

POSTAL PATRON

Additional information on subjects covered in this issue  
can be found at [www.NewsaroundtheHill.org](http://www.NewsaroundtheHill.org).

## Upcoming Events

## ON THE AGENDA

The Town Council will be working on several land use and planning initiatives over the winter, including the following:

- Utility and general fund Capital Improvement Plans (CIP) being considered by the PC. The Town is creating short- and long-range plans for maintaining and improving municipal water and sewer facilities, as well as stormwater projects, trail and sidewalk projects.
- Proposed rezoning for a 30-acre property in the recently annexed 719 South Area
- Engineering and implementation of the Storm Water Master Plan for Main Street
- Development of policies regarding Potts Barn and eastern commercial district
- Indoor pool facility
- Use and renovation of the Round Hill Center as a community center

As always, the Town Council invites and appreciates public input on these and all issues under deliberation at its regular meetings held at 8:00 p.m. on the first and third Thursdays of each month, or at any of the numerous committee meetings and public hearings on various initiatives.

## Round Hill Parks Projects Get Underway

### Round Hill to Franklin Park Trail Goes Out for Construction Bid

By **FRANK ETRO**

Mayor, Town of Round Hill

While the Franklin Park trail project has been on the books for what may seem an eternity, the trail will finally become reality when its first two construction phases go out to bid in the coming weeks.

Phase one will construct a trail on both sides of East Loudoun Street from the corner of Main Street/New Cut Road to Evening Star Drive, then continue under Route 7 through Lakepoint to Franklin Park.

Phase two will complete the trail through Franklin Park to the pool. Construction is anticipated to be completed by winter 2007.

The trail's effects on existing sidewalks, the eastern gateway, the Town's Heritage Sycamore Tree and adjacent properties prompted the creation of Round Hill's citizen-developed Streetscape Master Plan.

This plan addressed the siting of the trail within Round Hill and convinced VDOT to revise a number of design requirements without impacting the funding for the project.

In addition to the trail itself, implementation of other aspects of the Streetscape Plan are also underway.

Installation of curbs and gutters will improve drainage and increase pedestrian safety.

A network of sidewalks will eventually connect town to adjacent neighborhoods. These include pedestrian and stormwater improvements from Yatton Road north along New Cut Road, and up Main Street to Greenwood Drive.

The coming Creekside neighborhood will install a sidewalk from Greenwood Drive to connect with the recently completed trail running north on 719, which when linked to the Franklin Park trail will complete a loop from the Villages through Town.

Creekside has also proffered funds for new decorative street lighting.

In addition, the Town Council is considering pavers in place of concrete in front of the Loudoun Street Park and in the central business district, as well as extending the sidewalk to the Round Hill Arts Center.



BY KIM RAMSEY—NEWS aROUND the HILL

The design committee hopes a new park on the east side of Sleeter Lake will open for passive use next summer.

### Committee Plans Sleeter Lake Park

By **MARY ANNE GRAHAM**

Round Hill Town Councilmember

The Town of Round Hill, Oak Hill Properties, and the Villages at Round Hill Homeowners Association (HOA) have teamed up to open the Round Hill Area Park at Sleeter Lake for limited use during the summer of 2007.

The seeds were sown for this project during the rezoning of what is now "The Villages." Round Hill was proffered approximately 11 undeveloped acres on the east side of Sleeter Lake for public use. In an effort to strengthen the community, it was determined that this property would be open to the public within the Round Hill postal area, primarily for passive use.

Because funding is limited, development of the park will evolve gradually with a great deal of community involvement. A joint committee dusted off the plans in the 1995 Town Comprehensive Plan and has begun to develop the details for management and regulations as well as siting picnic areas, a fishing pier and a launching area for canoes, kayaks and non-gasoline powered boats. An amphitheater is also envisioned at the park in the future.

The committee consists of citizens that reside in and outside of town limits and is facilitated by the Villages HOA Manager and the Town Council. Meetings are held sporadically on Friday evenings in the Town Office. If you would like to participate, refer to the Town web site ([www.roundhillva.org](http://www.roundhillva.org)) for announcements.

**Inside: Round Hill Baptist Church to open preschool in January.**



Message from the Editor:

Com’ on, you know this one: *What do community and communication have in common?*

Fifteen years ago Dan and I moved to the rural town of Chica, Panama, population 500. The local government held public meetings to share significant events, such as the arrival of two enthusiastic Peace Corps Volunteers (yup, yours truly). I’ll never forget the feeling in my stomach when it was my turn to speak (after just six weeks of language immersion) IN SPANISH. I knew that it would never again be so difficult to participate in my community.

Driving through Round Hill in 2001 to look at our house on Main Street, I saw the sandwich board at the town office announcing a meeting and “Public Welcome.” I sensed that this was a place I could call home: My own, English speaking small town committed to community.

Good communication takes a lot more than speaking the same language, though. We’ve all played the children’s game “telephone,” in which a single word inevitably changes into something unrelated to the original utterance as it gets passed along.

So finally, I arrive at why I’m volunteering to do this newsletter: To provide a consistent source of communication in the service of continuing to build our community. This publication is being mailed to every household—old, new and in between—with a Round Hill address. It’s what we have in common.

This is your newsletter—we welcome your input. What’s going on that you want to share? What would you like more information about? Please, let us know!

— Lisa Zimmer-Chu

Round Hill Baptist Church Celebrates 100th Birthday, Prepares to Open Preschool

By IVAN CLARK and TODD SHAW  
Round Hill Baptist Church Members

On Sunday October 7, 1906, Rev. F. H. James preached the first worship service held in the then-new Round Hill Baptist Church. The church operated as a branch of Ketocin Church until 1911, when 41 persons presented letters of dismissal, and covenanted together to unite in the organization of the Round Hill Baptist Church. By 1974, it was known as one of the fastest growing churches in the state.

On Oct. 7-8, 2006, the congregation celebrated the past 100 years. Four of 20 former pastors came and shared history and participated in a round table discussion. The events concluded in the fire hall, with a catered luncheon serving some 180 members and guests. The stage is set for beginning the next twenty-five years,



BY KIM RAMSEY—NEWS aROUND the HILL

The Round Hill Baptist Church plans to open a preschool in January.

and on to the bicentennial!

To kick-off the new century, January 2007 will mark the opening of the church’s community outreach preschool for children aged 3 to 5. Morning and afternoon sessions will be held each day, with a class size of 20 students. Registration was held in October, but space is still available. Contact the church at 540-338-6306 for more information.

Calling All Musicians: Step Right Up!

By FRANK ETRO  
Mayor, Town of Round Hill

Year after year, I am reminded that the Round Hill Hometown Festival parade needs music in the form of a marching band. Year after year, the Town has tried to get commitments from bands, to no avail.

It seems the only way to have a marching band is to form our own. I’m asking ANYONE with ANY musical ability (some have even suggested kazooes) at ANY level of experience, of ANY age, to please step up and join in the fun.

Held each Memorial Day weekend, the Hometown Festival is truly a “community event,” and the parade is a great way for you to participate. This coming year’s festival will be on Saturday, May 28, 2007.

If you are interested, please e-mail me ([mayor@roundhillva.org](mailto:mayor@roundhillva.org)). or event coordinator Noreen Payne ([info@roundhillva.org](mailto:info@roundhillva.org)) or leave a phone message at the Town Office at 338-7878.

I know the talent is out there. Let’s get together in April and make this happen!

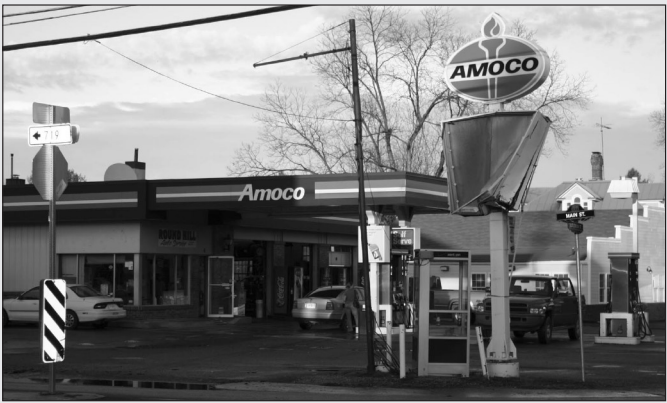
COUNCIL CORNER

Business District Regulations Revised

By CARTER MORROW  
Round Hill Town Councilmember

The Town Council recently approved new commercial district zoning ordinances to bring businesses into compliance, making it easier to improve buildings or expand operations.

The new rules are the



BY KIM RAMSEY—NEWS aROUND the HILL

Revised business district ordinances will allow the Amoco service station to make long-anticipated improvements.

result of a process initiated almost two years ago to change the B-1 Business District regulations so they would better reflect existing commercial uses and the development pattern of the Central District.

Together with a Planning Commission (PC) initiative to revise the sign and other related ordinances, these new changes should help businesses meet the growing need for services in the greater Round Hill area.

Planning Commission Volunteers Define and Maintain “Vision” of Round Hill

By CRAIG FREDERICKS  
Chairman, Round Hill Planning Commission

Over the years our community has benefited from the efforts of dedicated citizens serving in both official and unofficial capacities.

These volunteers’ countless hours and efforts have produced a vision for the town that is defined in documents such as the Town’s Comprehensive Plan, the Streetscape Master Plan and the Storm-Water Master Plan.

The Zoning Ordinance (ZO) and related Zoning Map and the Subdivision and Land Development Ordinance (SLDO) define how that vision is to be pursued and maintained by defining the policies and processes by which landowners request approval for improvements to their property.

If you’re a business with improvement plans, an avid do-it-yourselfer or have plans to contract out home/site improvement, be sure your project conforms to the

town requirements by contacting the town staff at Ford’s Store before you start work.

One group of volunteers tasked with maintaining and updating these documents is the Planning Commission (PC). The PC has final approval authority for subdivision/vacation preliminary and final plats as well as land development preliminary and final plans (yes, there is a difference between a plat and a plan). The PC may also grant waivers to SLDO provisions.

In a town as small as Round Hill, there are always needs for volunteers. While State Code requires that half of all PC members must be landowners within the corporate limits of Town and all must reside in the corporate limits, the *only* requirement to join a planning commission committee is interest in the town.

We hope to see you at one of our regularly scheduled meetings. These are held the second Tuesday of every month, at 7:30 p.m. in the town hall. Public comment is always welcome as one of the first agenda items and always the last agenda item.

BZA Serves Round Hill’s Community

By JANICE BITTNER  
Board of Zoning Appeals Chairman

Zoning ordinances are meant to prevent disasters — such as gun powder mills being built next to homes — and to protect the community as a whole.

However, at times, the ordinances or their interpretation by the Zoning Administrator may seem overly restrictive, and conflicts among the affected parties may develop.

As an impartial, quasi-judicial body with powers resembling those of a court of law or judge, the Board of Zoning Appeals (BZA) is able to remedy situations or impose legal penalties.

The BZA, which exists to uphold the zoning ordinance, considers appeals on decisions or interpretations of the zoning administrator, requests for variances and appeals of the interpretations of the zoning map.

Determinations can be appealed to the Circuit Court. Statements made before the BZA are sworn to be true and factual.

Applications for appeal or variance public hearings are available at the Town Office and must be returned within 30 days of the Zoning Administrator’s decision. There is an application fee of \$1,000 to cover advertising and administrative costs; the fee is reimbursed if the BZA decides in the applicant’s favor.

News aRound the Hill

A Community Newsletter for Round Hill, Virginia

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