



# City of Harrisonburg, Virginia

## Department of Planning & Community Development

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Building Inspections  
Engineering  
Planning & Zoning

July 31, 2017

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

**SUBJECT:** Consider a request from Slavic Christian Church per Section 7-2-4 of the City Code for the City to provide water service for a church use. The property is located on Erickson Avenue, Harrisonburg, Virginia 22801 and is identified by Rockingham County's tax map as parcel 108-A-L79.

### EXTRACT FROM MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING HELD ON: July 12, 2017

Chair Way read the request and asked staff to review.

Mrs. Banks said the subject property is located along the eastern side of Erickson Avenue, approximately 2,000 feet south of the intersection of Erickson Avenue and Route 33 West within Rockingham County. Currently, the 21.13+/- acre site is a vacant, wooded parcel; however, if approved, the applicant intends to construct a church on the property and desires an extension of City water services. Sanitary sewer will be served through Rockingham County systems.

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 this request is for a religious use, it requires Planning Commission review and City Council approval.

City water infrastructure is located within the Erickson Avenue right-of-way throughout this area, as it serves Belmont Estates, a Rockingham County single family neighborhood development. Because the location of the church would be a local high point for water service in the area, the Public Utilities Department wanted to understand the impact, if any, to serve Belmont Estates. The City's computerized hydraulic model was used to evaluate the impact of adding the new extension and it was determined that there would be no significant negative impact.

The proper application has been completed and the Public Utilities Department has completed the preliminary review of the request and has no issues with the requested service.

Staff has no concerns and the Public Utilities Department supports this application for the extension of the existing water service. Staff recommends to approve the request for a water service extension.

Chair Way asked if there were any questions for staff. Hearing none, he asked if the applicant or the applicant's representative would like to speak.

Bill Moore, Balzer and Associates, said we are representing the church on the engineering side. I am here to answer any questions that you might have on the request.

Hearing none, Chair Way asked if anyone else would like to speak in favor or against the request. Hearing none, he closed the public hearing and asked Planning Commission for a motion on the request for the purpose of discussion.

Mrs. Whitten moved to approve the public utility application for Erickson Avenue (Rockingham County TM 108-A-L79) as presented by staff.

Mr. Colman seconded the motion.

Chair Way asked if there was any other discussion. Hearing none, he called for a voice vote on the motion.

All voted in favor (6-0) to approve the public utility application for Erickson Avenue (Rockingham County TM 108-A-L79) as presented by staff.

Chair Way said this will go forward to City Council on August 8, 2017.

Respectfully Submitted,

*Alison Banks*

Alison Banks  
Senior Planner