



Loudoun County, Virginia

www.loudoun.gov

Office of the County Attorney

1 Harrison Street, S.E., P.O. Box 7000, Leesburg, VA 20177-7000

Telephone: 703-777-0307 / Facsimile: 703-771-5025

December 14, 2022

VIA HAND DELIVERY

The Honorable Gary Clemens, Clerk
Circuit Court of Loudoun County
18 E. Market Street
Leesburg, VA 20176

Re: *Joint Petition of the County of Loudoun, Virginia and the Town of Round Hill, Virginia*

Dear Mr. Clemens:

The undersigned counsels for Loudoun County and the Town of Round Hill hereby submit a Joint Petition in accordance with the provisions of Va. Code § 15.2-3106 et seq. seeking approval of a Boundary Line Agreement to change the boundary between the County and the Town to incorporate into the Town an approximately 125.47-acre area that includes: 18 parcels of privately owned property, a portion of Route 7, and Virginia Department of Transportation (VDOT) right of way.

We have also prepared and endorsed a Final Order approving the Boundary Line Agreement.

This boundary line change is being made with the consent of the private property owners of the Town affected by these proceedings and the requisite notices have been given in accordance with the statutes.

Therefore, we believe this matter is ripe for entry of the Final Order and ask that the file be presented to the Court for that purpose. If there are questions or concerns, we will be pleased to schedule the matter for a hearing at the Court's discretion.

Please note that we have made the Final Order effective upon entry, rather than selecting a particular effective date. We believe this is appropriate in this case, as the residents of the affected parcels have consented to the boundary line change.

Thank you for your assistance in this matter.

Sincerely,

Hugh J. Green
Senior Assistant County Attorney
for Loudoun County

Maureen Gilmore
Attorney for the Town of Round Hill

COVER SHEET FOR FILING CIVIL ACTIONS
COMMONWEALTH OF VIRGINIA

Case No. _____
(CLERK'S OFFICE USE ONLY)

..... Circuit Court

PLAINTIFF(S)

v./In re:

Change of Boundary Line Between the Town of Round

DEFENDANT(S)

Hill, Virginia and the County of Loudoun, Virginia

I, the undersigned plaintiff defendant attorney for plaintiff defendant hereby notify the Clerk of Court that I am filing the following civil action. (Please indicate by checking box that most closely identifies the claim being asserted or relief sought.)

GENERAL CIVIL

Subsequent Actions

- Claim Impleading Third Party Defendant
 - Monetary Damages
 - No Monetary Damages
- Counterclaim
 - Monetary Damages
 - No Monetary Damages
- Cross Claim
- Interpleader
- Reinstatement (other than divorce or driving privileges)
- Removal of Case to Federal Court

Business & Contract

- Attachment
- Confessed Judgment
- Contract Action
- Contract Specific Performance
- Detinue
- Garnishment

Property

- Annexation
- Condemnation
- Ejectment
- Encumber/Sell Real Estate
- Enforce Vendor's Lien
- Escheatment
- Establish Boundaries
- Landlord/Tenant
 - Unlawful Detainer
- Mechanics Lien
- Partition
- Quiet Title
- Termination of Mineral Rights

Tort

- Asbestos Litigation
- Compromise Settlement
- Intentional Tort
- Medical Malpractice
- Motor Vehicle Tort
- Product Liability
- Wrongful Death
- Other General Tort Liability

ADMINISTRATIVE LAW

- Appeal/Judicial Review of Decision of (select one)
 - ABC Board
 - Board of Zoning
 - Compensation Board
 - DMV License Suspension
 - Employee Grievance Decision
 - Employment Commission
 - Local Government
 - Marine Resources Commission
 - School Board
 - Voter Registration
 - Other Administrative Appeal

DOMESTIC/FAMILY

- Adoption
 - Adoption - Foreign
- Adult Protection
- Annulment
 - Annulment - Counterclaim/Responsive Pleading
- Child Abuse and Neglect - Unfounded Complaint
- Civil Contempt
- Divorce (select one)
 - Complaint - Contested*
 - Complaint - Uncontested*
 - Counterclaim/Responsive Pleading
 - Reinstatement - Custody/Visitation/Support/Equitable Distribution
- Separate Maintenance
 - Separate Maintenance Counterclaim

WRITS

- Certiorari
- Habeas Corpus
- Mandamus
- Prohibition
- Quo Warranto

PROBATE/WILLS AND TRUSTS

- Accounting
- Aid and Guidance
- Appointment (select one)
 - Guardian/Conservator
 - Standby Guardian/Conservator
 - Custodian/Successor Custodian (UTMA)
- Trust (select one)
 - Impress/Declare/Create
 - Reformation
- Will (select one)
 - Construe
 - Contested

MISCELLANEOUS

- Amend Death Certificate
- Appointment (select one)
 - Church Trustee
 - Conservator of Peace
 - Marriage Celebrant
- Approval of Transfer of Structured Settlement
- Bond Forfeiture Appeal
- Declaratory Judgment
- Declare Death
- Driving Privileges (select one)
 - Reinstatement pursuant to § 46.2-427
 - Restoration - Habitual Offender or 3rd Offense
- Expungement
- Firearms Rights - Restoration
- Forfeiture of Property or Money
- Freedom of Information
- Injunction
- Interdiction
- Interrogatory
- Judgment Lien-Bill to Enforce
- Law Enforcement/Public Official Petition
- Name Change
- Referendum Elections
- Sever Order
- Taxes (select one)
 - Correct Erroneous State/Local
 - Delinquent
- Vehicle Confiscation
- Voting Rights - Restoration
- Other (please specify)

Damages in the amount of \$ are claimed BLA under § 15.2-3106 et seq.

DATE

Hugh J. Green, Esq.

PRINT NAME

P.O. Box 7000, Leesburg, VA 20177

ADDRESS/TELEPHONE NUMBER OF SIGNATOR

(703) 777-0307

Hugh.Green@Loudoun.gov

EMAIL ADDRESS OF SIGNATOR (OPTIONAL)

PLAINTIFF

DEFENDANT

ATTORNEY FOR

PLAINTIFF

DEFENDANT

*"Contested" divorce means any of the following matters are in dispute: grounds of divorce, spousal support and maintenance, child custody and/or visitation, child support, property distribution or debt allocation. An "Uncontested" divorce is filed on no fault grounds and none of the above issues are in dispute.

**Civil Action Type Codes
(Clerk's Office Use Only)**

Accounting	ACCT	Encumber/Sell Real Estate	RE
Adoption	ADOP	Enforce Vendor's Lien	VEND
Adoption – Foreign	FORA	Escheatment	ESC
Adult Protection	PROT	Establish Boundaries	ESTB
Aid and Guidance	AID	Expungement	XPUN
Amend Death Certificate	ADC	Forfeiture of Property or Money	FORF
Annexation	ANEX	Freedom of Information	FOI
Annulment	ANUL	Garnishment	GARN
Annulment – Counterclaim/Responsive Pleading	ACRP	Injunction	INJ
Appeal/Judicial Review		Intentional Tort	ITOR
ABC Board	ABC	Interdiction	INTD
Board of Zoning	ZONE	Interpleader	INTP
Compensation Board	ACOM	Interrogatory	INTR
DMV License Suspension	JR	Judgment Lien – Bill to Enforce	LIEN
Employment Commission	EMP	Landlord/Tenant	LT
Employment Grievance Decision	GRV	Law Enforcement/Public Official Petition	LEP
Local Government	GOVT	Mechanics Lien	MECH
Marine Resources	MAR	Medical Malpractice	MED
School Board	JR	Motor Vehicle Tort	MV
Voter Registration	AVOT	Name Change	NC
Other Administrative Appeal	AAPL	Other General Tort Liability	GTOR
Appointment		Partition	PART
Conservator of Peace	COP	Permit, Unconstitutional Grant/Denial by Locality	LUC
Church Trustee	AOCT	Petition – (Miscellaneous)	PET
Custodian/Successor Custodian (UTMA)	UTMA	Product Liability	PROD
Guardian/Conservator	APPT	Quiet Title	QT
Marriage Celebrant	ROMC	Referendum Elections	ELEC
Standby Guardian/Conservator	STND	Reinstatement (Other than divorce or driving privileges)	REIN
Approval of Transfer of Structured Settlement	SS	Removal of Case to Federal Court	REM
Asbestos Litigation	AL	Restore Firearms Rights – Felony	RFRF
Attachment	ATT	Restore Firearms Rights – Review	RFRR
Bond Forfeiture Appeal	BFA	Separate Maintenance	SEP
Child Abuse and Neglect – Unfounded Complaint	CAN	Separate Maintenance – Counterclaim/Responsive Pleading	SCRP
Civil Contempt	CCON	Sever Order	SEVR
Claim Impleading Third Party Defendant – Monetary Damages/No Monetary Damages	CTP	Sex Change	COS
Complaint – (Miscellaneous)	COM	Taxes	
Compromise Settlement	COMP	Correct Erroneous State/Local	CTAX
Condemnation	COND	Delinquent	DTAX
Confessed Judgment	CJ	Termination of Mineral Rights	MIN
Contract Action	CNTR	Trust – Impress/Declare/Create	TRST
Contract Specific Performance	PERF	Trust – Reformation	REFT
Counterclaim – Monetary Damages/No Monetary Damages	CC	Uniform Foreign Country Money Judgments	RFCJ
Cross Claim	CROS	Unlawful Detainer	UD
Declaratory Judgment	DECL	Vehicle Confiscation	VEH
Declare Death	DDTH	Violation – Election Law	VEL
Detinue	DET	Voting Rights – Restoration	VOTE
Divorce		Will Construction	CNST
Complaint – Contested/Uncontested	DIV	Will Contested	WILL
Counterclaim/Responsive Pleading	DCRP	Writs	
Reinstatement – Custody/Visitation/Support/ Equitable Distribution	CVS	Certiorari	WC
Driving Privileges		Habeas Corpus	WHC
Reinstatement pursuant to § 46.2-427	DRIV	Mandamus	WM
Restoration – 3 rd Offense	REST	Prohibition	WP
Ejectment	EJET	Quo Warranto	WQW
		Wrongful Death	WD

VIRGINIA:

IN THE CIRCUIT COURT OF LOUDOUN COUNTY

IN RE: Change of Boundary Line Between)
The Town of Round Hill, Virginia, and) CL 22-7165
The County of Loudoun, Virginia)

JOINT PETITION OF COUNTY OF LOUDOUN, VIRGINIA
AND THE TOWN OF ROUND HILL, VIRGINIA

Come now, the County of Loudoun, Virginia (the “County”), and the Town of Round Hill, Virginia, (the “Town”), and hereby jointly petition the Court to approve the boundary line agreement between the County and the Town to change and relocate the boundary line between the localities, and in support thereof, state as follows:

1. The County and the Town are contiguous political subdivisions of the Commonwealth of Virginia. The Town lies wholly within the County of Loudoun, Virginia.

2. The County, acting by and through its governing body, the Board of Supervisors of Loudoun County, Virginia (the “Board”), and the Town, acting by and through its governing body, the Town Council of the Town of Round Hill, Virginia, (the “Council”), have agreed to change the boundary line between the County and the Town as evidenced by the fully executed Boundary Line Agreement, dated December 9, 2022, (the “Agreement”), which is attached hereto and incorporated by reference herein as **Exhibit 1**, and by the respective actions of the Town and the County approving such Agreement and authorizing these proceedings for judicial approval of the relocated boundary line; certified copies of which actions are attached hereto and incorporated by reference herein as **Exhibit 2** (for the County) and **Exhibit 3** (for the Town).

FILED
2022 DEC 14 A 11:48
CIRCUIT COURT
CLERK'S OFFICE
LOUDOUN COUNTY, VA
TESTE: _____
D.C.

3. In accordance with Section 15.2-3107(A) of the *Code of Virginia* (1950) as amended, the Board and Town each advertised its intention to approve the Agreement, including a descriptive summary of the Agreement that described the new boundary and a statement that a copy of the Agreement was on file in the office of the clerk of the respective governing body. These notices were published at least once a week for two consecutive weeks in *LoudounNow*, a newspaper of general circulation in the County and Town, respectively. The Board published its notice on June 23, 2022, June 30, 2022 and July 7, 2022; and the Town published its notice on July 7, 2022, and July 14, 2022. Affidavits of publication are attached hereto as **Exhibit 4** (for the County) and **Exhibit 5** (for the Town).

4. In accordance with Section 15.2-3107(A) of the *Code of Virginia* (1950), as amended, the County and the Town each held a public hearing prior to adoption of the Agreement. The County's public hearing was held on July 13, 2022, and the Town's public hearing was held on July 20, 2022.

5. In accordance with Section 15.2-3107(B) of the *Code of Virginia* (1950), as amended, written notice of the Agreement and its public hearing, as well as a joint notice of the filing of this Joint Petition, was served upon the Affected Property Owners by first class mail to the last known address of the owner of such parcel as shown on the current real estate tax assessment books or current real estate tax assessment records. A representative of both the Board and the Council have made affidavits that such mailings were made to the Property Owners and are attached as **Exhibit 6** (Board's representative) and **Exhibit 7** (Council's representative) for notice of the Agreement and its public hearing, and as **Exhibit 8** (Board's representative) and **Exhibit 9** (Council's representative) for notice of the filing of this Joint Petition.

6. The Board and the Council have authorized their respective attorneys to file this petition, which was filed within a reasonable time after adoption of the Agreement in accordance with Section 15.2-3108 of the *Code of Virginia* (1950), as amended, as evidenced in **Exhibit 2** and **Exhibit 3**.

7. The County and the Town desire to change and relocate the boundary line between them as depicted on the plat entitled *Boundary Line Adjustment between the Town of Round Hill, Virginia and the County of Loudoun Virginia* with a date of July 13, 2022, prepared by Stantec Consulting Services Inc., Tony D. Carpenter, Virginia Licensed Land Surveyor, (hereinafter the “Plat”) attached and incorporated by reference herein as **Exhibit 1A**. A metes and bounds description (“Metes & Bounds”) of the new boundary line as agreed upon by the two localities is attached hereto as **Exhibit 1B**.

8. The owners of the private properties to be incorporated into the Town support the Agreement as evidenced by the owners’ written consent. **Group Exhibit 10**.

WHEREFORE, the County and the Town pray:

1. That the Court enter an Order establishing the new boundary line between the County and the Town to conform to the boundary line as depicted in **Exhibits 1A and 1B**, based on findings that the procedures required in Section 15.2-3107 of the *Code of Virginia* (1950), as amended, have been complied with, that the petition is otherwise in proper order, and that any affected property owners of the area affected by the Agreement who may have been permitted to intervene in these proceedings have failed to show cause why the boundary line between the County and the Town should not be changed.
2. That the Court attach and incorporate a copy of the Agreement in its Order.

3. That the Court's order set the effective date of the relocated boundary line between the County and the Town as of the date of entry of the Court's order.
4. That the Court cause a certified copy of its Order to be recorded in the common law order book and entered in the land records of the Court and indexed in the names of the County and the Town.
5. That the Court cause of copy of its Order to be certified and sent to the Secretary of the Commonwealth.
6. That the County and the Town each bear its own costs incurred in this matter.
7. For such other further and general relief as the Court my deed proper.

Respectfully submitted,

COUNTY OF LOUDOUN, VIRGINIA



Hugh J. Green (VSB # 86687)
Assistant County Attorney
1 Harrison Street, SE, 5th Floor
Leesburg, Virginia 20175
(703) 771-5054 (Telephone)
(703) 771-5025 (Facsimile)
Hugh.green@loudoun.gov
Counsel for the County of Loudoun, Virginia

TOWN OF ROUND HILL, VIRGINIA



Maureen K. Gilmore (VSB # 22310)
Town Attorney
(703) 777-4176 (Telephone)
(703) 771-4176 (Facsimile)
Mkgilmore.net@gmail.com
*Counsel for the Town of Round Hill,
Virginia*

INDEX TO EXHIBITS

- Exhibit 1 - Boundary Line Agreement
- Exhibit 1A - Plat of *Boundary Line Adjustment between the Town of Round Hill, Virginia and the County of Loudoun Virginia* with a date of July 13, 2022, prepared by Stantec Consulting Services Inc., Tony D. Carpenter, Virginia Licensed Land Surveyor.
- Exhibit 1B - Metes and bounds description of area to be incorporated.
- Exhibit 2 - Certified County action approving Boundary Line Agreement
- Exhibit 3 - Certified Town action approving Boundary Line Agreement
- Exhibit 4 - Affidavit of Publication for the County
- Exhibit 5 - Affidavit of Publication for the Town
- Exhibit 6 - Affidavit of Mailing Notice of Agreement for the County
- Exhibit 7 - Affidavit of Mailing Notice of Agreement for the Town
- Exhibit 8 - Affidavit of Mailing Notice of Petition for the County
- Exhibit 9 - Affidavit of Mailing Notice of Petition for the Town
- Exhibit 10 - Property Owners' Letters of Consent.

BOUNDARY LINE AGREEMENT

This Boundary Line Agreement (“Agreement”) is made and entered into this 9th day of December 2022, by and between the COUNTY OF LOUDOUN, VIRGINIA (hereinafter the “County”), acting by and through its governing body, the Board of Supervisors of Loudoun County, Virginia; and the TOWN OF ROUND HILL, VIRGINIA (hereinafter the “Town”), acting by and through its governing body, the Town Council of the Town of Round Hill, Virginia.

WITNESSETH:

Whereas, the County and the Town are contiguous political subdivisions and share commitments to provide appropriate public services to their citizens and to protect the health and welfare of the citizens of their respective jurisdictions; and

Whereas, both the *Loudoun County 2019 Comprehensive Plan* and the *Round Hill 2017 Comprehensive Plan* identify an area of land within the County that is contiguous to the corporate boundary of the Town as the “Joint Land Management Area” (JLMA); and

Whereas, within the JLMA, the Town provides public water and sewer services to developed parcels and the County and the Town jointly plan development and growth; and

Whereas, on April 20, 2022, the Town approved Resolution No. 2022-07 (“Resolution”), initiating a “voluntary” boundary line agreement process pursuant to Section 15.2-3106 *et seq.* of the *Code of Virginia* (1950), as amended, and demonstrating the Town’s consent, to incorporate into the Town, eighteen (18) parcels of land, comprised of 126.49 acres, located within the JLMA which are more particularly identified on the list labelled as **Exhibit A** that is attached hereto and incorporated as if fully set forth herein. The Town intends to incorporate a parcel owned by the Virginia Department of Transportation (VDOT) commonly known as 35435 Harry Byrd Highway, Virginia, and a portion of Route 7 (collectively referred to as the “Affected Parcels”); and

Whereas, the Town, with the County’s concurrence, desires to relocate and change the boundary line between the County and the Town in order to incorporate the Affected Parcels into the Town so that the new boundary of the Town shall be established as on the plat entitled “Boundary Line Adjustment between the Town of Round Hill, Virginia and the County of Loudoun Virginia” with a date of July 13, 2022, prepared by Stantec Consulting Services Inc., Tony D. Carpenter, Virginia Licensed Land Surveyor, (hereinafter the “Plat”) which is attached hereto as **Exhibit B**.

Whereas, Section 15.2-3106 *et seq.* of the *Code of Virginia* (1950), as amended, authorizes Virginia counties and towns to relocate or change the boundary lines existing between them by agreement in accordance with the specific statutory procedures contained therein; and

Whereas, the County and the Town agree that a boundary line agreement, rather than an annexation proceeding, is the appropriate manner of incorporating the Affected Parcels into the Town, and the incorporation of the Affected Parcels into the Town is in the best interests of the citizens of the Town, the County, and the Commonwealth of Virginia.

Now, therefore, the parties hereto hereby agree as follows:

1. The new boundary line between the County and the Town which is hereby agreed to and which shall be established, will incorporate the Affected Parcels into the Town as depicted by the properties within the area labeled “The Town of Round Hill Annexation” on **Exhibit B**, which Plat is expressly incorporated herein and made part of this Agreement.

2. The County Attorney and the Town Attorney are hereby authorized to act on behalf of the County and the Town, respectively, to prepare, file, and sign any and all documents, pleadings, and orders reasonably necessary to ensure that a court order establishing the new

boundary line be entered in accordance with section 15.2-3106 *et seq.* of the *Code of Virginia* (1950), as amended.

3. Each locality shall bear the cost of its separate advertisements and notices in accordance with the provisions of section 15.2-3107 of the *Code of Virginia* (1950), as amended, and shall equally share the cost of any jointly prepared advertisements and notices.

4. The change and relocation of the boundary line between the County and the Town shall become effective on the date specified in the Circuit Court order establishing the new boundary line.


APPROVED AS TO FORM:



Hugh J. Green

Assistant County Attorney

COUNTY OF LOUDOUN, VIRGINIA

By: 

Name: Tim Hemstreet
Title: County Administrator

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUDOUN, to wit:

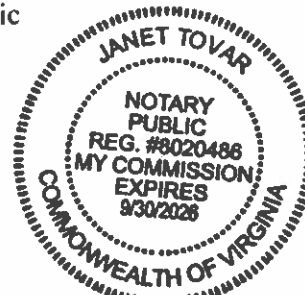
I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that Tim Hemstreet as County Administrator on behalf of the County of Loudoun, whose name is signed to the foregoing instrument, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 9th day of December 2022.



Notary Public

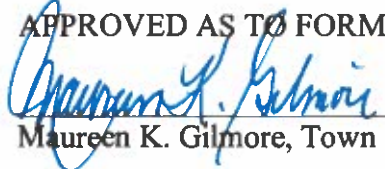
My Commission expires: September 30, 2026
My Notary Registration Number: 8020486



TOWN OF ROUND HILL, VIRGINIA

By: 
Scott T. Ramsey, Mayor

APPROVED AS TO FORM:


Maureen K. Gilmore, Town Attorney

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUDOUN, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that Scott T. Ramsey as Mayor of the Town of Round Hill, Virginia, whose name is signed to the foregoing instrument, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 2nd day of December 2022.


Notary Public

My Commission expires: 12/31/2024
My Notary Registration Number: 7519604



Round Hill Boundary Line Agreement - Affected Parcels

Parcel Identification Number (PIN)	Property Owner	Property Address	Acres
584280957000	ERIC B. WEITZ and KATHERINE P. WEITZ	20 WALRAVEN WAY, ROUND HILL, Virginia 20141	1.53
584279883000	JENNIFER DIGIACOMO and VIVIEN J. PREECE	N/A	15.55
585482279000	TERRIE E. CARMELL, RANDAL L. JAMES and KATHY JO ANN FIELDS, heirs of 8 MYSTIC LN, ROUND HILL, Virginia 20141 the Estate of Joseph William James, Deceased.		6.55
585481892000	TERRIE E. CARMELL, RANDAL L. JAMES and KATHY JO ANN FIELDS, heirs of 44 LOUDOUN ST W, ROUND HILL, Virginia 20141 the Estate of Joseph William James, Deceased.		0.76
584189118001	TIMOTHY L. CARMELL and TERRIE E. CARMELL	7 MYSTIC LN ROUND HILL Virginia 20141	1.28
584290920000	JARRAD AVENPORT and LATOYA DAVENPORT	1 HEROES LN, ROUND HILL, Virginia 20141	5.06
585451906000	STONELEIGH GROUP INC.	35246 HARRY BYRD HWY, ROUND HILL, Virginia 20141	11.20
610306565000	STONELEIGH GROUP INC.	35246 HARRY BYRD HWY, ROUND HILL, Virginia 20141	0.57
584294402001	MICHAEL B. HUMMELL and PAMELA L. HUMMELL	10 N LOCUST ST, ROUND HILL, Virginia 20141	0.45
584285220000	Loudoun County Board of Supervisors	41 LOUDOUN ST W, ROUND HILL, Virginia 20141	5.08
584185769000	Loudoun County Board of Supervisors	41 LOUDOUN ST W, ROUND HILL, Virginia 20141	9.85
584179082000	Loudoun County Board of Supervisors	47 LOUDOUN ST W, ROUND HILL, Virginia 20141	14.18
584284179000	Loudoun County School Board	20 HIGH ST, ROUND HILL, Virginia 20141	3.12
584382015000	Loudoun County School Board	20 HIGH ST, ROUND HILL, Virginia 20141	5.41
584386516000	Loudoun County School Board	20 HIGH ST, ROUND HILL, Virginia 20141	0.54
584285994000	Loudoun County School Board	20 HIGH ST, ROUND HILL, Virginia 20141	0.91
584182378000	Loudoun County Board of Supervisors	41 LOUDOUN ST W, ROUND HILL, Virginia 20141	0.25
N/A	Virginia Department of Transportation Maintenance Facility	35435 HARRY BYRD HWY, ROUND HILL, Virginia 20141	9.64

TOTAL LEGAL ACREAGE	91.93
TOTAL CALCULATED AREA	125.47

More or less

NOTE: Total Calculated Area (BLA Area) includes legal acreage of parcels plus roadway right-of-way for roads included within the BLA Area.



July 13, 2022
File: 2029040015

EXHIBIT A

Description of the Corporate Limits of the Town of Round Hill Blue Ridge Election District Loudoun County, Virginia

BEGINNING at a point labeled "1" on a plat entitled "Boundary Line Adjustment between The Town of Round Hill, Virginia and The County of Loudon, Virginia" and recorded among the land records of Loudoun County as Instrument 20161107-0075619, thence, leaving the point of beginning with all bearings being referenced to the aforementioned plat (20161107-0075619), and running with and binding on part of the North 42 degrees 00 minutes 00 seconds West 702.22 foot line of the aforementioned plat (20161107-0075619),

1. North 42 degrees 00 minutes 01 seconds West 526.50 feet; thence, leaving the aforementioned 702.22 foot plat line (20161107-0075619), and running with and binding on the outline of the parcel of land which, by a deed recorded in the land records of Loudoun County as Instrument 199708110096821 and dated August 3rd, 1997, was granted by Mary Ann James and Joseph W. James to Timothy L. Carmell and Terrie E. Carmell,
2. South 09 degrees 44 minutes 11 seconds East 131.26 feet; thence
3. South 78 degrees 41 minutes 56 seconds West 333.09 feet; thence
4. North 28 degrees 32 minutes 14 seconds East 329.38 feet; thence, leaving the Carmell parcel and running with the southern right of way line of West Loudoun Street,
5. South 79 degrees 17 minutes 05 seconds West 117.17 feet; thence
6. South 79 degrees 30 minutes 36 seconds West 256.86 feet; thence
7. By a curve to the left having a radius of 2,834.79 feet, an arc length of 44.26 feet, and subtended by a chord with a bearing and distance of South 79

Design with community in mind

July 13, 2022

Exhibit A – The Corporate Limits of the Town of Round Hill

Page 2 of 14

degrees 03 minutes 46 seconds West; thence, running with and binding on the outline of a boundary line adjustment plat entitled "Lands of Joseph W. James Mary Ann James" recorded among the land records of Loudoun County as Instrument 201402070006430,

8. South 05 degrees 01 minutes 45 seconds West 175.41 feet; thence
9. South 36 degrees 37 minutes 20 seconds West 70.60 feet; thence
10. South 51 degrees 01 minutes 15 seconds East 80.34 feet; thence
11. South 30 degrees 38 minutes 15 seconds East 69.61 feet; thence
12. North 82 degrees 21 minutes 03 seconds East 114.60 feet; thence
13. South 14 degrees 17 minutes 47 seconds West 56.70 feet; thence
14. South 00 degrees 19 minutes 58 seconds West 94.74 feet to a point on the northern right of way line of Harry Byrd Highway; thence, leaving the aforementioned plat (201402070006430) and crossing the Harry Byrd Highway,
15. South 00 degrees 19 minutes 58 seconds West 248.66 feet to the southern right of way line of Harry Byrd Highway; thence, running with and binding on the aforementioned southern right of way line of Harry Byrd Highway,
16. By a curve to the left with a radius of 3,736.72 feet, an arc length of 623.06 feet and subtended by a chord with a bearing and distance of South 83 degrees 03 minutes 28 seconds West 622.34 feet; thence
17. South 76 degrees 29 minutes 46 seconds West 173.28 feet; thence
18. South 74 degrees 07 minutes 09 seconds West 408.30 feet; thence
19. South 48 degrees 06 minutes 01 seconds West 109.50 feet; thence

20. South 29 degrees 42 minutes 01 seconds West 101.69 feet; thence
21. By a curve to the right with a radius of 384.11 feet, an arc length of 132.98 feet, and subtended by a chord with a bearing and distance of South 36 degrees 08 minutes 34 seconds West 132.32 feet; thence
22. By a curve to the right with a radius of 384.10 feet, an arc length of 389.60 feet, and subtended by a chord with a bearing and distance of South 75 degrees 32 minutes 19 seconds West 373.11 feet; thence
23. By a curve to the left with a radius of 1,085.92 feet, an arc length of 189.53 feet, and subtended by a chord with a bearing and distance of North 80 degrees 24 minutes 10 seconds West 95.01 feet; thence
24. South 88 degrees 28 minutes 01 seconds West 94.66 feet; thence
25. By a curve to the left having a radius of 1,079.92 feet, an arc length of 329.84 feet and subtended by a chord with a bearing and distance of South 80 degrees 50 minutes 51 seconds 328.56 feet; thence
26. South 70 degrees 06 minutes 37 seconds West 288.39 feet; thence
27. South 77 degrees 47 minutes 34 seconds West 201.54 feet; thence
28. South 72 degrees 05 minutes 51 seconds West 323.23 feet; thence
29. South 61 degrees 53 minutes 37 seconds West 109.33 feet; thence
30. South 61 degrees 53 minutes 37 seconds West 43.08 feet; thence
31. South 71 degrees 29 minutes 58 seconds West 406.90 feet;
32. South 71 degrees 29 minutes 07 seconds West 43.43 feet; thence

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Exhibit A – The Corporate Limits of the Town of Round Hill

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33. South 75 degrees 29 minutes 12 seconds West 199.98 feet; thence
34. South 72 degrees 43 minutes 41 seconds West 131.91 feet; thence, crossing Harry Byrd Highway,
35. North 5 degrees 48 minutes 17 seconds West 245.41 feet to a point on the northern right of way line of Harry Byrd Highway; thence, running with and binding on the outline of a plat entitled "Hill High Market" and recorded among the land records of Loudoun County in Plat Cabinet A, Slot 545, and page 9,
36. North 1 degrees 45 minutes 34 seconds West 139.92 feet; thence
37. North 6 degrees 17 minutes 41 seconds West 248.68 feet; thence
38. North 53 degrees 16 minutes 01 seconds West 220.30 feet; thence, leaving the outline of the aforementioned plat (A-545-09) and running with and binding on the New Boundary line shown on the aforementioned plat (A-545-09),
39. North 57 degrees 20 minutes 21 seconds East 284.11 feet; thence
40. North 72 degrees 21 minutes 53 seconds East 329.70 feet; thence
41. South 84 degrees 21 minutes 22 seconds East 182.00 feet; thence
42. South 52 degrees 24 minutes 54 seconds East 299.02 feet; thence
43. South 34 degrees 14 minutes 18 seconds East 322.51 feet to a point on the northern boundary line of Harry Byrd Highway; thence, running with and binding on the northern boundary of line of Harry Byrd Highway,
44. North 71 degrees 40 minutes 21 seconds East 218.15 feet; thence
45. North 69 degrees 35 minutes 26 seconds East 205.96 feet; thence

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Exhibit A – The Corporate Limits of the Town of Round Hill

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46. By a curve to the right with a radius of 95.00 feet, an arc length of 84.48 feet, and subtended by a chord with a bearing and distance of North 23 degrees 57 minutes 38 seconds East 81.72 feet; thence
47. By a curve to the right with a radius of 95.00 feet, an arc length of 36.87 feet, and subtended by a chord with a bearing and distance of North 60 degrees 33 minutes 12 seconds East 36.64 feet; thence
48. North 71 degrees 40 minutes 21 seconds East 130.00 feet; thence
49. North 75 degrees 17 minutes 15 seconds East 3.00 feet; thence
50. North 75 degrees 17 minutes 12 seconds East 66.10 feet; thence
51. By a curve to the left with a radius of 475.87 feet, an arc length of 80.81 feet, and subtended by a chord with a bearing and distance of North 66 degrees 48 minutes 27 seconds East 80.71 feet; thence
52. By a curve to the right with a radius of 475.87 feet, an arc length of 15.88 feet, and subtended by a chord with a bearing and distance of North 61 degrees 00 minutes 46 seconds East 15.88 feet; thence
53. North 71 degrees 29 minutes 30 seconds East 67.84 feet; thence
54. North 60 degrees 15 minutes 13 seconds East 493.73 feet; thence
55. North 62 degrees 38 minutes 55 seconds East 89.76 feet; thence, running with and binding on the northern right of way of Simpsons Creek Road,
56. North 60 degrees 01 minutes 51 seconds East 459.58 feet; thence
57. By a curve to the right with a radius of 1,202.28 feet, an arc length of 21.21 feet, and subtended by a chord with a bearing and distance of North 59 degrees 31 minutes 32 seconds East 21.21 feet; thence

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Exhibit A – The Corporate Limits of the Town of Round Hill

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58. North 16 degrees 09 minutes 52 seconds West 87.66 feet; thence
59. North 64 degrees 50 minutes 22 seconds East 369.10 feet; thence
60. North 49 degrees 00 minutes 21 seconds East 78.32 feet; thence
61. North 64 degrees 42 minutes 18 seconds East 303.99 feet; thence
62. North 62 degrees 37 minutes 26 seconds East 48.85 feet; thence
63. By a curve to the right with a radius of 74.00 feet, an arc length of 32.05 feet, and subtended by a chord with a bearing and distance of North 81 degrees 22 minutes 30 seconds East 31.80 feet to southwesternmost corner of a parcel of land which, by a deed dated March 18th, 2010 and recorded among the land records of Loudoun County as Instrument 201003260017480, was granted by Loudoun Hospital Center and The Board of Supervisors of Loudoun County, Virginia; thence, running with and binding on the outline of the aforementioned parcel (201003260017480),
64. North 7 degrees 34 minutes 20 seconds West 345.57 feet; thence
65. South 82 degrees 17 minutes 40 seconds West 162.24 feet; thence
66. South 80 degrees 31 minutes 13 seconds West 134.39 feet; thence
67. North 9 degrees 32 minutes 24 seconds West 760.63 feet; thence
68. North 86 degrees 05 minutes 49 seconds East 293.63 feet; thence, leaving the outline of the aforementioned parcel (201003260017480) and crossing Walraven Way
69. North 3 degrees 54 minutes 11 seconds West 100.00 feet to a point on the outline of Parcel 19 as shown on a boundary line adjustment plat entitled "Ralph M. Leigh, Trustee" and recorded among the land records of Loudoun

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Exhibit A – The Corporate Limits of the Town of Round Hill

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County in Plat Cabinet A, Slot 399, page 6; thence, running with and binding on the aforementioned Parcel 19 (A-399-06),

70. South 86 degrees 05 minutes 49 seconds West 132.03 feet; thence
71. North 03 degrees 54 minutes 11 seconds West 24.00 feet; thence
72. South 86 degrees 05 minutes 49 seconds West 168.00 feet; thence
73. North 9 degrees 41 minutes 27 seconds West 525.60 feet; thence
74. North 84 degrees 44 minutes 22 seconds East 434.98 feet to the southwesternmost corner of a parcel of land which, by a deed dated May 8th, 1969 and recorded among the land records of Loudoun County as Instrument 196910200013200, was granted by Winston M. Crickenberger and Julie M. Crickenberger to the County School Board of Loudoun County, Virginia; thence, running with and binding on the aforementioned parcel of land (196910200013200),
75. North 5 degrees 15 minutes 38 seconds West 325.00 feet; thence
76. North 84 degrees 44 minutes 22 seconds East 512.12 feet; thence
77. By a curve to the left with a radius of 225.00 feet, an arc length of 212.50 feet, and subtended by a chord with a bearing and distance of South 67 degrees 25 minutes 27 seconds East 204.69 feet; thence
78. North 85 degrees 31 minutes 12 seconds East 99.99 feet to the northwesternmost corner of a parcel of land which, by a deed dated June 10th, 1969 and recorded among the land records of Loudoun County as Instrument 196910200073207, was granted by James E. Hoyle and Virginia P. Hoyle to the County School Board of Loudoun County, Virginia; thence, running with and binding on the aforementioned parcel of land (196910200073207),
79. North 85 degrees 31 minutes 12 seconds East 103.26 feet; thence

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Exhibit A – The Corporate Limits of the Town of Round Hill

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80. South 4 degrees 28 minutes 48 seconds East 226.69 feet to the southwest corner of Lot 6 as shown on a plat entitled "Section G, Hillwood Estates" and recorded among the land records of Loudoun County in Plat Book 10, page 166; thence, running with and binding on the outline of the aforementioned "Hillwood Estates" plat (10/166),
81. North 84 degrees 51 minutes 34 seconds East 508.67 feet to a point labeled "9" on the aforementioned plat entitled "Boundary Line Adjustment between The Town of Round Hill, Virginia and The County of Loudon, Virginia" (201611070075619); thence, running with and binding on the outline of the Town of Round Hill as shown on the aforementioned plat (20161070075619)
82. North 84 degrees 51 minutes 34 seconds East 310.69 feet; thence
83. North 36 degrees 51 minutes 34 seconds East 1,056.00 feet; thence
84. North 79 degrees 36 minutes 34 seconds East 284.46 feet; thence
85. South 36 degrees 17 minutes 49 seconds East 1,026.36 feet; thence
86. North 68 degrees 23 minutes 04 seconds East 507.08 feet; thence
87. By a curve to the left with a radius of 1,053.00 feet, an arc length of 354.79 feet, and subtended by a chord with a bearing and distance of South 00 degrees 01 minutes 30 seconds East 353.11 feet; thence
88. North 74 degrees 34 minutes 30 seconds East 980.17 feet; thence
89. South 13 degrees 15 minutes 49 seconds East 282.96 feet; thence
90. South 11 degrees 40 minutes 39 seconds West 64.94 feet; thence
91. South 29 degrees 20 minutes 39 seconds West 61.14 feet; thence
92. South 31 degrees 28 minutes 56 seconds West 71.10 feet; thence

93. South 28 degrees 03 minutes 04 seconds West 173.73 feet; thence
94. South 73 degrees 28 minutes 54 seconds West 24.03 feet; thence
95. South 0 degrees 17 minutes 35 seconds West 10.45 feet; thence
96. South 71 degrees 32 minutes 12 seconds West 166.00 feet; thence
97. South 12 degrees 46 minutes 29 seconds East 199.25 feet; thence
98. By a curve to the right with a radius of 1,851.86 feet, an arc length of 185.10 feet and subtended by a chord with a bearing and distance of South 72 degrees 32 minutes 15 seconds West 185.02 feet; thence
99. South 80 degrees 13 minutes 14 seconds West 83.33 feet; thence
100. South 68 degrees 36 minutes 03 seconds West 181.63 feet; thence
101. South 20 degrees 17 minutes 43 seconds East 85.10 feet; thence
102. South 75 degrees 21 minutes 45 seconds West 54.96 feet; thence
103. South 83 degrees 50 minutes 56 seconds West 36.96 feet; thence
104. South 73 degrees 20 minutes 49 seconds West 120.77 feet; thence
105. South 28 degrees 40 minutes 19 seconds East 82.13 feet; thence
106. South 1 degrees 56 minutes 59 seconds West 19.81 feet; thence
107. By a curve to the left with a radius of 50.00 feet, an arc length of 81.41 feet, and subtended by a chord with a bearing and distance of South 01 degrees 56 minutes 33 seconds West 72.71 feet; thence

108. South 1 degrees 56 minutes 59 seconds West 22.60 feet; thence
109. South 63 degrees 34 minutes 56 seconds West 46.39 feet; thence
110. South 21 degrees 14 minutes 21 seconds East 168.81 feet; thence
111. South 5 degrees 30 minutes 43 seconds East 100.28 feet; thence
112. South 13 degrees 15 minutes 17 seconds East 59.37 feet; thence
113. South 33 degrees 30 minutes 40 seconds East 25.57 feet; thence
114. South 60 degrees 31 minutes 27 seconds West 127.04 feet; thence
115. North 29 degrees 28 minutes 33 seconds West 29.94 feet; thence
116. By a curve to the right with a radius of 346.27 feet; an arc length of 140.50 feet, and subtended by a chord with a bearing and distance of North 17 degrees 51 minutes 05 seconds West 157.04 feet; thence
117. North 6 degrees 13 minutes 37 seconds West 44.88 feet; thence
118. By a curve to the left with a radius of 338.28 feet, an arc length of 158.49 feet, and a chord with a bearing and distance of North 19 degrees 39 minutes 15 seconds West 157.04 feet; thence
119. North 33 degrees 04 minutes 16 seconds West 152.87 feet; thence
120. South 58 degrees 11 minutes 17 seconds West 48.01 feet; thence
121. South 61 degrees 24 minutes 34 seconds West 38.58 feet; thence
122. South 23 degrees 23 minutes 12 seconds East 176.13 feet; thence

- 123. South 64 degrees 59 minutes 35 seconds West 273.06 feet; thence
- 124. North 4 degrees 23 minutes 51 seconds West 207.03 feet; thence
- 125. By a curve to the right with a radius of 1,292.40 feet, an arc length of 24.31 feet, and subtended by a chord with a bearing and distance of South 66 degrees 31 minutes 19 seconds West 24.31 feet; thence
- 126. South 4 degrees 23 minutes 51 seconds East 996.98 feet; thence
- 127. South 19 degrees 25 minutes 16 seconds West 327.60 feet; thence
- 128. South 1 degrees 13 minutes 51 seconds East 38.02 feet; thence
- 129. North 73 degrees 02 minutes 01 seconds East 44.37 feet; thence
- 130. North 63 degrees 39 minutes 18 seconds East 40.60 feet; thence
- 131. North 75 degrees 33 minutes 36 seconds East 31.69 feet; thence
- 132. South 71 degrees 34 minutes 50 seconds East 28.01 feet; thence
- 133. South 46 degrees 43 minutes 13 seconds East 37.80 feet; thence
- 134. South 35 degrees 21 minutes 52 seconds East 63.95 feet; thence
- 135. South 46 degrees 45 minutes 15 seconds East 32.92 feet; thence
- 136. South 66 degrees 13 minutes 54 seconds East 52.54 feet; thence
- 137. South 86 degrees 31 minutes 24 seconds East 46.91 feet; thence
- 138. South 82 degrees 22 minutes 57 seconds East 40.53 feet; thence

139. South 67 degrees 59 minutes 40 seconds East 51.06 feet; thence
140. South 66 degrees 56 minutes 34 seconds East 58.11 feet; thence
141. South 74 degrees 13 minutes 58 seconds East 45.36 feet; thence
142. South 77 degrees 13 minutes 00 seconds East 81.42 feet; thence
143. South 70 degrees 39 minutes 34 seconds East 52.94 feet; thence
144. South 68 degrees 39 minutes 23 seconds East 76.42 feet; thence
145. South 84 degrees 06 minutes 42 seconds East 49.29 feet; thence
146. North 80 degrees 45 minutes 17 seconds East 57.05 feet; thence
147. North 82 degrees 14 minutes 26 seconds East 41.42 feet; thence
148. South 85 degrees 14 minutes 26 seconds East 43.06 feet; thence
149. South 58 degrees 31 minutes 07 seconds East 32.50 feet; thence
150. South 45 degrees 37 minutes 44 seconds East 60.03 feet; thence
151. South 56 degrees 20 minutes 01 seconds East 51.56 feet; thence
152. South 6 degrees 20 minutes 45 seconds East 24.26 feet; thence
153. South 37 degrees 40 minutes 21 seconds West 39.49 feet; thence
154. South 36 degrees 25 minutes 51 seconds West 72.53 feet; thence
155. South 30 degrees 12 minutes 51 seconds West 56.85 feet; thence

- 156. South 52 degrees 47 minutes 24 seconds West 28.06 feet; thence
- 157. North 90 degrees 00 minutes 00 seconds West 28.61 feet; thence
- 158. North 71 degrees 52 minutes 38 seconds West 54.56 feet; thence
- 159. North 79 degrees 32 minutes 57 seconds West 59.09 feet; thence
- 160. North 76 degrees 23 minutes 51 seconds West 117.73 feet; thence
- 161. North 67 degrees 05 minutes 11 seconds West 50.47 feet; thence
- 162. North 85 degrees 14 minutes 26 seconds West 32.29 feet; thence
- 163. South 63 degrees 27 minutes 20 seconds West 31.98 feet; thence
- 164. South 47 degrees 43 minutes 25 seconds West 120.82 feet; thence
- 165. South 58 degrees 04 minutes 46 seconds West 139.27 feet; thence
- 166. South 46 degrees 24 minutes 22 seconds West 104.92 feet; thence
- 167. South 29 degrees 12 minutes 27 seconds West 93.19 feet; thence
- 168. South 4 degrees 40 minutes 23 seconds West 260.73 feet; thence
- 169. North 73 degrees 06 minutes 19 seconds West 23.10 feet; thence
- 170. South 23 degrees 29 minutes 01 seconds West 181.90 feet; thence
- 171. South 63 degrees 16 minutes 39 seconds East 299.14 feet; thence
- 172. South 3 degrees 57 minutes 49 seconds East 942.46 feet; thence

173. North 83 degrees 21 minutes 44 seconds West 1,437.71 feet; thence
174. North 7 degrees 11 minutes 01 seconds East 908.15 feet; thence
175. North 5 degrees 57 minutes 39 seconds East 319.88 feet; thence
176. By a curve to the right with a radius of 2,115.00 feet, an arc length of 313.07 feet, and subtended by a chord with a bearing and distance of North 10 degrees 12 minutes 05 seconds East 312.78 feet; thence
177. North 82 degrees 55 minutes 51 seconds West 329.76 feet; thence
178. North 83 degrees 40 minutes 07 seconds West 362.45 feet; thence
179. North 4 degrees 57 minutes 10 seconds West 137.26 feet; thence
180. North 12 degrees 04 minutes 54 seconds West 96.06 feet; thence
181. North 7 degrees 47 minutes 17 seconds West 124.58 feet; thence
182. North 25 degrees 25 minutes 39 seconds West 406.42 feet to the point of beginning, containing 363.17 acres, more or less.

CERTIFICATION

I, Jennifer L. Grimmell, Deputy Clerk to the Board of Supervisors of Loudoun County, Virginia, certify that I am custodian of the attached document, which is a true and accurate copy of the BOUNDARY LINE AGREEMENT approved at the September 6, 2022 Business Meeting of the Board of Supervisors.

Jennifer L. Grimmell (SEAL)
Jennifer L. Grimmell
Deputy Clerk to the Board of Supervisors

COMMONWEALTH OF VIRGINIA,
COUNTY OF LOUDOUN, to-wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that Jennifer L. Grimmell, as Deputy Clerk to the Board of Supervisors, whose name is signed to the foregoing instrument, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 2nd day of December, 2022.

My commission expires:

May 31 2026

Jessica Jennings
Notary Public - Registration No. 8020488





Loudoun County, Virginia

www.loudoun.gov

Office of the County Administrator

1 Harrison Street, S.E., 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0200 • Fax (703) 777-0325

At a business meeting of the Board of Supervisors of Loudoun County, Virginia, held in the County Government Center, Board of Supervisors' Meeting Room, 1 Harrison St., S.E., Leesburg, Virginia, on Tuesday, September 6, 2022, at 5:00 p.m.

IN RE: Proposed Boundary Line Agreement Between the Town of Round Hill and Loudoun County (Blue Ridge)

Supervisor Buffington moved that the Board of Supervisors approve the proposed Boundary Line Agreement between the Town of Round Hill and the County of Loudoun, substantially in the form included as Attachment 1 to the September 6, 2022, Board of Supervisors Business Meeting Action Item

Supervisor Buffington further moved that the Board of Supervisors authorize the County Administrator or his designee to execute the Boundary Line Agreement in final form approved by the County Attorney or his designee and authorize the County Attorney or his designee to submit a petition to the Loudoun County Circuit Court to approve the agreement in accordance with Virginia Code § 15.2-3106, et seq.

Seconded by Supervisor Umstattd.

Voting on the Motion: Supervisors Briskman, Buffington, Glass, Kershner, Letourneau, Randall, Saines, Turner, and Umstattd – Yes; None – No.

COPY TESTE:

DEPUTY CLERK TO THE LOUDOUN COUNTY
BOARD OF SUPERVISORS

I, Harriet West, Town Clerk for the Town of Round Hill, Virginia, certify that I am the custodian of the attached Copy Teste, A RESOLUTION APPROVING A BOUNDARY LINE ADJUSTMENT AGREEMENT WITH LOUDOUN COUNTY AND AUTHORIZATION TO PETITION THE CIRCUIT COURT TO ESTABLISH NEW BOUNDARIES, approved at the July 20, 2022, Town Council meeting, following a public hearing.

Harriet West
Harriet West, Town Clerk

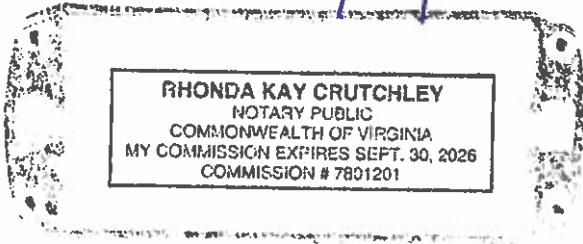
COUNTY OF LOUDOUN
COMMONWEALTH OF VIRGINIA

Acknowledged before me this 22 day of November 2022, by Harriet West.

Rhonda Kay Crutchley
Notary Public

Notary registration number: 7801201

My Commission 9/30/2024





**TOWN OF ROUND HILL, VIRGINIA
COUNTY OF LOUDOUN**

RESOLUTION NO. 2022-07

**PRESENTED: JULY 20, 2022
ADOPTED: JULY 20, 2022**

**MOTION: Lloyd
SECOND: James**

A RESOLUTION: TO APPROVE A BOUNDARY LINE ADJUSTMENT AGREEMENT WITH LOUDOUN COUNTY AND AUTHORIZE THE MAYOR AND TOWN ATTORNEY TO PETITION THE CIRCUIT COURT TO ESTABLISH NEW BOUNDARIES.

WHEREAS, the Town of Round Hill desires to adjust the Town's boundaries by bringing the properties owned by the Affected Property Owners, identified in the attached map, within the boundaries of the Town; and

WHEREAS, the Town Council has determined that Section 15.2-3106 *et seq.* of the *Code of Virginia* (1950), as amended, provides a procedure by which the Town and Loudoun County may adjust their mutual boundary line by agreement to be approved by the Circuit Court of Loudoun County upon joint petition by the Town and County, following notices to the public, the Affected Property Owners, and public hearings; and

WHEREAS, the Town Council duly advertised and held a public hearing on July 20, 2022, to receive public comment on the Town Council's intent to approve a Boundary Line Agreement with Loudoun County, and the Affected Property Owners consent to the Boundary Line Adjustment.

THEREFORE, BE IT RESOLVED, by the Round Hill Town Council, that the Town of Round Hill approves the proposed Boundary Line Agreement and authorizes the Mayor to sign the Agreement.

BE IT FURTHER RESOLVED, that the Round Hill Town Council hereby authorizes the Mayor and Town Attorney to work with Loudoun County to incorporate the property into the Town by Boundary Line Adjustment and to prepare, file and execute any and all documents, pleadings, and orders necessary to ensure the entry of a Court Order designating and establishing the new boundary line.

VOTE: Ayes: Graham, Howe, James, Lloyd, and Pacheco
Nays: None
Absent: Hummel

ATTEST:


Harriet West, Town Clerk


Scott T. Ramsey, Mayor

LoudounNow

AFFIDAVIT OF LEGAL NOTICE

I, Norman K. Styer, Publisher of Loudoun Now, a newspaper printed in the English language in Loudoun County, Commonwealth of Virginia, do hereby certify that this notice was Published in Loudoun Now on the following dates, to-wit

06/23/22	1
06/30/22	1
07/07/22	1

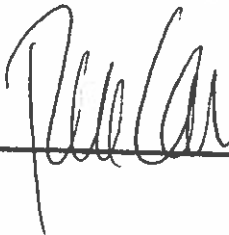
County of Loudoun Administration
07-13-22 BOS Public Hearing

\$953.13



Publisher of Loudoun Now

Subscribed and sworn on this
7th day of July, 2022



Rensselaer Havens Greene
NOTARY PUBLIC
REG. #7822512
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2023

Notary Public, Commonwealth of Virginia

Legal Notices

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§4-808(A)(5), PD-TC Planned Development – Town Center, Land Use Arrangement, Generally.	Eliminate the requirement for on-street parking.
§4-808(A)(8), PD-TC Planned Development – Town Center, Land Use Arrangement, Generally.	Eliminate the requirement for 12 foot sidewalks in the Town Center Core.
§4-808(A)(11), PD-TC Planned Development – Town Center, Land Use Arrangement, Generally.	Eliminate the requirement for above grade parking structures to be compatible with nearby building architecture.
§4-808(B)(1), PD-TC Planned Development – Town Center, Land Use Arrangement, Town Center Core.	Eliminate the requirement for blocks in the Town Center Core.
§4-808(B)(2), PD-TC Planned Development – Town Center, Land Use Arrangement, Town Center Core.	Eliminate the requirement for block frontages to be occupied by pedestrian oriented businesses on the ground floor.
§4-808(D), PD-TC Planned Development – Town Center, Land Use Arrangement, Access from Major Roads.	Allow the primary access to the district to be from a residential neighborhood street.
§5-1102(D) and Table 5-1102, Off-Street Parking and Loading Requirements, Number of Parking and Loading Spaces Required, Parking and Loading Requirement by Use.	Reduce the parking requirements to 1.25 parking spaces per unit.
§5-1303(A)(1), Tree Planting and Replacement, Canopy Requirements, Site Planning.	Allow the 10% tree canopy requirement to be calculated based on the land area of the property in lieu of the limits of the rezoning.
§5-1403(B) Landscaping, Buffer Yards, Screening, and Landscape Plans, Road Corridor Buffers and Setbacks, Road Corridor Buffers and Setbacks Matrix, Table 5-1403 (B).	Reduce the required building setback from 75 feet to 20 feet and the required parking setback from 35 feet to 15 feet along Innovation Avenue and Davis Drive. and Allow for a Buffer Type 1 along Innovation Avenue and Davis Drive in lieu of a Buffer Type 2.
§5-1403(D) Landscaping, Buffer Yards, Screening, and Landscape Plans, Road Corridor Buffers and Setbacks, Road Corridor Buffer Width and Plant Requirements, Table 5-1403(D).	Reduce the Type 1 required road corridor buffer width from 10 feet to eight feet.
§5-1404(B) Landscaping, Buffer Yards, Screening, and Landscape Plans, Buffer Yards, Use Buffer Yard Matrix, Table 5-1404(B).	Eliminate the buffer requirements along the northern property line.

The subject property is located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District outside of but within one (1) mile of the Ldn 60 aircraft noise contours, within the QN (Quarry Notification) Overlay District, Loudoun Note Area, and partially within the FOD (Floodplain Overlay District). The subject property is approximately 7.11 acres in size and is located north of Innovation Avenue (Route 209) and east of Sully Road (Route 28), in the Broad Run Election District. The subject property is more particularly described as PIN 035-27-7033. The area is governed by the policies of the Loudoun County 2019 General Plan (Urban Policy Area (Urban Transit Center Place Type)) which designate this area for a range of Residential, Retail, Office, Entertainment, and Community Activity uses at a recommended Floor Area Ratio (FAR) of up to 2.0.

ZRTD-2021-0008 & SPEX-2021-0040
1501 MORAN ROAD

(Zoning Conversion in the Route 28 Taxing District & Special Exception)

1501 Moran Road Development LLC of Washington, District of Columbia has submitted applications for the following: 1) to rezone 7.65 acres from the PD-IP (Planned Development – Industrial Park) zoning district under the 1993 Zoning Ordinance to the PD-IP zoning district under the Revised 1993 Zoning Ordinance, in order to permit all principal and accessory uses permitted in the PD-IP zoning district under the Revised 1993 Zoning Ordinance, at a maximum Floor Area Ratio (FAR) of 0.60 (up to 1.0 by Special Exception); and 2) a Special Exception to permit an increase in the maximum FAR from 0.60 to 1.0 for data center and associated uses. The subject property is located within the Route 28 Taxing District, and the AI (Airport Impact) Overlay District outside of but within one (1) mile of the Ldn 60 aircraft noise contours. The subject property is approximately 7.65 acres in size and is located on the south side of the intersection of Moran Road (Route 634) and Acacia Lane (Route 865) in the Broad Run Election District. The Subject Property is more particularly described as PIN: 045-46-5016. The area is governed by the policies of the 2019 General Plan (Suburban Policy Area (Suburban Employment Place Type)) which designate this area for Office, Production, Flex Space, and Warehousing uses at up to 1.0 Floor Area Ratio.

APPROVAL OF A BOUNDARY LINE AGREEMENT TO CHANGE THE BOUNDARY LINE BETWEEN LOUDOUN COUNTY, VIRGINIA, AND THE TOWN OF ROUND HILL, VIRGINIA

Pursuant to Virginia Code §15.2-3106 *et seq.*, the Loudoun County Board of Supervisors hereby provides notice of its intention to approve a Boundary Line Agreement with the Town of Round Hill, Virginia, (“Town”) to change the existing boundary line between Loudoun County, Virginia, (“County”) and the Town. The proposed boundary line change would incorporate into the municipal limits of the Town a land area containing 125.47 acres, more or less, being all of the property identified in the table below, plus a Virginia Department of Transportation parcel identified as 35435 Harry Byrd Highway, and a portion of Harry Flood Byrd Highway (Route 7).

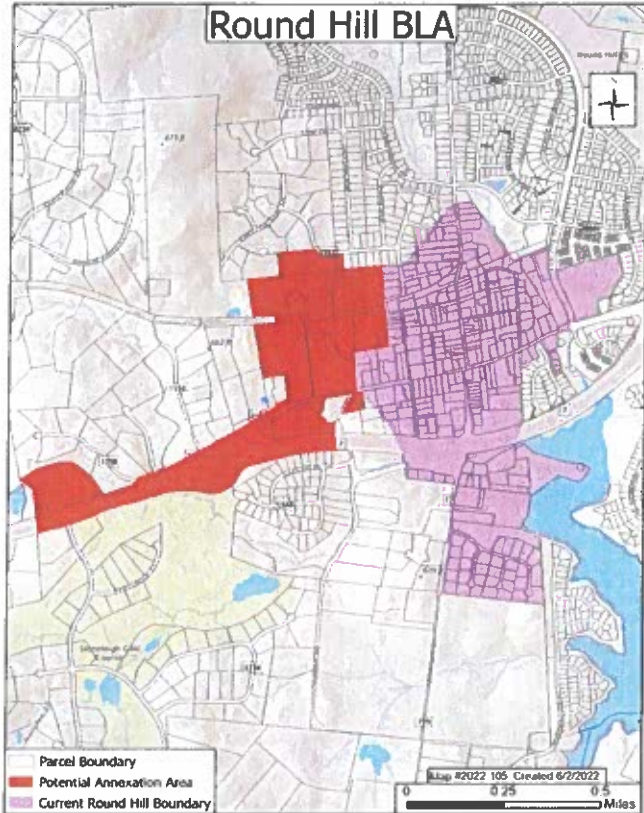
The new location of the boundary line between the County and the Town would correspond generally to a line extending westerly from a point located along the Town’s northwestern boundary, which point also is located along the northeastern corner of a parcel owned by the Loudoun County Public Schools (PIN 584-28-9179), westerly along the parcel’s northern boundary, to the southeastern boundary of a parcel owned by Loudoun County School Board (PIN 584-38-6516), then northerly to the parcel’s northeastern boundary, then westerly and northwesterly along the southern right-of-way of Pickett Road (Route 1311) to the northern boundary of a parcel owned by Loudoun County School Board (PIN 584-38-2815), then generally westerly along the boundary of PIN 584-38-2815 to the parcel’s northwestern boundary, then southerly along the parcel’s western boundary, to the northern boundary of PIN 584-27-9883 and then westerly along the parcel’s northern boundary to the parcel’s northwestern point, then southerly along the parcel’s western boundary to the northwestern point of PIN 584-27-3688, then easterly along the northern boundary of PIN 584-27-3688 to the parcel’s northeastern point, then southerly to the northern boundary of 584-27-3147 and then southerly across Walraven Way to the northern boundary of PIN 584-17-9082 and then westerly along the parcel’s northern boundary to the parcel’s northwestern point, then southerly along the western boundary of PIN 584-17-9082 to the northwestern point of PIN 584-17-7032 and then easterly along the northern boundary of PINs 584-17-7032 and 584-17-8435 to the northeastern point of PIN 584-17-8435 and then south along the parcel’s eastern boundary to the parcel’s southeastern point, then crossing Simpsons Creek Road (Route 1158) to the roadway’s southern edge and extending southwesterly to the southeastern point of PIN 585-45-5313, then extending southwesterly along the southern boundary of PIN 585-45-5313 to the southeastern point of PIN 585-45-1906, and then extending north-northwesterly, northwesterly, and westerly to a point where the boundary extends southwesterly to the parcel’s western point, then extending southeasterly to a point and then southerly along the western boundaries of PINs 585-45-1906 and 610-30-6565, crossing Harry Flood Byrd Highway (Route 7) to the northwestern point of PIN 610-30-7924 and then extending northeasterly along the northern boundary of PIN 610-30-7924, crossing Stoneleigh Drive (Route 1330) to the northwestern point of PIN 585-35-2635 and extending northeasterly along the northern boundaries of PINs 585-35-2635 and 585-27-2235, 585-47-4718, 585-47-9130, 585-48-0233, 585-48-1235, 585-48-2237, 585-48-3337, 585-48-4337, and 585-48-5438 to the parcel’s northeastern point, then crossing Route 7 to the southeastern point of PIN 585-48-2279 and then extending northerly to the southeastern point of PIN 584-18-6013 and then west to a point and then northwesterly to the southern point of PIN 585-48-1892 and then northeasterly along the eastern boundary of PIN 585-48-1892 to the parcel’s northern boundary, then extending easterly along the northern boundary of 584-18-6013 and crossing Mystic Lane (Route 1161) to the northwestern point of PIN 584-18-9118 and extending southwesterly along the parcel’s western boundary to the parcel’s southwestern point, then easterly to the parcel’s southeastern point, then extending northerly to the existing Town boundary and then following the existing western Town boundary northwesterly and then northerly, crossing West Loudoun Street (Route 7 Business) and following the existing western Town boundary to the northwestern point of PIN 584-18-9751, then extending easterly along the northern boundary of PINs 584-18-9751, 584-19-1251, and 584-19-3086 to the existing western Town boundary extending northerly along the eastern boundaries of PINs 584-29-4402-001 and 584-29-0920, the western edge of High Street (Route T1301), and through PIN 584-28-9179 to the parcel’s northeastern point, which is also the point of beginning.

The Subject Properties to be incorporated into the Town are located adjacent to generally to the western side of the current municipal limits of the Town, in the Blue Ridge Election District, and are depicted on the below map.

PIN	Legal Acres	PIN	Legal Acres
584280957000	1.53	584285220000	5.08
584279883000	15.55	584185769000	9.85
585482279000	6.55	584179082000	14.18
585481892000	0.76	584284179000	3.12
584189118001	1.28	584382015000	5.41
584290920000	5.06	584386516000	0.54
585451906000	11.20	584285994000	0.91
610306565000	0.57	584182378000	0.25
584294402001	0.45	N/A	9.64

CONTINUE ON NEXT PAGE

Legal Notices



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Board of Supervisors public hearings are available for live viewing on television on Comcast Government Channel 23 and Verizon FiOS Channel 40, and livestreamed at loudoun.gov/meetings. All members of the public who desire to speak will be heard as to their views pertinent to these matters. Public input may be provided by electronic means at Board public hearings. Members of the public who wish to provide public input, whether electronically or in person, will be accommodated without advanced sign-up during the hearing, however, members of the public are strongly encouraged to sign-up in advance. For this public hearing, advanced sign-up will be taken after 8:30 a.m. on June 30, 2022, and no later than 12:00 p.m. on July 13, 2022. If you wish to sign-up in advance, call the Office of the County Administrator at (703) 777-0200. Citizens will also have the option to sign-up during the public hearing. Citizens may also submit written comments by email sent to hos@loudoun.gov. Any written comments received prior to the public hearing will be distributed to Board members and made part of the minutes for the public hearing.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, please contact the Office of the County Administrator at 703-777-0200. At least one business day of advance notice is requested; some accommodations may require more than one day of notice. FM Assistive Listening System is available at the meetings.

BY ORDER OF: **PHYLLIS RANDALL, CHAIR**
LOUDOUN COUNTY BOARD OF SUPERVISORS

VIRGINIA :
IN THE CIRCUIT COURT OF
LOUDOUN COUNTY
RE: ESTATE OF KENNETTA PE-
TERS RUSS, deceased) PROBATE
FILE NO. 19431

SHOW CAUSE ORDER

IT APPEARING THAT a report of the account of Kennetta Peters Russ, as Executor of the Estate of Kennetta Peters Russ (the "Estate") and of the debts and demands against the Estate has been filed in the Clerk's office and that six months has elapsed since his qualification, on motion of such Executor, IT IS ORDERED that the creditors, beneficiaries and all other interested parties in the Estate do show cause, if any they can, on July 15, 2022, at 9 a.m., before this Court at its Courtroom against the payment and delivery of the Estate to the creditors, claimants and beneficiaries in the amounts stated in the accounting filed with the Clerk of the Loudoun County Circuit Court.

6/23 & 6/30

ORDER OF PUBLICATION
COMMONWEALTH OF VIRGINIA
VA. CODE § 8.01-316

Case No.: JJ045875-02-00

Loudoun Juvenile and Domestic Relations
District Court

Commonwealth of Virginia, in re
Joseph Kevin O'Brien

Loudoun County Department
of Family Services

v.
Patrick Kevin O'Brien

The object of this suit is to hold a foster care review hearing and review of foster care plan pursuant to Virginia Code §§ 16.1-282 and 16.1-281 for Joseph Kevin O'Brien.

It is ORDERED that the defendant Patrick Kevin O'Brien appear at the above-named Court and protect his or her interests on or before July 27, 2022 at 3:00 p.m.

6/23, 6/30, 7/7 & 7/14

NOTICE OF IMPOUNDMENT OF ABANDONED VEHICLES

This notice is to inform the owner and any person having a security interest in their right to reclaim the motor vehicle herein described within 15 days after the date of storage charges resulting from placing the vehicle in custody, and the failure of the owner or person having security interests to exercise their right to reclaim the vehicle within the time provided shall be deemed a waiver by the owner, and all persons having security interests of all right, title and interest in the vehicle, and consent to the sale of the abandoned motor vehicle at a public auction.

This notice shall also advise the owner of record of his or her right to contest the determination by the Sheriff that the motor vehicle was "abandoned," as provided in Chapter 630.08 of the Loudoun County Ordinance, by requesting a hearing before the County Administrator in writing. Such written request for a hearing must be made within 15 days of the notice.

YR.	MAKE	MODEL	VIN	STORAGE	PHONE#
2004	HYUNDAI	SANTE FE	KM8SC13D14U695152	BLAIR'S TOWING	703-661-8200
2015	NISSAN	SENTRA	JN1AB7A9PL653126	LC90 IMPOUND LOT	571-258-3541 623 & 630

**TOWN OF LEESBURG
NOTICE OF PUBLIC HEARING**

LEESBURG TOWN CODE AMENDMENT

CHAPTER 32 (TRAFFIC AND VEHICLES); ARTICLE IV (OPERATION OF VEHICLES GENERALLY); SECTION 32-122 (DESIGNATION OF PUBLIC STREETS IN TOWN FOR GOLF CART OPERATION)

In accordance with Code of Virginia of 1950, as amended, sections 15.2-1102; 15.2-1427, 46.2-916.1, 46.2-916.2, and 46.2-916.3, the Leesburg Town Council will hold a public hearing on:

Tuesday, June 28, 2022, at 7:00 P.M.
in the Council Chambers of Town Hall,
25 West Market Street, Leesburg, VA

at which time the public shall have the right to present oral and written testimony on the proposed amendment to Town Code Section 32-122 (Designation of Public Streets in Town for Golf Cart Operation) to consider an expansion to the area where commercial shuttle golf carts may operate and the number of golf carts on the road at the same time.

A copy of the proposed ordinance is available from the Clerk of Council, located in Town Hall, 25 West Market Street, Leesburg, Virginia, during normal business hours (Monday-Friday, 8:30 a.m. to 5:00 p.m.); or by calling Eileen Boeing, Clerk of Council, at 703-771-2733.

At this hearing, all persons desiring to express their views concerning these matters will be heard. Persons requiring special accommodations should contact the Clerk of Council at 703-771-2733, three days in advance of the meeting. For TTY/TDD service, use the Virginia Relay Center by dialing 711.

6/16 & 6/23/22

Legal Notices

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§4-808(A)(5), PD-TC Planned Development – Town Center, Land Use Arrangement, Generally.	Eliminate the requirement for on-street parking.
§4-808(A)(8), PD-TC Planned Development – Town Center, Land Use Arrangement, Generally.	Eliminate the requirement for 12 foot sidewalks in the Town Center Core.
§4-808(A)(11), PD-TC Planned Development – Town Center, Land Use Arrangement, Generally.	Eliminate the requirement for above grade parking structures to be compatible with nearby building architecture.
§4-808(B)(1), PD-TC Planned Development – Town Center, Land Use Arrangement, Town Center Core.	Eliminate the requirement for blocks in the Town Center Core.
§4-808(B)(2), PD-TC Planned Development – Town Center, Land Use Arrangement, Town Center Core.	Eliminate the requirement for block frontages to be occupied by pedestrian oriented businesses on the ground floor.
§4-808(D), PD-TC Planned Development – Town Center, Land Use Arrangement, Access from Major Roads.	Allow the primary access to the district to be from a residential neighborhood street.
§5-1102(D) and Table 5-1102, Off-Street Parking and Loading Requirements, Number of Parking and Loading Spaces Required, Parking and Loading Requirement by Use.	Reduce the parking requirements to 1.25 parking spaces per unit.
§5-1303(A)(1), Tree Planting and Replacement, Canopy Requirements, Site Planning.	Allow the 10% tree canopy requirement to be calculated based on the land area of the property in lieu of the limits of the rezoning.
§5-1403(B) Landscaping, Buffer Yards, Screening, and Landscape Plans, Road Corridor Buffers and Setbacks, Road Corridor Buffers and Setbacks Matrix, Table 5-1403 (B).	Reduce the required building setback from 75 feet to 20 feet and the required parking setback from 35 feet to 15 feet along Innovation Avenue and Davis Drive. and Allow for a Buffer Type 1 along Innovation Avenue and Davis Drive in lieu of a Buffer Type 2.
§5-1403(D) Landscaping, Buffer Yards, Screening, and Landscape Plans, Road Corridor Buffers and Setbacks, Road Corridor Buffers Width and Plant Requirements, Table 5-1403(D).	Reduce the Type 1 required road corridor buffer width from 10 feet to eight feet.
§5-1404(B) Landscaping, Buffer Yards, Screening, and Landscape Plans, Buffer Yards, Use Buffer Yard Matrix, Table 5-1404(B).	Eliminate the buffer requirements along the northern property line.

The subject property is located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District outside of but within one (1) mile of the Ldn 60 aircraft noise contours, within the QN (Quarry Notification) Overlay District- Loudoun Note Area, and partially within the FOD (Floodplain Overlay District). The subject property is approximately 7.11 acres in size and is located north of Innovation Avenue (Route 209) and east of Sully Road (Route 28), in the Broad Run Election District. The subject property is more particularly described as PIN 035-27-7033. The area is governed by the policies of the Loudoun County 2019 General Plan (Urban Policy Area (Urban Transit Center Place Type)) which designate this area for a range of Residential, Retail, Office, Entertainment, and Community Activity uses at a recommended Floor Area Ratio (FAR) of up to 2.0.

ZRTD-2021-0008 & SPEX-2021-0040
1501 MORAN ROAD

(Zoning Conversion in the Route 28 Taxing District & Special Exception)

1501 Moran Road Development LLC of Washington, District of Columbia has submitted applications for the following: 1) to rezone 7.65 acres from the PD-IP (Planned Development – Industrial Park) zoning district under the 1993 Zoning Ordinance to the PD-IP zoning district under the Revised 1993 Zoning Ordinance, in order to permit all principal and accessory uses permitted in the PD-IP zoning district under the Revised 1993 Zoning Ordinance, at a maximum Floor Area Ratio (FAR) of 0.60 (up to 1.0 by Special Exception); and 2) a Special Exception to permit an increase in the maximum FAR from 0.60 to 1.0 for data center and associated uses. The subject property is located within the Route 28 Taxing District, and the AI (Airport Impact) Overlay District outside of but within one (1) mile of the Ldn 60 aircraft noise contours. The subject property is approximately 7.65 acres in size and is located on the south side of the intersection of Moran Road (Route 634) and Broderick Drive (Route 1070) and on the east side of the intersection of Moran Road (Route 634) and Acacia Lane (Route 865) in the Broad Run Election District. The Subject Property is more particularly described as PIN: 045-46-5016. The area is governed by the policies of the 2019 General Plan (Suburban Policy Area (Suburban Employment Place Type)) which designate this area for Office, Production, Flex Space, and Warehousing uses at up to 1.0 Floor Area Ratio.

APPROVAL OF A BOUNDARY LINE AGREEMENT TO CHANGE THE BOUNDARY LINE BETWEEN LOUDOUN COUNTY, VIRGINIA, AND THE TOWN OF ROUND HILL, VIRGINIA

Pursuant to Virginia Code §15.2-3106 *et seq.*, the Loudoun County Board of Supervisors hereby provides notice of its intention to approve a Boundary Line Agreement with the Town of Round Hill, Virginia, ("Town") to change the existing boundary line between Loudoun County, Virginia, ("County") and the Town. The proposed boundary line change would incorporate into the municipal limits of the Town a land area containing 125.47 acres, more or less, being all of the property identified in the table below, plus a Virginia Department of Transportation parcel identified as 35435 Harry Byrd Highway, and a portion of Harry Flood Byrd Highway (Route 7).

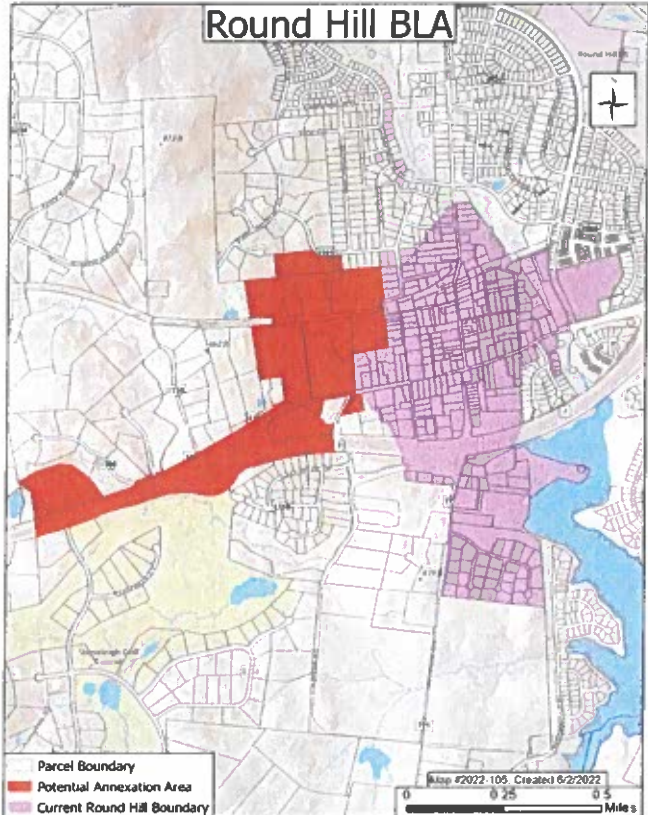
The new location of the boundary line between the County and the Town would correspond generally to a line extending westerly from a point located along the Town's northwestern boundary, which point also is located along the northeastern corner of a parcel owned by the Loudoun County Public Schools (PIN 584-28-9179), westerly along the parcel's northern boundary, to the southeastern boundary of a parcel owned by Loudoun County School Board (PIN 584-38-6516), then northerly to the parcel's northeastern boundary, then westerly and northwesterly along the southern right-of-way of Pickett Road (Route 1311) to the northern boundary of a parcel owned by Loudoun County School Board (PIN 584-38-2815), then generally westerly along the boundary of PIN 584-38-2815 to the parcel's northwestern boundary, then southerly along the parcel's western boundary, to the northern boundary of PIN 584-27-9883 and then westerly along the parcel's northern boundary to the parcels northwestern point, then southerly along the parcel's western boundary to the northwestern point of PIN 584-27-3688, then easterly along the northern boundary of PIN 584-27-3688 to the parcel's northeastern point, then southerly to the northern boundary of 584-27-3147 and then southerly across Walraven Way to the northern boundary of PIN 584-17-9082 and then westerly along the parcel's northern boundary to the parcel's northwestern point, then southerly along the western boundary of PIN 584-17-9082 to the northwestern point of PIN 584-17-7032 and then easterly along the northern boundary of PINs 584-17-7032 and 584-17-8435 to the northeastern point of PIN 584-17-8435 and then south along the parcel's eastern boundary to the parcel's southeastern point, then crossing Simpsons Creek Road (Route 1158) to the roadway's southern edge and extending southwesterly to the southeastern point of PIN 585-45-5313, then extending southwesterly along the southern boundary of PIN 585-45-5313 to the southeastern point of PIN 585-45-1906, and then extending north-northwesterly, northwesterly, and westerly to a point where the boundary extends southwesterly to the parcel's western point, then extending southeasterly to a point and then southerly along the western boundaries of PINs 585-45-1906 and 610-30-6565, crossing Harry Flood Byrd Highway (Route 7) to the northwestern point of PIN 610-30-7924 and then extending northeasterly along the northern boundary of PIN 610-30-7924, crossing Stoneleigh Drive (Route 1330) to the northwestern point of PIN 585-35-2635 and extending northeasterly along the northern boundaries of PINs 585-35-2635 and 585-27-2235, 585-47-4718, 585-47-9130, 585-48-0233, 585-48-1235, 585-48-2237, 585-48-3337, 585-48-4337, and 585-48-5438 to the parcel's northeastern point, then crossing Route 7 to the southeastern point of PIN 585-48-2279 and then extending northerly to the southeastern point of PIN 584-18-6013 and then west to a point and then northwesterly to the southern point of PIN 585-48-1892 and then northeasterly along the eastern boundary of PIN 585-48-1892 to the parcel's northern boundary, then extending easterly along the northern boundary of 584-18-6013 and crossing Mystic Lane (Route 1161) to the northwestern point of PIN 584-18-9118 and extending southwesterly along the parcel's western boundary to the parcel's south-western point, then easterly to the parcel's southeastern point, then extending northerly to the existing Town boundary and then following the existing western Town boundary northwesterly and then northerly, crossing West Loudoun Street (Route 7 Business) and following the existing western Town boundary to the northwestern point of PIN 584-18-9751, then extending easterly along the northern boundary of PINs 584-18-9751, 584-19-1251, and 584-19-3086 to the existing western Town boundary extending northerly along the eastern boundaries of PINs 584-29-4402-001 and 584-29-0920, the western edge of High Street (Route T1301), and through PIN 584-28-9179 to the parcel's northeastern point, which is also the point of beginning.

The Subject Properties to be incorporated into the Town are located adjacent to generally to the western side of the current municipal limits of the Town, in the Blue Ridge Election District, and are depicted on the below map.

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CONTINUE ON NEXT PAGE

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BY ORDER OF: **PHYLLIS RANDALL, CHAIR**
LOUDOUN COUNTY BOARD OF SUPERVISORS



ABC LICENSE

LBL LLC, trading as Lettuce Be Loco,
208 Church Street, SE
Leesburg, Virginia 20175

The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a Mixed Beverage Restaurant license to sell or manufacture alcoholic beverages.

Cory Fisher, Owner

Note: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or 800-552-3200.

6/30/22, 7/7/22



ABC LICENSE

The Green Tree Corp., trading as The Green Tree, 15 S. King Street, Leesburg VA 20175

The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a Mixed Alcoholic Beverage license to sell or manufacture alcoholic beverages.

Fabian Saeldi

Note: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or 800-552-3200.

6/23 & 6/30/22

VIRGINIA :
IN THE CIRCUIT COURT OF
LOUDOUN COUNTY
RE: ESTATE OF KENNETTA PE-
TERS RUSS, (deceased) PROBATE
FILE NO. 19431

SHOW CAUSE ORDER

IT APPEARING THAT a report of the account of Kennetta Peters Russ, as Executor of the Estate of Kennetta Peters Russ (the "Estate") and of the debts and demands against the Estate has been filed in the Clerk's office and that six months has elapsed since his qualification, on motion of such Executor; IT IS ORDERED that the creditors, beneficiaries and all other interested parties in the Estate do show cause, if any they can, on July 15, 2022, at 9 a.m., before this Court at its Courtroom against the payment and delivery of the Estate to the creditors, claimants and beneficiaries in the amounts stated in the accounting filed with the Clerk of the Loudoun County Circuit Court.

6/23 & 6/30

ORDER OF PUBLICATION COMMONWEALTH OF VIRGINIA VA. CODE § 8.01-316

Case No.: JJ045875-02-00

Loudoun Juvenile and Domestic Relations
District Court

Commonwealth of Virginia, in re
Joseph Kevin O'Brien

Loudoun County Department
of Family Services

/v.

Patrick Kevin O'Brien

The object of this suit is to hold a foster care review hearing and review of foster care plan pursuant to Virginia Code §§ 16.1-282 and 16.1-281 for Joseph Kevin O'Brien.

It is ORDERED that the defendant Patrick Kevin O'Brien appear at the above-named Court and protect his or her interests on or before July 27, 2022 at 3:00 p.m.

6/23, 6/30, 7/7 & 7/14

LOUDOUN COUNTY WILL BE ACCEPTING SEALED COMPETITIVE BIDS/PROPOSALS FOR:

BEHAVIORAL SUPPORT SERVICES-REISSUE, RFP No. 525782 until prior to 4:00 p.m., local "Atomic Time", July 20, 2022.

HVAC TESTING ADJUSTING & BALANCING, IFB No. 519784 until prior to 4:00 p.m., local "Atomic Time", August 16, 2022.

Solicitation forms may be obtained 24 hours a day by visiting our web site at www.loudoun.gov/procurement. If you do not have access to the Internet, call (703) 777-0403, M - F, 8:30 a.m. - 5:00 p.m.

WHEN CALLING, PLEASE LET US KNOW IF YOU NEED ANY REASONABLE ACCOMMODATION FOR ANY TYPE OF DISABILITY IN ORDER TO PARTICIPATE IN THIS PROCUREMENT.

6/30/22

Legal Notices

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§4-808(A)(5), PD-TC Planned Development – Town Center, Land Use Arrangement, Generally.	Eliminate the requirement for on-street parking.
§4-808(A)(8), PD-TC Planned Development – Town Center, Land Use Arrangement, Generally.	Eliminate the requirement for 12 foot sidewalks in the Town Center Core.
§4-808(A)(1), PD-TC Planned Development – Town Center, Land Use Arrangement, Generally.	Eliminate the requirement for above grade parking structures to be compatible with nearby building architecture.
§4-808(B)(1), PD-TC Planned Development – Town Center, Land Use Arrangement, Town Center Core.	Eliminate the requirement for blocks in the Town Center Core.
§4-808(B)(2), PD-TC Planned Development – Town Center, Land Use Arrangement, Town Center Core.	Eliminate the requirement for block frontages to be occupied by pedestrian oriented businesses on the ground floor.
§4-808(D), PD-TC Planned Development – Town Center, Land Use Arrangement, Access from Major Roads.	Allow the primary access to the district to be from a residential neighborhood street.
§5-1102(D) and Table 5-1102, Off-Street Parking and Loading Requirements, Number of Spaces and Loading Spaces Required, Parking and Loading Requirement by Use.	Reduce the parking requirements to 1.25 parking spaces per unit.
§5-1303(A)(1), Tree Planting and Replacement Canopy Requirements, Site Planning.	Allow the 10% tree canopy requirement to be calculated based on the land area of the property in lieu of the limits of the rezoning.
§5-1403(B) Landscaping, Buffer Yards, Screening, and Landscape Plans, Road Corridor Buffers and Setbacks, Road Corridor Buffers and Setbacks Matrix, Table 5-1403 (B).	Reduce the required building setback from 75 feet to 35 feet and the required parking setback from 35 feet to 15 feet along Innovation Avenue and Sully Drive. Allow for a Buffer Type 1 along Innovation Avenue and Sully Drive in lieu of a Buffer Type 2.
§5-1403(D) Landscaping, Buffer Yards, Screening, and Landscape Plans, Road Corridor Buffers and Setbacks, Road Corridor Buffer Width and Plant Requirements, Table 5-1403(D).	Reduce the type 1 required road corridor buffer width from 100 feet to 50 feet.
§5-1404(B) Landscaping, Buffer Yards, Screening, and Landscape Plans, Buffer Yards, Use Buffer Yard Matrix, Table 5-1404(B).	Eliminate the buffer requirements along the northern property line.

The subject property is located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District outside of but within one (1) mile of the Ldn 60 aircraft noise contours within the QN (Quarry Notification) Overlay District- Loudoun Noise Area, and partially within the FDN (Floodplain Overlay District). The subject property is approximately 7.11 acres in size and is located north of Innovation Avenue (Route 209) and east of Sully Road (Route 28), in the Broad Run Election District. The subject property is more particularly described as PIN 035-27-7033. The area is governed by the policies of the Loudoun County 2019 General Plan (Urban Policy Area (Urban Transit Center Place Type) which designate this area for a range of Residential, Retail, Office, Entertainment, and Community Activity uses at a recommended Floor Area Ratio (FAR) of up to 2.0.

ZRTD-2021-0008 & SPEX-2021-0040
1501 MORAN ROAD
(Zoning Conversion in the Route 28 Taxing District & Special Exception)

1501 Moran Road Development LLC of Washington, District of Columbia has submitted applications for the following: 1) to rezone 7.65 acres from the PD-IP (Planned Development – Industrial Park) zoning district under the 1993 Zoning Ordinance to the PD-IP zoning district under the Revised 1993 Zoning Ordinance, in order to permit all principal and accessory uses permitted in the PD-IP zoning district under the Revised 1993 Zoning Ordinance, at a maximum Floor Area Ratio (FAR) of 0.60 (up to 1.0 by Special Exception); and 2) a Special Exception to permit an increase in the maximum FAR from 0.60 to 1.0 for data center and associated uses. The subject property is located within the Route 28 Taxing District, and the AI (Airport Impact) Overlay District outside of but within one (1) mile of the Ldn 60 aircraft noise contours. The subject property is approximately 7.65 acres in size and is located on the south side of the intersection of Moran Road (Route 634) and Broderick Drive (Route 1070) and on the east side of the intersection of Moran Road (Route 634) and Acacia Lane (Route 865) in the Broad Run Election District. The Subject Property is more particularly described as PIN: 045-46-5016. The area is governed by the policies of the 2019 General Plan (Suburban Policy Area (Suburban Employment Place Type) which designate this area for Office, Production, Flex Space, and Warehousing uses at up to 1.0 Floor Area Ratio.

APPROVAL OF A BOUNDARY LINE AGREEMENT TO CHANGE THE BOUNDARY LINE BETWEEN LOUDOUN COUNTY, VIRGINIA, AND THE TOWN OF ROUND HILL, VIRGINIA

Pursuant to Virginia Code §15.2-3106 *et seq.*, the Loudoun County Board of Supervisors hereby provides notice of its intention to approve a Boundary Line Agreement with the Town of Round Hill, Virginia, ("Town") to change the existing boundary line between Loudoun County, Virginia, ("County") and the Town. The proposed boundary line change would incorporate into the municipal limits of the Town a land area containing 125.47 acres, more or less, being all of the property identified in the table below, plus a Virginia Department of Transportation parcel identified as 35435 Harry Byrd Highway, and a portion of Harry Flood Byrd Highway (Route 7).

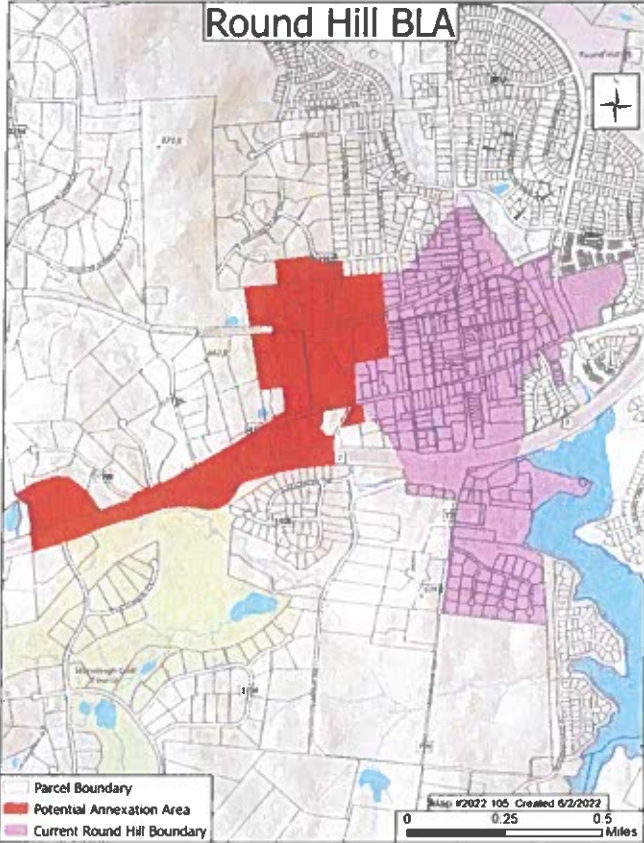
The new location of the boundary line between the County and the Town would correspond generally to a line extending westerly from a point located along the Town's northwestern boundary, which point also is located along the northeastern corner of a parcel owned by the Loudoun County Public Schools (PIN 584-28-9179), westerly along the parcel's northern boundary, to the southeastern boundary of a parcel owned by Loudoun County School Board (PIN 584-38-6516), then northerly to the parcel's northeastern boundary, then westerly and northwesterly along the southern right-of-way of Pickett Road (Route 1311) to the northern boundary of a parcel owned by Loudoun County School Board (PIN 584-38-2815), then generally westerly along the boundary of PIN 584-38-2815 to the parcel's northwestern boundary, then southerly along the parcel's western boundary, to the northern boundary of PIN 584-27-9883 and then westerly along the parcel's northern boundary to the parcels northwestern point, then southerly along the parcel's western boundary to the northwestern point of PIN 584-27-3688, then easterly along the northern boundary of PIN 584-27-3688 to the parcel's northeastern point, then southerly to the northern boundary of 584-27-3147 and then southerly across Walraven Way to the northern boundary of PIN 584-17-9082 and then westerly along the parcel's northern boundary to the parcel's northwestern point, then southerly along the western boundary of PIN 584-17-9082 to the northwestern point of PIN 584-17-7032 and then easterly along the northern boundary of PINs 584-17-7032 and 584-17-8435 to the northeastern point of PIN 584-17-8435 and then south along the parcel's eastern boundary to the parcel's southeastern point, then crossing Simpsons Creek Road (Route 1158) to the roadway's southern edge and extending southwesterly to the southeastern point of PIN 585-45-5313, then extending southwesterly along the southern boundary of PIN 585-45-5313 to the southeastern point of PIN 585-45-1906, and then extending north-northwesterly, northwesterly, and westerly to a point where the boundary extends southwesterly to the parcel's western point, then extending southeasterly to a point and then southerly along the western boundaries of PINs 585-45-1906 and 610-30-6565, crossing Harry Flood Byrd Highway (Route 7) to the northwestern point of PIN 610-30-7924 and then extending northeasterly along the northern boundary of PIN 610-30-7924, crossing Stoneleigh Drive (Route 1330) to the northwestern point of PIN 585-35-2635 and extending northeasterly along the northern boundaries of PINs 585-35-2635 and 585-27-2235, 585-47-4718, 585-47-9130, 585-48-0233, 585-48-1235, 585-48-2237, 585-48-3337, 585-48-4337, and 585-48-5438 to the parcel's northeastern point, then crossing Route 7 to the southeastern point of PIN 585-48-2279 and then extending northerly to the southeastern point of PIN 584-18-6013 and then west to a point and then northwesterly to the southern point of PIN 585-48-1892 and then northeasterly along the eastern boundary of PIN 585-48-1892 to the parcel's northern boundary, then extending easterly along the northern boundary of 584-18-6013 and crossing Mystic Lane (Route 1161) to the northwestern point of PIN 584-18-9118 and extending southwesterly along the parcel's western boundary to the parcel's south-western point, then easterly to the parcel's southeastern point, then extending northerly to the existing Town boundary and then following the existing western Town boundary northwesterly and then northerly, crossing West Loudoun Street (Route 7 Business) and following the existing western Town boundary to the northwestern point of PIN 584-18-9751, then extending easterly along the northern boundary of PINs 584-18-9751, 584-19-1251, and 584-19-3086 to the existing western Town boundary extending northerly along the eastern boundaries of PINs 584-29-4402-001 and 584-29-0920, the western edge of High Street (Route 71301), and through PIN 584-28-9179 to the parcel's northeastern point, which is also the point of beginning.

The Subject Properties to be incorporated into the Town are located adjacent to generally to the western side of the current municipal limits of the Town, in the Blue Ridge Election District, and are depicted on the below map.

PIN	Legal Acres	PIN	Legal Acres
584280957000	1.53	584285220000	5.08
584279883000	15.55	584185769000	9.85
585482279000	6.55	584179082000	14.18
585481892000	0.76	584284179000	3.12
584189118001	1.28	584382015000	5.41
584290920000	5.06	584386516000	0.54
585451906000	11.20	584285994000	0.91
610306565000	0.57	584182378000	0.25
584294402001	0.45	N/A	9.64

CONTINUE ON NEXT PAGE

Legal Notices



A copy of the above-referenced proposed Boundary Line Agreement is on file in the Office of the County Administrator, who serves as the Clerk of the Board of Supervisors. The proposed Boundary Line Agreement may be examined at the Loudoun County Government Center, 5th Floor, 1 Harrison Street, S.E., from 8:30 a.m. to 5:00 p.m., Monday through Friday, or call (703) 777-0200. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for "Board of Supervisors Business Meetings, Public Hearings and Special Meetings").

Unless otherwise noted in the above notices, copies of the above-referenced amendments, applications, ordinances, and/or plans and related documents may be examined by request at the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 5:00 p.m., Monday through Friday, or call 703-777-0246 (option 5) to request hard copies or electronic copies, or electronically at www.loudoun.gov/foia. This link also provides an additional opportunity for public input on active applications. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for "Board of Supervisors Business Meetings, Public Hearings and Special Meetings"). In addition, for detailed instructions on how to access documents using LOLA, to request that documents be emailed to you, to receive physical copies of documents, or to arrange a time to view the file at the Loudoun County Government Center, please email DPZ@loudoun.gov or call 703-777-0246 (option 5).

Board of Supervisors public hearings are available for live viewing on television on Comcast Government Channel 23 and Verizon FiOS Channel 40, and livestreamed at loudoun.gov/meetings. All members of the public who desire to speak will be heard as to their views pertinent to these matters. Public input may be provided by electronic means at Board public hearings. Members of the public who wish to provide public input, whether electronically or in person, will be accommodated without advanced sign-up during the hearing, however, members of the public are strongly encouraged to sign-up in advance. For this public hearing, advanced sign-up will be taken after 8:30 a.m. on June 30, 2022, and no later than 12:00 p.m. on July 13, 2022. If you wish to sign-up in advance, call the Office of the County Administrator at (703) 777-0200. Citizens will also have the option to sign-up during the public hearing. Citizens may also submit written comments by email sent to bos@loudoun.gov. Any written comments received prior to the public hearing will be distributed to Board members and made part of the minutes for the public hearing.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, please contact the Office of the County Administrator at 703-777-0200. At least one business day of advance notice is requested; some accommodations may require more than one day of notice. FM Assistive Listening System is available at the meetings.

BY ORDER OF: **PHYLLIS RANDALL, CHAIR**
LOUDOUN COUNTY BOARD OF SUPERVISORS

6/23, 6/30 & 7/7



ABC LICENSE

Lost Barrel Brewing, LLC, trading as LoCo Kitchen, 1306 Squire CT, Suite D, Sterling, VA 20166

The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a Mixed Beverage Caterer License to sell or manufacture alcoholic beverages.

Patrick Steffens - Managing Member

Note: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or 800-552-3200.

7/7 & 7/14/22



ABC LICENSE

Betty Cespedes, trading as Betty's Cafe, 46950 Community Plaza #123, Sterling VA

The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a beer and wine on and off license to sell or manufacture alcoholic beverages.

Betty Cespedes

Note: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or 800-552-3200.

7/7 & 7/14/22

ORDER OF PUBLICATION

COMMONWEALTH OF VIRGINIA
Virginia Code § 8.01-316

Case No.: **JJ045610-01-00**

LOUDOUN COUNTY JUVENILE AND DOMESTIC RELATIONS DISTRICT COURT
18 East Market Street, Leesburg, VA 20176

Commonwealth of Virginia,
in re Kelvin Menjivar
Loudoun County Department of Family Services

vs.

Rene Alavarenga Buezo, putative father

The object of this suit is to hold a dispositional hearing for review of initial Foster Care Plan pursuant to Virginia Code §§ 16.1-278.2 and 16.1-281 for Kelvin Menjivar.

It is ORDERED that the defendant Rene Alavarenga Buezo, putative father appear at the above named Court and protect his or her interests on or before July 27, 2022 at 3:00 pm (Disposition).

7/7, 7/14, 7/21 & 7/28/22

ORDER OF PUBLICATION

COMMONWEALTH OF VIRGINIA
Virginia Code § 8.01-316

Case No.: **JJ046340-01-00**

LOUDOUN COUNTY JUVENILE AND DOMESTIC RELATIONS DISTRICT COURT
18 East Market Street, Leesburg, VA 20176

Loudoun County Department of Family Services

vs.

Jason Tucker & Kelly Scott

The object of this suit is to hold an adjudicatory hearing pursuant to Virginia Code § 16.1-252 for Zarabella Tucker; and hold a dispositional hearing for review of initial Foster Care Plan pursuant to Virginia Code §§ 16.1-278.2 and 16.1-281 for Zarabella Tucker.

It is ORDERED that the defendant(s) Jason Tucker, putative father, and Kelly Scott, mother, appear at the above-named Court and protect his or her interests on or before Adjudication hearing on July 21, 2022 at 10:00 am; and Dispositional hearing on August 17, 2022 at 3:00 pm

7/7, 7/14, 7/21 & 7/28/22

LoudounNow

AFFIDAVIT OF LEGAL NOTICE

I, Norman K. Styer, Publisher of Loudoun Now, a newspaper printed in the English language in Loudoun County, Commonwealth of Virginia, do hereby certify that this notice was Published in Loudoun Now on the following dates, to-wit

07/07/22
07/14/22

1
1

The Town of Round Hill Notice of Public Hearing
Approval of a Boundary Line Agreement to Change the Boundary
Line Between Loudoun County, Virginia, and the Town of
Round Hill, Virginia

\$1,041.60



Publisher of Loudoun Now

Subscribed and sworn on this
14th day of July, 2022

Rensselaer Havens Greene
NOTARY PUBLIC
REG. #7822512
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2023



Notary Public, Commonwealth of Virginia

COMMONWEALTH OF VIRGINIA

COUNTY OF LOUDOUN, to-wit:

**AFFIDAVIT OF SERVICE OF MAILING
PURSUANT TO §15.2-3107.B.**

I, Hugh Green, Senior Assistant County Attorney, being duly sworn, state that on behalf of the Board of Supervisors of Loudoun County, Virginia in accordance with §15.2-3107.B. of the Code of Virginia, on June 7, 2022, I caused to be mailed by first class mail, postage prepaid, written notice of the July 13, 2022, Public Hearing before the Loudoun County Board of Supervisors to be held at the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia at 6:00 p.m. of the proposed Boundary Line Agreement.

Notice was sent to the affected property owners subject of the Boundary Line Agreement. The names and addresses of the affected property owners are attached as Exhibits A and representative letters (without enclosures) are attached as Group Exhibit B.

June 7, 2022



Hugh J. Green, Bar # 86687
Senior Assistant County Attorney

Subscribed and sworn to before me this 7th day of July, 2022.

My Commission Expires: 11-30-2024

353036



Notary Public

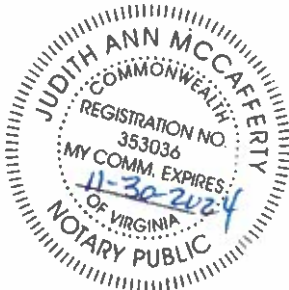


Exhibit A

List of names and addresses of affected property owners that received notice:

Eric B. Weitz and Katherine P. Weitz
P.O. Box 603
Round Hill VA 20142

Virginia Department of Transportation
Commissioner Stephen C. Brich, P.E.
1401 E. Broad St.
Richmond, Virginia 23219

Terrie E. Carmell, James L. Randall, Kathy Jo
Ann Fields
c/o Terrie E. Carmell
7 Mystic Ln
Round Hill VA 20141

Antonios R. Estafanous, Loudoun Permits
Manager
Virginia Department of Transportation
41 Lawson Rd SE
Leesburg, VA 20175

Jennifer Digiacomo and Vivien J. Preece
3216 Linden PL
Canfield OH 44406

Lynne Lloyd Wasz, Highway Systems
Program Manager, Office of Land Use
Virginia Department of Transportation
(VDOT)
1401 East Broad St
Richmond, VA 23219

Timothy L. Carmell and Terrie E. Carmell
7 Mystic Ln
Round Hill VA 20141

Jarrad Davenport and Latoya Davenport
P.O. Box 326
Round Hill VA 20142

Stoneleigh Group Inc.
c/o Robert J. Lewis
35246 Harry Byrd Hwy
Round Hill VA 20141

Michael B. Hummell and Pamela L.
Hummell
P.O. Box 610
Round Hill VA 20142

Loudoun County Board of Supervisors
P.O. Box 7000 MSC 01
Leesburg VA 20177

Board of Supervisors
1 Harrison St SE, PO Box 7000
Leesburg, VA 20177-7000

Loudoun County School Board
21000 Education Ct
Broadlands VA 20148

GROUP EXHIBIT B

July 7, 2022

Eric B. Weitz and Katherine P. Weitz
P.O. Box 603
Round Hill VA 20142

To Whom It May Concern:

At its July 13, 2022, Public Hearing, the Loudoun County Board of Supervisors (Board) will consider the approval of a Boundary Line Agreement (BLA) to change the boundary line between Loudoun County, Virginia, and the Town of Round Hill, Virginia, pursuant to §15.2-3106 *et seq.* of the Code of Virginia.

You are listed in the current real estate tax records of Loudoun County as the owner of a parcel with Loudoun County Parcel Identification Number (PIN): 584280957000, which will be affected by this BLA. In accordance with §15.2-3107.B of the Code of Virginia, you are hereby provided with notice that the Board will consider the approval of the BLA at its **July 13, 2022, Public Hearing**. The Public Hearing will be held in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, at **6:00 p.m.**

The proposed boundary line change would incorporate into the municipal limits of the Town a land area containing approximately 125.47 acres, more or less, being all of the property identified Loudoun County Parcel Identification Numbers (PINs): 584280957000; 584279883000; 585482279000; 585481892000; 584189118001; 584290920000; 585451906000; 610306565000; 584294402001; 584285220000; 584185769000; 584179082000; 584284179000; 584382015000; 584386516000; 584285994000; 584182378000, a portion of Route 7, and an area of Virginia Department of Transportation's (VDOT) right-of-way. The property to be incorporated into the Town is located adjacent to the current western municipal limits of the Town as shown on the maps enclosed with this notice. Copies of the proposed Boundary Line Agreement, the public hearing advertisement, with maps depicting the new location of the boundary line between the County and the Town, are enclosed with this notice.

If you have any questions, please contact me at 703-771-5109. Full and complete copies of the above referenced proposed Boundary Line Agreement are available at the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 5:00 p.m., Monday through Friday. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for "Board of Supervisors Business Meetings, Public Hearings and Special Meetings").

Sincerely,

Rachael Iwanczuk

Rachael Iwanczuk
Department of Planning and Zoning

Enclosures

July 7, 2022

Terrie E. Carmell, James L. Randall, Kathy Jo Ann Fields
c/o Terrie E. Carmell
7 Mystic Ln
Round Hill VA 20141

To Whom It May Concern:

At its July 13, 2022, Public Hearing, the Loudoun County Board of Supervisors (Board) will consider the approval of a Boundary Line Agreement (BLA) to change the boundary line between Loudoun County, Virginia, and the Town of Round Hill, Virginia, pursuant to §15.2-3106 *et seq.* of the Code of Virginia.

You are listed in the current real estate tax records of Loudoun County as the owner of a parcel with Loudoun County Parcel Identification Number (PIN): 585482279000 and 585481892000, which will be affected by this BLA. In accordance with §15.2-3107.B of the Code of Virginia, you are hereby provided with notice that the Board will consider the approval of the BLA at its **July 13, 2022, Public Hearing**. The Public Hearing will be held in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, at **6:00 p.m.**

The proposed boundary line change would incorporate into the municipal limits of the Town a land area containing approximately 125.47 acres, more or less, being all of the property identified Loudoun County Parcel Identification Numbers (PINs): 584280957000; 584279883000; 585482279000; 585481892000; 584189118001; 584290920000; 585451906000; 610306565000; 584294402001; 584285220000; 584185769000; 584179082000; 584284179000; 584382015000; 584386516000; 584285994000; 584182378000, a portion of Route 7, and an area of Virginia Department of Transportation's (VDOT) right-of-way. The property to be incorporated into the Town is located adjacent to the current western municipal limits of the Town as shown on the maps enclosed with this notice. Copies of the proposed Boundary Line Agreement, the public hearing advertisement, with maps depicting the new location of the boundary line between the County and the Town, are enclosed with this notice.

If you have any questions, please contact me at 703-771-5109. Full and complete copies of the above referenced proposed Boundary Line Agreement are available at the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 5:00 p.m., Monday through Friday. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for "Board of Supervisors Business Meetings, Public Hearings and Special Meetings").

Sincerely,

Rachael Iwanczuk

Rachael Iwanczuk
Department of Planning and Zoning

Enclosures

July 7, 2022

Jennifer Digiacomio and Vivien J. Preece
3216 Linden PL
Canfield OH 44406

To Whom It May Concern:

At its July 13, 2022, Public Hearing, the Loudoun County Board of Supervisors (Board) will consider the approval of a Boundary Line Agreement (BLA) to change the boundary line between Loudoun County, Virginia, and the Town of Round Hill, Virginia, pursuant to §15.2-3106 *et seq.* of the Code of Virginia.

You are listed in the current real estate tax records of Loudoun County as the owner of a parcel with Loudoun County Parcel Identification Number (PIN): 584279883000, which will be affected by this BLA. In accordance with §15.2-3107.B of the Code of Virginia, you are hereby provided with notice that the Board will consider the approval of the BLA at its **July 13, 2022, Public Hearing**. The Public Hearing will be held in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, at **6:00 p.m.**

The proposed boundary line change would incorporate into the municipal limits of the Town a land area containing approximately 125.47 acres, more or less, being all of the property identified Loudoun County Parcel Identification Numbers (PINs): 584280957000; 584279883000; 585482279000; 585481892000; 584189118001; 584290920000; 585451906000; 610306565000; 584294402001; 584285220000; 584185769000; 584179082000; 584284179000; 584382015000; 584386516000; 584285994000; 584182378000, a portion of Route 7, and an area of Virginia Department of Transportation's (VDOT) right-of-way. The property to be incorporated into the Town is located adjacent to the current western municipal limits of the Town as shown on the maps enclosed with this notice. Copies of the proposed Boundary Line Agreement, the public hearing advertisement, with maps depicting the new location of the boundary line between the County and the Town, are enclosed with this notice.

If you have any questions, please contact me at 703-771-5109. Full and complete copies of the above referenced proposed Boundary Line Agreement are available at the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 5:00 p.m., Monday through Friday. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for "Board of Supervisors Business Meetings, Public Hearings and Special Meetings").

Sincerely,

Rachael Iwanczuk

Rachael Iwanczuk
Department of Planning and Zoning

Enclosures

July 7, 2022

Timothy L. Carmell and Terrie E. Carmell
7 Mystic Ln
Round Hill VA 20141

To Whom It May Concern:

At its July 13, 2022, Public Hearing, the Loudoun County Board of Supervisors (Board) will consider the approval of a Boundary Line Agreement (BLA) to change the boundary line between Loudoun County, Virginia, and the Town of Round Hill, Virginia, pursuant to §15.2-3106 *et seq.* of the Code of Virginia.

You are listed in the current real estate tax records of Loudoun County as the owner of a parcel with Loudoun County Parcel Identification Number (PIN): 584189118001, which will be affected by this BLA. In accordance with §15.2-3107.B of the Code of Virginia, you are hereby provided with notice that the Board will consider the approval of the BLA at its **July 13, 2022, Public Hearing**. The Public Hearing will be held in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, **at 6:00 p.m.**

The proposed boundary line change would incorporate into the municipal limits of the Town a land area containing approximately 125.47 acres, more or less, being all of the property identified Loudoun County Parcel Identification Numbers (PINs): 584280957000; 584279883000; 585482279000; 585481892000; 584189118001; 584290920000; 585451906000; 610306565000; 584294402001; 584285220000; 584185769000; 584179082000; 584284179000; 584382015000; 584386516000; 584285994000; 584182378000, a portion of Route 7, and an area of Virginia Department of Transportation's (VDOT) right-of-way. The property to be incorporated into the Town is located adjacent to the current western municipal limits of the Town as shown on the maps enclosed with this notice. Copies of the proposed Boundary Line Agreement, the public hearing advertisement, with maps depicting the new location of the boundary line between the County and the Town, are enclosed with this notice.

If you have any questions, please contact me at 703-771-5109. Full and complete copies of the above referenced proposed Boundary Line Agreement are available at the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 5:00 p.m., Monday through Friday. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for "[Board of Supervisors Business Meetings, Public Hearings and Special Meetings](#)").

Sincerely,

Rachael Iwanczuk

Rachael Iwanczuk
Department of Planning and Zoning

Enclosures

July 7, 2022

Jarrad Davenport and Latoya Davenport
P.O. Box 326
Round Hill VA 20142

To Whom It May Concern:

At its July 13, 2022, Public Hearing, the Loudoun County Board of Supervisors (Board) will consider the approval of a Boundary Line Agreement (BLA) to change the boundary line between Loudoun County, Virginia, and the Town of Round Hill, Virginia, pursuant to §15.2-3106 *et seq.* of the Code of Virginia.

You are listed in the current real estate tax records of Loudoun County as the owner of a parcel with Loudoun County Parcel Identification Number (PIN): 584290920000, which will be affected by this BLA. In accordance with §15.2-3107.B of the Code of Virginia, you are hereby provided with notice that the Board will consider the approval of the BLA at its **July 13, 2022, Public Hearing**. The Public Hearing will be held in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, at **6:00 p.m.**

The proposed boundary line change would incorporate into the municipal limits of the Town a land area containing approximately 125.47 acres, more or less, being all of the property identified Loudoun County Parcel Identification Numbers (PINs): 584280957000; 584279883000; 585482279000; 585481892000; 584189118001; 584290920000; 585451906000; 610306565000; 584294402001; 584285220000; 584185769000; 584179082000; 584284179000; 584382015000; 584386516000; 584285994000; 584182378000, a portion of Route 7, and an area of Virginia Department of Transportation's (VDOT) right-of-way. The property to be incorporated into the Town is located adjacent to the current western municipal limits of the Town as shown on the maps enclosed with this notice. Copies of the proposed Boundary Line Agreement, the public hearing advertisement, with maps depicting the new location of the boundary line between the County and the Town, are enclosed with this notice.

If you have any questions, please contact me at 703-771-5109. Full and complete copies of the above referenced proposed Boundary Line Agreement are available at the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 5:00 p.m., Monday through Friday. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for "Board of Supervisors Business Meetings, Public Hearings and Special Meetings").

Sincerely,

Rachael Iwanczuk

Rachael Iwanczuk
Department of Planning and Zoning

Enclosures

July 7, 2022

Stoneleigh Group Inc.
c/o Robert J. Lewis
35246 Harry Byrd Hwy
Round Hill VA 20141

To Whom It May Concern:

At its July 13, 2022, Public Hearing, the Loudoun County Board of Supervisors (Board) will consider the approval of a Boundary Line Agreement (BLA) to change the boundary line between Loudoun County, Virginia, and the Town of Round Hill, Virginia, pursuant to §15.2-3106 *et seq.* of the Code of Virginia.

You are listed in the current real estate tax records of Loudoun County as the owner of a parcel with Loudoun County Parcel Identification Number (PINs): 585451906000 and 610306565000, which will be affected by this BLA. In accordance with §15.2-3107.B of the Code of Virginia, you are hereby provided with notice that the Board will consider the approval of the BLA at its **July 13, 2022, Public Hearing**. The Public Hearing will be held in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, at **6:00 p.m.**

The proposed boundary line change would incorporate into the municipal limits of the Town a land area containing approximately 125.47 acres, more or less, being all of the property identified Loudoun County Parcel Identification Numbers (PINs): 584280957000; 584279883000; 585482279000; 585481892000; 584189118001; 584290920000; 585451906000; 610306565000; 584294402001; 584285220000; 584185769000; 584179082000; 584284179000; 584382015000; 584386516000; 584285994000; 584182378000, a portion of Route 7, and an area of Virginia Department of Transportation's (VDOT) right-of-way. The property to be incorporated into the Town is located adjacent to the current western municipal limits of the Town as shown on the maps enclosed with this notice. Copies of the proposed Boundary Line Agreement, the public hearing advertisement, with maps depicting the new location of the boundary line between the County and the Town, are enclosed with this notice.

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Sincerely,

Rachael Iwanczuk

Rachael Iwanczuk
Department of Planning and Zoning

Enclosures

July 7, 2022

Michael B. Hummell and Pamela L. Hummell
P.O. Box 610
Round Hill VA 20142

To Whom It May Concern:

At its July 13, 2022, Public Hearing, the Loudoun County Board of Supervisors (Board) will consider the approval of a Boundary Line Agreement (BLA) to change the boundary line between Loudoun County, Virginia, and the Town of Round Hill, Virginia, pursuant to §15.2-3106 *et seq.* of the Code of Virginia.

You are listed in the current real estate tax records of Loudoun County as the owner of a parcel with Loudoun County Parcel Identification Number (PIN): 584294402001, which will be affected by this BLA. In accordance with §15.2-3107.B of the Code of Virginia, you are hereby provided with notice that the Board will consider the approval of the BLA at its **July 13, 2022, Public Hearing**. The Public Hearing will be held in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, at **6:00 p.m.**

The proposed boundary line change would incorporate into the municipal limits of the Town a land area containing approximately 125.47 acres, more or less, being all of the property identified Loudoun County Parcel Identification Numbers (PINs): 584280957000; 584279883000; 585482279000; 585481892000; 584189118001; 584290920000; 585451906000; 610306565000; 584294402001; 584285220000; 584185769000; 584179082000; 584284179000; 584382015000; 584386516000; 584285994000; 584182378000, a portion of Route 7, and an area of Virginia Department of Transportation's (VDOT) right-of-way. The property to be incorporated into the Town is located adjacent to the current western municipal limits of the Town as shown on the maps enclosed with this notice. Copies of the proposed Boundary Line Agreement, the public hearing advertisement, with maps depicting the new location of the boundary line between the County and the Town, are enclosed with this notice.

If you have any questions, please contact me at 703-771-5109. Full and complete copies of the above referenced proposed Boundary Line Agreement are available at the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 5:00 p.m., Monday through Friday. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for "Board of Supervisors Business Meetings, Public Hearings and Special Meetings").

Sincerely,

Rachael Iwanczuk

Rachael Iwanczuk
Department of Planning and Zoning

Enclosures

July 7, 2022

Loudoun County Board of Supervisors
P.O. Box 7000 MSC 01
Leesburg VA 20177

To Whom It May Concern:

At its July 13, 2022, Public Hearing, the Loudoun County Board of Supervisors (Board) will consider the approval of a Boundary Line Agreement (BLA) to change the boundary line between Loudoun County, Virginia, and the Town of Round Hill, Virginia, pursuant to §15.2-3106 *et seq.* of the Code of Virginia.

You are listed in the current real estate tax records of Loudoun County as the owner of a parcel with Loudoun County Parcel Identification Number (PINs): 584285220000, 584185769000, 584182378000, and 584179082000, which will be affected by this BLA. In accordance with §15.2-3107.B of the Code of Virginia, you are hereby provided with notice that the Board will consider the approval of the BLA at its **July 13, 2022, Public Hearing**. The Public Hearing will be held in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, at **6:00 p.m.**

The proposed boundary line change would incorporate into the municipal limits of the Town a land area containing approximately 125.47 acres, more or less, being all of the property identified Loudoun County Parcel Identification Numbers (PINs): 584280957000; 584279883000; 585482279000; 585481892000; 584189118001; 584290920000; 585451906000; 610306565000; 584294402001; 584285220000; 584185769000; 584179082000; 584284179000; 584382015000; 584386516000; 584285994000; 584182378000, a portion of Route 7, and an area of Virginia Department of Transportation's (VDOT) right-of-way. The property to be incorporated into the Town is located adjacent to the current western municipal limits of the Town as shown on the maps enclosed with this notice. Copies of the proposed Boundary Line Agreement, the public hearing advertisement, with maps depicting the new location of the boundary line between the County and the Town, are enclosed with this notice.

If you have any questions, please contact me at 703-771-5109. Full and complete copies of the above referenced proposed Boundary Line Agreement are available at the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 5:00 p.m., Monday through Friday. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for "Board of Supervisors Business Meetings, Public Hearings and Special Meetings").

Sincerely,

Rachael Iwanczuk

Rachael Iwanczuk
Department of Planning and Zoning

July 7, 2022

Loudoun County School Board
21000 Education Ct
Broadlands VA 20148

To Whom It May Concern:

At its July 13, 2022, Public Hearing, the Loudoun County Board of Supervisors (Board) will consider the approval of a Boundary Line Agreement (BLA) to change the boundary line between Loudoun County, Virginia, and the Town of Round Hill, Virginia, pursuant to §15.2-3106 *et seq.* of the Code of Virginia.

You are listed in the current real estate tax records of Loudoun County as the owner of a parcel with Loudoun County Parcel Identification Number (PINs): 584284179000, 584382015000, 584386516000, and 584285994000, which will be affected by this BLA. In accordance with §15.2-3107.B of the Code of Virginia, you are hereby provided with notice that the Board will consider the approval of the BLA at its **July 13, 2022, Public Hearing**. The Public Hearing will be held in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, at **6:00 p.m.**

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Sincerely,

Rachael Iwanczuk

Rachael Iwanczuk
Department of Planning and Zoning

Enclosures

July 7, 2022

Virginia Department of Transportation
Commissioner Stephen C. Brich, P.E.
1401 E. Broad St.
Richmond, Virginia 23219

To Whom It May Concern:

At its July 13, 2022, Public Hearing, the Loudoun County Board of Supervisors (Board) will consider the approval of a Boundary Line Agreement (BLA) to change the boundary line between Loudoun County, Virginia, and the Town of Round Hill, Virginia, pursuant to §15.2-3106 *et seq.* of the Code of Virginia.

This BLA will affect a VDOT right of way and a section of Route 7, both of which are under the exclusive control of the Virginia Department of Transportation (VDOT). In accordance with §15.2-3107.B of the Code of Virginia, you are hereby provided with notice that the Board will consider the approval of the proposed BLA at its **July 13, 2022, Public Hearing**. The Public Hearing will be held in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, at **6:00 p.m.**

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Sincerely,

Rachael Iwanczuk

Rachael Iwanczuk
Department of Planning and Zoning

Enclosures

July 7, 2022

Antonios R. Estafanous, Loudoun Permits Manager
Virginia Department of Transportation
41 Lawson Rd SE
Leesburg, VA 20175

To Whom It May Concern:

At its July 13, 2022, Public Hearing, the Loudoun County Board of Supervisors (Board) will consider the approval of a Boundary Line Agreement (BLA) to change the boundary line between Loudoun County, Virginia, and the Town of Round Hill, Virginia, pursuant to §15.2-3106 *et seq.* of the Code of Virginia.

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Sincerely,

Rachael Iwanczuk

Rachael Iwanczuk
Department of Planning and Zoning

Enclosures

July 7, 2022

Lynne Lloyd Wasz, Highway Systems Program Manager, Office of Land Use
Virginia Department of Transportation (VDOT)
1401 East Broad St
Richmond, VA 23219

To Whom It May Concern:

At its July 13, 2022, Public Hearing, the Loudoun County Board of Supervisors (Board) will consider the approval of a Boundary Line Agreement (BLA) to change the boundary line between Loudoun County, Virginia, and the Town of Round Hill, Virginia, pursuant to §15.2-3106 *et seq.* of the Code of Virginia.

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Sincerely,

Rachael Iwanczuk

Rachael Iwanczuk
Department of Planning and Zoning

Enclosures

July 7, 2022

Board of Supervisors
1 Harrison St SE, PO Box 7000
Leesburg, VA 20177-7000

To Whom It May Concern:

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Sincerely,

Rachael Iwanczuk

Rachael Iwanczuk
Department of Planning and Zoning

Enclosures

AFFIDAVIT OF SERVICE

I, Melissa K. Hynes, Town Administrator, on behalf of the Town Council for the Town of Round Hill, Virginia, hereby attest that on June 16, 2022, I mailed, by first class postage prepaid, written notices pursuant to Code of Virginia of 1950, as amended, Section 15.2-3107 B, to the Affected Property Owners, of the July 20, 2022, public hearing regarding the proposed Boundary Line Adjustment and Agreement between the Town of Round Hill and the County of Loudoun. The notices stated that a copies of the Boundary Line Agreement, plat, and metes and bounds description of the location of the proposed Boundary Line Adjustment were available at the Town Office for public inspection and also posted online at the Town website. Copies of the documents remain at the Round Hill Town Office, 23 Main Street, Round Hill, Virginia and on the Town website at roundhillva.org. A copy of the list of Affected Property Owners, who were sent the notices dated June 16, 2022, is attached to this Affidavit as **Exhibit A**.

Melissa Hynes
Melissa K. Hynes, Town Administrator, Affiant

Subscribed and sworn to before me, the undersigned Notary, for the Commonwealth of Virginia, in the County of Loudoun, this 21st day of November 2022.

Harriet Ann West
Notary Public
Notary Registration No: 7519604

My commission expires: 12/31/2024

Exhibit

- A. Copy of the June 16, 2022, Notice mailed to Affected Property Owners of the real property affected by the Boundary Line Agreement.



Mayor
Scott T. Ramsey

Council
Mary Anne Graham, Vice Mayor
Mike Hummel
Donald Allen
Melissa Hoffmann
Paula James
Jesse Howe



23 Main Street (Rt. 719-N)
PO Box 36
Round Hill, VA 20142-0036
Tel (540)338-7878
Fax: (540)338-1680

Town Administrator & Clerk
Melissa Hynes

June 13, 2022

**RE: Western JLMA Boundary Line Adjustment
Town Public Hearing
July 6, 2022 at 7:30 pm
23 Main Street, Round Hill, VA 20141**

Dear Round Hill Property Owner,

The purpose of this letter is to inform you that the Town of Round Hill is moving forward on negotiating a Boundary Line Adjustment Agreement with Loudoun County. The next steps in the process include the following:

- 1) The Town of Round Hill will be holding a public hearing on the proposed Boundary Line Adjustment Agreement on July 6, 2022.
- 2) Loudoun County will be holding a public hearing on the proposed Boundary Line Adjustment Agreement on July 13, 2022.
- 3) After approving and executing the Boundary Line Adjustment Agreement, the two bodies promptly will petition the Circuit Court of Loudoun County to relocate and establish the boundary line between the Town and the County as agreed upon.

Your parcel (see below PIN and/or Address) is included in the proposed Boundary Line Adjustment between the Town of Round Hill and Loudoun County:

PIN: 584280957000

ADDRESS: 20 WALRAVEN WAY, ROUND HILL, VA 20141

As a reminder If your property is brought into Town limits, you would be eligible for in-town water/sewer rates. Your property will also be subject to Town real estate taxes. Trash contact is paid for through real estate taxes collected. You would also be eligible to campaign for serving on the Town Council or apply to serve on the Planning Commission and the Board of Zoning Appeals.

Current Residential and Institutional Properties will be brought into town limits as R1-A and Current Commercial Properties will be brought into town limits as PD-CC

If you have any questions about this process, please feel free to email me at mhynes@roundhillva.org, 540-338-7878. I can also set up a time to meet in person, to discuss this process in more detail.

Sincerely,

Melissa Hynes
Town Administrator
Town of Round Hill

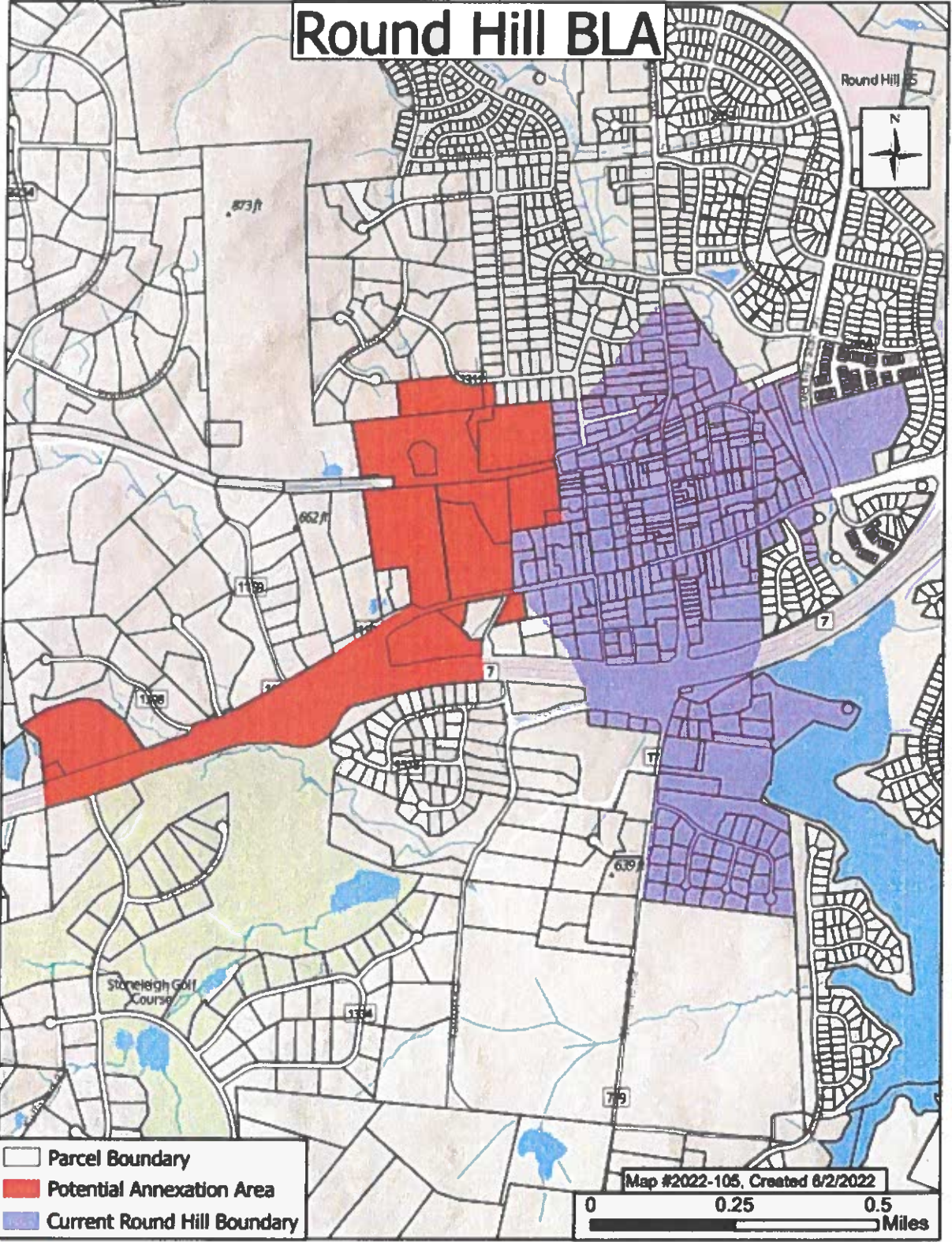
PUBLIC HEARING ON PROPOSED BOUNDARY LINE ADJUSTMENT AGREEMENT

NOTICE OF PUBLIC HEARING ON PROPOSED BOUNDARY LINE ADJUSTMENT AGREEMENT BETWEEN THE COUNTY OF LOUDOUN AND THE TOWN OF ROUND HILL
Notice is hereby given, pursuant to §15.2-3107 of the Code of Virginia (1950), as amended, that on July 6, 2022 at 7:30 p.m., the Town Council of the Town of Round Hill, Virginia (“Town”), will hold a public hearing on a proposed boundary line adjustment between the County and the Town.

The public hearing will be held at the Round Hill Town Office at 23 Main Street, Round Hill, Virginia 20141. The purpose of the hearing is to receive public comment regarding the proposed boundary line adjustment and the Boundary Line Adjustment Agreement between the County and Town.

The Agreement is authorized by §15.2-3106, et seq., of the Code of Virginia (1950), as amended, and provides that the boundary line between the County and the Town will be relocated by incorporating into the Town certain territory which presently is located within the unincorporated portions of the County. The map, as incorporated herein, depicts the areas to be brought into the Town corporate limits. The proposed Agreement provides that the parties, after approving the Agreement, promptly shall petition the Circuit Court of Loudoun County to relocate and establish the boundary line as agreed upon, and that the new boundary line shall become effective at midnight on August 31, 2022. In the event the final court order has not been entered by August 31, 2022, the new boundary line shall become effective at midnight on December 31, 2022 - following entry of the final court order.

A copy of the proposed Agreement is on file and available for public inspection in the Round Hill Town Office located at 23 Main Street, Round Hill, Virginia 20141.



Round Hill Boundary Line Adjustment - Exhibit A

Owner Name	Mailing Address	City	Zipcode	Property
Eric & Katherine Weitz	PO Box 603	Round Hill, VA	20141	20 Walraven Way
Jennifer Digiacomo & Vivien Preece	3216 Linden Place	Canfield, OH	44406	PARID: 584279883000
Tim & Terrie Carmell	7 Mystic Lane	Round Hill, VA	20141	8 Mystic Lane
Tim & Terrie Carmell	7 Mystic Lane	Round Hill, VA	20141	44 West Loudoun St
Tim & Terrie Carmell	7 Mystic Lane	Round Hill, VA	20141	PIN 584-18-9118
Jarrad Davenport	PO Box 326	Round Hill, VA	20141	1 Heroes Lane
Stoneleigh Group	35246 Harry Byrd Hgwy	Round Hill, VA	20141	PARID: 585451906000
Stoneleigh Group	35246 Harry Byrd Hgwy	Round Hill, VA	20141	PARID: 610306565000
Mike Hummel	PO Box 610	Round Hill, VA	20142	PARID: 584294402001
Loudoun County Government	PO BOX 7000 MSC 01	Leesburg, VA	20177	PARID: 584285220000
Loudoun County Government	PO BOX 7000 MSC 01	Leesburg, VA	20177	PARID: 584185769000
Loudoun County Government	PO BOX 7000 MSC 01	Leesburg, VA	20177	PARID: 584179082000
Loudoun School Board	21000 Education Court	Asburn, VA	20148	20 High Street
Loudoun School Board	21000 Education Court	Asburn, VA	20148	PARID: 584382015000
Loudoun School Board	21000 Education Court	Asburn, VA	20148	PARID: 584386516000
Loudoun School Board	21000 Education Court	Asburn, VA	20148	PARID: 584285994000

AFFIDAVIT OF SERVICE OF MAILING

I, Hugh Green, Senior Assistant County Attorney, being duly sworn, state that on behalf of the Board of Supervisors of Loudoun County, hereby attest that on December 13th, 2022, I caused to be mailed, by first class postage prepaid, Notices to the Affected Property Owners, pursuant to Code of Virginia of 1950, as amended, Section 15.2-3107 B, of the filing of the Joint Petition in the Loudoun County Circuit Court to approve the Boundary Line Agreement between the Town of Round Hill and the County of Loudoun to change and relocate the boundary lines between the localities. The mailings advised the Affected Property Owners that a hearing may be scheduled for the taking of evidence if appropriate, and that the Joint Petition requests the entry of an Order approving the Boundary Line Agreement, plat, and metes and bounds description of the proposed boundary line relocations.

12/13/22



Hugh J. Green, Bar # 86687
Senior Assistant County Attorney

Subscribed and sworn to before me this 13th day of December, 2022.

My Commission Expires: 11-30-2024

353036 Judith Ann McCafferty Notary Public



Exhibit A

List of names and addresses of affected property owners that received notice:

Eric B. Weitz and Katherine P. Weitz
P.O. Box 603
Round Hill VA 20142

Loudoun County School Board
21000 Education Ct
Broadlands VA 20148

Terrie E. Carmell, James L. Randall, Kathy
Jo Ann Fields
c/o Terrie E. Carmell
7 Mystic Ln
Round Hill VA 20141

Virginia Department of Transportation
Commissioner Stephen C. Brich, P.E.
1401 E. Broad St.
Richmond, Virginia 23219

Jennifer Digiacomo and Vivien J. Preece
3216 Linden PL
Canfield OH 44406

Antonios R. Estafanous, Loudoun Permits
Manager
Virginia Department of Transportation
41 Lawson Rd SE
Leesburg, VA 20175

Timothy L. Carmell and Terrie E. Carmell
7 Mystic Ln
Round Hill VA 20141

Lynne Lloyd Wasz, Highway Systems
Program Manager, Office of Land Use
Virginia Department of Transportation
(VDOT)
1401 East Broad St
Richmond, VA 23219

Jarrad Davenport and Latoya Davenport
P.O. Box 326
Round Hill VA 20142

Stoneleigh Group Inc.
c/o Robert J. Lewis
35246 Harry Byrd Hwy
Round Hill VA 20141

Michael B. Hummell and Pamela L.
Hummell
P.O. Box 610
Round Hill VA 20142

Loudoun County Board of Supervisors
P.O. Box 7000 MSC 01
Leesburg VA 20177

Board of Supervisors
1 Harrison St SE, PO Box 7000
Leesburg, VA 20177-7000

NOTICE OF FILING JOINT PETITION TO APPROVE THE BOUNDARY LINE AGREEMENT BETWEEN THE COUNTY OF LOUDOUN, VIRGINIA, AND THE TOWN OF ROUND HILL, VIRGINIA, TO CHANGE AND RELOCATE THE BOUNDARY LINE BETWEEN THE LOCALITIES PURSUANT TO SECTION 15.2-3106 ET. SEQ. OF THE CODE OF VIRGINIA (1950) AS AMENDED AND NOTICE OF HEARING FOR ENTRY OF ORDER

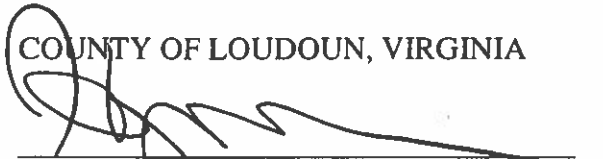
PLEASE TAKE NOTICE that the County of Loudoun, Virginia, (the “County”) and the Town of Round Hill, Virginia, (the “Town”) will file a Joint Petition to have the Court enter an Order approving the Boundary Line Agreement between the County and Town pursuant to Section 15.2-3106 *et. seq.* of the Code of Virginia (1950), as amended.

The Joint Petition will be filed in the Circuit Court of Loudoun County, Virginia, and is styled: *In Re: Change of Boundary Line Between the Town of Round Hill, Virginia and the County of Loudoun, Virginia.* The new boundary line is the same as that advertised by the County on June 23, 2022, June 30, 2022, and July 7, 2022, and advertised by the Town on July 7, 2022, and July 14, 2022, in *LoudounNow*. Please contact the Clerk of the Circuit Court of Loudoun County, for the case number for the Joint Petition.

PLEASE TAKE FURTHER NOTICE that a hearing may be scheduled for taking of evidence, as appropriate, and entry of Final Order in regard to the Joint Petition. Owners of affected parcels who object to the change in boundary line may have an opportunity to intervene in the proceedings to show cause why the boundary line should not be changed. Please contact the Clerk of the Circuit Court of Loudoun County, Virginia, for the hearing date for the Joint Petition.

Respectfully submitted,

COUNTY OF LOUDOUN, VIRGINIA



Hugh J. Green (VSB # 86687)
Assistant County Attorney
1 Harrison Street, SE, 5th Floor
Leesburg, Virginia 20175
(703) 771-5054 (Telephone)
(703) 771-5025 (Facsimile)
Carlos.Teran@loudoun.gov
Counsel for the County of Loudoun, Virginia

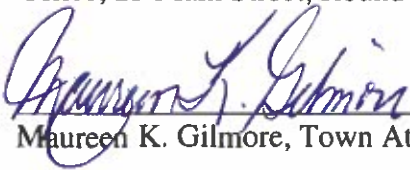
TOWN OF ROUND HILL, VIRGINIA



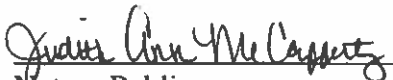
Maureen K. Gilmore (VSB # 22310)
Town Attorney
(703) 628-1229 (Telephone)
(703) 771-4176 (Facsimile)
mkgilmore.net@gmail.com
*Counsel for the Town of Round Hill,
Virginia*

AFFIDAVIT OF SERVICE

I, Maureen K Gilmore, Round Hill Town Attorney, on behalf of the Town Council for the Town of Round Hill, Virginia, hereby attest that on December 13th, 2022, I caused to be mailed, by first class postage prepaid, Notices to the Affected Property Owners, pursuant to Code of Virginia of 1950, as amended, Section 15.2-3107 B, of the filing of the Joint Petition in the Loudoun County Circuit Court to approve the Boundary Line Agreement between the Town of Round Hill and the County of Loudoun to change and relocate the boundary lines between the localities. The mailings advised the Affected Property Owners that a hearing may be scheduled for the taking of evidence if appropriate, and that the Joint Petition requests the entry of an Order approving the Boundary Line Agreement, plat, and metes and bounds description of the proposed boundary line relocations. Copies of all the documents are available at the Round Hill Town Office, 23 Main Street, Round Hill, Virginia and on the Town website at roundhillva.org.


Maureen K. Gilmore, Town Attorney, Affiant

Subscribed and sworn to before me, the undersigned Notary, for the Commonwealth of Virginia, in the County of Loudoun, this 13th day of December 2022.


Notary Public
Notary Registration No: 353036

My commission expires: 11-30-2024



Round Hill - Boundary Line Adjustment - 2022 (Phase 1) as of February 1, 2022 (revised)

Map #	Owner Name	Mailing Address	City	Zipcode	Property	Received Correspondence	Proposed Zoning	
3	Eric & Katherine Weitz	PO Box 603	Round Hill, VA	20141	20 Walraven Way	Sent Form - Wants to be Included	R1-A	
2	Jennifer DiIacomo & Vivien Preece	3216 Linden Place	Canfield, OH	44406	PARID: 584279883000	Sent Email - Wants to be Included (the ownership has transferred within family)	R1-A	
9	Joseph James	8 Mystic Lane	Round Hill, VA	20141	8 Mystic Lane	Sent Form - Wants to be Included	R1-A	
9	Joseph James	8 Mystic Lane	Round Hill, VA	20141	44 West Loudoun St	Sent Form - Wants to be Included	R1-A	
6	Tim & Terrie Carmell	7 Mystic Lane	Round Hill, VA	20141	PIN 584-18-9118	Sent Email - Wants Vacant Lot Only	R1-A	
5	Jarrad Davenport	PO Box 326	Round Hill, VA	20141	1 Heroes Lane	Sent Form - Wants to be Included	R1-A	
11	Stoneleigh Group	35246 Harry Byrd Hgwy	Round Hill, VA	20141	PARID: 585451906000	Sent Form - Wants to be Included	PDCC	
11	Stoneleigh Group	35246 Harry Byrd Hgwy	Round Hill, VA	20141	PARID: 610306565000	Sent Form - Wants to be Included	PDCC	
4	Mike Hummel	PO Box 610	Round Hill, VA	20142	PARID: 584294402001	Sent Email - Wants to be Included	R1-A	
7	Loudoun County	PO BOX 7000 MSC 01	Leesburg, VA	20177	PARID: 584285220000	Sent Form - Wants to be Included	R1-A	
7	Loudoun County	PO BOX 7000 MSC 01	Leesburg, VA	20177	PARID: 584185769000	Sent Form - Wants to be Included	R1-A	
8	Loudoun County	PO BOX 7000 MSC 01	Leesburg, VA	20177	PARID: 584179082000	Sent Form - Wants to be Included	R1-A	
1	County School Bd	21000 Education Court	Asburn, VA	20148	20 High Street	School Board Voted to Be Included	R1-A	
1	County School Bd	21000 Education Court	Asburn, VA	20148	PARID: 584382015000	School Board Voted to Be Included	R1-A	
1	County School Bd	21000 Education Court	Asburn, VA	20148	PARID: 584386516000	School Board Voted to Be Included	R1-A	
1	County School Bd	21000 Education Court	Asburn, VA	20148	PARID: 584285994000	School Board Voted to Be Included	R1-A	
10	VDOT	VDOT ROW and Salt Dome off Simpson Creek Rd						R1-A

NOTICE OF FILING JOINT PETITION TO APPROVE THE BOUNDARY LINE AGREEMENT BETWEEN THE COUNTY OF LOUDOUN, VIRGINIA, AND THE TOWN OF ROUND HILL, VIRGINIA, TO CHANGE AND RELOCATE THE BOUNDARY LINE BETWEEN THE LOCALITIES PURSUANT TO SECTION 15.2-3106 ET. SEQ. OF THE CODE OF VIRGINIA (1950) AS AMENDED AND NOTICE OF HEARING FOR ENTRY OF ORDER

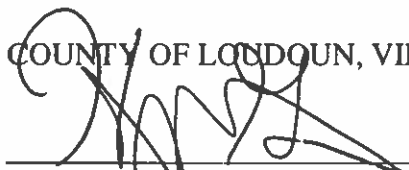
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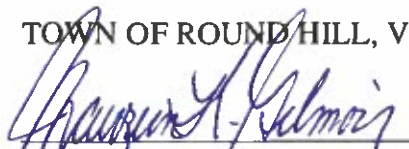
Respectfully submitted,

COUNTY OF LOUDOUN, VIRGINIA



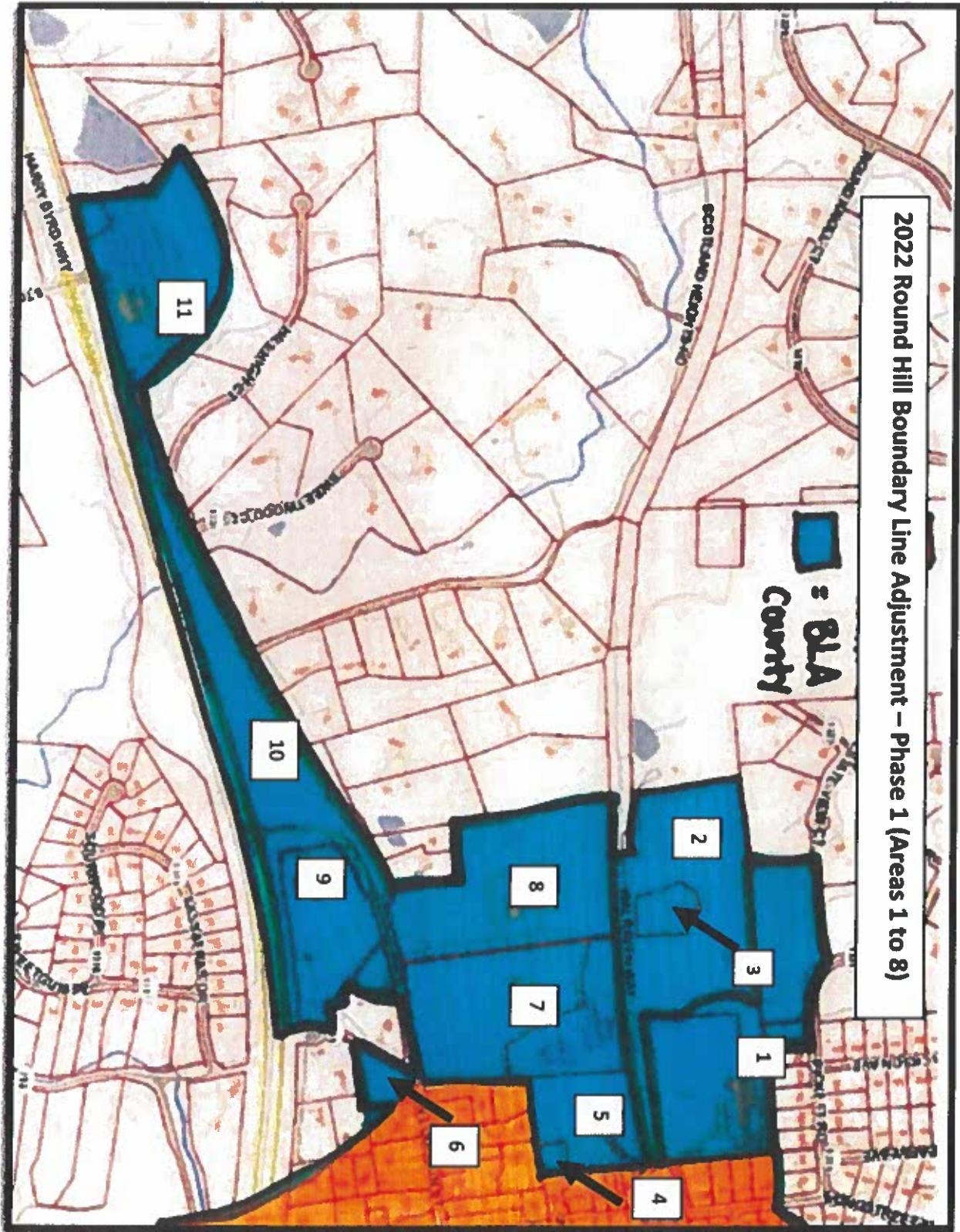
Hugh J. Green (VSB # 86687)
Assistant County Attorney
1 Harrison Street, SE, 5th Floor
Leesburg, Virginia 20175
(703) 771-5054 (Telephone)
(703) 771-5025 (Facsimile)
Carlos.Teran@loudoun.gov
Counsel for the County of Loudoun, Virginia

TOWN OF ROUND HILL, VIRGINIA



Maureen K. Gilmore (VSB # 22310)
Town Attorney
(703) 628-1229 (Telephone)
(703) 771-4176 (Facsimile)
mkgilmore.net@gmail.com
*Counsel for the Town of Round Hill,
Virginia*

2022 Round Hill Boundary Line Adjustment – Phase 1 (Areas 1 to 8)



BLA
County

See Attached Spreadsheet and Letters of Support

Round Hill - Boundary Line Adjustment - 2022 (Phase 1) as of February 1, 2022 (revised)

Map #	Owner Name	Mailing Address	City	Zipcode	Property	Received Correspondence	Proposed Zoning
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10	VDOT						

VDOT ROW and Salt Dome off Simpson Creek Rd

Edits From PC Meeting on 9/7/21

Sara Howard-O'Brien <Sara.HowardOBrien@lcps.org>

Thu, Sep 16, 2021 at 12:02 PM

To: Melissa Hynes <mhynes@roundhillva.org>

Cc: Beverly Tate <Beverly.Tate@lcps.org>, "Kroboth, Joe" <Joe.Kroboth@loudoun.gov>, "Ray, Alaina" <Alaina.Ray@loudoun.gov>, "Iwanczuk, Rachael" <Rachael.Iwanczuk@loudoun.gov>, "Schneider, Marchant" <Marchant.Schneider@loudoun.gov>, "Baird, Logan" <Logan.Baird@loudoun.gov>, "Taylor, Maria" <Maria.Taylor@loudoun.gov>, "Parikh, Kiran" <Kiran.Parikh@loudoun.gov>, "Worrest, Scott" <Scott.Worrest@loudoun.gov>

Melissa, the School Board approved the Round Hill Annexation Item at their Sept 14, 2021 meeting (on consent). Let us know if there is anything else you need from LCPS. I would appreciate updates but will monitor the progress on-line. Should anything change significantly, we would definitely appreciate knowing.

Thank you. Sara

[Quoted text hidden]

3 attachments

 **Sept. 14.2021 Consent Item RH Annexation.pdf**
141K

 **September 14. 2021 Attachment 1 RoundHillAnnexationMay2021.pdf**
392K

 **Sept. 14. 2021 Attachment 2 RHLMemo_to_County-BLA_Plan_Forward_03-24-2021_wProposedBLATimelineAttachment.pdf**
245K



map#1

Agenda Item Details

Meeting Sep 14, 2021 - 2nd Tuesday School Board Meeting 4:00 p.m.

Category 2. Approval of Consent Agenda

Subject 2.08 Finance and Operations Committee: Town of Round Hill Annexation Proposal of Round Hill Center Site

Type Action (Consent)

Recommended Action That the School Board support and approve annexation of the Round Hill Center (identified as parcels 584-28-9179, 584-28-5994, 584-38-2015 and 584-38-6516) into the Town of Round Hill - contingent upon favorable land use zoning supporting the LCPS mission. Further, the School Board Chair is authorized to sign the final annexation documents upon presentation.

SUMMARY:

The County of Loudoun is in discussions with the Town of Round Hill (Town) to annex the Western Loudoun Sheriff's Station, located at 47 West Loudoun Street, and the future site of the Round Hill Fire and Rescue Station; both properties are located immediately west of the Town limits. As the Round Hill Center (20 High Street) is also located adjacent to these two County sites and the Town, Loudoun County Public Schools (LCPS) staff have been asked to participate in the annexation discussions. The annexation of these three public use properties could afford potential financial benefits specific to the provision of utilities and would allow for easier site planning associated with the fire and rescue station.

Specific to the provision of public utilities, LCPS staff believes the rates would be comparable or less with annexation of the Round Hill Center into the Town.

Annexation would involve a boundary line adjustment (BLA) between the County and Town and require action by the School Board to proceed, specific to the Round Hill Center property. The Board of Supervisors and Round Hill Town Council would also be involved in the overall annexation process, requiring action in support from both elected bodies.

The 10.02-acre Round Hill Center (former Round Hill Elementary School) is a multi-parcel property. Should annexation be supported, all of the site's parcels should be annexed within the Town to avoid having a portion of the property in the Town and a portion in the County.

Property MCPI #	Size/ Acreage	Current Zoning District	Current Jurisdiction
584-28-9179-001	3.12 Acres	JLMA-1	County of Loudoun
584-28-9179-002	0.04 Acre	JLMA-1	Town of Round Hill
584-28-5994-000	0.91 Acre	JLMA-1	County of Loudoun
584-38-2015-000	5.41 Acres	JLMA-1	County of Loudoun
584-38-6516-000	0.54 Acres	JLMA-2	County of Loudoun

From a land use and zoning assessment, the Round Hill Center is currently within the JMLA (Joint Land Management Area) zoning district which permits school use by right. The Round Hill Center is utilized for office purposes. With annexation, the LCPS parcels would be within the Town's R1-A (Low Density Residential) district. The Town Council is currently undertaking an ordinance amendment to list public facilities as a permitted and by right use in R1-A. The Town's draft definition for public facilities excludes the school use but includes general office use. Town staff has indicated the goal for the Zoning Ordinance text amendment process to run concurrently with the BLA process. Timing of this is critical as the Town plans to bring the County-owned properties into town limits under R1-A; if the Board of Supervisors with County staff and/or the School Board with LCPS staff do not agree with the proposed list of use standards for public facilities in the R1-A zoning, then the BLA may not move forward for any or all of the three identified properties

On March 17, 2021, the Round Hill Town Council agreed to a preliminary plan to move forward on the annexation, and specifically a BLA. A joint Public Hearing of the Round Hill Town Council and the Round Hill Planning Commission is now planned for late October 2021. The Town has indicated an intent to complete the zoning and BLA processes by December 2021.

The Finance and Operations Committee reviewed and discussed the Round Hill proposed annexation information on June 1, 2021. On June 15, 2021, in general support of the proposed annexation, the Committee unanimously voted (3-0) to recommend the School Board support and approve annexation of the Round Hill Center (Identified as parcels 684-28-9179, 684-28-5994, 584-38-2015 and 584-38-8516) into the Town of Round Hill - contingent upon favorable land use zoning supporting the LCPS mission.

The School Board reviewed the Round Hill annexation proposal on June 22, 2021.

At the July 21, 2021, Town Council meeting, a resolution was introduced stating the intent of the Town Council to review the Zoning Ordinance and amend it where necessary to permit public facilities by-right in the R1-A zoning district. And while the provided definition of 'public facility' does not include a school, it does include general office which would apply to the present LCPS uses at the Round Hill Center. LCPS staff does not envision a future return of the Round Hill Center to a school-designated use.

Public Facility: A building owned and managed by town, county, state or federal government for a public use. Public facilities include fire and/or rescue station, police station, library, community center, general office or post office, but not a school or town utility facility.

LCPS staff involvement in the annexation proposal for the Round Hill Center continues.

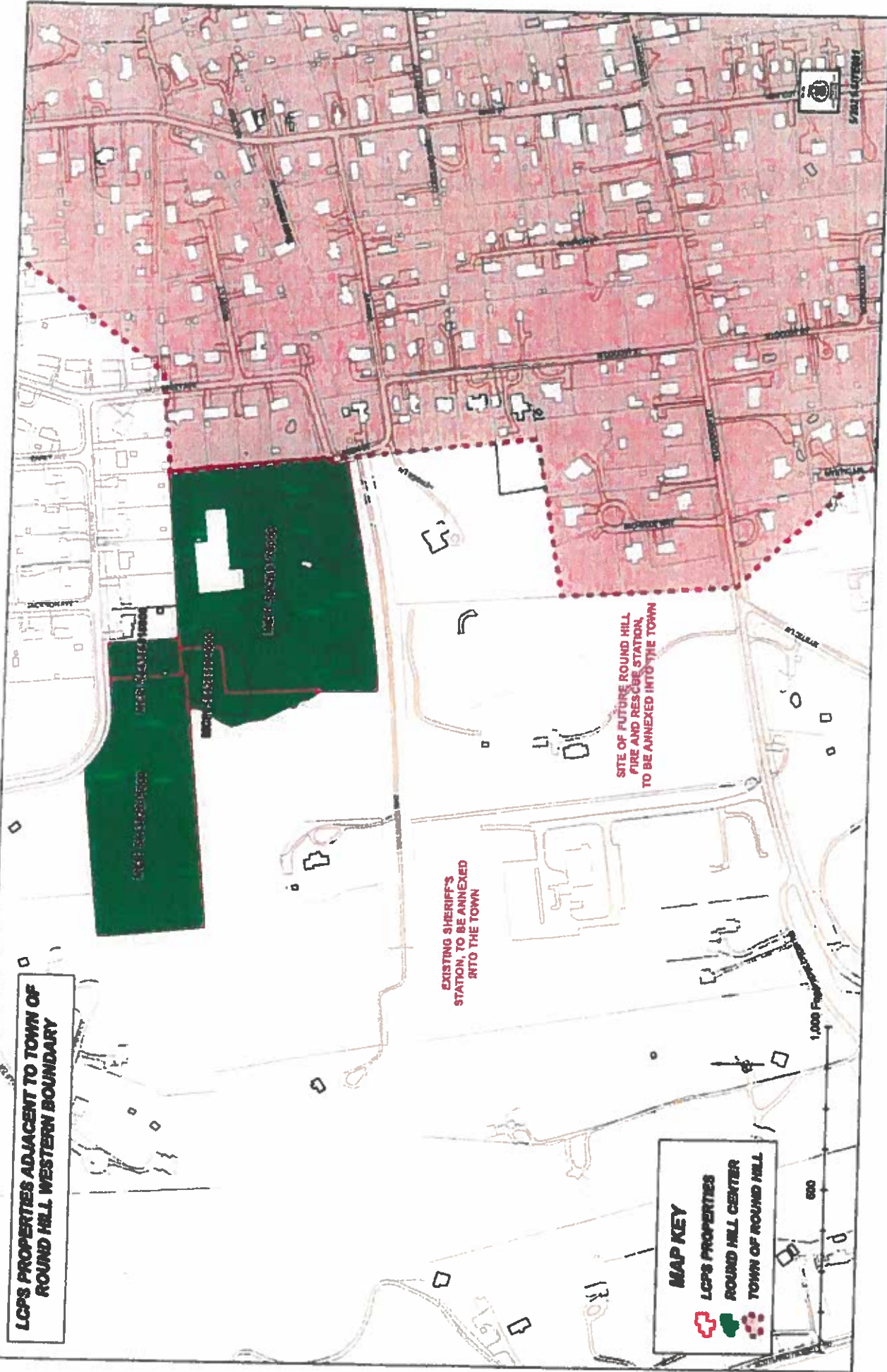
Staff Reference: Beverly I. Tate
Staff Telephone: 571-252-1050

Staff Reference: Kevin L. Lewis
Staff Telephone: 571-252-1385

[RoundHillAnnexationMay2021.pdf \(404 KB\)](#)

[RHLMemo_to_County-BLA_Plan_Forward_03-24-2021_wProposedBLATimelineAttachment.pdf \(251 KB\)](#)




LCPS PROPERTIES ADJACENT TO TOWN OF ROUND HILL WESTERN BOUNDARY



EXISTING SHERIFF'S STATION, TO BE ANNEXED INTO THE TOWN

SITE OF FUTURE ROUND HILL FIRE AND RESCUE STATION, TO BE ANNEXED INTO THE TOWN

MAP KEY

-  LCPS PROPERTIES
-  ROUND HILL CENTER
-  TOWN OF ROUND HILL

600

1,000 Feet



Melissa Hynes <mhynes@roundhillva.org>

Walraven Way properties

4 messages

Richard Cockrill <kwrckc@gmail.com>

Fri, Jan 28, 2022 at 1:23 PM

To: Melissa Hynes <mhynes@roundhillva.org>

Cc: dvirt@remaxdistinctive.com, weitz.rick@gmail.com

Ms. Hynes,

I wanted to let you know that I have spoken with Mr. Weitz and they do want to pursue the annexation of his property. I have included him in this email. I also want to again let you know that we would also like to include the 15.5 acre piece in the application for annexation. I do not know if you need anything more from us than the letter I had done previously or this email. If there is please let us all know what you may need.
Thank you so much.

Rick Cockrill

General Manager of Virginia Alliance Group
Keller Williams Leesburg- VA, WV and MD Broker
Keller Williams Richmond West-VA Broker
Keller Williams Reston-VA Broker
Keller Williams Chantilly-MD Broker
Mobile (703)-431-9008
Office (703)669-0099 Fax (703)669-4104
Licensed in VA, MD, WV

map#
2

Keller Williams named No. 1 training organization across ALL industries in the world
by Training Magazine – the highest ranking ever achieved by a real estate company!

Melissa Hynes <mhynes@roundhillva.org>

Fri, Jan 28, 2022 at 1:38 PM

To: Richard Cockrill <kwrckc@gmail.com>

Cc: Dennis Virts <dvirts@remaxdistinctive.com>, Rick Weitz <weitz.rick@gmail.com>

Bcc: Martha Semmes <msemmes@roundhillva.org>, Harriet West <hwest@roundhillva.org>

Good Afternoon Richard -

I appreciate this email. These two properties were last on my list for final confirmation.

I will be sending a letter to the County in the next 10 days - officially submitting the list of properties who want to come into town limits.

I do not need anything else from you or Mr. Weitz at this time.

Have a wonderful weekend,

Melissa

[Quoted text hidden]

Melissa Hynes, CZA

Town Administrator
Town of Round Hill
540-338-7878 (Office)

Website www.roundhillva.org



map# 3

**PROPOSED BOUNDARY LINE ADJUSTMENT
PROPERTY OWNER LEVEL OF INTEREST FORM (APRIL 2021)**

This form will be used by the Mayor and Town Council to help determine the level of interest by property owners about being included in the proposed Boundary Line Adjustment (BLA) that would bring several County-owned properties and public facilities into the corporate limits of the Town of Round Hill. Please completed this form and return it to the Town of Round Hill by May 28, 2021. Please mail to: Town of Round Hill, PO Box 36, Round Hill, VA 20142 or leave in the drop box at the Town Office.


Submission of this form does not commit you to the BLA process, nor does it guarantee that your property will be included.

Name of Property Owner(s):	Eric B + Katherine P. Weitz
Physical Address:	20 Walnuten Way
Mailing Address (if different from above):	PO Box 603
Best Phone Number (s):	703-606-1488
Email Address(s):	Weitz.rick@gmail.com

YES, I would like to be considered as part of the proposed BLA process.

NO, I do not want to be considered as part of the proposed BLA process at this time.

I NEED MORE INFORMATION before I can decide yes or no (NOTE: Information requests need to be submitted by May 7, 2021 so that staff has time to speak with you).


Signature of Property Owner(s)

6/11/21
Date

For more information, contact Mayor Scott Ramsey at mayor@roundhillva.org or 540-338-2269 or Town Administrator Melissa Hynes at mhynes@roundhillva.org or 540-338-7878.

map# 4

Melissa Hynes <mhynes@roundhillva.org>

Boundary Line Adjustment of Your Backyard

4 messages

Melissa Hynes <mhynes@roundhillva.org>
To: Mike Hummel <MHummel@h2land.com>

Mon, Dec 20, 2021 at 1:19 PM

Good Afternoon Mike -

I sent out letters last week to encourage those who want to come into town limits to confirm their interest before I send out the final list to the County. Sending the list to the County does not make it the "final list" - I will give residents at least two more times to pull their name before it is finalized. The list that I am sending is so that the County can help me make a map of the proposed new boundaries, and then the County Staff can prepare an item for the Board of Supervisors to comment on in the next few months.

The letter is attached - but it speaks to residents who do not currently live in town limits.

Please respond to this email if you still would like to bring your back parcel into town limits and I will file your email confirmation.

If you have any questions, please let me know

Thank you!

-
Melissa Hynes, CZA

Town Administrator
Town of Round Hill
540-338-7878 (Office)

Website www.roundhillva.org

This e-mail is not intended to be and shall not be deemed to be an official order, requirement, decision or determination made by or on behalf of the Zoning Administrator.

 **County BLA - Resident Letter (12-8-21) .pdf**
73K

Mike Hummel <MHummel@h2land.com>
To: Melissa Hynes <mhynes@roundhillva.org>

Mon, Dec 20, 2021 at 1:21 PM

Yes, I would like the back portion of my lot brought into the Town boundary. Thank you

Michael Hummel
H2 Land Company
204 Wirt Street, SW
Suite 101
Leesburg, Virginia 20175



map #
5

**PROPOSED BOUNDARY LINE ADJUSTMENT
PROPERTY OWNER LEVEL OF INTEREST FORM (MARCH 2021)**

This form will be used by the Mayor and Town Council to help determine the level of interest by certain property owners about being included in the proposed Boundary Line Adjustment (BLA) that would bring several County-owned properties and facilities into the corporate limits of the Town of Round Hill.

Please completed this form and return it to the Town of Round Hill by _____. Please mail to: Town of Round Hill, PO Box 36, Round Hill, VA 20142 or leave in the drop box at the Town Office.

Submission of this form does not commit you to the BLA process, nor does it guarantee that your property will be included.

Name of Property Owner(s):	Jarrad & LATOYA DAVIS/Ort
Physical Address:	HEROES LANE Round Hill VA 20141
Mailing Address (if different from above):	PO Box 326 Round Hill 20142
Best Phone Number (s):	812 206 2017
Email Address(s):	Jarrad31304@gmail.com

YES, I would like to be considered as part of the proposed BLA process.

NO, I do not want to be considered as part of the proposed BLA process at this time.

I NEED MORE INFORMATION before I can make a decision.

~~Signature of Property Owner(s)~~

1/22/21
Date

For more information, contact Mayor Scott Ramsey at mayor@roundhillva.org or 540-338-2269 or Town Administrator Melissa Hynes at mhynes@roundhillva.org or 540-338-7878.

maptt
6

Melissa Hynes <mhynes@roundhillva.org>

Answers to BLA Questions (Terri Carnell)

5 messages

Melissa Hynes <mhynes@roundhillva.org>

Wed, May 26, 2021 at 1:12 PM

To: tcarnell@verizon.net, Harriet West <hwest@roundhillva.org>, Danni Albright <dalbright@roundhillva.org>

Good Afternoon Terri,

I am sorry for the miscommunication. I thought when I received the copies of the letters that were mixed up, that they were returned by someone not on the list of recipients.

To give you an update, the Council will be discussing the Boundary Line Adjustment on June 2 but it is not a "final vote." It is only a discussion about whether or not the Town is prepared to enter into negotiations with the County. The actual process to move the town boundary will take 4 to 6 months. They will make a decision on the list of addresses to submit to the County on June 16, 2021

If you need more time to make a decision, I can let the Council know you are interested but not prepared to commit at this time.

Attached to this email are the documents that were mailed to each house. The letter is the same for each property - just a different address listed at the top.

Joseph James has submitted 2 forms stating his interest to be included in the BLA discussion (for his property at 8 Mystic Lane and 44 Loudoun Street). They are included with our materials to show the Council. Attached are his 2 signed forms.

I am going through my list of invited parcels (less than 20 homes) and if I have not heard from someone, I plan to follow up with an email, letter or phone call in the next week or so.

All properties will be brought into town under the following Zoning District R1-A - here is the link:

[article_21_-_r1a_district_03-07-19.pdf \(roundhillva.org\)](#)

This will only impact if you wanted to build new construction or subdivide, but if you do not change your property then your home/uses should be "grandfathered in"

FYI -

- 1) This zoning district allows 1 house per acre (if you wanted to subdivide)
- 2) You would pay the in town rate for water/sewer and get free trash service.

I hope I answered your questions! I am happy to answer any more that you may have.

Have a great day,

—
Melissa Hynes, CZA

Town Administrator
Town of Round Hill

Primary Number 571-329-8120 (Cell)
Secondary Number 540-338-7878 (Office)

Websites www.roundhillva.org

This e-mail is not intended to be and shall not be deemed to be an official order, requirement, decision or determination made by or on behalf of the Zoning Administrator.





I returned several letters to the Town drop box on 3/14/2021 per the Town office instructions. These letters were addressed and mailed to us on the envelope but were addressed to others on the letter inside the envelope. Our letter was addressed to our neighbor (on their mailing envelope). They noticed it was To us on the letter itself and dropped it at our house. It referenced PIN 584 18 9118; however, our front parcel is divided into PINs 584 18 9118 001 and 002 is the small portion that already falls into the Town of Round Hill proper. Additionally, since my dad (Joseph James) owns 2 parcels, one of which is just across W. Loudoun from the Western Loudoun Police Station. I think the street address on one of his properties is 40 West Loudoun and the other is 8 Mystic Lane. I would have thought he would have received letters; however, he has not. I know there is a Town Meeting scheduled soon, is this still on the agenda for that meeting? If so, will the Town be re-sending these since so many seem to have been incorrectly addressed?

Additionally, before responding with interest, my husband and I would like to understand the zoning/subdivision impact to our front lot which are the 001 and 002 parcels I mentioned above. Is this available on the website or is this something we would need to discuss with someone?

Thanks and respectfully,

Tim and Terrie Carmell

4 attachments

-  County BLA - Resident Letter (03-17-21) Draft 4 .pdf
131K
-  2021 Round Hill Town Expansion.pdf
116K
-  03-17-21 BLA Propert Owner LOI Form (1).doc
2199K
-  Joseph James - 44 Loudoun and 8 Mystic - BLA - 2021.pdf
1710K

Melissa Hynes <mhynes@roundhillva.org>

To: tcarmell@verizon.net, Harriet West <hwest@roundhillva.org>, Danni Albright <dalbright@roundhillva.org>

Fri, Jul 16, 2021 at 7:40 AM

Good Morning!

I wanted to follow-up with you on this email. Do you have any questions?

I am submitting the list of interested addresses to the County in the next 2 weeks.

I am happy to meet with you or call you to further discuss, or the Mayor can meet with you or call you to further discuss.

We are on track to complete this Boundary Line Adjustment by this Fall.

Thank you!

Melissa
[Quoted text hidden]

Terrie Carmell <tcarmell@verizon.net>
Reply-To: Terrie Carmell <tcarmell@verizon.net>
To: "mhynes@roundhillva.org" <mhynes@roundhillva.org>

Tue, Jul 20, 2021 at 8:31 AM

Hi Melissa,

We are interested in including only Parcel ID 584189118001 in the BLA

Thank you,

Tim and Terrie Carmell
[Quoted text hidden]

Map # 6
~~Map # 5~~
↓
*



Loudoun County
VIRGINIA

Office of the County Administrator
1 Harrison Street, SE, PO Box 7000, Leesburg, VA 20177-7000
703-777-0200 O 1703-777-0421 F1 coadmin@loudoun.gov
loudoun.gov/coadmin

VIA EMAIL

April 13, 2021

Ms. Melissa Hynes, CZA, Town Administrator
Town of Round Hill
23 Main Street
Round Hill, VA 20141
mhynes@roundhillva.org

map#7
map#8

**Re: Town of Round Hill Annexation
Round Hill Fire and Rescue Station & Western Loudoun Sheriff Station Properties**

Dear Ms. Hynes:

Thank you for your assistance providing guidance to our County staff during initial discussions relating to a potential annexation of land owned by the Board of Supervisors contiguous to the Town Boundary. We have determined that we would like to proceed with the process to complete a boundary line adjustment and annex the Board-owned land. These properties are further defined by the parcel identification numbers of 584-28-5220, 584-18-5769, 584-18-2378 for the subject Fire Station and 584-17-9082 for the adjacent existing Western Loudoun Sheriff Station.

Additionally, we have reached out to Loudoun County Public Schools (LCPS) seeking their interest in joining this annexation request regarding the annexation of the adjacent Loudoun County School Board property, further defined by the parcel identification number of 584-28-9179; 584-38-2015; 584-38-6516 and 584-28-5994. As of the date of this letter, the LCPS have expressed interest in joining the annexation, however, they continue to review the proposal and will work to finalize their decision. In the meanwhile, they will join the County staff in coordination meetings until such time as they are prepared to provide a definitive decision.

I appreciate your consideration of this request and welcome you to contact me at (703) 777-0200 if you have any questions about this request.

Sincerely,

Tim Hemstreet
County Administrator

Joseph James
passed
away
map # 9 ↙



**PROPOSED BOUNDARY LINE ADJUSTMENT
PROPERTY OWNER LEVEL OF INTEREST FORM (APRIL 2021)**

This form will be used by the Mayor and Town Council to help determine the level of interest by property owners about being included in the proposed Boundary Line Adjustment (BLA) that would bring several County-owned properties and public facilities into the corporate limits of the Town of Round Hill. Please complete this form and return it to the Town of Round Hill by May 28, 2021. Please mail to: Town of Round Hill, PO Box 36, Round Hill, VA 20142 or leave in the drop box at the Town Office.

Submission of this form does not commit you to the BLA process, nor does it guarantee that your property will be included.

Name of Property Owner(s):	JOSEPH W. JAMES
Physical Address:	5 MISTIC LANE, ROUND HILL, VA (PIN 585-48-2279)
Mailing Address (if different from above):	SAME
Best Phone Number (s):	540 338 9703 CELL: 571-246-0248
Email Address(s):	JOJAMES@AOL.COM

YES. I would like to be considered as part of the proposed BLA process.

NO. I do not want to be considered as part of the proposed BLA process at this time.

I NEED MORE INFORMATION before I can decide yes or no (NOTE: Information requests need to be submitted by May 7, 2021 so that staff has time to speak with you).


Signature of Property Owner(s)

4/16/2021
Date

For more information, contact Mayor Scott Ramsey at
Town Administrator Melissa Hynes at

or 540-338-2269 or
or 540-338-7878.

Joseph James
passed away

map# 9



**PROPOSED BOUNDARY LINE ADJUSTMENT
PROPERTY OWNER LEVEL OF INTEREST FORM (APRIL 2021)**

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Name of Property Owner(s):	JOSEPH W. JAMES
Physical Address:	44 W. LOUDON ROUND HILL, VA
Mailing Address (if different from above):	C.P. # 585-48-1892 8 MYSTIC LAKE ROUND HILL, VA
Best Phone Number (s):	540-338-9703 CELL 571-276-0248
Email Address(s):	DRJOEJAMES@AOL.COM

YES. I would like to be considered as part of the proposed BLA process.

NO. I do not want to be considered as part of the proposed BLA process at this time.

I NEED MORE INFORMATION before I can decide yes or no (NOTE: Information requests need to be submitted by May 7, 2021 so that staff has time to speak with you).

Joseph W. James
Signature of Property Owner(s)

4/16/2021
Date

For more information, contact Mayor Scott Ramsey at
Town Administrator Melissa Hynes at

or 540-338-2269 or
or 540-338-7878.



Melissa Hynes <mhynes@roundhillva.org>

Mystic Lane - Appraisal Meeting - Background Documents

Randy James <randy.l.james@gmail.com>
To: Melissa Hynes <mhynes@roundhillva.org>

Wed, Jun 22, 2022 at 1:31 PM

Cc: "Fields, Kathy" <KFields@dewberry.com>, Harriet West <hwest@roundhillva.org>, Terrie Carmell <tcarmell@verizon.net>

I consent in bringing the following properties (that I jointly own with Terrie Carmell and Kathy Fields) into the town limits:

- 8 Mystic Lane Round Hill Va
- 44 Loudoun St Round Hill Va

Thank you,
Randal James
[Quoted text hidden]

Randy James

Mobile 1-703.909.7546 (Preferred)

new owners of
map
9

Kathy Fields
Terrie Carmell
Randy James

➔

heirs to
Joseph
James
Land

6/22/22, 1:06 PM

Town of Round Hill, VA Mail - Boundary Line Adjustment Public Hearing - July 6, 2022

540-338-7878 (Office)

Website www.roundhillva.org

This e-mail is not intended to be and shall not be deemed to be an official order, requirement, decision or determination made by or on behalf of the Zoning Administrator.

3 attachments

 adopted_fy_2022_fees_taxes_schedule_07-01-2021_0.pdf
36K

 RH BLA REV4 (1).pdf
1324K

 article_21_-_r1a_district_10-27-21_-_website.pdf
22K

map # 9

Terrie Carmell <tcarmell@verizon.net>

Wed, Jun 22, 2022 at 12:13 PM

Reply-To: Terrie Carmell <tcarmell@verizon.net>

To: "mhynes@roundhillva.org" <mhynes@roundhillva.org>, "KFields@dewberry.com" <KFields@dewberry.com>,
"randy.l.james@gmail.com" <randy.l.james@gmail.com>

Cc: "timcarmell@verizon.net" <timcarmell@verizon.net>

Hi Melissa,

Tim & I consent to include our vacant lot only (Parcel ID 584189118001) in the Boundary Line Adjustment. Additionally, a portion of this lot is already included within the Town limits (Parcel ID 584189118002) so at some point we assume these two Parcels will be merged but will review with you after the BLA is complete.

I also consent to include 8 Mystic Lane and 44 Loudoun Street in the Boundary Line Adjustment.

Regards,

Terrie E. Carmell

[Quoted text hidden]

Fields, Kathy <KFields@dewberry.com>

Wed, Jun 22, 2022 at 12:15 PM

To: Melissa Hynes <mhynes@roundhillva.org>, Terrie Carmell <tcarmell@verizon.net>, Randy James <randy.l.james@gmail.com>

I consent to include 8 Mystic Lane and 44 Loudoun Street in the Boundary Line Adjustment.

Kathy Fields

Project Manager Designee III

Engineering Services

1503 Edwards Ferry Road, Suite 200

Leesburg, VA 20176-6682

D 703.840.1963 C 7037274101



FW: [EXTERNAL] Re: Round Hill BLA Re Route 7

1 message

Iwanczuk, Rachael <Rachael.Iwanczuk@loudoun.gov> Thu, Jun 2, 2022 at 10:33 AM
To: "Yudd, Charles" <Charles.Yudd@loudoun.gov>, "Kroboth, Joe" <Joe.Kroboth@loudoun.gov>
Cc: "Schneider, Marchant" <Marchant.Schneider@loudoun.gov>, "Galindo, Daniel" <Daniel.Galindo@loudoun.gov>, Melissa Hynes <mhynes@roundhillva.org>

FYI

From: Lu, Yao <yao.lu@vdot.virginia.gov>
Sent: Thursday, June 2, 2022 10:24 AM
To: Iwanczuk, Rachael <Rachael.Iwanczuk@loudoun.gov>
Cc: Antonios Estafanous <antonios.estafanous@vdot.virginia.gov>; James Betz <james.betz@vdot.virginia.gov>
Subject: [EXTERNAL] Re: Round Hill BLA Re Route 7

Rachael,

I don't have any objections.

map #10

Regards, Yao



Yao Lu, P.E.
Area Land Use Engineer / Loudoun Transportation & Land Use
Virginia Department of Transportation
Office: 703-259-1769
Cell: 703-507-7318
Yao.Lu@VDOT.Virginia.gov

On Thu, Jun 2, 2022 at 9:23 AM Iwanczuk, Rachael <Rachael.Iwanczuk@loudoun.gov> wrote:

Good Morning Yao,

Another question regarding Round Hill boundary line agreement. I'm attaching the draft map of the BLA Area (in orange). To resolve exactly where the VDOT Maintenance Area (salt dome) is, which does not have exact parcel boundaries, what we are now thinking is whether VDOT has an objection and could agree to the area to go into the Town extends to the southern ROW of Route 7 in the area shown on the map that is adjacent to Route 7. The reason is due to a lack of a consistent northern ROW. If I could get an answer this morning, it would be greatly appreciated.

Thanks,

Rachael



map#
11

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Name of Property Owner(s):	The Stoneleigh Group, Inc
Physical Address:	35246 Harry Byrd Highway, Round Hill, VA 20141
Mailing Address (if different from above):	35246 Harry Byrd Highway, Suite 200, Round Hill, VA 20141
Best Phone Number (s):	540-454-2255
Email Address(s):	collierhomesllc@msn.com

YES, I would like to be considered as part of the proposed BLA process.

NO, I do not want to be considered as part of the proposed BLA process at this time.

I NEED MORE INFORMATION before I can decide yes or no (NOTE: Information requests need to be submitted by May 7, 2021 so that staff has time to speak with you).


Signature of Property Owner(s)

6/1/21
Date

For more information, contact Mayor Scott Ramsey at mayor@roundhillva.org or 540-338-2269 or Town Administrator Melissa Hynes at mhynes@roundhillva.org or 540-338-7878.