

**Town of Round Hill
Planning Commission Public Hearing
October 5, 2016
7:00 p.m.**

The Town of Round Hill Planning Commission held a Public Hearing on Wednesday, October 5, 2016, at 7:00 p.m. at the Town Office – 23 Main Street, Round Hill, Virginia.

PLANNING COMMISSION MEMBERS PRESENT

Michael Hummel, Vice-Chairman
Michael Minshall
Elizabeth Wolford

PLANNING COMMISSION MEMBERS ABSENT

Manuel Mirabal, Chairman
Stephan Evers

STAFF MEMBERS PRESENT

Melissa Hynes, Town Planner/Zoning Administrator

MEMBERS OF THE PUBLIC PRESENT

Jim Totaro
Pam O'Beirne
Peter Juanfere
Clinton Chapman
Jim Farrell
Michelle Cavucci
Carl Loeffler
Luci Loeffler
Sarah Etro
Robyn Reel
Fred Lyne
Craig Fredericks
Rodion Iwanczuk

IN RE: CALL TO ORDER

Vice-Chairman Hummel called the meeting to order at 7:02 p.m. Roll call was held, with Commission Members Wolford, Hummel and Minshall present, constituting a quorum.

IN RE: PLEDGE OF ALLEGIANCE

Commission Member Wolford led those present in the Pledge of Allegiance.

Vice-Chairman Hummel explained the reasons for both Chairman Mirabal's and Commission Member Ever's absence at this evening's meeting.

IN RE: APPROVAL OF THE AGENDA

Commission Member Wolford moved that **we approve the Agenda for the Public Hearing for October 5, 2016, as presented;** Commission Member Minshall seconded the motion. There was no discussion. A vote was held; the motion was approved 3-0, with Chairman Mirabal and Commission Member Evers absent. The vote is recorded as follows:

<u>MEMBER</u>	<u>VOTE</u>
Manuel Mirabal	Absent
Stephan Evers	Absent
Michael Hummel	Aye
Michael Minshall	Aye
Elizabeth Wolford	Aye

IN RE: OPEN PUBLIC HEARING

Vice-Chairman Hummel explained the purpose of the Public Hearing, which is to hear public comment on the Draft 2017 Town of Round Hill Comprehensive Plan. It was noted that the Planning Commission has been working on the update of the Comprehensive Plan for at least one year. Vice-Chairman Hummel further explained that a copy of the Comprehensive Plan has been, and will continue to be, available at the Town Office for public review; additionally, a full version is available on the Town's website. Notice of the Public Hearing was advertised in The Purcellville Gazette newspaper on September 22, 2016 and September 29, 2016. Letters have been sent by the Town to members of the public whose properties were specifically noted in the update of the Comprehensive Plan. Town Planner/Zoning Administrator Hynes further explained that any resident whose address was called out in the Comprehensive Plan received a letter regarding the update of the Comprehensive Plan; additionally, Ms. Hynes explained, the Public Hearing for the updated Comprehensive Plan was noted on the Town's Facebook page.

IN RE: PUBLIC HEARING PROCEDURES

- **Conflict of Interest Disclaimer & Financial Disclosure**

Vice-Chairman Hummel asked if any Member of the Planning Commission has a conflict of interest in the case, or a financial interest benefit to the outcome of the case, other than the fact that all Commission Members' properties are in the Town of Round Hill; there were no conflicts.

- **Staff Presentation of Summary of the Draft 2017 Comprehensive Plan**

Vice-Chairman Hummel called for Staff presentation of the Comprehensive Plan by the Town Planner. Ms. Melissa Hynes, the Town Planner and Zoning Administrator for the Town of Round Hill, then introduced herself. Ms. Hynes noted that this hearing is being held at the Town Office, and explained that Town Staff who works in the Office consists of the Town Administrator, herself, the Town Clerk, the Town Treasurer, and the Town Utility Billing Administrator. Town Planner/Zoning Administrator Hynes explained that the Planning Commission has been working on the update of the Comprehensive Plan since 2012, noting that Mr. Robert Kinsley and Ms. Mickey Rhodes were the Town Planners who preceded her and have worked with the Commission on this update. Ms. Hynes explained that a Community Survey was conducted in November 2014 to assist her with understanding the community more

fully, and that this survey "kicked-off" the continuation of work by her and the Planning Commission in the update of the Comprehensive Plan. Town Planner/Zoning Administrator Hynes explained that she and the Planning Commission have been working on this update for two years, including nine months of multiple meetings undertaken by the Commission following the initial public input portion of the process. Ms. Hynes noted that this is the first major update of the Comprehensive Plan since 1993, although the Plan has been amended during this time period. Town Planner/Zoning Administrator Hynes explained that she and the Planning Commission put forth much effort in order to incorporate public participation in the update of the Plan; this effort included: 1) three public input meetings, held in August, September and October of 2015; 2) the November 2014 Community Survey; 3) a Historic Preservation meeting held in December 2014; 4) a follow-up to the November 2014 survey, which concentrated on specific issues raised in that November survey; and, 5) a series of marketing meetings held in April 2016. Ms. Hynes provided an explanation of a Comprehensive Plan, noting that it represents a long-term action plan for a town; however, Ms. Hynes further explained, the Comprehensive Plan does not represent code or regulation. The Town Planner noted that a Comprehensive Plan is referred to in the event of a rezoning or a special exception case, as the language in the Plan must support a requested use for a property. Town Planner/Zoning Administrator Hynes explained that the Planning Commission is tasked with the initial update of the Comprehensive Plan, and will vote at a meeting next week on whether to recommend the Plan to the Town Council. If the Plan is forwarded to the Town Council, it has ninety days for review, followed by its own public hearing. The Council may then vote to accept the Comprehensive Plan. Ms. Hynes stated that the hope is to complete the process and adopt the Plan by February. Town Planner/Zoning Administrator Hynes then provided a PowerPoint presentation outlining the elements of the updated Comprehensive Plan; these elements include:

- 1) Natural Resources – including an explanation of the greenbelt around Round Hill and efforts to protect that area from development; providing an overview of storm water retrofits planned for Round Hill, of which the Main Street Enhancement Project is the first; explaining the possibility of Round Hill becoming an Appalachian Trail Community; explaining that the Town may apply in the next few years to be designated as a Tree City; explaining work being done to create Sleeter Lake Park; and, noting that the possibility exists for the Town to become a Virginia bird-watching and wildlife trail community. Ms. Hynes explained that projects such as the Appalachian Trail Community designation, the Tree City designation, and the bird-watching trail designation can provide benefits to the Town while having low-impact effects on the community.
- 2) Heritage Resources and Community Character – Town Planner/Zoning Administrator Hynes explained that this section was the one most-changed from the 1993 Comprehensive Plan, with the decision made by the Planning Commission to recommend establishment of a citizen's committee to assist in retaining the historic character of Round Hill, rather than the creation of boards and the establishment of specific regulations as put forth in the 1993 Plan. The

National Historic Register District which exists in the Town was highlighted on the Heritage and Preservation Overlay Map, with Town Planner/Zoning Administrator Hynes explaining that this designation is an honorary title, with no regulations involved. However, Ms. Hynes noted, this designation does allow for residents within the district to apply for some tax benefits. Town Planner/Zoning Administrator Hynes pointed out the "gateway corridors" on this map, explaining that these corridors are found along Loudoun Street and Main Street. The goal of this designation is to highlight these historic homes, and to provide a means to protect the architecture of these structures. The "Train District" was then pointed out, with the Town Planner/Zoning Administrator explaining that Round Hill is somewhat unique in that it is one of the few communities in the State in which the buildings involved with its railroad history are still intact. This district was created in order to recognize this historic aspect of the Town of Round Hill, with the possibility of providing for signage at the sites, and the possibility of securing grant funding for preservation, as discussed. Town Planner/Zoning Administrator Hynes explained that a goal in the creation of this Overlay is to assist homeowners of historic properties, so that those homes do not fall into disrepair.

- 3) Housing and Community Development – Town Planner/Zoning Administrator Hynes explained that the current zoning in the Town of Round Hill is largely R-2, which represents two homes per acre, with no zoning at present which allows for more density in construction – such a one-quarter acre lots, and/or the provision for structures such as "quadplexes." Ms. Hynes explained that a quadplex could consist of four apartments contained in one house. It was noted that this element was one of the more difficult for the Planning Commission to deal with in its update of the Comprehensive Plan, as the desire to protect the country charm of Round Hill exists, however, there is also a hope to provide for diversity in the Town's housing stock. Town Planner/Zoning Administrator Hynes noted that language was included in the update of the Comprehensive Plan which supports the concept of diversity in housing stock.
- 4) Economic Development – Town Planner/Zoning Administrator Hynes explained how economic development can occur in many different, and smaller, forms and how this development can benefit the Town by providing additional revenue. Ms. Hynes explained various exercises which were conducted by the Town in relation to economic development, including a marketing study, and a charrette done by the Loudoun County Design Cabinet to provide ideas for possible use at the Eastern Commercial District. Town Planner/Zoning Administrator Hynes also spoke about consideration provided in the updated Comprehensive Plan to the possibility of building upon existing businesses to support weekend tourism already occurring in western Loudoun County and the Round Hill area.
- 5) Community Facilities – Town Planner/Zoning Administrator Hynes stated that, for a small town, Round Hill has many great facilities, such as the golf course at Stoneleigh, the Town Park, the school, the Town Office, and the Sheriff's

Office Substation. Future community facilities were discussed, as well, including Creekside Park, a potential commuter lot adjacent to the Creekside (Brentwood Springs) development, possible conversion of the old elementary school to a community center, possible future uses for the present Round Hill Volunteer Fire Department building on Main Street, and the proposed Sleeter Lake Park. Ms. Hynes presented a brief history of Sleeter Lake and the proposed park, and explained, in response to a question from a member of the public, that the proposed park will be accessed via Lakefield Road. Another attendee asked about possible access to Sleeter Lake Park via the Lakepoint subdivision; Ms. Hynes explained that an effort will be made to avoid accessing the lake from this subdivision.

- 6) Public Utility System – Town Planner/Zoning Administrator Hynes explained that provision of utilities is the biggest undertaking of the Town; the system encompasses 1,700 acres and serves 1,500 users. Ms. Hynes pointed out the boundary line of the Joint Land Management Area on a map, explaining that the Town provides utility services to residents of this entire area. The Town does provide input into uses for/in the JLMA, Ms. Hynes noted, although the County controls the area. It is hoped that, in time, this area will be incorporated into the Town's limits. Town Planner/Zoning Administrator Hynes explained possible future improvements to the Town's utility system, including construction of an additional water tank, addition of utility line service loops, and exploration of future water sources. In response to a question from a resident, Ms. Hynes explained that the time line for adding the JLMA area to the Town's limits will be presented during discussion of another element of the Plan.
- 7) Transportation – Town Planner/Zoning Administrator Hynes explained that the immediate goal regarding transportation in Round Hill is to provide for more walkability. Ms. Hynes noted that, at present, the Town is working on Phase I of the Main Street Enhancement Project; this project will include sidewalks from the old Train Station building, down Main Street to Loudoun Street, and will connect to the future Franklin Park Trail on Loudoun Street. Phase II of the Main Street Enhancement Project will include the area north of the Train Station, and Phase III will be from Loudoun Street south toward the Lake Ridge subdivision. Town Planner/Zoning Administrator Hynes put forth the goal of the final phase of this effort, which would add a trail from Loudoun Street to the Hill High Marketplace. Ms. Hynes explained that the term used in reference to these efforts to provide for an improved pedestrian network in the Town is "The Round Hill Greenway." An attendee asked if there is a plan to try to connect this proposed network to the W&OD Trail; Town Planner/Zoning Administrator Hynes stated that the ultimate goal of the County is to connect the Franklin Park Trail to the W&OD Trail.
- 8) Land Use and Growth Management – Town Planner/Zoning Administrator Hynes explained that this chapter is likely the most important element in the Comprehensive Plan. Ms. Hynes further explained that the Town is nearly

"built-out," with the twelve-acre Eastern Commercial District parcel the largest buildable parcel remaining in Round Hill. There are a few buildable "in-fill" lots inside the Town's limits, but none large enough to allow for development of a neighborhood. The Town Planner explained that there are two parcels outside the Town's limits which have the potential for development – one is comprised of twenty acres and one is comprised of ten acres; however, barring creative uses for existing lots, Round Hill is nearly "built-out." Ms. Hynes stated that there is little land available for commercial development in Round Hill; the areas zoned for commercial development, notated as the Eastern Commercial District, the Central Commercial District (the present-day downtown section), and the Western Commercial District (the old Hill High Orchard building), were highlighted on a map. Ms. Hynes explained that the Western Commercial District is not inside the Town limits, but is considered a part of the Town of Round Hill. Town Planner/Zoning Administrator Hynes noted that the Planning Commission spent a great deal of time during its update of the Comprehensive Plan discussing the Eastern Commercial District and proposed uses for the property there; a brief history of the Eastern Commercial District was provided, as were the types of uses discussed. Ms. Hynes explained that language in this section was changed in order that a mixed-use development could be supported at the Eastern Commercial District parcel. Town Planner/Zoning Administrator Hynes presented the Future Land Use Map for review, with possible access to the Eastern Commercial District parcel from Route 7 and related proffer language discussed. The In-Town Land Bays Map was also presented and discussed. Mrs. Sarah Etro asked if individuals whose properties may be affected by potential changes to the Central Commercial District were contacted, in order that strategies for each of those properties could be discussed; Town Planner/Zoning Administrator Hynes stated that they were. A map, representing Joint Land Management Area properties which could be developed commercially, was reviewed. Town Planner/Zoning Administrator Hynes reiterated that the Town does not have the authority to approve or require anything in connection with this area, but does have the ability to provide comment. Ms. Hynes further noted that language was included in Round Hill's Comprehensive Plan which could provide guidance regarding the Town's wishes for the area during the County's update of its Comprehensive Plan. Commission Vice-Chairman Hummel noted that any development there would be coordinated with the County. Mr. Hummel asked that Mr. Rodion Iwanczuk, of the Loudoun County Department of Planning, be introduced; Mr. Iwanczuk is the County representative who works with Round Hill in these matters. The Vice-Chairman noted that the Town does have coordination with the County in its update of the County Comprehensive Plan. It was noted that, although the Town has no control of development in the JLMA, it does have the ability to provide input regarding development there. Town Planner/Zoning Administrator Hynes highlighted various properties located in the Joint Land Management Area, and discussed possibilities for developing and/or bringing those areas into the Town's limits; those areas include: 1) the Western Commercial District/Hill High; 2) the new Loudoun County Sheriff's Office Substation; 3) the Powers Thomas property

(which is located adjacent to the Substation site); 4) the old Round Hill Elementary School (which, it is hoped, will eventually become a community center); 5) the park at the Creekside subdivision; 6) the property on the eastern side of the bypass, which could potentially become part of the Eastern Commercial District; 7) the Weona Villa Motel property; 8) a twenty-acre parcel south of Town; and, 9) the location of a proposed future water tower, south of Round Hill. In response to a question from an attendee, a parcel located on Walraven Way was briefly discussed, as well. Town Planner/Zoning Administrator Hynes reiterated that there is little room left for growth in Round Hill; the goal is for any growth which does occur to be quality growth. The Town Expansion Study Areas Map was then reviewed. The Town Planner/Zoning Administrator explained that this study was done by Mayor Ramsey, and includes various neighborhoods existing on the boundaries of the Town. The hope is to slowly bring these neighborhoods into the Town's limits through boundary line adjustments. The belief is that doing so will aid in providing community unity, will allow more residents to serve on various committees, boards, and commissions, and will help to provide funding for the services required by the community.

Town Planner/Zoning Administrator Hynes closed her presentation by noting that the Comprehensive Plan is a lengthy document, and asking that anyone who may have questions to please contact her. The Town Planner/Zoning Administrator also encouraged anyone who may be interested in serving on a committee (such as the Appalachian Trail Community committee) to please let Town Staff know of his/her interest.

- **Reading of Pertinent Written Comments Regarding the Plan And/or Incorporation into the Record by Reference**

Vice-Chairman Hummel asked if there were any written comments provided which should be read into the record; Town Planner/Zoning Administrator Hynes noted that there were no written comments.

- **Open the Public Comment Portion of the Hearing to Speakers Present**

Vice-Chairman Hummel noted that three attendees had signed-up to speak, and asked if anyone else would like to speak. Mr. Hummel then called upon Mr. Chapman to speak.

- 1) Mr. Clinton Chapman, a partner in the Round Hill Partners Group, then spoke; Mr. Chapman explained that his group is hoping to develop the Eastern Commercial District parcel. Mr. Chapman noted that this parcel also includes the Potts Farm house, one of the oldest structures in Round Hill, and explained that his group intends to maintain that structure. Mr. Chapman stated that he attended the Town Council meeting held on July 17, 2014, during which he introduced himself and explained that his group was considering developing the Eastern Commercial District. Since that time, Mr. Chapman noted, he has attended several Town Council, Planning Commission, and Land Use Committee meetings, at which he voiced his group's thoughts about the Eastern

Commercial District and how their development of the parcel could benefit the Town. Mr. Chapman then spoke about the retail market potential for the Eastern Commercial District, noting that the Town Council commissioned a market study earlier this year which provided information about the total retail opportunity for the Town of Round Hill. Mr. Chapman explained the retail leakage portion of the study, which provided information regarding the total retail dollars which leave or enter a community from its trade area; Mr. Chapman noted that this study considered all three commercial areas in or adjacent to the Town. Mr. Chapman stated that, according to the study, total sales in the Round Hill zip code area came to \$12.5 million; of that total, Round Hill "leaks" \$1.28 million dollars. Mr. Chapman further stated that the market study breaks down the actual retail potential for Round Hill, which comes to approximately \$11,186,388.00; this figure is based on \$300.00 per square foot of sales in Round Hill. Mr. Chapman explained that the sales in dollars described in the market study would support 37,288 total square feet of retail space. Mr. Chapman then listed the properties currently in use as commercial properties, these are: 1) 6 West Loudoun Street, which comprises approximately 3,600 square feet; 2) 5 West Loudoun Street, which comprises 3,432 square feet; 3) 1 Loudoun Street, which comprises 6,912 square feet; and, 4) 4 Loudoun Street, the present-day gas station and diner, which comprises 2,630 square feet. Mr. Chapman stated that those parcels represent a total of 23,839 square feet of retail space already in use in Round Hill. Mr. Chapman stated that the Town should consider retail potential, and explained that his group does not want development at the Eastern Commercial District parcel which will not succeed and be viable. Mr. Chapman then moved to discussion of economic value for the Town represented by development of the Eastern parcel. Mr. Chapman explained that his group provided a drawing of its plans for the Eastern Commercial District parcel, which included both retail and residential units. There were approximately 84 residential units in that plan, which would provide over \$2,000,000.00 to the Town in fees and connections. The real estate taxes paid to the Town for that proposed development would be \$77,467.00 dollars per year. Personal property taxes and other taxes/fees were not taken into account in this report, Mr. Chapman noted. Mr. Chapman stated that two other developers have considered projects to develop the twelve-acre parcel, but were unable to move forward with those plans. Mr. Chapman stated that his group feels development of a mixed-use community on that parcel would be a viable solution for a property which has been vacant for twenty years. Mr. Chapman commended the Planning Commission for its work on the Comprehensive Plan, noting that they have "done a lot of hard work on this Comprehensive Plan." Mr. Chapman further stated that "they have come a long way in making the twelve-acre parcel, the Eastern Commercial District, a reality; but there's one aspect that's left in the Comprehensive Plan that could be a deal-breaker. The wording in it states that, Item 15-D, Specific Planning Policies for the Eastern Commercial District, as drafted by the Commission, states: 'Principal development of the site shall be commercial, and any residential use shall be limited to no more than one-third of the total square footage permitted at the site.'" Mr. Chapman stated that this requirement limits

his group's ability to market the property, and makes it so that they are unable to negotiate for potential buildings/occupants. Mr. Chapman's group provided, at the request of the Planning Commission, draft language for the aforementioned Item 15-D; that draft stated, "The mix of uses is envisioned to create a sense of place, designed in a manner to complement the commercial component and unify the overall development. The residential mix should help to add to a diverse housing stock for the Town. The district should encourage a compact, pedestrian-oriented mix of uses." Mr. Chapman stated that this language, he believes, allows for his group to work with the Town in order to put forth a workable development at the site. Mr. Chapman then read from the Round Hill Partners Group's letter to the Town, which stated: "We believe the mixed-use model should be built on a premise as simple and dynamic as the old saying that 'Success begets success.' In a shopping center context, success starts with foot-traffic; what attracts retailers is an environment with lots of activity – shopping, the prospect of lots of potential customers browsing, shopping, spending, spreading the word of a pleasant and convenient buying experience – there's a buzz in the air, people shop, dine, (unintelligible) with friends, kids play, and so on." That's what we envision on that parcel, Mr. Chapman stated, adding that his group wants that parcel to be an attractive, active, vibrant neighborhood. Mr. Chapman stated that all his group is asking "is a little bit of consideration in the wording in that plan, to be able to do that." Mr. Chapman then thanked the Vice-Chairman and members of the Planning Commission.

- 2) Mrs. Sarah Etro, 11 East Loudoun Street, then spoke. Mrs. Etro stated that she appreciates the opportunity to make comment on the plan, and that she appreciates the hard work put into the update of the plan, noting that, "it sounds like it's been a great process, with a lot of community outreach and a lot of time spent." Mrs. Etro then stated that she has just a couple of comments to make, affecting two areas. The first is the designation of historic properties, pertaining particularly to a list included in the draft document; Mrs. Etro noted that she was unsure if that list was from the National Register survey, or from another source, and stated that there are buildings that she felt should be listed as important historic properties, which weren't. Mrs. Etro asked if this list was a more subjective list, or a choice of a property, noting that she would hope that all property owners would have the chance to "either say yes or no." Town Planner/Zoning Administrator Hynes explained that the list in question was already in the Comprehensive Plan when she began work here, and that she assumed the list contained the oldest properties in Town. Mrs. Etro stated her belief that "that assumption doesn't seem to weigh out," and further stated that "it might be good to re-look at that list." Vice-Chairman Hummel asked Mrs. Etro if she would be able, in the next week, to submit her ideas regarding this; Mrs. Etro stated that she would. Mrs. Etro suggested that, "if the list is more arbitrary, it probably doesn't even need to be in there, and the numbers probably don't need to be mapped, because we've got a lot of policy and direction about the honor of being identified as a National Register District, and some of the things that are good for the property owner, and then the Town's approach to try to help people voluntarily participate. It seems like that's what

your objective is." Vice-Chairman Hummel stated, "that's good advice." Mrs. Etro stated that, overall in reading the plan, she appreciates the emphasis on trying to get everybody to work together as a community and trying to tackle problems in a cooperative and voluntary way. The second area upon which Mrs. Etro commented was the idea of the "Land Bays." Mrs. Etro explained that she read the entire plan, but did not get an indication that those land bays and some of the land use changes were to be included until she got to the Land Use and Growth Management section; Mrs. Etro stated, as an example, that she did not see in the Economic Development section why expansion of the commercial area might be considered, as presented in the section dealing with land bays. Mrs. Etro stated that some of the ideas put forth regarding land bays were "pretty big ideas," but that she did not see a connection between this and other sections of the Comprehensive Plan. Mrs. Etro stated that, "on one hand it's good, because it makes it really clear what some of the thinking is on some of the parcels, but I really think it needs to be connected, because, when you get into the specific text on the land bays, I could not understand why we were going to give some special treatment to these properties." Mrs. Etro stated that she "could see what the Town wanted, ultimately, to get out of it, but I didn't see why we were doing it, and I think it's really got to be tied to the vision, there's got to be an overall public benefit to making some of these changes that needs to be really clear in the plan." Mrs. Etro also noted that she is not averse to alternative uses, and she likes the fact that the plan is trying to provide flexibility for property/home-owners to do more things, but that the expansion of the Central Commercial Area is "pretty big," and it might be good to give more limiting guidance to what the idea might be. Mrs. Etro stated that she does not know what the thought is to expanding that commercial area. Mrs. Etro noted that Mr. Chapman had just provided statistics on square footage in Round Hill for commercial properties, and stated her belief that adding the properties noted to the Central Commercial District would probably double the commercial area in the Town. Mrs. Etro stated that more clarity as to what is hoped for in the Central Commercial District should be provided. Mrs. Etro referenced language in the Comprehensive Plan which calls for retaining the historic character of the Town, and noted that the area in question is the eastern gateway to the Town, but is also a neighborhood containing historic homes. Mrs. Etro stated that more emphasis should be given to "the sensitive development there that's going to tie all that together. I think a little more emphasis on that would be good." Mrs. Etro then asked if a rezoning is anticipated, in order to implement the Comprehensive Plan. Vice-Chairman Hummel stated that that issue has not come up in any of the Planning Commission's discussions. Mayor Ramsey stated that, "in the case of land that is being brought in by boundary line adjustment," when this was done in 2005, "we did do a Town-initiated rezoning, to map the incoming properties to existing Town zoning categories, that were maybe more compatible with the adjacent land uses, and I wouldn't rule that out as a possibility. If we brought in lands, for example we brought in Hillwood Estates, just as an example...I could see an argument to say, 'let's do a Town-initiated, and map that to R-2, which is our base residential zoning district, as opposed to leaving it as a JLMA-

1, where there are some strange uses in JLMA-1 which I wouldn't necessarily want to entertain on those properties.' So, I could see a Town-initiated rezoning, in that vein of what we did in 2005; but, with regards to some of the commercial conversions, or things like that, in the past we've had those be owner-initiated rezonings, and I don't see any reason why that, from my perspective, would need changing." Mrs. Etro stated that she appreciated the explanation, and thanked the Planning Commission for providing the opportunity to speak. Vice-Chairman Hummel thanked Mrs. Etro for the good ideas.

- 3) Mr. Craig Fredericks, of 21 West Loudoun Street, then spoke. Mr. Fredericks thanked the Planning Commission for the opportunity to speak, and thanked Town Planner/Zoning Administrator Hynes for her presentation, stating, "I think you did a great job of going over the Comprehensive Plan." Mr. Fredericks further stated that the explanation "rendered a lot of what I had written moot, because I didn't get an understanding from my original reading. I still do want to read the comments I had prepared." Mr. Fredericks asked to make one comment/suggestion in regards to Mr. Chapman's presentation of his group's plans for the Eastern Commercial District, stating that "I think it would be wonderful to see examples of implementation of development that represents the language" you have proposed, and suggested that that be brought to the Commission or the Council. Mr. Fredericks addressed Mrs. Etro's comments regarding properties in the Historic District, noting that he served on the commission which worked with a consultant to develop a list of contributing structures, which could be used as a source for that list in the Comprehensive Plan. Mr. Fredericks then read the following statement: "Round Hill has grown. No longer are we a Town shocked at learning the County's plans to rezone the orchards just outside our corporate limits, no longer are we enlisting the help of national environmental organizations to dampen the ecological effects of the encroaching development, no longer are we reeling at the prospect of the financial burden imposed on our hamlet by the infrastructure required to support a thousand new residents. Our Town is still learning, and still facing new challenges, as our community continues to grow. On our books exists ambiguous by-right land uses, uncertain commercial district viabilities, and unequal building rights. However, in-Town build-out is nearly complete, near-Town open land is nearly non-existent, and empty-plan plots are starting to disappear. Round Hill is on the National and State Registers of Historic Places, and our Hometown Festival is one of my family's favorite weekends. Mayor Ramsey, his Council, their appointees, and the Town's staff should be congratulated for returning us to a nearly even keel. And now, I applaud our government's efforts to focus on the future, and revisit our strategy, by covering such topics as: removing the vestiges of knee-jerk reaction to the County's forcing obligation upon us, branding, commercial district hopes, and planned expansions. On this last, and most important, topic of expansion I am encouraged to read Part 2, Section 2 of Chapter 12, titled *The Greater Round Hill Area's Opportunities and Challenges with Existing Neighborhoods Outside of Town*. There are more than sixteen neighborhoods that comprise greater Round Hill; this section discusses some of the benefits of centralizing

administration, including expanded government candidate pools, full financial resources, and community. Possibly paramount is the potential reduction in the number of governing municipalities and quasi-municipalities, along with our overlapping plans, ordinances, and regulations. More than sixteen neighborhoods – fortunately Round Hill is no longer defined by the two-hundred homes and businesses within the Town's corporate limits, unfortunately, Subsection C only raises questions regarding annexations and/or BLAs. These topics and questions need research and answers, a strategy needs to be developed, and a plan needs to be implemented. Round Hill used to be a getaway stop on the rail line, and, years ago, while bemoaning the feverish pace of development, I was greeted with a fresh perspective – that, after decades of stagnation, Round Hill was once again a destination. Growth is inevitable; a quarter century ago we weren't prepared, hopefully this update to the Comprehensive Plan is the spark that will allow us to better plan for the next quarter century." Mr. Fredericks thanked the Planning Commission; Vice-Chairman Hummel thanked Mr. Fredericks for his comments.

- 4) Mayor Scott Ramsey the spoke, stating that he wasn't going to give a lot of direct comment on the plan itself, as the Town Council will have opportunity to debate the plan. Mr. Ramsey stated that he wanted to personally thank current and past members of the Planning Commission for their many years of work on the Comprehensive Plan. Mr. Ramsey stated, "It's been a long road, and I'm very proud and happy with the product the Planning Commission has produced. I don't think this is the start; I think you have actually brought us very, very close to the finish line." Mayor Ramsey noted that the Town Council still has some work to do, with some comments to consider and some viewpoints to check over; however, he wanted to commend the Planning Commission for their very serious and comprehensive look at the Town's policies and its future, as well as the Staff for all the support they've given to the Planning Commission. Vice-Chairman Hummel thanked Mayor Ramsey for his comments. Mayor Ramsey stated that is will be available to anyone who may have questions.
- 5) Mr. Rodion Iwanczuk, of the Loudoun County Department of Planning and Zoning, introduced himself, and spoke about the section of the plan entitled *The Greater Round Hill Area*, specifically regarding Goal 2, Strategies 2 and 4 which discuss advocating for the creation of employment centers in the JLMA, supporting special-exception applications for event centers, and other employment-type uses in the JLMA. Mr. Iwanczuk noted that the County would not be opposed to the Town advocating for that; however, in the County's Revised General Plan, Chapter 9, Policy 9, it is stated that the County supports the strengthening of the commercial areas within the towns as the preferred principle location of retail and service businesses, office development, and major civic uses. Therefore, Mr. Iwanczuk noted, in staff recommendations to the County Planning Commission or the Board of Supervisors, they may have to fall back on the County's existing policies. Mr. Iwanczuk reported that the County is embarking upon an update of the Revised General Plan, which may

result in future changes to some of these policies. Mr. Iwanczuk stated that the Town may provide input to staff and the stakeholders' committee, in order to request changes to this policy. The Board of Supervisors is generally supportive of staff proposals for most of the work on revisions to the Revised General Plan to be in regards to the suburban policy area, and will come back to the western portion of the County at a later point, Mr. Iwanczuk noted, stating that the Town may make its input known about that, as well. Mr. Iwanczuk noted that public input outreach activities for this effort will begin in November. Mr. Iwanczuk then turned to the topic of boundary line adjustments, reporting that the Board of Supervisors recently, because of the new State law regarding proffers, began giving added concern to boundary line adjustments, and is looking at the following in relation to these requests: what the greater residential density of a property could be; what the town zoning is; and, what the potential impact could be on schools – for which the County would not be able to obtain proffer monies. Mr. Iwanczuk noted that the Town could address this issue in the course of the Revised General Plan update, as well. Vice-Chairman Hummel thanked Mr. Iwanczuk for attending the hearing.

IN RE: ADJOURNMENT OF THE PUBLIC HEARING

Vice-Chairman Hummel then closed the Public Hearing.

IN RE: OPEN DISCUSSION BY THE PLANNING COMMISSION

Vice-Chairman Hummel stated that it would be premature for the Planning Commission to take any action on the Draft Comprehensive Plan this evening, especially with two members absent. Mr. Hummel noted that next Tuesday, October 11, 2016, had been set aside for further consideration of the Plan, and noted that he would recommend that proposed schedule be followed. Town Planner/Zoning Administrator Hynes stated that the October 11th date had been advertised; Vice-Chairman Hummel stated that the meeting will be held at 7:00 p.m. The Vice-Chairman then called for a motion to close the meeting. Commission Member Wolford made a motion **to close the meeting**; Commission Member Minshall seconded the motion. The motion was approved 3-0, with Chairman Mirabal and Commission Member Evers absent. The vote is recorded as follows:

<u>MEMBER</u>	<u>VOTE</u>
Manuel Mirabal	Absent
Stephan Evers	Absent
Michael Hummel	Aye
Michael Minshall	Aye
Elizabeth Wolford	Aye

Vice-Chairman Hummel thanked all those who attended the Public Hearing. The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Michael Hummel, Vice-Chairman

Debra McDonald, Recording Secretary