

GREATER ROUND HILL AREA

Part 1: Background

Section 1: Introduction

As an incorporated Town, Round Hill governs its land use matters through its own Planning Commission and Town Council. Development within the Town's boundaries is regulated by the Town Zoning Ordinance and the Subdivision Ordinance, and is subject to review by a Council-appointed Planning Commission. Land immediately outside the corporate limits is subject to County zoning regulations and review. The Town and the County's participation in the planning process is vital to ensure that a smooth transition in land uses will occur in accordance with the Town's goals and policies. The Round Hill Area Management Plan (RHAMP) builds on the objectives set forth in the Rural Land Management Plan (RLMP) and the Resource Management Plan (RMP). These plans recognize the importance of towns as nodes for development and growth. The RHAMP builds on the objectives set forth in the RLMP and the RMP to establish a comprehensive strategy for balancing new growth and development with the existing community, while considering the unique and varied needs of the Round Hill planning area.

Section 2: County Growth Management Policies

The Town supports the following County Comprehensive Plan (known as the Revised General Plan) Growth Management Policies as they relate to the Round Hill Joint Land Management Area:

- a. The purpose of Joint Land Management Areas around some of the Towns in the County is to accommodate growth emanating from them and to establish distinct boundaries between the Towns and the adjacent policy area. The County will work with Town Officials to improve coordination on land use, annexation and other matters affecting the Joint Land Management Areas.
- b. New non-government development is encouraged to locate within the corporate limits of the Towns before moving into contiguous designated Town Joint Land Management Areas (JLMAs) to facilitate the compact and efficient use of resources.
- c. Planning and policy documents in the JLMAs will be adopted by the County through cooperative planning efforts with the Towns, and decisions on land use applications concerning land in the JLMAs will be made by the County in consultation and collaboration with the Towns.
- d. The County will coordinate with the Towns on rezonings and subdivision development within the areas surrounding the Towns and in designated JLMAs regarding the provision of utilities, public facilities, and compliance with community design, growth management, and other goals and policies stated in the Revised General Plan and applicable area plans.
- e. The Board of Supervisors will establish joint Town and County committees to oversee planning efforts in the JLMAs, assign staff as required to provide technical support, and encourage a public process to invite the participation of Town and County residents.

- f. The Revised General Plan seeks the creation of a “greenbelt”, depending on topography and physical features, around the Towns and/or their JLMAs to assist in maintaining the distinct character of each Town.
- g. The County will seek the implementation of a greenbelt through dedication of open-space easements, purchase of development rights, large-lot subdivisions, clustering, open space or cash-equivalent proffers, transfer of development potential, and other means.
- h. As water and sewer are extended into a Town JLMA, annexation of the area by the Town will be encouraged by the County.
- i. The County will coordinate closely with the Towns on residential subdivisions proposed outside the Town limits.
- j. The County will coordinate with the Towns on development issues in order to promote fiscally balanced growth that will not unduly strain County or Town resources, including County and Town budgets, the natural environment, public facilities and utilities.

Part 2: Opportunities & Challenges

Section 1: Round Hill Area Management Plan

The Round Hill Area Management Plan (RHAMP) is an important document that provides guidance and policies for the Greater Round Hill Area. Another way to understand its purpose is to recognize the Town has a Comprehensive Plan and the County has a Comprehensive Plan, so the RHAMP serves as the Comprehensive Plan for the area known as the Greater Round Hill Planning Area. In reference to development that directly impacts the Town of Round Hill; the County refers to the RHAMP when reviewing any land development applications within the Joint Land Management Area (JLMA). The JLMA is jointly managed by the Town and the County because while it is land within the County jurisdiction, it is within the Town Water and Sewer Service Area. The challenge is that the RHAMP has not been revised or updated since 1990. There was one amendment in 1997 to the Community Facilities Chapter. Other than that, the document needs a major update to reflect any changes to the Greater Round Hill area in the last 26 years. At this time, the County will not be implementing the RHAMP update until the County completes the County Comprehensive Plan Update. The Town should develop a strategy in preparation for the eventual RHAMP update process.

Section 2: Existing Neighborhoods Outside of Town

There are two groups of residents who consider the Town of Round Hill their hometown, those who live within town-limits and those who live outside of town-limits but within the Joint Land Management Area (JLMA). To an outsider, it is difficult to distinguish where the Town boundary lines are located because the JLMA was designed to appear as an extension of the Town. The residents of the JLMA and residents of the Town send their children to the same schools, visit the same parkland, patron the same downtown businesses, volunteer for the same local events and

attend the same churches. Most importantly, the residents moved to Round Hill for the same reasons that the residents of the Town moved to Round Hill. They both wanted to be a part of a small town far from the hustle and bustle of Eastern Loudoun County and beyond. There are several reasons supporting bringing the existing neighborhoods within the JLMA into Town Limits:

- a. First, the inclusion of a new group of residents would mean a new pool of candidates to join the local Town Council, Boards and Commissions.
- b. Second, much of the current and future community facilities, pedestrian trails, and stormwater management retrofit projects benefit both in-town and out-of-town residents. However, only in-town residents can contribute to the General Fund which provides funding for non-utility projects. More residents could mean a stronger General Fund to help complete many capital improvement projects that could benefit all residents, in-town and out-of-town.
- c. Third, every neighborhood that comes into Town Limits means an increase in the overall community spirit and goodwill. To bring any neighborhood into Town Limits the following should be considered:
 - What does inclusion mean for the General Fund and the Utility Fund?
 - How will it affect Town Taxes and Water/Sewer Rates?
 - What public services will the Town provide compared to those services that the Homeowners Association provides?
 - What benefits does inclusion mean for the residents of the JLMA?
 - What method is best for bringing neighborhoods into Town: Annexation or Boundary Line Adjustment?

Map 12-1, the Town Expansion Study Areas Map, divides the Joint Land Management Area into sections or neighborhoods that could be brought into the Town limits:

Map Area	Name	Acreage	Population	Homes
A-1	Hillwood Estates	39.25	205	82
A-2	Walraven	37.15	3	1
A-3	Simpsons Creek	42.78	100	10
A-4	Hill High	11.20	0	Commercial
A-5	Creekside	59.28	238	95
A-6	Woodgrove Park	50.15	0	Park & School
B-1	Fallswood & Popular Hill	65.03	118	47
B-2	Stoneleigh	568.60	398	159
C-1	Fallsplace	8.13	73	29
C-2	Newberry Crossing	16.33	118	47
C-3	Villages of RH North	47.89	408	163
C-4	Villages of RH South	74.65	560	224

C-5	Lakepoint	128.37	785	314
C-6	Greenwood	24.11	108	43
C-7	Mountain Valley	148.02	925	370
C-8	West Lake/Upper Lakes	0.00	0	0
	Totals	1,320.94	4,039	1,584

Note: These areas are in no particular order at this time. The population calculation is based on the assumption of 2.5 persons per household.

In 1990, it was the intent of the County and the Town of Round Hill that any property located within the Joint Land Management Area served by Town water and sewer services should be annexed. In the 35 years since the creation of the Joint Land Management Area, the Town has only pursued boundary line adjustments of three areas. These included the 12-acre vacant commercial parcel known as the Eastern Commercial District, the 14 existing homes on the East Side of Airmont Road, and the vacant land now known as Lake Ridge Estates. However, there are currently about 1,200 homes that are served by Town water and sewer within the Joint Land Management Area that have not been brought into Town.

Part 3: Guiding Principles & Policies

The Round Hill Area has experienced a great deal of residential growth over the past 20 years and is no longer able to absorb the County's new residential development as it has in the past.

The following are the three elements that affect growth and development in the greater Round Hill Area.

1) **Round Hill Water & Sewer Service Line** - the area that the Town determines to be the limit of how far out the Town wants to provide water & sewer.

- ❖ **Water & Sewer Service Line Policy:** The Town of Round Hill shall be able to determine the boundary line limiting the area that the Town will consider serving water and sewer. This boundary line is determined based on the cost and capacity of the water and sewer system. The Town will include the JLMA in the Town Water & Sewer Service Area but the decision to provide water and sewer to new developments will be decided on a case-by-case basis.

2) **Round Hill Urban Growth Line** - the area that the Town determines to be the limit of how far out the Town wants to grow in the future.

- ❖ **Urban Growth Line Policy:** The Town of Round Hill shall set a boundary line of the Urban Growth Area that is the same as the boundary line of the Water & Sewer Service Area. The Town will include the JLMA in the Town Urban Growth Area but the decision to Annex or to Boundary Line Adjust a property into Town will be decided on a case-by-case basis.

3) **Round Hill Joint Land Management Area Line** - the area that the County shares review of land development projects with the Town, it is a County proposed and adopted line. Towns can oppose the JLMA lines that County staff has proposed, depending on whether

Towns believe they should be further out or closer in, or whether there should be JLMA at all. JLMA lines are based in part on County review of what services Town's provide and how well they can provide them. It can also be based on existing and projected land use, subdivisions, watershed boundaries and drainage divides, etc.

4) **Principles of Growth & Development beyond the Town Boundary:**

- a. Partner with the County to review any proposed amendments to the JLMA boundary line. If the County chooses to amend the JLMA boundary line it shall be in conjunction with a Town resolution of agreement.
- b. Require that all new growth in the Round Hill Area should be phased, so as not to overburden the existing public facilities and local government resources.
- c. Focus long term goals of the Town on annexing developed areas adjacent to the Town for which the Town presently provides water and sewer services.

Joint Land Management Area

Goals, Objectives & Strategies

Goal 1: Advocate appropriate form, size and densities of new residential development in the Joint Land Management Area (JLMA)

- a. Objective: Advocate that principle development in the JLMA should occur as a natural and organic expansion of the Town with new developments that exhibit the character and quality which is compatible with the existing Town
 1. Strategy: Encourage development within the JLMA to be of a density, pattern and character which is compatible with existing development within the Town of Round Hill in terms of design, layout, scale and street pattern.
 2. Strategy: Support new development within the JLMA that will become an extension of the existing Town, forming logical and natural additions to the historic fabric and enhancing the existing Town as the central focal point of the entire community.
 3. Strategy: Discourage the County from approving residential rezonings that allow increased residential gross densities beyond the boundaries of the JLMA.
 4. Strategy: Require that requests for residential rezonings within the JLMA must demonstrate that adequate water and sewer service will be available to serve the proposed development.
 5. Strategy: Support the clustering of residences within the JLMA as a method to obtain additional open space.
 6. Strategy: Oppose development that proposes an average density greater than it would have been without clustering unless a rezoning is also involved.
 7. Strategy: Support applications for elderly and active adult facilities and communities within the JLMA.

Goal 2: Encourage commercial and employment development to serve the greater Round Hill Area

- a. Objective: Maintain the tradition of serving the surrounding area as a small commercial center providing goods and services to the local residents, commuters, and tourists.

1. Strategy: Support the establishment of environmentally safe, agriculturally-oriented and small scale institutional uses.
2. Strategy: Advocate the creation of employment centers in the JLMA, near residential areas and public facilities, in order to maximize public access and efficiency of public service facilities.
3. Strategy: Encourage that all new commercial development in the JLMA be designed and laid out as to preserve, enhance and reinforce the historic architectural and streetscape character of the Town.
4. Strategy: Support special exception applications for event centers, conference centers, training centers, and banquet facilities in the JLMA.

Goal 3: Advocate for County management and maintenance of community facilities, as well as County planning for the development of new community facilities to serve residents of the Town and the JLMA.

a. Objective: Support the comprehensive planning for community facilities in the JLMA to better serve the Town and the JLMA.

1. Strategy: Advocate for the improvement and expansion of existing community facilities serving both the Town and the JLMA.
2. Strategy: Encourage the grouping of compatible community facilities, such as active recreational facilities and schools, when appropriate.
3. Strategy: Advocate that the County consider the inclusion of community facilities, such as pedestrian walkways and playgrounds, in land development proposals in making its decision to approve or deny proposals.
4. Strategy: Advocate the acquisition of right-of-way from Purcellville to the Town to connect to the regional W&OD Trail, also known as the Franklin Park Trail.

b. Objective: Support the creation of County community facilities in the JLMA to better serve the Town and the JLMA.

1. Strategy: Support joint Town-County operations of the future Sleeter Lake Park.
2. Strategy: Support the creation of a County commuter lot in close proximity to another community facility or a commercial property.
3. Strategy: Support a second civic use or community facility at the Western Loudoun Sheriff Substation such as a library or fire department.

4. Strategy: Support the conversion of the Loudoun County Public Schools Round Hill Center, also known as the “old elementary school” into a community center with childcare options, recreational activities and community gathering spaces.

Goal 4: Coordinate with the County to support efforts to conserve the JLMA’s historic resources as new development occurs.

- a. Objective: Encourage the preservation of the physical and cultural links to the traditions that shaped the greater Round Hill area.
 1. Strategy: Encourage the preservation of those resources which contribute to the knowledge, awareness, identity or direct experience and use to the citizens of the JLMA.
 2. Strategy: Support the preservation of those resources which are vulnerable to an immediate threat of destruction or deterioration.
 3. Strategy: Advocate the use of traditional design and site planning characteristics in new development, such as one to two-story buildings and narrow streets in order to achieve harmony between new and existing development.
 4. Strategy: Educate the residents of the JLMA on historic outreach efforts to identify, research and preserve historic sites, structures or groups of historic structures in the JLMA which contribute to the local culture and archeological past.
 5. Strategy: Request that the County assist local historic preservation efforts in the greater Round Hill area by providing the use of historical files and liaison assistance.
 6. Strategy: Encourage the preservation, adaption and reuse of historic structures in the JLMA for community centers, museums, visitor centers, and educational facilities.

Goal 5: Coordinate the actions of the Town and the County as growth occurs in the JLMA

- a. Objective: Encourage the coordination of Town and County planning efforts to ensure the development of a growth pattern which is beneficial to both jurisdictions in terms of visual appearance and efficient service delivery.
 1. Strategy: Encourage orderly urban growth of the Town and the JLMA consistent with the policies of the Round Hill Area Management Plan.

2. Strategy: Expect joint review of any development proposal for land within the JLMA regardless of whether or not the Town sewer and water service would be necessary.
 3. Strategy: Consider adopting an Annexation Agreement between the Town and the County.
 4. Strategy: Encourage coordinated transportation improvements which will benefit both the Town and the County.
 5. Strategy: Work with the County to reestablish the Greater Round Hill Area Planning Council in preparation for the update of the Round Hill Area Management Plan.
 6. Strategy: Request that the County put on their project schedule, prior to 2020, the update of the Round Hill Area Management Plan.
- b. Objective: Be an active participant in the update of the County Comprehensive Plan.
1. Strategy: Assess existing conditions in the Joint Land Management Area and identify current concerns and future needs for the community.
 2. Strategy: Establish specific goals beyond the Joint Land Management Area and into the Round Hill Region.
 3. Strategy: Establish objectives which accurately and realistically reflect the expectations and desires of both Town and County residents for the character and quality of future development.
 4. Strategy: Recommend land use policies and programs for environmental management, land use types, development densities, and transportation patterns.

Goal 6: Expand the town boundaries gradually through either a boundary line adjustment or annexation to incorporate the JLMA in order to strengthen the Town and the overall community.

- a. Objective: Investigate a near-term expansion of Town boundaries in order to increase the town population, enlarge the pool of candidates for local offices, boards and commissions, improve contacts and connections within the Round Hill community, increase the town tax base, and promote the achievement of Comprehensive Plan goals.
 1. Strategy: Consider including adjacent established neighborhoods that are already connected to the Town that would benefit from Town services; in order to increase the tax base and population.

2. Strategy: Consider the site of the Western Loudoun Sheriff's Substation and adjacent properties; in order to facilitate orderly development of the future fire station.
 3. Strategy: Consider the site of the old Round Hill Elementary School if such inclusion would facilitate the conversion of that site to a Community Center.
 4. Strategy: Consider other parcels adjacent to the Town that are logically already part of Town neighborhoods, that are currently split parcels, or that may offer strategic value to achievement of Comprehensive Plan goals.
- b. Objective: Prioritize town expansions that may benefit the incoming parcels.
1. Strategy: Require support by a resident-controlled Homeowner's Association board before expanding the Town into residential neighborhoods that are part of a HOA, with the exception of Brentwood Springs (Creekside at Round Hill) which is under a proffer condition to support inclusion into the Town.
 2. Strategy: Prioritize neighborhoods that may benefit from Town services, such as trash pick-up or sidewalk projects, over those that receive adequate services from an HOA.
 3. Strategy: Conduct a thorough public process including public information sessions, surveys and other outreach efforts designed to both educate the public and gather public opinion and feedback.
- c. Objective: Expansion should be done gradually in order to reduce adverse impacts to Town Services.
1. Strategy: Consider an annexation agreement between the Town and County to facilitate the annexation of properties in the Joint Land Management Area in order to reduce the administrative burden of boundary line adjustments and multiple expansions.
 2. Strategy: Perform a financial impact analysis prior to any town expansion that clearly identifies the anticipated impact of the change in town boundaries on the Town General Fund, the Town Utility Fund, the current Town households and the potential new Town households.
 3. Strategy: Scale individual expansions to achieve a moderate pace of growth for the town population.
 4. Strategy: Ensure the long-term financial benefits by pursuing expansions that are large enough to justify administrative costs.

Goal 7: Promote a greenbelt of rural land around the JLMA.

- a. Objective: Retain viewsheds of the surrounding rural environment, and maintain the distinction between Round Hill and the adjacent Town of Purcellville.
 1. Strategy: Encourage the use of conservation easements on lands adjacent to the JLMA and the protection of existing easements.
 2. Strategy: Oppose any increase in density and development outside of the JLMA that is not consistent with the traditional rural character of Western Loudoun.
 3. Strategy: Encourage the use of tree-save areas in the JLMA.
 4. Strategy: Encourage the Town of Purcellville and the County to avoid high-density development between the current boundaries of the two Towns and in particular in the vicinity of Franklin Park, which serves as part of the buffer between the two localities.

Greater Round Hill Area Land Bays Map

For the purposes of this section, refer to Map 12-2, “Round Hill Area Land Bays.” This section serves as a legend to the following Land Bays, located outside of the Town Limits but within the Greater Round Hill Area (or also known as the Round Hill Area). The Land Bays list policies that should be considered by the Town during the review process of the following three circumstances:

- A. The Town is a referral agency on a land development application within the Joint Land Management Area.
- B. The Town is permitted to comment on County Comprehensive Plan Amendments that relate to the Greater Round Hill Area.
- C. The Town is considering future Boundary Line Adjustments or Annexations of both vacant and developed land in the Greater Round Hill Area.

Greater Round Hill Area Map, Area 1 (Hill High Orchard)

- Address: 35246 Harry Byrd Highway
- Loudoun County Property Identification Number: 585451906000
- Description & Zoning: Located outside of Town boundaries and inside of the Joint Land Management Area, zoned PD-CC. As the western gateway into Round Hill, the site is considered the Western Commercial District of Round Hill
- Policy: Town would support the continued current commercial uses of the site and preservation of the historically significant building tied to the history of Round Hill.

Greater Round Hill Area Map, Area 2 (Western Loudoun Sheriff Substation)

- Address: 47 Loudoun Street
- Loudoun County Property Identification Number: 584179082000
- Description & Zoning: Located outside of Town boundaries and inside of the Joint Land Management Area, zoned JLMA-1. This is the site of the new Western Loudoun Sheriff Substation.
- Overall Policy: Town supports a boundary line adjustment or annexation to bring this parcel into Town limits under the following specific policy:

- Specific Policy: Town would support the continued current public facility use of the site and would support the grouping of other new compatible public facility uses at the site.

Greater Round Hill Area Map, Area 3 (Walraven)

- Address: 41 West Loudoun Street
20 Walraven Way
- Loudoun County Property Identification Number: 584185769000
584285220000
584290920000
584279883000
584280957000
584182378000
- Description & Zoning: Located outside of Town boundaries and inside of the Joint Land Management Area, zoned JLMA-1.
- Overall Policy: Town supports a boundary line adjustment or annexation to bring these six parcels into Town limits under the following two specific policies:
- Specific Policy A: Town would support up to 2 dwelling units per acre if the following conditions are met:
 1. Proposed residential development includes elements of affordable single-family housing or workforce housing.
 2. Proposed residential development adds to the diversity of house size and lot size in Round Hill.
 3. A portion of the residential development is built using Universal Design methods which focus on making homes safe and accessible for everyone, regardless of age, physical ability, or stature.
- Specific Policy B: Town would support a community center, assisted living facility, nursing home facility and event venue uses.

Greater Round Hill Area Map, Area 4 (Round Hill Center)

- Address: 20 High Street
- Loudoun County Property Identification Number: 584289179001

- Description & Zoning: Located outside of Town boundaries and inside of the Joint Land Management Area, zoned JLMA-1.
- Overall Policy: Town supports a boundary line adjustment or annexation to bring this parcel into Town limits under the following specific policy:
- Specific Policy: Town would support the conversion of the Round Hill Center into a Round Hill Community Center.

Greater Round Hill Area Map, Area 5 (Creekside Park and Civic Lot)

- Loudoun County Property Identification Number: 555352988000
- Description & Zoning: Located outside of Town boundaries and inside of the Joint Land Management Area, zoned PDH-3. The property is divided between an 8-acre Town Park parcel and a 2-acre Civic Use parcel.
- Overall Policy: Town supports a boundary line adjustment or annexation to bring the Town Park and Civic Use parcels into Town limits under the following specific policy:
- Specific Policy A: Town would support Loudoun County developing a commuter lot on the Civic Use parcel, if the following conditions are met:
 1. The proposed commuter lot is a Special Exception Use and not permitted by-right.
 2. The proposed commuter lot will mitigate noise and visual impacts to surrounding residential area by using heavy landscape buffers, low impact lighting, and limited hours of operation.
 3. The proposed commuter lot is included in the local Sheriff's routine patrol to prevent trespassing at the commuter lot after it is closed for the night.
 4. County permits use of the commuter lot for parking for the Creekside Park and town events, on evenings, weekend and holidays.

Greater Round Hill Area Map, Area 6 (The Barn House)

- Address: 36148 E Loudoun Street
- Loudoun County Property Identification Number: 555381231000
- Description & Zoning: Located outside of Town boundaries and outside of the Joint Land Management Area, zoned AR-1.

- Policy: Town would like the County to consider this parcel as an extension of the Round Hill Eastern Commercial District and not for additional residential units. However, the Town would like it to remain outside of the JLMA at this time.

Greater Round Hill Area Map, Area 7 (Weona Villa)

- Address: 36169 Loudoun Street
- Loudoun County Property Identification Number: 555285759000
- Description & Zoning: Located outside of Town boundaries and outside of the Joint Land Management Area, zoned AR-1.
- Policy: Town would like the County to consider this parcel as an extension of the Round Hill Eastern Commercial District and not for additional residential units. However, the Town would like it to remain outside of the JLMA at this time.

Greater Round Hill Area Map, Area 8 (Former Draisey Property)

- Addresses: 17711 Airmont Road
35583 Trebor Lane
35615 Trebor Lane
- Loudoun County Property Identification Numbers: 585392030000
585392148000
585396152000
- Description & Zoning: Located outside of Town boundaries and outside of the Joint Land Management Area, zoned AR-1.
- Overall Policy: Town supports a boundary line adjustment or annexation to bring these parcels into Town limits under the following two specific policies:
- Specific Policy A: Town would support low density residential (up to 1 dwelling unit per acre).
- Specific Policy B: Town would consider the maximum density of 2 dwelling units per acre, or a retirement community paired with a medical facility and a nursing home facility, or tourism accommodations paired with an event venue as appropriate use of the site if the following minimum conditions are met:
 1. Traffic generated by the proposed development does not adversely impact the intersection of Main Street and Loudoun Street.

2. Applicant completes a Main Street and Loudoun Street intersection study and contributes to intersection improvements to reduce adverse impacts.
3. Water and Sewer usage by the proposed development does not adversely impact the Water and Sewer capacity of the Town.
4. Proposed development must maintain the rural character of the southern portion of Town.
5. Proposed development must comply with the Route 719 Plan.
6. Proposed development completes part of Phase 3 of the Round Hill Greenway Project by building a pedestrian trail, starting at the end of the Lake Ridge Estates proffered pedestrian trail and ending at Yatton Road.
7. Proposed development complies with the goals and objectives of the Round Hill Comprehensive Plan.

Greater Round Hill Area Map, Area 9 (Future Southern Water Tower Site)

- Loudoun County Property Identification Numbers: 557356633000
- Description & Zoning: Located outside of Town boundaries and outside of the Joint Land Management Area, zoned PDH-3. It is located along the southern end of Sleeter Lake.
- Policy: Town supports the placement of a future Town Water Tower on this utility outlot. This future Water Tower will serve the entire JLMA and make the Round Hill water system more efficient.