



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

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January 5, 2016

TO THE MEMBERS OF CITY COUNCIL
CITY OF HARRISONBURG, VIRGINIA

SUBJECT: Consider a request from Walter W. Carr III and Cindy H. Carr per Section 7-2-4 of the City Code for the City to provide water and sewer service to a commercial use within Rockingham County. The property is located at 1380 Blackberry Lane, Harrisonburg, Virginia, 22802 and is identified by Rockingham County's tax maps as parcel 93-(3)-L2B.

**EXTRACT FROM MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING
HELD ON:** December 9, 2015

Chair Fitzgerald read the request and asked staff to review.

Mrs. Banks said 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.

Chair Fitzgerald asked if there were any questions. Hearing none, she said we are not required to have a public hearing regarding this; however, we generally ask the applicant or the applicant's representative if they would like to speak.

Cindy Carr, property owner of 1380 Blackberry Lane, said we already have an easement in place from Lincolnshire Drive to the property and everything is in order if we receive the City's blessing.

Chair Fitzgerald asked if there was any further discussion or perhaps a motion on the request.

Mr. Da'Mes made a motion to recommend approval of the request as presented tonight with the conditions as listed in the letter from Public Utilities.

Dr. Dilts seconded the motion.

Chair Fitzgerald called for a voice vote. All voted in favor of the motion (7-0).

Chair Fitzgerald said this item will go before City Council on January 12, 2016, with a favorable recommendation.

Respectfully Submitted,

Alison Banks
Senior Planner