



# ROUND HILL TOWN COUNCIL

SPECIAL MEETING

AGENDA

March 28, 2019

7:30 PM

- I. Call to Order & Pledge of Allegiance**
- II. Roll Call**
- III. Public Comment:**
  - a. *Visitors to the meeting may address the Council at this time. Each speaker is asked to state their name for the record and to please limit their presentation to five minutes. The speaker's item may be placed on the agenda for the next meeting.*
- IV. Adoption of Regular Meeting Agenda (Amendments & Deletions)**
- V. Special Action Items**
  - a. Resolution 2019-05: Intent to Amend Comprehensive Plan
- VI. Budget Work Session:**
  - a. Discuss FY2020 Fee Schedule, Permit Fees & Development Fees
  - b. Draft FY2020 General Fund Capital Improvement Budget
  - c. Draft FY2020 General Fund Operational Budget
  - d. Draft FY2020 Utility Fund Capital Improvement Budget
  - e. Draft FY2020 Utility Fund Operational Budget
- VII. Town Council Comments**
- VIII. Meeting Adjournment**

# TOWN OF ROUND HILL

## RESOLUTION

### INTENT TO AMEND COMPREHENSIVE PLAN

**RESOLUTION:** 2019-05

**PRESENTED:** March 21, 2019

**A RESOLUTION: REFERRING REVIEW AND DRAFTING OF COMPREHENSIVE PLAN AMENDMENTS TO THE PLANNING COMMISSION TO DEVELOP CRITERIA FOR THE POSSIBLE FUTURE EXTENSION OF THE TOWN WATER & SEWER SERVICE AREA IN ORDER TO IMPLEMENT 2017 COMPREHENSIVE PLAN RESIDENTIAL GOALS AND OBJECTIVES.**

**WHEREAS,** The Round Hill Town Council adopted a revised 2017-2025 Comprehensive Plan on January 10, 2017 with supportive language to address current unmet needs for various types of housing and to allow for greater use of residential properties; and

**WHEREAS,** The Housing & Community Development Chapter, under Goal 2, sets forth the objective, with recommended strategies, to prepare for an aging population with a housing supply that serves retirees and the elderly, as well as persons with disabilities and/or special needs; and

**WHEREAS,** The Housing & Community Development Chapter, under Goal 2, sets forth the objective, with recommended strategies, to support Loudoun County in its goals to meet the demands for affordable housing and workforce housing in western Loudoun County; and

**WHEREAS,** The Housing & Community Development Chapter, under Goal 3, sets forth the objective, with recommended strategies, to permit cluster subdivisions to encourage the development of smaller homes on smaller lots as alternative housing choices for multiple population groups; and

**WHEREAS,** The Greater Round Hill Area Chapter, under Goal 3, sets forth the objective, with recommended strategies, to support the creation of County community facilities in the Greater Round Hill Area to better serve the Town and the JLMA; and

**WHEREAS,** The Round Hill Town Council intends to review the Comprehensive Plan and amend it where necessary to develop criteria for the possible extension of the Town Water & Sewer Service Area to implement the foregoing referenced residential goals and objectives; and

*(Continued on Page 2)*

**WHEREAS**, Code of Virginia of 1950, as amended, §15.2-2229, authorizes amendments to the Comprehensive Plan and referral of Comprehensive Plan amendments to the Town Planning Commission for review, preparation, public hearing, and recommendation.

**NOW THEREFORE BE IT RESOLVED**, that the Round Hill Town Council hereby refers to the Town Planning Commission, the review of the current Comprehensive Plan as it relates to the extension of the Round Hill Water and Sewer Service Area to properties adjacent to the existing Town Water and Sewer Service Area to implement Comprehensive Plan residential goals as referenced in this resolution, and

**BE IT FURTHER RESOLVED**, that the Round Hill Town Council directs the Planning Commission to follow the Scope of Work found in Attachment #1. The Town Council requests that the Planning Commission complete this work, hold a public hearing and make a formal recommendation to the Town Council by no later than June 20, 2019.

**ADOPTED THIS \_\_\_\_ DAY OF MARCH, 2019**

SIGNED: \_\_\_\_\_  
Scott T. Ramsey, Mayor

ATTEST: \_\_\_\_\_  
Melissa Hynes, Town Clerk

# ATTACHMENT #1

## Scope of Work

*(Direction from Town Council to Planning Commission)*

1. To prepare a recommended draft text amendment(s) to the 2017 Town of Round Hill Comprehensive Plan Chapter 12: Greater Round Hill Area
2. To refer to Attachment #1 and Attachment #2 for guidance
3. To not consider specific projects or developments, but to draft text amendment (s) that will address the unmet housing needs that are referenced in the 2017 Town of Round Hill Comprehensive Plan under Chapter 6: Housing & Community Development
4. To not study land bays or vacant parcels outside of the Land Bay #6. Land Bay #7 and Land Bay #8 as referenced in the October 2016 Planning Commission Draft Round Hill Area Land Bays Map (found in Chapter 12)
5. To use the draft language in Attachment #2 as direction from the Round Hill Town Council towards their preferred policy language
6. To hold a public hearing and present a final recommendation to the Town Council by June 20, 2019. The Town Council is willing to hold a joint public hearing.

## ATTACHMENT #2

### Draft Text Amendment

*(As Recommended by the Town Council in 2019)*

#### **TITLE: Land Use Policy for Areas to Consider for Future Extension of Water & Sewer Service within the Greater Round Hill Area Land Bays Map**

- a. Description & Zoning: Located outside of Town boundaries, and outside of the Joint Land Management Area, zoned AR-1 and PDH-3. Adjacent to the Town Boundary or the JLMA Boundary.
- b. Uses: Town supports a boundary line adjustment to bring these parcels into Town limits or into the Town Water & Sewer Service Area for the following types of uses:
  1. Town, County or State-owned Public Facility or Community Facility that would fill the gap in the unmet needs for recreation opportunities or public services
  2. Low Density Residential (1 dwelling unit per acre) that would fill the gap in the unmet housing needs of the Town of Round Hill, specifically workforce housing, senior housing, or universal design housing.
  3. Nursing home, residential care facility or assisted living facility (up to 4 dwelling units per acre) that would fill the gap in the lack of housing for the aged, infirmed or disabled.
- c. Conditions: Town supports a boundary line adjustment to bring these parcels into Town limits or into the Town Water & Sewer Service Area under the following conditions:
  1. Proposed development complies with the goals and objectives of the Round Hill Comprehensive Plan.
  2. Proposed development is not greater than 2.5 stories in height.
  3. Proposed development is not a townhouse or a duplex, but a quadplex or a duplex may be considered if appears from the public street as a single-family house.
  4. Traffic generated by the proposed development does not adversely impact the intersection of Main Street and Loudoun Street. Contribution to reduce impact would be factored into any decision.
  5. Water and Sewer usage by the proposed development does not adversely impact the Water and Sewer capacity of the Town.

6. Proposed development must maintain the rural character of the southern portion of Town.
  7. Proposed development contributes to pedestrian improvements connecting the applicant's property to community facilities within 0.5 mile
- d. Location: Town supports a boundary line adjustment to bring these parcels into Town limits or into the Town Water & Sewer Service Area at the following locations:

**1. Specific Addresses:**

17711 Airmont Road  
35583 Trebor Lane  
35615 Trebor Lane  
36147 E Loudoun Street  
36169 E Loudoun Street  
36148 E Loudoun Street

**2. Non-Specific Properties:**

Town would support the possible extension of the Water & Sewer Service Area to a property adjacent to the Town Boundary or Town JLMA, that is owned by the Town of Round Hill, Loudoun County or the State of Virginia that has been designated as future public facilities or community facilities.

e. Related Comprehensive Plan Elements:

1. Heritage & Community Character
2. Housing & Community Development