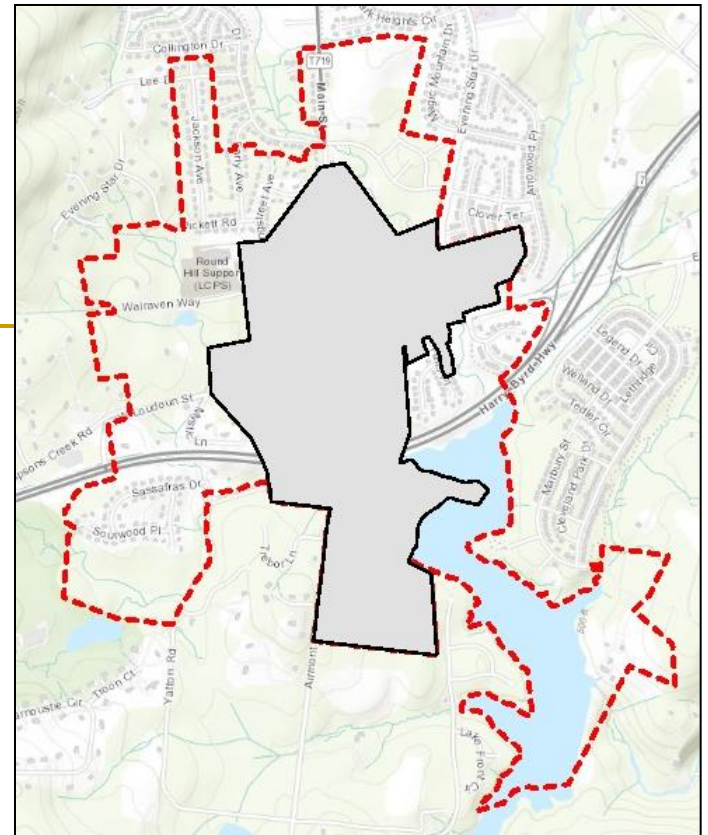


# Town of Round Hill Expansion Public Information Session #2

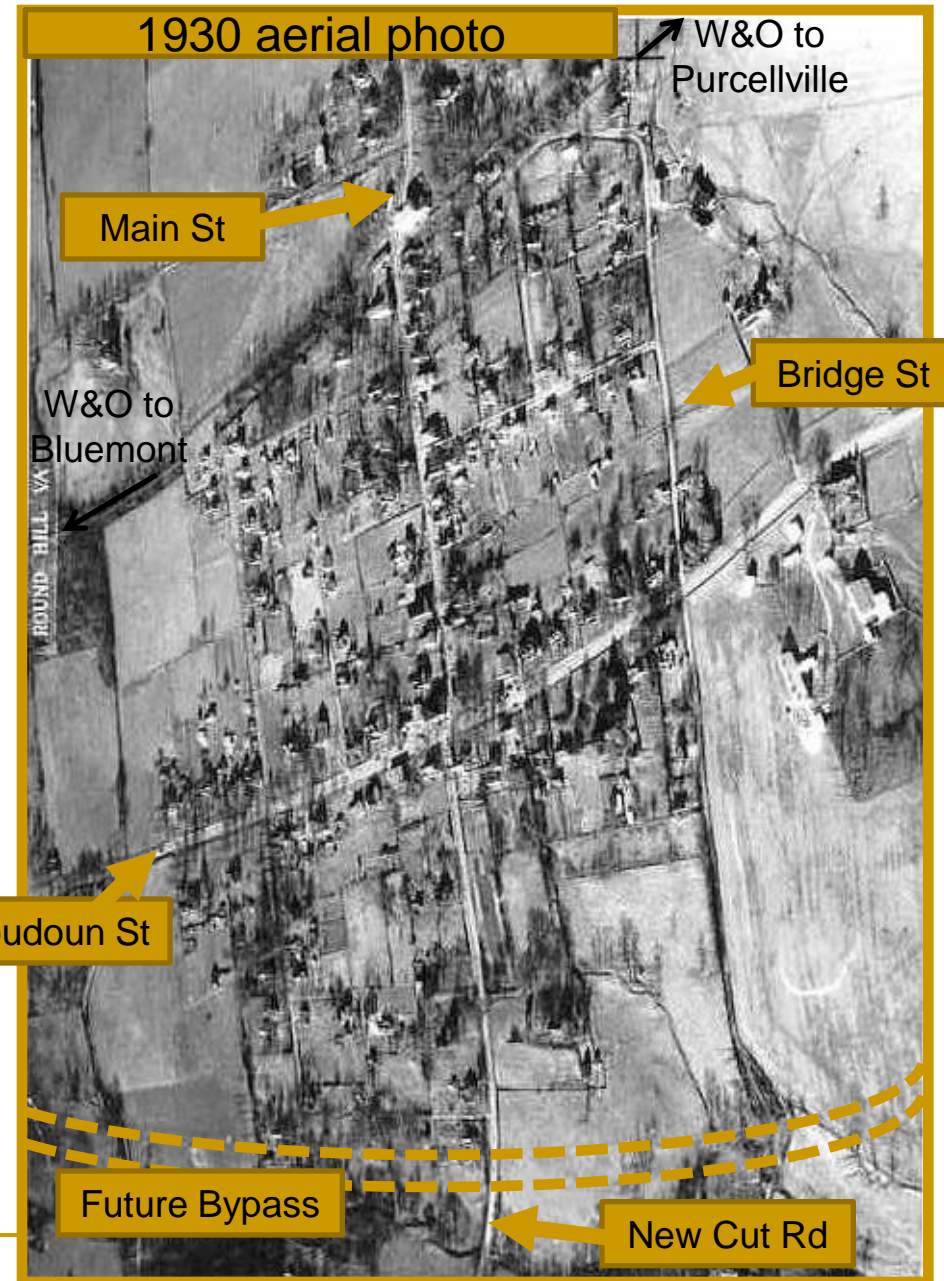
Scott Ramsey  
Mayor, Town of Round Hill

September 19, 2017



# Round Hill History

- 1900 – State charter granted
  - To establish streets, prevent disease and maintain public order
  - 1910 Census – 379 people
- 1915 – Water system
- 1919 – Electric street lights
- 1930 – Railroad closes
- 1961 – Hillwood Estates
- 1967 – Weekly trash pickup
- 1978 – Sewer system
- 1996 – Villages of Round Hill
- 1999 – Fallswood, Stoneleigh
- 2004 – Greenwood Commons, Mountain Valley, Lake Point
- 2005 – Only BLA ever adds Hayman Lane, future Lake Ridge Estates
- 2016 – Brentwood Springs
- 2017 – Town population 590  
Service area population 3,848




# Why Expand the Town?

- *“Increase the Town population”*
- *“Enlarge the pool of candidates for local offices, boards and commissions”*
  - ❑ Town is too small (236 households) to tackle all the needed projects in this area
  - ❑ Need a larger pool of people and ideas
- *“Improve contacts and connections within the Round Hill community”*
  - ❑ Round Hill is one community - expanding Town strengthens that community
- *“Increase the Town tax base”*
  - ❑ Tax income that currently flows to the County would now stay in the area
  - ❑ Larger property tax base allows lower rates AND more projects built
- *“Promote the achievement of Comprehensive Plan goals”*
  - ❑ Regional trail connections, sidewalk and stormwater upgrades, Community Center, new Fire Department, Sleeter Lake Park and many other projects
  - ❑ Town jurisdiction and resources are necessary

*“Quoted sections” from 2017-2037  
Town Comprehensive Plan*

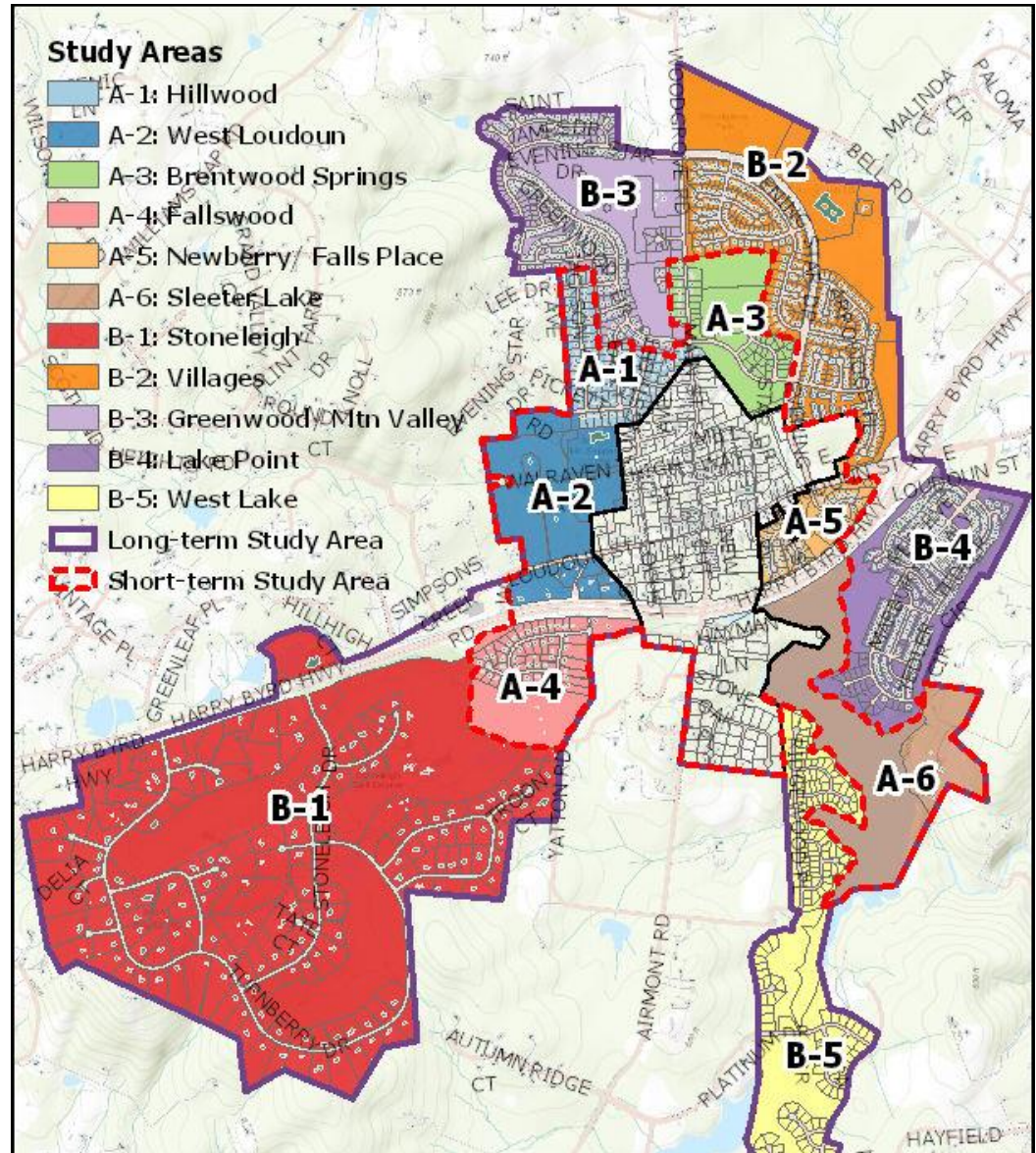
# Boundary Line Adjustment (BLA) Process

1. Release Preliminary Growth Area Study (July 6, 2017)
  2. Public engagement
  3. Town Council decides extent of BLA
  4. Update Growth Area Study
  5. County discussions and agreement
  6. Formal public notifications and hearings
  7. County Board of Supervisors and Town Council adoption; Court hearing
- 



# Study Areas

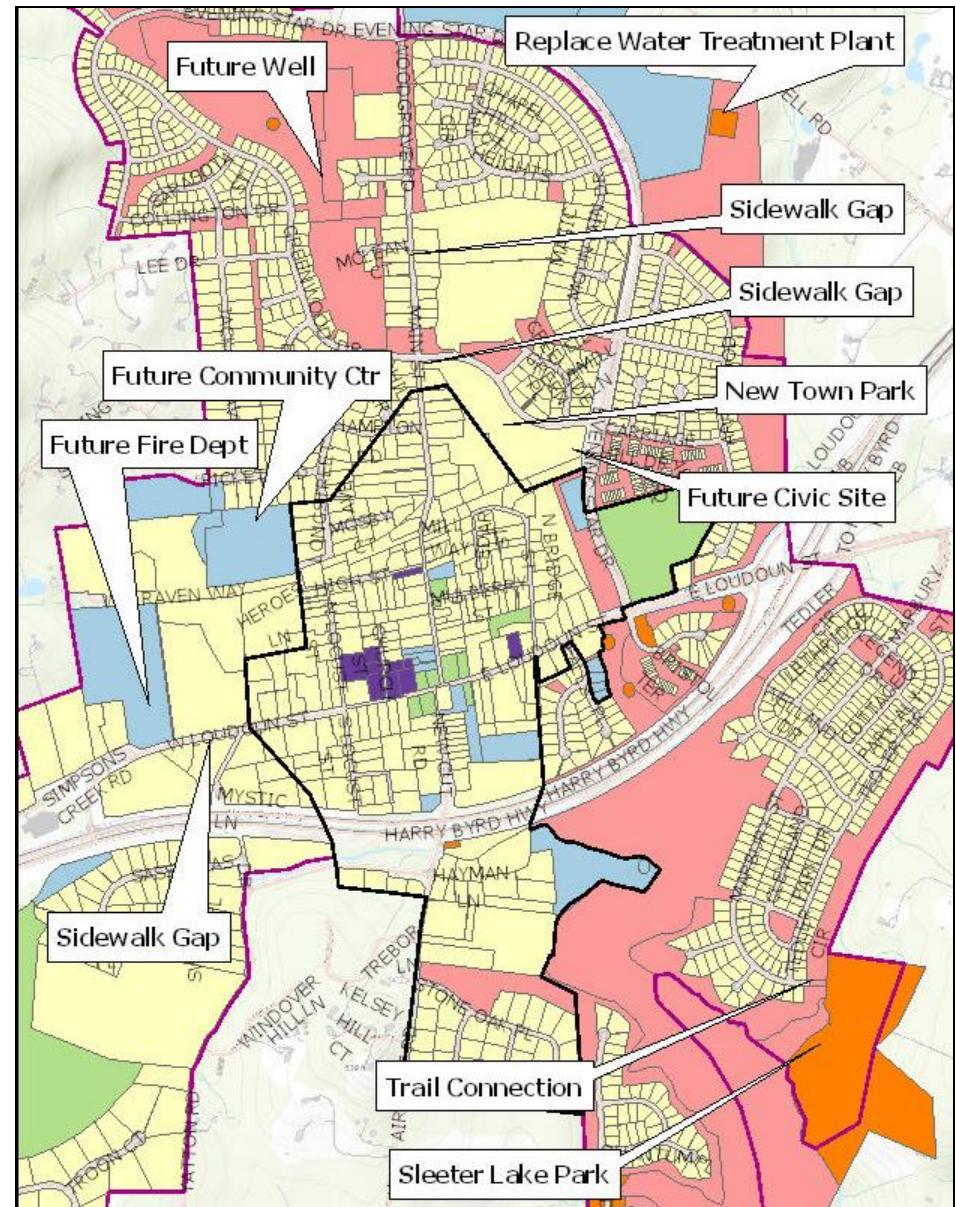
- Grouped for ease of discussion only
  - Final decision on specific parcels to include will be after public engagement
- A-1 through A-6 are in Short-Term Study Area (considered this round)
- B-1 through B-5 are in Long-Term Study Area (may be in future expansion rounds)





# Key Parcels

- Many important projects in greater Round Hill area would benefit from Town jurisdiction
  - ❑ Town Zoning
  - ❑ Grant funding
  - ❑ Use of Town funds
  - ❑ Eminent domain
  - ❑ Town ordinances



# Key Impacts to Incoming Households

- Town real estate and personal property taxes
  - In addition to county property taxes
  - Town provides Tax Relief for Elderly & Disabled as in the County
- In-town utility rates
  - Out-of-town rates are 1.5x in-town rates
- Free curbside garbage pick-up
- Town zoning ordinance
- Participation in Town governance
  - Voting
  - Serve as elected or appointed officials
  - Have a stronger influence over Town decisions and priorities

# Projecting Household Financial Impact

- Post-BLA tax and utility rates not yet determined
  - Depends on new Town population
  - 'Scenarios' used for what-ifs in Preliminary Study
  - Town Council may decide rates differently than scenarios
  
- Every household has different circumstances
  - Property assessments (home and cars)
  - Utility usage (20% in short-term area are water-only, sewer-only or well/septic)
  
- Average BLA household, under one scenario
  - Pays \$626 in property taxes (real estate rate lowered from 0.18 to 0.148/\$100)
  - Saves \$651 in garbage and utility charges
  
- Average in-town household, under that scenario
  - Pays \$34 more in utility charges (utility rates increase 4%)
  - Saves \$126 in reduced property taxes



# Projecting Town Funds Financial Impact

- Under the scenario used on previous page...
  - Entire short-term area added to Town, 25% of new revenues used to lower tax rates
- Town General Fund nets \$108,000 per year
  - \$103,000 in new property taxes
  - \$81,000 in redirected taxes (e.g. taxes and fees formerly paid to County)
  - (\$76,000) in new service costs (garbage + other)
- Town Utility Fund unaffected (scenario assumes 4% rate increase)
- More Round Hill money stays in Round Hill
  - Incoming homes pay \$43,000 less for garbage pickup (after Town per-household cost)
  - \$81,000 in non-property taxes already paid by Round Hill residents stays here
    - State sales taxes, communications taxes, vehicle decal fees, business taxes

# Frequently Asked Questions (FAQ)

## ■ **Why not my neighborhood?**

The Town wants any expansion to be gradual. Going from 590 to 4,500 cannot be done in one step, so older and closer neighborhoods were prioritized. Town policy is still for eventual expansion to the entire service area.

## ■ **Won't this cause more subdivisions and growth?**

No. Over 95% of the service area is already subdivided, and the Town has no plans to expand the service area. Current growth was approved by the County.

## ■ **Does the Town have any debt?**

The Town has no debt in its General Fund and has healthy reserves. The Utility Fund has approximately \$6M in debt that is repaid by revenues from the system.

## ■ **Would this mean I am not part of the RHOA anymore?**

In-town RHOA residents would still belong to RHOA, still pay RHOA dues, and still be bound by the CCRs (covenants) in their deed. The Town and RHOA would need to coordinate to prevent any double-billing for overlapping garbage service.

# Frequently Asked Questions (FAQ)

## ■ **Will this change my zoning?**

The Town plans to adopt equivalents to any County zoning districts brought in so that there is no substantial change in zoning at time of transition. The Town would be able to approve future rezonings.

## ■ **Would homes on well or septic be required to connect?**

No. The Town could require connection, but by policy it allows wells and septic tanks that are safe to remain in use. No new wells or drain-fields are permitted. Homes in town would pay substantially reduced fees to connect.

## ■ **Won't this increase utility rates?**

It might. In the largest short-term scenario, utility rate revenue drops 4% at current rates. Rates would only be increased if recommended from a new rate study that took into account the faster growth than expected recently and a revised CIP plan.

## ■ **What about home occupations?**

Home occupations need a Town business license and pay business taxes in the jurisdiction (Town or County, not both) in which revenues are earned.

# Frequently Asked Questions (FAQ)

## ■ **Why Sleeter Lake?**

- Sleeter Lake will continue to be owned by RHOA regardless of Town boundary. The Lake, like all HOA property, is assessed at \$0 and pays no taxes. There is no financial benefit to the Town or change in public access to the Lake from changing the Town Boundary.
- The Town already has the right, from a proffer as part of the Villages rezoning (that approved the construction of Lakepoint, Villages, etc.) to open a park providing non-motorized boating access to the Lake. Sleeter Lake Park is currently under Phase I construction.
- The new Town park is currently out-of-town. Extending the Town boundary across the Lake to include the new park would allow the Town to develop that park under Town zoning and ordinances. It would also allow the Town to use ordinances at a future date to enforce nuisances and rules violations at the park and the Lake itself.
- The trails in Lake Point are already required to be open to the public, again because of a development proffer.



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# Frequently Asked Questions (FAQ)

## ■ **Doesn't the County have a say?**

Very much. The Town was asked by the County to determine which parcels it prefers before beginning County engagement. A BLA is a voluntary agreement between the Town and County, so if the County does not agree there is no boundary change.

## ■ **What if I say no? Can I remain out-of-town? Shouldn't out-of-town people get to vote on this?**

State law prohibits the Town (or County) from conducting a referendum on boundary adjustments. Town and County leaders both strongly consider public opinion before making any decision.

The Town boundary must be contiguous. For service planning and fairness reasons properties that are very similar would most likely be brought in or left out as a group. The Town does not expect (but would welcome) unanimous agreement by every landowner on a selected street, but it would consider the best interests and opinions of every resident on that street and the general area before deciding.

State law does allow, if one-third of landowners object, for those landowners to have standing in Circuit Court to oppose any Town and County agreement.

# Next Steps

<http://roundhillva.org/town-of-round-hill-expansion/>

- Continue to gather public feedback
  - 3<sup>rd</sup> public information session planned later this fall
  - Survey on Town website
  - Town Council meets 2x month and all meetings are open to the public
    - Public comment at the start of nearly every meeting
    - [mayor@roundhillva.org](mailto:mayor@roundhillva.org) – Mayor
    - [council@roundhillva.org](mailto:council@roundhillva.org) – entire Town Council (including Mayor)
    - [mhynes@roundhillva.org](mailto:mhynes@roundhillva.org) – Town Planner & Zoning Administrator
    - (540) 338-7878 Town Office
- Council will discuss the BLA during its October meetings
  - After more outreach and making internal decisions, the Town will begin discussions with County leaders and planners
- Formal public hearings are required before any boundary adjustment agreement can be approved by the Circuit Court

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# Supplemental Data

# Population Projections

	Resid/HOA	Residential Lots			Population (estimated)		
	Acres	Improved	Undevel.	Total	Current	Future	Total
RHOA (e.g. Villages)	474	997	169	1166	2493	423	2915
Stoneleigh	380	144	13	157	360	33	393
Brentwood Springs	44	6	89	95	15	223	238
Other JLMA	152	146	49	195	365	123	488
<b>Total JLMA</b>	<b>1050</b>	<b>1293</b>	<b>320</b>	<b>1613</b>	<b>3233</b>	<b>802</b>	<b>4035</b>
<b>Town</b>	<b>168</b>	<b>236</b>	<b>19</b>	<b>255</b>	<b>590</b>	<b>48</b>	<b>638</b>
<b>Round Hill Area</b>	<b>1218</b>	<b>1529</b>	<b>339</b>	<b>1868</b>	<b>3823</b>	<b>848</b>	<b>4671</b>

- Town population estimated at 590 (may grow to 638)
- JLMA population (w/o Town) estimated at 3,258 (may grow to 4,065)
- Town + Short-Term Area estimated at 1,133 (may grow to 1,525)
  - Town would not take over local streets until 3,500 population



# Study Area Summary

	Hillwood	West Loudoun	Brentwood Springs	Fallswood	Newberry/Falls Place	Sleeter Lake	Stoneleigh	Villages	Greenwood/Mtn Valley	Lake Point	West Lake	Joint Land Mgmt Area	Town	Round Hill Service Area
	A-1	A-2	A-3	A-4	A-5	A-6	B-1	B-2	B-3	B-4	B-5	JLMA	T	TOTAL
<b>Study Area Summary</b>														
Parcels	83	22	52	47	77	4	164	391	279	310	173	1602	320	1922
Current Households	79	8	18	45	67	0	144	370	259	303	0	1293	236	1529
<b>Current Population</b>	<b>198</b>	<b>20</b>	<b>45</b>	<b>113</b>	<b>168</b>	<b>0</b>	<b>360</b>	<b>925</b>	<b>648</b>	<b>758</b>	<b>0</b>	<b>3233</b>	<b>590</b>	<b>3823</b>
Future Households	0	39	89	10	0	0	13	1	4	0	164	320	19	339
<b>Potential Population</b>	<b>198</b>	<b>118</b>	<b>268</b>	<b>138</b>	<b>168</b>	<b>0</b>	<b>393</b>	<b>928</b>	<b>658</b>	<b>758</b>	<b>410</b>	<b>4033</b>	<b>638</b>	<b>4671</b>
<b>Parcel Breakdown</b>														
Parcel Acreage	37	77	50	65	25	130	569	172	120	84	129	1458	205	1663
Avg Parcel Size	0.45	3.50	0.96	1.38	0.33	32.52	3.47	0.44	0.43	0.27	0.74	0.91	0.64	0.87
Unimproved Parcels	1	8	31	2	9	3	16	19	20	7	172	288	52	340
Water-Only Parcels	29	0	5	0	0	0	30	0	0	0	0	64	7	71
Sewer-Only Parcels	7	4	1	0	0	1	1	0	0	0	0	14	4	18
Water+Sewer Parcels	46	5	15	45	67	0	104	372	258	303	1	1216	254	1470
Well/Septic Parcels	0	5	0	0	1	0	13	0	1	0	0	20	3	23
Split Parcels	11	8	5	0	1	2	0	0	0	0	0	27	0	27

- 27 split parcels are partly in-town and partly out-of-town
- Population is estimated at 2.5 persons per improved residential lot