

**ROUND HILL
AREA MANAGEMENT PLAN
LOUDOUN COUNTY, VIRGINIA**

**ADOPTED BY THE BOARD OF SUPERVISORS
JANUARY 2, 1990 Amended through 3/4/02**

**This plan is dedicated
to the memory of
Millie Stup
who was instrumental
in starting
The Round Hill
Planning process.**

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INTRODUCTION

ROUND HILL AREA MANAGEMENT PLAN

LOUDOUN COUNTY, VIRGINIA

INTRODUCTION

A. Background and Purpose

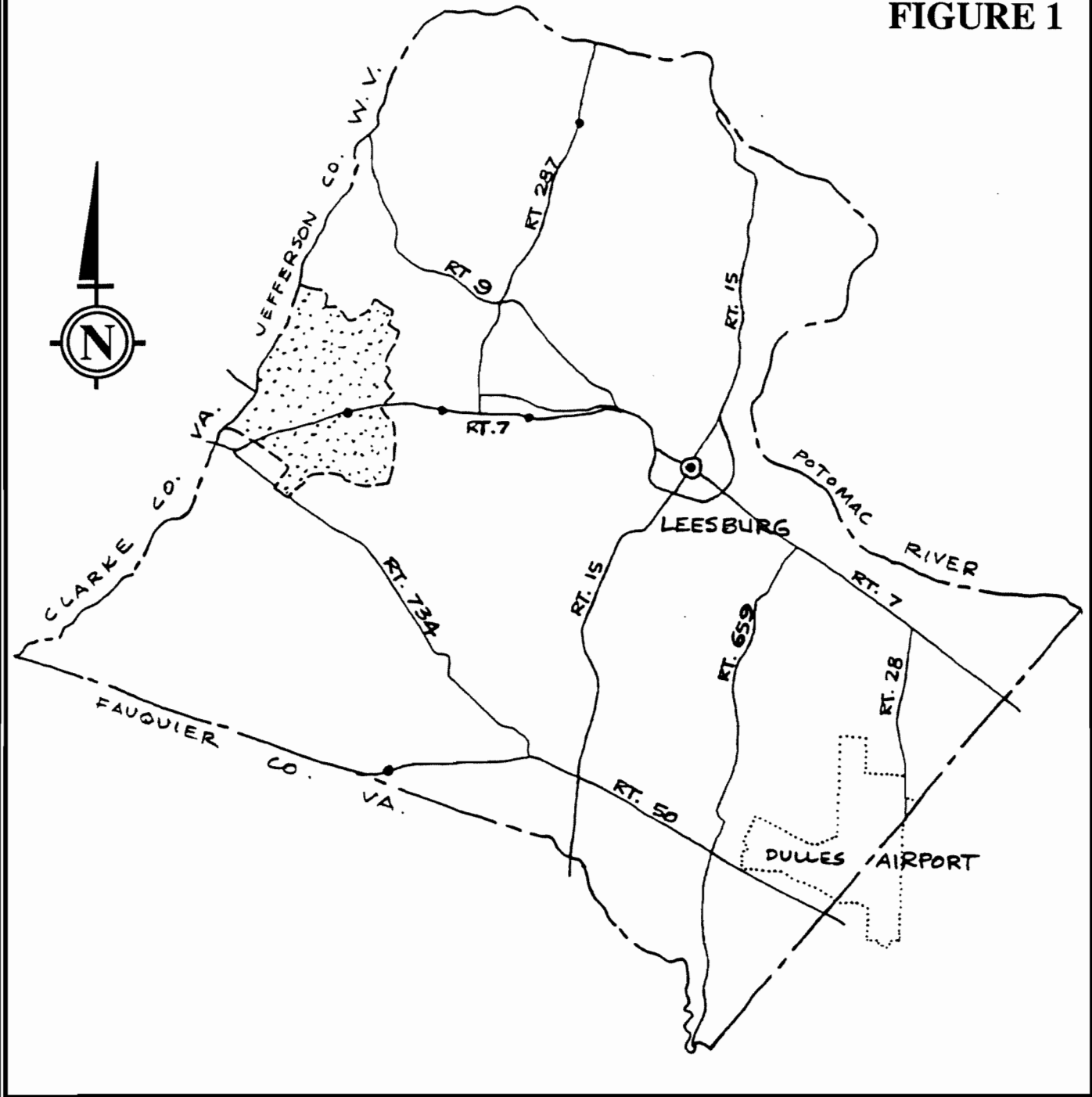
The Round Hill Area Management Plan is a plan for the Round Hill planning area which is located at the western edge of Loudoun County, at the foot of the Blue Ridge Mountains. The 13,700 acre planning area is bounded approximately by Route 734 to the south, the County line and the Blue Ridge Mountains to the west, Route 713 to the north and Route 716 to the east. The planning area surrounds, but does not include, the incorporated Town of Round Hill (refer to Figures 1 and 2, pages 2 and 3).

Throughout its growth and development, the Round Hill area has been an agricultural community supported by a large farming industry. Although agriculture remains the predominant land use in the planning area, considerable residential development pressure has arisen during the past several years. The Town of Round Hill and its environs have become increasingly attractive as a residential community as employment centers in the Metropolitan Washington region have edged westward to locations such as Tysons Corner, Reston, Eastern Loudoun and Leesburg. This plan sets forth a strategy for managing growth in the Round Hill planning area which the Town and the County can use to guide future growth and development around the Town of Round Hill.

The purpose of the Round Hill Area Management Plan is to:

1. Assess existing conditions in the planning area and identify current problems and future needs for the community;
2. Establish goals which accurately and realistically reflect the expectations and desires of both Town and County residents for the character and quality of future development in the Round Hill planning area;
3. Recommend specific land use policies and programs for environmental management, future land use types, development density and character, transportation patterns, and public utility and facility improvements;
4. Establish specific goals and policies for guiding the development of land and public improvements in the area in concert with the County's overall planning strategy for the entire County;
5. Provide guidance in coordinating actions between the public sector including the Town, the County and its agencies as well as the private sector, including citizens, developers and investors in order to achieve the objectives of the area plan and appropriate parts of the County's guiding land use policy document, the Resource Management Plan.

FIGURE 1



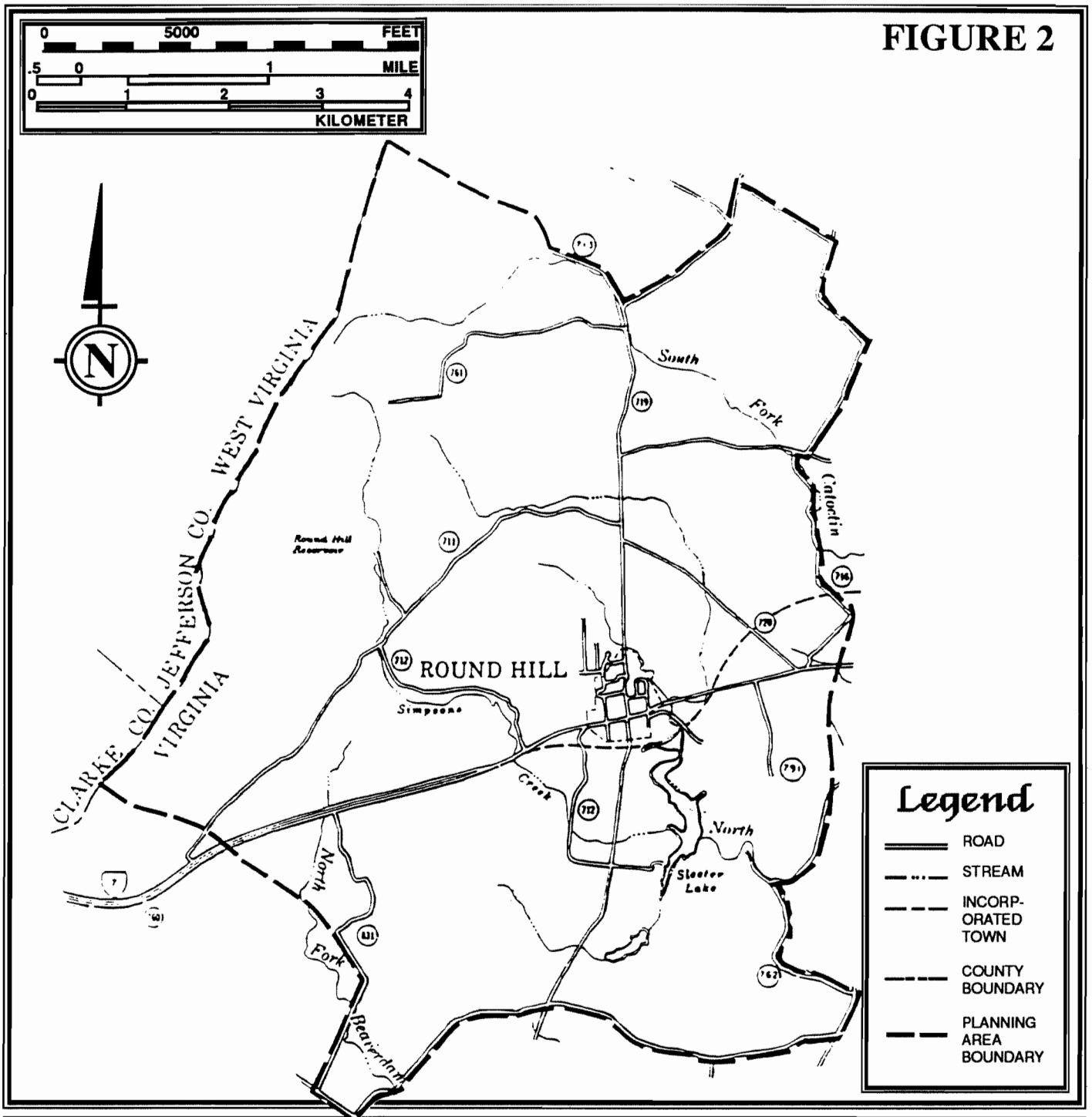
LOCATION MAP



ROUND HILL AREA MANAGEMENT PLAN STUDY AREA

**ROUND HILL AREA MANAGEMENT PLAN
LOUDOUN COUNTY, VIRGINIA**

FIGURE 2



BASE MAP

ROUND HILL AREA MANAGEMENT PLAN LOUDOUN COUNTY, VIRGINIA

B. Planning Process

The County's comprehensive planning program provides the basis for land use and zoning decisions and consists of several related elements (See Figure 3, page 5). The initial plan which provides a basis for all subsequent plans is the Resource Management Plan (RMP), adopted in 1979. The RMP consists of general goals and policies that apply to the entire County. Area plans are specific land use plans for particular areas or communities. The area plans are based upon the general goals and policies set forth in the RMP which serve as the basis for developing more detailed land use guidelines for particular planning areas. To date, the County has adopted the Eastern Loudoun Area Management Plan (1980), the Leesburg Area Management Plan (1982), the Rural Land Management Plan (1984), Dulles North Area Management Plan (1985), Waterford Area Management Plan (1987) and the Cub Run Area Management Plan (1989). A draft plan for the Purcellville planning area, east of Round Hill, is ready for review by the Planning Commission. Figure 4, page 6 illustrates the geographical boundaries of the various area plans.

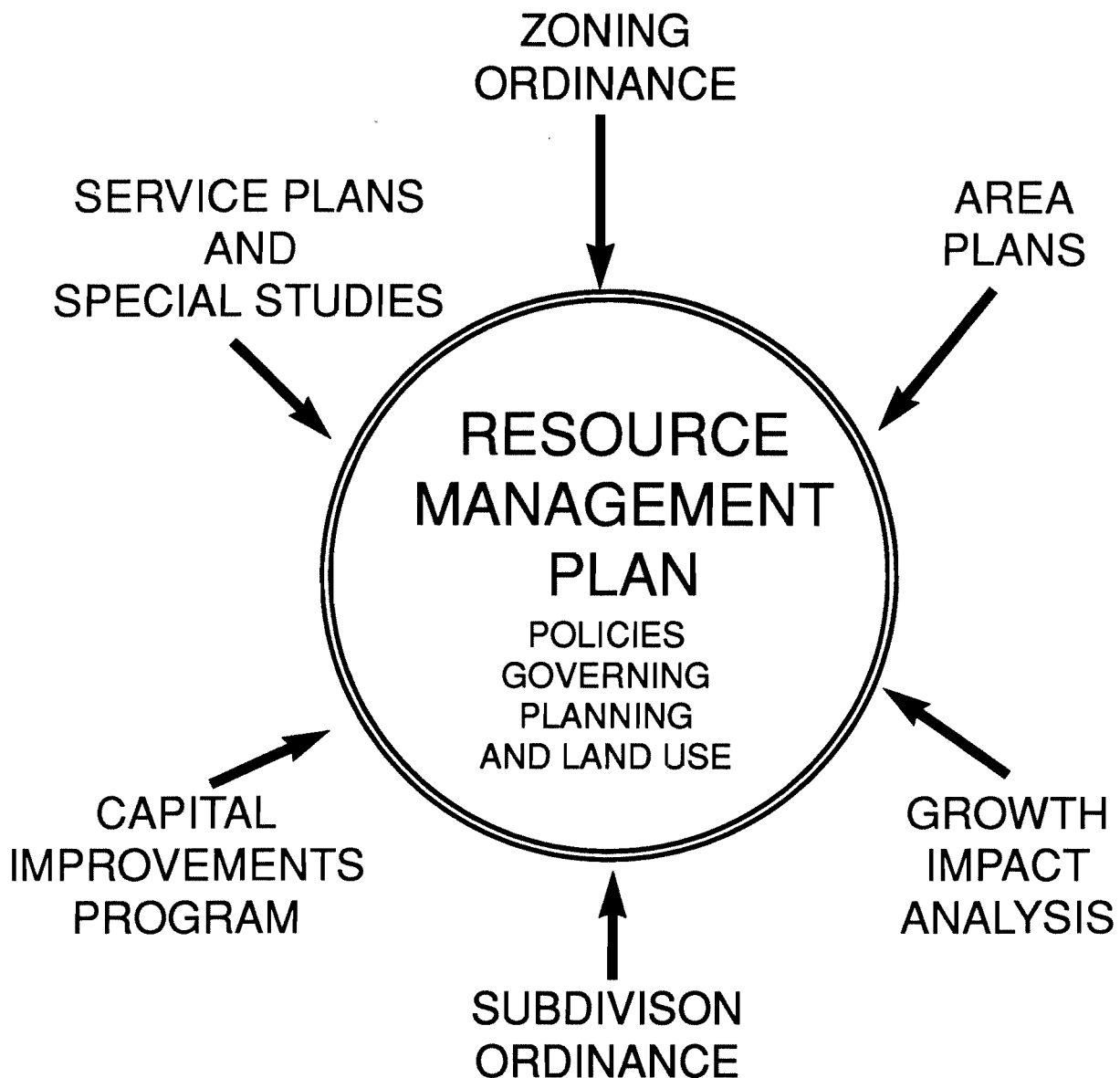
The other essential elements of the County's land management program are the Zoning Ordinance, which regulates the types and intensities of uses that can be located on a property, and the Subdivision Ordinance, including the Facilities Standards Manual, which regulates subdivision, site development and construction.

The County has a strong tradition of citizen and community participation in the formulation of area plans. Because these plans affect the overall character of a specific area including land use, development types and intensities, location of roads, utilities and public facilities, the citizens of the specific area serve as the fundamental advisors to the Planning Commission and the Board of Supervisors on how they wish their area to develop.

C. Relationship of the Town and County Planning Processes

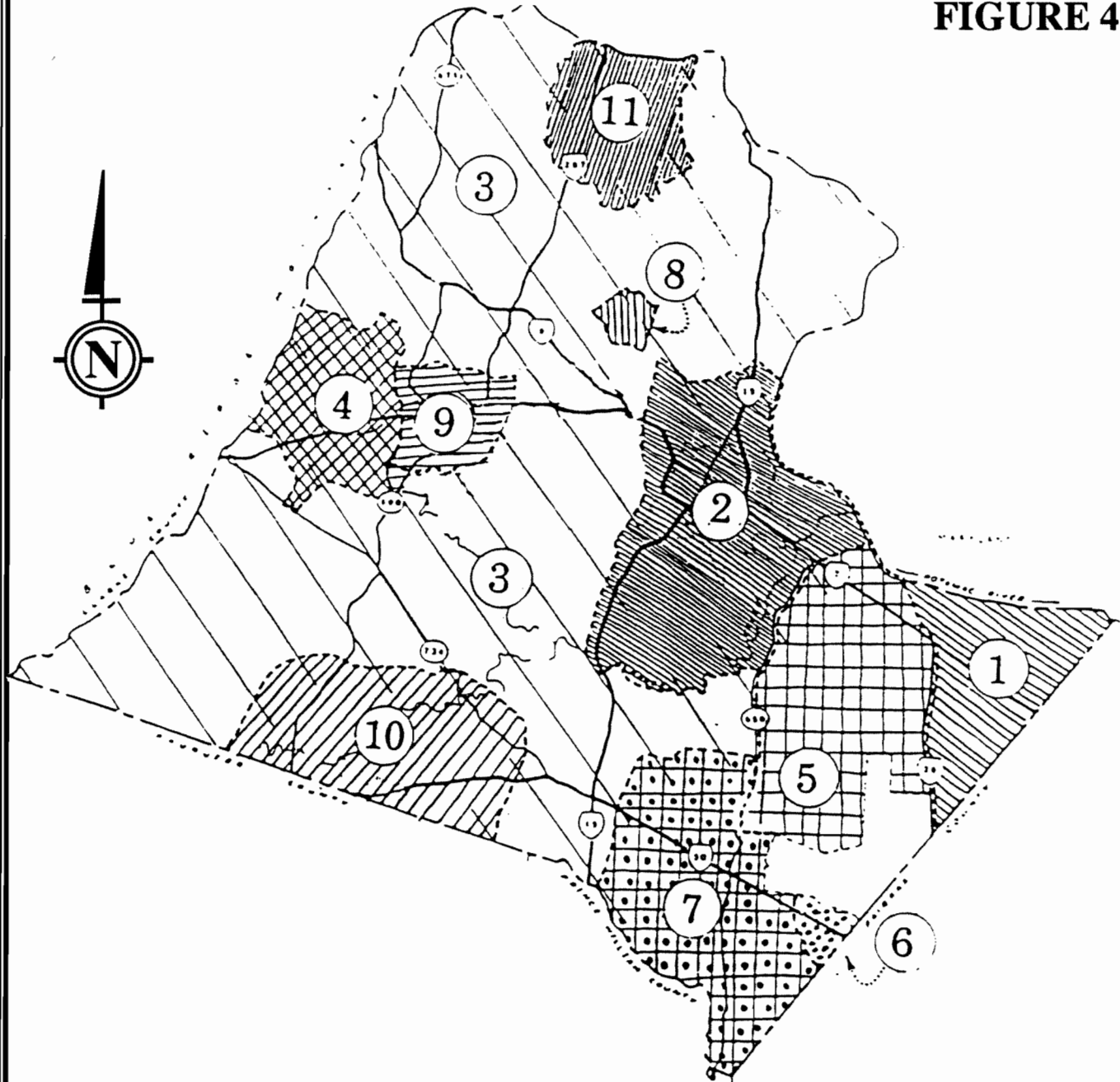
As an incorporated Town, Round Hill governs its land use matters through its own Planning Commission and Town Council. Accordingly, development within the Town's boundaries is regulated by a Town Zoning Ordinance and is subject to review by a council-appointed Planning Commission. Conversely, land immediately outside the corporate limits is subject to County zoning regulation and review. In order to coordinate land use activities and promote orderly growth on both sides of the Town's corporate limits, plans for the land located at the edge of the Town should take into account the plans for County land along the edge, and vice-versa. Therefore, the Town's participation in the planning process is vital to ensure that a smooth transition in land uses will occur and that what occurs around the Town will be in harmony with the Town's goals, policies and actions.

FIGURE 3



THE RESOURCE MANAGEMENT PLAN FORMS THE CORE DOCUMENT OF THE COUNTY PLANNING PROGRAM. SPECIAL STUDIES AND AREA PLANS PROVIDE DETAILED GUIDANCE IN SPECIFIC AREAS OF THE COUNTY, WHILE THE ZONING AND SUBDIVISION ORDINANCES AND THE CAPITAL IMPROVEMENTS PROGRAM ARE TOOLS USED TO IMPLEMENT THE COUNTY PLANNING PROGRAM.

FIGURE 4



LOCATION OF AREA MANAGEMENT PLANS

- | | |
|---|----------------------------------|
| 1. EASTERN LOUDOUN (ADOPTED 1980) | 6. CUB RUN (ADOPTED 1989) |
| 2. LEESBURG (ADOPTED 1982) | 7. DULLES SOUTH (NOT SCHEDULED) |
| 3. RURAL LAND MANAGEMENT PLAN
(ADOPTED 1984) | 8. WATERFORD (ADOPTED 1987) |
| 4. ROUND HILL (ADOPTED 1990) | 9. PURCELLVILLE (IN PROGRESS) |
| 5. DULLES NORTH (ADOPTED 1985) | 10. MIDDLEBURG (NOT SCHEDULED) |
| | 11. LOVETTSVILLE (NOT SCHEDULED) |

D. Relation to Other Plans

The Resource Management Plan, as a policy document, does not seek to establish any specific land use directives for the Round Hill planning area. Rather, it sets forth Countywide goals and desirable development patterns which act as a framework for orderly growth, change and decision-making. The RMP goals are grouped into eight major categories which address the conservation and preservation of natural, agricultural and historic resources, the quality of housing and mix of housing types, the timing and location of public facilities and utilities, the development of a sensitive and coordinated transportation system, the development of compatible employment and industrial resources and the maintenance of community values and quality of life through careful public spending. The goals and policies established in the RMP are aimed at promoting a compact development pattern in order to keep the fiscal and environmental impacts of growth to a minimum.

The Rural Land Management Plan (RLMP), the adopted plan for the County's rural areas, further refines the concepts expressed in the RMP for development around existing Towns. In sum, both of these plans recognize the importance of towns as nodes for development and growth. The Round Hill Area Management Plan builds on the objectives set forth in the RMP and RLMP to establish a comprehensive strategy for balancing new growth and development with the existing community. These general directives are translated into specific policies and guidelines tailored to meet the unique and varied needs of the Round Hill planning area.

INVENTORY

**ROUND HILL AREA MANAGEMENT PLAN
LOUDOUN COUNTY, VIRGINIA**

CHAPTER I

INVENTORY

A. Existing Land Uses

True to its heritage as an agricultural community, the major land use in the Round Hill planning area continues to be agriculture. Only about 10% of the planning area is scattered with low density rural residential development. Commercial uses are concentrated within the corporate limits of the Town of Round Hill, with the exception of the Hill High Orchard Store, which is located in the planning area along Route 7, west of the Town. Table 1, page 8 indicates the percentage of land in the planning area in each land use category. Figure 5, page 9 illustrates the location of these uses.

Although growth in the Round Hill planning area has been relatively slow to date, recent purchases of farmland adjacent to the Town by a number of residential development firms suggests that the nature of land use surrounding the Town may soon change.

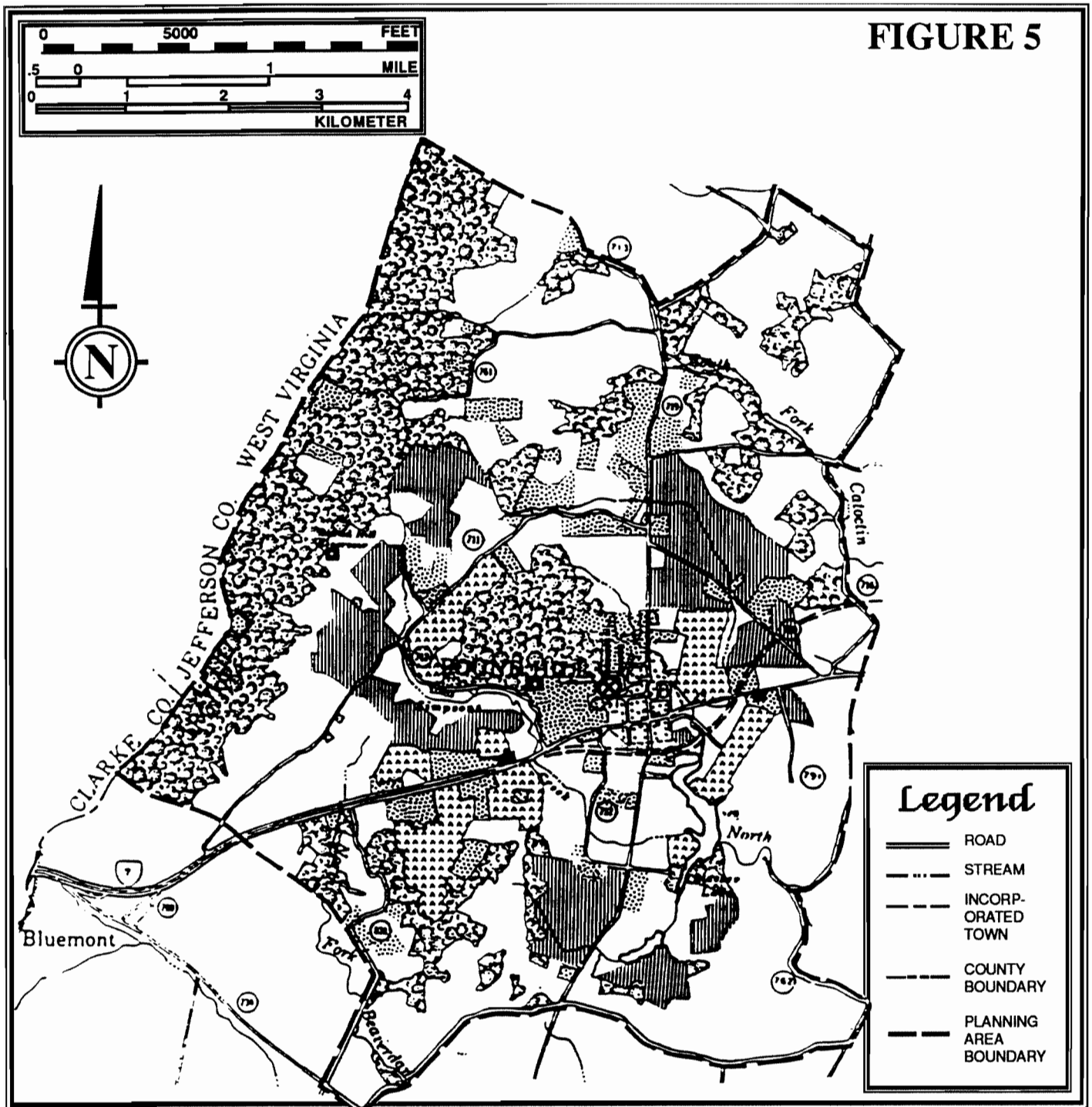
TABLE 1
EXISTING LAND USES IN THE ROUND HILL
PLANNING AREA

<u>Use</u>	<u>Approximate Acreage</u>	<u>Percentage</u>
Agricultural	10,064	73.46%
Open Space/Forestral	1,900	13.87%
Residential	1,716	12.53%
Industrial	2	.02%
Commercial	6	.04%
Government/Community Facilities	11	.08%
	<u>13,700</u>	<u>100%</u>

B. Existing Population

In 1980, the U. S. Census Bureau estimated the population of the Town of Round Hill to be 510. According to building permits issued by the County during the last seven years, that estimate had increased to approximately 520 people in 1988. The population of the planning area, which does not include the Town, totals approximately 1,055 people. In 1988, the average number of persons per household in the planning area and the Town was estimated to be 2.9.

FIGURE 5



EXISTING LAND USE

RESIDENTIAL

WOODLAND

CROPS

ORCHARD

PASTURE

INSTITUTIONAL

INDUSTRIAL

PROPOSED ROAD

COMMERCIAL

ROUND HILL AREA MANAGEMENT PLAN

LOUDOUN COUNTY, VIRGINIA

C. Existing Zoning

The County's Zoning Ordinance is instrumental in the implementation of community land use decisions and policies established in the County's area plans. In general, the zoning in the Round Hill planning area reflects its rural character and agricultural roots. Approximately 93% or 12,760 acres of land in the planning area is zoned A-3. This zoning district is intended for agriculture, single family residences on large lots and a variety of other low intensity land uses where central utilities are generally unavailable. A maximum density of one house per three acres is allowed in the A-3 zoning district.

In addition to agriculturally oriented zoning, a number of rural landowners in the planning area have agreed to participate in County Agricultural Districts. Approximately 2,300 acres of land in the planning area is included in one of three agricultural districts partially located within the Round Hill planning area (see Figure 6, page 11).

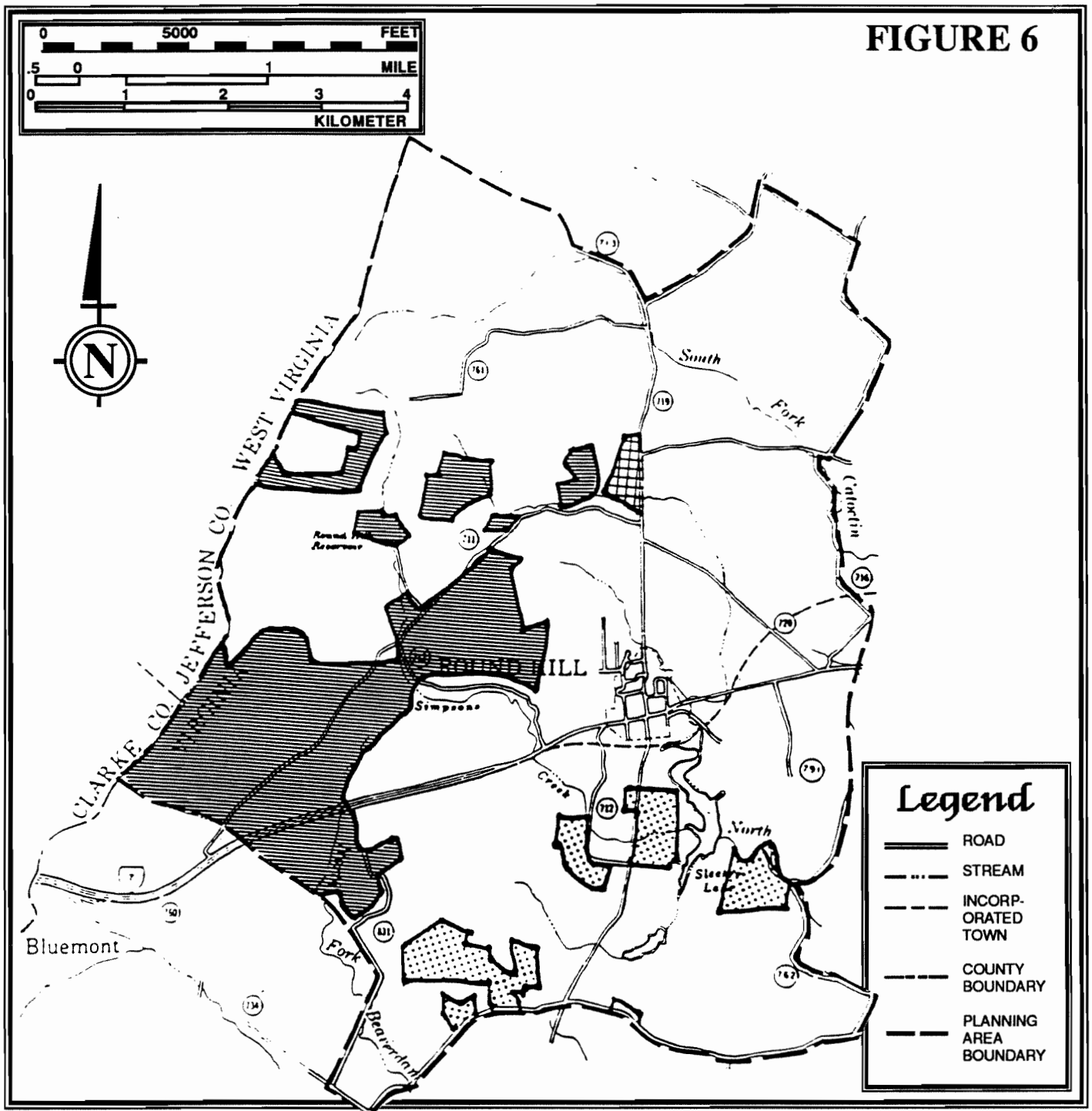
Owners of land in the three agricultural districts, Airmont, Bluemont and Hillsboro, have voluntarily agreed to limit development densities within the districts for a period of four years to one unit per ten acres, rather than the one unit per three acres which would be permitted by the underlying A-3 zoning. The additional zoning restrictions will be in effect on these properties until 1992.

Besides the many acres of A-3 zoning in the planning area, there are also several acres immediately surrounding the Town of Round Hill zoned R-1 and R-2 which allow for more dense residential development. Only a small parcel of land outside the Town's boundary is zoned for industrial use to accommodate the Town's sewer treatment plant. This two acre parcel was zoned I-1 in the 1960's in order to accommodate a juice bottling plant which is no longer in operation. Because commercial land uses are generally concentrated within the Town, there is no existing commercially zoned land in the planning area. Table 2, page 10 identifies the approximate acreage of land in each zoning district and Figure 7, page 12, illustrates the general location of these districts.

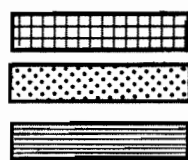
TABLE 2
APPROXIMATE ACREAGE OF LAND
IN EACH ZONING DISTRICT

<u>Zoning District</u>	<u>Acreage</u>	<u>Percentage</u>
A-3	12,760	93.14%
R-1	853	6.23%
R-2	85	.62%
I-1	<u>2</u>	<u>.01%</u>
	13,700	100%

FIGURE 6



AGRICULTURAL AND FORESTAL DISTRICTS

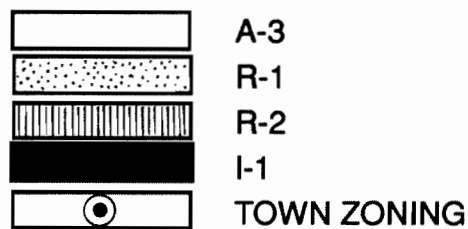


HILLSBORO (ADOPTED 4-11-88)

AIRMONT (ADOPTED 6-20-88)

BLUEMONT (ADOPTED 6-20-88)

ROUND HILL AREA MANAGEMENT PLAN LOUDOUN COUNTY, VIRGINIA



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D. Recent Development Activity

To date, growth in the Round Hill planning area has been gradual for a number of reasons. A shortage of vacant land and a limited water supply have hampered development within the corporate limits of the Town of Round Hill. Additionally, County policies restricting the extension of sewer lines beyond the corporate limits, coupled with the Town's water supply problem have, to some extent, constrained development potential in the planning area. However, as employment opportunities in the Washington Metropolitan area have edged westward decreasing the distance between Round Hill and relatively new employment centers such as Reston, Eastern Loudoun and Tyson's Corner, the planning area has begun experiencing increased pressure for residential development.

In the past, the small number of rural residential subdivisions which have occurred in the planning area have been developed using individual wells and on-site sewage disposal systems. More recently, residential developers controlling land surrounding the Town have offered to provide water to the Town in exchange for capacity in the Town's sewage treatment plant. These proposals have accelerated the rate of development pressure in the Round Hill planning area.

The County has approved a request for a 170 lot golf course community on a 626 acre tract to the southwest of the Town of Round Hill known as Stoneleigh. As part of this subdivision proposal, the applicants requested approval of a Commission Permit and Special Exception to allow the extension of central utilities to the site. In exchange for Town sewer service to the site, the applicant has offered to provide additional water capacity to the Town of Round Hill. Two smaller subdivisions, Hillwood Oaks and Greenwood Commons, both located to the north of the Town, received preliminary subdivision approval from the County. Each of these subdivisions will be served by central sewer lines from the Town. Two other subdivisions have been approved by the County: Bartestree Court, a 7-lot subdivision, and Devonshire, proposing 37 lots. Neither of these subdivisions require public sewer or water service.

In addition to these subdivision applications, a rezoning application for the Hill High Orchard property has been submitted. The applicant is requesting a rezoning of 12 acres from A-3 to PD-CH. At this time, the application has not yet been referred to the Planning Commission for review.

E. Land Ownership

The Round Hill planning area is composed largely of agricultural landholdings, many over 100 acres in size. The largest single farm in the planning area, the Eckles property, is composed of two parcels totaling approximately 618 acres, and is located adjacent to the Town of Round Hill to the east and on both sides of Route 7. Round Hill Associates, a Washington based development company, has assembled a number of agricultural properties surrounding the incorporated Town totaling over 1,000 acres. The company has announced its intention to develop a new residential community on this vast assemblage of land. A list of other significant landholdings in the planning area appears in Table 3, page 14. Figure 8, page 16 identifies the location of these large properties.

TABLE 3
MAJOR LANDHOLDINGS OF 100 ACRES OR MORE
(as of September 6, 1988)

<u>HOLDING NUMBER</u>	<u>TAX MAP</u>	<u>OWNER</u>	<u>ACREAGE</u>	<u>ZONING</u>
1	23-9A	Absentee	106.90	A-3, M
2	23-12; 33-1C, 12, 13 33-15E, 16A, 17A	Absentee	213.21	A-3, M
3	23-13, 24-22, 24, 15	Local	698.25	A-3, M
4	24-21A, 21D	Absentee	125.07	A-3, M
5	24-27, 34-92	Absentee	218.33	A-3, M
6	24-29, 29-B	Absentee	191.39	A-3, M
7	24-29A	Absentee	142.48	A-3, M
8	33-15A, 17, 18, 19 33 ((2)) 1-7	Absentee	445.95	A-3, M
9	33-25	Local	387.81	A-3, M, Ag
10	33-27	Local	100.70	A-3, M, Ag
11	33-38	Absentee	112.51	A-3, M, Ag
12	33-36, 36B, 34-12, 12D	Local	338.84	A-3, M, Ag
13	33-38	Absentee	112.51	A-3, M, Ag
14	33-38A	Absentee	124.60	A-3, M
15	34-10, 10B, 17A, 34-90C, 90D 90E, 43-15, 56, 57, 58, 43-64	Absentee	1208.13	A-3, R-1, M
16	34-31, 32B, 42-70, 43-8, 10 10A, 43-11A, 11B	Absentee	273.17	A-3, M

M- Mountainside Overlay

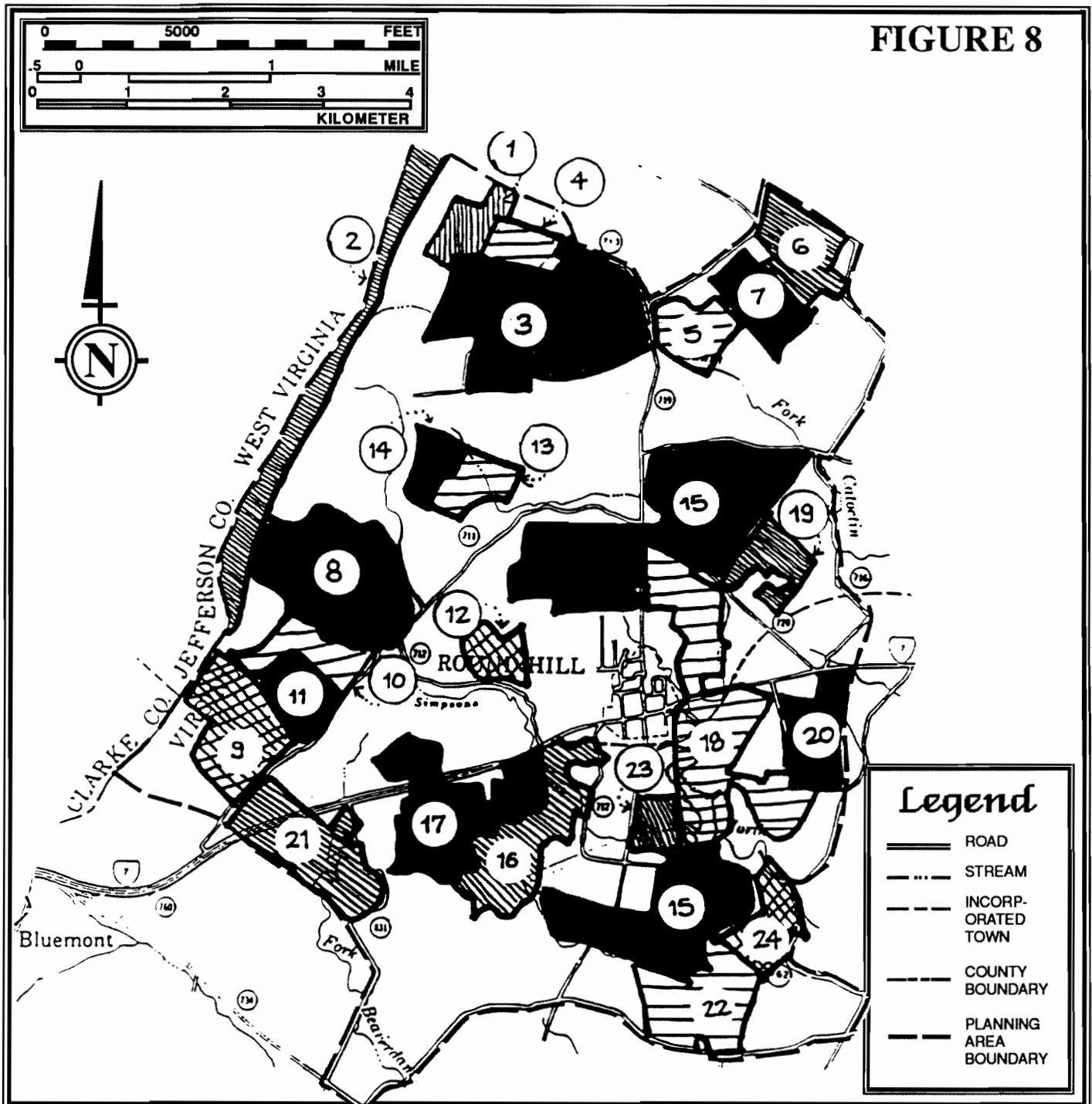
Ag- Agricultural District

TABLE 3 (Continued)
MAJOR LANDHOLDINGS OF 100 ACRES OR MORE
(as of September 6, 1988)

<u>HOLDING NUMBER</u>	<u>TAX MAP</u>	<u>OWNER</u>	<u>ACREAGE</u>	<u>ZONING</u>
17	34-34	Absentee	300.90	A-3, R-1, M
18	34-65, 65D, 82A	Absentee	615.42	A-3, R-1
19	34-87A	Absentee	138.00	A-3
20	35-86 (P), 87	Local	225.91	A-3
21	42-2, 66, 67	Local	417.58	A-3, Ag
22	43-55	Absentee	196.14	A-3, Ag
23	43-65	Absentee	128.50	A-3, R-1
24	43-69	Local	164.64	A-3

M- Mountainside Overlay
Ag- Agricultural District
(P)- Portion Included

FIGURE 8



MAJOR LANDHOLDINGS

ROUND HILL AREA MANAGEMENT PLAN LOUDOUN COUNTY, VIRGINIA

F. Historic Resources

Although the Round Hill area was originally occupied by native American Indians, non-native settlers began to establish the area as a farming community early in the 18th century when the 1722 Treaty of Albany prohibited native American Indians from migrating east of the Blue Ridge Mountains. The completion of the Snickersville Gap Turnpike in 1833 established a strong transportation and trade link between the Round Hill area and other communities to the east. In 1875, when this transportation link was further strengthened with the extension of a railroad line to Round Hill, the Town and surrounding area became a destination for vacationing Washingtonians, thereby giving impetus to a strong tourist trade and summer hotel and boarding house industry.

The Round Hill planning area is rich in historic sites and structures which reflect a two hundred and fifty year history of relatively stable cultural and economic activity. In the planning area surrounding the incorporated Town are many farmhouses, log structures, rural roads, stone walls lining roads and fields, outbuildings and bridges, which give evidence of the cultural heritage which early settlers passed on from their European ancestors to their American descendants. Many of the buildings have additions which show the results of changes in architectural style and fashion, as well as changes in economic prosperity, physical needs and building technology.

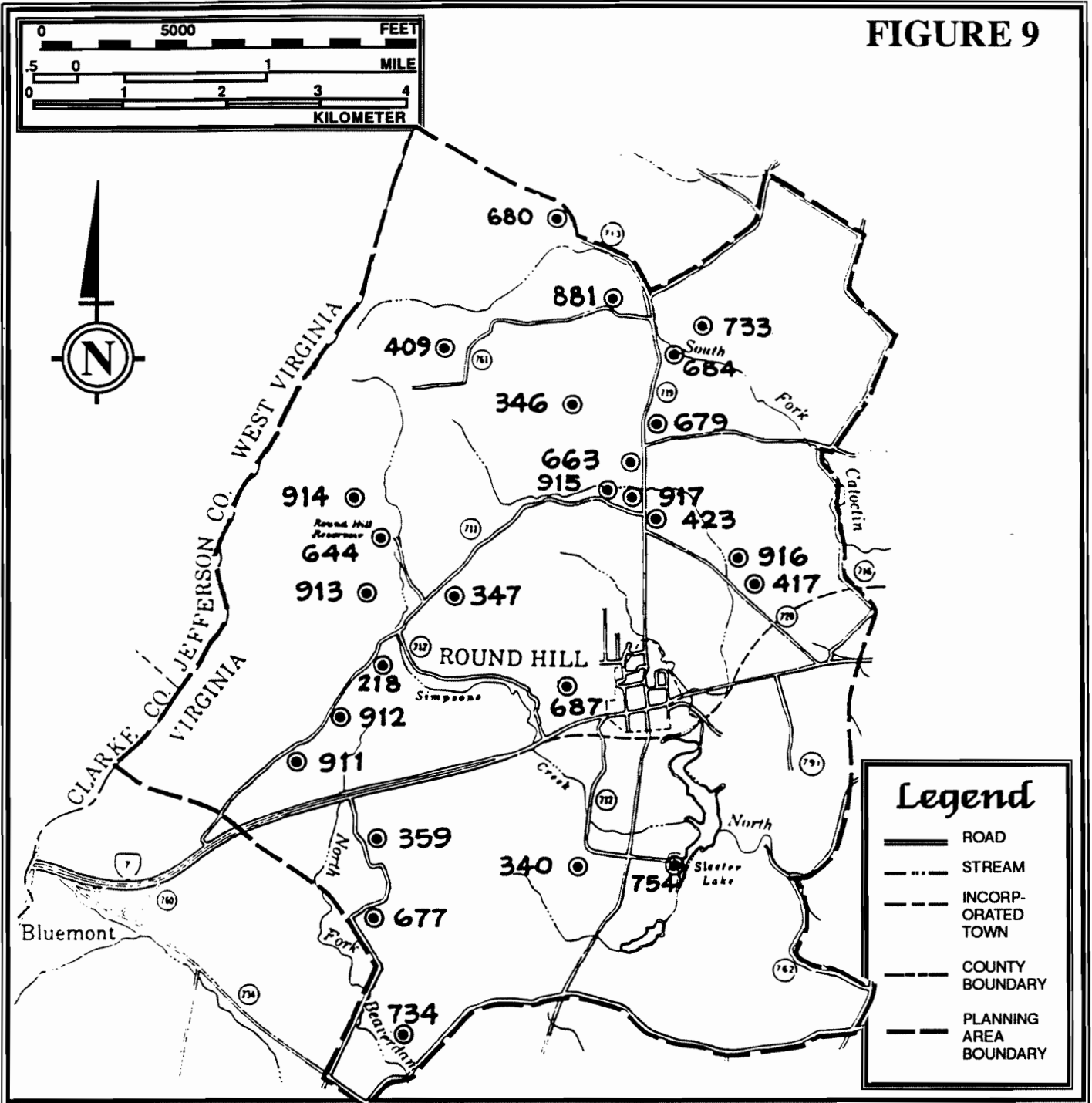
The Virginia Historic Landmarks Commission (VHLC) has compiled an inventory of historic sites and structures within the Round Hill area which are located outside the corporate limits of the Town. This list includes most of the historically important sites and structures in the area and, in addition, includes a designation of those sites which have the greatest historical significance based upon the character, quality and condition of their architectural, historic, or archaeological features. Figure 9, page 18, illustrates the location of sites in the planning area which have been surveyed and Table 4, page 19 provides a short description of these buildings, structures or sites.

The Town of Round Hill itself is an important historic site and contains many historically significant buildings and properties within its corporate limits. The Town is a well-preserved example of a 19th century Virginia railroad stop and agricultural center. Much of the original fabric of the Town remains, providing clear physical and architectural evidence of the Town's evolution from an 18th century outpost to a 20th century agricultural center, summer resort and later "bedroom" community. A complete inventory of individual sites within the Town has not yet been compiled. A partial list of sites around the Town is available, as compiled by the Virginia Historic Landmarks Commission, and supplemented by members of the Round Hill Area Planning Council.

G. Public Utilities and Facilities

Various public utilities and facilities, such as schools, sewer and water service, fire and rescue services, police protection, solid waste disposal, parks and libraries, are necessary to provide essential and beneficial public services to County residents and to promote and protect public health, safety and welfare. These public services contribute to the quality and character of a community. The demand for services and public facilities varies with the mix of land uses and mix of people within a community.

FIGURE 9



HISTORIC SITES

ROUND HILL AREA MANAGEMENT PLAN LOUDOUN COUNTY, VIRGINIA

TABLE 4**SITES AND STRUCTURES SURVEYED BY THE
VIRGINIA DIVISION OF HISTORIC LANDMARKS**

<u>VHCL#</u>	<u>DESCRIPTION</u>
53-680	<u>Springfield</u> : Two-story house of native rubble stone, built in early 1800's by William Osburn.
53-881	<u>Highland Farm</u> : Two-story mid 19th century stone house with frame addition that dates from late 19th century.
53-733	<u>Jonella Farm</u> : Early 19th century two-story stone house with mid 19th century farm addition.
53-409	<u>Hillside Hobby ("The Little Fortress")</u> : One of the oldest houses in Loudoun County, a one and one-half story rubble stone structure with painted tin roof. A dated stone in the east gable indicates 1778.
53-684	Chimney at site.
53-346	<u>Cherry Grove</u> : Two story stone dwelling, first section probably built by John Osburn about 1735.
53-679	<u>Thomas Osburn House (Woodgrove Meadows)</u> : A Fine example of a mid 19th century stone farmhouse. Two-story structure with three interior end chimneys and an unusual slate gable roof over main house.
53-915	<u>Feldspar Farm</u> : Two-story stone house built in the early 19th century, with a front frame addition built in the late 19th century.
53-917	<u>Abandoned Log House</u> : Two-story, late 19th century log structure with V-notched corners and tin gable roof. Interior has been gutted.
53-423	<u>Woodgrove</u> : Early 19th century two and one half story stone dwelling with addition built in 1909.
53-914	<u>Abandoned House</u> : Two-story, log house with weatherboard, typical of vernacular mountain homestead, probably built in the mid 19th century.
53-644	<u>Morris Osburn House</u> : Two-story diamond notch log house dating to the late 1700's. Built for or by Morris Osburn. It is, according to the Virginia Historic Landmarks Commission survey form, the only known example (to date) in Northern Virginia of a two-story log house with a corner fireplace chimney centered on the gable end.
53-916	<u>C. J. Kennedy House</u> : A simple one and one-half story stone structure with a gable roof and a log addition, probably built in the mid 18th century.

TABLE 4 (Continued)

**SITES AND STRUCTURES SURVEYED BY THE
VIRGINIA DIVISION OF HISTORIC LANDMARKS**

<u>VHCL#</u>	<u>DESCRIPTION</u>
53-417	<u>Tippitt Hill.</u>
53-913	<u>Craven James House (Brookdale Farm):</u> Good example of a late 18th century stone farmhouse. Two-story, basically square structure with interior end chimneys.
53-218	<u>David Thomas House:</u> Two-story native field stone house built by David Thomas in 1788.
53-687	<u>Walraven:</u> Unusual two-story small stone house with single corner chimney probably built in the late 18th century.
53-912	<u>Phineas Osburn House:</u> Single-story stone building built in early 19th century with frame addition. Original house burned in the 1950's and only the stone kitchen wing remains.
53-911	<u>Joseph Thomas House ("Glenowen"):</u> Late 18th or early 19th century two-story, two-room plan stone farmhouse with interior end chimneys.
53-754	<u>Edward Frost House.</u>
53-340	<u>Runnymede:</u> One of the early Swedish Morastuga stone houses in the County although greatly altered over the years. Probably built in the late 18th century.
53-359	<u>Lowery House (John Marks, Jr., House):</u> One and one-half story native field stone house most likely built in the late 1800's. Excellent example of Morastuga design.
53-677	<u>Kelley House.</u>
53-734	<u>Bunker Hill Farm:</u> Three bay two-story federal style rural dwelling with flemish bond brickwork on the front and five course American bond on the gable ends and rear walls.
53-276	<u>W&OD Railroad Bed:</u> Abandoned railroad right-of-way of the Washington and Old Dominion Rail Line which ran from Alexandria to Bluemont in the early 20th century.
53-663	<u>Woodgrove School.</u>

The Round Hill planning area is, for the most part, rural in character and the demand and need for specific public services, at this time, are generally consistent with the habits and lifestyles of rural citizens. However, in planning for the Round Hill area, the impact of public utilities, particularly sewer and water availability, on the type and timing of future development is critical and must be understood and taken into consideration. It must also be recognized that public utility decisions made by the Town of Round Hill will have considerable implications for development of the County planning area. The following section describes the existing facilities and utilities which presently serve the Round Hill planning area. Figure 10, page 22 illustrates the location of these facilities in the planning area.

1. Water

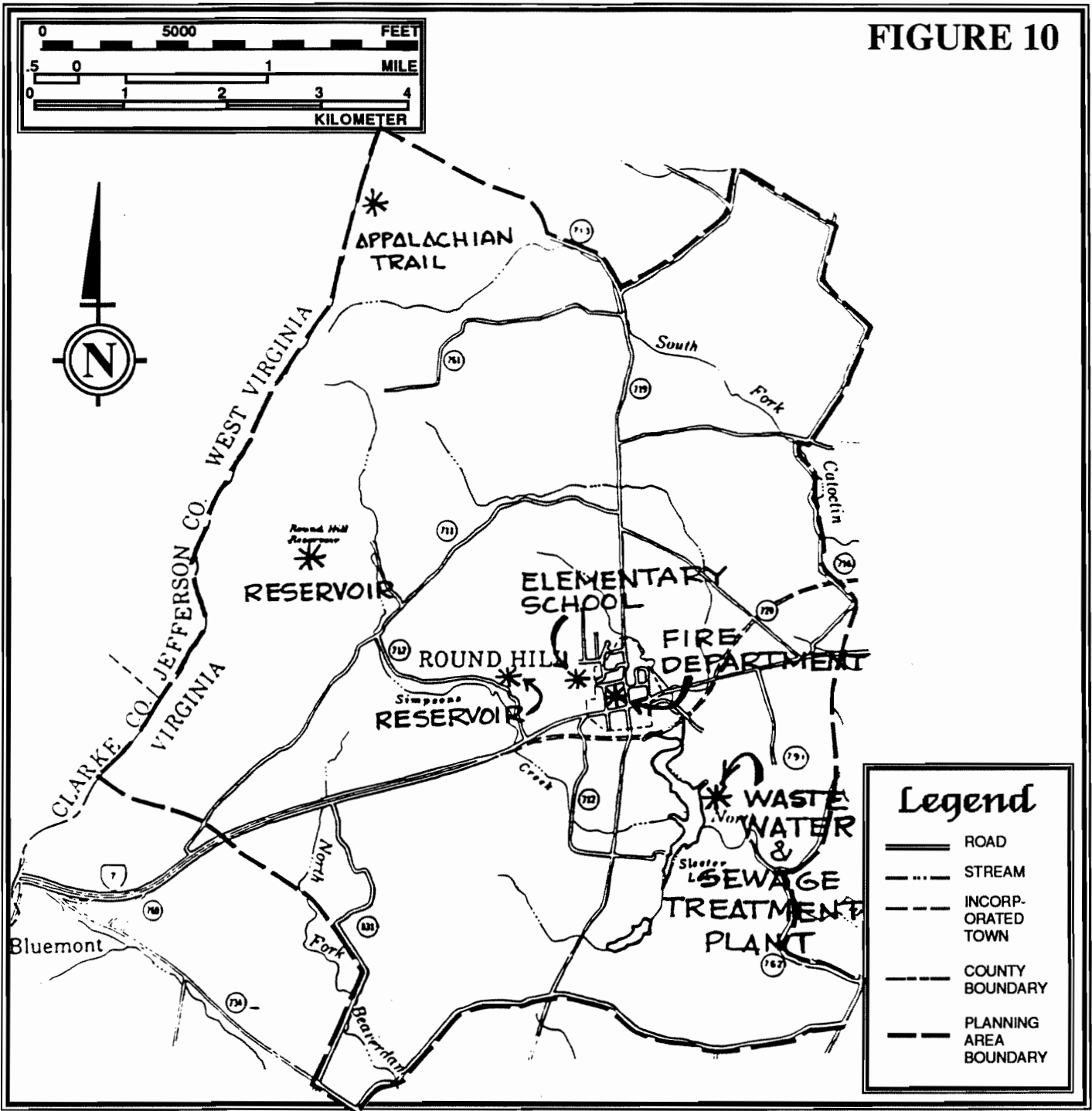
Most of the residents of the Round Hill planning area rely on individual wells to meet their water needs. Continued or extensive development on individual wells, particularly of high intensity uses, is uncertain for two reasons: groundwater quality and groundwater quantity.

Water capacities in most of western Loudoun's underlying geological formations are largely unpredictable and consequently, possibly inadequate for future water needs. Large volume withdrawals or new well systems may, without warning, deplete underground aquifers of natural water resources. Additionally, wells have the potential for being contaminated and rendered useless by pollution sources such as failing septic systems, leaking fuel tanks or improper disposal of noxious waste. While it is unlikely that intensive development will occur in the planning area without a central water system, continued rural residential development on three acre lots can occur under present zoning and subdivision regulations on individual private wells. Although it is possible that many problems associated with water quantity may be avoided by careful preconstruction testing and the use of advanced well drilling technology, residential development on individual wells will continue to need careful monitoring to reduce the possibility of the health risks described above. An alternative to individual well systems in rural areas is a community well system. While these systems would also require careful monitoring, a centralized community well system might reduce the risk of contamination from individual septic systems and simplify monitoring procedures.

The possibility of extending existing Town water lines into the planning area outside the corporate limits is also uncertain. There are serious problems regarding both the quality and quantity of the public water supply for the citizens of the Town of Round Hill and the surrounding vicinity. The supply shortages, emergency rationing, and poor quality of the Town's water supply have been well publicized from the mid-1970's to the present.

The Town's existing water system serves the residents within the corporate limits, some residents adjacent to the Town, and the County's Round Hill Elementary School which is located just outside the Town. There are about 260 service connections to the water system, 160 within Town and 100 outside the Town, using a total of about 40,000 gallons per day. The school accounts for about 1,500 gallons per day and all other users account for approximately 38,500 gallons. Including the school, the average use per connection is estimated to be 150 gpd.

FIGURE 10



PUBLIC FACILITIES

ROUND HILL AREA MANAGEMENT PLAN LOUDOUN COUNTY, VIRGINIA

Three springs located in the Blue Ridge Mountains about two miles (northwest) of the Town of Round Hill, are the source of the Town's public water supply. A 10,000,000 gallon reservoir is located on the mountain ridge and is fed directly by the springs. The water is then transported via a 4" cast iron pipe from the large reservoir to a smaller 200,000 gallon reservoir just outside the western boundary of the Town. From there a 6" pipe carries water into the Town's distribution system. Water held in the small reservoir is treated with chlorine.

In 1987, the Town began improving water distribution lines which serve individual users in the Town. Ninety-five percent of the Town's 60 year old water lines have been replaced with new 8" water lines. Although these line replacements have improved the Town's water system somewhat, the Town is still under a 1975 mandate of the Virginia Health Department to upgrade the quality of its water to meet minimum State health standards. Therefore, the Town continues to pursue alternatives for solving its water supply and water quality problems.

The Town has been working with a number of property owners interested in assisting the Town in resolving its water supply problem. Recently, the Town has made agreements to extend sewer lines to the Stoneleigh tract outside the Town's limits. In exchange, the developer has offered to supplement the Town's water supply with additional wells. Another possibility for increasing the Town's water supply would involve the use of Sleeter's Lake as a public water source. The Virginia State Health Department approved the lake as a source of drinking water in 1987. As a result, the Loudoun County Planning Commission voted in 1987 to recommend that the Board examine the feasibility of using Sleeter's Lake as a public water source. Although a detailed evaluation of the lake as a water source has not yet taken place, owners of the lake and several hundred acres surrounding the lake have indicated that rather than using the lake as a source of public drinking water they may be willing to assist the Town in its water supply dilemma through the dedication of additional wells to the Town. Regardless of which water supply alternatives the Town and County pursue, it is evident that improvements to the existing system must be made if the area is to grow safely.

2. Sewer

Most of the residents of the Round Hill planning area are served by individual, private, on-site septic tank disposal systems. All of the buildings outside the corporate limits have such systems with the exception of some properties in the Hillwood Estates Subdivision which are connected to the Town's central sewer system. The Town of Round Hill operates a sewage treatment plant which serves most of the residents and businesses within the corporate limits of Round Hill.

The Town's sewage treatment plant and distribution lines were constructed in 1978. The plant has an existing treatment capacity of 100,000 gallons per day (gpd) with the capability to expand to 200,000 gallons. Although the Town has also evaluated the potential for incremental plant expansions to 300,000 or 400,000 gallons per day, the Town has not at this time made a decision regarding possible expansions beyond 200,000 gpd. The plant is currently operating at 40% capacity, processing 40,000 gallons of sewerage per day from approximately 260 residential and commercial taps.

It is clear that the Town's sewer plant is more than adequate to meet the existing needs of the Town and even some of the vacant land surrounding the Town. It should be noted however, that due to a 1974 agreement between the Town and former owners of the 600 acre Eckles Farm, 100,000 gallons of sewer capacity is reserved specifically for development of that

tract. Therefore, while there is potential for growth in the planning area based on existing sewer capacity, expansions beyond the 200,000 gpd plant capacity and any sewer line extensions beyond the corporate limits of the Town must be closely coordinated between the Town and the County and with members of the development community to ensure that development occurs in an orderly and desirable pattern.

3. Transportation

The transportation system which serves the Round Hill planning area consists mainly of primary and secondary State roads which are maintained by the Virginia Department of Transportation (VDOT). Of the approximately 40 miles of State roads serving the planning area, Route 7 is the most essential transportation corridor.

The Town of Round Hill and the planning area are bisected by Route 7, a two lane primary highway which provides access to the area from the east and west. Route 7 has served as the primary transportation route for commuters traveling to and from jobs in the Metropolitan Washington Area since the discontinuation of railroad service to Round Hill in the 1960's. The average daily traffic count (ADT) on Route 7 recorded in 1987 between Round Hill and Hamilton was 9,935 vehicles per day and between Round Hill and Bluemont was 7,220. Completion of the proposed Route 7 Bypass around Round Hill should lessen traffic volumes considerably on Route 7 through the Town in the future.

The Round Hill planning area and the Town are also served by several secondary roads. One of these secondary roads, Route 719, acts as the area's major north - south corridor. In 1984, this two lane paved road had an average daily traffic count of approximately 940 from Route 716 at the northern edge of the planning area to Route 7. South of Route 7, to Route 725, the average daily traffic count for Route 719 was approximately 1,160. Of the remaining secondary roads serving the planning area, only Routes 690, 734 and 761 are paved. Routes 711, 712, 713, 720, 725, 762, 791 and 831 are gravel surfaced or unpaved. Each of these roads, except 690, which is at the perimeter of the planning area, carry considerably lower volumes of traffic than Route 719.

In addition to the State road system, AMTRAK and the B&O Railroad Companies provide rail service from Martinsburg, West Virginia, to Washington, D.C. This railroad can be used for commuting from Loudoun County to work places in Washington, D.C. The train runs through Maryland, and can be boarded at Harpers Ferry, West Virginia, Brunswick, Maryland, or Point of Rocks, Maryland. Although most commuters in the area still rely on carpools and automobiles and the Route 7 corridor to get to employment centers in Fairfax and Washington, the train provides an option for those who must travel downtown.

4. Recreation

Although there are no County operated park facilities located within the boundaries of the Round Hill planning area, the area is served by a variety of County operated facilities located in nearby towns and villages and by the Federally owned and maintained Appalachian Trail. The Loudoun Valley Community Center in Purcellville and the Bluemont Community Center offer a variety of active recreational facilities including a basketball court, softball fields, playgrounds and tennis courts. These community centers also offer classrooms for a variety of community service programs. In addition to County owned and operated community facilities, Round Hill Elementary School, which is owned by the Loudoun County School Board, offers

additional recreational facilities including two little league softball fields, a baseball field, soccer fields and a tennis court.

The western edge of the Round Hill planning area is crossed by a portion of the Appalachian Trail which is owned by the Federal Government. However, there are no public trails located in the planning area which lead to this important national recreational facility. The Northern Virginia Regional Park Authority (NVRPA) owns and maintains the Washington and Old Dominion (W&OD) Trail which is a 45 mile linear park built on the former railroad bed of the W&OD railway. The trail stretches from Alexandria to Purcellville and serves hikers, bicyclists and horseback riders throughout Northern Virginia. Although the park presently terminates at the former train station in Purcellville, the abandoned railroad right-of-way continues west through Round Hill and Bluemont and eventually ties into the Appalachian Trail. Although the W&OD right-of-way is in private ownership west of Purcellville, it is the goal of the NVRPA to pursue an extension of the W&OD all the way to the Appalachian Trail. Therefore, the location of the abandoned railroad right-of-way in the Round Hill planning area should be taken into consideration in planning for the area and in planning for future recreational facilities.

5. Public Safety

The combined volunteer fire and rescue squad located in the Town of Round Hill, near the intersection of Route 7 and Route 719, answers calls in the Town and within the planning area boundaries. The volunteer company, with an active membership of 43 volunteers, maintains a rolling stock inventory of two ambulances, a water tanker, a brush truck and a fire attack pumper. The Loudoun County Sheriff's Department provides police protection for the Town of Round Hill and its environs. Although the Sheriff's Department's main facilities are in Leesburg, the County does maintain a small sub-station in Round Hill.

6. Schools and Libraries

There is only one school located within the Round Hill planning area, Round Hill Elementary School. In 1987, Round Hill Elementary had an enrollment of 186 students, and was operating below its program capacity of 239. The middle school and high school which serve residents of the Town of Round Hill and the planning area are both located to the east, in the Town of Purcellville. Blue Ridge Middle School with an enrollment of 566 in 1987 operated below its program capacity of 914. Loudoun Valley High School which serves all of western Loudoun County has a program capacity of 1,211 and a 1987 enrollment of 989 students.

Since the Round Hill planning area does not have its own library facility, the Purcellville Public Library serves the residents of this area. The Purcellville Public Library, which is part of the County's library system, is the largest library in western Loudoun County. The library contains approximately 50,000 books and also offers micro-film readers, records, periodicals, reference materials and bookmobile services. In addition to the Purcellville Library, there is a public library located in Bluemont, at the Bluemont Community Center. The library, which is not an official County branch library, contains approximately 6,500 books and is staffed by volunteers.

H. Natural Resources and Environment

The natural environment is a fundamental influence on land use and planning. Generally, areas which are not suited for development, such as steep slopes, poor soils and floodplains remain undeveloped because the environmental constraints cannot be overcome or because these areas are protected from development by County, State or Federal regulations. Land use conflicts can occur and development pressures can accelerate, however, when technological improvements can be employed to overcome environmental constraints to development. Increasing development pressures in the Round Hill planning area have also brought increased interest in the development of prime agricultural land. This area plan will be valuable in striking a balance between the pressures and impacts of development and the preservation of important natural resources. The following is a general overview of natural resources in the Round Hill planning area.

1. Water/Hydrological Resources

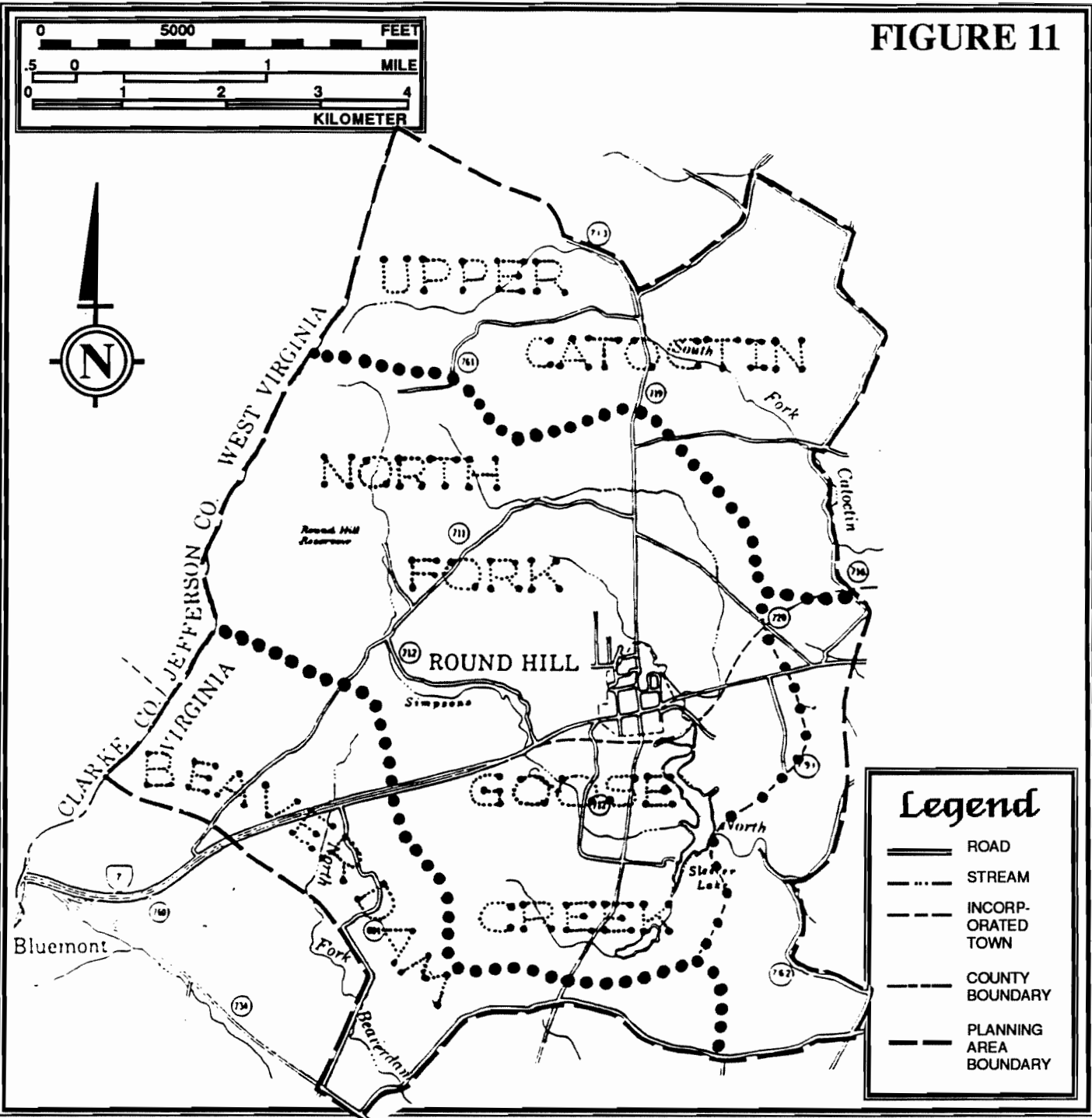
The Round Hill planning area is divided into three watersheds of the Potomac River Basin (see Figure 11, page 27). Two ridgelines, one near the northern boundary of the planning area and one near the southern boundary, divide the majority of the planning area into the Goose Creek watershed. The small portion of the planning area which lies to the north of the Goose Creek watershed is part of the Catoctin Creek watershed. To the south of Goose Creek watershed, the southern portion of the planning area lies in the Beaver Dam watershed. Approximately 560 acres of land in the planning area are located within the 100-year floodplain of Simpson's Creek, Sleeter's Lake, and tributaries to Catoctin, Goose and Beaverdam Creeks (see Figure 12, page 28). Since existing County policies designate floodplain areas as environmentally critical, land uses within floodplains will be subject to special zoning regulations.

2. Geology/Mineral Resources

The majority of the Round Hill planning area is located in the Piedmont Upland physiographic province, which lies between the Blue Ridge Mountains and the Catoctin Ridge. The underlying geologic formation is mostly greenstone, and altered igneous rock originally formed by volcanic action. The portion of the planning area located along the Blue Ridge Mountains is in the Blue Ridge physiographic province, made up of hard igneous and metamorphic rock such as schist, granite and quartz.

The rock formations underlying the Round Hill planning area are crystalline, rather than porous, and well yields as well as recharge sources for groundwater are derived from fractures within these formations. As a result, although groundwater is of generally high quality, supplies can be inconsistent and difficult to locate. These rock formations may also pose other difficulties for development in the planning area. Depending upon the depth of soil covering these hard bedrock formations, blasting may be required prior to or during construction.

FIGURE 11



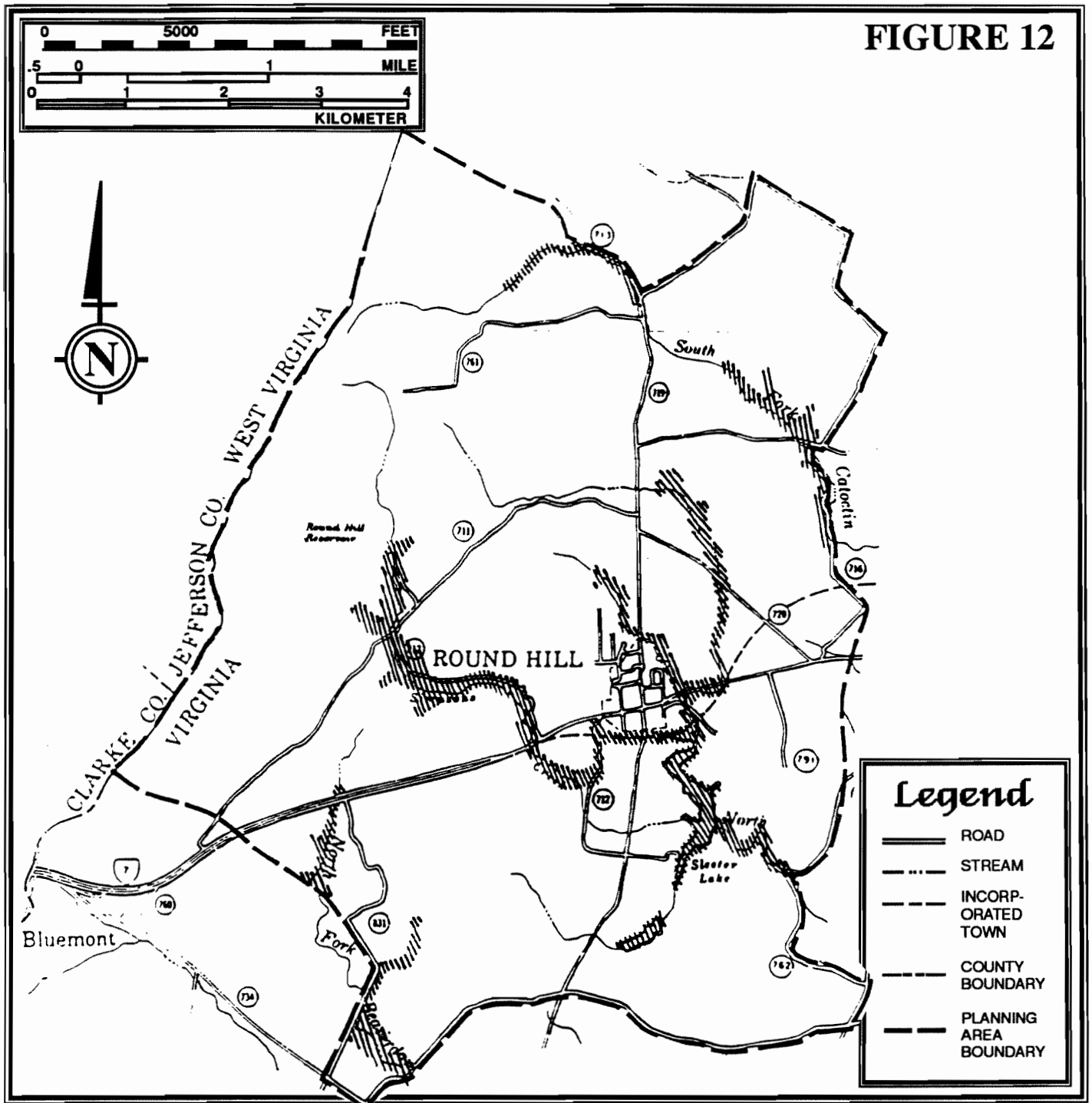
WATERSHEDS

..... MAJOR WATERSHEDS

-.-.-.-.- SUBWATERSHEDS

ROUND HILL AREA MANAGEMENT PLAN
LOUDOUN COUNTY, VIRGINIA

FIGURE 12



100-YR FLOODPLAIN

ROUND HILL AREA MANAGEMENT PLAN LOUDOUN COUNTY, VIRGINIA

3. Topography/Steep Slopes

The lay of the land in the Round Hill planning area varies dramatically from gentle slopes over most of the area to the steep slopes of the Blue Ridge Mountains. Elevations in the area vary from approximately 450 feet above sea level to a high of 1712 feet on one of the peaks of the Blue Ridge. There are several significant knolls in the foothills area. One of these is Round Top, which lies southwest of the Town and is the feature after which the Town is named. Any land in the planning area over 700 feet in elevation is subject to specific County regulations in accordance with the County's Mountainside Overlay Zoning District (see Figure 13, page 30). The regulations limit land use activity on properties which are located over 700 feet in elevation and, in particular, on steep slopes of 15 to 25% or greater. Steep slopes need to be maintained in order to minimize erosion, downstream flooding, structural damage to roads and buildings and environmental pollution (see Figure 14, page 31).

4. Soil Resources

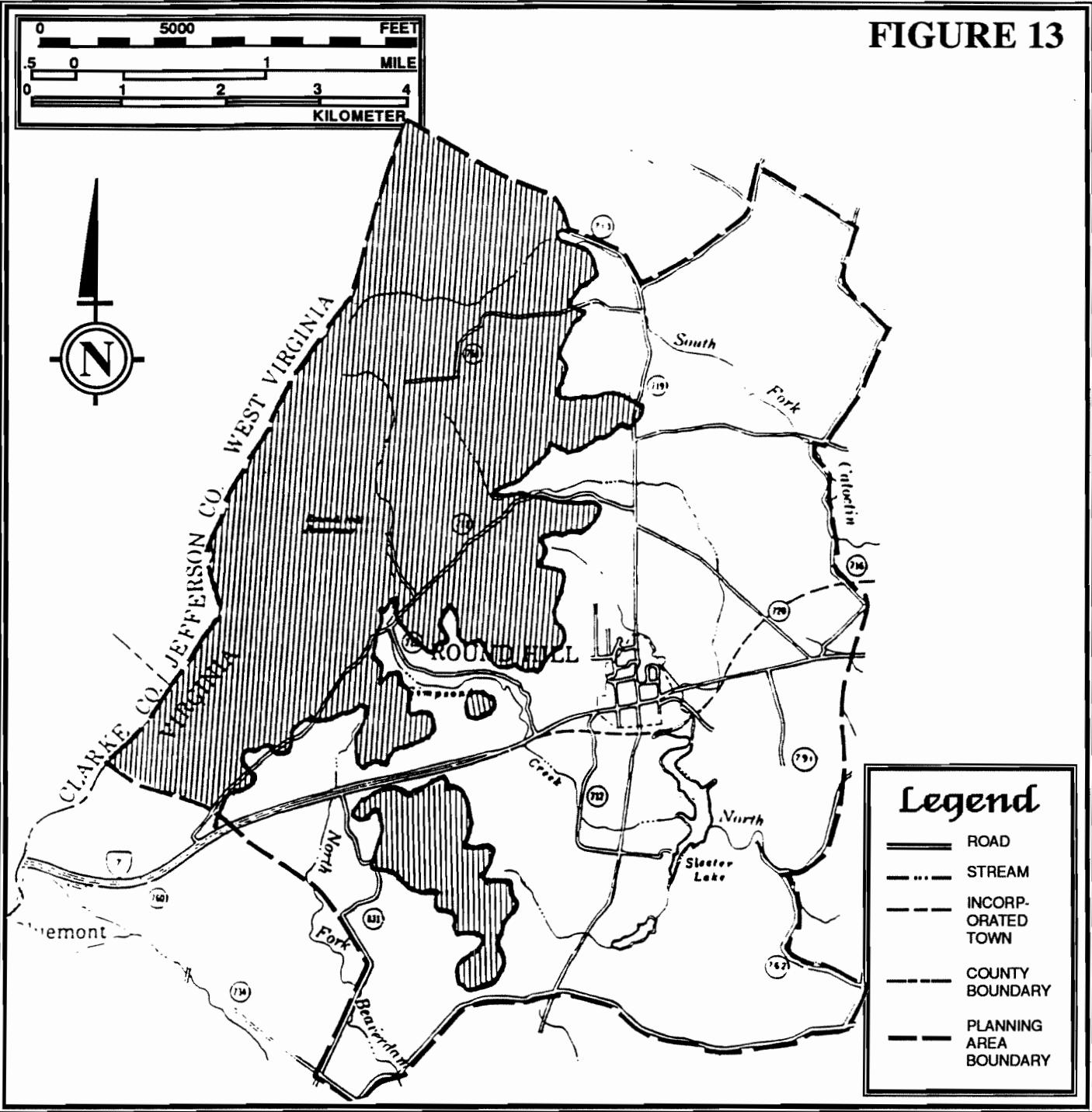
The Round Hill planning area is composed of a variety of soil types (as illustrated in Figure 15, page 32). The majority of the Round Hill planning area is covered with soils which are considered suitable for agricultural activities. While only approximately one-fifth of the soil in the planning area is considered prime agricultural soil for crops, much of the remaining area is well suited for hay production, pastureland or orchards. Because the majority of soils in the planning area are generally loamy and well drained, much of the area is well suited for development on well and septic or on central sewer and water (see Figures 16 and 17, pages 33 and 34). Soils which are found in the western portion of the planning area, along the Blue Ridge, are generally thin, with hard rock just beneath the soils' surface. Along the Blue Ridge, there are also rock outcrops which are devoid of soil coverage.

5. Forestral and Wildlife Resources

Approximately 25% of the planning area is wooded, mostly by hardwoods such as Hickory and Oak but also by evergreen stands such as Cedar or Virginia Pine. These forested areas are scattered over the planning area except at the western edge along the Blue Ridge Mountains where large forested areas cover the mountainside. These wooded areas serve to stabilize soil, slow water runoff, provide plant and animal habitats, moderate climatic changes, provide scenic beauty and provide a source for commercial lumber and heating fuel.

There is no existing detailed inventory of wildlife species and habitats in the Round Hill area or the County as a whole. However, general wildlife management concepts should be considered when planning for new development. For example, linear corridors such as stream valleys, floodplains and utility right-of-ways function as feeding, resting and breeding grounds for many varieties of wildlife. These corridors can be preserved and incorporated into the design of new developments as utility and storm drainage easements, floodplains and open space.

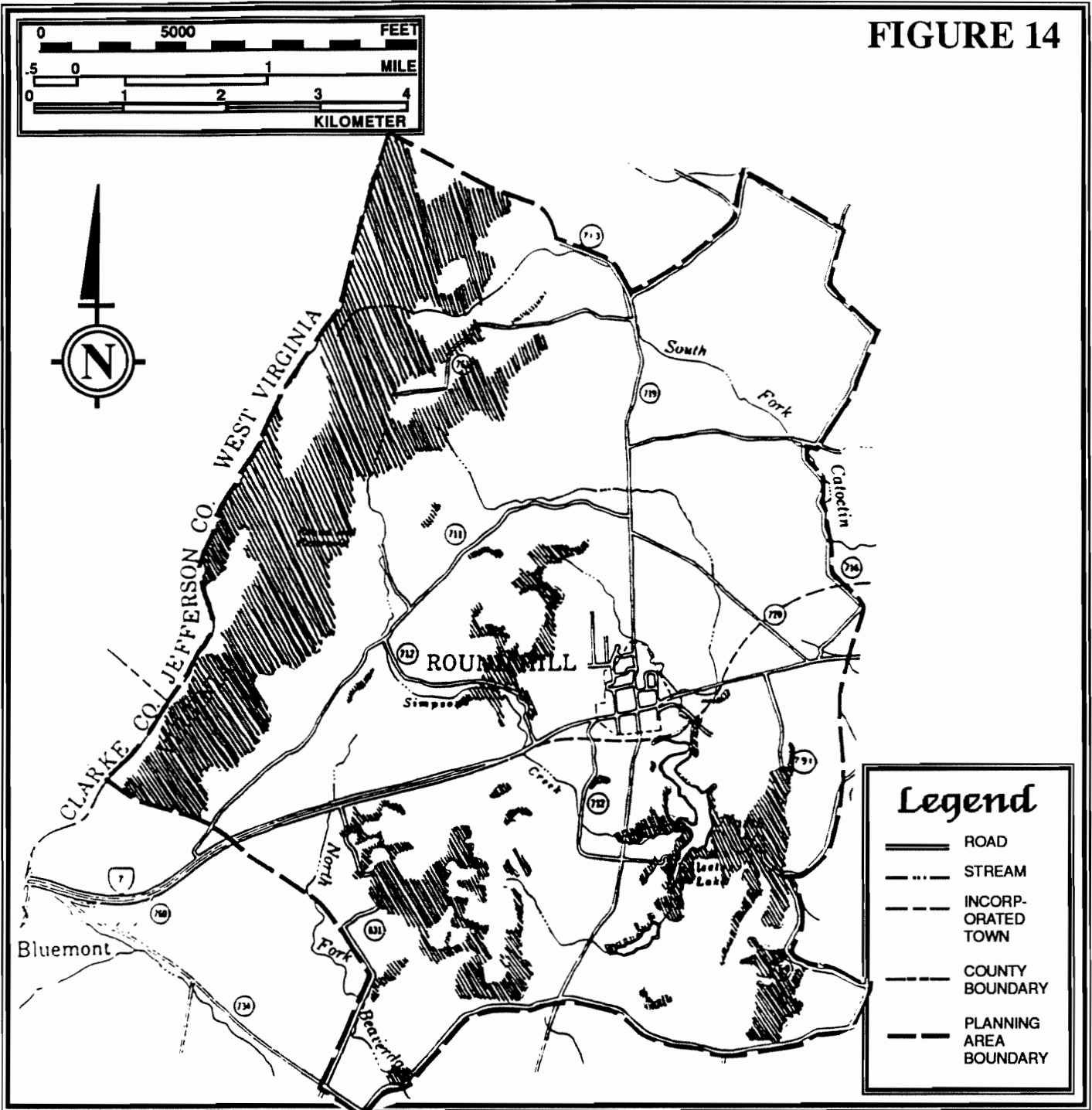
FIGURE 13



MOUNTAINSIDE OVERLAY

ROUND HILL AREA MANAGEMENT PLAN LOUDOUN COUNTY, VIRGINIA

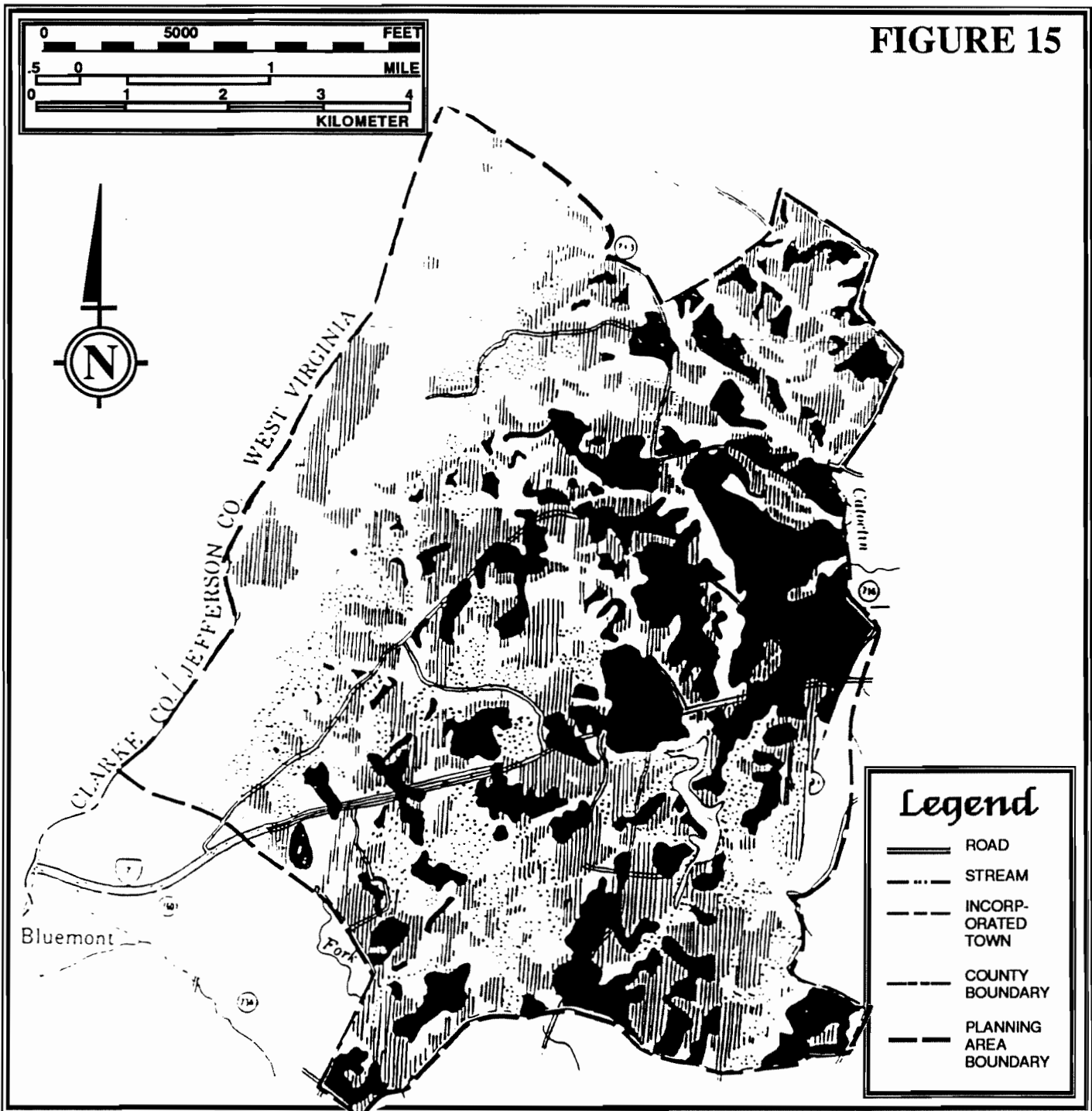
FIGURE 14



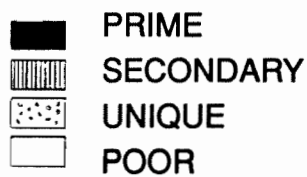
SLOPES > 15%

ROUND HILL AREA MANAGEMENT PLAN
LOUDOUN COUNTY, VIRGINIA

FIGURE 15

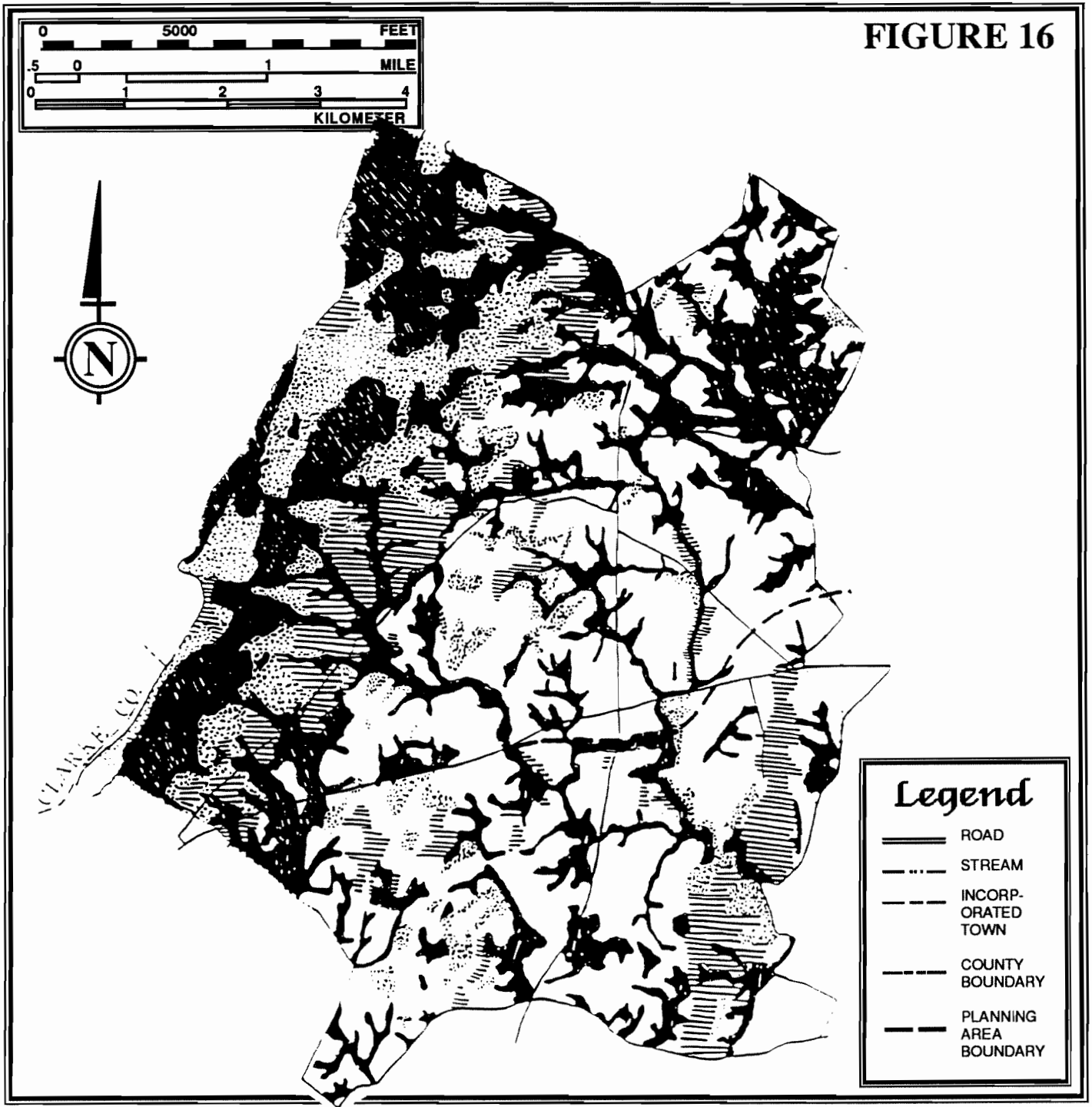


AGRICULTURAL SOIL SUITABILITY

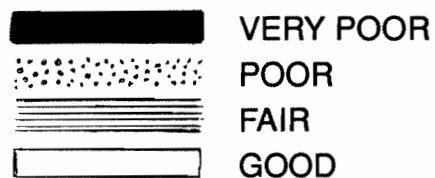


ROUND HILL AREA MANAGEMENT PLAN LOUDOUN COUNTY, VIRGINIA

FIGURE 16

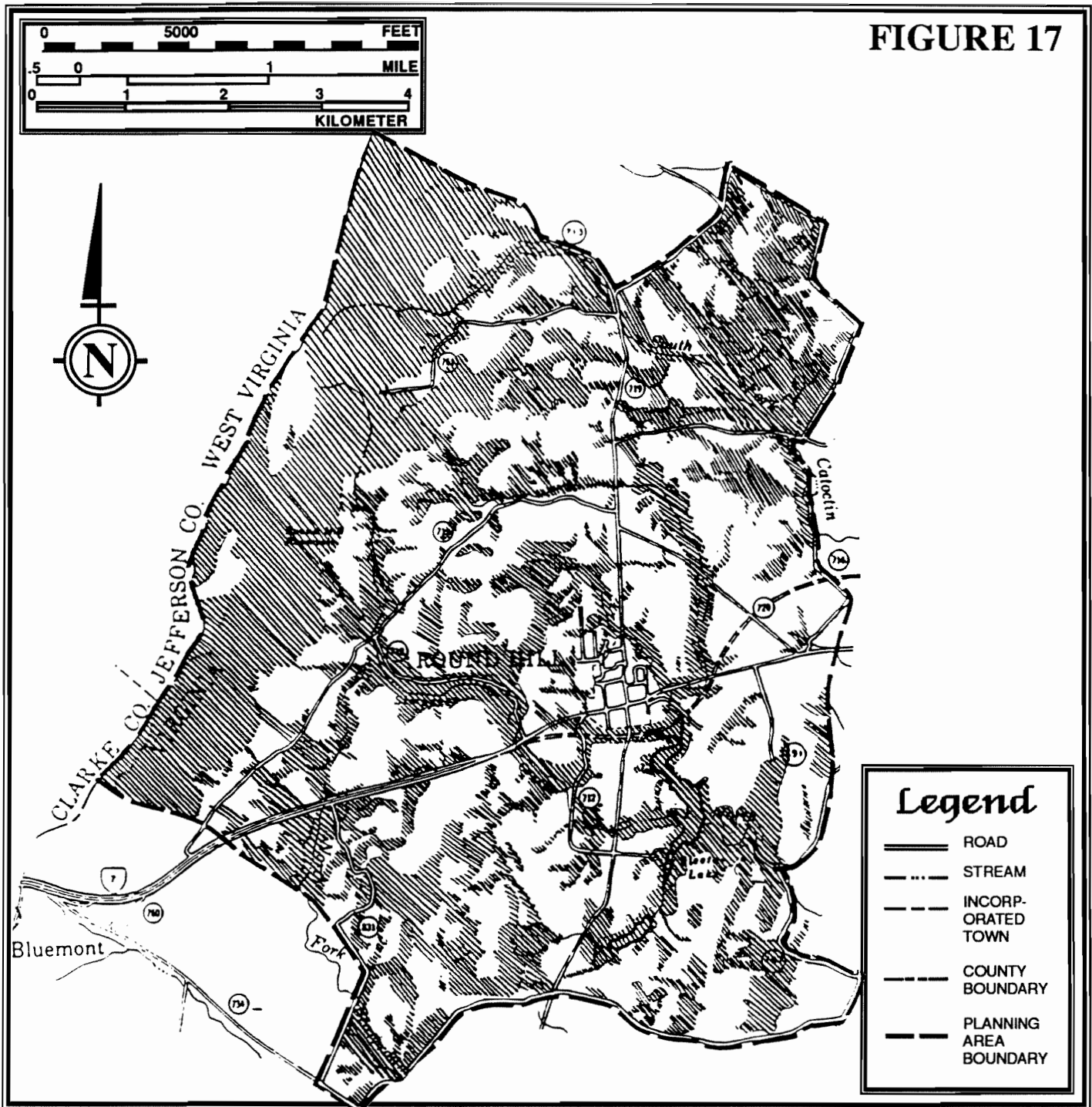


SEPTIC SUITABILITY



ROUND HILL AREA MANAGEMENT PLAN
LOUDOUN COUNTY, VIRGINIA

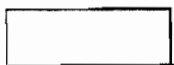
FIGURE 17



DEVELOPMENT POTENTIAL



AREAS WITH SOME LIMITATIONS ON DEVELOPMENT
(100-YR. FLOODPLAIN, SLOPES OF 15% OR GREATER, POOR SOIL)



AREAS GENERALLY SUITABLE FOR DEVELOPMENT
(NO SIGNIFICANT ENVIRONMENTAL LIMITATIONS)

ROUND HILL AREA MANAGEMENT PLAN LOUDOUN COUNTY, VIRGINIA

GOALS

**ROUND HILL AREA MANAGEMENT PLAN
LOUDOUN COUNTY, VIRGINIA**

CHAPTER II

GOALS

A goal is a desired future state. This plan reaffirms the primary goals of the Resource Management Plan* while it specifically seeks to achieve the following goals within the Round Hill planning area:

1. Provide a safe, efficient, accessible road network which will meet the needs of residents and businesses in the Round Hill area and which provides adequate transportation linkages to the region.
2. 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.
3. Preserve agricultural land and promote agriculture as a unique, essential and basic industry in the planning area, recognize agriculture as the preferred land use in the planning area and support the continuation of agriculture and agriculturally related businesses in the planning area.
4. Provide adequate and affordable housing opportunities which reinforce the character of the existing community.
5. Manage the level and timing of development in the Round Hill planning area in order to promote 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.
6. Provide adequate, attractive and unobtrusive commercial and employment opportunities to Round Hill area residents.
7. Coordinate planning efforts between the Town and County in the provision of public utilities and facilities to manage the timing of development, reduce undesirable environmental and fiscal impacts and maintain a mutually supportive relationship between jurisdictions.
8. Preserve the quality and character of the existing visual environment of the area.

* Loudoun County, Resource Management Plan (adopted 1979), pp. 193-198

POLICIES

ROUND HILL AREA MANAGEMENT PLAN

LOUDOUN COUNTY, VIRGINIA

CHAPTER III

POLICIES

I. GROWTH MANAGEMENT POLICIES

A. Issue Statement and Policy Resolution

What factors will guide growth and development in the Round Hill planning area? What sort of development pattern should the County encourage?

The philosophy of the greater Round Hill area residents includes the realization that, although the Round Hill area must grow in population during the next decade, large or rapid growth is not desired by the residents of the Round Hill community. Therefore, future growth should be phased slowly so as to produce gradual rather than sudden changes in the community. Additionally, this new growth should be located and designed in an economical, environmentally sensitive and socially sensitive manner so as to preserve the physical, social and cultural character of the area. A key intention of the community is to insure that public facilities are provided so as to meet changing needs and demands. The basic principles, facts and assumptions of the guiding philosophy behind the policies included in this Plan are outlined in the following statements.

B. Policies

1. The Round Hill area is expected to experience some growth pressure and may absorb a limited amount of the County's new residential development as it has in the past. In order to take some development pressure off the surrounding agricultural lands and to carry out the policies of the RMP and the RLMP, this limited growth should occur within the Urban Limit Line (ULL). The ULL defines the edge of and encloses the Urban Growth Area (UGA) beyond which central utilities will not be extended during the timeframe of this Plan (RLMP, page 257).
2. Future development should be located in and adjacent to the Town in order to minimize public service costs, maximize transportation accessibility, minimize destruction of environmental and agricultural resources, and to reinforce the visual and social identity of the Town.
3. The Town and County should not promote growth in the Round Hill area. Any new growth should be incremental and paced gradually over the next 20 years so that the Town and County will be able to afford the cost of new public facilities. The existing sewage treatment plant can service such growth, but the water system must be improved.
4. Sewer and water lines should not be extended beyond the Urban Limit Line (ULL).
5. All new growth in the Round Hill area should be phased, so as not to overburden the existing public facilities and local government fiscal resources or disrupt the social solidarity of the community. The conversion of large parcels of land to residential uses should be discouraged. However, if this should occur, housing units should be built in phases over a period of several years, in order to provide an orderly, healthy and affordable pace of growth.

6. The Town of Round Hill should be encouraged to annex developed areas adjacent to the Town for which the Town presently provides services (water, sewer and community services), but subdivision control outside the Town limits should be retained by the County.
7. Throughout the growth and development process of the Town, its surrounding areas, and the neighboring Town of Purcellville, the visual identities of the two Towns should be preserved by the establishment of a greenbelt buffer of at least one mile (one-half mile on both sides of the midpoint between the towns). The Purcellville Area Management Plan should contain a similar provision.
8. Neither the quantity nor quality of the Town's water supply is adequate to serve the present Town population and, therefore, improvements in the water storage and distribution system must be made in order to properly and safely serve the existing and future residents.
9. If the existing water system is improved by replacing old pipes and possibly expanding and upgrading the reservoir, there may be a sufficient quantity and quality of water for existing as well as projected future residents for the next several years.
10. The County will complete a fiscal impact analysis of development in the Round Hill planning area within two years of adoption of the Round Hill Area Management Plan (RHAMP). This fiscal analysis shall be incorporated into the Plan when it is completed.

II. AGRICULTURAL POLICIES

A. Issue Statement and Policy Resolution

Much of the Round Hill planning area is farmed at present. Should this land use be actively preserved?

Because farming is the major land use, business, and economic base industry of the planning area and because agriculturally related activities establish a tone and character for the community which are highly valued by local residents, the goal of the County and the Round Hill area citizens is to preserve agriculture within the area both in terms of physical resources such as the use of the land, as well as in terms of the cultural aspects such as family farms and local farm-support businesses.

This Plan recognizes that agriculture is the preferred land use for the area, and that new, more intensive land uses should be located and developed in such a manner that will minimize their impacts on and interference with farming operations, and to defer to agricultural uses. Therefore, although the continuation of agricultural land uses will depend to a great extent on decisions made by individual landowners, the County will encourage and support the continuation of agricultural land uses and the conservation of prime agricultural land in the Round Hill planning area, particularly beyond the Urban Limit Line.

B. Policies

1. The County shall encourage the continuation and expansion of agricultural land uses and agriculturally related or support businesses in the Round Hill area.
2. The County shall promote agriculture as the preferred use of land in the planning area, particularly beyond the designated Urban Growth Area.
3. The County shall encourage and accept the donation of conservation easements from owners of agricultural or forestal land, which preclude the future development of that land.
4. The County shall encourage the formation and/or expansion of agricultural and forestal districts outside of the Urban Growth Area.
5. Restrictions and regulations on farming activities will be limited to those needed to assure air and water quality, prevent erosion, prevent the destruction of historic structures and to preserve the heritage of the area. The convenience and comfort of residents should be assured by buffering, rather than agricultural restrictions.
6. The County will encourage voluntary exclusive agricultural zones in prime farming areas.
7. The County will encourage the County school system to emphasize rural culture, values, issues and history in its primary and secondary school curriculums.
8. The County will encourage the voluntary transfer of allowable density from agricultural land within the planning area to appropriate areas in the County.
9. The County will encourage small farm owners to intensify and expand their operations by promoting local farm co-ops, farmers' markets, and the dissemination and sharing of new agricultural information and techniques among new and existing farmers.

III. RESIDENTIAL COMMUNITY POLICIES

A. Issue Statement and Policy Resolution

What should be the form, size and densities of new residential development? Where should new residential development occur in the Round Hill planning area?

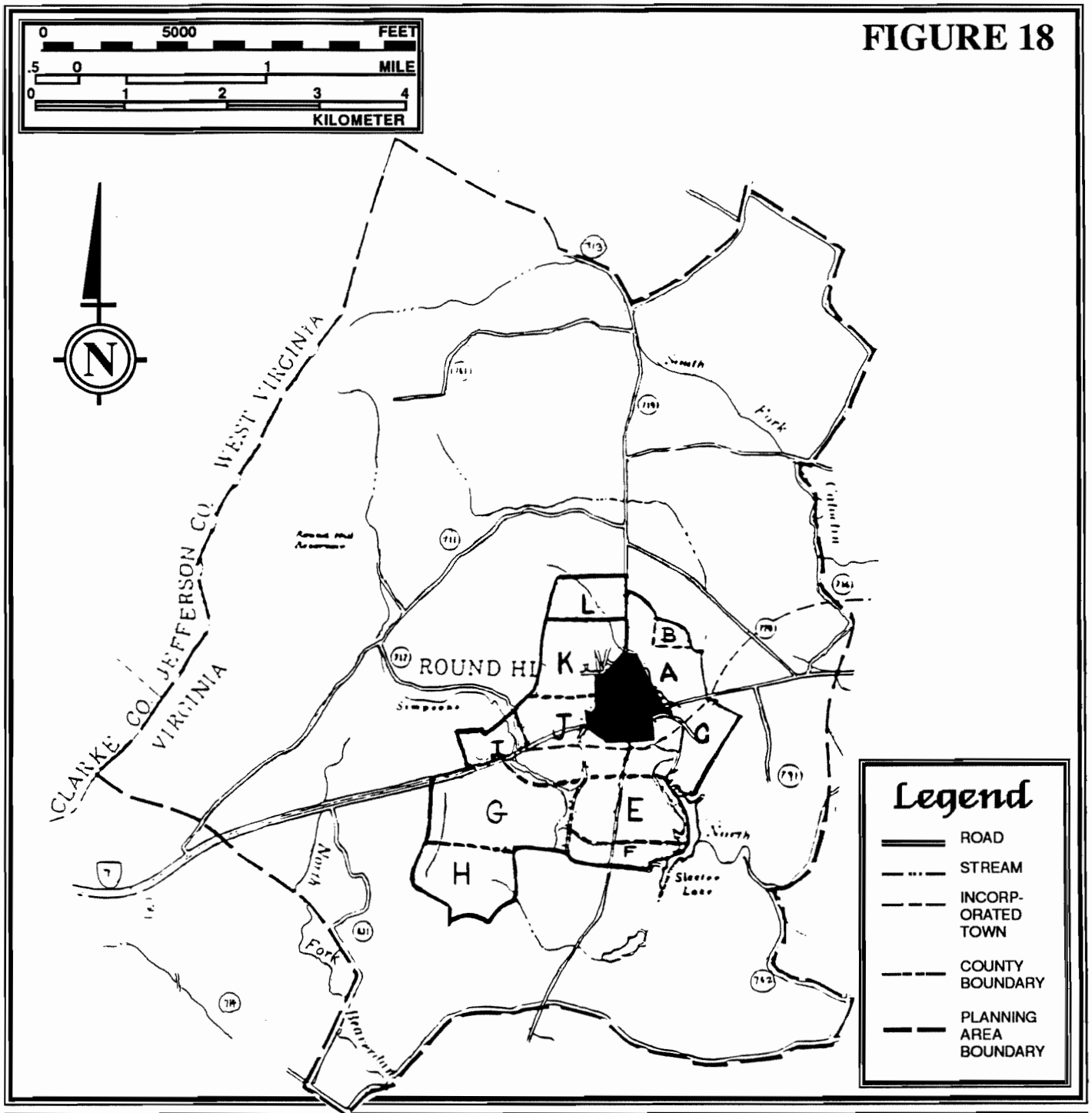
The potential for new residential growth within the corporate limits of the Town of Round Hill is severely limited by a lack of vacant land within the Town. Therefore, the County will encourage the concentration of new residential development to take place around the existing Town within the designated Urban Growth Area established in this Plan (refer to Figure 18, page 40). Any new residential development, however, will undoubtedly affect the relationship of the existing Town of Round Hill to its pastoral surroundings. In order to minimize this impact, new development should occur as a natural and organic expansion of the existing Town. In every case, new development should exhibit a character and quality which is compatible with the existing Town and which reflects the traditional settlement pattern and urban design features of Loudoun County settlements.

B. Policies



1. General Residential Development Policies

- a. The County will strongly encourage new development 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. New development should become an extension of the existing Town, forming logical and organic additions to the historic Town fabric and enhancing the existing Town as the central focal point of the entire community.
- b. The County will encourage any new development in the planning area to occur within the County's designated Urban Growth Area.
- c. The County will encourage development to occur at a gradual, incremental rate in compact physical patterns which preserve open space. It should meet local demands for new residences rather than create demand.
- d. A diverse range of housing types and costs will be encouraged in the Round Hill planning area.
- e. All new residential development in the planning area should be sufficiently buffered from agricultural or other uses which are incompatible with housing. Additionally, potential new residents of the area, who are most likely to have conflicts with agricultural uses, should be informed through published County planning documents prior to the purchase of a dwelling or land upon which to build a dwelling, that the preferred land use in the planning area is agriculture.
- f. New development within the Round Hill planning area should be designed, located and sited so as to promote the most efficient use and maximum conservation of energy possible.
- g. The County will not approve residential rezonings to allow increased residential gross densities beyond the boundaries of the designated Urban Growth Area. Further, requests for residential rezonings within the Urban Growth Area must demonstrate that adequate central sewer and water service will be available to serve the proposed development.

FIGURE 18



URBAN GROWTH AREA

-  URBAN LIMIT LINE
-  URBAN GROWTH AREA

ROUND HILL AREA MANAGEMENT PLAN LOUDOUN COUNTY, VIRGINIA

- h. New residential development with a proposed average density of one or more houses per acre should be located within the Urban Growth Area. In existing R-1 zones beyond the Urban Growth Area, development at lower densities will be encouraged; however, no greater than one unit per acre shall be permitted.
- i. Clustering of residences on existing high density zoned land within the UGA (one or more houses per acre) served by central sewer and water will be encouraged as a method to obtain additional open or agricultural land. In no case will 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.
- j. New growth in the Round Hill area should be commensurate with the area's size and the availability of public facilities and services.
- k. Policies for open space easements within the Round Hill planning area will include open space easement policies determined appropriate in the Round Hill planning area as part of the County's Comprehensive Plan. Such policies will be incorporated into the RHAMP in the future.

2. Residential Development Policies within the Urban Growth Area

- a. Residential rezonings within the Urban Growth Area will be discouraged until such time as existing land which is zoned for R-2 or R-1 development is substantially developed or detailed development plans for the majority of these properties have been submitted and approved. These plans must include commitments to adequate road linkages and sewer and water connections needed to assist in serving any property under consideration for rezoning.
- b. The County will consider residential rezonings within the Urban Growth Area in areas designated for residential use as illustrated in this Plan. (See Figure 18, page 40). It is the intent of the County to encourage the coordinated design and development of new residential communities possessing or able to acquire appropriate public facilities and utilities.

The density granted will be a function of a developer's assistance to the County in providing adequate permanent open space, public facilities and utilities. The following paragraphs outline the densities which will be considered for various locations and various types of assistance within the Urban Growth Area. (See Figure 18, page 40).

- 1. Requests for rezonings allowing up to 1.3 dwelling units per net acre* will be considered by the County in Bays A, B, C, E, J, and K for conventional residential development offering permanent open space easements in addition to adequate road, stormwater and utility provisions, sidewalks, and pedestrian paths. Permanent open space easements may be achieved by clustering residential density

* Net acre in this instance is the tract area less lands in floodplain, lands with steep slopes of 25% or over, and lands to be devoted to commercial or employment use.

to maintain a "hard edge" and creating a greenbelt of approximately 1000' in depth or through the purchase of open space easements from properties within the Round Hill planning area. The County recommends that 30% of the total units of a new residential development be directly associated with open space easements located in the Round Hill planning area. (See additional greenbelt policies, page 53).

2. Requests for rezonings allowing up to 1.7 dwelling units per net acre* will be considered by the County in Bays E, J, and K and up to 2.5 dwelling units per acre in Bays A, B, and C will be considered by the County for conventional residential development offering permanent open space easements in addition to adequate road, stormwater and utility provisions, sidewalks, pedestrian paths, and, in addition, the provision of such facilities which serve the region or the planning area as school sites, park sites, library sites, roads and/or financial assistance to support the creation of such facilities. Permanent open space easements may be achieved by clustering residential density to maintain a "hard edge" and create a greenbelt of approximately 1000' in depth or through the purchase of open space easements from properties within the Round Hill planning area. The County recommends that 30% of the total units for a new residential development be directly associated with open space easements located in the Round Hill planning area. (See additional greenbelt policies on page 53)
3. Properties located within, but at the perimeter of the Urban Limit Line will be encouraged to cluster development density and to maintain a 1000' greenbelt area.

3. Residential Development Policies for Land Outside the Urban Growth Area

- a. The County will not approve rezoning to higher residential densities outside the Urban Growth Area within the timeframe of this Plan.
- b. The County will not permit the extension of sewer or water lines outside the Urban Growth Area to serve residential development within the timeframe of this Plan.

IV. EMPLOYMENT POLICIES

A. Issue Statement and Policy Resolution

What types of employment and institutional land uses are appropriate for the Round Hill planning area and where should such uses be located?

Small scale environmentally and agriculturally compatible employment opportunities will be encouraged in the Round Hill planning area. These may range from small businesses or industries in the Town and designated areas within the Urban Growth Area, to institutional uses such as private schools or churches beyond the Urban Growth Area which would not need central sewer or water facilities. The County will support and encourage the Town of Round Hill in efforts to increase employment opportunities within the Town's corporate limits.

B. Policies

1. The County will encourage small businesses to locate within the Town corporate limits or in designated areas adjacent to the Town.
2. The County will encourage the establishment of environmentally safe, agriculturally-oriented businesses and small scale institutional uses, which do not require central sewer and water service, outside the Urban Limit Line.
3. The County will encourage the location of new industries which are compatible with the existing and planned environmental, transportation and work force resources in the Round Hill planning area.
4. The County will encourage the provision of employment opportunities and training for local young people, particularly those who have been educated within the County.
5. The County will encourage the development of employment centers that are accessible to transportation systems, including the trail system.
6. Clustering of residential, industrial and commercial land uses in planned communities designed with an integrated, balanced and connected pedestrian and auto circulation system will be encouraged in order to promote pedestrian travel and reduce auto trip lengths, as well as to give new communities a strong identity.
7. The County will encourage the location of employment centers near residential areas and public facilities in order to maximize public access and efficiency of public service facilities.
8. Establishment of compatible transitional land uses as links between industrial centers and low density residential areas will be encouraged.

V. COMMERCIAL FACILITIES POLICIES

A. Issue Statement and Policy Resolution

What kinds of commercial facilities will be needed to serve the residential and working populations of the Round Hill planning area? Where should these facilities be located and how should these areas be integrated into the overall plan for the area?

The Town of Round Hill has traditionally served the surrounding area as a small commercial center providing convenience goods to local residents, commuters and tourists. The County will encourage the continuation of limited commercial activities within the corporate limits of Round Hill on land which is appropriately zoned and on any other land in the Town which the Town of Round Hill designates for commercial use in the future. The County will discourage the development of the Town of Round Hill or the planning area as a major or regional commercial hub.

B. Policies

1. New commercial development will be encouraged to take place within the existing Town Corporate Limits. The County will encourage the Town to consider limited and well-designed conversions of residential structures to commercial and office uses along the main roads. All new commercial development should be designed and laid out so as to preserve, enhance and reinforce the historic architectural and streetscape character of Round Hill.
2. The Round Hill area should continue to serve as a small commercial center, serving the local population within and immediately surrounding the Town, as well as some of the tourist and commuter market. It should not, however, be developed as a major, regional commercial hub. Larger, community and regional scaled commercial facilities should be located in Purcellville and Leesburg.
3. When new larger-scale residential development occurs, supporting neighborhood commercial centers should be located and accessed internally to the new development, rather than on major arterial roads, unless located within the corporate limits or at a location identified in this plan. Any such neighborhood centers outside the corporate limits should be sized only to serve local convenience shopping demand generated by the development itself.
4. Substantial expansions of existing commercial uses outside the corporate limits will be discouraged. No new commercial uses will be permitted around the interchanges of the Route 7 Bypass.
5. New commercial development within the existing or future corporate limits should locate on a major collector road, and should be designed to be compatible with the historic architectural and urban pattern established in the Town. Entrances should be consolidated and kept at a minimum and not within 300 feet of an intersection; parking should be located behind or to the side of buildings and screened from the road, and safe, convenient pedestrian access between sites and along the road should be provided.
6. Access points on Route 7 should be coordinated and kept to a minimum.

VI. TRANSPORTATION POLICIES

A. Issue Statement and Policy Resolution

How should the transportation system in the Round Hill planning area be designed and implemented to ensure a condition of safe and efficient travel?

The roads which serve the Round Hill planning area are part of a regional road network which serves western Loudoun County and are a part of a local road network serving the Town of Round Hill. Therefore, because development in the planning area will have an impact on the efficiency of both the Town and the regional transportation network, the County will seek to establish a road network which promotes safe and convenient vehicular movement in both the Town and planning area. In addition, the County will encourage road improvements, such as the completion of the Route 7 Bypass which serves the western

Loudoun region. Although Route 7 will continue to serve as the primary transportation route through, around and in the Round Hill area, the County will encourage the construction of a circumferential road around the Town of Round Hill which will assist in mitigating traffic impacts on the Town of Round Hill. The County will also encourage the improvement of secondary roads serving the planning area. In order to further mitigate traffic impacts in and around the Town of Round Hill, the County will encourage the extension of the existing Town sidewalk and street pattern to foster and reinforce a pleasant pedestrian environment which is modeled after traditional towns in Loudoun County.

B. Policies

1. The County will encourage the Virginia Department of Transportation (VDOT) to make a commitment to completing the planned four lane Route 7 Bypass no later than 1990.
2. New roads and road improvements required to serve new development in the Round Hill planning area will be financed by the development community.
3. All new roads in the Round Hill planning area will be built to Virginia Department of Transportation (VDOT) standards to be eligible for acceptance into the State highway system. All such roads should conform to the policies established in this Plan in terms of location, alignment, character, scale and environmental impact. The County will request and encourage VDOT to be flexible and supportive of pedestrian sensitive street design.
4. The County expects that development proposals in the Round Hill planning area will incorporate a hierarchical road network ranging from local access roads to collector roads commensurate with traffic flows associated with the proposal.
5. The County will encourage the construction of a circumferential road around the north side of the Town of Round Hill which connects business Route 7 west of the existing interchange to Route 719 north of the Town. This road should continue from Route 719 south to Route 7 Business on the west side of the Town. The intersection of these two roads should align at Route 719. (See figure 19, page 47.)
6. The County will encourage the construction of a new southern circumferential road to connect Route 719 south of the Town of Round Hill to Route 7. The purpose of this new road is to provide an alternate route for traffic traveling from the south on Route 719 to Route 7 which will avoid sending traffic through the Town of Round Hill.
7. The County will encourage a connection between Route 719 south and the new Bypass which will avoid sending traffic through the center of Town.
8. The southern and northern circumferential roads serving the Round Hill planning area will be controlled access facilities, with limited median breaks intended to carry through traffic rather than individual subdivision traffic and will be at least a U4R road section.
9. New residential streets adjacent to the Town shall be compatible in scale and character with the existing streets within the Town, and designed to foster pedestrian use.
10. The County will encourage the abandonment of unused roads in the planning area.

11. The County will encourage energy saving transportation modes such as van pools, carpools, bicycle trails, etc. To this end, the County will cooperate with VDOT to locate "park and ride" facilities in the planning area.
12. The County will encourage VDOT and members of the development community to improve existing secondary roads which serve the planning area.
13. The County will encourage the preservation of stone walls, major trees or tree-groupings and historic and older structures during the improvement of roads within the Round Hill planning area, unless removal cannot reasonably be avoided or cannot be avoided for safety reasons.
14. The County will encourage the protection of the character of historic roadways, such as Route 725, and designated scenic byways, such as Route 719 in the Round Hill planning area. Further, the County will encourage the State to consider the designation of Route 725 as a scenic byway.
15. The County will encourage developments along Route 719 to retain unobstructed views of the Blue Ridge and Short Hill mountains.

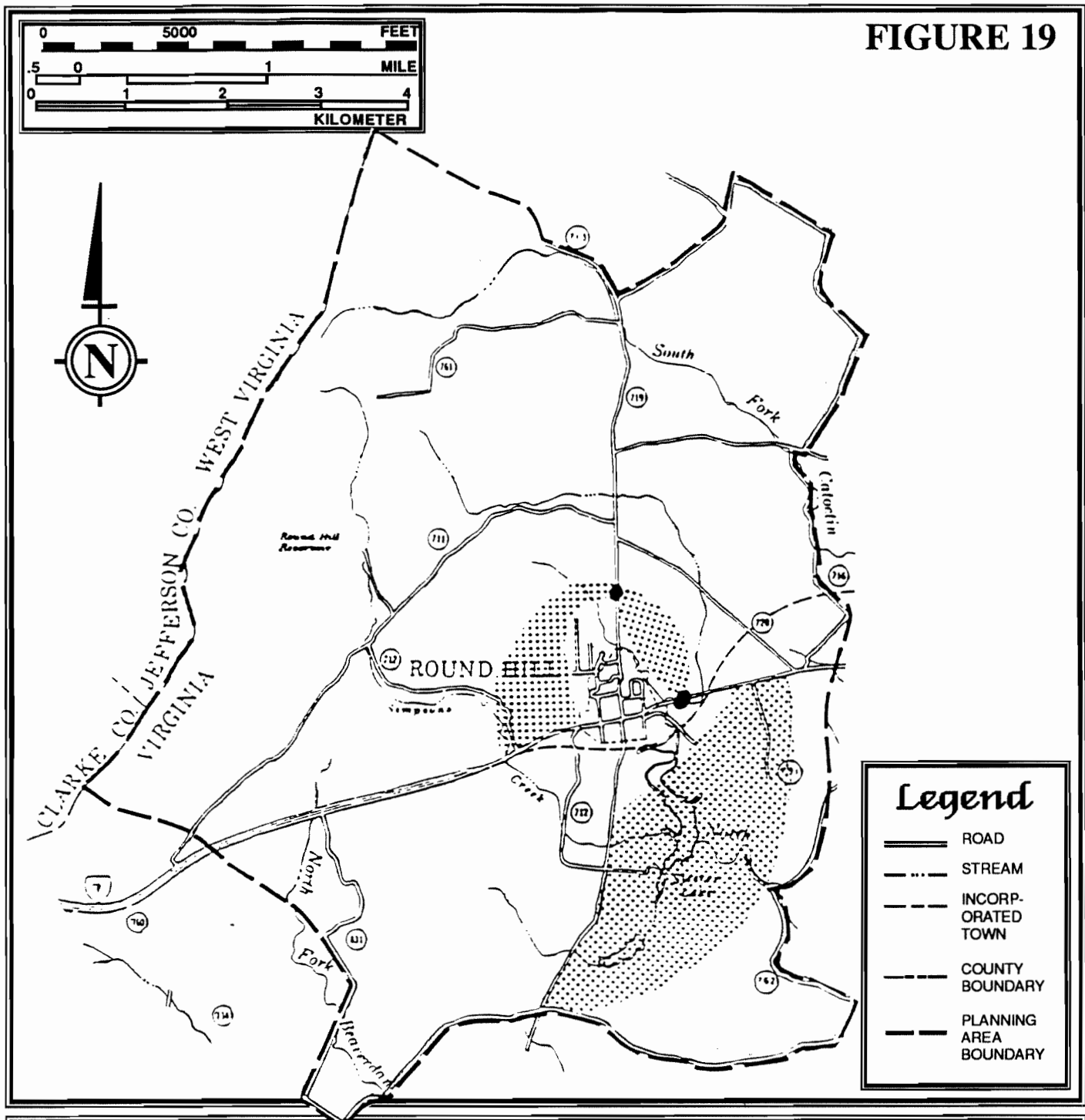
VII. COMMUNITY FACILITIES POLICIES

A. Issue Statement and Policy Resolution

What sort of community facilities should be located in the Round Hill planning area? Where, when and by whom should the facilities be acquired and built?

Many of the community facilities which presently serve the Round Hill planning area are located either within the Town of Round Hill or nearby, in the Town of Purcellville. The County will continue to support and improve these existing facilities and the services they provide. As the planning area grows, however, it will be necessary to provide additional community facilities to assist in serving the present and future residents of the region.

FIGURE 19



CONCEPTUAL CIRCUMFERENTIAL ROAD ALIGNMENT CORRIDOR



NOTE: A SOUTHERN CONNECTION OF THE BYPASS AT ROUTE 719
MAY BE FEASIBLE, HOWEVER, MORE STUDY WOULD BE REQUIRED.

ROUND HILL AREA MANAGEMENT PLAN
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B. Policies

1. General Public Facilities Policies

- a. The County will support the improvement and expansion of existing community facilities serving the Round Hill planning area.
- b. The County will encourage the grouping of compatible community facilities, such as active recreational facilities and schools, when appropriate.
- c. Community facilities serving a regional function and/or population will be owned by the Northern Virginia Regional Park Authority or another appropriate regional agency.
- d. Public facilities located in the Round Hill area which serve a countywide or community-wide function, such as a district park, pool or community center, will be generally owned and operated by the County. When appropriate, the County will consider an owner/operator joint venture with non-profit or for-profit entities. County policy in this case would be to ensure the timely provision of recreational services.
- e. Public facilities in the planning area, like a tot lot or volleyball field serving a small geographical area such as a subdivision, will generally be owned and operated by a homeowners' association.
- f. The County will weigh the provision of neighborhood facilities such as sidewalks, tot lots, and open space for recreation in rezoning, subdivision, and special exception proposals in making its decision to approve or deny the proposal.
- g. New residential and employment development within the Urban Growth Area should be designed so that pedestrian pathways, sidewalks and bicycle paths serve as primary connections to schools, recreational areas and commercial centers in the Town of Round Hill and in the planning area.
- h. New community facilities such as schools, churches, etc. should be located, sited and designed so as to hold a place of visual prominence amidst the streetscape and become focal points of community activity and orientation.

2. Educational Facilities Policies

- a. Existing school facilities in the Round Hill planning area and in the Town of Purcellville will continue to serve new residential developments in the Round Hill planning area within the timeframe of this plan.
- b. As communities in the planning area grow to a size which would require additional school sites or school expansions, the County will seek the assistance of developers in financing improvements and donating school sites at the time of rezoning, special exceptions, or subdivision and site plan review.

- c. The existing school, and any future schools in the area, should be designed, located and operated so as to promote safe and convenient pedestrian and vehicular access, to serve as a community focus, and to promote a compact growth pattern for any new development which occurs in the planning area.

3. Library Facilities

- a. The County will support the expansion of the Purcellville Public Library to serve residents of western Loudoun and the Round Hill planning area.
- b. As communities in the planning area grow to a size which would require additional branch library sites, the County will seek the assistance of developers in financing improvements and donating appropriate sites at the time of rezoning, special exception, or subdivision and site plan review.

4. Parks and Recreational Facilities

- a. The County will encourage the acquisition and development of right-of-way from Purcellville to the Appalachian Trail to complete the regional trail which now originates in Alexandria and ends in Purcellville.
- b. The County will explore alternatives for the location of a district park site between 50 to 200 acres in size in the Round Hill planning area as well as the Purcellville planning area consistent with the recommendations of the Parks and Recreation Service Plan.
- c. The district park will be owned and operated by a regional park authority, the County and/or an organization established to provide recreational services which is deemed acceptable by the Loudoun County Board of Supervisors.
- d. The County shall encourage the dedication and/or acquisition of preservation and access easements on all property within the 100 year floodplain as part of the rezoning and development process, to serve as future passive recreation areas and linear parks.

5. Fire and Rescue Facilities

- a. The County will consider the provision of fire and rescue proffers for rezonings, and as conditions of special exceptions in making its decision to approve or deny a proposal.
- b. The County may require as a condition of special exceptions or rezonings, the installation of appropriate fire detection/suppression systems in new nonresidential structures as determined on a case by case basis by the Fire Marshal's office.

VIII. ENVIRONMENTAL POLICIES

A. Issue Statement and Policy Resolution

What measures should be taken to minimize the negative effect of new development on the natural environment in the Round Hill planning area?

The existing natural environment is a valuable, sensitive and vulnerable resource. These environmental policies are intended to provide a basis for establishing sound development and conservation practices which will insure that any new development that occurs will be carried out in locations and ways that will preserve the inherent function of the ecosystem, prevent permanent damage to the system and prevent hazardous public health and safety conditions. In addition, the County will seek to preserve the quality and character of the existing visual environment of the Round Hill planning area.

B. Policies

1. Water Resources and Groundwater Management

The County will continue to implement and supplement existing policies and regulations which seek to protect property owners by maintaining watercourses in a stable state. Existing floodplain ordinances, designed to reduce disturbance of the stream bed profile to a minimum, will be maintained. Any changes to the floodplain will not be allowed to increase either the erosive velocity or height of floodwaters downstream or upstream on the altered property in order to protect the property rights of adjacent landowners. Also, because a number of residents in the Round Hill planning area will continue to rely on groundwater as a source of drinking water, the County will seek to protect both the quality and quantity of groundwater resources in the Round Hill area.

- a. The County will seek to preserve floodplains (as defined in the Loudoun County Floodplain Ordinance) in their natural state and will ensure that land development changes do not increase flooding off site.
- b. The County will encourage multiple use of the 100 year floodplain for timber and firewood production, wildlife habitat, passive recreation and trails to the extent that these activities maintain hydrologic and ecological balance.
- c. The County will encourage maintenance of perennial streams in a natural condition and will require that modifications of any dry drainage ways will be accomplished in an environmentally sensitive manner.
- d. Modifications to perennial streams will be discouraged. However, if such modifications prove necessary, the County will require restoration of the streambed and adjacent slopes to a comparable hydrological and ecological function.
- e. The County will discourage all but the minimum number of stream and floodplain crossings and will encourage the use of streams and floodplains as natural divisions between differing land uses.

- f. In order to control nonpoint source pollution, Best Management Practices (BMPs)* must be used in any new development, including during the construction phase of such development. The County will require the use of BMPs, to protect the water quality of nearby streams.
- g. The County will require the provision of appropriate stormwater catchment facilities as an integral part of any development proposal for the Round Hill planning area.
- h. The County will seek to protect the quality of surface and groundwater resources in the Round Hill planning area through the use of BMPs and the periodic monitoring of public and private water supplies.
- i. The County will seek to protect the quality and quantity of surface and groundwater supplies by identifying and maintaining major groundwater recharge zones and aquifers in a natural state in the Round Hill planning area.
- j. The County will not waive requirements for stormwater management facilities in the Round Hill planning area.

2. Steep Slopes and Ridgelines

The County will seek to preserve steep slopes and ridges in the Round Hill planning area in their natural state, in order to prevent erosion, minimize clearing and grading, to retain the visual quality and spatial definition of the area, to protect wildlife habitats, and to protect waterways, potential water supplies and the capabilities of the natural drainage system.

- a. Due to the extreme environmental sensitivity of the Blue Ridge, the County will monitor all activities to insure adherence to County ordinances, and protection of the resource.
- b. The County will encourage strict enforcement and application of the County's Mountainside Development Overlay District on all properties located in the District.
- c. The County will encourage the preservation of environmentally critical (> 25%) and environmentally sensitive (15 to 25%) slopes in their natural state in the Round Hill planning area.

* Practice that is determined by the State of Virginia to be the most effective, practicable means of preventing or reducing the amount of pollution generated by nonpoint sources to a level compatible with water quality goals. (Source: Best Management Practices Handbook, SWCB, 1979).

- d. The County will discourage development on the steep slopes and high ridges or knolls which encircle the Town of Round Hill. Any development that does occur in these areas should be sited, designed and constructed so as to minimize environmental and visual impacts.
- e. Clear cutting of forests and mining operations will be prohibited on steep slopes and in the Mountainside Overlay District in the planning area.

3. Vegetation and Wildlife Management Policies

"Trees and other vegetation: help stabilize the soil and prevent erosion; decrease stormwater run-off and maintain water quality through canopy interception and root zone absorption; aid in energy conservation and human comfort through the moderation of temperature extremes and provision of shade and windbreaks; provide buffers and screens that help to reduce noise and air pollution; filter pollutants from the air; assist in groundwater recharge; contribute to the reduction of flood magnitudes; provide important psychological, social, and aesthetic benefits in urban and suburban areas; function as integral components of the natural ecosystem and serve as a habitat for various animal and bird species which in turn assist in the control of insect populations; and tend to conserve and increase property values."*

- a. *" . . .It is the policy of the Loudoun County Board of Supervisors to preserve and protect the existing natural vegetation of the County to the maximum practical extent."***
- b. *"The Loudoun County Board of Supervisors shall implement this policy by amendment to existing and adoption of new ordinances and regulations and by incorporation of adequate vegetation analysis into all aspects of the County planning, zoning and land development process."***
- c. Existing vegetation should be a significant factor when developers assemble a rezoning, subdivision, special exception or site plan proposal for County review. Furthermore, the County will weigh the conformance of a proposal with the existing vegetation in decisions to approve or deny the proposal.
- d. Where existing vegetation is disturbed in development, indigenous or ecologically compatible species should be used in landscape restoration.
- e. Preservation of stream valleys, floodplains and utility easements which function as wildlife transportation corridors will be sought and encouraged by the County at the time of land rezoning, subdivision, special exception and site plan review and development.
- f. The County will encourage the preservation of open space between Round Hill and Purcellville and the establishment of a visual greenbelt buffer. This shall be accomplished through proffers, donations, clustering of development, or public acquisition.

* Loudoun County Vegetation Preservation Policy adopted May 4, 1981.

** Ibid.

4. Greenbelt Policies

The County will encourage the establishment of a circumferential buffer or "greenbelt" around the Town of Round Hill and its Urban Growth Area. The greenbelt is intended to provide a visual and/or physical separation between developed areas and the rural countryside. The greenbelt will be approximately 1000' in width and will consist of open space (such as pasture, woodland, stream valleys, hedgerows) which preserves the historic agricultural and open space heritage of the Round Hill area. The greenbelt will be the County's priority location for clustered development, and for the purchase and/or donation of open space easements. Recreational uses may be permitted in the greenbelt area as long as such uses maintain the traditional rural character of the area. The County recognizes that a greenbelt may range from a dense visual buffer to a series of significant open vistas. Therefore, the implementation of the greenbelt policy on a site specific basis will take into consideration the following criteria:

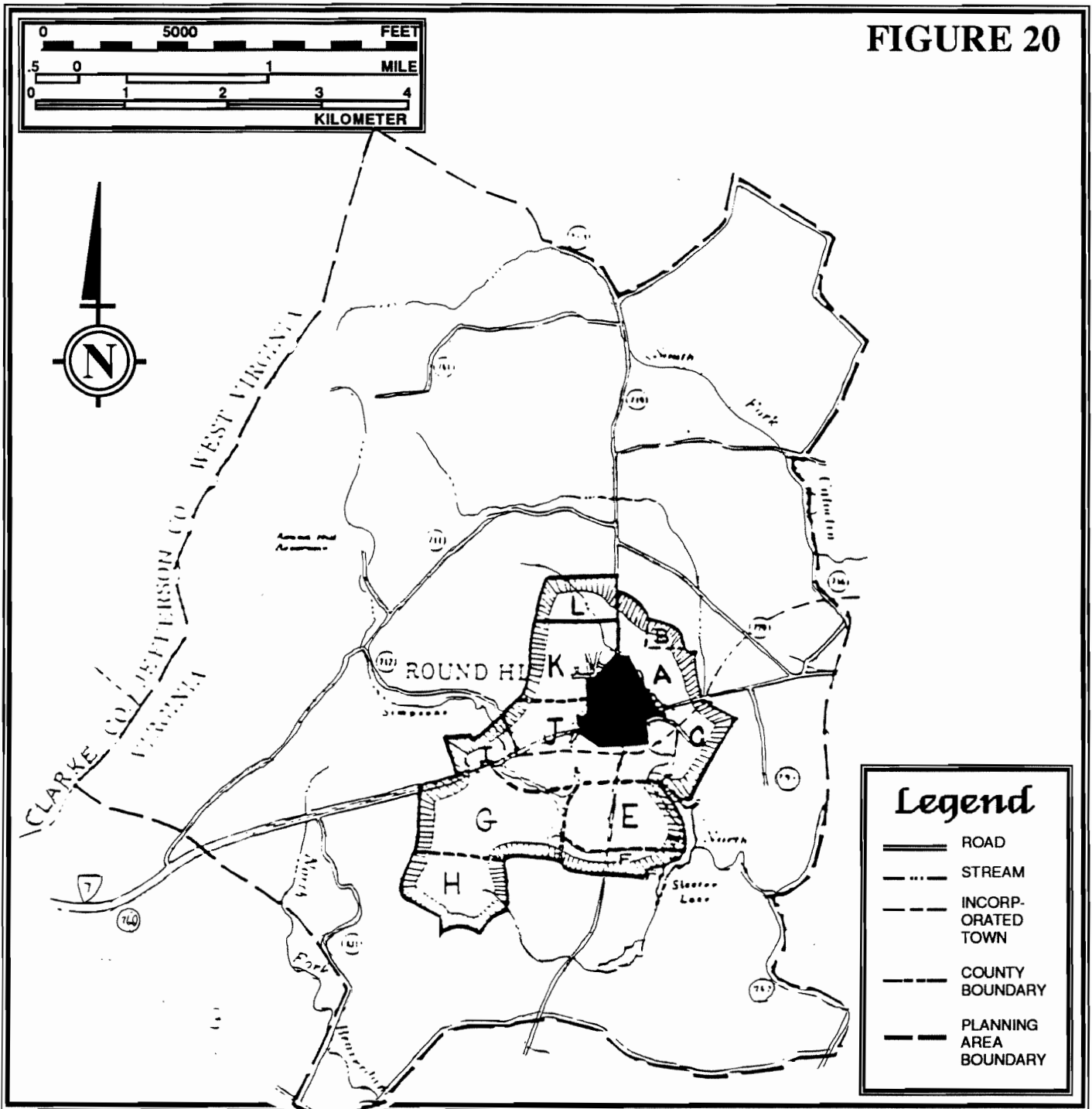
- a. General conformation with the Preferred Greenbelt Area, Figure 20, page 54.
- b. Effectiveness of the property in defining an edge between developed area and the rural countryside.
- c. Preservation of significant natural features such as woodlands, hilltops, steep slopes, and stream valleys.
- d. Preservation of significant historic features not limited to buildings, but including traditional field boundaries (such as hedgerows, stone fences and gates) and scenic roadways.
- e. Preservation of significant scenic views and vistas, especially from scenic byways and from existing and proposed roads.
- f. Although the County will encourage the continuation of the Town grid and general development pattern into new developments, the County will encourage the establishment of a greenbelt, based on these criteria, which creates a "hard edge" between the newly developed area of the Town and Urban Growth Area and the rural countryside. Therefore, the County will encourage members of the development community to purchase or provide open space easements which contribute to the formation of a greenbelt.

IX. PUBLIC UTILITY POLICIES

A. Issue Statement and Policy Resolution

How should the County manage wastewater treatment, the extension of sewer lines and plan for the future sewer needs of the Round Hill planning area? How should the County provide for the planning area's present and future water needs?

FIGURE 20



Because the County has not established central sewer or water facilities in or even near the Round Hill planning area, those portions of the planning area designated for development which would require central facilities will depend on agreements made with the Town of Round Hill for the provision of such services. The County will consider the availability of central sewer or water service, and the capacity of the Town's water treatment and sewage treatment plants as a primary factor in any rezoning proposal. The County will support the improvement and expansion of the Town's sewer and water systems commensurate with the policies of this plan.

B. Policies

- a. The Town of Round Hill should continue to own and operate its own sewage and water treatment facilities.
- b. Sewer and water lines will not be extended beyond the Urban Growth Area as designated in this plan.
- c. The County will discourage the expansion of the Town's sewer and/or water treatment capacity in excess of 400,000 gallons per day (gdp) within the next ten years, and the ultimate design capacity of these systems should not exceed 500,000 gpd. Any future expansion of either of these systems above 400,000 gpd will require a review of, and amendment to, the Round Hill Area Management Plan subject to mutual agreement by the Town and County.
- d. Improvements to the Town's water and sewer systems should be planned, designed, financed and coordinated so as to ensure that the capacities of these facilities will be compatible and will work together at adequate levels.
- e. The County will not fund the extension of sewer or water lines to serve private development in the Round Hill planning area. Line extensions will be the responsibility of the developer.
- f. The County will grant Commission permits for the extension of Town sewer and/or water service into the surrounding Urban Growth Area if the following criteria are met:
 - i. The area to be served is part of the designated future Urban Growth Area as shown in the Round Hill Area Management Plan;
 - ii. The cost of extending service lines, funding for any capacity expansion, and operation and maintenance are all provided by the Town and/or applicant;
 - iii. The Town and applicant enter into a joint annexation petition to incorporate into the Town corporate limits the area to be served;
 - iv. The land uses and intensities for new developments proposed within the Urban Growth Area conform to the policies set forth in the RHAMP.
- g. The County will rely on the Town of Round Hill as the sole provider of central sewer and water service in the planning area within the timeframe of this Plan unless another

provider is mutually agreed upon by the Town and the County or if the Town becomes part of a regional water or sewer system.

- h. The existing water system of the Town of Round Hill shall be improved so as to meet the minimum quality and quantity standards for the existing population of the Town in accordance with State standards.
- i. The County will pursue the acquisition of Sleeter's Lake as a water supply source and will work closely with the Town of Round Hill to develop an alternative water supply system for the Round Hill area. Cooperation with neighboring Towns should be encouraged, if such cooperation can be shown to be fiscally and environmentally sound, and compatible with the growth management goals of this Plan and the County's overall Comprehensive Plan.
- j. The County should encourage a regional water supply system for the County's western towns. Such a system should be owned, operated and maintained by the LCSA. However, the LCSA should act only to supply raw rather than treated water to the towns. Water treatment and sales to retail water users should be carried out by individual towns.
- n. The Loudoun County Sanitation Authority should be available to provide assistance to the Town, by helping to carry-out feasibility studies of the various water supply options which are available to the Town, and by considering, if the Town so requests, to help fund, construct, own, operate and maintain a new or improved water system.
- o. The final plan for a new water system in terms of supply source and service area, should be guided by the following factors:
 - i. Capital, operating and maintenance costs and their projected impact on existing and future users;
 - ii. Land use impacts caused by the systems and the relationship that those impacts have with the goals and policies of this Plan. Any system improvements should support and reinforce the goals of this Plan;
 - iii. Environmental impacts and the quality and dependability of the supply.

X. HISTORIC RESOURCES POLICIES

A. Issue Statement and Policy Resolution

What efforts should be undertaken to conserve the area's historic resources as new development occurs?

The Round Hill planning area is rich in historic sites and structures, with architectural resources which represent all periods of the County's non-native settlement from the mid 18th century to the present. In addition to these physical reminders of the past, the residents of the Round Hill planning area retain a respect for the community's rural culture and heritage. Therefore, the County will encourage the preservation of the physical and cultural links to the traditions which have shaped the Round Hill planning area.

B. Policies

1. The County will encourage the preservation of those resources which contribute to the knowledge, awareness, identity or direct experience and use to the citizens of the Round Hill area. In general, clusters or groups of sites which form a neighborhood or identifiable area or district such as the Village of Woodgrove, are more important than isolated or scattered sites. In rural areas such as the Round Hill area, however, the very aspect of dispersion is in itself a great value in that it reflects the nature and character of past local culture.
2. The County will encourage the preservation of those resources which are vulnerable to an immediate threat of destruction or deterioration.
3. The County will encourage the preservation of those resources which contribute to the scenic and environmental quality and character of the area.
4. The County will encourage the establishment of historic districts in the planning area, particularly within the Town of Round Hill.
5. The county shall encourage the use of traditional design and site planning characteristics in new development, such as human scale buildings and narrow streets in order to achieve harmony between new and existing development.
6. The County will encourage the preservation of unpaved roads outside the Urban Growth Area and the preservation of stone fences and trees that border roads and fields, since these are an integral part of the agricultural/rural heritage of the area.
7. Individuals, organizations, groups and members of the development community will be encouraged by the County to identify, research and preserve historic sites, structures or groups of historic structures which contribute to the local culture and archaeological past of the County and the Round Hill area. The County will assist in such efforts by providing the use of its historical files and liaison assistance commensurate with the County's resources and ability to provide such aid.
8. Protection of historic sites, structures and groups of structures will be sought and encouraged by the County at the time of land rezoning, subdivision, special exception and site plan review and development.
9. The County will analyze new development proposals located in and around historic sites, structures and groups of historic structures at the time of rezoning and development review to identify any negative on or off-site impacts and will encourage the abatement and/or elimination of such undesirable impacts.
10. The County will encourage the preservation and adaptation of historic structures and groups of structures in the planning area for a variety of uses compatible with new development. As part of a larger rezoning or as permitted under existing zoning, the County may consider the re-use of historic structures for uses such as community centers, conference centers, museums, educational facilities and visitors centers.

XI. INTERJURISDICTIONAL POLICIES

A. Issue Statement and Policy Resolution

What efforts should be undertaken to coordinate the actions of the Town and the County as growth occurs in the Round Hill planning area?

The Town of Round Hill is the historic and cultural focal point of the Round Hill planning area. Additionally, it is the primary provider of central utilities and public facilities in the planning area. It is important, therefore, for all of these reasons to 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.

B. Policies

1. The County and the Town of Round Hill will encourage the regular and orderly urban growth of the Town consistent with the policies proposed in this Area Management Plan.
2. The Town and County shall jointly review any development proposal for land within the Urban Growth Area regardless of whether or not Town sewer and water service would be necessary. Guidelines for this review process shall be set out in the annexation agreement between the Town and the County.
3. The County and Town will encourage coordinated transportation improvements which will benefit both jurisdictions.

IMPLEMENTATION

**ROUND HILL AREA MANAGEMENT PLAN
LOUDOUN COUNTY, VIRGINIA**

CHAPTER IV

IMPLEMENTATION RECOMMENDATIONS

The following recommendations are intended to facilitate a smooth transition of this Plan's goals and policies into action by coordinating County comprehensive planning efforts with regulations which guide land use and with fiscal programs which guide public facility and service expenditures. Although they are intended primarily to implement the policies which are proposed for adoption for the Round Hill planning area, these recommendations are equally important for improving and managing development countywide. The County encourages development of any additional or alternative implementation strategies by the public or private sector as long as they fulfill the basic purpose and intent of the Plan's goals and policies.

A. Development of Additional Ordinances and Standards

1. Agricultural

The County should establish additional and substantial land use management techniques which will promote the continuation and preservation of farms and farmland in the planning area.

2. Environmental

- a. The County should develop ordinances, such as those enabling the County to purchase or lease development rights and use the ordinances to preserve the natural environment.
- b. The County should develop standards for controlling the amount and type of farm related, nonpoint source pollution, particularly pesticide and nutrient run-off.
- c. The County should carry out a study of development potential and limitations on the Blue Ridge, and revise the Zoning Ordinance so as to ensure that environmental and aesthetic integrity will be maintained.

3. Traditional Urban Design

- a. The County should study alternatives for amending the County Zoning Ordinance to encourage and facilitate traditional town design.
- b. The County should adopt a new Zoning district or districts to permit the development of pedestrian-oriented villages and small towns which are based on the traditional and historic settlement patterns prevalent in western Loudoun County.

4. Greenbelt Overlay Zoning District

- a. The County should adopt a Greenbelt Overlay Zoning District which would permit small density bonuses through the subdivision process in exchange for the establishment of a greenbelt or "hard edge" in areas where the County determines greenbelts are appropriate and desirable.
- b. The Greenbelt Overlay Zone would be a voluntary subdivision option available to properties within an Urban Limit Line as designated in the County's Comprehensive Plan.
- c. The purpose of a Greenbelt Overlay Zoning District would be to encourage clustered development served by central sewer and water for the purpose of establishing a greenbelt or "hard edge" of permanent open space in areas the County deems a greenbelt is appropriate and desirable.

B. Recommended Fire and Rescue Proffers

The County will encourage donations to the County's Volunteer Fire and Rescue Department.

1. The Homeowners Associations of subdivisions located in the Urban Growth Area will be responsible for \$60 per year (in 1987 dollars) per dwelling unit in payment to the local volunteer Fire and Rescue squad as long as fire and rescue services remain volunteer.
2. Commercial development will be expected to pay 10 cents per square foot (in 1987 dollars) to the local volunteer Fire and Rescue squad as long as fire and rescue services remain volunteer.

C. Recommendations for the Six-Year Road Improvement Plan

The County shall encourage VDOT to include in its Six-Year Road Improvement Plan the following safety improvements:

1. Intersections of Route 713 and 719: Improve sight distance on route 719; may require some realignment and/or grading.
2. Improve the bridge on Route 719, south of Route 7.

D. Recommended Zoning Map Amendment

The County should rezone land outside of the designated Urban Growth Area which is zoned for higher density development (one or more residences per acre, commercial or industrial) to an A-3 density or lower, so as to be more compatible with the existing and planned low-intensity agricultural, recreational and institutional uses in those areas.

E. Recommendations for an Annexation Agreement

The County and the Town of Round Hill should explore alternatives for entering into an annexation agreement to facilitate the annexation of properties in the Urban Growth Area which are receiving Town sewer and water services. The agreement might include language based on the following recommendations:

1. It should be the intent of the County and of the Town of Round Hill that any property located within the Urban Growth Area (as defined in the policies of this Plan) which is presently or would be served by Town sewer and/or water in accordance with the utility policies included in this Plan, should, in the future, be annexed by the Town of Round Hill.
2. The Town and the County should only honor requests for the extension of sewer and/or water services outside the Town's corporate limits, within the designated Urban Growth Area, provided that the beneficiaries of such service prepare written acknowledgement of the right of the Town Council to annex the subject properties. And, if the Town should desire, this written acknowledgement shall include the beneficiaries' written agreement to join with the Town in a joint annexation petition.
3. Parcels located within the designated Urban Growth Area and contiguous to the corporate boundaries of the Town of Round Hill which have agreed to annexation in exchange for Town sewer and/or water service should be immediately annexed by the Town upon County approval of the rezoning and/or development proposal which requires water and/or sewer service.
4. Parcels located within the designated Urban Growth Area which have agreed to annexation in exchange for Town sewer and/or water but which are not contiguous to the corporate boundaries of the Town of Round Hill should enter into an agreement with the Town as follows: that annexation of these parcels should take place at such time as the subject parcels become contiguous with the corporate limits of the Town or five years from the date of the County approval of the rezoning and/or land development proposal which requires Town water and/or sewer service, whichever comes first. In the latter case, where parcels receiving central sewer and water remain noncontiguous to the corporate limits of the Town, any parcels lying between the corporate limits of the Town and the noncontiguous parcel which is receiving Town sewer and water should be annexed at the end of the five year period. However, these intervening parcels should not be required to hook into the Town sewer and/or water service unless desired by the property owner or necessary in order to maintain public health standards.
5. At such time as the County approves the rezoning and/or development proposal of a property in the Urban Growth Area which would require Town sewer and/or water service, such approval should constitute the County's approval of such annexation. At the time of such approval, the County should also provide the Town with written consent of annexation.

**ROUND HILL AREA MANAGEMENT PLAN
AMENDMENTS**

CASE #	PROJECT NAME	DATE ADOPTED
CPAM 1997-0004	Round Hill Community Facilities	November 19, 1997
CPAM 2001-0001	Round Hill JLMA Adjustment and Sewage Treatment Plant Expansion	March 4, 2002

CPAM 1997-0004
Round Hill Community Facilities

Adopted November 19, 1997

CPAM 1997-0004, ROUND HILL COMMUNITY FACILITIES

BOS Adoption November 19, 1997

Round Hill Area Management Plan, Chapter III, Growth Management Policies, page 36. (Added text is underlined)

B. Policies

1. The Round Hill area is expected to experience some growth pressure and may absorb a limited amount of the County's new residential development as it has in the past. In order to take some development pressure off the surrounding agricultural lands and to carry out the policies of the RMP and the RLMP, this limited growth should occur within the Urban Limit Line(ULL). The ULL defines the edge of and encloses the Urban Growth Area beyond which central facilities will not be extended during the timeframe of the Plan, except to serve County and Town owned and operated public facilities adjacent to the Urban Growth Area. Water and sewer availability will be determined by the Town prior to the extension of facilities. (RAMP, page 257)

4. Sewer and water lines should not be extended beyond the Urban Limit Line except to serve County and Town owned and operated public facilities adjacent to the Urban Growth Area. Water and sewer availability will be determined by the Town prior to the extension of facilities.

CPAM 1997-0004, ROUND HILL COMMUNITY FACILITIES

BOS Adoption November 19, 1997

Round Hill Area Management Plan, Chapter III, Public Utility Policies, page 55.
(Added text is underlined)

B. Policies

- b. Sewer and water lines will not be extended beyond the Urban Growth Area as designated in this plan except to serve County and Town owned and operated public facilities adjacent to the Urban Growth Area. Water and sewer availability will be determined by the Town prior to the extension of facilities.
- f. The County will grant Commission permits for the extension of Town sewer and/or water service into the surrounding Urban Growth Area if the following criteria are met:
 - i. The area to be served is part of the designated future Urban Growth Area as shown in the Round Hill Area Management Plan or is a County or Town owned and operated public facility adjacent to the Urban Growth Area. Water and sewer availability will be determined by the Town prior to the extension of facilities.

CPAM 2001-0001
Round Hill JLMA Adjustment and Sewage
Treatment Plant Expansion

Adopted March 4, 2002

**CPAM 2001-0001: Round Hill JLMA Adjustment and Sewage
Treatment Plant Expansion**

BOS Adoption March 4, 2002






Round Hill Area Management Plan, Policy B (c) p. 55 is hereby amended as follows:

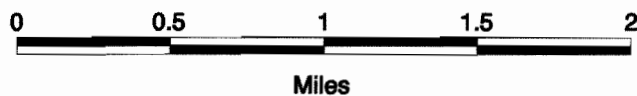
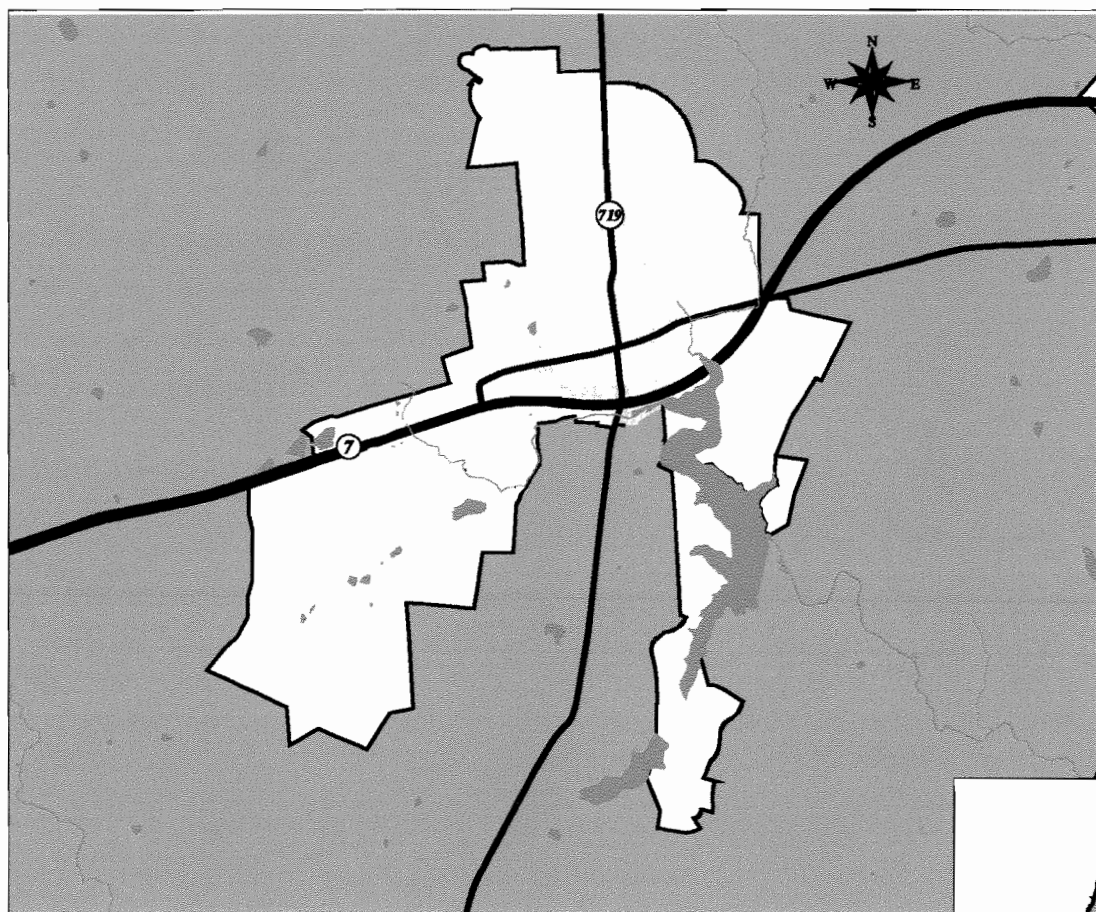
~~“The County will discourage the expansion of the Town’s sewer and/or water treatment capacity in excess of 400,000 gallons per day (gpd) within the next ten years, and The ultimate maximum design capacity of these systems the Town’s sewage treatment plant system should will not exceed 500,000 750,000 gpd. Any future expansion of either of these systems above 400,000 gpd will require a review of, and amendment to, the Round Hill Area Management Plan subject to mutual agreement by the Town and County.”~~

ie: “The maximum capacity of the Town’s sewage treatment plan system will not exceed 750,000 gpd.”

Round Hill & JLMA



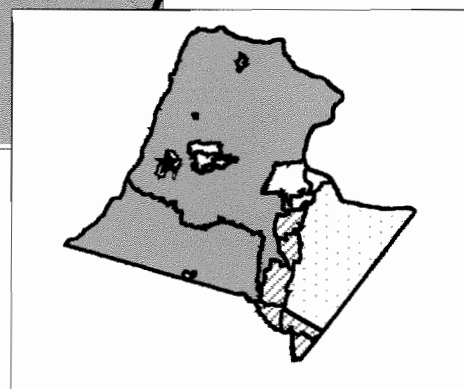
- Policy Areas**
-  **RURAL**
 -  **SUBURBAN**
 -  **TOWN/AIRPORT**
 -  **TRANSITION**
 -  **TOWN JLMA**



Notes:

This map was created for the Loudoun County Comprehensive Plan Review (CPRV 2000-0001). Data are subject to change.

Source: Loudoun County Planning Department



CPAM 1992-0010
Greenways and Trails Policies

Adopted September 21, 1994

GREENWAYS AND TRAILS POLICIES

ADOPTED SEPTEMBER 21, 1994

SECTION I: BACKGROUND

A. INTRODUCTION

Greenways are areas of open space, usually linear, which connect and protect various natural, recreational, and cultural resources. They often follow linear landscape features such as streams, ridges, or abandoned railroads. Greenways can be publicly or privately owned, and may be open or closed to visitors. They are not necessarily parks or public land. Parts of a greenway may be a scenic resource or an important wildlife habitat, owned and maintained by a private landowner, with no public access. Other parts may include public trails for hiking, bicycling, or horseback riding. Greenways that include trails provide linkages for people to natural and community resources. They enable citizens to travel without motor vehicles to schools, community centers and parks.

Greenways serve a variety of functions, including recreation, alternative transportation, wildlife habitat, water quality protection, flood hazard reduction, aquifer recharge, erosion prevention, property value enhancement, economic development and scenic beauty.

The Loudoun Greenways plan encourages pathway connections which would provide our own residents with alternative transportation corridors, independent of car ownership. It is a comprehensive plan which takes a "big picture" look at Loudoun's future development. It recognizes the need for Loudoun's existing communities to develop resource corridors which unify the County, creating an amenity for the benefit of business and residential communities as well as the tourist industry.

B. CONTEXT AND PURPOSE

Loudoun County and its county seat, the Town of Leesburg, border the Potomac River in northern Virginia approximately 35 miles northwest of Washington, D. C. The County as a whole offers a wealth of historic and natural features and a blend of urban amenities, rural landscapes, and small communities.

Proximity to Washington and the presence of a major international airport, Dulles, in the southeast part of the County stimulate strong growth trends. While development provides welcome economic opportunities, many citizens are concerned about the effects of growth and the potential for loss of local recreational opportunities and valuable natural, scenic and historic resources. Greenways and trails are one method of preserving some of these features unique to the County.

The purpose of this plan is to acknowledge a commitment to the establishment of a county-wide system of greenways and trails. This system should link people and resources, put open space within a short walk of people's homes and connect major regional and national trails. Greenways can protect natural resources and do not necessarily contain trails or have public access. Where

trails provide a link between home and work, an alternative to auto dependent transportation can be provided.

C. RELATIONSHIP TO OTHER COUNTY DOCUMENTS

Loudoun County's Comprehensive Plan consists of several related documents with the General Plan performing the function of an "umbrella" document which establishes county-wide goals and policies. Chapter 8 of the General Plan addresses implementation as a continuing process with future actions which should be undertaken to implement the Plan.

County-wide Recommendation #21 is the action of adopting CPAM 1992-0010, Greenways Plan, as an element of the General Plan. The Greenways Plan would also add one more building block toward implementing policy recommendations for Water Quality Buffers (#5), Scenic River Corridors and Potomac Shoreline Protection (#10), Protection of Endangered and Threatened Habitats (#23), and Rural Transportation Strategies for Bicycle Routes (#18).

In recognition of existing County policy and public testimony which encourage a viable agricultural community, the following goals and policies will apply only to the rapidly developing areas of the County described in the following area plans: Eastern Loudoun Area Management Plan, Dulles North Area Management Plan, Dulles South Area Management Plan, Cub Run Area Management Plan, Leesburg Area Management Plan, and the adopted plans for the Urban Growth Areas of the western towns.

D. COMMUNITY PLANNING PROCESS

The documentation for the greenways and trails system is contained in the 1993 Greenways and Trails Master Plan for Loudoun County and Leesburg, Virginia. This plan was developed by a citizen-government partnership, through an open public process. As a result of a Memorandum of Understanding signed by the County of Loudoun, the Town of Leesburg, the directors of the Leesburg and Loudoun County Parks and Recreation Departments, representatives of the National Park Service's Rivers, Trails and Conservation Assistance Program, and the Northern Virginia Regional Parks Authority, a citizens' advisory committee was formed in the fall of 1989. The group represented the interests of businesses, development, landowners, conservationists and recreationists. The Plan was developed over a two year period and was based on regular public input from public workshops, presentations and public meetings. Documentation of specific public outreach is contained on page 69 of the 1993 Greenways and Trails Master Plan for Leesburg and Loudoun County, Virginia.

SECTION II: COMMUNITY GOALS

A. MISSION STATEMENT

The purpose of a greenways and trails system is to preserve the County's essential natural and historic resources as the County passes from rural to suburban, to provide recreation for a growing population, and to provide alternative transportation corridors.

B. GOALS OF THE GREENWAYS AND TRAILS SYSTEM

- Link neighborhoods and communities including schools, shopping areas, community centers, parks and other public facilities
- Link towns in Loudoun County.
- Provide recreational opportunities and alternate transportation corridors for foot traffic, cyclists and horseback riders.
- Protect historic resources.
- Protect rivers, streams, and drainage basins.
- Protect ecologically critical and sensitive areas.
- Maintain and link wildlife habitats.
- Provide natural flood and erosion control to discourage channelization.
- Include scenic roads.

SECTION III: POLICIES

A. RESOURCES

A sound greenways and trails system depends on the identification of the County's significant natural, cultural, recreational and community resources. The Citizens' Committee dedicated the first year of its effort to identifying and mapping those resources, using a variety of existing data and the knowledge of local citizens. These resources contribute greatly to the distinctive character of the County. They can serve as the hubs and spokes of a greenways and trails network and can provide a basis for making decisions on where greenways should be located. Listed below are the county resources agreed to by the Committee as significant features of the County. These resources are contained in the Geographic Information System Map created by the citizens. (resources described on pages 14, 15, and 16 of the Greenways and Trails Master Plan for Leesburg and Loudoun County, Virginia.)

- State Scenic Rivers
- Perennial Streams
- Floodplains
- Ridges
- Natural Heritage Sites
- Existing and Planned Parks

- Existing and Planned Trails
- Historic Sites and Districts
- Historic Settlements
- Schools
- Community Centers
- Discontinued Roads
- Scenic Roads
- Incorporated Towns

POLICIES

1. The inventory of cultural, historic and natural resources should be maintained with the County GIS and should be used for reference in greenway and trail planning.
2. Greenways should be a mechanism to protect important or sensitive resources.

B. PUBLIC PARTICIPATION

The process of turning a plan for greenways into a reality will require a cooperative effort involving many people and organizations. While the total land area of any proposed greenways network is relatively small, its benefits will be widely felt and its many parts varied in terrain, ownership, and proposed use. The County will play an integral role in establishing the system although it is unlikely that a single entity would have the means to acquire or manage an extensive system. Therefore, it is recommended that a network of greenways and trails be owned and managed through a partnership effort, rather than by a single agency organization. The system could be established piece by piece by a number of different entities using a variety of public and private conservation methods. Public agencies, private organizations, businesses, civic groups, clubs and individuals should participate in the creation and management of the system. It is assumed that exact locations of greenways and trails will be determined by the communities of interest.

POLICIES

1. Inform and educate the public about the opportunities generated by the greenways and trails system.
2. Encourage public involvement in the planning and development of the greenways and trails system.

C. DEVELOPMENT STRATEGIES

Members of the community have expressed concern about the loss of open space and the changing character of the County resulting from increased development. Greenways are a way to retain some rural landscapes and incorporate open space within developments. Citizens also

expressed a desire for trails between adjacent developments to allow walking and/or biking to neighbors' houses or other parts of the community. The greenways concept is a mechanism to guide the development process to create useful areas of open space.

POLICIES

1. Incorporate greenways and trails plans into the land development process and land use decisions. Creation of greenways and trails should occur primarily in the developing areas of the County with initial effort focused on the rapidly developing areas of the eastern portion of the County and around the western towns.
2. Create options and incentives which will encourage landowner participation in the establishment of greenways and trails.
3. Coordinate the establishment of greenways and trails with landowners using a variety of conservation methods. Three categories of landowners should be encouraged to participate in the greenways and trails system:
 - The development community: proffers of greenways and trails should be encouraged and referrals administered by the Planning Department with input from impacted agencies and citizens as needed.
 - Private landowners: voluntary donations, conservation easements, bequests, leasebacks, remainder interest and other non-coercive methods should be facilitated to encourage participation by private landowners.
 - Public land: negotiations of right-of-ways through land already dedicated to public benefit including, but not limited to, County, State and Federally owned land, utility easements, and roads discontinued for public maintenance.
4. Parcels under consideration as greenways or trails must meet one or more of the following criteria
 - a. **Linkage:** The identified parcel will provide linkage between or to a significant natural, cultural or historic resource as defined on pages 14, 15, 16 of the Greenways and Trails Master Plan for Leesburg and Loudoun County and listed in Section III.A above.
 - b. **Resource Protection:** The parcel contains an identified natural resource or species of value.
 - c. **Recreation Enhancement:** The parcel will enhance recreational opportunities either by providing a connection to an existing park or recreational facility or providing in and of itself opportunities for hiking, biking or horseback riding.

- d. **Economic Enhancement:** The parcel provides increased access to local business and shopping areas including but not limited to bed and breakfasts and tourist sites.

D. TRANSPORTATION

Greenways and trails that are designed to link communities and commercial areas can encourage some people to travel without motor vehicles, thus reducing traffic congestion on roadways. Planning for alternative transportation and recreational opportunities for foot traffic, cyclists and horseback riders is an important public responsibility to provide for increased user safety on transportation corridors. A greenways master plan can be an important element of compliance with the Clean Air Act of 1991.

POLICIES

1. Multi-use trails should be encouraged within major road corridors as shown in Appendix G of the Greenways and Trails Master Plan for Leesburg and Loudoun County, Virginia. Portions of this trail system should be incorporated as an element of the regional COG Bicycle Plan.
2. Loudoun County review of applications for discontinued roads should encourage appropriate conversions to the greenways and trails system.
3. Loudoun County should pursue grant funding of greenway and trail projects which can be combined with other transportation goals and policies.

E. FUNDING, ADMINISTRATION AND MAINTENANCE

Financial and management issues are critical to both the initial establishment of greenways and their long-term vitality. Local government funds for greenways may be scarce and greenways frequently must compete for funds with other uses such as developed parks. The mechanisms used for protecting land or securing public access can be a major factor determining the cost of implementing greenways. Public land purchase, the most expensive technique, is only one of a variety of possible techniques. Others include land donations, purchases or donations of easements, landowner agreements and acquisition by nonprofit groups.

Maintenance is one need that is often overlooked; greenway interests may focus on the establishment of the greenway and neglect to consider long-term maintenance. Long-term greenway success will require careful planning for funding and maintenance. Administrative overhead might be reduced if the system were managed by a private organization focused only on the greenway system.

POLICIES

1. Require that established greenways and trails adequately provide for long-term funding, maintenance, and administration for the implementation of the greenways and trails system through public-private partnerships.
2. When possible the County would jointly hold easements to guarantee long-term protection of land.
3. Assure that right of eminent domain is not utilized to establish greenways and trails.

F. ECONOMIC DEVELOPMENT

The Greenways Master Plan recommends the creation of a comprehensive greenways and trails system primarily based on such natural landforms as valleys and ridges. Other elements are based on an assemblage of linear open spaces of various kinds to create a green infrastructure for the County. Like other forms of infrastructure necessary for development, greenways are part of a good business plan. These key elements of a community's memorable image are increasingly becoming today's marketing tools for economic development.

Few communities today can ignore the economic benefit of tourism. Loudoun's primary tourist attractions are its natural and historic resources. The greenways could include a foot path, a horse path, a bike path or none of the above, simply providing visual respite to the urban resident. The W&OD Regional Trail is an example of a greenway which attracts visitors, businesses and residents to Loudoun. One such business, the Cornerstone Bed and Breakfast near Paeonian Springs derives as much as 50 per cent of its clientele from cyclists who ride out from Washington and Maryland to tour the Loudoun area.

In order to attract a balanced variety of businesses, provide housing options with desirable amenities for all income levels, and assist government in managing the resources of Loudoun County, it is time to plan for a greenway system.

POLICIES

1. Loudoun County should incorporate greenways and trails in economic development planning and promotion.
2. Coordinate with an overall tourism plan for Loudoun County.

CPAM 1996-0003
Strategic Land Use Plan for
Telecommunication Facilities

Adopted November 6, 1996



Strategic Land Use Plan for Telecommunication Facilities

Adopted as part of
Loudoun County's
Comprehensive Plan
November 6, 1996

Adopted by:
The Loudoun County Board of Supervisors

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SECTION I: BACKGROUND

A. INTRODUCTION

There are currently more than forty commercial public telecommunication antenna sites in Loudoun County (see “Existing and Proposed Telecommunication Antennas” map available through the County). Changes in commercial public telecommunication demand and technology have caused a great demand for additional antenna mounting facilities, mostly in the form of lattice towers or monopoles. The increased demand for these facilities poses a number of important land use issues for Loudoun County including facilitating collocation of antennas, ensuring appropriate siting and design, and mitigating impacts of telecommunication facilities.

The policies outlined in this document were developed by the Transportation, Subdivision, and Site Plan Committee of the Loudoun County Planning Commission to balance the public demand for commercial public telecommunication service with the County’s desire to avoid proliferation of towers and monopoles. Guidance is provided for the location and design of commercial public telecommunication facilities only, not amateur operations. The intent of these policies is to provide the overall land use strategy for allowing commercial public telecommunication service in Loudoun County, while mitigating any negative impacts.

B. GOAL AND OBJECTIVES

Goal:

Loudoun County recognizes that modern, effective, and efficient telecommunications is an essential part of creating an attractive economic development environment and meeting the desires of its citizens for high quality service. The County seeks to encourage improvements in telecommunications services while mitigating the impacts on its residents, nearby land uses, scenic beauty, and rural heritage.

Objectives:

1. To identify a hierarchy of areas where future commercial public telecommunication facilities can be located, while minimizing the proliferation of towers and monopoles;
2. To require collocation of commercial public telecommunication facilities on existing structures and towers;
3. To attempt to ensure compatibility of telecommunication facilities with nearby land uses;
4. To establish siting and design criteria to mitigate negative impacts;

5. To establish commercial public telecommunication tower and monopole removal policies; and
6. To establish a process by which an applicant can demonstrate their compliance with these policies.
7. To stay abreast of changing technologies that may reduce the need for new towers and monopoles.

C. COMMUNITY PLANNING PROCESS

The proposed policies were developed initially by the Transportation, Subdivision, and Site Plan Committee of the Planning Commission over a three month period in the spring of 1996 that included two public input sessions. As part of their review, the Committee heard presentations from citizens, telecommunication providers, the FCC, Leesburg Airport, and the County's Fire and Rescue staff. The Committee then reviewed existing County policy and regulations and looked at the policy and regulations of several other jurisdictions.

On May 22, 1996, the Committee presented the recommended draft policies to the Planning Commission Committee of the Whole. The draft policies were then sent to referral agencies for review. The Planning Commission held a public hearing on the draft telecommunication policies on June 12, 1996 and made further amendments to the draft policies at their June 19 work session. The Board of Supervisors held a public hearing on these policies on September 4, 1996 and subsequently added two new policies and revised others. On November 6, 1996, the Board approved this comprehensive plan amendment establishing this document as part of the County's comprehensive plan.

D. RELATIONSHIP TO OTHER COUNTY DOCUMENTS

Loudoun County's Comprehensive Plan consists of the General Plan, several area management plans, strategic plans, and related documents. The General Plan provides the overall countywide goals and policies for managing growth and development while the area management plans and strategic plans outline more specific strategies for local planning areas or particular issues. These telecommunications policies are a strategic plan consisting of goals and policies for the siting and design of telecommunication facilities. As such, these telecommunication policies supersede Energy and Communication Policies 4,5, and 6 on page 83 and Energy and Communication policy 2 on page 156 in the General Plan and apply in all areas of the County.

SECTION II. TELECOMMUNICATION POLICIES

A. LOCATION POLICIES

The location policies establish a hierarchy of preferred locations for new commercial public telecommunication facilities. The County's first preference is to have new antennas collocate on existing tall structures, monopoles and towers in order to minimize the need for new towers and monopoles. When a telecommunication antenna cannot locate on an existing structure for technical or location reasons, the County then prefers that new towers or monopoles be located where they are most compatible with surrounding land uses.

The second level of preferred locations for new monopoles or towers is in industrial and employment areas, within overhead transmission line rights-of-way, and on public sites or volunteer fire and rescue company properties (see the "Public Facility Sites" and "Telecommunications By-Right Zoning" maps available through the County). The policies provide incentives, such as allowing monopoles as a by-right use, for applicants to locate in these preferred areas. In urban eastern Loudoun County, the policies encourage telecommunications antennas additionally on light poles within the VDOT or Dulles Greenway right-of-way, and potentially on towers on existing low-rise heavy industrial buildings.

In order to protect the scenic rural beauty of Loudoun County, commercial public telecommunications towers and monopoles in rural areas will be allowed only by special exception. Furthermore, the County will not allow new towers or monopoles to locate in County designated historic districts.

Countywide Location Policies

1. To minimize the need for new towers and monopoles, the County prefers that new commercial public telecommunication antennas be located on existing buildings, towers, monopoles, water tanks, overhead utility transmission line structures and other tall structures wherever possible. Commercial public telecommunication antennas should be permitted by-right on all existing towers, monopoles, and other tall structures subject to performance standards to mitigate visual impacts.
2. Where it is not feasible to locate on an existing structure, the County prefers that new towers or monopoles be located
 - a. In planned and zoned industrial and employment areas,

- b. Within overhead utility transmission line rights of way where structures greater than eighty (80) feet in height already exist, and
 - c. On public sites or volunteer fire or rescue company properties where such facilities mitigate adverse impacts on the character and use of the public or public safety site.
3. In order to encourage location in industrial and employment areas, commercial public telecommunication monopoles up to 199 feet in height should be a by-right use, subject to performance standards to mitigate visual impacts, in areas that are both planned and zoned for industrial and employment uses (such as the GB, PDGI, PDSA, PDOP, PDIP, PDRDP and MRHI zoning districts but not the employment areas within PDH districts) provided that the monopole is not located within 750 feet of a residentially zoned property.
4. In order to facilitate use of volunteer fire and/or rescue company sites, telecommunication monopoles should be permitted as a by right use up to 199 feet in height, subject to performance standards to mitigate visual impacts, on fire and/or rescue sites in rural and agricultural areas (specifically A3, A10, A25, all CR, and RC zoning districts). In addition, The County encourages use of other public sites where telecommunication uses should be permissible as an accessory use by special exception. Any Zoning Ordinance amendments should also consider adoption of visual impact performance standards to mitigate impacts on adjacent residential or other sensitive uses.
5. Except for areas where towers or monopoles are permitted by right, an applicant for a new commercial public telecommunication tower or monopole will demonstrate to the County that location on an existing tall structure is not feasible. An applicant will evaluate the feasibility of using existing or approved towers, monopoles, or other structures greater than 50 feet in height within a one mile radius of any proposed site in the Eastern Loudoun Urban Growth Area and within a two-mile radius elsewhere in the County. Technological, physical, and economic constraints may be considered in determining unfeasibility. Collocation may be determined to be unfeasible in the following situations:
- a. Planned equipment would exceed the structural capacity of existing and approved towers or monopoles, considering existing and planned use of those towers, and such towers or monopoles cannot be reinforced to accommodate planned or equivalent equipment at a reasonable cost;
 - b. Planned equipment will cause interference with other existing or planned equipment for that tower or monopole, and that the interference cannot be prevented at a reasonable cost;

- c. Existing or approved towers or monopoles do not have space on which planned equipment can be placed so as to provide adequate service; or
 - d. Existing or approved towers or monopoles will not provide adequate signal coverage.
6. The County encourages new towers and monopoles to locate in overhead utility transmission line rights of way where there are existing tall structures. The Zoning Ordinance should be amended to allow monopoles up to 199 feet in height by-right, subject to performance standards, within overhead utility transmission line rights of way where there are existing transmission support structures greater than eighty (80) feet in height.

Urban Location Policies

- 1. The County should revise the Zoning Ordinance to allow towers up to 40 feet in height on existing buildings in areas which are both planned and zoned for heavy industrial uses (such as MRHI and PDGI) subject to performance standards to mitigate visual impacts.
- 2. The County encourages the location of commercial public telecommunication antennas on light poles and other existing tall structures in the right of way of the Dulles Greenway and VDOT's arterial roads.

Rural Location Policies

The County recognizes the importance of maintaining the natural scenic beauty and historic character of the rural and historic areas. As such, monopoles and towers are prohibited within the County's Historic and Cultural Conservation Districts. As in urban areas, the County prefers locating new antennas on existing towers, monopoles or other tall structures. When existing structures cannot be used, new monopoles or towers should be sited within the right-of-way for overhead utility transmission lines where the visual impact of an additional tall structure would be minimal. Elsewhere, towers and monopoles should be located in rural areas only by Special Exception and subject to design criteria for mitigating visual impacts.

- 1. The County prefers that commercial public telecommunication antennas locate on existing tall structures where possible.
- 2. Except within overhead utility transmission line rights of way as specified in Countywide Location Policy six (6), commercial public telecommunication towers and monopoles will be permissible in agricultural-residential areas (such as the A-3, A-10, A-25, and CR zoning

districts) only by special exception and subject to performance standards to mitigate visual impacts.

3. Commercial public telecommunication towers and monopoles are prohibited within County designated historic districts.

B. DESIGN STANDARDS

This plan calls for design standards to address visual and land use impacts of commercial public telecommunication facilities. There are two main components of the design strategy. The first is to limit the need for new towers and monopoles by providing for collocation. The second is to mitigate visual impacts through appropriate setbacks, screening, and design. The policies will help minimize and mitigate impacts through appropriate siting and design and provide guidance for development of new Zoning Ordinance performance standards.

Tower and Monopole Design

1. Due to their reduced visual impacts, when technologically and physically feasible, monopoles are the preferred design.
2. Tower and monopole sites should be designed and constructed to the minimum height necessary to accommodate at least three providers on the tower or monopole and provide sufficient land area for additional equipment buildings unless doing so would:
 - a. Create an unnecessary visual impact on the surrounding area; or
 - b. No additional need is anticipated for any other potential user in this area; or
 - c. There is some valid economic, technological or physical justification as to why collocation is not possible.

Countywide Visual Impacts

1. The visual impact of commercial public telecommunication facilities should be mitigated so as to blend with the natural and built environment of the surrounding area.
2. The specific communication facility design issues that should be examined in looking at visual impact are: the setting, color, lighting, topography, materials and architecture. Towers and antennas should be neutral in color to blend with the background, unless specifically required by the FAA to be painted or lighted otherwise.

3. To mitigate the visual and noise impacts of new equipment buildings and accessory uses, these structures should blend in with the surrounding environment through the use of appropriate color, texture of materials, topography, scale of buildings, landscaping and visual screening.

Rural and Historic Areas

1. New commercial public telecommunication facilities sited in rural and historic areas should conform with the following design considerations:
 - a. Monopole or tower sites should be sited within areas of existing mature vegetation so that the maximum amount of the structure and associated buildings are screened;
 - b. Monopoles or tower sites shall not be located along ridge lines but down slope from the top of the ridge lines to protect views of the Catocin, Bull Run, and Hogback Mountains, the Short Hill, and the Blue Ridge;
 - c. Monopoles or towers proposed where mature vegetative buffering or topographical conditions will not contribute to screening shall demonstrate that there is no existing mature vegetated area nearby that could be used instead. In all cases, the County encourages camouflaging the facility to mitigate visual impacts;
 - d. Monopoles or towers should generally be sited toward the interior of a property rather than close to a property line unless a lesser visual impact would occur from locating it elsewhere. Visual impacts should be mitigated by measures onsite rather than relying on offsite conditions for mitigation.
2. When there is not a feasible location with existing mature vegetation then the preferred location for a new tower or monopole is close to existing tall structures.
3. Commercial public telecommunication towers or monopoles on the property of a structure or site that is listed on the National Register of Historic Places should show how the visual impact on views from or toward the structure will be mitigated. The applicant should provide visual imagery from several different perspectives to help determine the extent to which the facility could be designed to mitigate the visual impact on the historic structure or site.

4. Applicants proposing a telecommunication tower or monopole within one mile of a County designated Historic District or State Scenic Byway should provide both a visual impact analysis and justification why the tower or monopole could not be sited elsewhere.

Publicly Owned or Controlled Facilities and Volunteer Fire or Rescue Companies

1. Applicants for commercial public telecommunication towers or monopoles must demonstrate that there will not be any physical or technological interference with the existing or planned function of the public facility or volunteer fire or rescue company facility.
2. Required landscaping may be less stringent for public sites or volunteer fire or rescue company sites where the visual impact of the support building is otherwise mitigated or is consistent with the surrounding area.

By-Right Uses

1. Commercial public telecommunication monopoles in employment or industrial areas should locate toward the interior of a lot rather than along the common boundary with existing or planned residential areas and should mitigate visual impacts onsite rather than relying on offsite conditions for visual mitigation.
2. Within employment or industrial areas, commercial public telecommunication monopoles should be separated from residentially zoned property by a minimum of 750 feet. Along existing overhead utility transmission line rights of way, the 750 foot separation does not apply.
3. In some locations, such as in industrial areas, required landscaping may be less stringent where the visual impact of the support buildings is otherwise mitigated or consistent with the surrounding area.

Arterial Road Corridors

1. The County may consider allowing towers or monopoles in major and minor arterial road corridor setback areas if the tower can be sited within existing mature vegetation or the topographical conditions are such that the visual impact of locating within the setback is less than a nearby location that adheres to the setback.

C. SAFETY AND HEALTH POLICIES

This plan addresses two main issues related to safety and health. The first is the potential for conflict between new towers or monopoles and existing airports. The Metropolitan Washington Airports Authority (MWAA) and the Town of Leesburg have expressed concern with coordination between the commercial public telecommunication providers, the County, and the airport authorities. The Plan calls for a commercial public telecommunications provider to demonstrate to the County that they have contacted the appropriate airport authorities prior to submission of a land development application so that any potential airport issues can be addressed.

The second issue relates to the appropriate abandonment of a site no longer maintained for commercial public telecommunication use. The County has included a policy to require that a site no longer used for commercial public telecommunications be returned as nearly as possible to pre-existing site conditions.

Policies

1. Applicants for any commercial public telecommunications facility shall demonstrate that they have complied with applicable regulations of the FCC and the FAA. If a proposed telecommunications tower or monopole is higher than 200 feet or within (5) five miles of either Dulles or Leesburg Airports, the applicant will provide verification that he/she has notified the appropriate airport authority (Metropolitan Washington Airports Authority or the Town of Leesburg) and that the FAA has determined that the proposed facility is neither a hazard nor an obstruction to aviation.
2. An applicant or its successors shall remove all unused structures and facilities from a commercial public telecommunication site, including towers and monopoles, within 90 days of cessation of commercial public telecommunication use or the expiration of the lease, whichever occurs first, and the site should be restored as closely as possible to its original condition.

D. IMPLEMENTATION POLICIES

The implementation policies specify strategies for the County to execute this telecommunications plan. The policies give guidance to applicants proposing new commercial public telecommunication facilities as well as outline further actions the County intends to take to implement these policies.

1. The County should initiate a Zoning Ordinance amendment to develop regulations that comply with this plan. The Zoning Ordinance performance standards for commercial public telecommunication facilities should be revised to be in conformance with these policies.
2. The County should maintain maps of existing and proposed telecommunication facilities, public facility sites, and areas of by-right zoning for telecommunication monopoles for information purposes.
3. The Joint Annexation Committees for Purcellville and Round Hill should be encouraged to adopt the County's commercial public telecommunication policies for their Urban Growth Areas.
4. Require all applications for future monopoles and towers to :
 - a. Demonstrate that the location proposed has resulted from the systematic review of all options from the hierarchy of County location preferences and justify the option selected.
 - b. Demonstrate compliance with all design criteria. The applicant should provide a photo-image or other similar visual simulation to show the proposed tower or monopole in relation to its surroundings. The applicant should provide such visual imagery from several different perspectives to help determine the extent to which the facility could be designed to mitigate the visual impact on area residences and roads.
 - c. Address the terms and conditions under which collocation by other users would be acceptable.
5. Applicants for proposed new towers should notify in writing and meet with citizens in the vicinity of the proposed site at least three weeks prior to the Planning Commission public hearing.
6. Applicants for proposed new towers are encouraged to provide space on the tower for Loudoun County Fire and Rescue communication purposes.