

**Report on the
Town of Round Hill - County of Loudoun
Agreement Defining Town
Annexation Rights**



**Commission on Local Government
Commonwealth of Virginia**

May 1996

TABLE OF CONTENTS

PROCEEDINGS OF THE COMMISSION	1
SCOPE OF REVIEW	2
EVALUATION OF THE AGREEMENT	3
Orderly and Regular Growth of the Town and County	4
Equitable Sharing of Resources and Liability	8
Interest of the Community at Large	18
FINDINGS AND RECOMMENDATIONS	21
Annexation Ordinance	21
Annexations Under Authority of Section 15.1-1034	23
Modification of Agreement	23
Service Provisions	24
CONCLUDING COMMENT	24

APPENDICES

Appendix A	Agreement Defining Annexation Rights between the Town of Round Hill and Loudoun County
Appendix B	Statistical Profile of the Town of Round Hill, County of Loudoun, and the Area Covered under the Agreement Defining Annexation Rights
Appendix C	Round Hill Urban Growth Area

**REPORT ON THE
TOWN OF ROUND HILL - COUNTY OF LOUDOUN
AGREEMENT DEFINING ANNEXATION RIGHTS**

PROCEEDINGS OF THE COMMISSION

On October 30, 1995 the Town of Round Hill and Loudoun County submitted to this Commission for review a proposed agreement defining the Town's future annexation rights which had been negotiated under the authority of Article 1.1, Chapter 25 of Title 15.1 of the Code of Virginia. Consistent with the Commission's Rules of Procedure, the Town also submitted material to assist this body in its review of the proposed agreement.¹ Further, as required by statute, the Town and County concurrently gave notice of the submission to 11 local governments with which they shared functions, revenue, or tax sources.²

Following its receipt of the proposed agreement, the Commission met in Round Hill on March 4, 1996 to tour the Town and relevant areas in Loudoun County, to receive oral testimony from local officials regarding the agreement, and to conduct a public hearing for the purpose of receiving citizen comment.³ The public hearing, which was advertised in accordance with Section 15.1-945.7(B) of the Code of Virginia, was attended by approximately 40 persons and produced testimony from four individuals. In order to

¹Town of Round Hill and County of Loudoun, **Notice by the Town of Round Hill and the County of Loudoun to Enter into a Voluntary Joint Agreement Defining Future Annexation Rights** (hereinafter cited as **Joint Notice.**)

²Sec. 15.1-945.7(A), Code of Va.

³The oral presentations and public hearing were originally scheduled for January 8, 1996 but were postponed due to inclement weather.

receive additional public comment, the Commission agreed to keep open its record for written submissions through March 18, 1996.⁴

SCOPE OF REVIEW

In 1979 the General Assembly amended the annexation laws of the Commonwealth to authorize towns to negotiate agreements with their counties by which a municipality is permitted to annex, in accordance with conditions specified in such agreements, merely by the adoption of a municipal ordinance.⁵ Thus, where town annexations are pursued under such agreements, the State's general annexation process whereby proposed boundary adjustments are decided by the courts subsequent to Commission review is supplanted by the simple and direct process of annexation by town ordinance. The formal and final adoption of such agreements by a town and county, however, divests the town permanently of its authority to seek city status.

While the Code of Virginia grants broad authority to towns and counties to fashion such annexation agreements to meet their peculiar needs and circumstances, there are certain statutorily prescribed criteria which must be met in their development. Based upon those statutory criteria, this Commission is directed to determine in its review:

⁴Frank Raflo, a resident of Loudoun County, did not take part in the March 4, 1996 proceedings and was not a participant in the discussions, deliberations, drafting, or approval of the Commission's report on the Town of Round Hill - Loudoun County agreement defining annexation rights. Mr. Raflo absented himself entirely from these proceedings on the basis of statutory requirement and the rules and canons of the Commission on Local Government.

⁵Article 1.1, Chapter 25, Title 15.1, Code of Va.

...whether the proposed agreement provides for the orderly and regular growth of the town and county together, for an equitable sharing of resources and liabilities of the town and county, and whether the agreement is in the best interest of the community at large....⁶

It should be noted here that whatever the findings and recommendations of the Commission regarding an agreement negotiated under the previously referenced statutory authority, the local governing bodies are free to adopt or reject the proposed agreement as they see fit. If, however, the Commission's review of an agreement of this nature is "unfavorable," the local governing bodies may not adopt the agreement until after they have jointly held an advertised public hearing on the issue.⁷

EVALUATION OF THE AGREEMENT

Briefly stated, the principal provisions of the agreement negotiated by the Town of Round Hill and Loudoun County would:

1. require the Town to renounce permanently its authority to become a city;
2. authorize the Town to annex by municipal ordinance property within a specified area in the County, designated

⁶Sec. 15.1-1058.2, Code of Va.

⁷Sec. 15.1-1058.3, Code of Va. It should be observed that State law authorizes a town to proceed unilaterally to obtain an order defining its future annexation rights in instances where it is unable to reach an agreement with its county on the issue. (See Sec. 15.1-1058.4, Code of Va.)

the Urban Growth Area, following the effective date of the agreement;

3. require the Town to adopt a capital improvements program which would establish a plan for and methods of financing the provision of municipal water and sewer services to the Urban Growth Area; and
4. require cooperation between the Town and the County on the development and application of land use plans, ordinances, and regulations within all areas covered by the agreement.⁸

As indicated previously, the Commission is required to determine in its review whether the proposed Town - County annexation agreement (1) provides for the orderly and regular growth of the Town and the County together, (2) permits an equitable sharing of the area's resources and liabilities, and (3) is in the best interest of the community at large. In the following sections of this report the Commission endeavors to analyze the proposed Town of Round Hill - Loudoun County agreement on the basis of these three general criteria.

ORDERLY AND REGULAR GROWTH OF THE TOWN AND COUNTY

In terms of population, the data reveal that, while the County experienced considerable growth during the previous decade, the Town's population remained virtually unchanged. Between 1980 and 1990 the population of Loudoun County increased from 57,427 to 86,129 persons, or by 50.0%, while that of the Town of Round Hill

⁸See Appendix A for the complete text of the proposed Agreement Defining Annexation Rights between the Town of Round Hill and Loudoun County.

grew from 510 to 514 persons, or by 0.8%.⁹ Recent population estimates reveal that, while the County has continued to experience population growth, the Town has confronted a decline in the number of its residents. According to those estimates, between 1990 and 1992 the County's population increased by 10.4%, while the Town's populace decreased by 1.8%.¹⁰ These data indicate that essentially none of the population growth of the County occurred within the Town of Round Hill.

With respect to fiscal resources, property assessment data reveal that both the Town and County have experienced a decline in their respective real property tax bases in recent years. Between 1990 and 1994 the total assessed value of real property in Round Hill decreased from \$26.8 million to \$23.8 million, or by 11.1%, while such values in the County declined during the same period from \$12,664.7 million to \$9,653.2 million, or by 23.8%.¹¹ While both the

⁹U. S. Department of Commerce, Bureau of the Census, **1980 Census of Population, General Population Characteristics, Virginia**, Table 14 ; **1980 Census of Population, Number of Inhabitants, Virginia**, Table 5; and **1990 Census of Population and Housing, Summary Population and Housing Characteristics, Virginia**, Table 2. Population statistics for Loudoun County include persons residing in the Towns of Round Hill, Hamilton, Hillsboro, Leesburg, Lovettsville, Middleburg, and Purcellville. See Appendix B for a statistical profile of the Town, County, and the areas covered by the agreement. See Appendix C for a map of the Town of Round Hill and that portion of Loudoun County subject to annexation under the terms of the agreement.

¹⁰Martin, Julia H. and Donna J. Tolson, **1993 Estimates of the Population of Virginia Counties & Cities** (Charlottesville: Weldon Cooper Center for Public Service, University of Virginia, December 1994), Table 1; and Center for Public Service, University of Virginia, "Census County, City, Town Estimates: April, 1990 and July, 1992."

¹¹**Joint Notice**, Attachment 10; and Pamela M. Bower, Principal Planner, County of Loudoun and Jeffrey H. Wolford, Mayor, Town of Round Hill, letter to staff of Commission on Local Government, Mar. 28, 1996.

Town and the County have a variety of sources of revenue to support their governmental functions, real property taxes are by far the largest component of revenue available to support their operations. In terms of Round Hill's prospects for future fiscal development, it should be noted that 19.2 acres, or only 14.6% of the Town's total land area, remain vacant.¹² Town officials have indicated, moreover, that a substantial portion of that vacant property is restricted in its development potential due to limited accessibility, locational concerns, or parcel size.¹³

Under the terms of the proposed agreement the Town would be eligible to annex by ordinance property within an area designated by the County in its planning instruments as the "Round Hill Urban Growth Area" (UGA) subject to compliance with the planning and land development control provisions of the settlement.¹⁴ The UGA comprises 3.25 square miles of territory and currently contains approximately 641 persons and \$38.9 million in real estate property

Assessed values for Loudoun County include data for Round Hill and the six other towns in the County.

¹²**Joint Notice**, Attachment 7.

¹³**Ibid.**, Attachment 12.

¹⁴The proposed agreement commits the Town to the adoption of a capital improvements plan, establishment of a method to finance the expansion of its water and sewer system, adoption of a facility standards manual which will govern the design and construction of public infrastructure in new developments equivalent to the County's standards for such facilities, and amendment of its zoning ordinance to accommodate the development of the property which has been rezoned by the County prior to annexation by the Town. In the event Round Hill has not adopted the required documents and ordinances prior to the effective date of the agreement by both jurisdictions, the implementation of the annexation accord will be delayed by six-month intervals until the Town completes final action on those measures.

values.¹⁵ Although the UGA contains a number of residential subdivisions and several public facilities, approximately 60% (1.96 square miles) of that area is essentially undeveloped or in agricultural or forestal use.¹⁶ It should be noted, however, that more than one-half of the undeveloped property in the UGA is scheduled to undergo residential and commercial development in the near future.¹⁷

¹⁵Pamela M. Bower, Principal Planner, County of Loudoun, Lawrence Kelly, Assistant County Attorney, County of Loudoun, and Jeffrey H. Wolford, Mayor, Town of Round Hill, memorandum to staff of Commission on Local Government, Nov. 30, 1995; and Pamela M. Bower, Principal Planner, County of Loudoun, letter to staff of Commission on Local Government, April 4, 1996.

¹⁶Bower, Kelly, and Wolford, memorandum to staff of Commission on Local Government, Nov. 30, 1995. The largest development in the UGA, Hillwood Estates, contains approximately 100 residential units served by municipal water and sewerage. Also located in that area are three other developments served by Town water and sewer lines – Stoneleigh, Fallswood, and Greenwood Commons. The latter three developments have previously received subdivision approval from Loudoun County. Collectively, those three subdivisions will contain 214 residential units when completed. In addition, the County has approved a request to develop approximately 40,000 square feet of space for commercial purposes on property southwest of Town in the UGA. The public facilities in that area include a County elementary school, Round Hill's sewage treatment plant, municipal water lines and appurtenances, and the site for a proposed Town park.

¹⁷In 1992 Loudoun County approved a rezoning application filed by Round Hill Associates which called for the development of approximately 700 acres of property in the UGA located northwest, east, and southeast of Round Hill. That proposed development will ultimately contain 1,087 dwelling units and 150,000 square feet of commercial space when completed. The density of development proposed for the Round Hill Associates property in the UGA will require public water and sewer service from the Town, and, as part of the County's rezoning approval, the developers of that property have agreed to make a number of improvements to the Town's water and sewerage systems. In addition, the County has accepted proffers from Round Hill Associates (1) to construct certain transportation improvements to serve the development, (2) to reserve property within the subdivision for affordable housing, and (3) to dedicate property for an elementary school site, public park and recreation facilities, and open space. Under the terms of the proposed agreement, however, the

In sum, the agreement affords the Town the opportunity to incorporate into the municipality property on its periphery experiencing demographic and fiscal growth and to obtain land for future development. Moreover, the provisions of the proposed settlement which establish the joint Town - County planning and land use regulatory program will aid both jurisdictions in managing future growth in the areas adjacent to Round Hill. The planning provisions will be especially important to the Town in terms of controlling the scope and nature of development which will occur on property within the UGA prior to municipal annexation. Alternatively, those provisions will also assure Loudoun County a significant role in the development of areas incorporated into the municipality. Based on these considerations, it is the Commission's judgment that the proposed agreement does facilitate the orderly and regular growth of the Town and County together.

EQUITABLE SHARING OF RESOURCES AND LIABILITY

An equitable sharing of resources and liabilities within the context of an agreement defining annexation rights requires, in our judgment, an opportunity for both the Town and the County to benefit from the growth in the general area sufficient to meet the needs of their respective residents and commensurate with the contribution each locality makes to the social and economic viability of the general area. The following paragraphs consider these concerns.

Town can only annex those portions of the Round Hill Associates development that have received subdivision approval from the County.

Resources

As indicated in the previous section of this report, the Town of Round Hill, contrary to the demographic trend of the County generally, has experienced a population decline in recent years. Further, real property values in the Town decreased by 11.1% from 1990 to 1994. Moreover, while Round Hill supports with its utility services development outside its present boundaries, the limited amount of vacant land within the Town suitable for development will constrict Round Hill's ability to share equitably in the growth of its area.

The simplified annexation procedure authorized by the proposed agreement would permit Round Hill to annex territory within an area that contains \$38.9 million in real estate assessed values and significant amounts of vacant land suitable for future development. While almost all of the undeveloped property in the UGA is currently used for agricultural or forestal purposes, several tracts within that area are scheduled to undergo intensive residential and commercial development in the near future. Thus, by means of annexations authorized under the proposed agreement, Round Hill would increase its local-source revenue base and obtain additional land for development. While the Town must comply with the land use and development control provisions of the proposed agreement before exercising its annexation authority, Round Hill officials have indicated that future annexations within the UGA will be undertaken only upon request of affected property owners or when the Town determines such to be otherwise appropriate.¹⁸

¹⁸Wolford, communication with staff of Commission on Local Government, Apr. 25, 1996.

With respect to the impact on Loudoun County of periodic annexations effected by Round Hill, the Commission notes that town annexations in Virginia, unlike those of cities, do not remove property from a county's tax rolls. While town annexations do constrict some of a county's more modest local tax sources (e. g., automobile license taxes, consumer utility taxes, and sales taxes), Loudoun County should not experience any significant loss of revenue as a result of the annexation effected by Round Hill under the terms of the proposed agreement. Further, any economic development facilitated by the extension of Round Hill's services to annexed areas will benefit the County as well as the Town. In addition, the proposed agreement contains provisions which commit the Town and County to broad cooperation for the development of public facilities to serve the UGA as it develops.¹⁹ On the basis of these considerations, the Commission concludes that the proposed agreement should provide the Town of Round Hill and Loudoun County with an equitable sharing of the area's resources.

¹⁹The Town and the County have adopted a form of conditional zoning which permits either jurisdiction to accept proffers, such as cash contributions, dedication of property, and the construction of off-site public improvements, from an applicant for a rezoning. Provisions of the proposed agreement address the allocation and administration of the proffered conditions associated with any property rezoned by the County in the UGA prior to the effective date of the agreement. [See Agreement Defining Annexation Rights between the Town of Round Hill and Loudoun County (hereinafter cited as Agreement), Sec. III.] In addition, the proposed agreement calls for the Town and County to adhere to policies contained in the Round Hill Comprehensive Plan, the Loudoun County Comprehensive Plan, the Countywide Transportation Plan, and the jointly-developed Round Hill Area Management Plan which identify the road, school, and other public facilities needed to serve new development in the UGA. (See Agreement, Sec. II.B.)

Liabilities for Services

Annexation by Round Hill under the terms of the proposed agreement will, however, place additional service responsibilities upon that municipality. While this expanded responsibility for urban services constitutes a liability to be borne by the Town, the extension of such services to areas of need represents, at the same time, a consequence of the agreement which is in the general interest of the community at large.

As with the other towns located in Loudoun County, Round Hill plays an important role in the provision of public services to its general area. In terms of utilities, Round Hill serves not only the needs within its corporate limits, but also a number of residential connections beyond its present boundaries. The availability of municipal water and sewerage has been instrumental in the development of areas adjacent to the Town. With respect to the future growth of that area, the Commission notes that Loudoun County's Round Hill Area Management Plan, which was developed in consultation with the Town and adopted by the County in 1990, calls for future residential and commercial development to occur in areas adjacent to Round Hill. That prospective development can be served by Town water and sewerage.²⁰

Water. The Town of Round Hill owns and operates a public water storage and distribution system, which presently serves 311

²⁰County of Loudoun, **Round Hill Area Management Plan**, Jan. 1990, pp. 36-37, 55-56.

connections, with 48 of those connections being located in the UGA.²¹ Water for the system is obtained from five wells, all of which are located in the UGA.²² While the aggregate yield from those wells is 0.290 million gallons per day (MGD), the Town is authorized by the Virginia Department of Health to withdraw only 0.238 MGD from those sources.²³ Since Round Hill's water distribution system required approximately 0.080 MGD in 1995 to serve its connections, the system retains an unused reserve of 0.158 MGD.²⁴ In terms of storage capacity, the Town has two facilities, which collectively hold 0.28 million gallons of water, or more than three days' demand.²⁵

²¹Bower, Kelly, and Wolford, memorandum to staff of Commission on Local Government, Nov. 30, 1995; and Jeffrey H. Wolford, Mayor, Town of Round Hill, letter to staff of Commission on Local Government, Apr. 5, 1996. The Town has approved an additional 146 connections to its water lines to serve future residential development in the Stoneleigh and Fallswood subdivisions located in the UGA. (Bower and Wolford, letter to staff of Commission on Local Government, Mar. 28, 1996.)

²²Four of the Town's wells are located in the Stoneleigh subdivision, and one is located on property owned by Round Hill Associates. All of the wells were installed by the developers of the respective tracts and deeded to the Town. (Town of Round Hill, **Comprehensive Plan, Town of Round Hill**, p. 15.)

²³Virginia Department of Health, "Engineering Description Sheet, Town of Round Hill," Feb. 4, 1994.

²⁴Bower and Wolford, letter to staff of Commission on Local Government, Mar. 28, 1996.

²⁵"Engineering Description Sheet, Town of Round Hill." The Town's storage facilities consist of a 200,000 gallon reservoir and a 75,000 gallon storage tank. The latter facility, which is located in the Stoneleigh subdivision, was installed by the developers of that property and will be dedicated to the Town in the near future. (Wolford, letter to staff of Commission on Local Government, Apr. 5, 1996.)

In view of the water service already provided by the Town to portions of the UGA and the current excess capacity in the municipal system, we believe that Round Hill is capable of meeting both the existing and prospective needs of the area subject to annexations by the municipality under the proposed agreement.²⁶ In addition, Round Hill has received written commitments from the developer of a major portion of the UGA to expand the municipal water system. That commitment should ensure that the Town can properly serve the areas annexed.²⁷ Further, under the terms of the proposed agreement, Loudoun County will require that any request to rezone property in the UGA prior to Town annexation be accompanied by an agreement by Round Hill to provide public water service to the affected property.²⁸ This provision will enable the Town to regulate

²⁶It is important to observe that, at the present time, the Town is the only source of treated water available to serve the UGA.

²⁷As part of the County's approval of the Round Hill Associates rezoning application, the developers of that property agreed to construct a water supply and storage system with sufficient capacity to serve the anticipated needs of the proposed development. ("Application of Round Hill Associates, Round Hill, ZMAP 80-04, Proffer Statement," Items 25-27.) Prior to the rezoning of that property, Round Hill Associates signed an agreement with the Town to install the required water lines and appurtenances to serve the proposed development and to deed those facilities to the Town upon completion. Further, the agreement requires Round Hill Associates to provide the Town 0.05 MGD of water to serve other connections to municipal distribution lines. In consideration for the construction of the new facilities by Round Hill Associates, the Town has agreed to waive its availability fee for new water connections within that development. [Round Hill Associates, Anita H. Eckles Trust, and Town of Round Hill, "Water Supply and Storage Agreement (Town of Round Hill Water Supply), Apr. 27, 1991.] It should be noted, however, that policies in the County's Round Hill Area Management Plan restrict the design capacity of the Town's water system to 0.50 MGD. (**Round Hill Area Management Plan**, p. 55.)

²⁸Agreement, Sec. II.F. If a property owner in the Urban Growth Area does not receive a commitment from the Town for municipal water service, Loudoun County will evaluate a rezoning request for conformance

development in the UGA consistent with the capacity of its water system. Moreover, the requirement in the proposed agreement that Round Hill adopt a capital improvements program prior to its effective date is also designed to ensure that the municipality has the capacity to meet the demands for water as the UGA develops.

Sewerage. The Town of Round Hill operates a sewage collection system, which presently serves 275 connections, with over half of those connections (154) being located in the UGA.²⁹ The municipal treatment plant, which was constructed in 1978, has a rated capacity of 0.20 MGD and received in 1995 an average daily flow of 0.053 MGD, leaving an excess capacity of 0.147 MGD.³⁰ Due to the age of the Town's collection lines, however, a portion of the flow through Round Hill's facility is the result of the infiltration of groundwater and the inflow of stormwater.³¹ The Town is in the process of rehabilitating a number of collection lines, and the completion of that effort by Round Hill should provide additional sewage treatment capacity at the plant.³²

with its current comprehensive plan. Policies contained in that plan require municipal utility service for all development in the UGA. (County of Loudoun, **Choices and Changes, General Plan, 1990 - 2010**, pp. 179-80.)

²⁹Bower, Kelly, and Wolford, memorandum to staff of Commission on Local Government, Nov. 30, 1995. Round Hill also has approved an additional 146 sewage connections to serve future residential development in the Stoneleigh and Fallswood subdivisions. (Bower and Wolford, letter to staff of Commission on Local Government, Mar. 28, 1996.)

³⁰Bower, Kelly, and Wolford, memorandum to staff of Commission on Local Government, Nov. 30, 1995; and Bower and Wolford, letter to staff of Commission on Local Government, Mar. 28, 1996.

³¹**Round Hill Comprehensive Plan**, p. 15.

³²Bower, Kelly, and Wolford, memorandum to staff of Commission on Local Government, Nov. 30, 1995. The Town is currently identifying the sources of the infiltration and inflow.

In our judgment, the Town of Round Hill has the capacity to assume responsibility for meeting the sewerage needs of the areas eligible for annexation under the terms of the proposed agreement. As in the case of water, developer commitments to expand the municipal treatment facility should ensure that the Town will be able to serve properly the areas annexed.³³ In addition, as noted above, the proposed agreement requires the Town to adopt a capital improvements program which will entail the plans for extending and financing the municipal sewage utility system to serve property in the UGA before its annexation. Moreover, during the period the UGA is subject to the planning control of Loudoun County, any applicant for the rezoning of property in that area will be required to have a commitment from Round Hill to extend sewerage service to the affected property before the rezoning is granted.³⁴ Again, this

³³In 1992 Loudoun County accepted proffers from Round Hill Associates to expand the Town's sewage treatment facility to 0.50 MGD to serve the scope of development approved for that portion of the UGA. Under the terms of a separate agreement between the Town and Round Hill Associates, 0.26 MGD of treatment capacity in the expanded facility will be reserved for use by the proposed development, while 0.14 MGD will be retained for general municipal use. The agreement also calls for the Town to waive its sewage availability fee for property located within the Round Hill Associates' development. ([Round Hill Associates, Anita H. Eckles Trust, and Town of Round Hill, "Second Amendment to Agreement, (Town of Round Hill Wastewater Treatment Facility), Apr. 27, 1991.] The Commission notes, however, that policies in the County's adopted Round Hill Area Management Plan, which was developed in conjunction with the Town, requires that any further expansion of the municipal treatment facility be approved by both jurisdictions. (**Round Hill Area Management Plan**, p. 55.)

³⁴Agreement, Sec. II.F. In those instances when Round Hill does not agree to furnish sewage collection services to the UGA prior to Town annexation, a proposed development may confront difficulty in proceeding as a consequence of the policies in the County's current comprehensive plan. The Commission notes that the County's plan requires all development in the UGA to be served by public sewer. (**Choices and Changes, General Plan, 1990 - 2010**, pp. 179-80.)

arrangement permits the Town to regulate development in that area consistent with its sewage treatment capacity.

Solid Waste. The Town of Round Hill provides solid waste collection services to all properties in the Town on a weekly basis through contract with a private collector.³⁵ The cost of this service is borne by the Town's general fund and is not supported by user charges. At the current time, residents in the UGA must contract on an individual basis with private concerns for the collection and disposal of their refuse.³⁶ Areas adjacent to Round Hill, both developed and those to be developed, will benefit, in our judgment, from the solid waste collection services provided by the Town. The extension of the Town's services to areas annexed will result not only in the elimination of monthly contractor charges for their residents, it should also promote the increased utilization of regular refuse collection services within those areas. Clearly, the Town can and should bear responsibility for the provision of this public service in the areas covered by the agreement.

Streetlighting. The Town of Round Hill has a policy of operating and maintaining, at public expense, streetlights where such are deemed appropriate for the public welfare. There are currently 57

³⁵Bower, Kelly, and Wolford, memorandum to staff of Commission on Local Government, Nov. 30, 1995. Refuse collected by the Town's contractor is disposed of at the County's landfill, which is located approximately three miles south of Leesburg. (Wolford, letter to staff of Commission on Local Government, April 5, 1996.)

³⁶Wolford, letter to staff of Commission on Local Government, April 5, 1996. County residents, including those in the UGA, who do not utilize the services of a private collection firm can dispose of their household wastes at the County's landfill.

publicly funded streetlights within the Town's corporate limits.³⁷ Although Town regulations require that such facilities be provided at specified locations in new development, it currently has no official policy regarding the installation of other lights at citizen request.³⁸ Streetlighting can be a factor in crime prevention, the reduction of traffic related accidents, and the enhancement of public areas. The extension of the Town's policy of providing this service at municipal expense to areas annexed constitutes a service liability, but one which should and can be borne by the municipality.

Other Service Considerations. Other urban service needs in the areas annexed under the terms of the proposed agreement will be met principally through intergovernmental service arrangements, by Loudoun County, or by State resources. In terms of fire prevention and protection, the Town and Loudoun County jointly support the Round Hill Volunteer Fire Department, which serves the Town and adjacent areas outside the corporate limits, including the UGA. Other services provided to the residents of the Town and surrounding County areas, such as public recreation, libraries, and most importantly, law enforcement, are the sole responsibility of the County.³⁹ Moreover,

³⁷Bower, Kelly, and Wolford, memorandum to staff of Commission on Local Government, Nov. 30, 1995.

³⁸**Ibid.** Town officials have indicated that policies with respect to the installation of streetlights at the request of citizens will be included in the capital improvements plan which Round Hill is required to adopt under the terms of the proposed agreement. (Bower and Wolford, letter to staff of Commission on Local Government, Mar. 28, 1996.)

³⁹The Loudoun County Sheriff's Department maintains a substation within Round Hill, and during the course of a day an average of two patrol deputies are available to respond to calls for service from Town residents. In addition, the Sheriff's Department also provides crime prevention programs, such as Neighborhood Watch programs and home inspection for security, in the Town. (Bower, Kelly, and Wolford, memorandum to staff of

since all of the public roads in Round Hill, in the UGA, and in Loudoun County generally are maintained by the Virginia Department of Transportation, the level of street maintenance and related services (e.g., snow removal) will be unaffected by Town annexations. In sum, the residents of areas annexed under the terms of the proposed agreement will not experience any immediate change in the level of law enforcement, fire suppression, public recreation, library, street maintenance, and snow removal services as a result of their incorporation into the Town of Round Hill.

Summary

Under the terms of the proposed agreement, the Town of Round Hill will be permitted to enlarge its present boundaries through the use of a simplified annexation procedure. While this prerogative may not be immediately exercised following the adoption of the agreement, the annexation authority bestowed by the agreement will provide Round Hill with an opportunity for future growth. This authority will permit the Town to share appropriately in the growth of its area, while concurrently committing it to providing appropriate services to the annexed areas in a timely manner. From our perspective, the proposed agreement does allow an equitable sharing of both the area's resources and liabilities.

INTEREST OF THE COMMUNITY AT LARGE

The third criterion prescribed by statute for Commission consideration in reviewing an agreement defining a town's annexation rights is whether such an agreement is in "the best interest of the

community at large."⁴⁰ In the preceding sections of this report the Commission has found that the proposed Town of Round Hill - Loudoun County agreement provides for the orderly and regular growth of the Town and County and facilitates an equitable sharing of the area's public resources and liabilities. These attributes are clearly promotive of the best interest of the community at large. There are, however, additional aspects and ramifications of the agreement which are relevant to this criterion and which merit comment in this report.

Relinquishment of Authority to Seek City Status

A principal element of the proposed agreement is the provision which calls for the Town of Round Hill to relinquish in perpetuity its authority to seek city status. To be sure, the Town does not currently have the requisite population (5,000) to be eligible to seek city status, nor will any annexation presently foreseeable under the terms of the proposed agreement result in Round Hill's reaching such a population threshold. Future economic and demographic conditions, however, might significantly alter that situation. If Round Hill were to exercise its present statutory prerogative to seek city status at some future date, such an event would remove totally the Town's population and tax resources from the County, with the consequence that the remaining County residents would be confronted with bearing a greater local tax burden for the provision of public services. With the adoption of this agreement, the Town commits itself to remaining permanently a part of Loudoun County and supporting with its residents and fiscal resources the needs of the County generally. Unless a variance of political values and service needs creates irreconcilable differences, the best interest of the community at large

⁴⁰Sec. 15.1-1058.2, Code of Va.

is served, from our perspective, by the Town of Round Hill remaining a constituent element of Loudoun County.

Simplification of Annexation Process

The proposed Town of Round Hill - Loudoun County agreement permits the growth of the Town by a simple process (i. e., annexation by municipal ordinance) which avoids extended, and often costly, adversarial annexation proceedings. Although the State's traditional annexation process has many commendable features, experience has shown that such proceedings can be costly in terms of legal fees, consultants' charges, administrative time, and other expenses incidental to litigation. Moreover, contested annexation cases have often resulted in strained interlocal relations which can inhibit cooperative effort, collaboration on mutual problems, and long-range planning. The proposed agreement will permit the growth of Round Hill in a nonadversarial manner with a minimum of attendant cost.⁴¹ This provision in the proposed agreement can serve the best interest of the community at large.

Cooperative Planning Efforts

The proposed agreement contains provisions which commit the Town and County to a coordinated and cooperative planning and land use regulatory program for dealing with future growth in the areas adjacent to the municipality. The agreement calls for the Town and County to consult with each other on land use decisions relative to the

⁴¹The proposed agreement prohibits the annexation of any area outside the UGA for a period of 50 years, except by mutual agreement of the parties. (See Agreement, Sec. II.B.3.) The annexation accord does not, however, restrict the Town's authority under Section 15.1-1034 (B), Code of Va. to accept or reject such citizen-initiated petitions for annexation affecting territory beyond the UGA.

UGA.⁴² In addition, the Town has agreed to revise its zoning ordinance in order to administer property which has been rezoned by the County prior to annexation, to adopt specified land development control measures, and to take other actions consistent with the jointly recognized needs of the UGA prior to the effective date of the proposed agreement. These efforts on the part of the Town of Round Hill and Loudoun County to plan in a collaborative manner for managing future development of the UGA are clearly in the best interest of the community at large.

FINDINGS AND RECOMMENDATIONS

As a result of our review, this Commission finds that the proposed agreement provides for the orderly and regular growth of the Town of Round Hill and Loudoun County, facilitates an equitable sharing of the area's public resources and liabilities, and is in the best interest of the community at large. While the Commission has reviewed the agreement and hereby reports it "favorably," it offers the following recommendations for consideration by the parties.

ANNEXATION ORDINANCE

Section I of the proposed agreement authorizes the Town, consistent with the law governing agreements of this nature, to annex portions of the UGA merely by the adoption of a municipal ordinance. The Commission recommends that this section of the proposed

⁴²Under the terms of the land development review process established by the proposed agreement, Round Hill will be afforded an opportunity to comment on all applications for rezoning and requests for special exception or subdivision of property affecting those portions of the UGA which have not been annexed by the Town. Alternatively, any rezoning applications affecting property which has been annexed by the Town will also be referred to the County for comment. (See Agreement, Sec. II.F.)

agreement be amended to provide that such ordinances address the various elements prescribed for traditional annexation ordinances by Section 15.1-1033 of the Code of Virginia. That section calls for annexation ordinances to contain:

- (a) a metes and bounds description of the area to be annexed;
- (b) information which may be recorded on a map attached to the ordinance, indicating the location of subdivisions, major commercial and industrial sites, and vacant areas, as well as other information relevant to the possible future uses of property within the area proposed for annexation; and
- (c) a statement to the terms and conditions upon which the annexation will be effected, including provisions for the extension of utilities and for meeting the annexed area's other service needs.

Further, while the proposed agreement calls for the Town to hold a public hearing "as required by Section 15.1-504 of the Code of Virginia," that statutory provision does not require public hearings prior to the adoption of ordinances by local governing bodies. Accordingly, the Commission recommends that the section of the agreement in question be modified to include language essentially as follows:

No ordinance for the annexation of property in the UGA shall be adopted by the Town unless prior formal notice has been given to the Board of Supervisors of the County announcing the intention of the Town to adopt such an ordinance, nor until a public hearing, advertised once a week for two successive weeks in a newspaper of general circulation in the Town and that portion of the County affected by this agreement, has been held prior to the adoption of an annexation ordinance.

In addition to the amendments proposed above, the Commission further recommends that the agreement be modified to provide that certified copies of each adopted annexation ordinance shall be filed with the Circuit Court of Loudoun County, the Secretary of the Commonwealth, and other State and federal agencies which require knowledge of local boundary changes. We also encourage the Town to effect, unless circumstances dictate otherwise, all annexations made under the terms of the agreement as of midnight on December 31 or June 30 of the year specified. These amendments would conform the procedure for adoption of ordinances under the agreement to those which apply to annexation ordinances generally.

ANNEXATIONS UNDER AUTHORITY OF SECTION 15.1-1034

The Commission recommends that with respect to property beyond the UGA, the Town and County consider an amendment to the agreement specifically addressing the citizen-initiated annexation process authorized by Section 15.1-1034 of the Code of Virginia. An amendment addressing the future application of this statute, which permits the initiation of annexation proceedings by citizens or by the County, could remove possible ambiguity and grounds for future controversy.

MODIFICATION OF AGREEMENT

In recognition of the various technical and complex aspects of the joint planning component of the interlocal instrument, the Commission recommends that the proposed agreement include a provision which expressly permits the Town and County to modify the annexation accord by joint consent, if such is deemed appropriate. This proposed amendment to the Round Hill-Loudoun County settlement recognizes that certain elements of the agreement may

require subsequent adaptation to meet future circumstances and needs which cannot now be foreseen. While such amendatory authority may be viewed as inherently within the prerogatives of the two jurisdictions, we recommend the inclusion of specific language addressing the point.

SERVICE PROVISIONS

The Commission recommends that the proposed agreement be amended to include a provision which states that upon effective date of any annexation effected under the terms of the interlocal settlement, Round Hill shall extend its general governmental services to areas annexed at the same level as then exists within the Town. Such a provision is generally included in court orders decreeing annexation, and a similar provision would be, in our view, appropriate for inclusion in town-county annexation agreements.

CONCLUDING COMMENT

As this Commission has noted previously, agreements defining a town's annexation rights are significant documents containing major grants and concessions of legal authority by the two jurisdictions which are parties to them. Accordingly, the proposed Town of Round Hill - Loudoun County agreement has merited and has received careful review by this body. While this Commission recommends adoption of the amendments herein proposed, we find the existing agreement consistent with statutory standards, and we hereby report it "favorably."

TOWN OF ROUND HILL/COUNTY OF LOUDOUN
ANNEXATION AGREEMENT

THIS AGREEMENT made and entered into this _____ day of _____, 199_, by and between the BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA (hereinafter "County") and THE TOWN COUNCIL OF THE TOWN OF ROUND HILL, VIRGINIA (hereinafter "Town").

WITNESSETH:

WHEREAS, The County adopted a comprehensive plan for growth in Loudoun County which designated an Urban Growth Area around the Town of Round Hill and encouraged the development of an Annexation Agreement between the Town and County for the annexation into the Town of the Urban Growth Area; and

WHEREAS, the Town has requested and the County has agreed to enter into a comprehensive Annexation Agreement to address the entire Round Hill Urban Growth Area; and

WHEREAS, the Town and County wish to enter an Agreement defining annexation rights pursuant to Section 15.1-1058.1 of the Code of Virginia, 1950 as amended; and

WHEREAS, it is the desire of the Town and County to allow the Town to annex as much of the Urban Growth Area, specifically as shown on Attachment A and generally as identified in the County's Round Hill Area Management Plan and Choices and Changes General Plan when it desires, by ordinance; and

WHEREAS, the Town and County desire to adopt the same planning policies for the UGA; and

WHEREAS, the Town has indicated its willingness to relinquish its right to seek independent city status; and

WHEREAS, the Town and County have negotiated an Agreement regarding annexation which will be in the best interests of all the citizens of the County, including the citizens of the Town and the annexation area.

NOW, THEREFORE, the Town and County, in consideration of the mutual covenants and agreements contained herein, agree to perform the following acts and to be bound by the following statements and principals in settlement of all annexation issues.

I. Section 15.1-1058.1. AGREEMENT DEFINING ANNEXATION RIGHTS.

- A. The Town hereby permanently relinquishes its right to seek city status effective as of the effective date of this Agreement.
- B. The Town hereby acquires the right to annex by ordinance (following public hearing as required by Section 15.1-504 of the Code of Virginia, 1950, as amended), those areas designated in this Agreement as the Urban Growth Area (UGA) as set forth in Attachment A subject to the policies hereafter provided and effective as of the effective date of this Agreement.

II. POLICIES.

A. Urban Growth Area.

- 1. The Town's right to annex by ordinance shall be limited to those areas within the UGA.
- 2. The UGA shall be that area shown in Attachment A and as further described in Attachment B.
- 3. The Town may annex any or all of the UGA as the Town deems appropriate following the effective date of this Agreement.

B. Annexations/Limitations

1. Development within the UGA shall be in conformance with the following:
 - A. Round Hill Area Management Plan (except those policies which are only applicable outside of the UGA) (Attachment D) ; and
 - B. Town of Round Hill Comprehensive Plan (Attachment E); and
 - C. Chapters 2 and 3 of the Choices and Changes General Plan (Attachment F), except that:
 - i. Policies in chapters 2 and 3 which apply only to areas outside of the UGA shall not apply; and
 - ii. Those areas in chapters 2 and 3 which identify actions the County will undertake and which apply within the UGA are hereby amended to provide for joint Town/County action; and
 - D. The specific land use policies of the Choices and Changes General Plan identified in Attachment G; and
 - E. The specific transportation policies of the Countywide Transportation Plan identified in Attachment H.
2. No portion of the UGA shall be annexed by the Town unless such portion of the UGA is contiguous to a then existing corporate boundary of the Town. In addition, no portion of the area identified by Attachment C and comprising a portion of the property known as Round Hill Associates which is subject to the proffers accepted by the County in conjunction with approval of ZMAP 89-04 shall be annexed until such portion of such property has been subdivided in accord with the Loudoun County Land Subdivision and Development Ordinance into building lots.
3. For a period of fifty years from the effective date of this Agreement, no area outside of the UGA shall be incorporated into the Town except by means of a future annexation agreement or boundary line adjustment agreement meeting the approval of both jurisdictions.

C. Joint UGA Policies Review Committee

1. A Joint UGA Policies Review Committee, consisting of one member of the Town Council, one member of the Town Planning Commission, one member of the

Board of Supervisors, and one member of the County Planning Commission shall be established as of the adoption date of this Agreement.

2. The Joint UGA Policies Review Committee shall serve as a forum for the two jurisdictions to discuss issues relating to the Urban Growth Area.
3. The Joint UGA Policies Review Committee shall review and advise the respective jurisdictions concerning changes and amendments to the documents identified in section II.B. above. Both the Town and County must agree to any changes to these documents as they pertain to the UGA.

D. Town Commitments

1. The Town shall adopt the County's zoning regulations in effect as of the date of adoption of this agreement for the property identified on Attachment C and known as Round Hill Associates (RHA) and shall administer the RHA project if and when the Town annexes it, under the terms of those regulations.

The Town shall adopt a Facilities Standards Manual generally compatible with the County's FSM for design and construction standards of public facilities.

The Town shall adopt a Capital Improvements Program which must include a plan for provision of water and sewer services to the UGA.

The Town shall establish its method for financing the expansion of the Town's water and sewer systems.

5. If the Town fails to accomplish items II.D.1. through II.D.4., listed above, then the effective date of this Agreement shall be delayed by six month intervals until such time as these items are completed.
6. The Town shall establish new land development application fees which shall include any costs reasonably incurred by the County as a result of any referral/review service it is to perform in connection with any such land development applications on behalf of the Town. Such fees shall be reviewed as needed.

7. The Town shall adopt other zoning categories, as needed, to administer any property it may choose to annex which has been rezoned with proffers by the County prior to being annexed by the Town.

E. County Commitments.

1. The County shall, in cooperation with the Town, allow its land development review agencies to serve in the same capacity for the Town as they serve the County provided an appropriate fee is collected by the Town and paid to the County as provided in Section II.D.6. above. The Town shall be free, at any time, to hire personnel to perform these functions and cease this relationship, or to hire personnel to perform some of these functions. Once the Town hires such personnel, they shall notify the County that these functions shall be performed by the Town and the fee structure shall be reduced as appropriate. If the Town performs all review functions, then the payment of the fee to the County shall cease.

If, after assuming responsibility for any or all review functions, the Town wishes to resume using the County's land development review agencies for such purpose, then the Town shall so notify the County and the County shall allow its land development review agencies to again serve in that capacity for the Town, provided an appropriate fee is collected by the Town and paid to the County as provided in Section II.D.6.

F. Land Development Process Within the UGA.

1. Rezoning. The Town and County hereby agree that the Town should exercise authority to approve rezoning requests within the UGA. It is recognized by the Town and County that the Town can only exercise such authority if the Town has annexed property prior to rezoning it. In order to effectuate this policy, the Town and County hereby establish the following rules pertaining to review of rezonings:

- a. Property owners within the UGA seeking to rezone their property prior to the Town annexing their property may either:

- (1) File a rezoning application for review by the Town provided they concurrently request the Town to annex their property; or
 - (2) File such application with the County.
- b. The Town shall review submissions made pursuant to II.F.1.a.(1) above for conformance with the policies contained in this Agreement, and identified in Section II.B. of this agreement, and shall act within one year of the date of submission, unless such time has been extended by the consent of the property owner. The Town shall submit any such rezoning request to the County for referral comments.
 - c. Any requests for rezoning of property within the UGA made to the County prior to the Town annexing such property shall require conformance with the policies contained in this Agreement, conformance with the policies identified in Section II.B. of this agreement, and a commitment from the Town to provide the property with public sewer and water. In the event no commitment has been received from the Town, conformance with policies identified in Section II.B of this agreement will still be required. The County shall submit any such rezoning request to the Town for referral comments.
 - d. Upon annexation of any property into the Town which has not been rezoned with proffers by the County prior to annexation, the property will be classified, in accordance with the Zoning Ordinance of the Town of Round Hill, to a zoning district which most closely reflects the uses and densities allowed on the property under the Loudoun County Zoning Ordinance as determined by the Town. The Town shall consider rezoning any such property pursuant to a request by the property's owner. The Town shall be under no obligation to approve any landowner rezoning requests.
2. The Town and County hereby establish the following rules pertaining to other development actions within the Urban Growth Area:

- a. Site Plan. Property owners within the UGA seeking site plan approval for their property prior to the Town annexing their property shall file their applications with the County to be reviewed under the County Zoning and Land Subdivision and Development Ordinances. Once property is annexed by the Town, all such applications must be filed with the Town and reviewed under Town ordinances.
- b. Subdivision. Property owners within the UGA seeking subdivision approval for their property prior to the Town annexing their property shall file their applications with the County to be reviewed under the County's Zoning and Subdivision Ordinances. The County shall refer any such application to the Town for input and the Town shall provide its response to such referral, if any, within 30 days of receipt of such referral. Once property is annexed by the Town, all such applications must be filed with the Town and reviewed under Town Zoning and Subdivision Ordinances.
- c. Special Exception. Property owners within the UGA seeking a special exception for their property prior to the Town annexing their property shall file their applications with the County and be reviewed under the County Zoning Ordinance. The County shall submit such applications to the Town for referral comments. Once property is annexed by the Town, all such applications must be filed with the Town and be reviewed under the Town's Zoning Ordinance. The Town shall administer and enforce special exception conditions imposed by the County on any land within the UGA which is subsequently annexed by the Town.

III. PROFFERED REZONINGS

A. General.

1. Once annexed, the Town shall administer proffers associated with any property rezoned by the County prior to the annexation of such property, specifically including RHA as defined in Section II.D.1.

2. In recognition of the provisions of Section 15.1-491(a), (a1) and (a2) of the Code of Virginia, the Town shall not impose any new zoning regulations which eliminate or materially restrict, reduce or modify the uses, the floor area ratio or the density of uses permitted by the property's zoning under the County Zoning Ordinance on any property it annexes, if such property was rezoned with proffers by the County, without the property owner's consent.

B. Distribution of Proffers.

1. Transportation.
 - a. The Town shall convey any funds collected for transportation improvements to the County to be held in an interest-bearing account. Any funds collected by the County for transportation improvements shall also be held in an interest bearing account. The County, in consultation with the Town, shall expend all such funds within the area encompassed by the Round Hill Area Management Plan as specified in the proffers. . If the Town assumes responsibility for road construction and maintenance within the Town, then allocation of such funds shall be prorated between the Town and County.
 - b. The Town shall update the County regarding the progress of development for purposes of enabling the County to make necessary determinations regarding expenditures of funds as may be contemplated by the proffers.
2. Funds earmarked specifically for fire and rescue services shall be distributed to the primary servicing fire and rescue companies.
3. Funds earmarked specifically for recreation facilities collected by the County shall be kept in an interest bearing account. Any funds collected by the Town for recreation facilities shall be turned over to the County and kept in an interest bearing account. All such funds shall be expended by the County, in consultation with the Town, for recreation facilities within the area encompassed by the Round Hill Area Management Plan.
4. The Town and County agree to jointly participate in any lawsuits necessary to enforce proffers existing

on properties located in the Urban Growth Area as of the date of the execution of this Agreement and which are annexed by the Town.

IV. COSTS OF ANNEXATION AGREEMENT

All personnel costs, with the exception of those costs related to the preparation of the survey of the Urban Growth Area, shall be borne by the respective jurisdictions. It is contemplated that County personnel shall prepare the survey of the Urban Growth Area, and the Town agrees that it will share the costs of the survey equally with the County provided that its share of such costs shall be limited to \$7,500. The Town further agrees that it shall be solely responsible for all costs associated with fulfilling its commitments under Sections II.D. and II.E. hereof. All other costs associated with this Agreement, including, but not limited to the costs of filing petitions, shall be shared equally.

V. EFFECTIVE DATE

Unless otherwise provided herein, the effective date of this Agreement shall be 12:01 a.m., July 1, 1996.

JEFFREY WOLFORD
Mayor
Town of Round Hill

GEORGE L. BARTON, IV, Chairman
Board of Supervisors
Loudoun County

COMMONWEALTH OF VIRGINIA

COUNTY OF LOUDOUN, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____, 199_, by JEFFREY WOLFORD, Mayor, Town of Round Hill.

Notary Public

My Commission Expires: _____

COMMONWEALTH OF VIRGINIA

COUNTY OF LOUDOUN, to-wit:

The foregoing instrument was acknowledged before me this ___
day of _____, 199_, by GEORGE L. BARTON, IV, Chairman,
Board of Supervisors of Loudoun County.

Notary Public

My Commission Expires: _____

APPENDIX B

STATISTICAL PROFILE OF THE TOWN OF ROUND HILL, COUNTY OF LOUDOUN, AND THE AREA COVERED UNDER THE AGREEMENT DEFINING ANNEXATION RIGHTS

	<u>Town of Round Hill</u>	<u>County of Loudoun</u>	<u>Urban Growth Area</u>
Population (1992)	500	95,100	641
Land Area (Square Miles)	0.21	517.00	3.25
Real Estate Assessed Values (1994)	\$23,975,800	\$9,653,196,140	\$38,903,330
Existing Land Use (Acres)			
Residential	92	N/A	646
Commercial	3	N/A	11
Industrial	1	N/A	0
Public and Semi-Public	5	N/A	45
Streets or Rights-of-Way	11	N/A	N/A
Agricultural, Wooded or Vacant	19	N/A	1,253
Other	N/A	N/A	127

NOTES:

N/A=Not Available

County population, land area, and property value statistics include the Town of Round Hill.

Population estimate and real estate assessed values for the Urban Growth Area are for 1995.

SOURCES:

Town of Round Hill and County of Loudoun, Notice by the Town of Round Hill and the County of Loudoun to Enter into a Voluntary Joint Agreement Defining Future Annexation Rights.

Pamela M. Bower, Principal Planner, County of Loudoun, and Jeffrey H. Wolford, Mayor, Town of Round Hill, letter to staff of Commission on Local Government, March, 28, 1996.

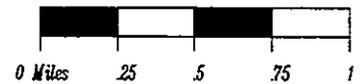


ROUND HILL URBAN GROWTH AREA



Round Hill
Town Limits

Urban Growth Area



Prepared by Loudoun County
Department of Planning

Map Number: L95-0005
Copyright: April, 1995