



Date of Council Meeting: January 12, 2015

**TOWN OF LEESBURG
TOWN COUNCIL MEETING**

Subject: Joint Land Management Area (JLMA)

Staff Contact: Susan Berry Hill, Director, Planning and Zoning
Scott E. Parker, AICP, Assistant Town Manager

Council Action Requested: Work session discussion as requested by Council member Dunn

Staff Recommendation: None at this time.

Commission Recommendation: Not applicable.

Fiscal Impact: An analysis is not provided due to Council direction at the December 9, 2014 Council work session.

Executive Summary: This memo provides basic information about the JLMA for discussion as requested by Council member Dunn.

Background on the JLMA: The Joint Land Management Area (JLMA) is an area outside of, and adjacent to, the Town corporate limits. The JLMA was created as a joint effort between the Town and County as a way to have both jurisdictions engage in joint planning efforts for a defined area of growth for the Town. Attachment 1 depicts the existing boundary of the JLMA. It is an area that is:

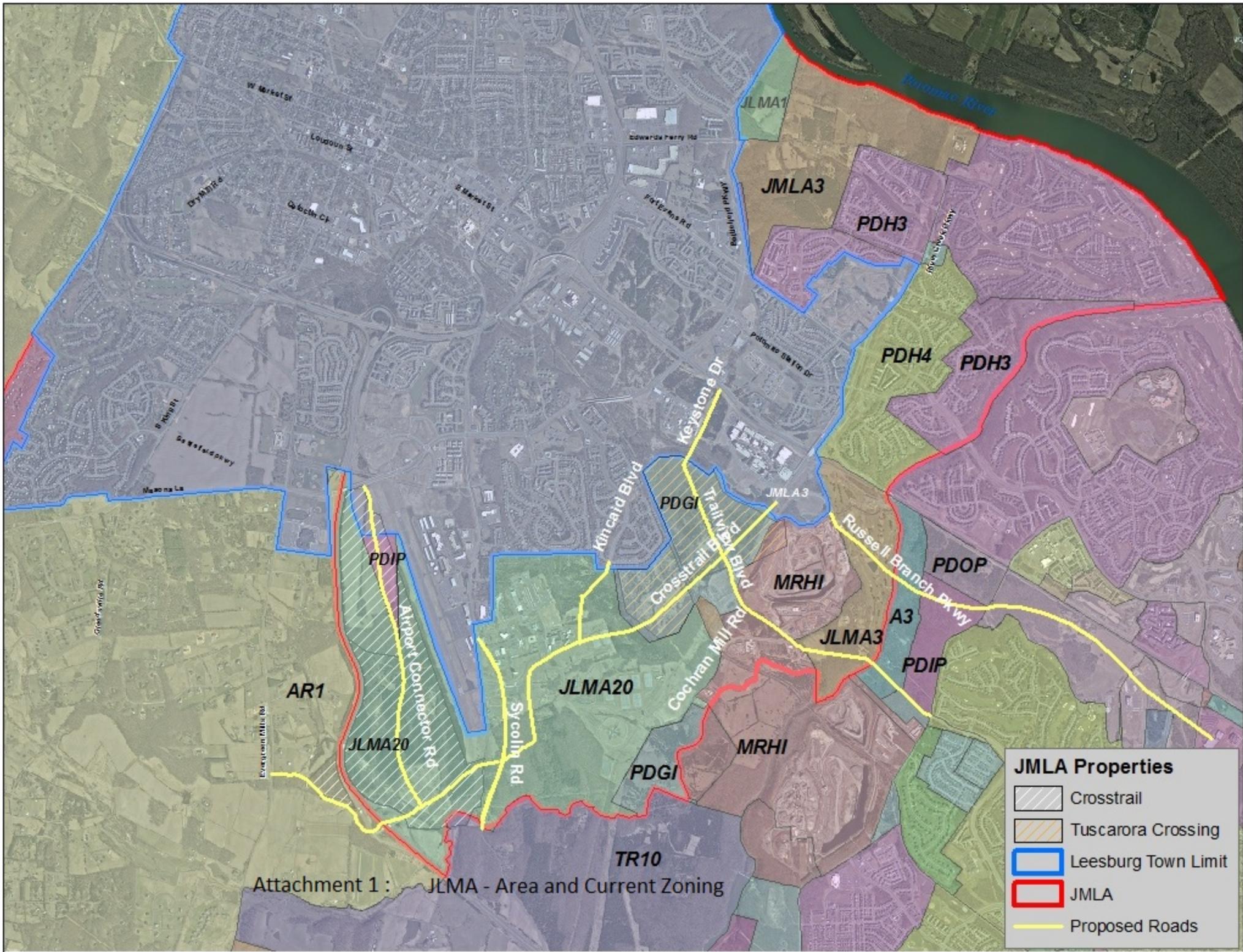
1. Jointly planned by the Town of Leesburg and the County of Loudoun. Similar land use designation categories have been assigned to each parcel in the JLMA in both the Town Plan and the County's Revised General Plan (RGP). These categories are not identical but very similar.
2. Anticipated for annexation by the Town. The Town Council may consider incorporation of individual properties, or groups of properties, within the JLMA. There is no policy direction or guidance in either the Town Plan or the RGP, nor is there any other memorandum of understanding between the two jurisdictions as to if, or when, annexation will occur. It is at the discretion of the Town as to whether incorporation of any property will be discussed for incorporation.

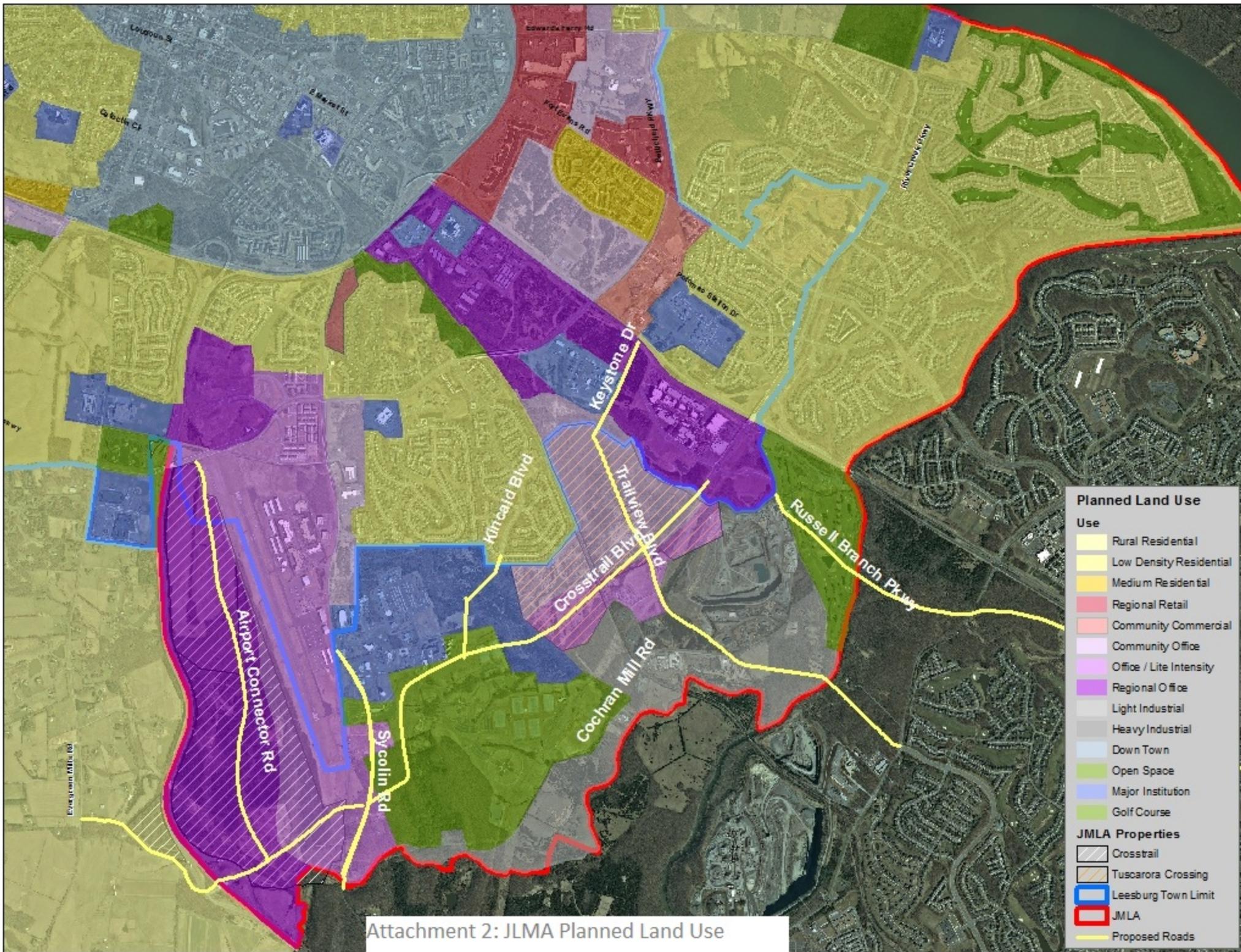
3. Anticipated to be served by central utilities from the Town. The Town Council may decide if and when to extend central water and sewer service to properties in the JLMA. The Town's utility master plan was based on assumptions about service to this area. As such, plant capacity and utility infrastructure was planned accordingly. It should be noted that annexation and utility extension may, and have been, considered independently. For example, utilities were extended to the River Creek subdivision, but incorporation of the neighborhood was not considered at that time. More recently, central utility extension from the Town to the Crosstrail Property has been agreed to, but incorporation was not pursued.

Planned Land Use for the Hunter Trust property: The Hunter Trust property within the JLMA (also known as Tuscarora Crossing) is currently being considered by the Board of Supervisors (BOS) for rezoning. This property is planned for Community Office and Community Office/Light Industrial within the Leesburg Town Plan (Attachment 2). The County planning designation in the RGP for this property is Business Community. The Town's planned land use for the Hunter Trust property - Community Office and Community Office/Light Industrial - is similar to the county's designation but it does not allow for a residential component. Attachment 2 shows the *existing zoning* for the JLMA. The Hunter Trust property is zoned PD-GI which is a heavier industrial zoning.

Attachments:

1. Map of JLMA with existing zoning
2. Map of JLMA with Planned Land Use in Town Plan





Attachment 2: JLMA Planned Land Use