while incorporating new elements to significantly improve and enhance local natural resources.
 - 2. Strategy: Prevent and control erosion and runoff, which in turn preserves aesthetics and reduces maintenance, through the use of planters, landscaping and trees.
 - 3. Strategy: Reinforce a sense of community and project the image of a small historic town, through the use of planters, landscaping and trees.

CHAPTER 5: Heritage & Community Character

Goal 2: Advocate that new development (or redevelopment) should not impact the integrity or authenticity of the historic character of the town.

- a) Objective: Expect new development, redevelopment, or rehabilitation projects to incorporate (or be compatible with) the current identifying elements of the town when reviewing rezoning applications, special exception applications, or future Round Hill Design Guidelines language.
 - 1. Strategy: Support new development or redevelopment projects in the Round Hill National Register District that are compatible in the size and character to the contributing buildings of the district.
 - 2. Strategy: Support new development or redevelopment projects outside of the Round Hill National Register District to incorporate current identifying elements of the contributing buildings of the district.
 - 3. Strategy: Support new additions, exterior alterations, or related new construction projects of historic buildings or heritage sites that are compatible with the existing historic materials, features, size, scale and proportion.
- b) Objective: Encourage attractive and historically sensitive land development projects.
 - 1. Strategy: Adopt the Round Hill Design Guidelines, not as regulations, but guidelines, to assist the Planning Commission and Town Council; developed through a public process and formally adopted by the Town Council used to promote new development (or redevelopment) compatibility with adjacent historic structures and the overall community character of the town.
 - 2. Strategy: If the Round Hill Design Guidelines have not been adopted, the following factors shall be taken into consideration during the review of a rezoning application (or special exception application) by the Planning Commission and the Town Council:
 - a. Building mass and height in relation to surrounding development
 - b. Setback and placement of the building on the lot in relation to the setback and placement of adjacent buildings
 - c. Building orientation
 - d. Number, placement and proportion of the doors and windows
 - e. Size, shape and proportion of entrance features, such as porches
 - f. Feedback from the 2015 Visual Survey conducted during the 2015 public input meetings

3. Strategy: Consider the establishment of a gateway corridor overlay districts in order to accomplish the following:
 - a. Ensure the compatibility of development, redevelopment, and adaptive reuse proposals with the historic resources identified in the comprehensive plan
 - b. Increase public awareness of the natural, scenic, historic, architectural, and cultural resources near and outside the Round Hill National Historic District.
 - c. Preserve and protect corridors along arterial streets or roadways designated as significant routes of travel as shown on the heritage & preservation overlay map

CHAPTER 6: HOUSING & COMMUNITY DEVELOPMENT

Goal 1: Advocate for the development and redevelopment of residential neighborhoods which enhance the living environment for all residents of Round Hill.

- a) Objective: Ensure neighborhoods are designed as well-coordinated links to the Greater Round Hill Area not as separate independent places when considering Round Hill Zoning Ordinance amendments, Round Hill Subdivision & Land Development Ordinance amendments or future Round Hill Design Guidelines language.
 1. Strategy: Support residential development that preserves appropriate elements of the natural environment.
 2. Strategy: Support residential development that provides space for community facilities and services in neighborhoods.
 3. Strategy: Support residential development that protects adjacent neighborhoods from the adverse effects of traffic and incompatible land uses.
 4. Strategy: Support residential development that includes community and stakeholder collaboration in designing new neighborhoods.
- b) Objective: Advocate that new neighborhoods should include connected streets, pedestrian sidewalks or trail linkages to adjacent neighborhoods, sidewalks or trails when considering Round Hill Zoning Ordinance amendments, Round Hill Subdivision & Land Development Ordinance amendments or future Round Hill Design Guidelines language.
 1. Strategy: Require that neighborhood streets include landscaping and traffic calming features to effectively manage traffic and encourage attractive and safe pedestrian-friendly environments.

2. Strategy: Require new neighborhoods or infill development projects to incorporate and support pedestrian-oriented amenities such as trails and sidewalks.

Goal 2: Support the development of vibrant neighborhoods with various housing options which will accommodate a mix of household types, address residents' changing needs, and allow households to grow and age in place.

a) Objective: Prepare for an aging population with a housing supply that serves retirees and the elderly, as well as persons with disabilities and/or special needs.

1. Strategy: Amend the Zoning Ordinance to reflect the need for “first floor living” houses, single-story houses, or small houses on small lot sizes to provide housing options primarily for retirees or empty nesters.
2. Strategy: Encourage the construction of new housing or the remodeling of existing housing stock, to incorporate Universal Design features to make homes locally available which are more comfortable and accessible for persons with disabilities and/or special needs.
3. Strategy: Amend the Zoning Ordinance to permit the use of extended family dwellings within the primary dwelling or an accessory building.
4. Strategy: Support the development of new assisted living facilities, or the conversion of existing houses into assisted living facilities, for residents who need daily support but are not in need of a nursing home facility.
5. Strategy: Study the various creative options to allow for local residents to “age in place” by retaining their current home in Round Hill and provide a report with recommendations to the Town Council.

b) Objective: Support Loudoun County in its goals to meet the demands for affordable housing and workforce housing in western Loudoun County, but only in incremental stages which are appropriately sized for a small town.

1. Strategy: Encourage community participation in developing solutions to the Western Loudoun County affordable housing and workforce housing shortage.
2. Strategy: Advocate for affordable housing and workforce housing through reuse or infill development of single-family detached houses or duplexes, which are found to be compatible in size and character to the surrounding neighborhoods.

Aerial View of Land Bays

CPAM-2019-01

A closer look at the surrounding area around Land Bays









LAND BAY 9

X: 11.695, 173 Y: 7.097, 021

ARTICLE 2
NON-SUBURBAN DISTRICT REGULATIONS

DIVISION A: RURAL DISTRICTS

Section 2-100

AR-1 Agricultural Rural-1

2-101

Purpose and Intent. The purpose and intent of the AR-1 district is to:

- (A) Support the use of land for rural economy uses, with residential uses allowed at densities consistent with the general open and rural character of the rural economy uses.
- (B) Allow for a broad range of rural economy uses, including (agriculture, horticulture and animal husbandry), agriculture support and services associated with on-going agricultural activities, and other uses that can be developed in ways consistent with the rural character of the AR-1 district through mitigation or other standards.
- (C) Recognize the County's tourism industry is interconnected with the rural economy and rural economy uses in the district by allowing for tourism uses related to agricultural uses, conference and training center uses, and rural activity and special event uses.
- (D) Promote consistency between residential development and rural economy uses through lower density residential development or clustering of residential development.
- (E) Ensure that the rural economy uses are compatible with any existing permitted residential development.

2-102

Use Regulations. Table 2-102 summarizes the principal use regulations of the AR-1 district.

- (A) **Organization of Use Table.** Table 2-102 organizes the uses in the AR-1 district by Use Classifications, Use Categories and Use Types.
 - (1) **Use Classifications.** The Use Classifications are: agricultural uses; residential uses; public and institutional uses; commercial uses; and industrial uses. The Use Classifications provide a systematic basis for assigning present and future land uses into broad general classifications (e.g., agricultural uses and residential uses). The Use Classifications then organize land uses and activities into general "Use Categories" and specific "Use Types" based on common functional, product, or physical characteristics, such as the type and amount of activity, the

type of customers or residents, how goods or services are sold or delivered, and site conditions.

- (2) **Use Categories.** The Use Categories describe the major sub-groups of the Use Classification, based on common characteristics (e.g., the residential Use Classification is divided into two major Use Categories: Household Living and Group Living). Principal uses are identified in defining the Use Category. They are principal uses that most closely share the common characteristics that are key to the Use Category.
 - (3) **Use Types.** The Use Categories are then divided into specific Use Types. The specific Use Types are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category. For example, single family detached dwellings, multi-family dwellings and town houses are Use Types in the Household Living Use Category.
- (B) **Use Categories and Use Types Defined.** All the Use Categories and Use Types listed in Table 2-102 are defined in Article VIII (Definitions).
 - (C) **Permitted and Special Exception Uses.** A “P” in the column identified “AR-1” indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the AR-1 district, subject to compliance with all applicable standards and regulations in this Ordinance and all other County ordinances. An “S” indicates that a Use Type is allowed in the AR-1 district as a special exception in accordance with the procedures and standards of Section 6-1300. An “M” indicates that a Use Type is allowed in the AR-1 district as a Minor Special Exception in accordance with the procedures and standards of Section 6-1300. In some instances, and based on the Additional Regulations for Specific Uses (Section 5-600), a Use Type will be permitted as a matter of right under certain conditions or allowed as a Special Exception or Minor Special Exception under other conditions. In those instances, it is identified as “P/S” or “P/M,” as appropriate.
 - (D) **Reference to General Use Category.** References to “General Use Category” under the Use Type column, means all of the uses in the Use Category are allowed. The Use Category is defined in Article VIII. Where specific Use Types are listed in the Use Type column, only the listed Use Types in the Use Category are allowed. The Use Types are defined in Article VIII.

- (E) **Additional Regulations for Specific Uses.** References to sections in the final column of Table 2-102 (AR-1 District Use Table) indicate that the listed use is subject to use-specific regulations. The numbers provide a cross-reference to the “Additional Regulations for Specific Uses” in Section 5-600.
- (F) **Minimum Lot Size Requirements.** Each principal permitted use shall meet the minimum acreage requirement, where specified in the “Additional Regulations for Specific Uses” in Section 5-600, for that use. Where two or more principal uses are located on one parcel, the parcel size shall be the larger of the two or more uses requirements, and not the sum of all the minimum lot sizes.

TABLE 2-102: AR-1 AGRICULTURAL RURAL-1 DISTRICT USE TABLE P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION			
USE CATEGORY	USE TYPE	AR-1 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES
AGRICULTURAL USES			
Agriculture	General Use Category	P	Section 5-626
Horticulture	General Use Category	P	Section 5-626
Animal Husbandry	General Use Category	P	Section 5-626
Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site	Agricultural processing	P	Section 5-627
	Agri-education	P	Section 5-627
	Animal care business	P	Section 5-627
	Agritainment	P	Section 5-627
	Commercial winery with 20,000 square feet or less	P	Section 5-625
	Commercial winery, over 20,000 square feet	S	Section 5-625
	Custom operators	P	Section 5-627
	Direct market business for sale of products produced on-site – including but not limited to PYO (pick-your-own)	P	Section 5-627
	Equestrian Event Facility	P	Section 5-627

TABLE 2-102:
AR-1 AGRICULTURAL RURAL-1 DISTRICT USE TABLE
P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	AR-1 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Farm based tourism	P	Section 5-628
	Farm co-ops	P	Section 5-627
	Farm machinery repair	P	Section 5-627
	Farm markets	P	Section 5-603
	Feedlot (for on-going, on-site animal husbandry activities)	P	Section 5-627
	Limited Brewery	P	Section 5-667
	Nursery, commercial	S	Section 5-605
	Nursery, production	P	Section 5-605
	Pet farms	P	Section 5-627
	Restaurant	P	Section 5-627
	Sawmill	S	Section 5-629
	Stable, Livery	P	Section 5-627
	Stable, Private	P	Section 5-627
	Veterinary services	P	
	Virginia Farm Winery	P	
	Wayside stand	P	Section 5-604
	Wetlands mitigation bank	P	Section 5-627
Agriculture Support and Services <u>Not</u> Directly Associated with On-Site Agricultural Activity	Agricultural research facility	P	Section 5-644
	Animal care businesses	P	Section 5-630
	Central farm distribution hub for agricultural products	P	Section 5-630

TABLE 2-102:
AR-1 AGRICULTURAL RURAL-1 DISTRICT USE TABLE
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USE CATEGORY	USE TYPE	AR-1 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Commercial winery with 20,000 square feet or less	P	Section 5-625
	Commercial winery, over 20,000 square feet	S	Section 5-625
	Equestrian Event Facility	P	Section 5-630
	Farm machinery repair	P	Section 5-630
	Farm machinery sales, rental and service	P	Section 5-615
	Feed and Farm Supply Center	P	Section 5-630
	Nursery, commercial	S	Section 5-605
	Stable, Livery	P	Section 5-630
	Stable, Private	P	Section 5-630
Animal Services	Animal hospital	P	Section 5-631
	Kennel	S	Section 5-606
	Kennel, Indoor	M	Section 5-606
RESIDENTIAL USES			
Household Living	Accessory dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	May divide property in accordance with Section 2-103 Development Options.
	Portable Dwelling/Trailer Construction	P	
Group Living	Co-housing	P	
	Convent or monastery	P/S	Section 5-656
	Dormitory, seasonal labor	M	Section 5-632
	Rooming house	P	

TABLE 2-102:
AR-1 AGRICULTURAL RURAL-1 DISTRICT USE TABLE
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USE CATEGORY	USE TYPE	AR-1 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES
PUBLIC AND INSTITUTIONAL USES			
Aviation	Airport/landing strip	S	Section 5-633
Day Care Facilities	Child care home	P	Section 5-609(A)
	Child or adult day care center	S	Section 5-609(B)
Cultural and Government Facilities	Agricultural cultural center	S	Section 5-634
	Fairground	S	Section 5-635
	Structures or uses for local government purposes not otherwise listed in the district	S	
Education	Public School (Elementary, Middle, or High) for fifteen (15) or fewer pupils	S	Section 5-655
	Private School (Elementary, Middle, or High) for more than fifteen (15) pupils	S	
	Private Vocational school	S	
Park and Open Space	Arboretum	P	Section 5-636
	Botanical garden or nature study area	P	Section 5-636
	Cemetery	S	Section 5-637
	Mausoleum	S	Section 5-637
	Crematorium	S	Section 5-637
	Community, neighborhood, or regional park, passive recreational uses	P	
	Community, neighborhood, or regional park, active recreational uses	S	
Public Safety	Fire and/or rescue station	P	Section 5-638
	Police station or substation	P	Section 5-638

TABLE 2-102:
AR-1 AGRICULTURAL RURAL-1 DISTRICT USE TABLE
P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	AR-1 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Religious Assembly	Church, synagogue, temple or mosque, with seating capacity of 300 or less seats in sanctuary or main activity area	P	Section 5-639
	Church, synagogue, temple or mosque, with seating capacity of more than 300 in sanctuary or main activity area, or accessory schools, day care centers with more than 30 50 children, recreational facilities	S	Section 5-639
Utility	General Use Category	P	Recycling drop-off collection center, public: Section 5-607 Utility substation, transmission: Section 5-616(A) Utility substation, distribution: Section 5-616(B)
	Municipal drinking water supply reservoir	P	
	Sewage Treatment Plant	S	Section 5-621
	Sewer Pumping Station	P	Section 5-621
	Water Storage Tank	S	Section 5-621
	Water Treatment Plant	S	Section 5-621
	Water Pumping Station	P	Section 5-621
	Utility transmission lines, overhead (excluding connections of lines from existing overhead public utility transmission lines to individual uses)	S	Unless excepted by Section 1-103(D)
	Water Well, Municipal	P	Section 5-621
COMMERCIAL USES			
Conference and Training Centers	Conference and training centers	P/M	Section 5-640
	Rural Corporate Retreat	P	Section 5-619

TABLE 2-102:
AR-1 AGRICULTURAL RURAL-1 DISTRICT USE TABLE
P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	AR-1 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Rural Resort	M	Section 5-601(D)
Food and Beverage	Teahouse; coffeehouse	P	Section 5-641
	Banquet/Event Facility	M	Section 5-642
	Restaurant	M	Section 5-643
Office	Educational or research facilities use related to the agriculture, horticulture and animal husbandry uses in the district	M	Section 5-644
Recreation and Entertainment	Camp, day and boarding, with 30 or fewer campers	P	Section 5-645
	Camp, day and boarding, with more than 30 campers	M	Section 5-645
	Campground	M	Section 5-646
	Country Club	S	Section 5-660
	Cross country ski business	P	Section 5-647
	Eco-tourism	P	Section 5-647
	Golf course	S	Section 5-648
	Outdoor amphitheater	S	Section 5-649
	Private Club or Lodge	S	
	Rural recreational establishment, outdoor	P	
Retail Sales and Service	Antique shop	P	Section 5-650
	Art gallery or art studio	P	Section 5-650
	Auction house	S	Section 5-651
	Craft shop	P	Section 5-650

TABLE 2-102:
AR-1 AGRICULTURAL RURAL-1 DISTRICT USE TABLE
P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	AR-1 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Small business	P/M	Section 5-614
Visitor Accommodation	Bed and Breakfast Homestay	P	Section 5-601(A)
	Bed and Breakfast Inn	P	Section 5-601(B)
	Country Inn	P	Section 5-601(C)
	Country Inn with Restaurant with an occupancy of no more than 100	P	Section 5-601(C)
	Country Inn with Restaurant with an occupancy of more than 100	M	Section 5-601(C)
	Guest farm or ranch leasing up to 20 guest rooms	P	
INDUSTRIAL USES			
Telecommunication Use and/or Structure	Radio and/or television tower	S	Section 5-618
	Telecommunications antenna	P	Section 5-618(A)
	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunications transmission tower	S	Section 5-618(C)(2)
Waste-Related Uses	Vegetative Waste Management facility	M	(Grant of a special exception does not avoid requirements of Chapter 1080, Codified Ordinances of Loudoun County, or any other applicable law.)
	Yard Waste Composting Facility	S	(Grant of a special exception does not avoid requirements of Chapter 1080, Codified Ordinances of Loudoun County, or any other applicable law.)
	Stockpiling of dirt	S	Section 5-657

2-103

Development Options. Land within the AR-1 zoning district may be subdivided under one of the three development options identified below. Nothing in this section shall preclude the opportunity for a property owner

ROUTE 719 SOUTH AREA PLAN
ADOPTED APRIL 21, 2005

I. PURPOSE AND SCOPE OF PLAN AMENDMENT

This plan document amends the Town of Round Hill Comprehensive Plan, as adopted by the Round Hill Town Council on November 18, 1993, to add a new planning area, hereafter called the Route 719 South Planning Area. The Route 719 South Planning Area, is newly incorporated into the Town's corporate limits. For the purposes of this planning document, any references to "Round Hill" or "the Town" shall be taken to mean the current corporate limits of the Town of Round Hill, prior to the annexation of the Route 719 South Planning Area.

II. GOALS

This plan reaffirms the primary goals of the Town of Round Hill Comprehensive Plan, as adopted by the Round Hill Town Council on November 18, 1993, and the Loudoun County Round Hill Area Management Plan (hereafter referred to as RHAMP), as adopted by the Loudoun County Board of Supervisors on January 2, 1990, while it specifically seeks to achieve the following goals within the new planning area:

1. Ensure safe and calm auto, pedestrian and bicycle traffic along Route 719 while maintaining its rural and scenic visual character.
2. Provide a safe, efficient, accessible circulation network which accommodates vehicular, pedestrian and biking modes of transportation in the planning area and which provides adequate transportation linkages to the region.
3. Conserve and protect the natural, historical and archaeological endowments of the planning area while promoting the provision of appropriate public facilities, utilities and services in a manner which causes the least environmental, social or community discord.
4. Preserve the rural residential character of the planning area and recognize single family residential as the planned land use for the area.
5. Emphasize neighborhood focus and establish efficient land use patterns in new development. Develop environmentally sensitive land use patterns in both small and large-scale developments.
6. Ensure that new developments are compatible with the Town's natural, historic and architectural resources for present and future residents.

7. Preserve open space and ensure that land development is accomplished in a manner which reduces pollution and conserves energy resources as well as prevents significant adverse alteration or damage to regional and local ecological systems on a macro and micro scale.
8. Provide a range of housing opportunities with a diversity of sizes, types and cost ranges that reflect the variety of single family neighborhoods in the existing developed portions of Round Hill.
9. Manage the level and timing of development in the planning area in order to ensure fiscally balanced growth which will not unduly strain County or Town resources including County and Town budgets, the natural environment, the transportation network, public facilities and utilities.
10. Coordinate planning efforts between the Town and County in the provision of public utilities and facilities to manage the timing of development, prevent undesirable environmental and fiscal impacts and maintain a mutually supportive relationship between jurisdictions.
11. Preserve the quality and character of the existing rural environment of the area, including views from Route 719 as the southern “gateway” into Round Hill.

III. GENERAL PLANNING AREA POLICIES

A. GENERAL POLICIES

The potential for new residential growth within the corporate limits of the Town of Round Hill is severely limited by a lack of vacant land within the Town. Therefore, the Town will encourage a limited amount of new residential development to take place around the existing Town within the designated planning area established in this Plan Amendment. Any new residential development, however, will undoubtedly affect the relationship of the existing Town of Round Hill relative to its pastoral surroundings. In order to minimize this impact, new development shall occur as a natural and compatible expansion of the existing Town. In every case, new development shall exhibit a character and quality which is compatible with the existing Town and which reflects the traditional historic settlement pattern and urban design features of Loudoun County settlements.

1. This Plan Amendment specifically adopts the policies that are in Loudoun County’s Round Hill Area Management Plan, as adopted January 2, 1990 and amended, for the

planning area. Where there is conflict between the policies in this Town Plan amendment and the policies in the Round Hill Area Management Plan or the Town Comprehensive Plan, the policies in this Town Plan Amendment shall govern.

2. The Town shall promote single family residential as the planned land use in the annexed area.
3. New development along Airmont Road (Route 719) shall effect an appropriate transition from the surrounding rural countryside character to the historical Town character. This area is an important “gateway” to the Town and shall serve to visually reinforce entry into Round Hill, to calm and manage vehicular traffic entering Town in a safe and efficient manner, and to reinforce the Town’s streetscape and development pattern.
4. In order to protect the rural character of Route 719, as well as environmentally sensitive lands in the planning area, new residential development shall be clustered in areas designated on the Land Use Plan for residential development, and shall be excluded, or developed at very low densities, in areas that are designated as environmentally sensitive, as shown on the Land Use Plan.
5. New development in the planning area shall exhibit a character and quality which is compatible with the existing Town. Although the planned residential density in this planning area is generally lower than the existing residential density in the Town, the form and character of the new development shall match the traditional settlement pattern and urban design features of Round Hill.
6. The Town will consider rezonings for higher residential density in the planning area, up to a maximum density of one unit per acre, based upon a finding that the proposed rezoning(s) satisfy the following development standards:
 - The proposed development exhibits a character and quality which is compatible with the historic character of the Town.
 - The proposed development does not increase the Town’s or County’s financial burden to pay for public facilities and services, or decrease the quantity or quality of those public facilities and services.
7. Clustering of residences on suitably designated land within the planning area served by central sewer and water shall be encouraged as a method to obtain additional open land. In no case shall the average density of the resulting development be greater than it would have been without clustering unless rezoning is also involved. Permanent open space easements shall be placed on the residual open space land which will preclude further development.

8. In areas designated as suitable for clustered residential development on the Land Use Plan, the lot areas may be smaller than one acre; however, maximum densities within any individual property in the planning area shall be no greater than one unit per acre.
9. For the purposes of density calculations, net acreage shall be used, excluding lands in floodplain, lands with steep slopes of 25% or over, and lands to be devoted to non-residential development.
10. The Town shall formulate a Town-wide policy and plan to address the need for affordable housing within the Town.
11. For the purposes of providing affordable housing only, attached housing types, such as duplexes, may be considered by the Town in a rezoning application, provided that the density on any individual tract does not exceed one unit per acre.
12. The Town does not support the creation of Homeowner's Associations for new development in the Route 719 South Planning Area, except for limited management associations solely for the purpose of maintaining private roads or parks within new neighborhoods.
13. The Town may initiate a comprehensive re-mapping of the area located along Hayman Lane and Yatton Road to promote affordable housing opportunities and in recognition that the existing pattern of small lots is incompatible with the large lot zoning of the area posing many non-conformity issues for current property-owners .

B. RESOURCE DISTRICTS

The following specific Resource Districts are shown on the accompanying Land Use Plan and are established in order to:

- protect environmentally sensitive and scenic areas
- limit development to areas where it is least disruptive to the environment and to public views
- further the overall goals and policies of this Plan Amendment and the Town's Comprehensive Plan.

1. NATURAL RESOURCE PROTECTION AREAS

- These areas, as shown on the Land Use Plan, are restricted from development by 100-year floodplain, in addition to the Town's natural area preserve on the "Hook." These areas shall remain undeveloped and every effort shall be made to maintain or

restore them to their natural state as sheltered wildlife habitat and indigenous vegetation.

- Some limited passive recreation may occur in these areas, such as hiking and nature study, provided any improvements are designed in an environmentally sensitive manner that maintains the ecological health of the surrounding land.

2. ENVIRONMENTALLY SENSITIVE AREAS

- These areas, as shown on the Land Use Plan, are environmentally sensitive or otherwise desirable to be preserved because of their natural resource value, such as areas of steep slopes (15%-25% and above) and/or significant woodlands.
- These areas shall be preserved as open space or developed as very low density rural-type development, such as large estate lots with minimum individual lot sizes of three acres.
- Any development in these areas shall be of a very environmentally sensitive nature and construction shall avoid altering areas of woodland or steep slopes to the greatest extent possible. Disturbed areas shall be stabilized and replanted with dense native vegetation.

3. CRITICAL VIEWSHED AREAS

- These areas, as shown on the Land Use Plan, are visible from Airmont Road (Route 719) and are of vital scenic importance in establishing and maintaining the overall scenic character of the southern gateway and approach to Round Hill.
- In general, these areas shall either be maintained in a rural, open character, or be developed with a pattern of residential development that is compatible with the Town's traditional historic development pattern, including the following design features:
 - Houses aligned so that their front facades face onto Airmont Road, with vehicular access from the side or the back, and no driveway access onto Airmont Road.
 - Lots of approximately ½ acre in size, with length-to-width proportions and street orientation that is consistent with the existing historical pattern of the Town, especially as it exists along Loudoun Street, Main Street and New Cut Road.
 - Houses that exhibit an architectural massing, form and character that is consistent with the town's historic architectural fabric, including detached garages and outbuildings that complement the main house architectural style.

4. RESIDENTIAL CLUSTER AREAS

- These areas, as shown on the Land Use Plan, are either already developed with existing homes, or are suitable for new residential development. They are generally suitable for single family detached housing, which can be clustered with lot sizes as small as $\frac{1}{4}$ acre, if served by public water and sewer.
- Although clustered development with lot sizes as small as $\frac{1}{4}$ acre is encouraged, the density of any individual property in the annexed area shall not exceed one unit per acre.
- Cluster development is encouraged in these areas, in order to limit development in the other Resource Districts, listed above, in which development is more restricted.
- The residential development shall exhibit a character and quality which is compatible with the existing Town and which reflects the traditional settlement pattern and urban design features of Round Hill and other historic Loudoun County settlements.
- The provision of small “pocket parks” and other small civic spaces and formal open space is encouraged, within the residential subdivisions, as a focus for community activity and visual amenity.

IV. POLICIES FOR SPECIFIC PLANNING AREAS

AIRMONT ROAD AREA

1. The Town shall seek to develop traffic calming measures on Airmont Road throughout the Route 719 South Planning Area, in order to protect the safety of vehicles and pedestrians in the historic portion of the Town. Specific traffic calming measures may be signalization, roundabouts, “speed tables” or other mechanisms to effectively slow traffic approaching Town in a safe and functionally appropriate way. A potential design for traffic calming improvements is shown on the attached Traffic Calming Concept Plan. However, the detailed location and type of traffic calming should be determined based on a study undertaken for that purpose. The Town should seek assistance from VDOT and/or the development community in constructing the traffic calming improvements.
2. Airmont Road shall retain its rural historic character as the southern gateway to Round Hill.
3. A paved hiker/biker trail shall be developed along Airmont Road, as generally shown on the Proposed Land Use Plan. The trail shall conveniently connect new and existing residences to the Town and to surrounding areas. Safety, accessibility and comfort shall be primary considerations in trail design and location. The trail may be on either the east or west side of the road, depending on feasibility but road crossings shall be minimized, and shall be accompanied by highly visible crosswalks, signage and other safety features.
4. An additional trail shall be provided that connects the trail along Airmont Road with the lake, as generally shown on the Land Use Plan, in order to provide access to passive recreational opportunities in this portion of the planning area.

HAYMAN LANE AREA

1. The Hayman Lane area is an older established residential enclave with a stable character and shall retain its character and setting. Limited new infill housing may be allowed in this area, up to an overall density of one unit per acre.
2. Some flexibility in lot size and housing type, including attached housing, may be provided in this area, provided that this is primarily done in order to provide affordable housing that is consistent with the scale and character of the Town.
3. The floodplain and steep slope areas shall be protected from development and maintained or restored to a natural state.

4. The Town should pursue a long-range strategy for improving Hayman Lane and bringing it up to current road standards for public use, including access to “The Hook” natural area. The improvements should not cause significant disruption to the existing houses or the natural features in the area.
5. “The Hook” natural area shall remain free of vehicular travelways and shall have pedestrian trails only. Public access to the natural area shall be from Hayman Lane.

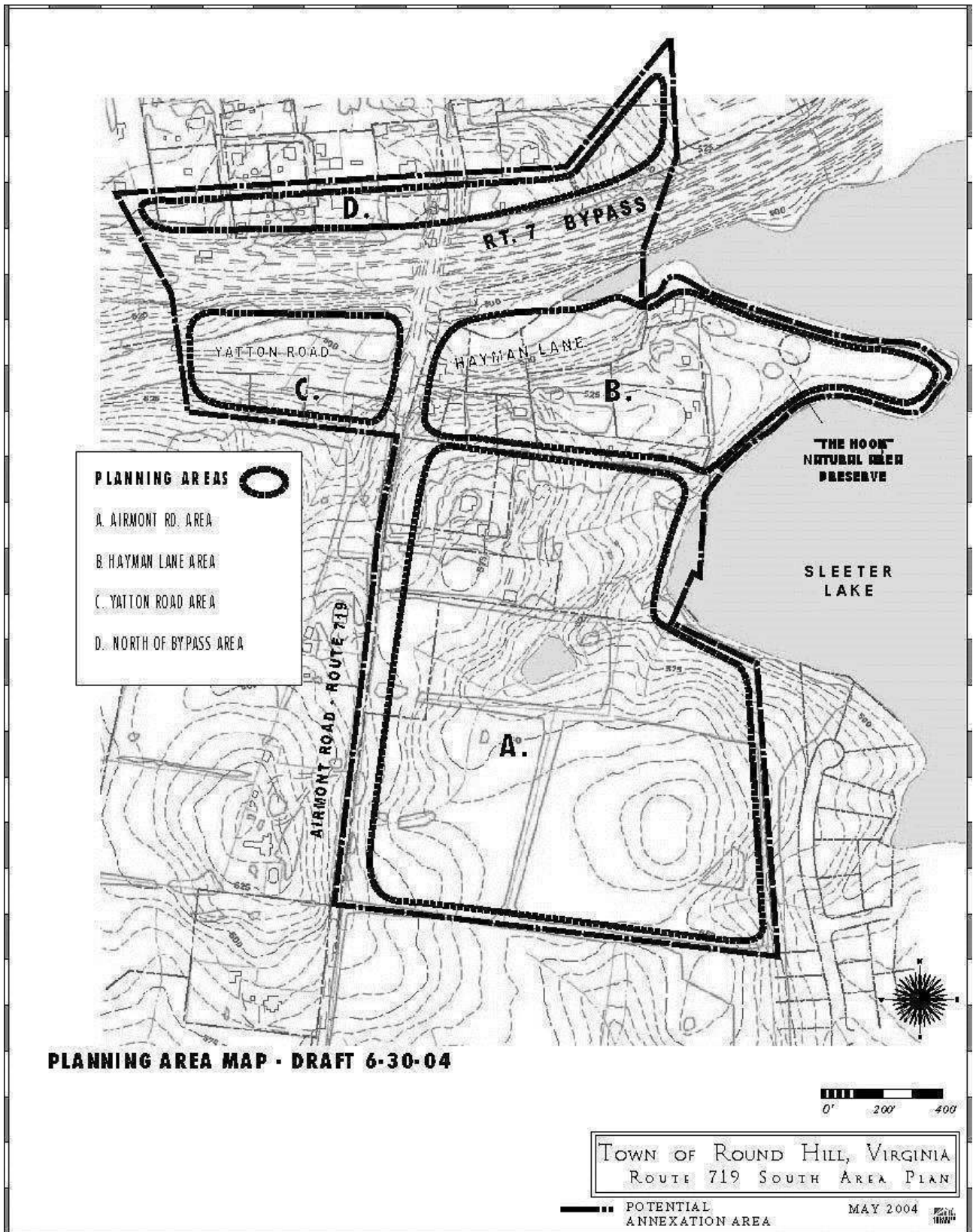
YATTON ROAD AREA

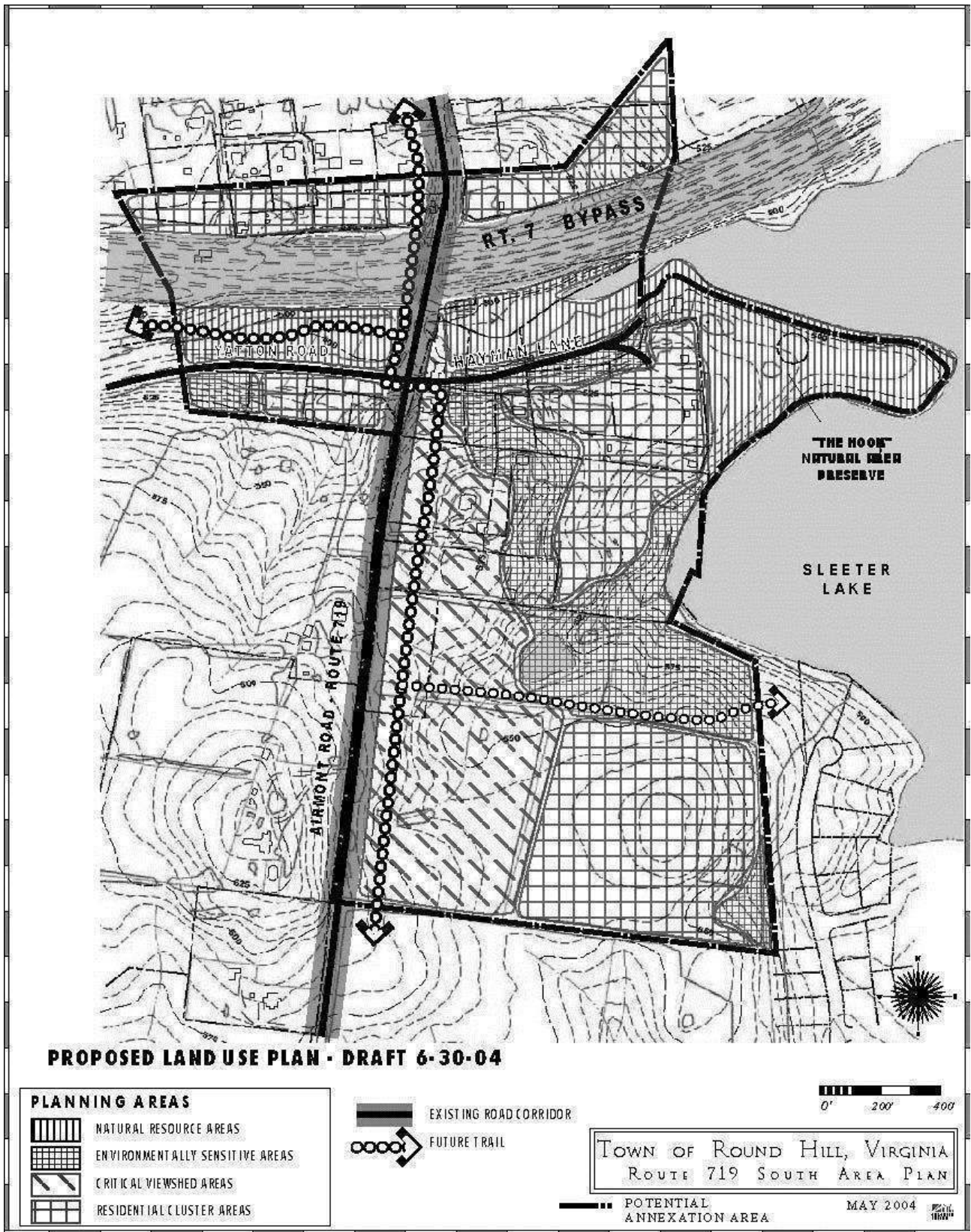
1. This area is primarily undevelopable floodplain, north of Yatton Road, with some developable platted land south of Yatton Road. The character of new development in this area shall be single family detached, shall not exceed one unit per acre, and shall generally match the character of housing in the Town.
2. A paved hiker/biker trail shall be developed between the existing stream and Yatton Road, to connect with the trail on Airmont Road. The trail shall be designed in an environmentally sensitive way, to minimize disruption to the natural streamside ecology of the site.

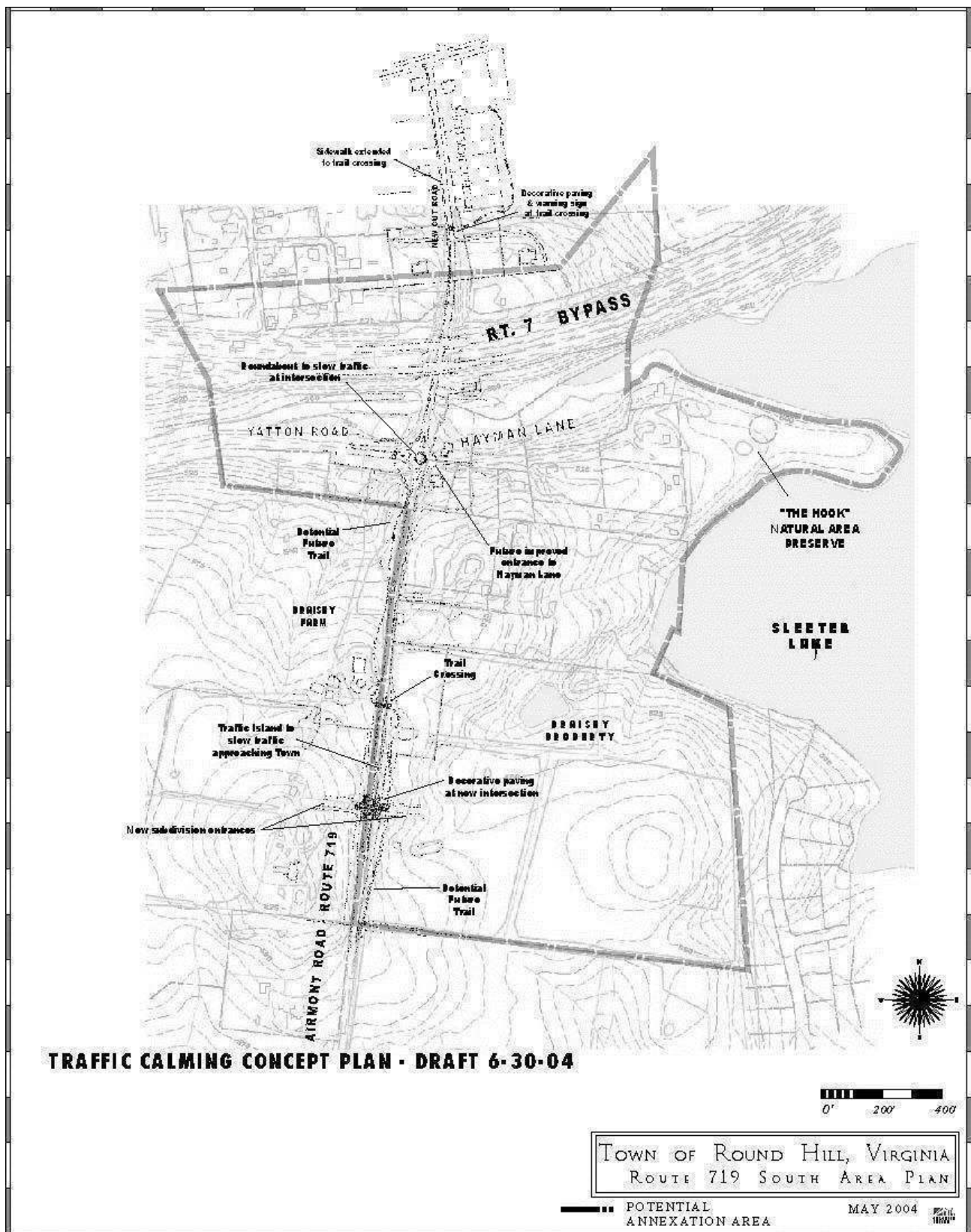
NORTH OF BYPASS AREA

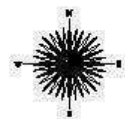
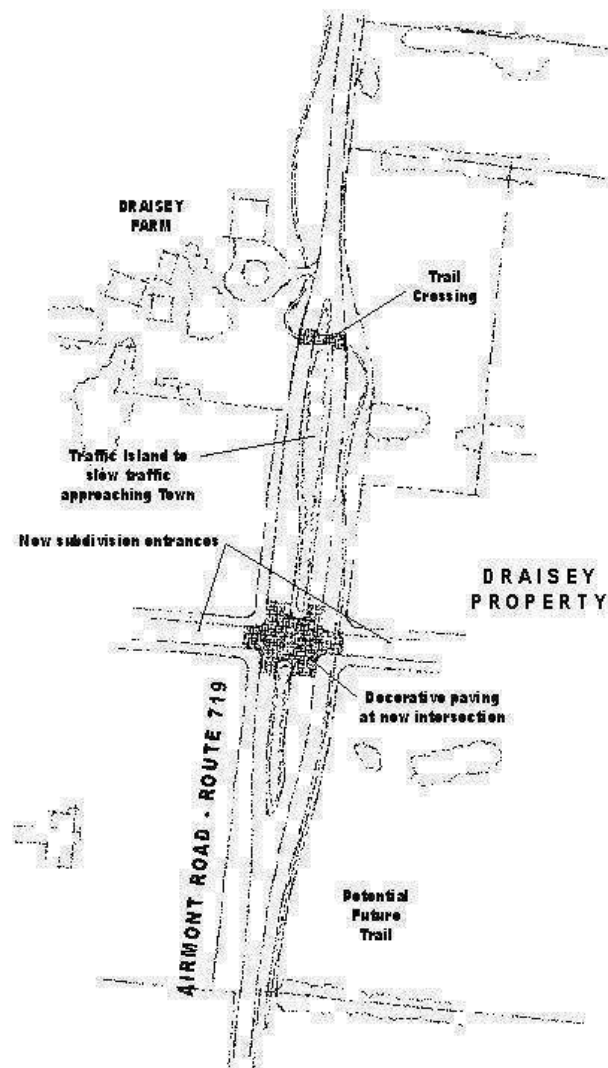
1. This area is functionally an extension of the existing Town development pattern. New development in this area shall be single family detached residential and shall generally match the scale, character and density of the adjacent Town area, and shall preserve steep slopes, significant woods and other environmentally sensitive areas on the site.

ILLUSTRATIONS









0' 100' 200'

TRAFFIC CALMING CONCEPT - Airmont Road at Draisey Property **DRAFT 6-30-04**

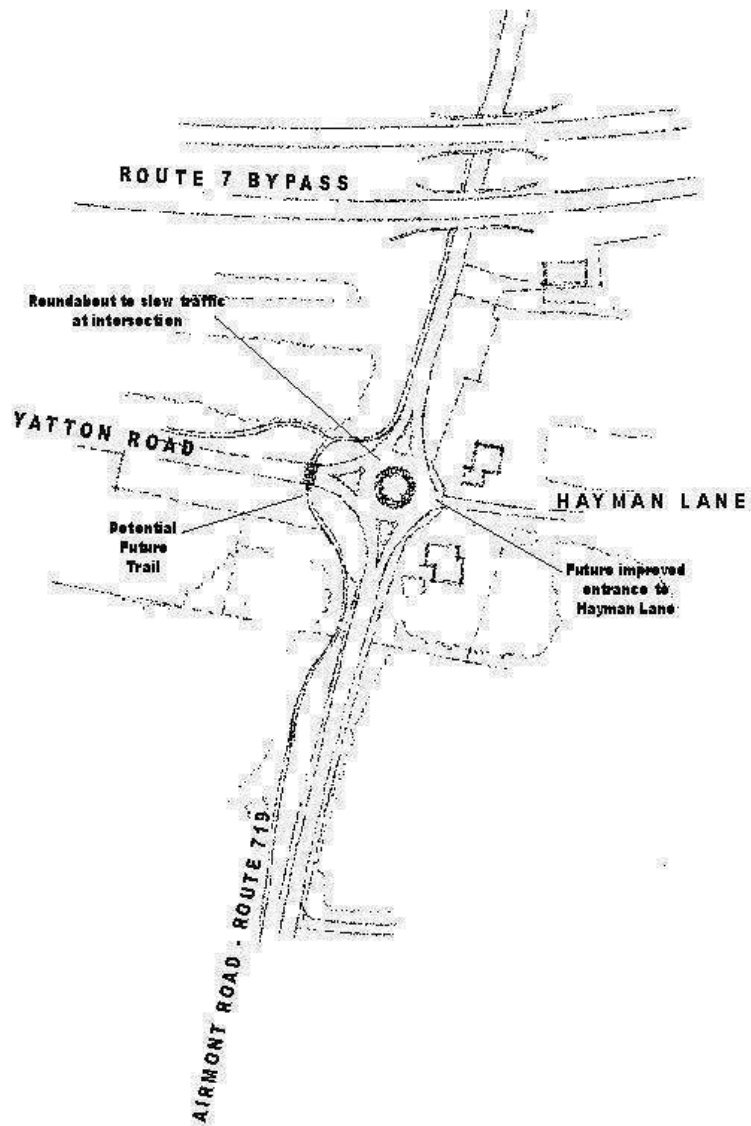
NOTE: This plan is intended only to illustrate a potential future design concept in the planning area - it is not intended to suggest or imply a final design or to be used for engineering purposes.

TOWN OF ROUND HILL, VIRGINIA
 ROUTE 719 SOUTH AREA PLAN

POTENTIAL ANNEXATION AREA

MAY 2004

1000'



TRAFFIC CALMING CONCEPT - Airmont Road Yatton Road/Hayman Lane Intersection
DRAFT 6-30-04

NOTE: This plan is intended only to illustrate a potential future design concept in the planning area - it is not intended to suggest or imply a final design or to be used for engineering purposes.

TOWN OF ROUND HILL, VIRGINIA
 ROUTE 719 SOUTH AREA PLAN

POTENTIAL ANNEXATION AREA

MAY 2004

1000'

Planning Commission Amendment to Comprehensive Plan

CPAM 2019-01 Draft #2

April 2, 2019

Amendment to Chapter 12 – Greater Round Hill Area:

Land Use Policy for Areas to Consider for Future Extension of Water & Sewer Service within the Greater Round Hill Area:

a. Description & Zoning:

1. Located outside of Town boundaries, and outside of the Joint Land Management Area, zoned AR-1 or PDH-3. Adjacent to the Town Boundary or the JLMA Boundary.
2. Located outside of Town boundaries, and inside the Joint Land Management Area. Adjacent to the Town Boundary

b. Uses: Town supports a boundary line adjustment to bring these parcels into Town limits or into the Town Water & Sewer Service Area for the following types of uses:

1. Town, County or State-owned Public Facility or Community Facility that would fill the gap in the unmet needs for recreation opportunities or public services
2. Low Density Residential (up to 1 dwelling unit per acre) that would fill the gap in the unmet housing needs of the Town of Round Hill, specifically workforce housing, senior housing, or universal design housing.
3. Nursing home, service-enriched housing community, residential care facility, housing plus services community or assisted living facility (up to 4 dwelling units per acre) that would fill the gap in the lack of housing for the aged, infirmed or disabled.

c. Conditions: Town supports a boundary line adjustment to bring these parcels into Town limits or into the Town Water & Sewer Service Area under the following conditions:

1. Proposed development complies with the goals and objectives of the Round Hill Comprehensive Plan.
2. Proposed development shall be compatible with the features, size, scale and proportion of buildings in the Round Hill Historic District. This includes:
 - a. Building mass and height in relation to surrounding development

- b. Setback and placement of the building on the lot in relation to the setback and placement of adjacent buildings
 - c. Number, placement and proportion of the doors and windows
 - d. Size, shape and proportion of entrance features, such as porches
 - 3. Proposed development is not a townhouse development. A development with quadplexes or duplexes may be considered if the units appear from the public street as a single-family house.
 - 4. If the proposed development is not for a residential use, the Town would require a traffic study.
 - 5. Water and Sewer usage by the proposed development does not prevent the Town from satisfying the demands for water and sewer from other approved developments or pending developments.
 - 6. Proposed development should not impact the integrity or authenticity of the historic character of the town and should incorporate current identifying elements of the contributing buildings of the Round Hill National Register District
 - 7. Proposed development shall be connected to the closest Round Hill Pedestrian or Trail Capital Project (Franklin Park Trail, Round Hill Greenway or Simpsons Creek Trail) as shown in the 2017 Comprehensive Plan on Map 10-3 “Bicycle & Pedestrian Facilities Map”
- d. Location: Town supports a boundary line adjustment (subject to the uses and conditions listed above) to bring these parcels into Town limits or into the Town Water & Sewer Service Area at the following locations:

1. Specific Addresses:

17711 Airmont Road
35583 Trebor Lane
35615 Trebor Lane
36147 E Loudoun Street
36169 E Loudoun Street

2. Non-Specific Properties:

Town would support the possible extension of the Water & Sewer Service Area to a property adjacent to the Town Boundary or Town JLMA, that is owned by the Town of Round Hill, Loudoun County or the State of Virginia that has been designated as future public facilities or community facilities.

Amendment to Chapter 14 - Glossary:

1. **“Housing Plus Services Community”** – permanent affordable housing that incorporates various levels of services with housing, with services provided, preferably, by trained staff for whom service delivery, not property management, is their primary responsibility. At least four services are provided on-site for residents in a central location. Services can include transportation, medical, financial, social, and educational.
2. **“Service Enriched Housing Community”** – permanent affordable (or rental) housing in which services are available onsite or by referral through a supportive services program or service coordinator. At least four services are provided on-site for residents in a central location. Services can include transportation, medical, financial, social, and educational.
3. **“Residential Care Facility”** - An adult and/or child caring facility licensed by the Virginia State Department of Behavioral Health and Developmental Services to provide residential services to individuals who are mentally or physically impaired, or developmentally disabled, or licensed by the Virginia State Department of Social Services to provide residential services to individuals who are aged, infirmed or disabled.

Planning Commission Amendment to Comprehensive Plan

CPAM 2019-01 Draft #5

August 6, 2019

Amendment to Chapter 12 – Greater Round Hill Area:

Land Use Policy for Areas to Consider for Future Extension of Water & Sewer Service within the Greater Round Hill Area:

Uses: Town would consider the extension of the Town Water & Sewer Service Area to the described parcels for the following uses (subject to the Conditions described below):

1. A Town, County, or State-owned Public Facility or Community Facility that would address the unmet needs for recreation opportunities or public services.
2. Residential housing that would address the unmet housing needs of the Greater Round Hill Area, specifically workforce housing, senior housing, or universal design housing or that would provide supportive services for the aged, infirm, or disabled.
3. Nursing home, Residential Care Facility, or assisted living facility that would address the unmet needs of housing for the aged, infirm, or disabled and providing continuous services and care.

Conditions: Town would consider the extension of the Town Water & Sewer Service Area to the described parcels under the following conditions (subject to the Uses described above):

1. Proposed use complies with the goals, objectives, and strategies of the Round Hill Comprehensive Plan.
2. Proposed use shall not impact the integrity or authenticity of the historic character of the Town. Proposed use shall be compatible with the features, size, scale, and proportion of buildings in the Round Hill Historic District.
3. Proposed use is not a townhouse development.
4. Proposed use has made reasonable efforts to mitigate impacts of the use on surrounding properties and the Town.
5. The Town determines that there is sufficient water and sanitary sewer capacity for the intended use.

Locations: Town would consider the extension of the Town Water & Sewer Service Area

(subject to the Uses and Conditions described above) for the following parcels:

1. Specific Property Identification Numbers:

585-39-6152
585-39-2148
585-39-2030
555-28-5759
555-38-1231

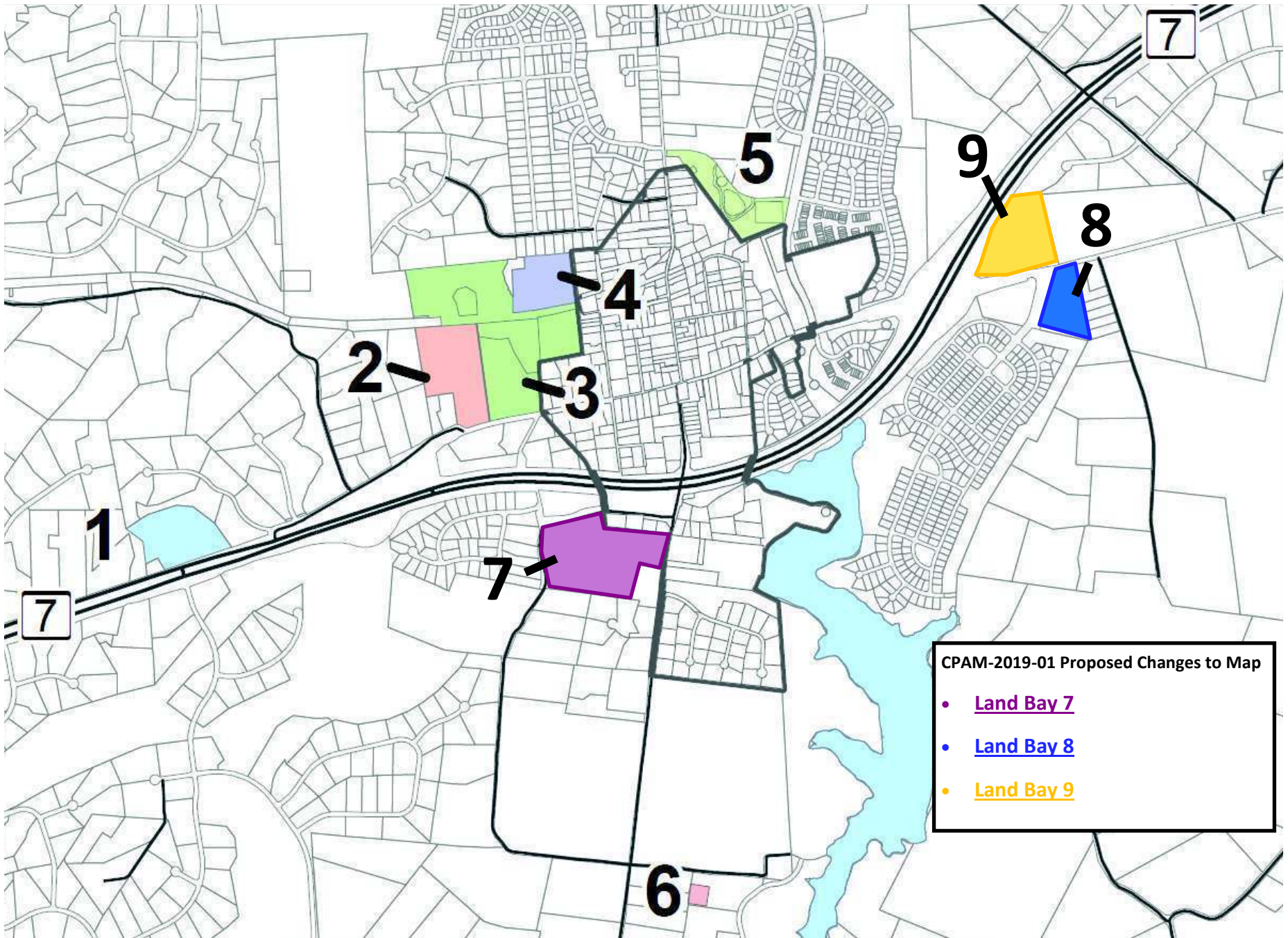
2. Non-Specific Properties:

Town would support the extension of the Town Water & Sewer Service Area to a property adjacent to the Town Boundary or the Town JLMA, which is owned by the Town of Round Hill, Loudoun County, or the State of Virginia that has been designated as future public facilities or community facilities.

Amendment to Chapter 14 - Glossary:

1. **“Residential Care Facility”** - An adult and/or child caring facility licensed by the Virginia State Department of Behavioral Health and Developmental Services to provide residential services to individuals who are mentally or physically impaired, or developmentally disabled, or licensed by the Virginia State Department of Social Services to provide residential services to individuals who are aged, infirmed, or disabled.

CPAM-2019-01 Amendment to the 2017 Comprehensive Plan—Map Proposed to be Amended



Subject:

Cottage community for disabled & elderly adults

From:

Rachel "Raquelita" S. <rachelschanz@gmail.com>

Date:

6/19/2019, 11:55 PM

To:

"Lrunyan@roundhillva.org" <Lrunyan@roundhillva.org>, "Sramsey@roundhillva.org" <Sramsey@roundhillva.org>

Dear Town of Round Hill,

Please help support Tree of Life in its endeavors to improve quality of life for our under-served elderly and disabled neighbors as it pursues the dream of a cottage community for them here in Western Loudoun.

I myself am a disabled adult who's had the privilege of living in the town of Round Hill for 11 years, having lived before that in the city of Winchester, near Berryville in Clarke County, and in the town of Purcellville. My time living in the city, the country, and towns has kept me especially grateful for the blessing of living in Round Hill, which I've experienced as an ideally peaceful community for adults with special needs like mine. My own experience makes me believe Round Hill is an ideal setting for the type of cottage community that Tree of Life has described, and more than that, I believe such a cottage community would greatly benefit the future of Round Hill and Western Loudoun. Not only do elderly and disabled adults share many qualities that make them excellent small-town neighbors, but having carefully and beautifully created affordable housing for them here would help alleviate and/or prevent their need for local, state & federal government aid, would increase revenue for local Round Hill businesses on weekdays, and would support weekend tourism as folks from other localities will want to see and learn from Round Hill's creative social responsibility in action.

Thank you,

Rachel Schanzenbach
4 Mulberry St.,
Round Hill, VA 20141

Subject: Comments to Town Council Members
From: Brittany Paist <brittany.paist@gmail.com>
Date: 6/18/2019, 1:02 PM
To: Lrunyan@roundhillva.org, Sramsey@roundhillva.org
BCC: <gpaist@tolministries.org>

Dear Mayor Ramsey, Dear Ms. Runyan,

Thanks for all your work and civil service to benefit Round Hill and our local Western Loudoun community. I'm writing at the request of Tree of Life Ministries, also working and benefiting Western Loudoun. I've been an active volunteer at TOL for about 10 years now, after finding out about them through my church, Blue Ridge Bible Church.

Will you please use your position of influence to remove roadblocks to the planning of this proposed Micro Cottage Community to allow for this proposal to become a balanced community solution?

As a TOL supporter, I've learned about their investigation, research, and planning to contribute toward a solution in Western Loudoun for affordable accommodation for the senior and disabled communities. I personally have seen TOL's track record of providing tangible, relational support to those in need in reasoned, well-thought-out ways that improve (and do not detract from) our community overall. The Micro Cottage Community is and will continue to be a well planned and supervised initiative, geared towards those capable of independent living.

As you're aware, TOL has been a key contributor in creating practical solutions for those in need in our community in many, many areas--namely 28 ministries which include housing and special needs--for the last decade.

You both, as local civil servants, truly impact the everyday shaping of our communities. Thank you for pursuing honest, practical, and constructive communication around the proposed Micro Cottage Community.

I'd be happy at any point to provide more firsthand testimonial as a TOL volunteer and someone who personally benefits from the community TOL creates. I can be contacted at brittany.paist@gmail.com or 7039758033.

Warmly,
Brittany Paist
(has lived, studied, and worked in Loudoun County for 14 years)

From: David Dorst <ddorst@potomachills.org>
Sent: Wednesday, June 5, 2019 2:02 PM
To: Lrunyan@roundhillva.org; Sramsey@roundhillva.org
Subject: Comments to Town Council Members

Dear Round Hill Town Council Members,

I have been a volunteer with the Tree of Life ministry for the last few years and I have been very impressed with everything they do. I have participated in their weekly meals and their clothing/furniture giveaway, and I love their vision and the people that work for them. They are a wonderful ministry to the underprivileged in our community and are very easy for volunteers to work with.

I love the idea they have been working on to develop micro cottages in Round Hill to help provide affordable accommodations for the senior and disabled communities in Loudoun County. This seems like a win-win-win all around - the people who will live there will have their housing needs met while living independently, Tree of Life will have an established, ongoing relationship with them, and the government gets wonderful things provided for needy citizens for which they don't have to pay. Tree of Life's work is always high-quality, so I am fully confident that they will plan, supervise, and run the whole project with excellence.

I would urge the council members to vote to remove any hindrances from their path, and help Tree of Life fulfill its beautiful mission.

Sincerely,

-- Rev. Dave Dorst

Associate Pastor

Potomac Hills Presbyterian Church

Leesburg, VA

On Tue, Jun 4, 2019 at 4:50 PM Lisa Sinclair <lisasinclair@gmail.com> wrote:
Hello,

I am writing in favor of the Micro Cottage Community for Seniors in Round Hill. This will help serve the housing needs of senior citizens and adults with disabilities. Tree of Life has supported our community for over 10 years and embraces the 28 ministries which includes Housing and Special Needs. We need more affordable housing in the county and this will help support that effort. Many in this area have fixed incomes which greatly impact their ability to obtain affordable housing and the micro cottage would provide affordable, relational, and a sustainable community centric housing.

Thank you for your time and consideration in this great matter,

Lisa Sinclair

Lisa Sinclair, REALTOR
703-862-8165 (cell)
www.lisasellsloudoun.com

Licensed in Virginia
Keller Williams Loudoun Gateway
20130 Lakeview Center Plaza, Suite 110
Ashburn, VA 20147
703-862-8165 (cell)

Subject:
Support for Tree of Life's Micro Cottage Community
From:
Cindy Siler <silercin@gmail.com>
Date:
6/5/2019, 5:51 PM
To:
"Lrunyan@roundhillva.org" <Lrunyan@roundhillva.org>, "Sramsey@roundhillva.org" <Sramsey@roundhillva.org>

Dear Mr. Runyon and Mr. Ramsey:

I want to express my support for the micro cottage community that the Tree of Life is proposing at the old motel location in Round Hill which will serve elderly and disabled adults in our community. I have watched the development of the Tree of Life organization under the leadership of Paul Smith for over 10 years now. It has grown into a thriving service organization comprised of many volunteers serving 28 ministries including housing and special needs. TOL believes in a hand up, not a hand out. The people served are taught skills that will help them live independently and free of public assistance.

Loudoun County is one of, if not the, most expensive counties to live in. Many teachers in Loudoun County Public schools live in Clark County or beyond in West Virginia because they simply can not afford to live in Loudoun County. Imagine the difficulty of our seniors and disabled who live on much lower and fixed incomes. TOL's objective is to secure affordable housing for this demographic. The micro cottage idea has been implemented in other areas of the country and is a very creative solution providing affordable, community-oriented housing.

Having worked with TOL myself for the last few years, I can assure you that the micro cottage community will be well planned and supervised. Only those capable of independent living will be afforded the opportunity to live there. My work as a financial coach has introduced me to many individuals whose housing situation is at best mediocre and at worst unsafe due to the sheer cost of housing in this area. Often family members are placed in facilities in Sterling or further away due to the lack of this type of housing in the Purcellville/Round Hill area. The micro cottage community would afford people the opportunity to live near family yet be independent and in a community of peers.

Please consider approving the building of the Micro Cottage Community.

Thank you.
Cindy Siler

From: damons4 <damons4@verizon.net>
To: Sramsey <Sramsey@roundhillva.org>
Sent: Thu, Jun 20, 2019 2:50 pm
Subject: Comments to Town Council Members

Good afternoon,

I am writing in huge support of the Tree of Life Ministries' micro housing proposal in Round Hill. I have worked with Tree of Life as both a volunteer and a recipient of their services, and am impressed by their compassionate and professional organization. They understand the concept of *wrap-around services* and do a top-notch job engaging people in collaborative relationships to provide individual, long-term support. I believe there is a gap in our local safety net for affordable housing, and the Tree of Life solution would be an excellent addition and improvement to the current state of the property.

Please feel free to contact me for further information,

V/R,

Jean Damon

221 W J St

Purcellville, VA 20132

Subject: URGENT: Comments to Town Council Members

From: "Disability Advocate" <disabilityadv@mail.com>

Date: 6/19/2019, 3:00 PM

To: Irunyan@roundhillva.org, sramsey@roundhillva.org

TO: Mayor, Round Hill and Town Planner, Round Hill

I urge you to lend your support and approval for the Tree of Life Micro-Cottage Community being planned by Tree of Life Ministries; the Tree of Life Ministries does excellent work for the community in ways too numerous to include here. However, on the subject of affordable housing, I can speak by personal experience that affordable housing for seniors and adults with disabilities is greatly needed in Loudoun County. As it stands, these individuals are largely forgotten in terms of housing and with FIXED INCOMES, paying market rate rent together with multiple utility bills, along with food, medical care, clothing, transportation, etc. is impossible! Those who have family to reside with, or have the opportunity for "roommate" situations or those who were fortunate enough to build up some wealth during their working years are the only ones with the luxury of housing. Those without the luxury of housing are living in vehicles, are homeless (outdoors) or have committed suicide from the depression and hopelessness that comes with being denied the basic right of housing. My brother was one of those resorting to suicide at age 45, as he was backed into a corner being in arrears with rent and seeing no other option except killing himself. He was found hanging from a tree in his yard and left a note on his kitchen table saying he could no longer afford housing and refused to be homeless or to be a burden on anyone else by asking for a place to stay. This is what lack of housing options can do to people!

I'm a senior (over 50) and disabled and live in Loudoun County but I am now in the downward spiral that leads to homelessness because my FIXED INCOME is not sufficient to pay market rate rent in Loudoun County; my disability benefit from the Social Security Administration is \$1,676 and my rent is \$1,400. That leaves \$276 to pay electric, gas, water, phone, car payment, gasoline/repairs/taxes for car, co-pays for doctors and specialists, dental care, clothing, credit card debt, emergencies, ETC. It is impossible to SAVE any money because of paying nearly 85% of my income for rent, where the rule-of-thumb for rent/mortgage is approx. 25% of income. Being disabled and in bed nearly 100% of the time, I have no earning power to earn additional income that would allow me to comfortably pay for market rate housing.

In closing, I would ask that you put yourself in my shoes for a moment and imagine that your income is fixed at \$1,676 monthly, you have NO earning power because you are disabled lying in bed and you need to (somehow) make \$1,676 cover your rent or mortgage plus all other expenses. Then, you call every agency and government entity in Loudoun County regarding affordable housing only to find that there are **no options available** to you for affordable housing. It's an impossible situation to be in, and I have only made it this long (avoiding eviction) because I have excellent credit and have been able to obtain multiple loans, multiple credit cards and multiple credit lines, going deeply into debt by paying rent that is unaffordable to me. NOW, I have hit a brick wall with being able to obtain more credit--I have reached the maximum credit lines available to me and I am deeply in debt due to being forced to "charge" my rent month after month (since 2015). At this point, the only housing option left is to live in my car. I am in very poor health and living in a vehicle will be degrading and will worsen many of my health conditions. All this upheaval is coming soon due solely to the fact that disability income (fixed income) is not sufficient to pay rent in Loudoun County!

Taking all this into consideration, affordable housing for seniors and the disabled is sorely needed in Loudoun County and the plan for micro-cottages by Tree of Life is an excellent idea and serves this vulnerable population that has been forgotten by housing authorities, county government and nearly everyone else.

Thank you,

LOUDOUN COUNTY RESIDENT (age 54)

Subject: Comments to Town Council Members

From: Dell Nunaley <dnunaley@aol.com>

Date: 6/6/2019, 10:08 AM

To: Lrunyan@roundhillva.org, Sramsey@roundhillva.org

Dear Round Hill Planning Council Members,

We earnestly ask that you give favorable consideration to the Tree of Life Micro Cottage project that has been proposed for the seven acres adjacent to the town of Round Hill. If you do, it would be in keeping with the wonderful community ethos we have experienced in Western Loudoun since arriving in 1994.

We live on the west side of Purcellville where we have raised three sons, the youngest James, is a rising junior at LVHS and will be 18 in August. He was born with Down Syndrome, and we have been blessed with his good general health and loving character. While he will always have a loving home with us, he may very well outlive us and need housing where he is capable of independent living while not being able to earn enough to afford that independent living strictly on his own. The Tree of Life project could be an answer to our prayer and others like us who want our community to continue to embrace our special needs family members as they transition into adults.

We've seen how our community can do that embrace by watching how volunteers work with James in the Tree of Life, *Still Waters* program for special needs children. The children are blessed by relating to others outside their immediate family. The volunteers are blessed to have the opportunity to work and play with some really neat kids. And the parents are blessed to see those relationships develop, and get some respite from what can be very full lives taking care of our special children.

This is the dynamic that can be part of our community as you think about the Tree of Life Micro Cottage development. It is needed. I can assure you it is wanted by many parents like us, and it would be wonderful to see it come to fruition and be something all of us in Western Loudoun are proud to say, "that's our community!"

Dell & Sophiann Nunaley
703-244-5247

Subject: Comments to Town Council Members

From: Mike Kowalski <kwai79@gmail.com>

Date: 6/5/2019, 8:15 PM

To: Sramsey@roundhillva.org, Lrunyan@roundhill.org

CC: gpaist@tolministries.org, psmith@tolministries.org

Dear Council Members,

My wife Karin and I have retired to western Loudoun after raising our children in Ashburn. Almost three years ago, we bought a house in Lovettsville and truly love the life out here in Purcellville, Round Hill and Lovettsville. Since my wife and I were educators for over 30 years, we looked to get involved with an organization that was making a difference for needy people. We volunteer for Tree of Life by: serving Thanksgiving dinner to those in the community that cannot afford one, weekly tutoring in English for ESL adults, and working on houses to assist the handicapped individuals. We are blessed to have an organization like Tree of Life to facilitate such activities. When I heard about the micro cottage community, I thought it was a great idea to assist those who need affordable living arrangement such as seniors, the disadvantaged, and the disabled community. As a school administrator in Fairfax County we would always be looking to assist those families that are not as fortunate as the average community members. These micro cottages would also promote affordable housing in a county that needs more housing solutions. I know we had affordable housing in our Ashburn Farms community, but the size of Ashburn Farms development allowed the county to structure these houses within the community. I know both Round Hill and Lovettsville cannot have developments the size of Ashburn Farms, so finding solutions such as the micro cottages is a wonderful idea.

I appreciate your attention to this comment. If you would like to contact me about this, I would be glad to converse with you.

Respectfully
Mike Kowalski

Joint Planning Commission/Town Council Public Hearing
CPAM 2019-01
Summary of Public Comment
October 10, 2019

[Against CPAM-2019-01](#)

RESIDENTS FROM IN TOWN LIMITS

- **Mr. Ryan Stanton, 19 Braeburn Court, Round Hill** – expressed his concern that adopting this amendment will lead to additional development and asked the Council not to adopt.

(Neighborhood Across from Land Bay 7)

RESIDENTS ADJACENT TO LAND BAY 7

- **Mr. Wes Cantrall, 17771 Airmont Road, Round Hill (Fantasy Farm)** – stated his belief that additional building on this property will undermine the character/historic nature of the Town, noting that "development is like water – water will find a way." Mr. Cantrall read from a letter from a relative of the Draisey family (original owners of the Fantasy Farm property) stating the desire that the property be kept as it currently is.

(Outside of JLMA Resident)

NOTE: Land is currently AR-1, see list of by-right uses. Already subdivided with three houses with three wells. This land will not be able to remain as it currently is because it is not under a Conservation Easement

- **Mr. Jeremy Kendall, 35631 Windover Hill Lane, Round Hill** – spoke of the wildlife currently existing in the area under consideration and the concern that development will ruin the habitat for that wildlife. Mr. Kendall also spoke of the loss of value for his property if the adjacent land is developed. Finally, he expressed his concern regarding the traffic which may be generated if an assisted living facility is built, as well as the safety of the elderly residents of the facility.

(Outside of JLMA Resident)

NOTE: A tree save area could protect the woods behind his home (see aerial photo)

- **Mr. John Harris, 35688 Kelsey Hill Court, Round Hill** – noted that he and his wife live adjacent to Land Bay 7, and agree with the sentiments already expressed. Mr. Harris stated that he is against any further development, and are opposed to adoption of the amendment.

(Outside of JLMA Resident)

LAKE POINT RESIDENTS, NEIGHBORHOOD ADJACENT TO LAND BAY 8

- **Ms. Marlene Shaefer, 17437 Tedler Circle, Round Hill** – spoke to the dangers she is concern about, if the proposed facility is built.

(In JLMA - Lake Point Resident)

- **Mr. Mike Lannon, 17520 Tedler Circle, Round Hill** – noted that his property is adjacent to Land Bays 8 and 9, and that he has been involved in this process for quite a while. Mr. Lannon stated that the Planning Commission has been very receptive to public comment regarding this amendment. Finally, Mr. Lannon noted that the two speakers in favor of this amendment have commercial interests.

(In JLMA - Lake Point Resident)

- **Mrs. Jill Lannon, 17520 Tedler Circle, Round Hill** – noted that she and her husband have attended all of the meetings held by the Town regarding this amendment, at which it was not supported by their neighbors, and asked that the CPAM not be approved.

(In JLMA - Lake Point Resident)

- **Mr. Robert Kenner, 17711 Cleveland Park Drive, Round Hill** – stated that any additional building will create problems with traffic and asked that the amendment not be passed.

(In JLMA - Lake Point Resident)

OUT OF TOWN, OUT OF JLMA, OUT OF GREATER ROUND HILL AREA

- **Mr. Brock Miele, 35356 Greyfriar Drive, Round Hill** – stated that he moved here four years ago and likes the area because of its country feel. Mr. Miele reviewed the proposed uses for the subject properties, and noted that some, such as an assisted living facility, seem more commercial in nature. Mr. Miele also stated, "why extend water and sewer, unless the property will be developed." Finally, he noted that, if the Town needs to keep changing its Comprehensive Plan, "how comprehensive is it," and that those wanting more development don't seem to care about those already here.

(Outside of JLMA – 4 miles from the Land Bays)

- **Mr. Andy Rider, 35762 Heron Mallow Lane, Round Hill** – stated that he hopes this isn't a sham with the Planning Commission and Town Council having already made a decision on the amendment. Mr. Rider stated that building additional homes is preposterous and asked that this not be allowed.

(Outside of JLMA – 3 miles from the Land Bays)

- **Mr. Todd Heron, 17537 Hill High Court, Round Hill** – reiterated the illustration of "water finding a way," in relation to development, stated by an earlier speaker, and encouraged developers to develop existing properties. Mr. Heron stated his opposition to the amendment.

(Outside of JLMA – 1.5 miles from Land Bay, next door to Hill High)

REPRESENTATIVE OF LOUDOUN PRESERVATION & CONSERVATION COALITION

- **Mr. Al Van Huyck, Appalachian Trail Road, Round Hill** – noted that the newly adopted County Comprehensive Plan calls for 40,000 ADU's with no additional building to take place in the western portion of the county; additionally, Mr. Van Huyck noted, a large recreation center is under consideration for construction on the east side of Round Hill. He stated that the CPAM is well intentioned, but not well thought out, and suggested that it be tabled, noting that the Town's criteria are vague, and that it may create a precedent for additional development.

REPRESENTATIVE OF PIEDMONT ENVIRONMENTAL COUNCIL

- **Mr. Evan McCarthy, 17304 Cedar Bluff Court, Round Hill** – spoke on behalf of the Piedmont Environmental Council (PEC), stating that the organization encourages the Town to first consider development inside the Town's limits, expressed concerns regarding possible development outside the Town's "greenbelt," and asked that Round Hill meet existing demand first – inside the Joint Land Management Area (JLMA). Mr. McCarthy suggested that Round Hill work inside of the Coalition of Loudoun Towns (COLT) *Ten Principles*.

[In Favor of CPAM-2019-01](#)

Mr. Matt Bowe, 17472 Tranquility Road, Purcellville – noted that he is a builder, and a member of the Board of the Loudoun Habitat for Humanity; Mr. Bowe stated that he appreciated the Planning Commission's effort to provide affordable housing in the area, and would support this effort.

(Associated with Purchaser of Property)

Mr. Paul Smith, 19312 Washburn Lane, Bluemont – representative of Tree of Life Ministries, stated that he is appreciative of the Town's efforts to meet unmet housing needs. Mr. Smith explained how Tree of Life endeavors to meet housing needs for seniors and special needs adults, and noted that specific requirements would be put in place for potential residents of the development proposed by his organization.

(Associated with Purchaser of Property)

Mr. Dell Nunaley, 331 West I Street, Purcellville – noted that he is associated with Tree of Life Ministries, and thanked the Planning Commission and Council for their support of unmet housing needs in Loudoun County. Mr. Nunaley provided information on the organization and its impact on the people it serves. Finally, Mr. Nunaley noted that only cottages are under consideration for construction on the subject property.

(Associated with Purchaser of Property)

Chapter 12

GREATER ROUND HILL AREA

PART 1: BACKGROUND

Section 1: Introduction

As an incorporated town, the Town of Round Hill governs its land use matters through its own Planning Commission and Town Council. Development within the Town's boundaries is regulated by the Town Zoning Ordinance and the Subdivision and Land Development Ordinance, and is subject to review by a Town Council-appointed Planning Commission. Land immediately outside the corporate limits is subject to County zoning regulations and review. The Town and the County's participation in the planning process is vital to ensure that a smooth transition in land uses will occur in accordance with the Town's goals and policies. The Loudoun County Revised General Plan builds on the objectives set forth within the 1990 Round Hill Area Management Plan (RHAMP). These plans recognize the importance of towns as nodes for development and growth. The Loudoun County Revised General Plan establishes a comprehensive strategy for balancing new growth and development with the existing community, while considering the unique and varied needs of the Greater Round Hill Area.

Section 2: County Growth Management Policies

The Town supports the following the Loudoun County Comprehensive Plan (known as the Revised General Plan) Growth Management Policies as they relate to the Round Hill Joint Land Management Area:

- a. The purpose of Joint Land Management Areas around some of the towns in the County is to accommodate growth emanating from them and to establish distinct boundaries between the Towns and the adjacent policy area. The County will work with town officials to improve coordination on land use, annexation and other matters affecting the Joint Land Management Areas.
- b. New non-government development is encouraged to locate within the corporate limits of the Towns before moving into contiguous designated Town Joint Land Management Areas (JLMAs) to facilitate the compact and efficient use of resources.
- c. Planning and policy documents in the JLMAs will be adopted by the County through cooperative planning efforts with the towns, and decisions on land use applications concerning land in the JLMAs will be made by the County in consultation and collaboration with the Towns.
- d. The County will coordinate with the towns on rezonings and subdivision development within the areas surrounding the towns and in designated JLMAs regarding the provision of utilities, public facilities, and compliance with community design, growth management, and other goals and policies stated in the Revised General Plan and applicable area plans.

- e. The Board of Supervisors will establish joint Town and County committees to oversee planning efforts in the JLMAs, assign staff as required to provide technical support, and encourage a public process to invite the participation of Town and County residents.
- f. The Revised General Plan seeks the creation of a “greenbelt”, depending on topography and physical features, around the towns and/or their JLMAs to assist in maintaining the distinct character of each town.
- g. The County will seek the implementation of a greenbelt through dedication of open-space easements, purchase of development rights, large-lot subdivisions, clustering, open space or cash-equivalent proffers, transfer of development potential, and other means.
- h. As water and sewer are extended into a JLMA, annexation of the area by the Town will be encouraged by the County.
- i. The County will coordinate closely with the towns on residential subdivisions proposed outside the town limits.
- j. The County will coordinate with the Towns on development issues in order to promote fiscally balanced growth that will not unduly strain County or Town resources, including County and Town budgets, the natural environment, public facilities and utilities.

Section 3: Agricultural Rural Zoning

Almost all of the land outside of the JLMA, but within the Greater Round Hill Area is zoned Agricultural Rural-1 (AR-1) by Loudoun County. The use of the AR-1 Zoning District benefits the Town of Round Hill as a tool for both growth management and for economic development. The purpose and intent of the AR-1 district is to:

- a. Support the use of land for rural economy uses, with residential uses allowed at densities consistent with the general open and rural character of the rural economy uses.
- b. Allow for a broad range of rural economy uses, including (agriculture, horticulture and animal husbandry), agriculture support and services associated with on-going agricultural activities, and other uses that can be developed in ways consistent with the rural character of the AR-1 district through mitigation or other standards.
- c. Recognize the County’s tourism industry is interconnected with the rural economy and rural economy uses in the district by allowing for tourism uses related to agricultural uses, conference and training center uses, and rural activity and special event uses.
- d. Promote consistency between residential development and rural economy uses through lower density residential development or clustering of residential development.

- e. Ensure that the rural economy uses are compatible with any existing permitted residential development.

PART 2: OPPORTUNITIES & CHALLENGES

Section 1: Round Hill Area Management Plan

The Round Hill Area Management Plan (RHAMP) is an important document that provides guidance and policies for the Greater Round Hill Area. Another way to understand its purpose is to recognize the Town has a Comprehensive Plan and the County has a Comprehensive Plan (Loudoun County Revised General Plan), so the RHAMP serves as the Comprehensive Plan for the area known by the County as the Round Hill Planning Area. The Town refers to this area as the Greater Round Hill Area. In reference to development that directly impacts the Town of Round Hill; the County refers to both the Loudoun County Revised General Plan and the RHAMP when reviewing any land development applications within the Joint Land Management Area (JLMA). The JLMA is jointly managed by the Town and the County because while it is land within the County jurisdiction, it is within the Town Water and Sewer Service Area. The challenge is that the RHAMP has not been revised or updated since 1990. There was one amendment in 1997 to the Community Facilities Chapter. Other than that, the document needs a major update to reflect any changes to the Greater Round Hill Area in the last 26 years. At this time, the County will not be implementing the RHAMP update until the County completes the County Comprehensive Plan Update. The Town should develop a strategy in preparation for the eventual RHAMP update process.

Section 2: Existing Neighborhoods Outside of Town

There are two groups of residents who consider the Town of Round Hill their hometown, those who live within town limits and those who live outside of town limits but within the Joint Land Management Area (or beyond in the Greater Round Hill Area). To an outsider, it is difficult to distinguish where the town boundary lines are located because the Joint Land Management Area (JLMA) was designed to appear as an extension of the town. The residents of the JLMA and residents of the town send their children to the same schools, visit the same parklands and patron the same downtown businesses; as well as volunteer for the same local events and attend the same churches. Most importantly, the residents moved to Round Hill for the same reasons that the residents of the town moved to Round Hill. According to the 2014 Round Hill Community Survey, both groups of residents wanted to be a part of a small town far from the hustle and bustle of eastern Loudoun County and beyond. There are several reasons supporting bringing the existing neighborhoods within the JLMA into town limits:

- a. First, much of the current and future community facilities, pedestrian trails, and stormwater management retrofit projects benefit both in-town and out-of-town residents. However, only in-town residents can contribute to the General Fund which provides funding for non-utility projects. More residents could mean a stronger General Fund to help complete many capital improvement projects that could benefit all residents, in-town and out-of-town.
- b. Second, the inclusion of a new group of residents would mean a new pool of candidates to join the local Town Council, Boards and Commissions.

- c. Third, every neighborhood that comes into Town Limits means an increase in the overall community spirit and goodwill.

To bring any neighborhood into Town Limits the following should be considered:

- What does inclusion mean for the General Fund and the Utility Fund?
- How will it affect town taxes and water/sewer rates?
- What public services will the Town provide compared to those services that the Homeowners Association provides?
- What benefits does inclusion mean for the residents of the JLMA?
- What method is best for bringing neighborhoods into town: annexation or boundary line adjustment?

Map 12-1, the Town Expansion Study Areas Map, divides the Joint Land Management Area into sections or neighborhoods that could be brought into the town limits as listed in Table 12-1.

Table 12-1 List of Study Areas Considered for Possible Inclusion into Town Limits

Map Area	Name	Acreage	Population	Homes
A-1	Hillwood Estates	39.25	205	82
A-2	Walraven	37.15	3	1
A-3	Simpsons Creek	42.78	100	10
A-4	Hill High	11.20	0	Commercial
A-5	Creekside	59.28	238	95
A-6	Woodgrove Park	50.15	0	Park & School
B-1	Fallswood & Popular Hill	65.03	118	47
B-2	Stoneleigh	568.60	398	159
C-1	Fallsplace	8.13	73	29
C-2	Newberry Crossing	16.33	118	47
C-3	Villages of RH North	47.89	408	163
C-4	Villages of RH South	74.65	560	224
C-5	Lakepoint	128.37	785	314
C-6	Greenwood	24.11	108	43
C-7	Mountain Valley	148.02	925	370
C-8	West Lake/Upper Lakes	0.00	0	0
	Totals	1,320.94	4,039	1,584

Note: These areas are in no particular order at this time. The population calculation is based on the assumption of 2.5 persons per household.

In 1990, it was the intent of the County and the Town of Round Hill that any property located within the Joint Land Management Area served by Town water and sewer services should be annexed. In the 35 years since the creation of the Joint Land Management Area, the Town has only pursued boundary line adjustments of three areas. These included the 12-acre vacant commercial parcel known as the Eastern Commercial District, the 14 existing homes on the East Side of Airmont Road, and the vacant land now known as Lake Ridge Estates. However, there

are currently about 1,200 homes that are served by Town water and sewer within the Joint Land Management Area that have not been brought into town limits.

Section 2: Rural Economy

Round Hill and its JLMA is an island in a sea of agricultural land. This means that it is directly impacted by the success or failure of the Round Hill Economy. The 2013 County Rural Economy Business Development Strategy found that losing agricultural and rural industries will have a profound effect on Loudoun's rural economy given the high output, and employment, and earnings multipliers. On average, rural industries contribute approximately 25 cents in additional sales output, 20 cents of in additional earnings for every dollar in sales. For every million dollars in sales, the rural economy generates approximately eight additional jobs, beyond those employed on the farm, in the vineyards, or art galleries.

Changes in the land use regulations or zoning ordinances that regulate the rural economy could become opportunities or challenges to the Town. A good example of the impact of the land use and zoning changes of the agricultural land surrounding the Town of Round Hill, and other small towns in Virginia, is the recent State legislative changes supporting the wine and craft beverage industry. The new legislation has made it easier to own and operate farms that also manufacture wine and craft beverages, which is drawing record numbers of visitors to areas that previously saw very little traffic. In the future, the Town will need to remain an active participant in future discussions about policies and programs affecting the local rural economy to advocate for the residents and businesses of Round Hill.

PART 3: GUIDING PRINCIPLES & POLICIES

The Greater Round Hill Area has experienced a great deal of residential growth over the past 20 years and is no longer able to absorb the County's new residential development as it has in the past.

The following are the three elements that affect growth and development in the greater Round Hill Area.

1) **Round Hill Water & Sewer Service Line** - the area that the Town determines to be the limit of how far out the Town may provide water & sewer.

- ❖ **Water & Sewer Service Line Policy:** The Town of Round Hill shall be able to determine the boundary line limiting the area that the Town will consider serving water and sewer. This boundary line is determined based on the cost and capacity of the water and sewer system.

2) **Round Hill Urban Growth Line** - the area that the Town determines to be the limit of how far out Round Hill may grow in the future.

- ❖ **Urban Growth Line Policy:** The Town of Round Hill shall set a boundary line of the Urban Growth Area that is the same as the boundary line of the Town Water & Sewer Service Area. The decision to annex or to bring a property into town limits will be decided on a case-by-case basis.

3) **Round Hill Joint Land Management Area Line** - the area that the County shares review of land development projects with the town, it is a County proposed and adopted line. Towns can oppose the JLMA lines that County staff has proposed, depending on whether towns believe they should be further out or closer in, or whether there should be JLMA at all. JLMA lines are based in part on County review of what services towns provide and how well they can provide them. It can also be based on existing and projected land use, subdivisions, watershed boundaries and drainage divides, etc.

4) **Principles of Growth & Development beyond the Town Boundary:**

- a. Partner with Loudoun County to review any proposed amendments to the Joint Land Management Area (JLMA) boundary line.
- b. Require that all new growth in the Greater Round Hill Area should be phased, so as not to overburden the existing public facilities and local government resources.
- c. Focus long term goals of the Town on annexing developed areas adjacent to the town for which the Town presently provides water and sewer services.
- d. All new residential developments proposed to be on the Round Hill Public Utility System should have water and sewer agreements with the Town of Round Hill.

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Greater Round Hill Area

Goals, Objectives & Strategies

Goal 1: Advocate appropriate form, size and densities of new residential development in the Greater Round Hill Area.

- a. Objective: Advocate that development should occur as a natural and organic expansion of Round Hill with new developments that exhibit the character and quality which is compatible with the existing town
 1. Strategy: Encourage development within the JLMA to be of a density, pattern and character which is compatible with existing development within the Town of Round Hill in terms of design, layout, scale and street pattern.
 2. Strategy: Support new development within the JLMA that will become an extension of the existing town, forming logical and natural additions to the historic fabric and enhancing the existing town as the central focal point of the entire community.
 3. Strategy: Discourage the County from approving residential rezonings that allow increased residential gross densities beyond the boundaries of the JLMA.
 4. Strategy: Require that requests for residential rezonings must demonstrate that adequate water and sewer service will be available to serve the proposed development.
 5. Strategy: Support the clustering of residences as a method to obtain additional open space.
 6. Strategy: Oppose development that proposes an average density greater than it would have been without clustering unless a rezoning is also involved.
 7. Strategy: Solicit the need for a nursing home facility or retirement community featuring a nursing home facility, within the Greater Round Hill Area.

Goal 2: Encourage rural economy business development in the Greater Round Hill Area to provide local goods, services and jobs to Town of Round Hill residents and visitors.

- a. Objective: Support efforts by the Loudoun County Rural Economic Development Council to promote sustainable economic growth and vitality of the agricultural, horticultural, equine and other rural industries in Western Loudoun County.

1. Strategy: Identify ways that rural businesses within the Greater Round Hill Area could form strategic partnerships with Town of Round Hill businesses.
2. Strategy: Become an active participant in the implementation of the 2013 County Rural Economy Business Development Strategy.

Goal 3: Advocate for County management and maintenance of community facilities, as well as County planning for the development of new community facilities to serve residents of the Town and the JLMA.

- a. Objective: Support the comprehensive planning for transportation and community facilities in the Greater Round Hill Area to better serve the Town and the JLMA.
 1. Strategy: Advocate for the improvement and expansion of existing community facilities serving both the Town and the JLMA.
 2. Strategy: Encourage the grouping of compatible community facilities, such as active recreational facilities and schools, when appropriate.
 3. Strategy: Advocate that the County consider the inclusion of community facilities, such as pedestrian walkways and playgrounds, in land development proposals in making its decision to approve or deny proposals.
 4. Strategy: Advocate the acquisition of right-of-way from Purcellville to Round Hill to connect to the regional W&OD Trail, also known as the Franklin Park Trail.
 5. Strategy: Advocate for walkable neighborhoods in the JLMA using connected streets in a grid pattern and discourage the use of cul-de-sacs.
- b. Objective: Support the creation of County community facilities in the Greater Round Hill Area to better serve the Town and the JLMA.
 1. Strategy: Support joint Town-County operations of the future Sleeter Lake Park.
 2. Strategy: Support the creation of a County Commuter Lot in close proximity to another community facility or a commercial property.
 3. Strategy: Support a second civic use or community facility at the Western Loudoun Sheriff Station such as a library or fire station.
 4. Strategy: Support the conversion of the Loudoun County Public Schools Round Hill Center, also known as the “old elementary school” into a community center with childcare options, recreational activities and community gathering spaces.

Goal 4: Coordinate with Loudoun County to support efforts to conserve the Greater Round Hill Area's historic resources as new development occurs.

- a. Objective: Encourage the preservation of the physical and cultural links to the traditions that shaped the Greater Round Hill Area.
 1. Strategy: Encourage the preservation of those resources which contribute to the: knowledge, awareness, identity, or direct experience and use to the residents of the Greater Round Hill Area.
 2. Strategy: Support the preservation of those resources which are vulnerable to an immediate threat of destruction or deterioration.
 3. Strategy: Advocate the use of traditional design and site planning characteristics in new development, such as one to two-story buildings in order to achieve harmony between new and existing development.
 4. Strategy: Educate the residents of the Greater Round Hill Area. on historic outreach efforts to identify, research, and preserve historic sites, structures or groups of historic structures in the Greater Round Hill Area. which contribute to the local culture and archeological past.
 5. Strategy: Request that the County assist local historic preservation efforts in the Greater Round Hill Area by providing the use of historical files and liaison assistance.
 6. Strategy: Encourage the preservation, adaption, and reuse of historic structures in the Greater Round Hill Area for: community centers, museums, visitor centers, and educational facilities.

Goal 5: Coordinate the actions of the Town and the County as growth occurs in the Greater Round Hill Area

- a. Objective: Encourage the coordination of Town and County planning efforts to ensure the development of a growth pattern which is beneficial to both jurisdictions in terms of visual appearance and efficient service delivery.
 1. Strategy: Encourage orderly urban growth of the Town and the JLMA consistent with the policies of the Round Hill Area Management Plan.
 2. Strategy: Expect joint review of any development proposal for land within the JLMA regardless of whether or not the Town sewer and water service would be necessary.

3. Strategy: Consider adopting an Annexation Agreement between the Town and the County.
 4. Strategy: Encourage coordinated transportation improvements which will benefit both the Town and the County.
 5. Strategy: Work with the County to reestablish the Greater Round Hill Area Planning Council in preparation for the update of the Round Hill Area Management Plan and other joint planning projects.
 6. Strategy: Request that the County put on their project schedule, prior to 2020, the update of the Round Hill Area Management Plan.
- b. Objective: Be an active participant in the update of the County Comprehensive Plan.
1. Strategy: Assess existing conditions in the Joint Land Management Area and identify current concerns and future needs for the community.
 2. Strategy: Establish specific goals beyond the Joint Land Management Area and into the Greater Round Hill Area
 3. Strategy: Establish objectives which accurately and realistically reflect the expectations and desires of both Town and County residents for the character and quality of future development.
 4. Strategy: Recommend land use policies and programs for: environmental management, land use types, development densities, and transportation patterns.

Goal 6: Expand the town boundaries gradually through either a boundary line adjustment or annexation to incorporate properties within the Urban Growth Line in order to strengthen the Town and the overall community.

- a. Objective: Investigate a near-term expansion of Town boundaries in order to: increase the town population, enlarge the pool of candidates for local offices, boards and commissions, improve contacts and connections within the Round Hill community, increase the town tax base, and promote the achievement of Comprehensive Plan goals.
1. Strategy: Consider including adjacent established neighborhoods that are already connected to the town that would benefit from Town services to increase the tax base and population.
 2. Strategy: Consider the site of the Western Loudoun Sheriff's Station and adjacent properties in order to facilitate orderly development of the future fire station.
 3. Strategy: Consider the site of the old Round Hill Elementary School if such inclusion would facilitate the conversion of that site to a community center.

4. Strategy: Consider other parcels adjacent to the town that are logically already part of town neighborhoods, that are currently split parcels, or that may offer strategic value to achievement of comprehensive plan goals.
- b. Objective: Prioritize town expansions that may benefit the incoming parcels.
 1. Strategy: Seek support by a resident-controlled Homeowner's Association board before expanding the town into residential neighborhoods that are part of a HOA, with the exception of Brentwood Springs (Creekside at Round Hill) which is under a proffer condition to support inclusion into the town.
 2. Strategy: Prioritize neighborhoods that may benefit from Town services over those that receive adequate services from an HOA.
 3. Strategy: Conduct a thorough public process including public information sessions, surveys and other outreach efforts designed to both educate the public and gather public opinion and feedback.
 - c. Objective: Expansion should be done gradually in order to reduce adverse impacts to Town services.
 1. Strategy: Consider an Annexation Agreement between the Town and County to facilitate the annexation of properties in the Joint Land Management Area in order to reduce the administrative burden of boundary line adjustments and multiple expansions.
 2. Strategy: Perform a financial impact analysis prior to any town expansion that clearly identifies the anticipated impact of the change in town boundaries on: the Town General Fund, the Town Utility Fund, the current town households and the potential new town households.
 3. Strategy: Scale individual expansions to achieve a moderate pace of growth for the town population.
 4. Strategy: Ensure the long-term financial benefits by pursuing expansions that are large enough to justify administrative costs.

Goal 7: Promote a greenbelt of rural land around the JLMA.

- a. Objective: Retain viewsheds of the surrounding rural environment, and maintain the distinction between the Town of Round Hill and the adjacent Town of Purcellville.
 1. Strategy: Encourage the use of conservation easements on lands adjacent to the JLMA and the protection of existing easements.

2. Strategy: Oppose any increase in density and development outside of the JLMA that is not consistent with the traditional rural character of Western Loudoun County.
3. Strategy: Encourage the use of tree-save areas in the JLMA.
4. Strategy: Encourage the Town of Purcellville and Loudoun County to avoid high-density development between the current boundaries of the two towns and in particular in the vicinity of Franklin Park, which serves as part of the buffer between the two localities.

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Greater Round Hill Area

Specific Planning Policies & Maps

PART ONE: Greater Round Hill Area Land Bays Map

Please refer to Map 12-2, “Round Hill Area Land Bays.” The purpose of this map is to highlight specific properties (or clusters of properties) and recommend future uses that if implemented, could support accomplishing some of the goals of the Round Hill Comprehensive Plan.

In addition to serving as a visual aide to the Greater Round Hill Area Element, it is also the accumulation of the several other Elements of the Comprehensive Plan on one policy map.

This section serves as a legend to the following Land Bays, located outside of the town limits but within the Greater Round Hill Area (or also known as the Round Hill Planning Area) and features policies that should be considered during the review process under the following three circumstances:

- A. The Town is a referral agency on a land development application within the Joint Land Management Area.
- B. The Town is permitted to comment on County Comprehensive Plan Amendments that relate to the Greater Round Hill Area.
- C. The Town is considering future Boundary Line Adjustments or Annexations of both vacant and developed land in the Greater Round Hill Area.
- D. The Town is considering future extensions of the Water & Sewer Service Area of both vacant and developed land in the Greater Round Hill Area.

AREA 1: GREATER ROUND HILL AREA LAND BAYS MAP

- Address: 35246 Harry Byrd Highway
- Loudoun County Property Identification Number: 585451906000
- Description & Zoning: Located outside of town boundaries and inside of the Joint Land Management Area, zoned PD-CC. As the western gateway into Round Hill, the site is

considered the Western Commercial District of Round Hill

- Policy: Town would support the continued current commercial uses of the site and preservation of the historically significant building tied to the history of Round Hill.
- Related Comprehensive Plan Elements:
 - a. Heritage & Community Character
 - b. Economic Development

AREA 2: GREATER ROUND HILL AREA LAND BAYS MAP

- Address: 47 Loudoun Street
- Loudoun County Property Identification Number: 584179082000
- Description & Zoning: Located outside of town boundaries and inside of the Joint Land Management Area, zoned JLMA-1. This is the site of the new Western Loudoun Sheriff Station.
- Overall Policy: Town supports a boundary line adjustment or annexation to bring this parcel into town limits under the following specific policy:
- Specific Policy: Town would support the continued current public facility use of the site and would support the grouping of other new compatible public facility uses at the site.
- Related Comprehensive Plan Element:
 - a. Community Facilities

AREA 3: GREATER ROUND HILL AREA LAND BAYS MAP

- Address: 41 West Loudoun Street
20 Walraven Way
- Loudoun County Property Identification Number: 584185769000
584285220000
584290920000
584279883000
584280957000
584182378000

- Description & Zoning: Located outside of town boundaries and inside of the Joint Land Management Area, zoned JLMA-1.
- Overall Policy: Town supports a boundary line adjustment or annexation to bring these six parcels into town limits under the following two specific policies:
- Specific Policy A: Town would support up to 2 dwelling units per acre if the following conditions are met:
 1. Proposed residential development includes elements of affordable single-family housing or workforce housing.
 2. Proposed residential development adds to the diversity of house size and lot size in Round Hill.
 3. A portion of the residential development is built using Universal Design methods which focus on making homes safe and accessible for everyone, regardless of age, physical ability, or stature.
 4. Proposed development preserves the historic culvert located on 41 West Loudoun Street.
 5. Proposed development is interconnected with the Western Loudoun Sheriff Station Property at 47 West Loudoun Street with a conversion of existing Sheriff Station access road to Public ROW.
- Specific Policy B: Town would support a community center, assisted living facility, nursing home facility and/or event venue uses only at 41 West Loudoun Street.
- Specific Policy C: Mitigate adverse impacts to adjacent properties or to the integrity of existing house located at 20 Walraven Way
- Related Comprehensive Plan Elements:
 - a. Heritage & Community Character
 - b. Housing & Community Development

AREA 4: GREATER ROUND HILL AREA LAND BAYS MAP

- Address: 20 High Street
- Loudoun County Property Identification Number: 584289179001
- Description & Zoning: Located outside of Town boundaries and inside of the Joint Land Management Area, zoned JLMA-1.

- Overall Policy: Town supports a boundary line adjustment or annexation to bring this parcel into Town limits under the following specific policy:
- Specific Policy: Town would support the conversion of the Round Hill Center (old elementary school) into a Round Hill Community Center.
- Related Comprehensive Plan Element:
 - a. Community Facilities

AREA 5: GREATER ROUND HILL AREA MAP

- Loudoun County Property Identification Number: 555352988000
- Description & Zoning: Located outside of Town boundaries and inside of the Joint Land Management Area, zoned PDH-3. The property is divided between an 8-acre Town Park parcel and a 2-acre Civic Use Parcel.
- Overall Policy: Town supports a boundary line adjustment or annexation to bring the Town Park and Civic Use Parcel into Town limits under the following specific policy:
- Specific Policy A: Town would support Loudoun County developing a commuter lot on the Civic Use Parcel, if the following conditions are met:
 1. The proposed commuter lot is a Special Exception Use and not permitted by-right.
 2. The proposed commuter lot will mitigate noise and visual impacts to surrounding residential area by using heavy landscape buffers, low impact lighting, and limited hours of operation.
 3. The proposed commuter lot is included in the local Sheriff's routine patrol to prevent trespassing at the commuter lot after it is closed for the night.
 4. County permits use of the commuter lot for parking for the Creekside Park and for town events, on evenings, weekends and holidays.
- Related Comprehensive Plan Elements:
 - a. Economic Development
 - b. Community Facilities
 - c. Transportation

AREA 6: GREATER ROUND HILL AREA LAND BAYS MAP

- Loudoun County Property Identification Numbers: 557356633000
- Description & Zoning: Located outside of Town boundaries and outside of the Joint Land Management Area, zoned PDH-3. It is located along the southern end of Sleeter Lake.
- Policy: Town supports the placement of a future Town water tower on this utility outlot. This future water tower will serve the entire JLMA and make the Round Hill water system more efficient.
- Related Comprehensive Plan Element:
 - a. Public Utility

AREA 7: GREATER ROUND HILL AREA LAND BAYS MAP

- Address: 36147 E Loudoun Street
- Loudoun County Property Identification Number: 555285759000
- Description & Zoning: Located outside of Town boundaries and outside of the Joint Land Management Area, zoned AR-1.
- Overall Policy: Uses: Town would consider the extension of the Town Water & Sewer Service Area to the described parcels for the following uses (subject to the Conditions described below):
 1. A Town, County, or State-owned Public Facility or Community Facility that would address the unmet needs for recreation opportunities or public services.
 2. Residential housing that would address the unmet housing needs of the Greater Round Hill Area, specifically workforce housing, senior housing, or universal design housing or that would provide supportive services for the aged, infirm, or disabled.
 3. Nursing home, Residential Care Facility, or assisted living facility that would address the unmet needs of housing for the aged, infirm, or disabled and providing continuous services and care.
- Specific Policy A: Town would consider the extension of the Town Water & Sewer Service Area to the described parcels under the following conditions (subject to the Uses described above):
 1. Proposed use complies with the goals, objectives, and strategies of the Round Hill

Comprehensive Plan.

2. Proposed use shall not impact the integrity or authenticity of the historic character of the Town. Proposed use shall be compatible with the features, size, scale, and proportion of buildings in the Round Hill Historic District.
 3. Proposed use is not a townhouse development.
 4. Proposed use has made reasonable efforts to mitigate impacts of the use on surrounding properties and the Town.
 5. The Town determines that there is sufficient water and sanitary sewer capacity for the intended use.
- Related Comprehensive Plan Elements:
 - a. Housing & Community Development
 - b. Heritage & Community Character

AREA 8: GREATER ROUND HILL AREA LAND BAYS MAP

- Addresses: 17711 Airmont Road
35583 Trebor Lane
35615 Trebor Lane
- Loudoun County Property Identification Numbers: 585392030000
585392148000
585396152000
- Description & Zoning: Located outside of Town boundaries and outside of the Joint Land Management Area, zoned AR-1.
- Overall Policy: Uses: Town would consider the extension of the Town Water & Sewer Service Area to the described parcels for the following uses (subject to the Conditions described below):
 1. A Town, County, or State-owned Public Facility or Community Facility that would address the unmet needs for recreation opportunities or public services.
 2. Residential housing that would address the unmet housing needs of the Greater Round Hill Area, specifically workforce housing, senior housing, or universal design housing or that would provide supportive services for the aged, infirm, or disabled.
 3. Nursing home, Residential Care Facility, or assisted living facility that would address the unmet needs of housing for the aged, infirm, or disabled and

providing continuous services and care.

- Specific Policy A: Town would consider the extension of the Town Water & Sewer Service Area to the described parcels under the following conditions (subject to the Uses described above):
 1. Proposed use complies with the goals, objectives, and strategies of the Round Hill Comprehensive Plan.
 2. Proposed use shall not impact the integrity or authenticity of the historic character of the Town. Proposed use shall be compatible with the features, size, scale, and proportion of buildings in the Round Hill Historic District.
 3. Proposed use is not a townhouse development.
 4. Proposed use has made reasonable efforts to mitigate impacts of the use on surrounding properties and the Town.
 5. The Town determines that there is sufficient water and sanitary sewer capacity for the intended use.
- Related Comprehensive Plan Elements:
 - a. Housing & Community Development
 - b. Heritage & Community Character

AREA 9: GREATER ROUND HILL AREA LAND BAYS MAP

- Addresses: 35148 E. Loudoun Street
- Loudoun County Property Identification Number: 555381231000
- Description & Zoning: Located outside of Town boundaries and outside of the Joint Land Management Area, zoned AR-1.
- Overall Policy: Uses: Town would consider the extension of the Town Water & Sewer Service Area to the described parcels for the following uses (subject to the Conditions described below):
 4. A Town, County, or State-owned Public Facility or Community Facility that would address the unmet needs for recreation opportunities or public services.
 5. Residential housing that would address the unmet housing needs of the Greater Round Hill Area, specifically workforce housing, senior housing, or universal design housing or that would provide supportive services for the aged, infirm, or

disabled.

6. Nursing home, Residential Care Facility, or assisted living facility that would address the unmet needs of housing for the aged, infirm, or disabled and providing continuous services and care.
- Specific Policy A: Town would consider the extension of the Town Water & Sewer Service Area to the described parcels under the following conditions (subject to the Uses described above):
 6. Proposed use complies with the goals, objectives, and strategies of the Round Hill Comprehensive Plan.
 7. Proposed use shall not impact the integrity or authenticity of the historic character of the Town. Proposed use shall be compatible with the features, size, scale, and proportion of buildings in the Round Hill Historic District.
 8. Proposed use is not a townhouse development.
 9. Proposed use has made reasonable efforts to mitigate impacts of the use on surrounding properties and the Town.
 10. The Town determines that there is sufficient water and sanitary sewer capacity for the intended use.
 - Related Comprehensive Plan Elements:
 - a. Housing & Community Development
 - b. Heritage & Community Character

NON-SPECIFIED AREA OF LAND BAYS MAP

- Location: Town would support the extension of the Town Water & Sewer Service Area to a property adjacent to the Town Boundary or the Town JLMA, which is owned by the Town of Round Hill, Loudoun County, or the State of Virginia that has been designated as future public facilities or community facilities.
- Overall Policy: Uses: Town would consider the extension of the Town Water & Sewer Service Area to the described parcels for the following uses (subject to the Conditions described below):
 1. A Town, County, or State-owned Public Facility or Community Facility that would address the unmet needs for recreation opportunities or public services.
 2. Residential housing that would address the unmet housing needs of the Greater

Round Hill Area, specifically workforce housing, senior housing, or universal design housing or that would provide supportive services for the aged, infirm, or disabled.

3. Nursing home, Residential Care Facility, or assisted living facility that would address the unmet needs of housing for the aged, infirm, or disabled and providing continuous services and care.
- Specific Policy A: Town would consider the extension of the Town Water & Sewer Service Area to the described parcels under the following conditions (subject to the Uses described above):
 1. Proposed use complies with the goals, objectives, and strategies of the Round Hill Comprehensive Plan.
 2. Proposed use shall not impact the integrity or authenticity of the historic character of the Town. Proposed use shall be compatible with the features, size, scale, and proportion of buildings in the Round Hill Historic District.
 3. Proposed use is not a townhouse development.
 4. Proposed use has made reasonable efforts to mitigate impacts of the use on surrounding properties and the Town.
 5. The Town determines that there is sufficient water and sanitary sewer capacity for the intended use.