

TOWN OF ROUND HILL

**PRELIMINARY
GROWTH AREA STUDY**

**Report of the
Round Hill Land Use Committee**

July 6, 2017

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1. Background

The Town of Round Hill was founded in 1900 and has approximately 236 households with a population of 590. The Town has a large developed utility service area outside of town mostly coincident with the Loudoun County Joint Land Management Area (JLMA) (see Figure at right). The Town serves water and wastewater to 1535 households and businesses (est. population 3853). Only 16% of utility customers are in-town, and 84% are out-of-town in the JLMA.

The County Revised General Plan and the Town Comprehensive Plan both anticipate eventual Town expansion to the full extent of the service area. Town boundaries were last expanded January 1, 2005 by a Boundary Line Adjustment (BLA) which incorporated the Eastern Commercial District and extended the town south of the Rt. 7 bypass to facilitate required extensions of utility service.

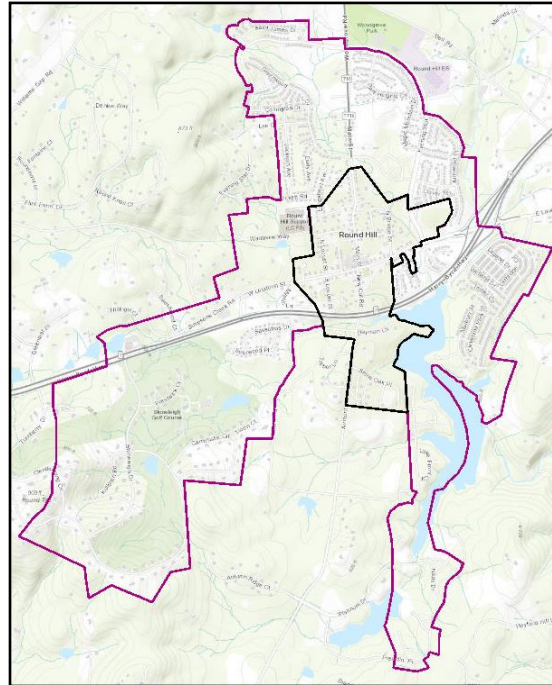


Figure 1. Round Hill and JLMA

2. Study Objective

The purpose of this Study is to provide preliminary background data and analysis to inform the Town Council and the general public about any impacts from Town expansion into the JLMA. It is intended to be general and to support outreach by the Town Council to gauge public opinion from the current Town residents and from residents of the Study Areas identified.

After the Town Council has determined a course of action and policy objectives, this report can be updated.

3. 2017-2037 Town Comprehensive Plan

The Town vision and objectives for the Greater Round Hill Area, including future expansion within the JLMA, were recently updated in the 2017-2037 Round Hill Comprehensive Plan. From Chapter 12 of the Plan:

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

a. Objective: Investigate a near-term expansion of Town boundaries in order to: increase the town population, enlarge the pool of candidates for local offices, boards and commissions, improve contacts and connections within the Round Hill community, increase the town tax base, and promote the achievement of Comprehensive Plan goals.

b. Objective: Prioritize town expansions that may benefit the incoming parcels.

c. Objective: Expansion should be done gradually in order to reduce adverse impacts to Town services.

Under the Plan, the Urban Growth Line (future limits of the Town), the JLMA Policy Area (set by County), and the Utility Service Area are all the same line. The Plan envisions a gradual process of strategic Town growth within a fixed service area. The rationale for this, also from Chapter 12 of the Plan:

According to the 2014 Round Hill Community Survey, both groups of residents wanted to be a part of a small town far from the hustle and bustle of eastern Loudoun County and beyond. There are several reasons supporting bringing the existing neighborhoods within the JLMA into town limits:

a. First, much of the current and future community facilities, pedestrian trails, and stormwater management retrofit projects benefit both in-town and out-of-town residents. However, only in-town residents can contribute to the General Fund which provides funding for non-utility projects. More residents could mean a stronger General Fund to help complete many capital improvement projects that could benefit all residents, in-town and out-of-town.

b. Second, the inclusion of a new group of residents would mean a new pool of candidates to join the local Town Council, Boards and Commissions.

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

4. Loudoun County Revised General Plan

Loudoun County's General Plan policies regarding the Town of Round Hill and expansion have not been updated since 2004 (during the time of the last Town expansion). Loudoun County is currently engaged in a comprehensive update to the General Plan. Current policies regarding Town expansions are in Chapter 11 (Implementation) including the following:

- 1. It should be the intent of the County and of the Town that any property located within the Joint Land Management 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.*

(portions skipped)

- 6. All Towns may proceed with annexations or with corporate boundary line adjustments irrespective of whether the Town has a Joint Land Management Area. In cases where there is a need to make a minor adjustment to a corporate boundary, the Town and the County may process a corporate boundary line adjustment pursuant to the State Code provisions. For incorporation of property which is more expansive in size or which will have broader jurisdictional and land use implications for the Town as well as the County, an annexation proceeding is appropriate. The State Code provisions apply to annexations and the County will work with each Town on an annexation pursuant to state requirements.*

5. Future Town and County Projects in JLMA

The figure below illustrates a number of future utility, civic and sidewalk/trail projects that either the Town or the County have identified within the existing JLMA.

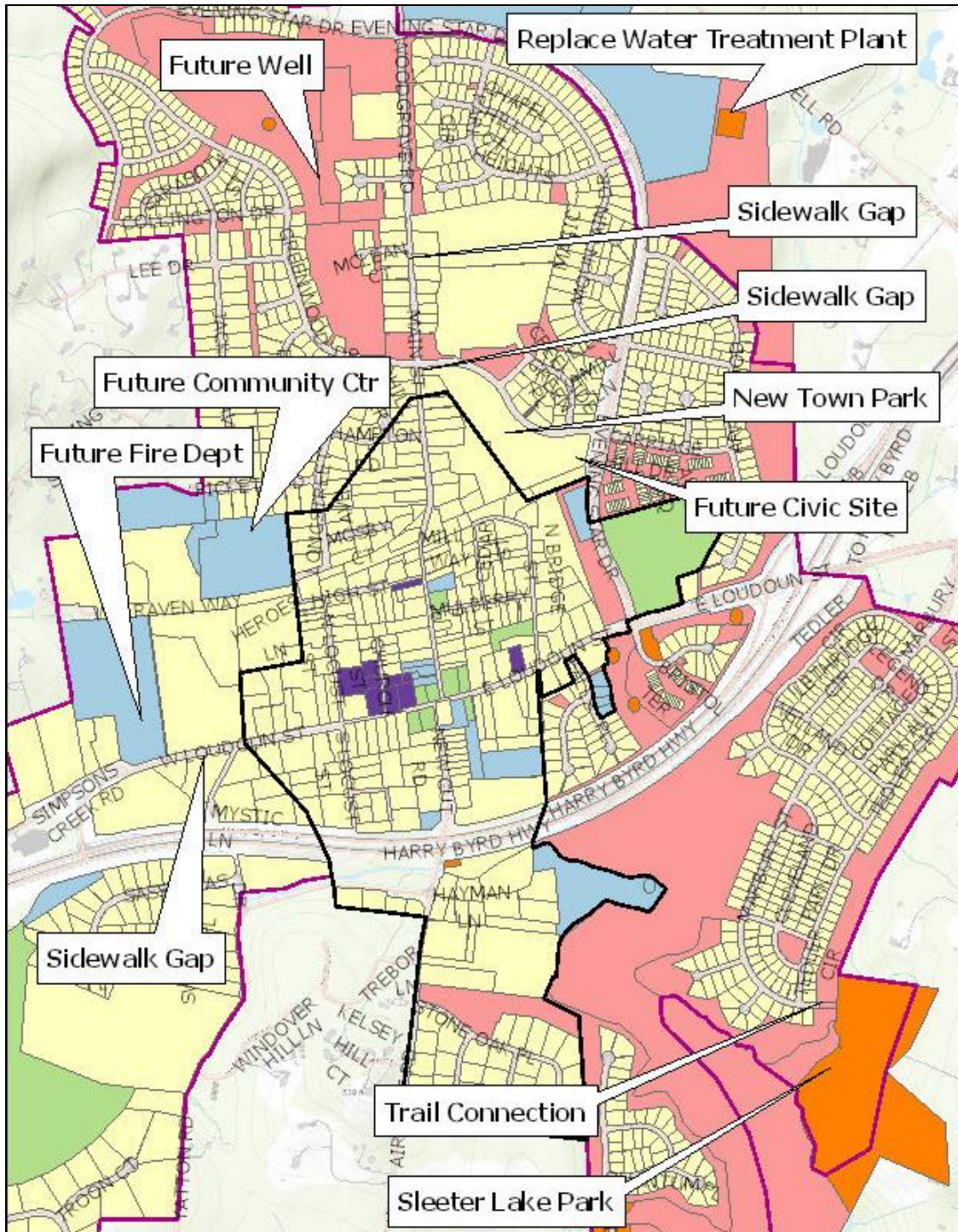


Figure 2. Planned Town and County Projects in JLMA

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Many of the projects identified in Figure 2 would benefit from being within Town jurisdiction. In some cases this would be vital because it would make the difference between a practical and an impractical project. The reasons include:

Town Zoning: County zoning regulations for JLMA zoning districts have larger setbacks than potential Town districts, as well as different restrictions on lot size and use. This particularly affects the new Fire Department but may also become an issue for renovations to the Round Hill Center or development of the 2-acre civic site being proffered by Brentwood Springs. In addition, county zoning would require special exception approvals for the planned utility projects in the JLMA, a lengthy and uncertain process. Town zoning can also be more flexibly adapted to local concerns and priorities, while the County can only update JLMA rules county-wide and is responsive to county-wide priorities.

Grant Funding: The Town can only seek transportation and some other grants for projects within its jurisdiction. Many of our transportation gaps exist at the edges of the current Town, such as along West Loudoun Street or north Main Street. These projects may not be considered significant enough for the County to pursue independently of the Town.

Eminent Domain: Projects such as sidewalk and trail extensions may need to rely on eminent domain to procure vital right-of-way along roads. The Town's powers of eminent domain are limited per Va. Code 15.2-1901 outside its jurisdiction to public utility projects, and cannot be used for transportation projects or many other civic needs.

Use of Town Funds: Town residents may be less supportive of Town expenditure of funds for projects outside of Town boundaries, especially if the benefits are general instead of specific to Town residents. A larger Town would provide a larger base of public support, both political and financial, for projects that benefit the entire population.

Town Ordinances: The Town Code can be used to regulate nuisances and other public activity within the Town jurisdiction. The Town may wish in the future to enforce rules at its parks as well as proper use of Sleeter Lake via ordinance instead of just by seeking eviction under trespassing laws. The Town would also have little authority to regulate activity on Sleeter Lake (which is owned by the Round Hill Owners Association) if it was outside Town limits, other than limiting access via Town-owned properties. There are private accesses to Sleeter Lake other than from the Town or Round Hill Owner's Association, and uses of those accesses (such as restrictions on noise or hours) might be difficult for either the RHOA or the Town to regulate without Town Ordinances.

6. Boundary Line Adjustment vs. Annexation

Virginia state code provides three methods for expansion of a town's boundaries, all of which are considered forms of annexation. In 2005 the Town and County used the Boundary Line Adjustment (BLA) process to add the Eastern Commercial District, Hayman Lane, and Lake Ridge to the Town. In 2017 the Town of Hillsboro and Loudoun County executed a BLA to implement a substantial expansion. Both the Towns of Hamilton and Lovettsville are currently considering smaller BLAs with the County to bring a few public use parcels into town limits.

Boundary Line Adjustment: This is the simplest, fastest, and generally recommended method, and is authorized by Va. Code 15.2-3106, et seq. It is a voluntary agreement between the Town and the County which is approved by the Circuit Court after required notice to affected landowners and public hearings. If one-third of affected owners join in opposition, they have standing to intervene at the Circuit Court to show cause against the agreement. A BLA process can only change the boundary, and cannot include any other conditions on either party.

Voluntary Settlement of Annexation: This is also a voluntary process authorized by Va. Code 15.2-3400, et seq., but it allows for either the Town or the County to agree to binding conditions as part of the annexation, such as future land use, infrastructure commitments, monetary settlements, etc. Such agreements must be reviewed by the State Commission on Local Government (COLG) beforehand, and are approved by a Special Court appointed by the Virginia Supreme Court. It is a longer process than a BLA.

Traditional Annexation: This is an adversarial process whereby the Town sues the County. It is authorized by Va. Code 15.2-3200, et seq. and is a much more involved and costly process than either a BLA or Voluntary Settlement. This method is not under consideration by the Town.

The Town's reasons for considering expansion are to enlarge the town population and to facilitate already planned uses on civic parcels within the JLMA, not to alter planned land use or increase residential density. Nearly all of the land in the JLMA has already been subdivided by previous County actions, as will be shown later in this study. Town and County policies in their respective Plans are also consistent regarding appropriate development in the JLMA. Thus a change in Town boundary will have negligible impact on new residential development. In order to secure the most benefits at the least cost, the Town advocates any expansion be via the simplest Boundary Line Adjustment process.

7. Future Residential Development and Population

Population estimates (both current and future) are shown below for both the town and the surrounding JLMA. Population is estimated using 2.5 persons per improved residential lot. The zoning maps for the Town and JLMA are shown in the Appendix.

Table 1. Residential Population Projections

	Resid/HOA	Residential Lots			Population (estimated)		
	Acres	Improved	Undeveloped	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
Total JLMA	1050	1293	320	1613	3233	802	4035
Town	168	236	19	255	590	48	638
Round Hill Area	1218	1529	339	1868	3823	848	4671

Town population is only 590 and may eventually reach 638. The total service area population is 3,823 persons and may eventually rise to 4,671. This assumes all existing residential lots are built, including approved subdivisions, as well as future subdivision of the only 3 remaining large parcels (> 5 acres) at planned zoning density, as shown below.

Table 2. Undivided parcels in Town and JLMA

Future Subdivisions	Acreage	New Lots	Status
Walraven	32	30	Hypothetical subdivision of 4 JLMA parcels
Mystic Lane	6	5	Hypothetical subdivision of JLMA parcel
Airmont Road	7	6	Hypothetical subdivision of Town parcel
Round Hill Area	45	41	Hypothetical new residential lots

Areas of the JLMA and Town that are planned for residential are almost entirely already developed, subdivided or have approved subdivisions (1217 out of 1262, or 96.5% of the residential acreage meets this description). Only 3 potential future subdivisions were identified in the JLMA that are larger than 5 acres, as shown in the table above, representing 3.5% of the residential acreage in the Town and JLMA.

Any cumulative expansion that brings the Town population above 3,500 would trigger the following changes under State Code:

- Town would be required to take over maintenance from VDOT of local streets
- Town would no longer be exempt from the Virginia Public Procurement Act
- Town officials would be required to file Statements of Economic Interest
- Also, a signed petition is required for candidacy if a town has more than 1,500 registered voters. This threshold might be reached at 2,200 in population.

8. Utility Capacity and Availability

A change in Town boundary would not affect the operational and capital costs to provide utility service (referred to as the "revenue requirement" in a water rate analysis), nor would it affect the predicted buildout of the service area. Expansion of the service area or some other significant change in circumstances would be required to exceed projected utility capacity in the JLMA. The key impact to the Utility system from a change in boundary would be in how revenue is generated (e.g. in-town vs. out-of-town rates).

The system is already planning to provide capacity for full buildout of the JLMA (but no more). There are now approximately 1560 ERCs (equivalent residential connections, where a single-family household equals 1 ERC), and at buildout will add 386 more. Thus the service area is already 80% developed (and over 96% already subdivided with predictable demand).

The Wastewater Treatment Plant has capacity for the projected full buildout of approximately 1950 ERCs, and a recent Water Planning Study evaluated water capacity. It showed that in the most conservative scenario (full buildout, 20% increase in demand per household, best well offline, summer demand), that the Town would not have enough well capacity. The Town has already completed a groundwater exploration and is currently negotiating for future well sites to prepare for that outcome.

Properties that move into Town would have the following utility-related changes:

- Utility accounts would pay in-town rates and fees (33% lower than out-of-town)
- Availability fees for new hookups would be at in-town rates (33% lower)
- New wells and drainfields are prohibited in town. New uses are required to connect. Existing wells/drainfields that are safe may continue to be used.
- Service is guaranteed in-town. JLMA connections are at the discretion of the Town Council and may be denied for capacity-related or other reasons.

The Appendix has figures showing which parcels currently receive utility service from the Town of Round Hill (water-only, sewer-only and combined), which have onsite utilities (well and septic), and which are undeveloped. It also has figures showing the current extent of Town water and sewer mains, both of which already serve almost the entire JLMA (and beyond).

The Town determines the extent of its service area, and nominally defines it as equivalent to the County-established JLMA policy area. But this line is not always consistent with past subdivision approvals by the County or with historical service agreements made by the Town. As a result, the current Town utility service and mains (the 'de facto' service area) goes beyond the County JLMA policy boundary in a few limited areas.

Table 3 below summarizes these parcels outside the JLMA policy area that already have service or for which capacity is planned as part of an approved subdivision or rezoning. This includes Round Hill Elementary School, Woodgrove Aquatic Center, and many lots in the Stoneleigh subdivision. This report treats most of these lots (with the exception of

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two water-only lots on Airmont Road) as JLMA for the purposes of studying Town expansion, and suggests the County expand the JLMA policy area accordingly.

Table 3. Lots Outside JLMA With Current or Planned Service

PIN	Area Name	Address	Acres	Utility	Note
554259406000	Villages	17010 EVENING STAR DR	30.15	Combined	Woodgrove Park & Aquatic Center
554260914000	Villages	17115 EVENING STAR DR	20	Combined	Round Hill Elementary School
554266077000	Villages	17144 EVENING STAR DR	0.93		Evening Star Water Tower
554164345000	Villages		23.17		HOA Open Space Lot
585299269000	(none)	17809 AIRMONT RD	2.75	Water	
585303133000	(none)	17771 AIRMONT RD	3.02	Water	
611490539000	Stoneleigh		1.5		Stoneleigh Water Tank
610174559000	Stoneleigh	34880 BENJAMIN CT	4.46	Water	
610175128000	Stoneleigh	34881 BENJAMIN CT	3.9	Water	
610178966000	Stoneleigh	34890 BENJAMIN CT	3.06	Water	
610180526000	Stoneleigh	18300 TURNBERRY DR	2.25	Water	
610180901000	Stoneleigh	18290 TURNBERRY DR	1.5	Water	
610182047000	Stoneleigh	18310 TURNBERRY DR	2.54	Water	
610183949000	Stoneleigh	18322 TURNBERRY DR	3	Onsite	Galis Subdivision
610184664000	Stoneleigh	18316 TURNBERRY DR	3	Onsite	Galis Subdivision
610188562000	Stoneleigh	18331 TURNBERRY DR	1.5	Combined	
610191083000	Stoneleigh	18341 TURNBERRY DR	1.5		
610192399000	Stoneleigh	18351 TURNBERRY DR	1.54		
610193451000	Stoneleigh	18361 TURNBERRY DR	1.8		
610279892000	Stoneleigh		3		Galis Subdivision
610282315000	Stoneleigh		3		Galis Subdivision
610285617000	Stoneleigh		3		Galis Subdivision
610286578000	Stoneleigh		3		Galis Subdivision
610287497000	Stoneleigh	18360 TURNBERRY DR	3	Onsite	Galis Subdivision
610288220000	Stoneleigh	18384 TURNBERRY DR	3	Onsite	Galis Subdivision
610292464000	Stoneleigh	35054 MCKNIGHT CT	2.47	Combined	
611377791000	Stoneleigh	34905 GIDNEY CT	4.19	Water	
611382679000	Stoneleigh	18240 TURNBERRY DR	3.03	Combined	
611385465000	Stoneleigh	18230 TURNBERRY DR	1.81	Combined	
611475995000	Stoneleigh	34900 DELIA CT	5.56	Water	
611476758000	Stoneleigh	34901 DELIA CT	5.28	Water	
611477325000	Stoneleigh	34904 GIDNEY CT	5	Water	
611481468000	Stoneleigh	18280 TURNBERRY DR	2.31	Water	
611482039000	Stoneleigh	18260 TURNBERRY DR	2.76	Water	
611483003000	Stoneleigh	18250 TURNBERRY DR	2.27	Water	
611485088000	Stoneleigh	18026 CLENDENNING CIR	2.13	Combined	
611485361000	Stoneleigh	18271 TURNBERRY DR	1.86	Water	
611486541000	Stoneleigh	18261 TURNBERRY DR	1.97	Water	
611486716000	Stoneleigh	18251 TURNBERRY DR	1.88	Combined	
611488171000	Stoneleigh	18037 CLENDENNING CIR	1.92	Water	
611488606000	Stoneleigh	18231 TURNBERRY DR	2.88	Combined	
611492270000	Stoneleigh	18057 CLENDENNING CIR	3.02	Combined	

9. Study Areas

The Town JLMA is divided into 11 Study Areas for the purposes of discussion and summary statistics. These are not meant to be only considered as entire groups. The Town Council may determine that all, some or none of the individual parcels in any Study Area may be appropriate for expansion. The Study Areas are mapped on the following pages.

The first group (A-1: Hillwood, A-2: West Loudoun, A-3: Brentwood Springs, A-4: Fallswood, A-5: Newberry/Fall's Place and A-6: Sleeter Lake) are immediately adjacent to Town and are the extent of the areas the Town Council has decided to consider in the near-term.

The second group (B-1: Stoneleigh, B-2: Villages, B-3: Greenwood/Mtn Valley, B-4: Lake Point and B-5: West Lake) will not be considered in the next round of Town expansion, but may be considered in the future.

Each area, as well as the Town, has a summary sheet that follows to describe key features and notable parcels.

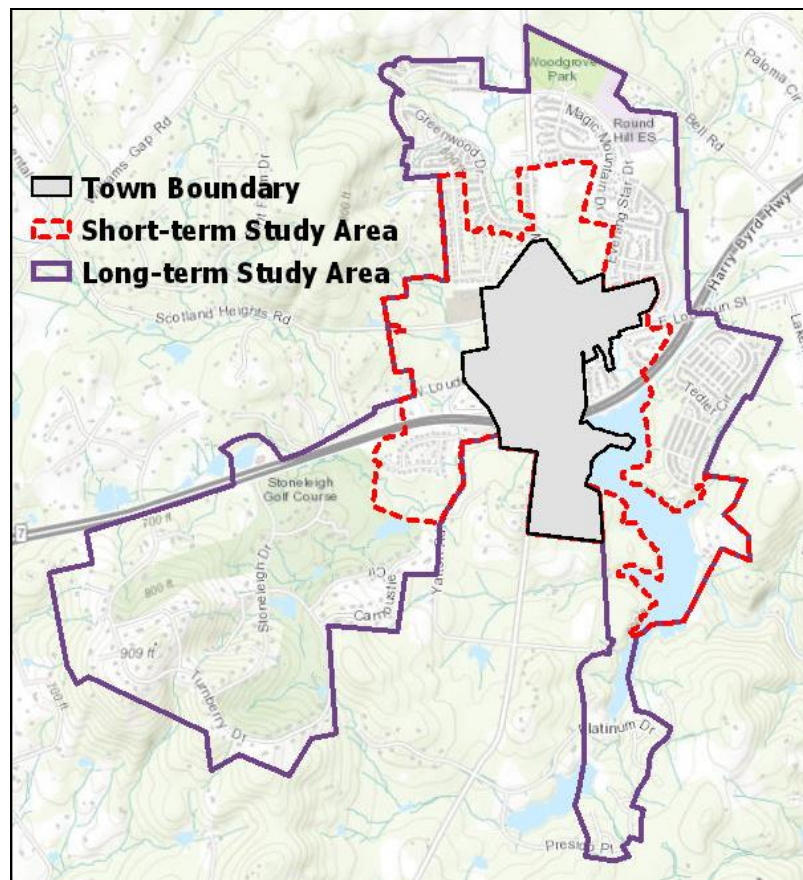


Figure 3. Short-term and Long-term Expansion Areas

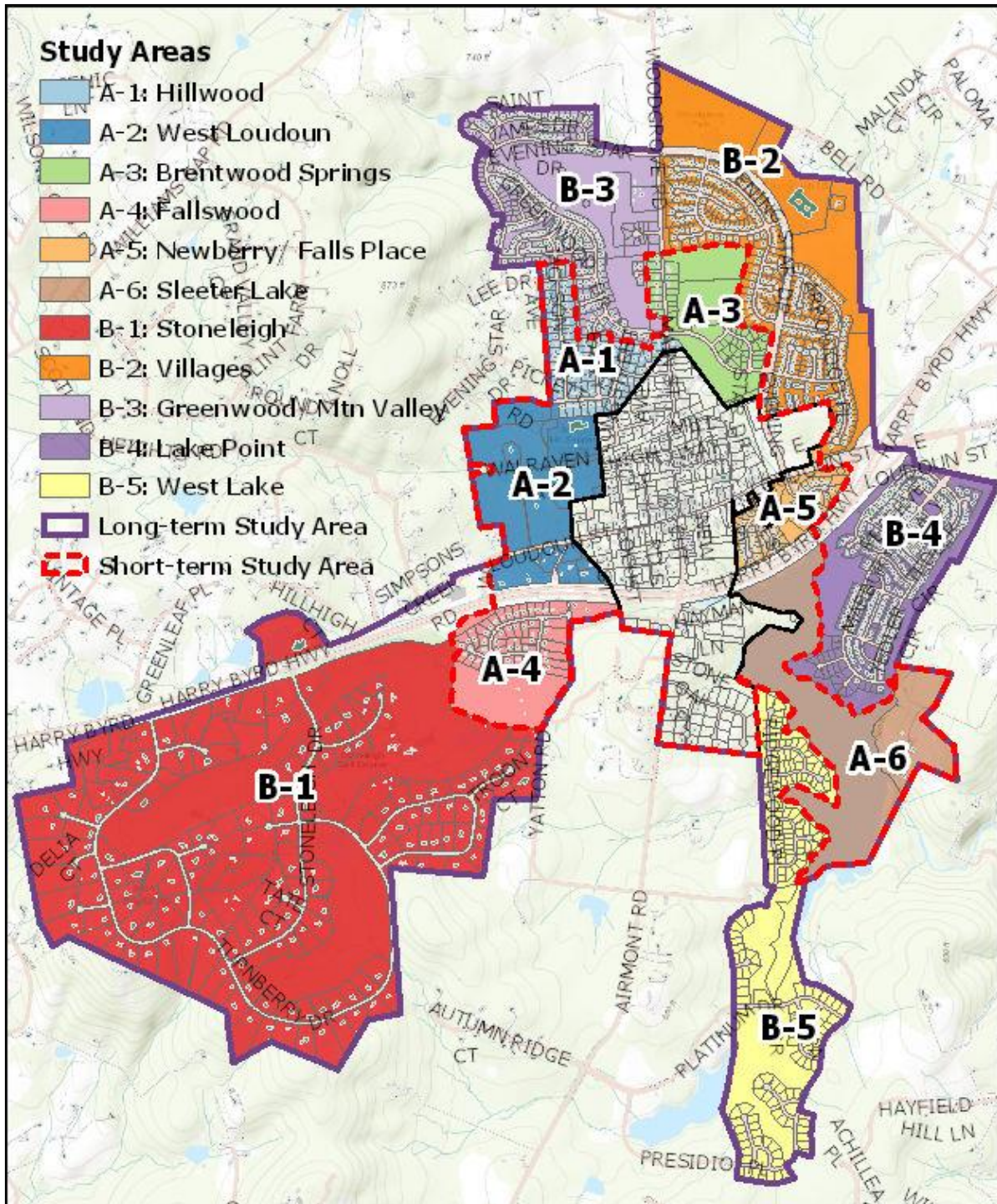
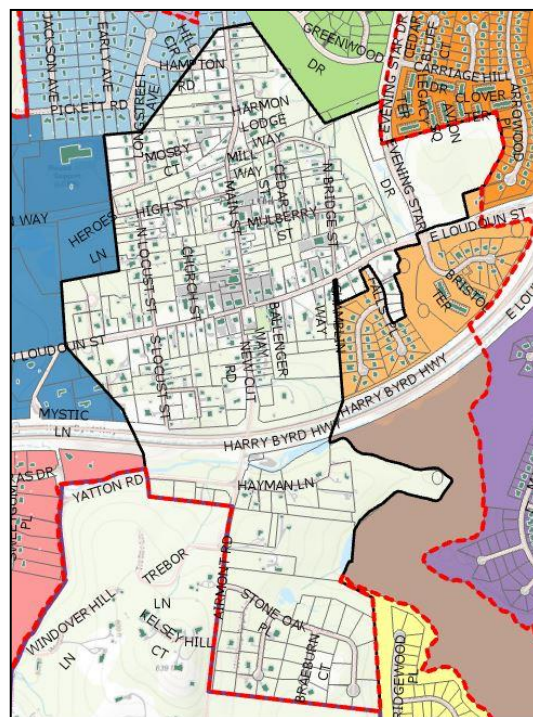


Figure 4. Town of Round Hill Growth Study Areas

Study Area T: Town

	T
Study Area Summary	
Parcels	320
Current Households	236
Current Population	590
Future Households	19
Potential Population	638
Parcel Breakdown	
Parcel Acreage	205
Avg Parcel Size	0.64
Unimproved Parcels	52
Water-Only Parcels	7
Sewer-Only Parcels	4
Water+Sewer Parcels	254
Well/Septic Parcels	3
Split Parcels	27



This Study Area is included for comparison to the JLMA Study Areas. The Town has 236 improved residential lots, which is used as a proxy for households (there are a few multi-family lots in Round Hill which are not tabulated here) and an estimated population of 590. The residentially-planned areas of Town are nearly fully-developed, with a handful of unbuilt lots and only one residential parcel remaining over 5 acres in size (currently zoned AR-1).

There are a few water-only and sewer-only parcels, as well as three parcels south of the Rt. 7 bypass that were part of the 2005 Town expansion that still have onsite utilities, but otherwise all other improved residential and commercial parcels receive both water and sewer service from the Town.

There are 27 split parcels in Town due to irregular Town boundaries. These are summarized in Table 10, found in the Appendix of this report. Eliminating as many of these split parcels as is practical is one of the objectives of Town expansion, particularly where it is a residential lot.

Study Area A-1: Hillwood

	A-1
Study Area Summary	
Parcels	83
Current Households	79
Current Population	198
Future Households	0
Potential Population	198
Parcel Breakdown	
Parcel Acreage	37
Avg Parcel Size	0.45
Unimproved Parcels	1
Water-Only Parcels	29
Sewer-Only Parcels	7
Water+Sewer Parcels	46
Well/Septic Parcels	0
Split Parcels	11



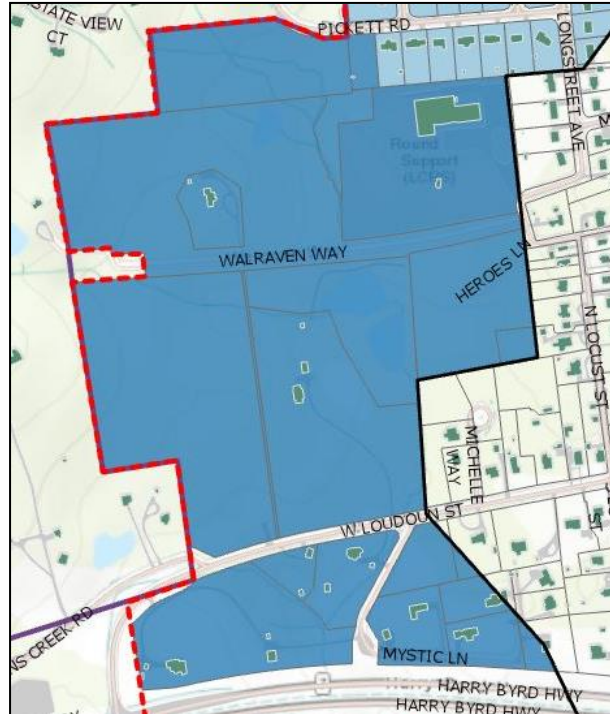
This Study Area primarily includes the Hillwood Estates neighborhood. There are also four homes on Main Street north of Town but south of Greenwood Drive, as well as split portions of parcels along the northwest Town boundary. It is fully developed and zoned JLMA-2, except the parcel at 59 Main St which is JLMA-1.

Hillwood Estates is well-connected to the existing Town streets. It has streetlights but no sidewalks, and its streets are ditched. Most homes were built during the 1960's, and have been part of the Round Hill community for over 50 years. Of the 82 parcels with utility service, 36 of them are either water-only or sewer-only, so residents in Hillwood on average spend less for Town utility service than current Town residents. It does not have any significant HOA services.

There are 11 split parcels, and a parcel of note is 59 Main St., a residential lot which hosts Well 719 in a small outbuilding in the middle of its back yard. This is one of the highest producing Town wells but it has no treatment facility and the current site is very limited. Possible treatment options include a connection to the Evening Star Water Treatment Plant or establishing a new treatment site south of Greenwood Drive.

Study Area A-2: West Loudoun

	A-2
Study Area Summary	
Parcels	22
Current Households	8
Current Population	20
Future Households	39
Potential Population	118
Parcel Breakdown	
Parcel Acreage	77
Avg Parcel Size	3.50
Unimproved Parcels	9
Water-Only Parcels	0
Sewer-Only Parcels	4
Water+Sewer Parcels	4
Well/Septic Parcels	5
Split Parcels	7



This Study Area includes a mixture of civic use lots and lightly developed or undeveloped lots to the west of Town, all zoned JLMA-1. This area has no sidewalks and only one existing side street (Mystic Lane). There are 7 split parcels, as well as two other notable uses.

The Round Hill Center (the former Elementary School) comprises 4 parcels at 20 High Street including ballfields and a tennis court. It is owned by the School Board but has been used for a mix of school and parks and recreation uses, including being the temporary site for many Loudoun County community centers while their regular sites were undergoing multi-year renovations. The Town Comprehensive Plan advocates conversion of this site into a Round Hill Community Center.

The Western Loudoun Sheriff's Station is at 47 W Loudoun St, a 14-acre parcel, and is currently using onsite utilities. Loudoun County has identified this parcel as the preferred site for the new Round Hill Volunteer Fire Department, with the support of both the RHVFD membership and the Town Comprehensive Plan, but Town zoning would be required to reduce setbacks. The driveway along the eastern edge of the Sheriff's Station parcel has been designed for future conversion to a public street if warranted by adjoining uses.

Study Area A-3: Brentwood Springs

	A-3
Study Area Summary	
Parcels	52
Current Households	18
Current Population	45
Future Households	89
Potential Population	268
Parcel Breakdown	
Parcel Acreage	50
Avg Parcel Size	0.96
Unimproved Parcels	31
Water-Only Parcels	5
Sewer-Only Parcels	1
Water+Sewer Parcels	15
Well/Septic Parcels	0
Split Parcels	5



This Study Area is primarily the approved Brentwood Springs subdivision (formerly known as and rezoned under the name Creekside) which is currently in Phase 1 construction. Only 6 homes in this eventual 95-home subdivision were occupied at the time the data for this study was gathered but construction is ongoing. There are also 11 existing homes along Main Street (all but 3 on the western side) that receive town utility service, as well as a serviced home at 26 Cedar Street at the southern edge of the area.

There are 5 split lots in this area, including very small portions of parcels along Main and Cedar Streets.

Under its proffers, the Brentwood Springs developer has already consented to annexation by the Town. Most of the land in the Brentwood Springs subdivision south of Greenwood Drive is to be proffered to the Town with a passive recreation park and a 2-acre civic parcel. The Town Comprehensive Plan identifies a Commuter Lot (in combination with the already-proffered county-owned Commuter Lot parcel just to the south) as one possible future use of the civic site. The Town plans to maintain the new park and develop the 2-acre civic site for the benefit of the Round Hill area.

The Brentwood Springs development will add sidewalks along Main St. from Greenwood Drive all the way to the existing Villages sidewalk network except for a gap in front of three existing homes (69 Main St, 71 Main St and 73 Main St). The Town plans to extend its own sidewalk network north to Greenwood Drive, though to do so would require easements from some currently out-of-town properties, and once complete the Town, Villages, Greenwood and Brentwood Springs sidewalk networks would be fully interconnected except for in front of those three homes.

Study Area A-4: Fallswood

	A-4
Study Area Summary	
Parcels	47
Current Households	45
Current Population	113
Future Households	10
Potential Population	138
Parcel Breakdown	
Parcel Acreage	65
Avg Parcel Size	1.38
Unimproved Parcels	2
Water-Only Parcels	0
Sewer-Only Parcels	0
Water+Sewer Parcels	45
Well/Septic Parcels	0
Split Parcels	0



This Study Area includes the Fallswood subdivision (fully developed on Town utilities) as well as the unbuilt Poplar Hill subdivision (25-acres, approved for 10 lots). The entire Study Area is zoned JLMA-1.

The Fallswood HOA provides no substantial services to its residents, nor does it own any parcels. Fallswood has no sidewalks and the roads are ditched. It is connected to Town streets along Yatton Road which has no trail or sidewalk, nor is there currently a sidewalk under the bypass along New Cut Road to connect the north and south areas of Town.

There are no split lots. The Town's Well 12 shares a 3-acre residential parcel at 35600 Sassafra Drive (the large lot opposite the entrance to Fallswood). There is also a VDOT outlot on the northern edge of Fallswood that is wooded and unimproved.

Study Area A-5: Newberry/Falls Place

	A-5
Study Area Summary	
Parcels	77
Current Households	67
Current Population	168
Future Households	0
Potential Population	168
Parcel Breakdown	
Parcel Acreage	25
Avg Parcel Size	0.33
Unimproved Parcels	9
Water-Only Parcels	0
Sewer-Only Parcels	0
Water+Sewer Parcels	67
Well/Septic Parcels	1
Split Parcels	1



This Study Area is the first of the 6 areas from the Villages of Round Hill rezoning (ZMAP 1989-004) and the only residential neighborhood from that rezoning that is under short-term consideration, due to its proximity and interconnections with Town. It includes the parcels on Falls Place, Brookville Ct, Newberry Crossing and Bristol Ct, as well as an isolated non-RHOA lot across Rt. 7. It is fully developed with all residential uses other than some Town-owned utility lots.

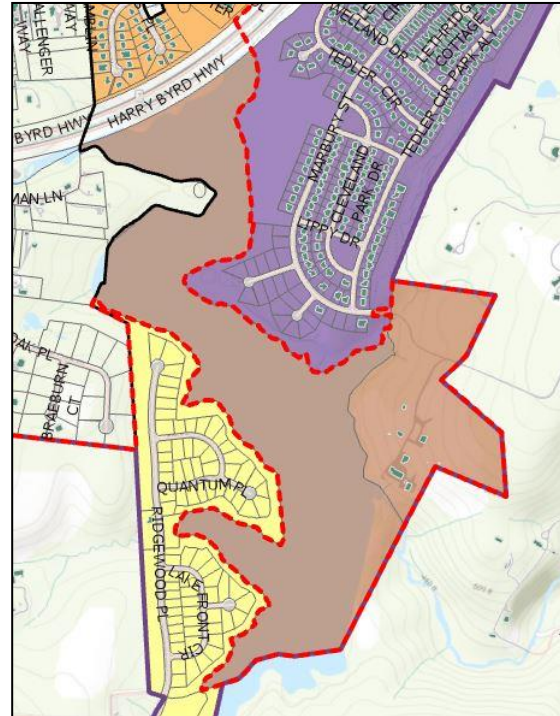
The Round Hill Homeowner's Association (RHOA) provides maintenance of the Bristol Ct parking lot, tot lots, stormwater facilities, streetlights, sidewalks and trails, including a pedestrian underpass of the Rt. 7 bypass that will be part of the trail to Franklin Park. The RHOA also provides curbside garbage and recycling service twice a week.

There is one split lot, the HOA open space parcel that includes Goose Creek and surrounds two active Town well sites (Wells 21SA and 21SB). A small strip of this parcel (between the Pott's Farm house and Pott's Barn as access to Well 21SA) is in-town but still owned by the RHOA as part of the larger open space parcel.

Chamblin Way (northwest corner of area) is a small strip parcel currently owned by the RHOA which is used to access two private in-town residential lots. The other parcels of note are the inactive Town Well 6S (northeast corner of area) and the Town Goose Creek Water Treatment Plant at 35906 Newberry Crossing. The non-RHOA parcel north of Rt. 7 (35936 E Loudoun St) is a private residence using onsite utilities that is accessed via Rt. 7 business. This parcel is a candidate for incorporation into the Eastern Commercial District if brought into Town.

Study Area A-6: Sleeter Lake

	A-6
Study Area Summary	
Parcels	4
Current Households	0
Current Population	0
Future Households	0
Potential Population	0
Parcel Breakdown	
Parcel Acreage	130
Avg Parcel Size	32.52
Unimproved Parcels	3
Water-Only Parcels	0
Sewer-Only Parcels	1
Water+Sewer Parcels	0
Well/Septic Parcels	0
Split Parcels	2



This Study Area has two primary parcels. The first is a Town-owned lot that has been planned and developed for two separate uses – the northern portion (including the PDH-3 zoned area and portions that are JLMA-3) will become Sleeter Lake Park, and the southern portion zoned JLMA-3 is used for the Wastewater Treatment Plant. Bringing this parcel into Town would allow Town zoning authority over their future development.

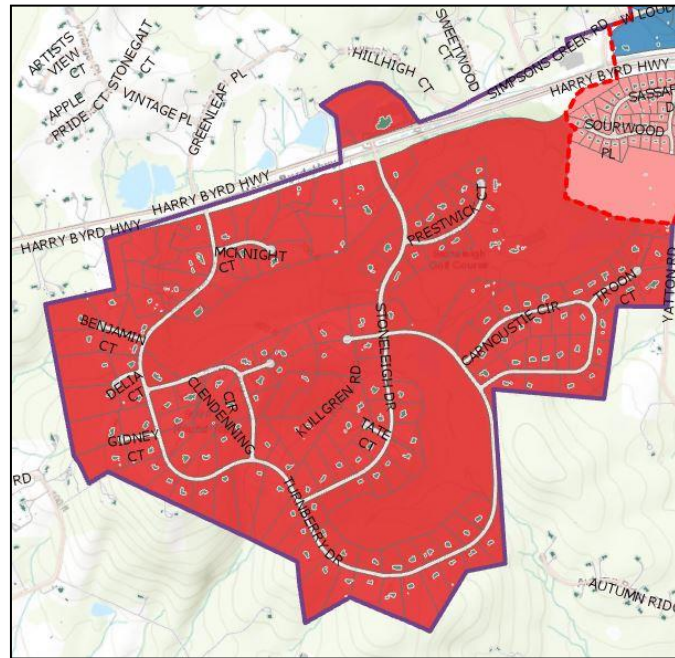
The second major parcel contains most of the Lake itself, a 101-acre parcel owned by the Round Hill Owners Association. The lake parcel also includes some land that is Lake Point open space, but only the lake portion is part of this Study Area. The Town may wish to bring Sleeter Lake into Town in order to extend the Town boundary to the Town-owned parcel on the other side with Sleeter Lake Park, and also so that the Town Code may be used to help regulate and enforce rules against nuisances and harm to the lake.

There is a third smaller stem parcel that connects a future pedestrian trail to the Lake Point sidewalk, trail and road network at the end of Marbury St. This lot belongs to RHOA and appears created to facilitate JLMA interconnection per County requirements, but it was not recorded with sufficient access easements to guarantee a pedestrian connection. Bringing this parcel into Town would allow the Town to acquire necessary park access via condemnation if an easement cannot be negotiated with the RHOA.

There are also two split parcels in this Study Area which exist because of slight irregularities between the legal town boundary and the legal lake boundary, so that small portions of the Hook and the Lake straddle the current Town boundary.

Study Area B-1: Stoneleigh

	B-1
Study Area Summary	
Parcels	164
Current Households	144
Current Population	360
Future Households	13
Potential Population	393
Parcel Breakdown	
Parcel Acreage	569
Avg Parcel Size	3.47
Unimproved Parcels	16
Water-Only Parcels	30
Sewer-Only Parcels	1
Water+Sewer Parcels	104
Well/Septic Parcels	13
Split Parcels	0



The Stoneleigh Study Area includes the Stoneleigh and Galis Subdivisions, as well as the Hill High property which is owned by the same group as the Stoneleigh Golf & Country Club (and which receives sewer service via a lateral to the Stoneleigh subdivision sewer main). The Hill High property is zoned PDCCC, and the portion of Stoneleigh that is inside the JLMA policy line is zoned either JLMA-1 or JLMA-3. The portion outside the JLMA policy line is zoned AR-1, though many of the properties receive water and sewer service from the Town (because of topography and large lot sizes, there are many water-only and sewer-only users, and even some lots on well/septic).

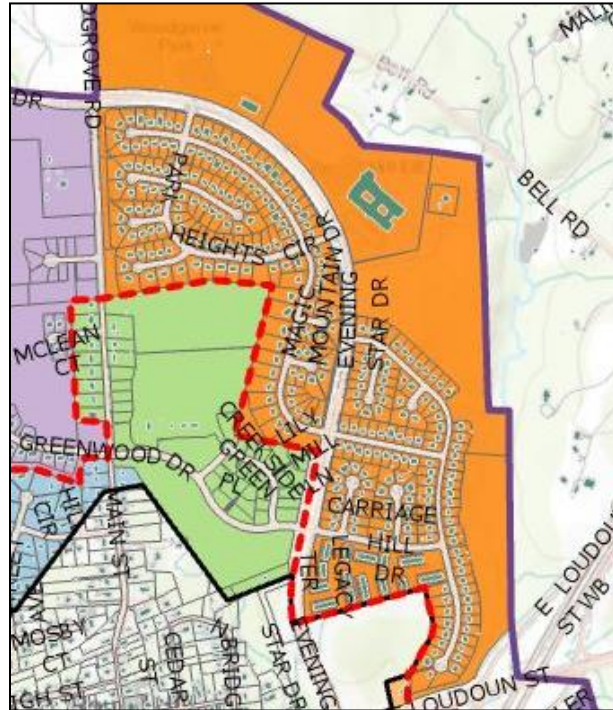
The properties in this Study Area include not just those in the JLMA, but those that the Town either already serves, has accepted availability fees from, or which are part of subdivisions on streets with water and sewer service and would logically be served despite being outside the JLMA policy line. This is part of the de facto service area of the Town, which here extends beyond the JLMA policy line.

The Stoneleigh Golf & Country Club is the largest single customer of Town utilities with four accounts (Tavern, Office, Pool and Barn). The northeastern golf course parcel also hosts the three wells (2, 2A and 2C) that provide the Stoneleigh subdivision with water. Those wells, along with the Stoneleigh Water Tank on Round Top form a separate utility pressure zone from the rest of the Town service area.

The Stoneleigh HOA provides no substantial services to its residents other than maintenance of the monument entrance sign, nor are there any HOA-owned parcels. The open space golf course is privately owned and maintained by the Stoneleigh Group. Stoneleigh streets are ditched with no sidewalks.

Study Area B-2: Villages

	B-2
Study Area Summary	
Parcels	391
Current Households	370
Current Population	925
Future Households	1
Potential Population	928
Parcel Breakdown	
Parcel Acreage	172
Avg Parcel Size	0.44
Unimproved Parcels	19
Water-Only Parcels	0
Sewer-Only Parcels	0
Water+Sewer Parcels	372
Well/Septic Parcels	0
Split Parcels	0



This Study Area includes some of the oldest neighborhoods in the Villages of Round Hill rezoning (ZMAP 1989-004). It includes all Round Hill Owner's Association (RHOA) parcels east of Main St/Woodgrove Road and north of Rt. 7, and is almost completely developed (370 of the 371 building lots are now improved). All developed lots receive public water and sewer service.

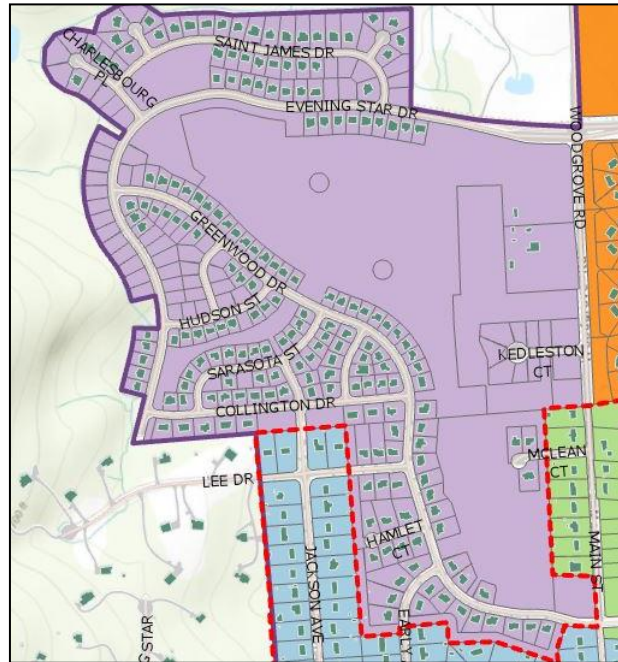
The Round Hill Homeowner's Association (RHOA) provides maintenance of the private parking lots on the townhome streets, tot lots, stormwater facilities, streetlights, sidewalks and trails. The RHOA also provides curbside garbage and recycling service twice a week.

This area also includes the County-owned Woodgrove Park (including Woodgrove Aquatic Center) and Round Hill Elementary School. A large HOA parcel (intended for open space and future community use) and the Evening Star Drive Water Tank are also in this area. For an unknown reason, these HOA and public parcels were not included in the County JLMA policy area, even though they are receiving or are entitled to receive public utility service. As in the Stoneleigh subdivision, these non-JLMA parcels are included in the Study Area since they are in the de facto Town service area.

The only other parcel of note is a County-owned building lot (undeveloped) at 17394 Arrowood Place. It is believed to be intended for a future residential services program (such as a group home or similar use).

Study Area B-3: Greenwood/Mtn Valley

	B-3
Study Area Summary	
Parcels	279
Current Households	259
Current Population	648
Future Households	4
Potential Population	658
Parcel Breakdown	
Parcel Acreage	120
Avg Parcel Size	0.43
Unimproved Parcels	20
Water-Only Parcels	0
Sewer-Only Parcels	0
Water+Sewer Parcels	258
Well/Septic Parcels	1
Split Parcels	0



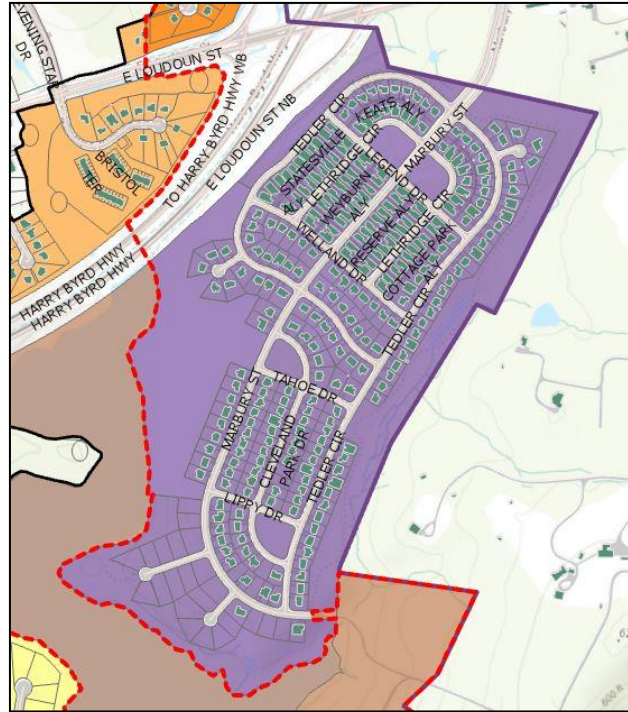
This Study Area includes the Mountain Valley and Greenwood Commons subdivisions, which are both part of the Round Hill Owners Association (RHOA). These two subdivisions are almost completely developed, with only a few unbuilt lots remaining at the time data was gathered for this study. In addition, this area includes a single non-RHOA 3-acre lot at 37085 Woodgrove Road that is already developed using onsite utilities and is zoned JLMA-3.

The Round Hill Homeowner's Association (RHOA) provides tot lots, stormwater facilities, streetlights, sidewalks and trails. The RHOA also provides curbside garbage and recycling service twice a week.

There are two active Town well sites (21NA and 21NB) surrounded by the main RHOA Mountain Valley open space lot. In addition, at the southern end of the Mountain Valley open space (just west of the end of Kedleston Court) is an exploratory well identified by the Town as a potential future water source. There are no other parcels of note.

Study Area B-4: Lake Point

	B-4
Study Area Summary	
Parcels	310
Current Households	303
Current Population	758
Future Households	0
Potential Population	758
Parcel Breakdown	
Parcel Acreage	84
Avg Parcel Size	0.27
Unimproved Parcels	7
Water-Only Parcels	0
Sewer-Only Parcels	0
Water+Sewer Parcels	303
Well/Septic Parcels	0
Split Parcels	0



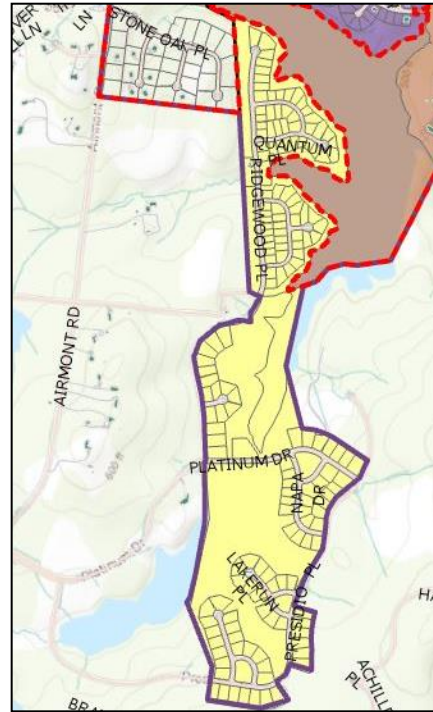
This Study Area includes the Lake Point subdivision of the Villages of Round Hill rezoning (ZMAP 1989-004), with the exception of the parcel including the bulk of Sleeter Lake itself (which parcel also contains some of the Lakepoint open space). This subdivision is fully developed with entirely residential lots (other than a few HOA open space lots), all of which have public water and sewer service.

The Round Hill Homeowner's Association (RHOA) provides maintenance of private alleys, tot lots and courtyards, a lake access park, stormwater facilities, streetlights, sidewalks and trails. The RHOA also provides curbside garbage and recycling service twice a week.

The future Franklin Park trail will enter via a pedestrian underpass of Rt. 7 at the western edge of Lake Point and share the existing sidewalk and trail network of Lake Point before exiting at its northeast corner. The other area of note is that the Town plans for pedestrian/bike access to the future Sleeter Lake Park via an entrance at the southern end of Marbury Street. Vehicle access to Sleeter Lake Park will be via Lakefield Road.

Study Area B-5: West Lake

	B-5
Study Area Summary	
Parcels	173
Current Households	0
Current Population	0
Future Households	164
Potential Population	410
Parcel Breakdown	
Parcel Acreage	129
Avg Parcel Size	0.74
Unimproved Parcels	172
Water-Only Parcels	0
Sewer-Only Parcels	0
Water+Sewer Parcels	1
Well/Septic Parcels	0
Split Parcels	0



This Study Area includes the West Lake subdivision and utility-served portions of the Upper Lakes/Rural Estates subdivision from ZMAP 1989-004. There are no improved residential lots yet in these subdivisions, though the streets, sidewalks and utility infrastructure are largely completed. This neighborhood will not be connected to any Town streets, though there will be a single trail connection to the Lake Ridge neighborhood.

The Round Hill Homeowner's Association (RHOA) will provide maintenance of open space and courtyards, a lake access park, stormwater facilities, streetlights, sidewalks and trails. The RHOA will also provide curbside garbage and recycling service twice a week.

The Town-owned West Lake Water Treatment Plant and associated wells 7A and 7B are in this Study Area, as well as two Town-owned sewer lift stations.

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Study Area Summary

The Table below summarizes all the Study Areas, and includes columns for the entire JLMA and the entire Round Hill Service Area (Town and JLMA). Population is estimated using 2.5 persons per improved residential lot. Parcel acreage does not include acreage that is not part of defined parcels (e.g. roads and other VDOT dedications) and is generated by totaling deeded acreage. Actual acreage for each Study Area may be different. Parcels that are split are counted in both the Town and JLMA, but households and population are assigned to only one.

Table 4. Summary of Study Areas

	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
Study Area Summary														
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
Current Population	198	20	45	113	168	0	360	925	648	758	0	3233	590	3823
Future Households	0	39	89	10	0	0	13	1	4	0	164	320	19	339
Potential Population	198	118	268	138	168	0	393	928	658	758	410	4033	638	4671
Parcel Breakdown														
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

10. Comprehensive Plan Objective Analysis Summary

From Chapter 12 of the 2017-2037 Town of Round Hill Comprehensive Plan:

Objective: Investigate a near-term expansion of Town boundaries in order to: increase the town population, enlarge the pool of candidates for local offices, boards and commissions, improve contacts and connections within the Round Hill community, increase the town tax base, and promote the achievement of Comprehensive Plan goals.

The effects of adding each Study Area in terms of (a) increasing the Town population and enlarging the pool and candidates, and (b) improving contacts and connections within the Round Hill community were addressed in the previous section by identifying key qualities such as the connectivity of each neighborhood, current services available to JLMA residents, and the projected residential population of each Area.

In addition, key parcels in the JLMA that are mentioned in the Comprehensive Plan or are important to meeting objectives in the plan were identified, including:

- Town-owned utility facilities, including current and future water sources
- Parcels important to development of the pedestrian sidewalk and trail network
- Western Loudoun Sheriff's Station and new site for the Fire Department
- Western Commercial District
- Sleeter Lake Park, and the Lake itself
- Future park and 2-acre civic site in Brentwood Springs subdivision
- Round Hill Elementary School
- Woodgrove Park and Aquatic Center
- Round Hill Center (potential future Round Hill Community Center)

Thus, even without addressing the Town tax base or the financial impacts, there are strategic reasons to consider adding, or not adding, various portions of the JLMA to the Town in order to satisfy the goals and objectives of the Town Comprehensive Plan.

The following sections will focus on the financial impacts. Enlarging the Town tax base may be necessary for completing the pedestrian networks in the area (including associated stormwater improvements) as well as allowing the Town to adequately maintain an expanding portfolio of parks.

11. Financial Analysis Overview

These definitions will be used for the financial analysis:

- *BLA Household*: a residential household that was in the JLMA but moves into Town as a result of a hypothetical Boundary Line Adjustment
- *Town Household*: a current residential household in Town
- *JLMA Household*: a residential household that remains in the JLMA
- *General Fund*: the Town ledger for governmental activities including planning and zoning, parks, stormwater facilities, streetlights, garbage service, sidewalks and trails, community events and support to arts and public safety organizations. The General Fund is funded by Town residents only.
- *Utility Fund*: the Town ledger for enterprise utility services (water and wastewater), which is kept separate from the General Fund and funded by utility user fees and availability fees from new connections.

The financial analysis focuses primarily on the impacts of a BLA to the Town General Fund, the Town Utility Fund and to BLA households (those shifting from out-of-town to in-town). It will also address impacts to current Town households and JLMA households.

Loudoun County will also be impacted, as some revenues that normally are directed to the County will be redirected to the Town. This is expected to be negligible on the scale of the County budget. If substantial residential growth were enabled by a change in Town boundary then County obligations for schools and public safety would be impacted. But it was shown earlier in this study that development is completed or approved for 96.5% of area acreage, so this is not a practical concern for any Round Hill BLA.

The true financial impact to a household and the Town will depend on the scale of any boundary change and the individual parcels involved. In particular, the amount that property taxes and utility rates are adjusted will be driven by the new size of the Town.

The approach for this analysis is to first provide figures for each entity (General Fund, Utility Fund, BLA Households) as each Study Area is added to the Town in isolation and under the assumption there is no change in tax rates or utility rates. This will show the maximum benefit to the General Fund and the maximum harm to the Utility Fund, and is not necessarily realistic except for small changes in Town size.

The second stage of the analysis will consider a few specific scenarios where a group of parcels is added to the Town and various alternative fee adjustments occur. Hypothetical changes to property tax rates and utility user fees will be evaluated for each scenario.

These calculated changes to rates and fees are purely hypothetical and just measure the impact of the BLA itself. The actual changes to rates and fees would have many other considerations, such as the existing and projected reserve levels in each fund, future obligations unrelated to the BLA, and other policy objectives of the Town. Thus no change in utility rates might occur, for example, if the impact of the BLA can be absorbed by currently projected surpluses in the Utility Fund.

12. Static Financial Analysis (No Changes to Rates or Fees)

This first stage of analysis shows the annual impact from adding properties from each Study Area without taking into account any changes in Town rates or fees. This could result in an imbalance to the Utility Fund that in reality would need to be addressed.

First the various impacts are discussed, then afterward tables of data will be presented showing the calculations for each Study Area.

General Fund Impacts (One-Time)

- 1) The cost of executing a BLA in legal and consulting fees, advertising costs and public outreach costs has been budgeted by the Town at \$38,500 for FY18.
- 2) Other one-time impacts may occur if the Town incurs a substantial new demand for service (such as an obligation to extend sidewalks or to create and maintain new parks at Town expense). The public process should help identify any such situations before the Town Council commits to a specific expansion. Any necessary projects that benefit the Round Hill community are one of the main purposes for which the General Fund exists.

General Fund Impacts (Annual)

- 1) Town property tax revenue of 0.18/\$100 as estimated from the 2017 assessments from Loudoun County for each individual parcel, with a 5% discount for County tax abatement programs (elderly/disabled/veteran).
- 2) Future assessment value is also calculated for parcels that will develop in the near future. Future assessment was estimated as an increase in property value of \$350,000 for each new residential household to be constructed.
- 3) Town personal property tax revenue is estimated at \$80 per household (e.g. improved residential lot) based on current revenues.
- 4) Other Town tax and fee revenue is estimated at \$375 per household based on current revenues. These are not new taxes on households, but instead are existing revenues to the state or county that would now flow to the Town based on increased population or a change in recipient. The breakdown per household is:
 - a. \$260 – sales tax revenues from state and local option
 - b. \$45 – consumption and utility taxes (on electric, etc. bills)
 - c. \$37 – decal fees for 1.5 vehicles
 - d. \$23 – BPOL revenues from home occupations
 - e. \$10 – zoning permits
- 5) New costs of \$200 per household to expand the garbage contract. This is half of the \$400/year which is typical for private curbside service in the Round Hill area.
- 6) New costs of \$150 per household in other non-garbage service demands (such as sidewalk/trail maintenance and streetlight electricity). This estimate is considered highly variable and would likely depend on the scale of expansion.
- 7) The impact in current service costs (\$350) is thus approximately offset by the new General Fund revenue other than property taxes (\$375). All of the revenue from

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new property taxes from incoming households would be available for new infrastructure projects and new services.

- 8) For each service area, these costs are calculated both for current households and estimated future households.

Utility Fund Impacts (One-Time)

- 1) Loss of future availability revenue as incoming JLMA parcels begin to pay in-town rates for connections (approximately \$20,000 per tap) instead of out-of-town rates (\$30,000 per tap). This impact is easy to mitigate, however, as the availability fee can be increased at the time of any boundary change to compensate without impacting existing users.
- 2) Estimated future ERCs (equivalent residential connections) were made for each parcel in the JLMA to estimate lost availability fee revenue.
- 3) Since most properties associated with ZMAP 1989-004 (e.g. RHOA properties) are covered by a Consent Decree, their availability fees are fixed regardless of their jurisdiction, and the Town may not alter them other than an allowed 1% per annum increase. Changes in availability fee are mostly relevant to non-RHOA lots, except that some of the final lots in West Lake/Upper Lakes will need to pay regular availability fees to be built.

Utility Fund Impacts (Annual)

- 1) A 33% reduction in utility bills from an average of \$1172 per out-of-town user to \$781 under in-town rates, which is an average reduction of \$391. This reduction is variable to circumstance such as household demand and because 8% of households in the JLMA are either on well/septic (2%), sewer-only service (1%), or water-only service (5%). These proportions vary by Study Area.
- 2) Actual billing history for each parcel was used to estimate its demand, with summary statistics presented herein for each Area both for current utility households as well as for future ERCs.
- 3) Reduced user fees will cause a deficit in the utility operating budget, which is expressed as 'rate pressure' in percentage terms. A rate pressure of 5% means an across-the-board utility fee increase of 5% is needed to recover the lost revenue.
- 4) The rate pressure from bringing in multiple Study Areas is larger than the sum of the rate pressure from each individually, so consideration for how many other Study Areas are also moved in-town is necessary. This will be done later in this report for specific scenarios.

Household Impacts (Annual)

- 1) New real property taxes of 0.18/\$100 of assessed value. The average cost of this across the entire JLMA for improved residential lots is \$707 (after accounting for 5% abatements). Impacts can vary by household because of property values. Also, while it is not included in this study, households that itemize federal tax deductions would be able to reduce their income taxes.

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- 2) Estimated personal property taxes of \$80 per household are assumed for all households. Actual personal property tax data was not analyzed by Study Area, instead an average value based on Town households was assumed.
- 3) No household impacts from redirected taxes and fees (e.g. vehicle decals, sales taxes, BPOL taxes, etc.). These are taxes already being paid.
- 4) Reduced utility fees based on actual utility billing in each Study Area were calculated. The average savings was \$391 before considering any change in rates.
- 5) A \$400 value (the estimated annual curbside garbage fees charged by area haulers to private homes) is shown for non-RHOA households under the assumption they currently pay for this service privately. The value for RHOA households is shown as \$225, the per-household cost of the RHOA garbage contract. It is assumed that if the Town were to add RHOA households that the Town and RHOA would reach an arrangement to avoid double-billing the affected households (via RHOA dues and Town taxes) for the overlap in available service.

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General Fund Impacts by Study Area (No Changes in Rates or Fees)

The annual general fund impacts broken out for each Study Area are shown below. *Net GF Revenue* gives the net additional revenue to the General Fund after taking into account estimated costs to provide garbage and other services. *Potential Net GF Revenue* gives the same calculation but after the future households expected for a particular Study Area are in place. For example, if the Fallswood Study Area were brought into Town, the General Fund would net an additional \$35K per year that could be used to lower property taxes, expand Town services, or invest in Town infrastructure such as park and sidewalk improvements, and it increases to \$42K per year if the 10-lot Poplar Hill subdivision is built.

Table 5. General Fund Impacts for each Study Area (No Changes to Tax Rate)

	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
Study Area Summary														
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
Current Population	198	20	45	113	168	0	360	925	648	758	0	3233	590	3823
Future Households	0	39	89	10	0	0	13	1	4	0	164	320	19	339
Potential Population	198	118	268	138	168	0	393	928	658	758	410	4033	638	4671
General Fund Summary														
Taxable Assessments	\$26M	\$4M	\$11M	\$18M	\$21M	\$0M	\$101M	\$127M	\$114M	\$125M	\$19M	\$567M	\$95M	\$662M
Property Taxes	\$50K	\$8K	\$20K	\$34K	\$42K	\$0K	\$185K	\$247K	\$216K	\$238K	\$33K	\$1.07M	\$181K	\$1.25M
Other Tax/Fee Revenue	\$30K	\$3K	\$7K	\$17K	\$25K	\$0K	\$54K	\$139K	\$97K	\$114K	\$0K	\$485K	\$89K	\$573K
Marginal GF Expenses	(\$28K)	(\$3K)	(\$6K)	(\$16K)	(\$23K)	\$0K	(\$50K)	(\$130K)	(\$91K)	(\$106K)	\$0K	(\$453K)	(\$83K)	(\$535K)
Net GF Revenue	\$52K	\$8K	\$21K	\$35K	\$43K	\$0K	\$188K	\$256K	\$222K	\$245K	\$33K	\$1.11M	\$187K	\$1.29M
Future Taxable Assess.	\$0M	\$14M	\$31M	\$4M	\$0M	\$0M	\$5M	\$0M	\$1M	\$0M	\$57M	\$112M	\$24M	\$136M
Future Property Taxes	\$0K	\$26K	\$60K	\$7K	\$0K	\$0K	\$9K	\$0K	\$3K	\$0K	\$111K	\$217K	\$43K	\$259K
Future Other Tax/Fee	\$0K	\$15K	\$33K	\$4K	\$0K	\$0K	\$5K	\$0K	\$2K	\$0K	\$62K	\$120K	\$7K	\$127K
Future Marginal GF Exp	\$0K	(\$14K)	(\$31K)	(\$4K)	\$0K	\$0K	(\$5K)	(\$0K)	(\$1K)	\$0K	(\$57K)	(\$112K)	(\$7K)	(\$119K)
Potential Net GF Rev.	\$52K	\$36K	\$83K	\$42K	\$43K	\$0K	\$198K	\$256K	\$225K	\$245K	\$148K	\$1.33M	\$230K	\$1.56M

*Revenue figures assume a fixed property tax rate of 0.18/\$100

Town of Round Hill Preliminary Growth Area Study

Utility Fund Impacts by Study Area (No Changes in Rates or Fees)

The Utility Fund impacts (without considering changes in rates or fees) are shown below. *Utility User Revenue* is the actual annual utility fee revenue for FY17. *Potential User Revenue* is the same after predicted future households are built. *User Fee Deficit* and *Availability Fee Deficit* are the loss in Utility Fund income (annually for user fees, one-time for availability fees) if rates and fees are not adjusted. The percentages for *Fee Pressure* at the bottom of the table show the increase in rates needed to make up for lost revenue. The fee pressure for multiple Study Areas will be higher than individually. If the full JLMA is brought in, the total impact to utility fees would be 42% as all users would be paying the same rate instead of a small pool (in-town users) receiving a discount.

Table 6. Utility Fund Impact by Study Area (No Changes to Rates)

	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
Study Area Summary														
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
Current Population	198	20	45	113	168	0	360	925	648	758	0	3233	590	3823
Future Households	0	39	89	10	0	0	13	1	4	0	164	320	19	339
Potential Population	198	118	268	138	168	0	393	928	658	758	410	4033	638	4671
Utility Fund Summary														
Equiv. Resid. Conn. (ERCs)	79	5	18	45	66	0	144	395	258	303	0	1313	255	1568
Future ERCs	0	47	89	10	0	0	8	1	4	0	164	323	69	392
Utility User Revenue	\$71K	\$5K	\$17K	\$55K	\$79K	\$0K	\$192K	\$475K	\$320K	\$372K	\$0K	\$1.58M	\$198K	\$1.78M
User Fee Deficit	\$23K	\$2K	\$5K	\$18K	\$26K	\$0K	\$63K	\$157K	\$106K	\$123K	\$0K	\$523K	-	\$523K
User Fee Pressure	1%	0%	0%	1%	1%	0%	4%	10%	6%	7%	0%	42%	-	-
Potential User Revenue	\$71K	\$59K	\$119K	\$66K	\$79K	\$0K	\$202K	\$476K	\$324K	\$372K	\$189K	\$1.96M	\$251K	\$2.21M
Potential User Fee Deficit	\$23K	\$20K	\$39K	\$22K	\$26K	\$0K	\$67K	\$157K	\$107K	\$123K	\$63K	\$646K	-	\$646K
Potential User Fee Press.	1%	1%	2%	1%	1%	0%	3%	8%	5%	6%	3%	41%	-	-
Future Avail. Revenue	\$0.0M	\$1.4M	\$2.6M	\$0.3M	\$0.0M	\$0.0M	\$0.2M	\$0.0M	\$0.0M	\$0.0M	\$1.3M	\$5.8M	\$0.4M	\$6.2M
Availability Fee Deficit	\$0K	\$458K	\$867K	\$97K	\$0K	\$0K	\$78K	\$0K	\$0K	\$0K	\$427K	\$1.93M	-	\$1.93M
Availability Fee Pressure	0%	8%	16%	2%	0%	0%	1%	0%	0%	0%	7%	45%	-	-

Household Impacts by Study Area (No Changes in Rates or Fees)

The impacts to an existing household if brought into Town are estimated below for each Study Area without changes to rates and fees. *Household Utility Fees* are the annual utility fee payments averaged across the households in each Study Area. Areas with a higher portion of water-only, sewer-only or well/septic users (Areas A-1 through A-3) show lower fees on average than for established HOA neighborhoods (areas A-4 through B-4). *Property Taxes* are shown only for residential households (not unimproved lots), and the wide variation of home values by neighborhood is evident. The *Net Impact* row shows the combined effect of the utility discount, property taxes and the value of the Town garbage service without considering changes in rates or fees as properties are added to Town.

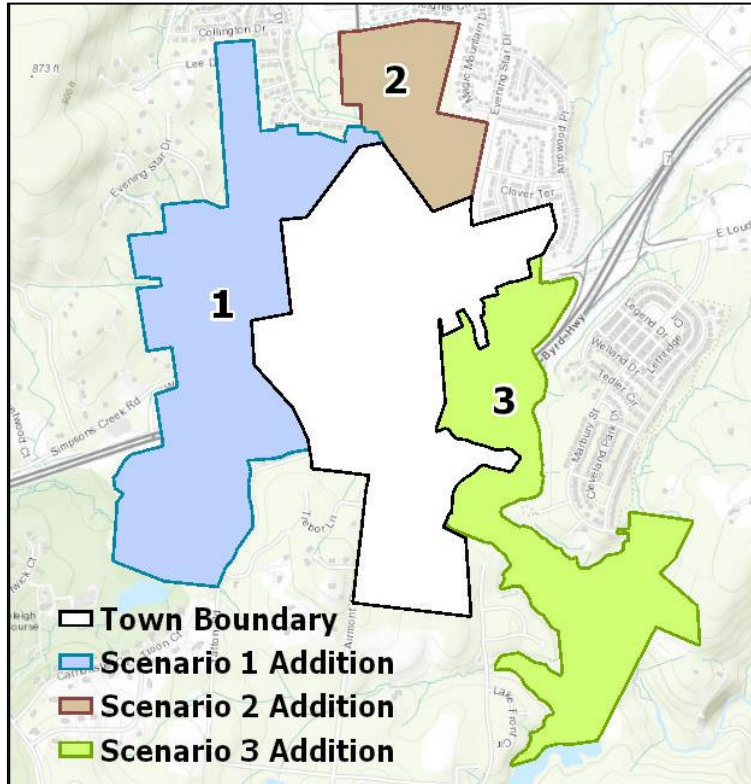
The Town column at the right shows the current utility fees and property taxes for existing in-town households. Households in most neighborhoods would have similar financial payments as current in-town households except for the West Loudoun and Stoneleigh Study Areas. The former because many of those households are not connected or only partially connected, and in the latter case of Stoneleigh their property values are so high that their Town tax burden would be proportionately higher.

Table 7. BLA Household Impact (No Changes in Rates and Fees)

	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
Study Area Summary														
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
Current Population	198	20	45	113	168	0	360	925	648	758	0	3233	590	3823
Future Households	0	39	89	10	0	0	13	1	4	0	164	320	19	339
Potential Population	198	118	268	138	168	0	393	928	658	758	410	4033	638	4671
Household Summary														
Household Utility Fees	\$ (870)	\$ (429)	\$ (897)	\$(1,179)	\$(1,141)	-	\$(1,226)	\$(1,174)	\$(1,199)	\$(1,191)	-	-	\$ (766)	-
Utility Discount (A)	\$ 290	\$ 143	\$ 299	\$ 393	\$ 380	-	\$ 409	\$ 391	\$ 400	\$ 397	-	-	-	-
Property Taxes (B)	\$ (638)	\$ (888)	\$ (701)	\$ (738)	\$ (623)	-	\$(1,200)	\$ (667)	\$ (829)	\$ (785)	-	-	\$ (718)	-
Garbage Contract (C)	\$ 400	\$ 400	\$ 400	\$ 400	\$ 225	-	\$ 225	\$ 225	\$ 225	\$ 225	-	-	-	-
Net Impact (A+B+C)	\$ 51	\$ (345)	\$ (2)	\$ 55	\$ (18)	-	\$ (566)	\$ (51)	\$ (205)	\$ (163)	-	-	-	-

13. Dynamic Financial Analysis (Adjusting Rates and Fees)

Because the potential adjustments to rates and fees would depend on the actual scale of any boundary change, several specific scenarios are analyzed here. The choice of these scenarios is somewhat arbitrary, and is intended to illustrate the financial impacts from



boundary changes of different scales. The scenarios are not intended to limit public debate or Town Council consideration of alternative scenarios, including those where only certain properties in a Study Area are considered.

Scenario 1

Add Hillwood Estates, West Loudoun and Fallswood

Scenario 2

Same as Scenario 1 but also add Brentwood Springs

Scenario 3

Same as Scenario 2 but also add Newberry/Falls Place and Sleeter Lake

The current Town real estate property tax rate is 0.18 per \$100 of assessed value. For each scenario, there are two alternative property tax rates calculated for Post-BLA:

- **25/75 Rate:** Assume property taxes are lowered by using 25% of the new net revenue from incoming parcels, and use the remaining 75% to increase the General Fund budget.
- **50/50 Rate:** Assume property taxes are lowered by using 50% of the new net revenue from incoming parcels, and use the remaining 50% to increase the General Fund budget.

Since moving properties in-town will decrease utility revenue, for each scenario there are two alternative rates chosen for Post-BLA to compensate:

- **Rate A:** Raise rates evenly on both in-town and out-of-town users.
- **Rate B:** Only raise rates on in-town (and newly in-town) properties, leaving the rates for out-of-town users unchanged. This will decrease the 50% surcharge.

General and Utility Fund Impacts By Scenario (With Changes in Rates and Fees)

The impacts to both the General and Utility Funds are shown below for each scenario after estimating possible adjustments to rates and fees. The largest scenario would approximately double the Town population immediately, and the eventual population would grow to approximately 1525 as undeveloped parcels in Brentwood Springs and West Loudoun were built.

Table 8. General and Utility Fund Impacts for Each Scenario

	Add W. Loudoun, Hillwd, Fallsd	Also Add Brentwood Spgs	Also Add Newbrry, Sleeter Lake
	Scenario 1	Scenario 2	Scenario 3
Town Summary Post-BLA			
Additional Households	132	150	217
Post-BLA Households	368	386	453
Post-BLA Population	920	965	1133
Future Households	68	157	157
Potential Population	1090	1358	1525
General Fund Summary			
Taxable Assessments	\$143M	\$154M	\$175M
Future Taxable Assessments	\$17M	\$48M	\$48M
Current Tax Rate	0.180	0.180	0.180
Tax Rate (25/75)	0.160	0.156	0.148
Net GF Revenue (25/75 rate)	\$75K	\$87K	\$114K
Potential Net GF (25/75 rate)	\$102K	\$163K	\$186K
Tax Rate (50/50)	0.144	0.137	0.126
Net GF Revenue (50/50 rate)	\$53K	\$60K	\$77K
Potential Net GF (50/50 rate)	\$78K	\$127K	\$139K
Utility Fund Summary			
Equiv. Resid. Conn. (ERCs)	384	402	468
Future ERCs	126	215	215
Outside Surcharge (Rate A)	50%	50%	50%
User Fee Increase (Rate A)	2%	3%	4%
Outside Surcharge (Rate B)	32%	31%	27%
In-Town User Fee Incr. (Rate B)	13%	14%	18%
Availability Fee Deficit	\$0.6M	\$1.4M	\$1.4M
Availability Fee Increase	10%	30%	30%

**All dollar amounts are annual*

Household Financial Impacts By Scenario (With Changes in Rates and Fees)

The impacts to BLA, Town and JLMA households for each scenario, after adjusting Town rates and fees (using the 25/75 rates), are shown in the table below. Impacts to BLA households do not account for any value to incoming households for infrastructure improvements or other non-garbage services. The *Net Impact* row only accounts for new property taxes, reduced utility bills and the value of the garbage contract.

Table 9. Household Impacts For Each Scenario

	Add W. Loudoun, Hillwd, Fallsd	Also Add Brentwood Spgs	Also Add Newbrry, Sleeter Lake
	Scenario 1	Scenario 2	Scenario 3
Town Summary Post-BLA			
Additional Households	132	150	217
Post-BLA Households	368	386	453
Post-BLA Population	920	965	1133
Future Households	68	157	157
Potential Population	1090	1358	1525
BLA Household Summary			
Current Utility Fees	\$ (948)	\$ (942)	\$ (1,004)
Utility Discount (Rate A)	\$ 300	\$ 296	\$ 305
Utility Discount (Rate B)	\$ 232	\$ 225	\$ 216
Property Taxes (25/75 rate)	\$ (670)	\$ (671)	\$ (626)
Garbage Contract	\$ 400	\$ 400	\$ 346
(Impact)/Benefit (Rate A, 25/75)	\$ 31	\$ 26	\$ 25
(Impact)/Benefit (Rate B, 25/75)	\$ (37)	\$ (46)	\$ (64)
Town Household Summary			
Current Utility Fees	\$ (766)	\$ (766)	\$ (766)
Utility Increase (Rate A)	\$ (19)	\$ (22)	\$ (34)
Utility Increase (Rate B)	\$ (101)	\$ (109)	\$ (136)
Property Tax Decrease (25/75)	\$ 81	\$ 97	\$ 126
(Impact)/Benefit (Rate A, 25/75)	\$ 62	\$ 75	\$ 92
(Impact)/Benefit (Rate B, 25/75)	\$ (20)	\$ (12)	\$ (10)
JLMA Household Summary			
Current Utility Fees	\$ (1,184)	\$ (1,189)	\$ (1,192)
Utility Increase (Rate A)	\$ (30)	\$ (34)	\$ (52)
Utility Increase (Rate B)	\$ 0	\$ 0	\$ 0

**All dollar amounts are annual*

Scenario 1 (Hillwood, West Loudoun, Fallswood)

In this scenario, town population grows by 70% and approximately \$75K-\$102K (net of new expenses) is available to the annual General Fund budget while lowering the tax rate from 18 cents to 16 cents. Availability fees need to be increased 10% and utility user fees would need either an additional 2-3% increase across-the-board or a 13% increase for in-town users only to recover lost revenues.

Incoming households would have a very small annual impact (either slightly beneficial or slightly negative depending on how utility rates are adjusted) after accounting for the value of the free garbage service and the reduced utility fees. Those already with combined utility service (Fallswood and most Hillwood households) benefit more, and those on well/septic or who only receive partial service from the Town benefit less. Those who do not currently pay for private curbside garbage service would also benefit less.

While utility rates increase, the reduction in property taxes results in either a net financial benefit or a very small impact to Town residents (depending on whether utility rates are raised generally or only on in-town users). Households that do not participate in the BLA see a small increase in utility rates if rates are raised generally.

As shown, the net per household financial impacts are relatively minor, though the household impacts shown are only for improved residential lots. The key impacts for West Loudoun would be having local zoning regulations for public use and undeveloped parcels which do not factor much into this financial analysis (other than potential availability fees).

Scenario 2 (Hillwood, West Loudoun, Fallswood, and Brentwood Springs)

This scenario is relatively similar to Scenario 1 in the short term as Brentwood Springs only has a few households right now. The main difference from Scenario 1 is that a much larger increase in utility availability fees (29%) would be needed (this would still represent a net discount for the Brentwood Springs developer who currently pays a 50% surcharge as an out-of-town customer). Again either small (3%) or larger (14%) utility fee increases are necessary depending on whether all users or in-town users only bear the increase, but in either case the net annual impact on Town and JLMA households is relatively small.

In the longer term, after Brentwood Springs is built out, the General Fund would benefit \$163K annually under the expenses model assumed in this study, and the Town population would end up increasing from 590 to 1358 at full buildout of all in-town areas.

Scenario 3 (Hillwood, West Loudoun, Fallswood, Brentwood Springs, Newberry/Fall's Place and Sleeter Lake)

This scenario encompasses the entire short-term Study Area. The Town population is nearly doubled immediately. The property tax rate is lowered down to 14.8 cents, and the General Fund nets \$114K annually immediately, and eventually \$186K each year.

Under this scenario, utility fees must increase either 4% or 18% depending on whether the increase is levied on all users or just in-town users. Net household impacts stay relatively modest (in the worst case of a 25/75 tax rate and an 18% utility rate increase, the average incoming BLA household only pays an additional \$64 per year without considering non-garbage services from the Town or federal income tax benefits).

Full JLMA Scenario

Not shown is a scenario where the Town expands to the full JLMA, or at least to encompass all the RHOA neighborhoods. Such an expansion would definitely raise the Town population above 3,500 so should be approached only after much more careful study of the consequences and a community consensus on the way forward. The impact from taking over maintenance of Town streets and roads is only one item to consider, though it was itself considered too significant to quickly summarize, as well as too remote of a near-term likelihood to include the financial impacts in this study version. This study should be revised to include those financial impacts before near-term growth of that magnitude is considered, as well as to assess what other services Towns of that size routinely provide for their residents (which include a police department almost universally for Virginia towns above 1,500 in population).

If the Town is to eventually grow to include some or all of the RHOA neighborhoods, an agreement should also be reached with the RHOA regarding areas of overlapping services to ensure the most efficient use of both Town and RHOA resources.

14. Conclusion

This report provides background data and information to allow the Town to evaluate various JLMA neighborhoods and parcels for short-term expansion per the Comprehensive Plan.

Parcels within the JLMA that are critical to Comprehensive Plan goals were identified, including future civic and community facility sites, future park sites, future areas where sidewalk and trail connections are needed to complete our network, and future utility-related parcels.

Rough projections on population and tax base for each of 11 Study Areas were presented, and three specific scenarios of increasing scale were shown to illustrate the financial impacts to the General Fund, Utility Fund, and to individual residential households.

The Appendix that follows include full-size maps referred to during this study.

APPENDIX

- Study Areas
- Zoning Map of Town
- Zoning Map of JLMA
- Utility Service By Parcel (North, West, South)
- Water System Map
- Sewer System Map
- Split Parcel Table

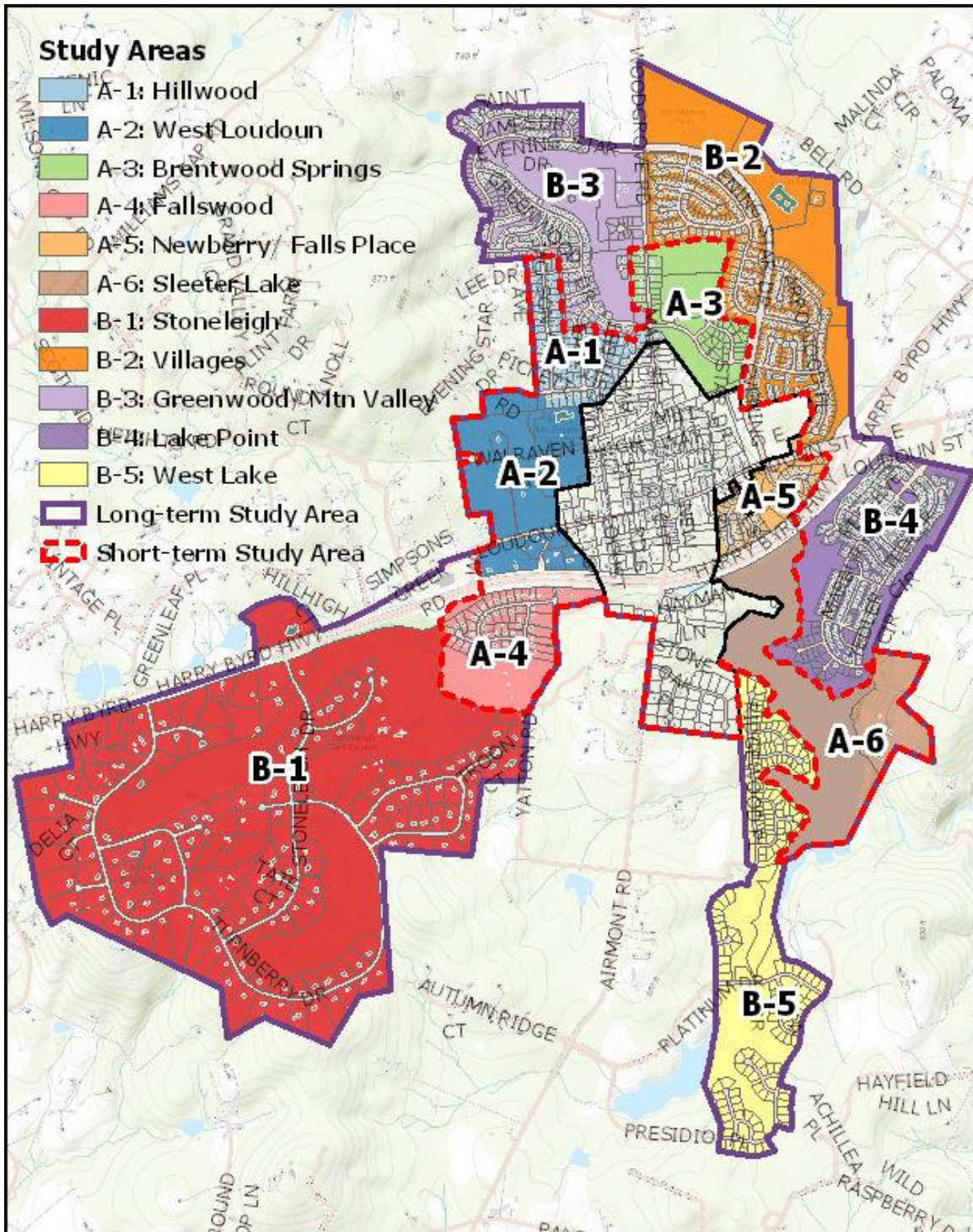


Figure 5. Town of Round Hill Growth Study Areas

Town of Round Hill Preliminary Growth Area Study

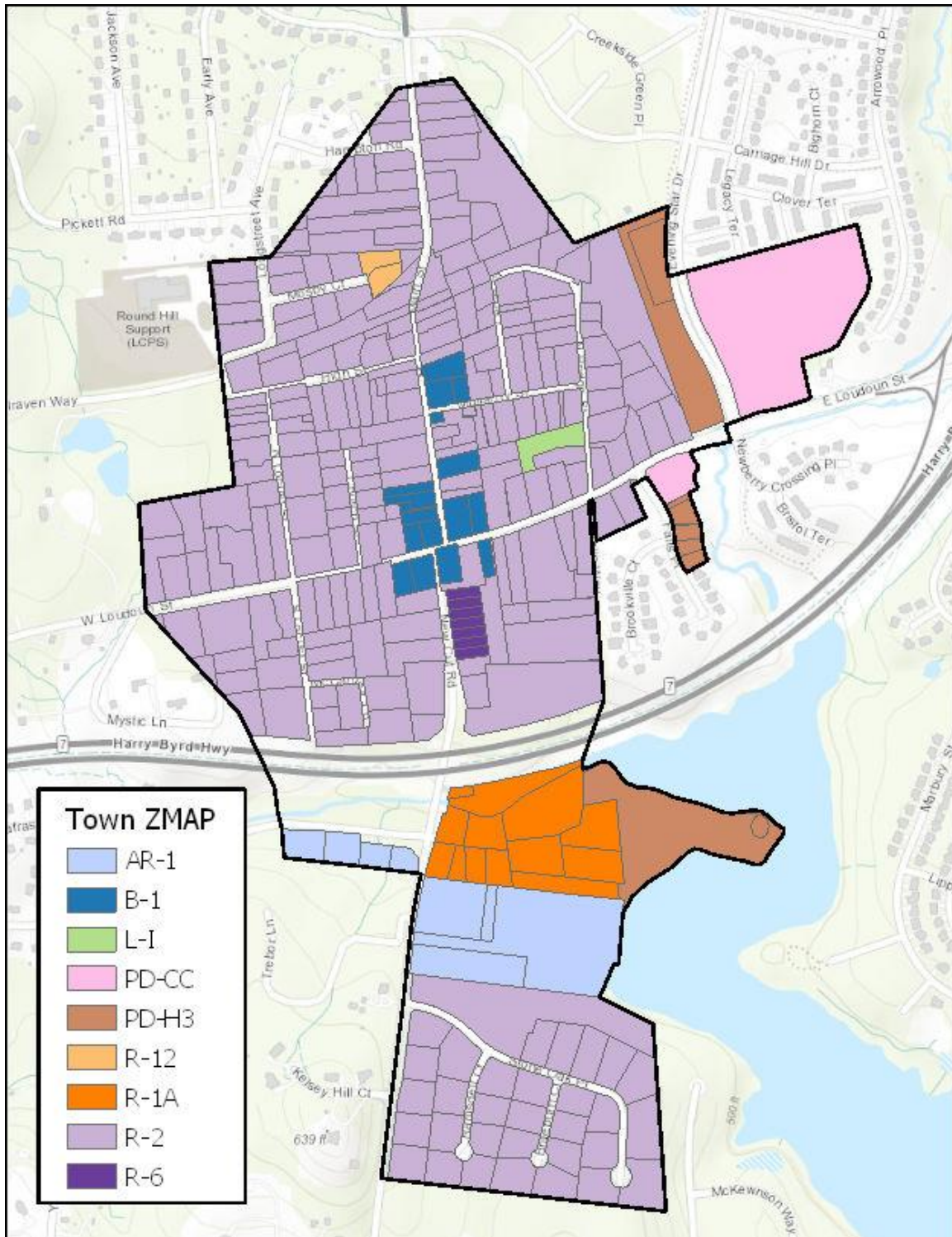


Figure 6. Zoning Map of the Town of Round Hill

July 6, 2017

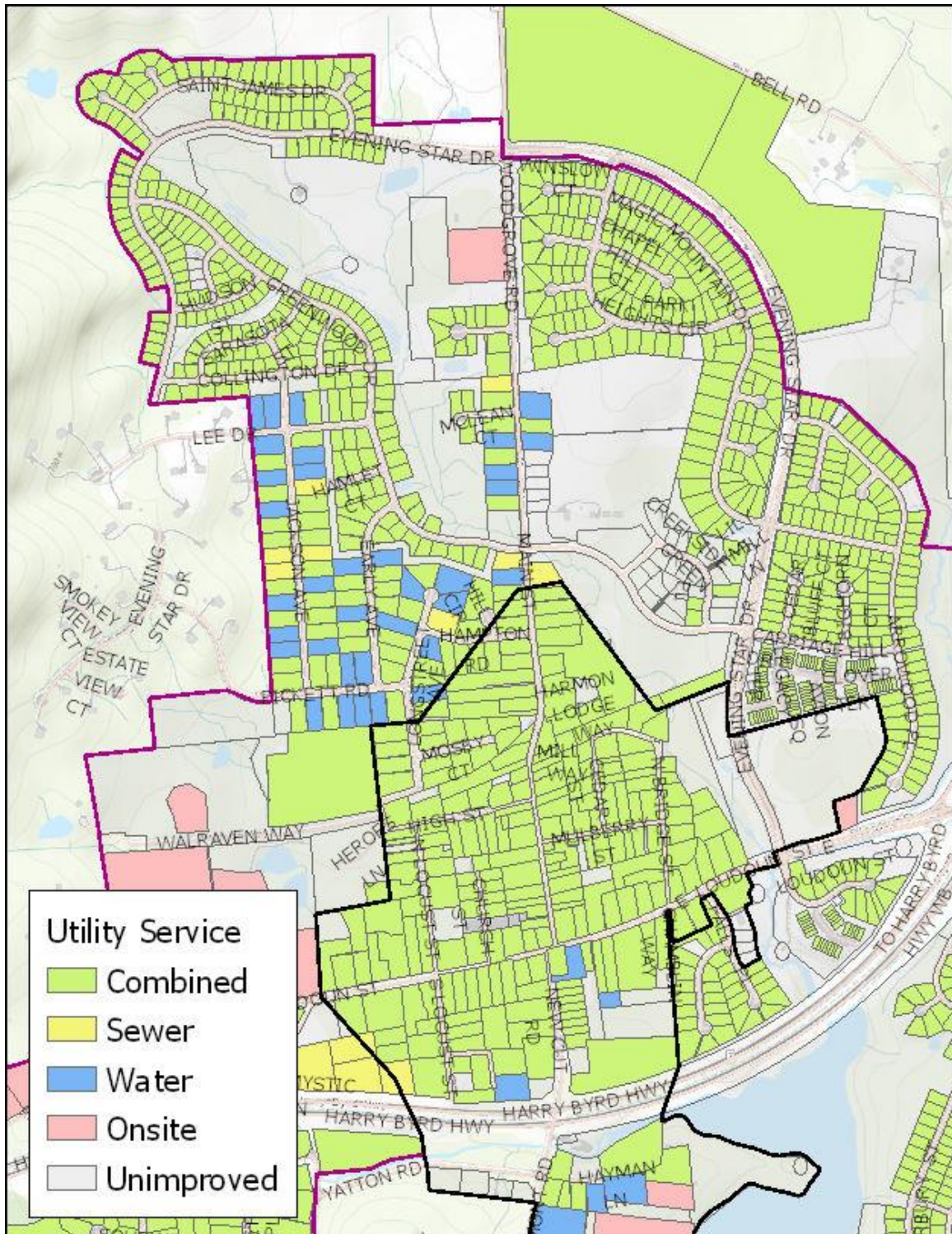


Figure 8. Utility Service By Parcel (North) (1 of 3)

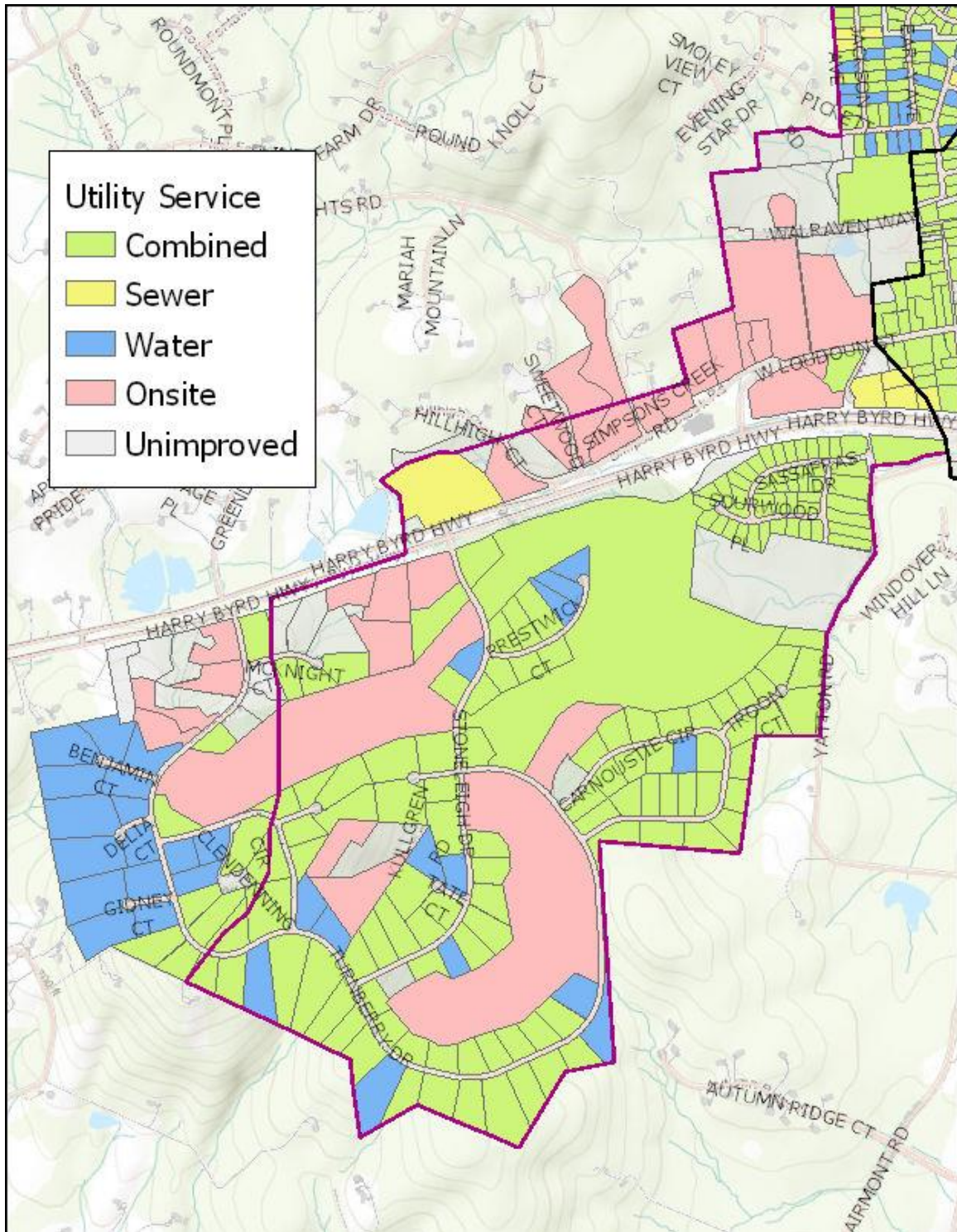


Figure 9. Utility Service By Parcel (West) (2 of 3)

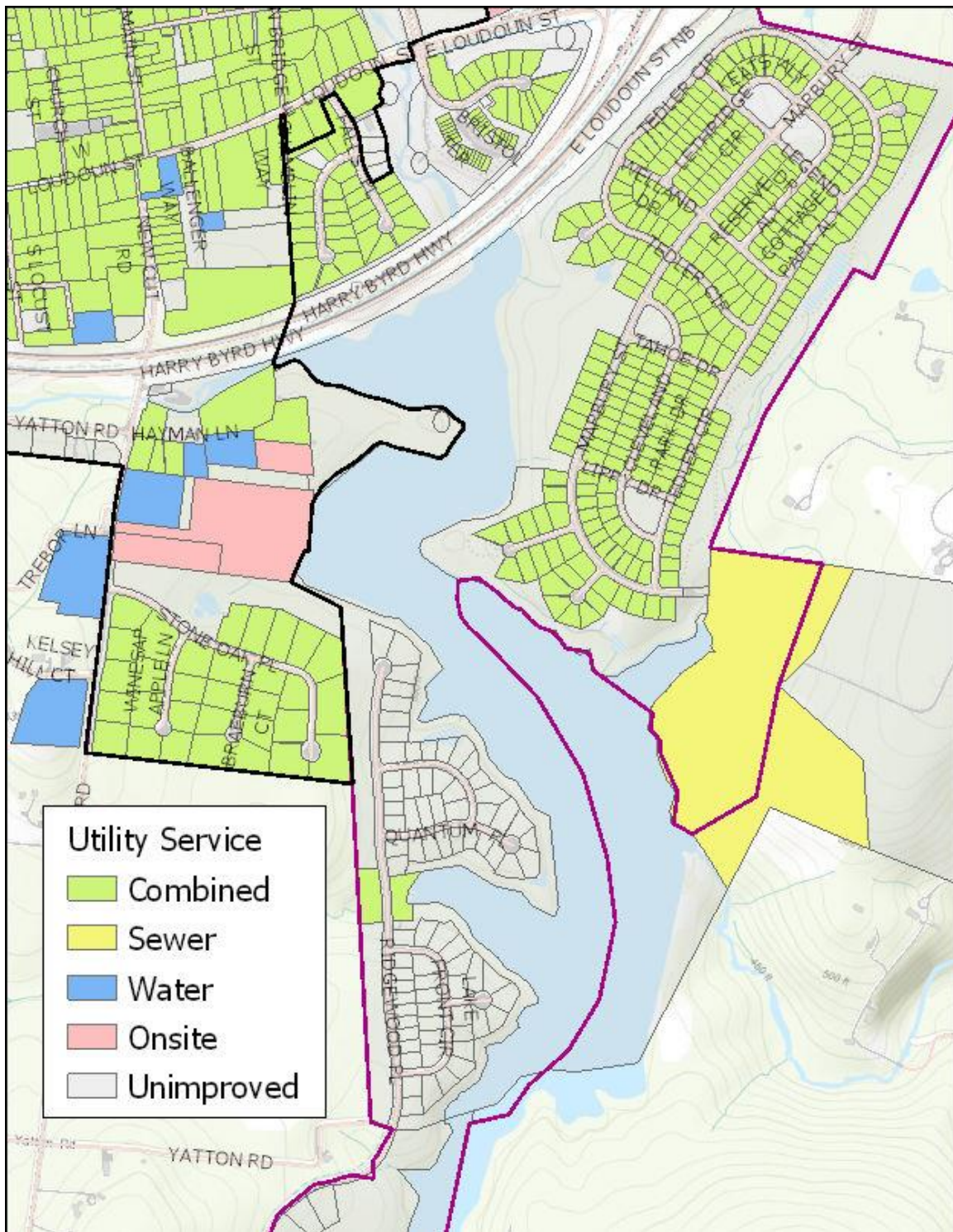


Figure 10. Utility Service By Parcel (South) (3 of 3)

Town of Round Hill Preliminary Growth Area Study

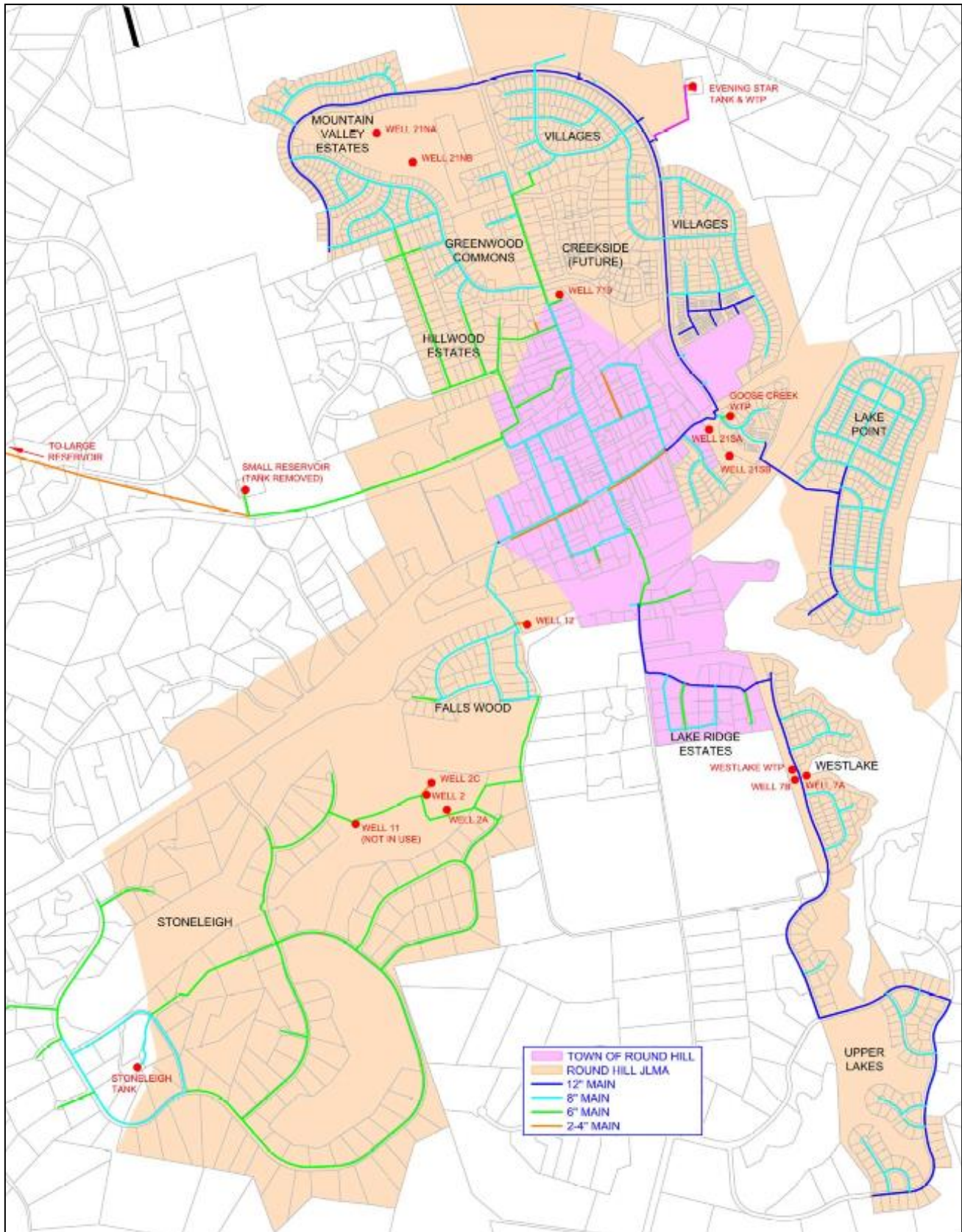


Figure 11. Town of Round Hill Water System (From 2017-2037 Comprehensive Plan)

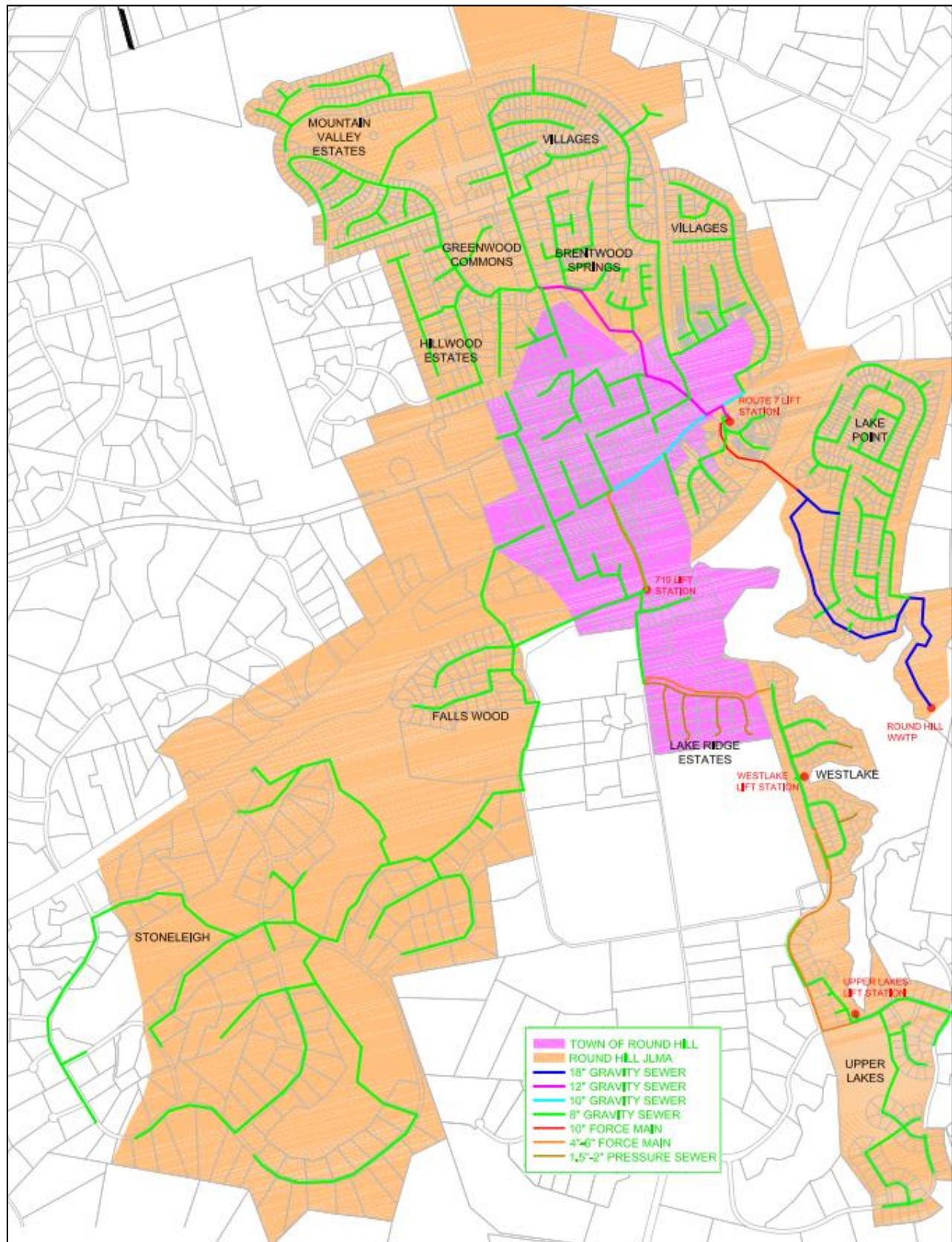


Figure 12. Town of Round Hill Sewer System (From 2017-2037 Comprehensive Plan)

Town of Round Hill Preliminary Growth Area Study

Table 10. Split Parcels (Partly In-Town, Partly Out-of-Town)

PIN	Area Name	Address	Acreage			Note
			Inside	Outside	Total	
584301195000	Hillwood	54 MAIN ST	0.12	0.36	0.48	Out-of-town household
584301285000	Hillwood	3 HILL CIR	0.33	0.13	0.46	In-town household
584395911000	Hillwood		0.09	0.01	0.1	8 Longstreet outlot
584395929000	Hillwood	12 LONGSTREET AVE	0.09	0.42	0.51	Out-of-town household
584396119000	Hillwood	10 LONGSTREET AVE	0.32	0.18	0.5	Out-of-town household
584397154000	Hillwood	10 HAMPTON RD	0.01	0.41	0.42	Out-of-town household
584398052000	Hillwood	8 HAMPTON RD	0.16	0.27	0.43	Out-of-town household
584398772000	Hillwood	2 HILL CIR	0.01	0.48	0.49	Out-of-town household
584399053000	Hillwood	6 HAMPTON RD	0.39	0.05	0.44	In-town household
584399838000	Hillwood	44 MAIN ST	1.2	0.04	1.24	In-town household
584403503000	Hillwood	59 MAIN ST	0.14	0.59	0.73	Out-of-town household
584189118000	West Loudoun		0.06	1.28	1.34	Undeveloped split parcel
584191202000	West Loudoun	3 MYSTIC LN	0.24	0.82	1.06	Out-of-town household
584289179000	West Loudoun	20 HIGH ST	0.04	3.12	3.16	Round Hill Center
584294402000	West Loudoun	10 LOCUST ST N	0.48	0.45	0.93	In-town household
585491487000	West Loudoun	5 MYSTIC LN	0	1.34	1.34	Out-of-town household
585493699000	West Loudoun	2 MYSTIC LN	0.51	0.01	0.52	In-town household
585494085000	West Loudoun	4 MYSTIC LN	0.66	0.36	1.02	In-town household
555352988000	Brentwood Springs	65B MAIN ST	0.12	21.12	21.24	Brentwood to be subdivided
555353334000	Brentwood Springs	26 CEDAR ST	0.1	0.9	1	Out-of-town household
584303993000	Brentwood Springs	57 MAIN ST	0.44	0.04	0.48	In-town household
584307460000	Brentwood Springs	45 MAIN ST	3.61	0.03	3.64	In-town household
584309514000	Brentwood Springs	22 CEDAR ST	0.62	0.15	0.77	In-town household
556455722000	Sleeter Lake	35816 HAYMAN LN	6.3	0.33	6.63	The Hook
556463362000	Sleeter Lake		0.21	101.21	101.42	Sleeter Lake

*Deeded acreage per the Loudoun County GIS database may be approximate

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