



City of Harrisonburg, Virginia

Department of Planning & Community Development

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Building Inspections

Engineering

Planning & Zoning

August 3, 2018

TO THE MEMBERS OF CITY COUNCIL CITY OF HARRISONBURG, VIRGINIA

SUBJECT: Consider a request from Samuel C. Spicher, Jr. per section 7-2-4 of the City Code for the City to provide water service for an agricultural use within Rockingham County. The property is located at 3122 Rawley Pike in Rockingham County and is identified by Rockingham County's tax maps as parcel 107-A-L184.

EXTRACT FROM MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING HELD ON: July 11, 2018

Chair Way read the request and asked staff for a review.

Mrs. Banks said the subject property is located at 3122 Rawley Pike and is identified on Rockingham County's tax maps as parcel 107-(A)-L184. The parcel is approximately one mile west of the City limits along Route 33 (Rawley Pike). Located on the site are three poultry house structures. The applicant has stated that they currently haul water onto the property for their use; and that having on-site water would improve their operations.

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 an agricultural use; thus, Planning Commission review and City Council approval must occur.

City water lines carrying raw and treated water run throughout Route 33 West, passing the subject property, as they travel to and from Rawley Springs. With this particular site, a raw water line also runs parallel to the rear property line on the adjacent property to the north. The Public Utilities Department has noted that the applicant is not allowed to tap into the raw waterline. A City water meter would be located near the Rawley Pike right-of-way to tap into the treated waterline. Because the parcel does not have direct access to the right-of-way, the applicant will need to obtain an easement from the adjacent property to the south in which to install the water service from the meter to the subject parcel.

The proper application has been completed and submitted by the applicant. The Public Utilities Department has completed the preliminary review of the request and has offered technical approval. Given that the applicant will not be extending public mains further into the County, but rather tapping into the existing facilities that bypass near the subject parcel, staff has no concerns from a land use planning perspective and recommends in favor of the request.

Chair Way asked if there were any questions for staff.

Mr. Finnegan said I have a question about the environmental impact of the poultry houses on the property, is there any concern?

Mrs. Banks said they are actually not functioning as poultry houses; the applicant is here and he may be able to answer more in that regard.

Chair Way asked if there were any further questions for staff. Hearing none, he stated that this is not a public hearing, but we do invite the applicant to speak to the request and answer any questions. He asked the applicant if he would like to speak to this request.

Samuel Spicher, owner of 3122 Rawley Pike, said I bought this property for my children, to teach them how to work. Because when I was young my father taught me how to work and I am trying to work with my children to do that also, one is 14 years old and the other 16 years old. We have four geese, 11 chickens, and maybe 24 quails. We have been hauling water in for about a year and a half, but it is inconvenient. My sister owns the property in the front and we have been working together. I am just trying to get three hydrants back there and have water for the chickens and the geese, that is the whole extent. The buildings are mostly empty, but the one section of the building has some of the chickens. The geese are outside temporarily, and then the quails are in the building also. Thank you for everything.

Chair Way asked if anyone had any questions for the applicant. Hearing none, he asked if anyone else would like to speak in regard to this request. Hearing none, he asked Planning Commission for a motion on the request for discussion.

Mr. Finnegan moved to approve the public utility application at 3122 Rawley Pike (Rockingham County) as presented by staff.

Mr. Finks seconded the motion.

Chair Way said we have a motion and a second, any further discussion. Hearing none, he called for a voice vote on the motion

All voted in favor (7-0) to approve the public utility application at 3122 Rawley Pike (Rockingham County) as presented by staff.

Chair Way said this item will move forward to City Council on August 14, 2018.

Respectfully Submitted,

Alison Banks

Alison Banks
Senior Planner