



JOINT WORK SESSION

SPECIAL MEETING OF PLANNING COMMISSION & TOWN COUNCIL

2016 Comprehensive Plan

January 29, 2015

COMMUTER LOT VOTE

- I support a Commuter Lot that has the following:
 - ❖ Heavy Landscape Buffer along Residential Property Owner boundary
 - ❖ Downward facing lights that shut off at night
 - ❖ Closes at 8 pm
 - ❖ Safe pedestrian access across Evening Star
 - ❖ No bus idling before 5:00 am
 - ❖ Closed Saturday & Sunday
 - ❖ Include adjacent property owner in plans
 - ❖ Balance of commuter traffic with kids walking to school with timing, signage and crossing guards
 - ❖ Our part to relieve traffic on Route 7

MIXED USE SHOPPING CENTER

- I support Mixed Use Shopping Center:
 - ❖ Town Square feel with Main Street layout
 - ❖ Classic small town downtown feel; Buildings closer to street
 - ❖ Centerpiece community gathering spot/attraction
 - ❖ Fountain converts to stage, pocket park or art features
 - ❖ No residential next to commercial, only residential over commercial
 - ❖ Offer space for Post Office
 - ❖ Quality Design means Quality businesses

PUBLIC PARKING LOT VOTE

Brainstorm supporting ideas for public parking lots such as:

- Town Invest in Public Parking Lot
- Develop Fee-in-Lieu
- If the most popular wish for Downtown is for a food establishment (restaurant, pub or café); the #1 deciding factor in location is parking availability
- Because the most parking intense use = food uses
- How to pay for Public Parking Lot and Pedestrian Accessibility?
- How to include SWM improvements?
- Tie parking lot improvements with Main Street

ZONING ORDINANCE

Brainstorm future Zoning Ordinance Amendments

- Current non-conforming lots with conforming use
- Amend to create conforming lots with non-conforming uses
- Parking intense vs Shared parking abilities
- To become a conforming lot makes it possible to sell a lot because you can sell to anyone who meets the permitted uses – but if you can't meet the zoning requirements nobody will buy you because you are “grandfathered in”

DESIGN GUIDELINES VOTE

I support finding solutions to protect the overall character of Round Hill with a guiding document that outlines:

- Materials NOT allowed on the front façade
 - Such as Steel, Glass, Concrete
- Massing & Scale
- Protection of Overall Streetscape
- Encourage basic features such as shutters and porches

BOUNDARY LINE ADJUSTMENT

Brainstorm supporting ideas for public parking lots such as:

- Build community unity
- A unification project: in-town vs out-of-town
- ONE Town, ONE Round Hill
- To BLA a HOA means to bring in neighborhoods acting already under rules & regulations, an HOA can be an ally to the town providing support in communications, rules and design
- Unlike someone outside of town, not in HOA has not had been under such scrutiny before
- New members of our community to get involved

LOOK AT

When considering a BLA, the Town needs to consider looking into:

- HOA documents
- What does the County do now for those neighborhoods
- Phases of a BLA

ACCESSORY DWELLINGS

- What is the difference between an accessory dwelling in an accessory building, above garage or in basement?

HOW TO HELP OWNER OF VICTORIAN HOUSE

- Rental Income
- Bed & Breakfast
- Financial Incentives

BED & BREAKFAST

- What if Bed & Breakfasts were located only on Main Roads, not side roads

MASTER PLAN OF LOTS

Land Use Bays:

- Key Lots or Significant Properties – to discuss possible scenarios
- Hammerly House Lot – what is the future of it? Who can afford to either save it or demolish it and build new? Should it be Commercial?

FUTURE MEETINGS

Other future discussions:

- Accessory Dwelling Units
- B&B Community Design
- There will be wins and losses at meetings
- Special Meeting to plan for branding projects
- Artwork
- Partnerships with Colleges

COMMERCIAL VARIATIONS

- General
- Gateway
- Commercial Core
- Neighborhood
- Live Work
- Home Occupation
- Residential

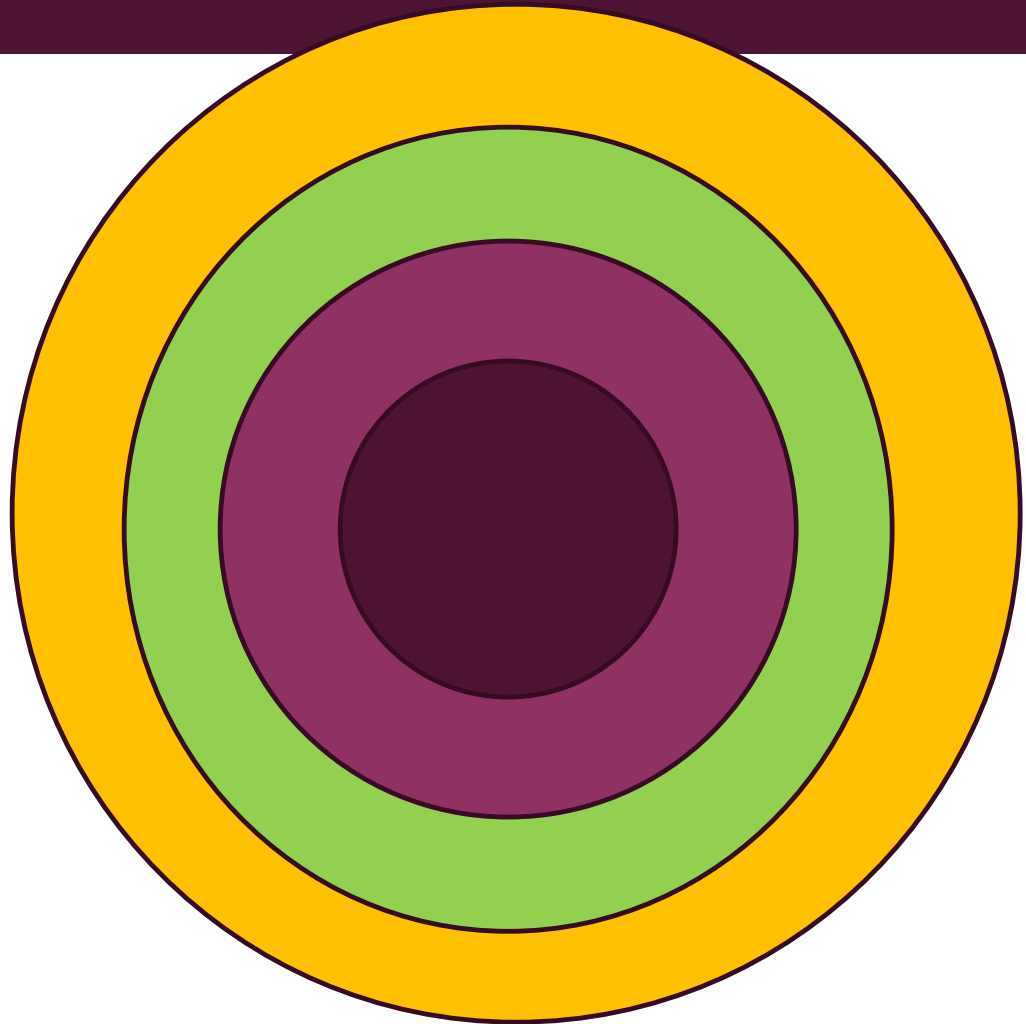


Gradually Less Intense

BUSINESS LOCATIONS

Picture the types of business locations as rings spreading outward:

- Center
- Transition
- Live Work
- Home Occupation



NEW PERSPECTIVES & PERCEPTIONS

Future Meetings Consider these Images:

- All American Main Street
- Arts District along Loudoun with B&B
- North Gateway Train Station & Town Hall
- South Gateway (Bridge Name & Design)
- Western Gateway Historic Homes Art District with Inns
- Eastern Gateway FPT, Commercial Center



VISIONING EXERCISE

FOLLOWING IMAGES ARE TO TRIGGER CONVERSATION, NO PROPOSALS
HAVE BEEN SUBMITTED



Note: Owners are considering purchasing adjacent property for 2nd entrance, would require a BLA



Purple: Housing
Buffer with 1 ½ story cottages

Grey: Commercial

Blue:
Residential over
Commercial

Red: Landscape or
Park Space

P: Parking

Star: Feature

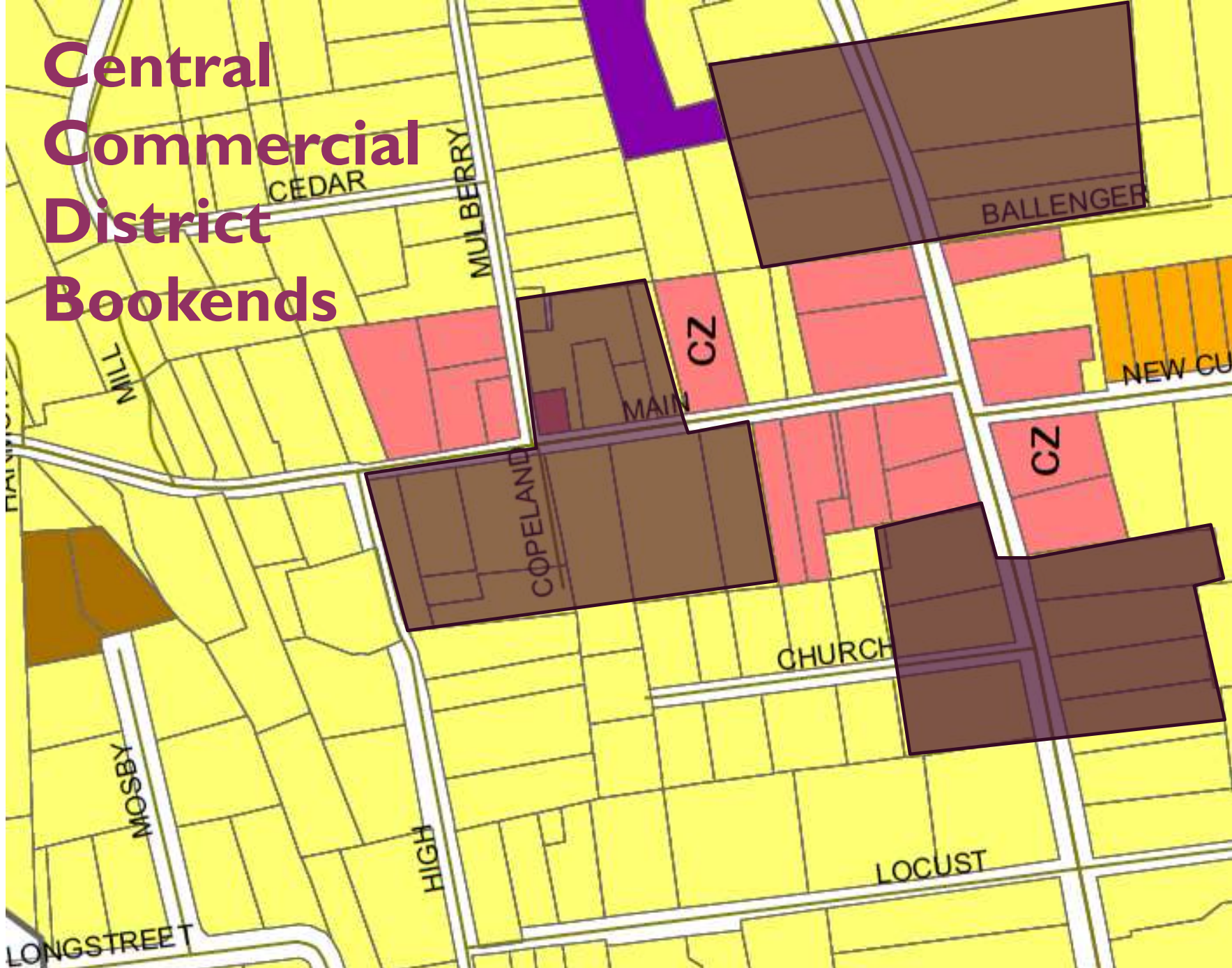
Dark Purple:
SWM Pond

R: Restaurant

Pink: Patio

G: Gas Station

Central Commercial District Bookends



ONE-STORY HOUSING DESIGN



RESIDENTIAL OVER COMMERCIAL



RESIDENTIAL OVER COMMERCIAL



RESIDENTIAL OVER COMMERCIAL



RESIDENTIAL OVER COMMERCIAL

