



City of Harrisonburg, Virginia

Department of Planning & Community Development
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To: Kurt Hodgen, City Manager
From: Planning Commission and
Adam Fletcher, Director of Planning and Community Development
Date: February 14, 2017 (Regular Meeting)
Re: Public Utilities Application – 4448 Rawley Pike (Rockingham County)

Summary:

Consider a request from Fisher & Thompson Inc. per Section 7-2-4 of the City Code for the City of Harrisonburg to provide water service onto property located at 4448 Rawley Pike (Route 33) within Rockingham County.

Background:

The subject property is located at 4448 Rawley Pike and is identified on Rockingham County's tax maps as parcel 107-(12)-L2. The parcel is approximately 2.5 miles west of the City limits along Route 33 (Rawley Pike). If approved, the applicant desires to connect onto City water services in order to serve an existing commercial use operating on the site.

Per Section 7-2-4 (b) of the City Code, all uses, other than residential uses involving fewer than ten units, requesting to be connected to the City's water and sewer infrastructure, shall be reviewed by Planning Commission and then forwarded to City Council for final approval or rejection. As noted above, this request is for a non-residential connection; thus Planning Commission review and City Council approval is necessary.

Key Issues:

The City currently has water infrastructure in this area as the water line from Rawley Springs travels along Route 33 into the City limits. If approved, a water meter will be located at the right-of-way, next to Route 33, for the applicant to connect.

The proper application has been completed and submitted by the owners. The Public Utilities Department has completed the preliminary review of the request and has no issues with the daily demand of service to the subject site.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (1) Recommend approval of the request for water service extension into Rockingham County; or
- (2) Recommend denial of the request for water service extension into Rockingham County.

Community Engagement:

N/A

Recommendation:

Staff has no concerns and the Public Utilities Department supports this application for the extension of water service into Rockingham County. Staff recommends alternative (1) to approve the request.

Attachments:

1. Site maps (1 page)
2. Public utilities application (5 pages)

Review:

Planning Commission recommended approval (6-0) of the Public Utilities Application for 4448 Rawley Pike as presented.