

News aRound the Hill

A Community Newsletter for Round Hill, Virginia

January

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Zoning Rules Changed to Allow Accessory Dwellings

The Town Council approved a zoning ordinance amendment on Thursday, Jan. 3, that legalizes accessory dwellings in most residential districts and the B-1 business district along with many other housing changes.

The extensive changes were prepared by the Town Planning Commission last year to implement the housing policies of the recently adopted Comprehensive Plan, and after a lengthy debate and some modifications by Town Council, they will now go into force effective March 1.

A summary of the key changes in ZOAM 2018-01:

- Accessory dwellings, either interior such as a finished basement for rent, or exterior such as above a detached garage, will be permitted by-right in most residential districts and B-1 with some regulations, including registration and the payment of applicable taxes if rented.

These dwellings may be used for extended family living quarters, for temporary guest house use, for accessory homestay (e.g. AirBnB) or for rental to a second family.

- Accessory homestay (e.g. AirBnB) rules were also updated and will be allowed in all residential districts and the B-1 district.

- Long-term rental of an entire property to another family continues to be permitted by right. But short-term rental (accessory homestay) and the rental of accessory dwellings will only be allowed if the home is owner-occupied.

Rental of the primary residence to one family and an accessory dwelling to a second family, when neither are owners, will not be permitted.

- Accessory dwellings must be subordinate to the primary residence in size and character. They cannot have a second front entrance or otherwise appear as a multi-family unit or

duplex.

- Bed & Breakfasts are now a by-right use in R-1A, R-2 and B-1 instead of a special exception use.

- Nursing homes and assisted living facilities were added as special exception uses in R-1A and R-2, and as permitted uses in the Eastern Commercial District.

- Boutique hotels were added as a by-right use in the Eastern Commercial District.

"Many residents in Town may not have realized that apartments or living spaces in garages and out-buildings were, with the exception of temporary guest lodging, not legal in Round Hill," said Mayor Scott Ramsey.

"This posed an enforcement quandary because many residents knew of such units already operating in violation of the Zoning Ordinance, but they were not generating complaints and seemed to be generally tolerated," Ramsey added.

"But if anyone tried to establish one legally they were told no. It was not right that the only people able to generate rental income were those doing so illegally or unknowingly—so we either had to legalize these accessory dwellings or start cracking down on those already in use."

The Town will establish a registration and permitting system for such living spaces, even those not currently being used as rentals.

Letters will be sent to all homeowners with individual follow-ups to any property that is suspected to have a second living area to ensure that all such spaces are following the updated ordinance and paying any applicable taxes.

Those that are being rented long-term will need to pay BPOL taxes.

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Town Hires Holland as Treasurer

The Round Hill Town Council unanimously voted to hire Sue Holland as Town Treasurer on Dec. 20. Holland has been working in the Town Office as a temp through VML/VACO since February 2018. She replaces former treasurer Angela Fletcher, who left in June to become the director of Finance in Strasburg, VA.

Holland has more than 20 years of financial/accounting experience. She lives in Sterling with her husband, who retired from a 23-year Army career. The couple has three grown daughters.

She said she is "excited for the opportunity to gain new knowledge and to help where I am able."

The Town would also like to welcome Beth Caseman and Reed Mayer as new members of the Planning Commission and Melissa Hoffmann as a newly appointed member of the Town Council.



PHOTO COURTESY SUE HOLLAND

New Town Treasurer Sue Holland

GOVERNMENT

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The Town will adopt a Transient Occupancy Tax (TOT) for short-term rentals (e.g. AirBnB) starting in July.

More details on ZOAM 2018-01 can be found on the Town website at <http://roundhillva.org/zoning-ordinance-amendments-summer-2018-zoam-2018-01/>

The Planning Commission is now working on changes to the Zoning Ordinance to allow restaurants as a by-right rather than special exception use in the B-1 district, as well as low-volume breweries and craft spirit distillers with or without an accompanying restaurant use.

COMMUNITY

ROUND HILL DESIGNATED AS APPALACHIAN TRAIL COMMUNITY

After nearly three years of effort, the Round Hill Outdoors Committee, in partnership with the Round Hill Town Council, learned on Oct. 20, that Round Hill's application to become an Appalachian Trail Community was formally approved.

According the Appalachian Trail Conservancy's website, the Appalachian Trail Community designation "is designed to act as a catalyst for enhancing economic development, engaging community citizens as Trail visitors and stewards, aiding local municipalities and regional areas with conservation planning and helping local community members see the Trail as a resource and asset. The program also serves to highlight and recognize those communities who are taking steps to ensure the

ongoing protection of their natural, cultural, and recreational resources, including the A.T."

Jody Brady, Carol Dennis and Sean Lloyd, all members of the Round Hill Outdoors Committee, travelled to Harrisburg, PA, to present the application at an Appalachian Trail Conservancy Regional Meeting. There they were told that Round Hill's application stood out among previous applications because of the Town's commitment to environmental stewardship, Leave No Trace principles and teaching the next generation of hikers to appreciate the great outdoors.

Lloyd sees the official designation not as an end of the Outdoors Committee's work but the beginning. "I get excited whenever I think about how far we've come in the last year," he said.

"I'm even more excited by what the future holds: keeping momentum behind our existing projects, expanding our membership, and deepening out our network with other organizations that do great local work like the Potomac Appalachian Trail Club and Loudoun Wildlife Conservancy."

The Town will receive official signage at a designation ceremony in the spring; the date will be announced once it is confirmed.

ROUND HILL OUTDOORS COMMITTEE SELECTS LOGO

Milissa Marshall is the winner of the Round Hill Outdoors Committee Logo Contest.

UTILITY CONSTRUCTION ON YATTON ROAD

The Town has awarded a construction contract to Fuog Interbuild of Purcellville to do utility line work along Yatton Road between New Cut Road and the Fallswood subdivision. The work will add a loop line that will ensure continued service south of the bypass in the event of a water line break, as well as add a line to allow for filtration of Well 12 at the West Lake treatment plant. Construction is expected to begin soon and should be completed by April. Yatton Road may be limited to a single lane during construction.



IMAGE COURTESY ROUND HILL OUTDOORS COMMITTEE

The winning design for the Round Hill Outdoors Committee's logo contest.

"I chose this design because it simply and clearly communicates a message—that Round Hill is a community that embraces the outdoors, including the Appalachian Trail; a community where you can connect with nature and yourself" Marshall said of her creation.

RH OUTDOORS COMMITTEE PLANS ACTIVITIES FOR 2019

The Round Hill Outdoors Committee invites the Round Hill community to their 2019 Open House on Jan. 10 from 6 to 8:30 p.m. at the Round Hill Elementary School.

The Outdoors Committee is looking for volunteers to join a project team or an event team. Upcoming events include an Appalachian Trail Art Show, Appalachian Trail Festival, community hikes, Screen-Free Week and a croquet tournament.

The most immediate of these events
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IMAGE FROM THE APPALACHIAN TRAIL CONSERVANCY

The Appalachian Trail Community designation brings benefits to both the trail and the towns along it.

COMMUNITY

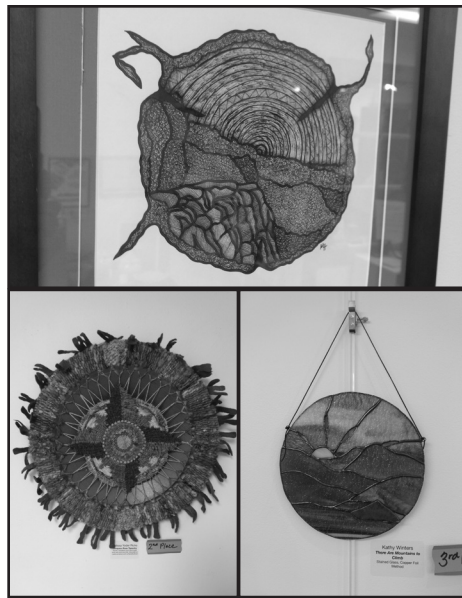
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is the 2nd Annual Round Hill Appalachian Trail Art Show.

Entries are due on Feb. 15. The Committee welcomes works in any medium: paintings, drawings, photography, fiber arts, stained glass and sculpture.

The work should be inspired by the Appalachian Trail and the wild nature of the Blue Ridge Mountains with a focus on one of the following general themes: Compass, Maps & Navigation; Vast Natural Beauty; Priceless Cultural Heritage; Connect Human Spirit with Nature; Protect the Night Skies; Leave No Trace; Endurance Challenge.

Artwork will be displayed at the Round Hill Arts Center through March. Winners will be announced at a public reception on Mar. 10.

If you are interested or have any questions, please contact AT Art Show Chair Susan Stowe by email at susan.e.stowe@gmail.com.



PHOTOS COURTESY ROUND HILL OUTDOORS COMMITTEE
The pieces above are the winners of last year's Round Hill Appalachian Trail Art Show. Michelle Hummel won 1st place for her drawing, "Raven Rocks" (top). Melissa Yoder Ricks' tapestry "Compass Rose" took 2nd place, and Kathy Winters' stained glass titled "There Are Mountains to Climb" won 3rd.

RH ELEMENTARY SCHOOL NEWS

On Jan. 15 from 8:30-10:00 a.m., Round Hill Elementary School will host the 2nd Computer Science Epic Build Showcase. Students will showcase their innovative work with computer coding and robotics.

After two years of fundraising and planning, a new playground will be installed behind the school in the spring. The school is looking to partner with members of the community to install an ADA-certified paver walkway to the playground. Families will be able to sponsor personalized brick pavers to both encourage students and to leave a mark for years to come. Detailed information will be posted on the school website soon.

The Endless Summer hydroponic lettuce farm in Round Hill is working with fifth grade students to establish a hydroponic lettuce farm at the school. The fifth grade team, led by Mark Muldowney, has already harvested one crop of lettuce that was served in the school cafeteria.

HOMETOWN FESTIVAL PLANNING TO KICK OFF THIS MONTH

January marks the beginning of the Round Hill Annual Hometown Festival planning season. Anyone interested in helping plan this year's event, on Sat. May 25, should email info@hometownfestival.org.



PHOTOS COURTESY HOMETOWN FESTIVAL COMMITTEE

ON THE AGENDA

Issues the Town Council and Planning Commission will address in the coming months include:

- Hire Planner (Applications due Feb. 4th)
- Update restaurant regulations
- Construction bid for Main Street sidewalks and Franklin Park Trail
- Construction of a water loop line on Yatton Road
- FY2019-2020 budget and updated Water Rate study
- Future well site acquisition
- Town Boundary Line Adjustment
- Spring re-opening of Sleeter Lake Park

Upcoming Events

- **Planning Commission** Jan. 8/Feb. 5
7:00 p.m., Town Office
- **Round Hill Outdoors Open House** Jan. 10
6-8:30 p.m., Round Hill Elementary School
- **RHES Computer Science Showcase** Jan. 15
8:30-10:00 a.m. Free
- **Town Council Meeting** Jan. 17/Feb. 21
7:30 p.m., Town Office
- **Town Council Work Session** Feb. 7
7:30 p.m., Town Office