



City of Harrisonburg, Virginia

Department of Planning & Community Development

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Building Inspections
Engineering
Planning & Zoning

To: Kurt Hodgen, City Manager
From: Adam Fletcher, Director - Department of Planning and Community Development and Planning Commission
Date: August 8, 2017
Re: Public Utilities Application (PUA) – 4446 Rawley Pike (Rockingham County)

Summary:

Consider a request from Twin Management LLC per Section 7-2-4 of the City Code for the City of Harrisonburg to provide water service onto property located at 4446 Rawley Pike (Route 33) within Rockingham County.

Background:

The subject property is located at 4446 Rawley Pike and is identified on Rockingham County's tax maps as parcel 107-(12)-L1. The parcel is approximately 2.5 miles west of the City limits along Route 33 (Rawley Pike). Currently, Virginia Silo, a commercial company specializing in agricultural feeding systems and crop storage facilities, operates on the site. If approved, the applicant desires to connect to City water services in order to serve their business.

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 commercial connection; thus Planning Commission review and City Council approval must occur.

Key Issues:

The City has water infrastructure in this area, as water lines travel along Route 33 to and from Rawley Springs. In January of this year, Planning Commission reviewed and recommended approval for a PUA on the property directly adjacent to this site at 4448 Rawley Pike. (City Council later approved the request in February.) If this application is approved, the customer would connect to a second water meter within the existing box constructed for the neighbor at 4448 Rawley Pike.

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:

- (a) Recommend approval of the request for a water service connection; or
- (b) Recommend denial of the request for a water service connection.

Community Engagement:

N/A

Recommendation:

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

Attachments:

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

Review:

Planning Commission recommended to approve (6-0) the public utility application for 4446 Rawley Pike (Rockingham County TM 107-(12)-L1) as presented by staff.