



City of Harrisonburg, Virginia
Department of Planning & Community Development

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Building Inspections
Engineering
Planning & Zoning

To: Eric Campbell, City Manager
From: Adam Fletcher, Director – Department of Planning and Community Development; and
Harrisonburg Planning Commission
Date: August 14, 2018
Re: Public Utilities Application (PUA) – 3122 Rawley Pike (Rockingham County)

Summary:

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.

Background:

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.

Key Issues:

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.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Approve the public utilities request for water service as submitted by the applicant; or,
- (b) Deny the request, which would otherwise require the applicant to obtain water service from an approved method within Rockingham County.

Community Engagement:

N/A

Recommendation:

Staff recommends alternative (a) to approve the public utilities request for water service as submitted by the applicant.

Attachments:

- 1. Site maps (2 pages)
- 2. Public utilities application (14 pages)

Review:

Planning Commission recommended (7-0) to approve the public utilities request for water service as submitted by the applicant.