



CITY OF HARRISONBURG OFFICE OF THE CITY ATTORNEY

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TO: Eric Campbell, City Manager
FROM: Wesley Russ, Assistant City Attorney
DATE: July 21, 2021
RE: Resolution and Ordinance Approving a Boundary Line Adjustment between the City of Harrisonburg and Rockingham County

Summary:

An existing business on Carpenter Lane is located on property that is partly in the City and partly in the County. This Resolution and Ordinance would authorize a petition to the Circuit Court to adjust the boundary line of the City to move the City portion of the property on Carpenter Lane into the County. In exchange, the City and County will petition for another boundary line adjustment to bring the City-owned property on Smithland Road and used for parks and recreation into the City.

Background:

Mulligan's Golf Center on Carpenter Lane sits on property that saddles the City-County line. A residential use City Tax Map No. 107-C-7A is non-conforming. Adjusting the boundary line such that the entire Mulligan's Golf Center property is in the County will make the residential use conforming, under the County Zoning Ordinance and allow work to be done to the structure that would not be permitted under the City's Zoning Ordinance.

The boundary line adjustment would also include City Tax Map No. 107-C-7, which includes a part of the miniature golf course. The retail, driving range, and parking lot are largely or entirely on the parcels in the County.

In exchange, the County has agreed to allow a boundary line adjustment that would move some or all of the City-owned property off Smithland Road that is used for parks and recreation into the City. A boundary line adjustment that encompasses the entirety of the City's Smithland Road parks would move privately owned property into City limits as well. Staff are currently working to determine whether the relevant property owners are amenable such a boundary line adjustment; if not, the boundary line adjustment will encompass some, but not all, of the City-owned property off Smithland Road.

As the precise nature of the boundary line adjustment for land coming into the City has not been finalized, the Boundary Line Adjustment Agreement acknowledges that both the City and County will pass a second boundary line adjustment at a later date.

Key Issues: N/A

Environmental Impact: N/A

Fiscal Impact:

Tax Map No. 107-C-7 has an assessed value of \$289,500

Tax Map No. 107-C-7A has an assessed value of \$150,500

The combined assessed property value proposed to be transferred to the County is \$440,000.

Prior Actions: N/A

Alternatives:

- (a) Adopt the Resolution and Ordinance as presented
- (b) Decline to take any action

Community Engagement: N/A

Recommendation: Staff recommends alternative (a)

Attachments:

- 1. Resolution and Ordinance
- 2. Boundary Line Adjustment Agreement
- 3. Boundary Line Adjustment Agreement, Exhibit A
- 4. Proposed Petition for Boundary Line Adjustment

Review:

The initiating Department Director will place in Legistar, in sequence of transmittal, the names of each department that must initial their review in order for this item to be placed on the City Council agenda. The completion of review only addresses the readiness of the issue for Council consideration. This does not address the recommendation for approval or denial of the issue.