

## Chapter 12

# GREATER ROUND HILL AREA

## PART 1: BACKGROUND

### Section 1: Introduction

As an incorporated town, the Town of 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 and Land Development Ordinance, and is subject to review by a Town 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 Loudoun County Revised General Plan builds on the objectives set forth within the 1990 Round Hill Area Management Plan (RHAMP). These plans recognize the importance of towns as nodes for development and growth. The Loudoun County Revised General Plan establishes a comprehensive strategy for balancing new growth and development with the existing community, while considering the unique and varied needs of the Greater Round Hill Area.

### Section 2: County Growth Management Policies

The Town supports the following the Loudoun 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 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.

### **Section 3: Agricultural Rural Zoning**

Almost all of the land outside of the JLMA, but within the Greater Round Hill Area is zoned Agricultural Rural-1 (AR-1) by Loudoun County. The use of the AR-1 Zoning District benefits the Town of Round Hill as a tool for both growth management and for economic development. The purpose and intent of the AR-1 district is to:

- a. Support the use of land for rural economy uses, with residential uses allowed at densities consistent with the general open and rural character of the rural economy uses.
- b. Allow for a broad range of rural economy uses, including (agriculture, horticulture and animal husbandry), agriculture support and services associated with on-going agricultural activities, and other uses that can be developed in ways consistent with the rural character of the AR-1 district through mitigation or other standards.
- c. Recognize the County’s tourism industry is interconnected with the rural economy and rural economy uses in the district by allowing for tourism uses related to agricultural uses, conference and training center uses, and rural activity and special event uses.
- d. Promote consistency between residential development and rural economy uses through lower density residential development or clustering of residential development.

- e. Ensure that the rural economy uses are compatible with any existing permitted residential development.

## **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 (Loudoun County Revised General Plan), so the RHAMP serves as the Comprehensive Plan for the area known by the County as the Round Hill Planning Area. The Town refers to this area as the Greater Round Hill Area. In reference to development that directly impacts the Town of Round Hill; the County refers to both the Loudoun County Revised General Plan and 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 (or beyond in the Greater Round Hill Area). To an outsider, it is difficult to distinguish where the town boundary lines are located because the Joint Land Management Area (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 parklands and patron the same downtown businesses; as well as 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. According to the 2014 Round Hill Community Survey, both groups of residents 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, 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.
- b. Second, the inclusion of a new group of residents would mean a new pool of candidates to join the local Town Council, Boards and Commissions.

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 as listed in Table 12-1.

**Table 12-1 List of Study Areas Considered for Possible Inclusion into 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 limits.

## Section 2: Rural Economy

Round Hill and its JLMA is an island in a sea of agricultural land. This means that it is directly impacted by the success or failure of the Round Hill Economy. The 2013 County Rural Economy Business Development Strategy found that losing agricultural and rural industries will have a profound effect on Loudoun's rural economy given the high output, and employment, and earnings multipliers. On average, rural industries contribute approximately 25 cents in additional sales output, 20 cents of in additional earnings for every dollar in sales. For every million dollars in sales, the rural economy generates approximately eight additional jobs, beyond those employed on the farm, in the vineyards, or art galleries.

Changes in the land use regulations or zoning ordinances that regulate the rural economy could become opportunities or challenges to the Town. A good example of the impact of the land use and zoning changes of the agricultural land surrounding the Town of Round Hill, and other small towns in Virginia, is the recent State legislative changes supporting the wine and craft beverage industry. The new legislation has made it easier to own and operate farms that also manufacture wine and craft beverages, which is drawing record numbers of visitors to areas that previously saw very little traffic. In the future, the Town will need to remain an active participant in future discussions about policies and programs affecting the local rural economy to advocate for the residents and businesses of Round Hill.

## PART 3: GUIDING PRINCIPLES & POLICIES

The Greater 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 may 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.

2) **Round Hill Urban Growth Line** - the area that the Town determines to be the limit of how far out Round Hill may 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 Town Water & Sewer Service Area. The decision to annex or to bring a property into town limits 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 towns 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 Loudoun County to review any proposed amendments to the Joint Land Management Area (JLMA) boundary line.
- b. Require that all new growth in the Greater 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.
- d. All new residential developments proposed to be on the Round Hill Public Utility System should have water and sewer agreements with the Town of Round Hill.

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# Greater Round Hill Area

## Goals, Objectives & Strategies

### **Goal 1: Advocate appropriate form, size and densities of new residential development in the Greater Round Hill Area.**

- a. Objective: Advocate that development should occur as a natural and organic expansion of Round Hill 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 must demonstrate that adequate water and sewer service will be available to serve the proposed development.
  5. Strategy: Support the clustering of residences 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: Solicit the need for a nursing home facility or retirement community featuring a nursing home facility, within the Greater Round Hill Area.

### **Goal 2: Encourage rural economy business development in the Greater Round Hill Area to provide local goods, services and jobs to Town of Round Hill residents and visitors.**



- a. **Objective:** Support efforts by the Loudoun County Rural Economic Development Council to promote sustainable economic growth and vitality of the agricultural, horticultural, equine and other rural industries in Western Loudoun County.
  1. Strategy: Identify ways that rural businesses within the Greater Round Hill Area could form strategic partnerships with Town of Round Hill businesses.
  2. Strategy: Become an active participant in the implementation of the 2013 County Rural Economy Business Development Strategy.

**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 transportation and community facilities in the Greater Round Hill Area 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 Round Hill to connect to the regional W&OD Trail, also known as the Franklin Park Trail.
  5. Strategy: Advocate for walkable neighborhoods in the JLMA using connected streets in a grid pattern and discourage the use of cul-de-sacs.
- b. **Objective:** Support the creation of County community facilities in the Greater Round Hill Area 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 Station such as a library or fire station.



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 Loudoun County to support efforts to conserve the Greater Round Hill Area’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 residents of the Greater Round Hill Area.
  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 in order to achieve harmony between new and existing development.
  4. Strategy: Educate the residents of the Greater Round Hill Area. on historic outreach efforts to identify, research, and preserve historic sites, structures or groups of historic structures in the Greater Round Hill Area. 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 Greater Round Hill Area 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 Greater Round Hill Area**

- 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 and other joint planning projects.
  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 Greater Round Hill Area
  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 properties within the Urban Growth Line 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 to increase the tax base and population.

2. Strategy: Consider the site of the Western Loudoun Sheriff's Station 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: Seek 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 (Creskide 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 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 the Town of 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 County.
3. Strategy: Encourage the use of tree-save areas in the JLMA.
4. Strategy: Encourage the Town of Purcellville and Loudoun 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.

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# Greater Round Hill Area

## Specific Planning Policies & Maps

### **PART ONE: Greater Round Hill Area Land Bays Map**

Please refer to Map 12-2, “Round Hill Area Land Bays.” The purpose of this map is to highlight specific properties (or clusters of properties) and recommend future uses that if implemented, could support accomplishing some of the goals of the Round Hill Comprehensive Plan.

In addition to serving as a visual aide to the Greater Round Hill Area Element, it is also the accumulation of the several other Elements of the Comprehensive Plan on one policy map.

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 Planning Area) and features policies that should be considered during the review process under 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.

### **AREA 1: GREATER ROUND HILL AREA LAND BAYS MAP**

- 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.
- Related Comprehensive Plan Elements:
  - a. Heritage & Community Character
  - b. Economic Development

## AREA 2: GREATER ROUND HILL AREA LAND BAYS MAP

- 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 Station.
- 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.
- Related Comprehensive Plan Element:
  - a. Community Facilities

## AREA 3: GREATER ROUND HILL AREA LAND BAYS MAP

- 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.
  4. Proposed development preserves the historic culvert located on 41 West Loudoun Street.
  5. Proposed development is interconnected with the Western Loudoun Sheriff Station Property at 47 West Loudoun Street with a conversion of existing Sheriff Station access road to Public ROW.
- Specific Policy B: Town would support a community center, assisted living facility, nursing home facility and/or event venue uses only at 41 West Loudoun Street.
- Specific Policy C: Mitigate adverse impacts to adjacent properties or to the integrity of existing house located at 20 Walraven Way
- Related Comprehensive Plan Elements:
  - a. Heritage & Community Character
  - b. Housing & Community Development

#### **AREA 4: GREATER ROUND HILL AREA LAND BAYS MAP**

- 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 (old elementary school) into a Round Hill Community Center.
- Related Comprehensive Plan Element:
  - a. Community Facilities

## AREA 5: GREATER ROUND HILL AREA MAP

- 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 Parcel 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 for town events, on evenings, weekends and holidays.
- Related Comprehensive Plan Elements:
  - a. Economic Development
  - b. Community Facilities
  - c. Transportation

## **AREA 6: GREATER ROUND HILL AREA LAND BAYS MAP**

- 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.
  
- Related Comprehensive Plan Element:
  - a. Public Utility