

**TOWN OF LEESBURG
NOTICE OF PUBLIC HEARING**

**RESOLUTION TO CONSIDER SALE
OF REAL PROPERTY OWNED BY THE TOWN OF LEESBURG
TO THE ABUTTING PROPERTY OWNER**

Pursuant to Section 15.2-1800 and 15.2-2100 of the Code of Virginia of 1950, as amended, the **LEESBURG TOWN COUNCIL** will hold a public hearing on **TUESDAY, September 13, 2016, at 7:30 p.m.**, in the Council Chambers at Town Hall, 25 West Market Street, Leesburg, Virginia, 20176, to consider the sale of real property owned by the Town of Leesburg, Virginia, (“Town”) located east of Sycolin Road to the abutting property owner.

Said proposed sale of real property owned by the Town to the abutting property owner is a lot measuring fifty (50’) x fifty (50’) feet and containing 2,500 square feet of land, identified by property identification number (PIN) 192-26-2072-000, Tax Map number /60///5//SBSTN and being the site of the former Town of Leesburg Airport sanitary sewer pump station.

A copy of the proposed Resolution and additional information is available from the Town Clerk, Leesburg Town Hall, 25 West Market Street, Leesburg, Virginia, during normal business hours (Monday-Friday, 8:30 a.m. to 5:00 p.m.), or by calling Lee Ann Green, Clerk, at 703-731-2733.

At this hearing, all persons desiring to express their views concerning these matters will be heard. Persons requiring special accommodations should contact the Clerk of Council at 703-771-2733, three days in advance of the meeting. For TTY/TDD service, use the Virginia Relay Center by dialing 711.

8/31/2016 and 9/07/2016



Date of Council Meeting: September 13, 2016

**TOWN OF LEESBURG
TOWN COUNCIL MEETING**

Subject: Sale of real property owned by the Town of Leesburg to the abutting property owner.

Staff Contact: Keith Wilson, Land Acquisition Manager, Public Works & Capital Projects
Barbara Notar, Town Attorney

Council Action Requested: Authorize the sale and conveyance of surplus land to the abutting landowner.

Staff Recommendation: Staff recommends that Town Council approve the sale of the surplus land and authorize the Mayor to execute a deed conveying the land to the abutting landowner.

Commission Recommendation: None.

Fiscal Impact: Sale of the surplus real property will have a positive impact to the Town budget. The sale price for the property will be based upon the same per square foot unit value established by an appraisal of the land rights needed for a capital improvement roadway project on the abutting property.

Work Plan Impact: Minimal.

Executive Summary: The contract purchaser for the abutting tract or parcel of land has requested to purchase the fifty (50') by fifty (50') feet square lot or parcel of land. The contract purchaser intends to develop the abutting tract or parcel of commercial land and needs to acquire the Town's lot which is located within the development area. The Town's lot or parcel of land was acquired for the construction and operation of a sanitary sewer pump station which was known as or referred to as the airport sanitary sewer pump station. The pump station has been removed and the land is no longer needed for the operation of a sanitary sewer pump station or other Town operations due to its location and small size. The Town has also been working with the abutting landowner and the contract purchaser for the acquisition of land rights necessary for construction of the Sycolin Road Widening Phase IV Roadway Improvement project on the abutting property.

The sales price for the property is to be based upon the same square footage established by an appraisal of the land rights needed for the capital improvement roadway project on the abutting property. The purchaser and the Town's Land Acquisition Manager have agreed that the purchaser will pay the appraised value once that is known. The landowner would be required to consolidate the Town's lot into a single parcel as part of the land development application. The conveyance would only occur upon the submission of a land development application with boundary line consolidation and payment.

Authorizing the sale and conveyance of real property to the abutting landowner.

September 13, 2016

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Background: The Town of Leesburg by deed dated October 27, 1983, and recorded in the Loudoun County land records in Deed Book 833, page 1578 acquired the fifty (50') by fifty (50') foot lot or parcel of land. The land was acquired for construction of a sanitary sewer pump station. With the construction of the Lower Sycolin Creek sanitary sewer pump station, the operation of the pump station on the property was no longer necessary. The pump station on the fifty (50') by fifty (50') foot lot was decommissioned and all equipment removed from the site. The land is no longer needed for the operation of a sanitary sewer pump station. Due to the property location and its small size, it has no other use for the Town's operations.

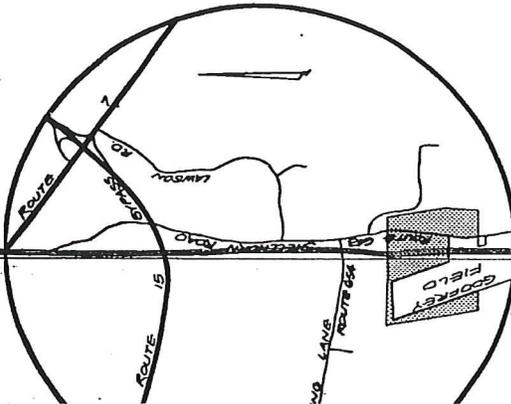
Attachments:

- (1) Resolution
- (2) Notice of Public Hearing
- (3) Copy of recordation plat showing to 50' x 50' square lot or parcel of land
- (4) Aerial map showing location the location of the lot or parcel of land



MARY JANE MILLER

DEED BOOK 345 PAGE 205

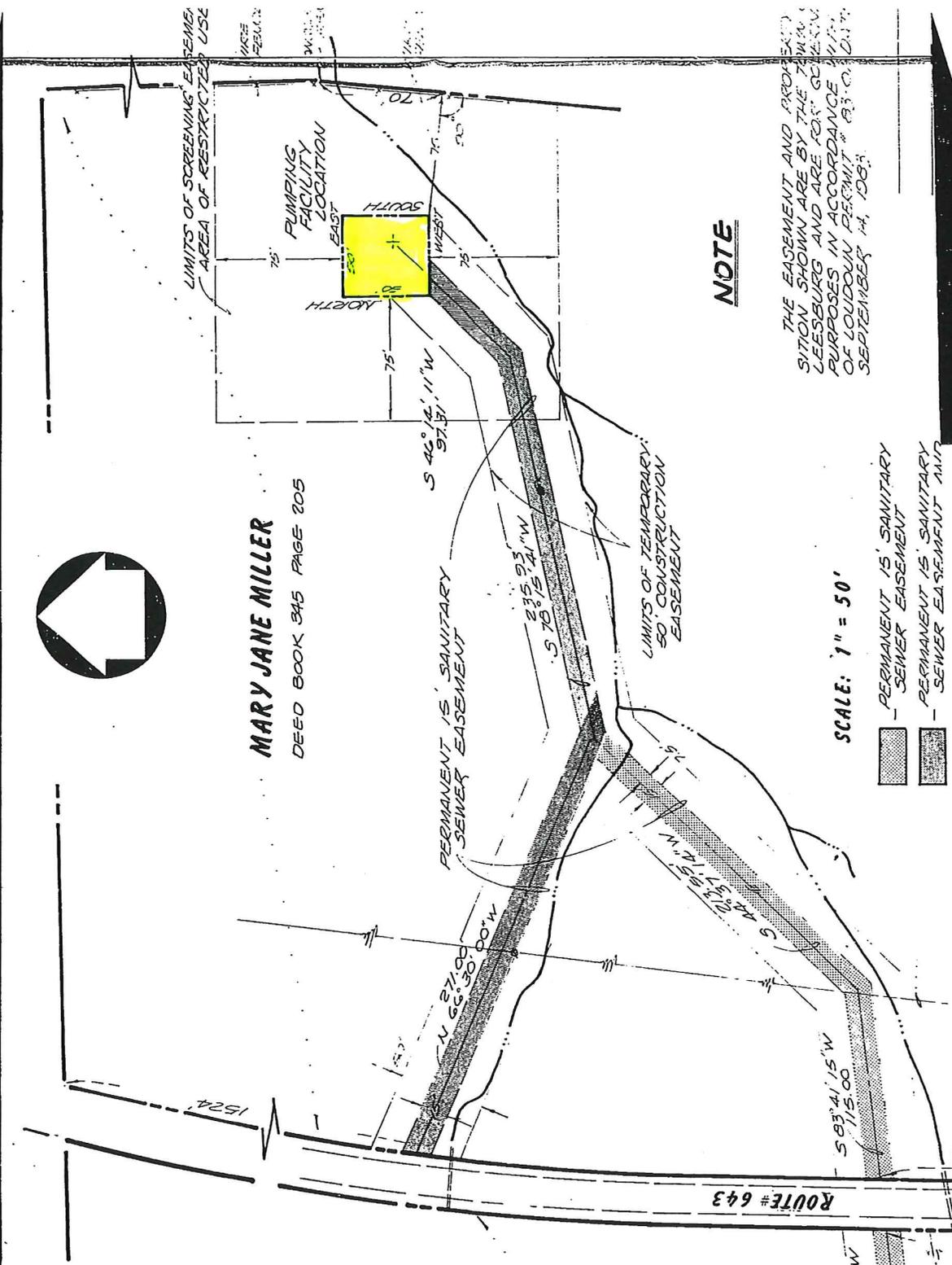


VICINITY MAP

MARY JANE MILLER

DEED BOOK 345 PAGE 205

LIMITS OF TEMPORARY
50' CONSTRUCTION
EASEMENT



LIMITS OF SCREENING EASEMENT
AREA OF RESTRICTED USE

PUMPING
FACILITY
LOCATION



PERMANENT 15' SANITARY
SEWER EASEMENT

LIMITS OF TEMPORARY
50' CONSTRUCTION
EASEMENT

NOTE

THE EASEMENT AND PROPERTY
SITON SHOWN ARE BY THE TOWN OF
LEESBURG AND ARE FOR GENERAL
PURPOSES IN ACCORDANCE WITH
OF LOUDOUN PERMIT # R3.C.0.D.17.
SEPTEMBER 14, 1968.

SCALE: 1" = 50'

-  PERMANENT 15' SANITARY SEWER EASEMENT
-  PERMANENT 15' SANITARY SEWER EASEMENT AND

Property of Town of Leesburg, Virginia - PIN: 192-26-2072-000



PRESENTED September 13, 2016

RESOLUTION NO. 2016-

ADOPTED _____

A RESOLUTION: AUTHORIZING THE SALE AND CONVEYANCE OF REAL PROPERTY TO THE ABUTTING OWNER

WHEREAS, the Town of Leesburg, Virginia (Town) is the owner of a certain lot or parcel of land measuring fifty (50') by fifty (50') feet square containing 2,500 square feet and identified by the Loudoun County property identification number (PIN) 192-26-2072-000, Tax Map Number /60//5//SBSTN; and

WHEREAS, the lot or parcel of land was used for a sanitary sewer pump station, which pump station is no longer necessary and has been removed from the property; and

WHEREAS, the Town of Leesburg is empowered by Virginia Code Sections 15.2-1800 and 15.2-2100 to convey such property following appropriate public notice and a public hearing; and

WHEREAS, a notice of public hearing was published in a publication of general circulation and a public hearing was held.

THEREFORE, RESOLVED, by the Council of the Town of Leesburg in Virginia that the certain lot or parcel of land measuring fifty (50') by fifty (50') feet square containing 2,500 square feet and identified by the Loudoun County property identification number (PIN) 192-26-2072-000, Tax Map Number /60//5//SBSTN is declared surplus and authorizes the conveyance of the land to the abutting landowner at the appropriate time; and further, the Mayor or his designee is authorized to execute a deed conveying the land in a form approved by the Town Attorney.

PASSED the ____ day of September, 2016.

David S. Butler, Vice Mayor
Town of Leesburg

A RESOLUTION: AUTHORIZING THE SALE AND CONVEYANCE OF REAL PROPERTY
TO THE ABUTTING OWNER

ATTEST:

Clerk of Council