



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

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September 1, 2021

**TO THE MEMBERS OF CITY COUNCIL
CITY OF HARRISONBURG, VIRGINIA**

SUBJECT: *Consider a request from W.S.K.K.&J. LLC to preliminary subdivide a +/- 6.0 parcel at 3900 Early Road*

**EXTRACT FROM MINUTES OF HARRISONBURG PLANNING COMMISSION
MEETING HELD ON: August 11, 2021**

Chair Finnegan read the request and asked staff to review.

Ms. Banks said that the Comprehensive Plan designates this site as Industrial. These areas are composed of land and structures used for light and general manufacturing, wholesaling, warehousing, high-technology, research and development, and related activities. They include the major existing and future employment areas of the City.

The following land uses are located on and adjacent to the property:

Site: Equipment supply and logistical business, zoned M-1

North: Across Leray Circle, industrial uses, zoned M-1

East: Warehousing and industrial uses, zoned M-1

South: Vehicle tire repair business, zoned M-1

West: Across Early Road, Interstate 81 right-of-way

The applicant is requesting to preliminarily subdivide a +/- 6.0-acre parcel into two lots, a +/- 1.06-acre lot and a lot consisting of +/- 4.94-acres. Both lots will have frontage on Early Road and Leray Circle. The application includes a variance request from the Subdivision Ordinance for deviation from public general utility easement dedication requirements for the 4.94-acre lot. If approved, the applicant intends to sell the smaller, lot and retain ownership of the other lot.

As noted above, the applicant is requesting a variance to Section 10-2-43 of the Subdivision Ordinance. Section 10-2-43 requires a 10-foot-wide public general utility easement (PGUE) along front lot lines and any lot adjacent to public street right-of-way and requires at least a 10-foot wide

PGUE centered on the sides or rear lot lines. The applicant has stated that the planned +/- 4.94-acre lot, which would contain the existing development, is currently served by necessary utilities and easements. Therefore, new PGUEs along exterior lot lines for this parcel are not needed. The applicant is providing 10-foot PGUEs along the street frontages and centered on the lot line perpendicular to Early Road for the proposed +/- 1.06-acre lot.

Regarding public water and sanitary sewer service for the subdivision, the planned +/- 4.94-acre lot would continue to be served by an 8-inch waterline situated on the site within a 20-foot public waterline easement. A 12-inch watermain located in the Leray Circle right-of-way will provide water to the proposed 1.06-acre lot. Sanitary sewer is provided to the planned +/- 4.94-acre lot by a sewer lateral on the site. The lateral leads to a private sewer manhole near Leray Circle, which then connects to a Harrisonburg Rockingham Sanitary Sewer Authority (HRSSA) manhole via a private 8-inch sanitary sewer main. This connection was approved as part of the 2000 engineered comprehensive site plan for the development of the existing Tactical & Survival Specialties, Inc business. The City's Public Utilities Department has agreed to accept the private sewer manhole and the +/- 146-linear feet of private 8-inch sanitary sewer main into the City's public system and requests that an exclusive public sanitary sewer easement be overlaid, centered on the pipe. The manhole and 8-inch main are shown on the preliminary plat and the applicant has overlaid the proposed easement. The applicant will be able to connect the sanitary sewer for the planned +/- 1.06-acre lot directly into what would become a public 8-inch sewer main. Additionally, a 20-foot wide private sanitary sewer easement will be provided centered on the existing sanitary sewer lateral from the building on the planned +/- 4.94-acre lot to the public sanitary sewer main.

As required by the subdivision regulations, a proposed stormwater best management practice (BMP) is provided for the new lot. As previously noted, the planned +/- 4.94-acre lot would contain the existing development and would contain the existing stormwater BMP facilities.

Staff recommends approval of the preliminary plat and variance as requested.

Chair Finnegan asked if there were any questions for staff. Hearing none, he invited the applicant or applicant's representative to speak to their request.

Ed Blackwell, Blackwell Engineering, came forward on behalf of the applicant. This is a pretty straightforward request. TSSi wants to carve off the corner lot. There is public water there. There is private sewer, but the City is going to take that private sewer main and turn it into a dedicated public main, making it public sewer. HEC is there. There is a fire hydrant on the corner. They are going to access this new one acre lot off of Leray Circle. TSSi has their driveway off of Early Road. The new lot will have a local street access which will be safe. They want to sub-off the lot and they have a potential buyer. That is why we are before you tonight. If you have any questions, I would be happy to answer them.

Chair Finnegan asked if there were any questions for the applicant.

Chair Finnegan said that any concerns that I would have would be related to Public Works and future water use. If they do not have concerns, I do not either.

Commissioner Whitten moved to recommend approval of the preliminary plat and variances, as presented.

Commissioner Orndoff seconded the motion.

Chair Finnegan called for a roll call vote.

Commissioner Baugh	Aye
Councilmember Dent	Aye
Commissioner Orndoff	Aye
Commissioner Whitten	Aye
Chair Finnegan	Aye

The motion to recommend approval of the preliminary plat, as presented, passed (5-0). The recommendation will move forward to City Council on September 14, 2021.