



City of Harrisonburg

Department of Planning and Community Development

409 South Main Street
Harrisonburg, Virginia 22801
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www.harrisonburgva.gov/community-development

MEMORANDUM

TO: Harrisonburg Planning Commission
FROM: Alison Banks, Senior Planner
RE: **Public Utilities Request for Walter & Cindy Carr, 1380 Blackberry Lane**
DATE: Friday, December 4, 2015

Walter W. Carr III and Cindy H. Carr have requested approval to allow for the extension of City water and sewer services onto property in Rockingham County. The five +/- acre parcel is located at 1380 Blackberry Lane, which is approximately one quarter mile west of the City limits, off of Mt. Clinton Pike. Currently, the applicants operate River of Life Ministries Church on the property and are pursuing a special use permit with Rockingham County in order to use the site as a venue for weddings and special events.

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.

City water and sewer infrastructure extends beyond the City limits in this area to serve Lincolnshire Drive, a County neighborhood. If approved, a private utility easement would be required to extend the utilities from Lincolnshire Drive, across private property, and onto the requested site.

The proper application has been completed and submitted by the owners. The Public Utilities Department has completed the preliminary review of the request and is offering a recommendation for approval with the understanding that specific conditions must be met by the owners. Those conditions are listed in the letter provided to the applicant by the Public Utilities Department and included with this report. If approved, the applicants would need to work closely with the City to ensure that all conditions are met as described within the letter.

Staff has no concerns and the Public Utilities Department supports this application for the extension of water and sewer service with the specified provisions.