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August 16, 2023

**RE: 2017 Comprehensive Plan Amendment (CPAM-2023-02)
West Round Hill Area Plan
Invitation to Public Input Meeting
September 12, 2023 - 6 pm at the Town Office**

Dear Property Owner:

You are receiving this letter because you are the property owner of at least **one of the parcels being studied in Comprehensive Plan Amendment (CPAM) 2023-01.**

The Round Hill Planning Commission is studying the 17 parcels that were brought into Town Limits in January of 2023 in order to create a Small Area Plan. This area plan, referred to as the Western BLA Area Plan, when completed by the Planning Commission will be added to the 2017 Round Hill Comprehensive Plan by the Town Council (as an amendment).

The properties included in the scope of work of the Western BLA Area Plan (also shown in the attached map):

44 West Loudoun Street	47 West Loudoun Street
8 Mystic Lane	41 West Loudoun and associated parcels
Vacant Lot North of 7 Mystic Lane	20 High Street and associated parcels
1 Heroes Lane	35246 Harry Byrd Highway #110
Walraven Way and Vacant Lots to the north	Vacant Harry Byrd Highway Lot
10 North Locust Street	20 Walraven Way

The Western BLA Area Plan will describe the unique characteristics, opportunities, and challenges of the area, while considering its current state and future development potential. This future amendment will include land use policies to guide the Town Council and Planning Commission on future projects and development decisions affecting the area.

The Plan will focus on the following policies, with associated goals and strategies:

1. **Land Use**: Policies on how the land in the area should be used for various purposes. This includes policies to encourage balanced and sustainable land use patterns in the newly incorporated area.
2. **Housing**: Policies that focus on the community's housing needs, affordability, and diversity, ensuring that there is adequate housing for all residents.
3. **Transportation**: Policies to promote potential road improvements and pedestrian paths and to support efficient and accessible movement of people and goods within the Western BLA Area.
4. **Environment and Natural Resources**: Policies for protecting and preserving environmentally sensitive areas, promoting sustainable development practices, and managing resources responsibly.

Please note that a Comprehensive Plan Amendment will not rezone any property. The purpose of this amendment is to adopt policies, goals and strategies that will guide future land use decisions and advise the Town Council on future community projects.

There will be a Public Input Meeting on September 12th at 6:00 PM at the Round Hill Town Office at 23 Main Street, Round Hill. The Planning Commission is inviting you to attend this meeting to provide feedback on the current draft plan. Copies of this draft plan can be found on the Town's website www.roundhillva.org under the Planning and Zoning Page or directly type this link into your browser <https://www.roundhillva.org/planning-zoning/pages/cpam-2023-01-western-bla-area-plan>.

All documents related to CPAM 2023-01 are available for review at the Round Hill Town Office during the normal business hours of 8:30 a.m. to 4:30 p.m., Monday through Friday or by calling (540)338-7878. Additionally, if you have any other questions, please feel free to contact me at blohr@roundhillva.org.

Sincerely,

Bobby Lohr
Town Planner
Town of Round Hill