



# City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

409 South Main Street

Harrisonburg, Virginia 22801

Website: <http://www.harrisonburgcommdev.com/>

Telephone: (540) 432-7700 Fax: (540) 432-7777

May 27, 2016

TO THE MEMBERS OF CITY COUNCIL  
CITY OF HARRISONBURG, VIRGINIA

**SUBJECT:** Consider a request from Randy Cosner (Cosner Construction, Inc.) per Section 7-2-4 of the City Code for the City to provide water and sewer service for a residential townhouse development within Rockingham County. The property is located in the 300 block of Vine Street, Harrisonburg, Virginia, 22802 and is identified by Rockingham County's tax maps as parcel 109A-(1)-L45.

**EXTRACT FROM MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING HELD ON:** May 11, 2015

Chair Fitzgerald read the request and asked staff for comment.

Mrs. Banks said this is a Public Utilities Request from Randy Cosner of Cosner Construction, Inc. to extend City water and sewer services for a new development within Rockingham County.

The subject property is located within the 300 block of Vine Street and is part of a larger, 7.73 +/- acre tract of land. The applicant desires to subdivide and purchase a 2.5 +/- acre portion of the larger tract in order to construct up to 28 townhomes. The City/County boundary in this area is the eastern edge of the Vine Street right-of-way; therefore, the development would be accessed from Vine Street.

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 28 residential connections; thus Planning Commission review and City Council approval is needed.

The City currently has water and sewer infrastructure within the Vine Street right-of-way at this location. If approved, the developer would be responsible for all engineering calculations and improvements to the water and sewer system to facilitate the requested services. When the applicant is ready to proceed with the proposed development they will need to work closely with Harrisonburg Public Works to obtain a public access permit in order to construct an entrance onto Vine Street and to ensure that all requirements regarding the construction of sidewalk along the Vine Street frontage are met.

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 services to the subject site; however, they do note that customers may desire water pressure

Staff has no concerns and the Public Utilities Department supports this application for the extension of water and sewer service into Rockingham County. Staff recommends approval.

Chair Fitzgerald asked if this would affect the water pressure for any City residents that may be getting water from the same system.

Mrs. Banks said that is a good question. Unfortunately, I do not know the answer and it is not something Public Utilities addressed.

Chair Fitzgerald said if there is already light water pressure in the area, it might cause City residents in the area to have to get boosters as well.

Mr. Fletcher said if there was concern about the water pressure I am absolutely sure that the Public Utilities Department would make them aware of it and they would work with them. Anytime something like this gets brought up it not only affects the Public Utilities Department but the Fire Department as well. I am certain that if there is a concern, then during the engineering process it would be evaluated.

Chair Fitzgerald expressed a concern that periodically there are developments that are within the “ring around the City” and the inevitable question comes about these developments hooking into City services. So generally what is the effect on the residents of our City?

Mr. Fletcher said that is a very good question. Water pressure is often times an issue that must be addressed as it relates to fire flow and meeting NFPA and ISO requirements. Those are all issues that get discussed thoroughly.

Dr. Dilts said what bothers me is that if it goes through, and people do in fact see decreased water pressure in the area, it does not seem fair that City residents would have to purchase boosters.

Mr. Fletcher said I do not know that is what we are saying. There are health code requirements that have to be met for a certain amount of water pressure and it is probably a lot lower than you would think to meet the requirement. I am not concerned that we are near the minimum requirements here. Remember we do not get to this point of the application unless Public Utilities is comfortable and “happy” with the request.

Chair Fitzgerald said I do not have a problem with the request; just not at the expense of City residents who are accustomed to certain levels of service with their utilities.

Mr. Colman added that in this case it is residential and very predictable as to the usage; if it were industrial the potential impact would be much greater on the surrounding area.

Chair Fitzgerald said maybe it is something we need to discuss when we have another Aspen Heights student housing area, because they are going to come.

Mr. Heatwole asked if staff knew on the hydrant flow test report what is considered adequate and what is considered ideal.

Mr. Fletcher said it changes depending upon the type of use and I do not know the answer to your question.

Chair Fitzgerald said I do understand with this size of development there is not likely to be any significant impact; but, none the less. She then asked if there were any questions for staff. Hearing none, she said there is not a public hearing for this request, however if the applicant would like to speak you may do so.

Mr. Randy Cosner said he is the developer for this project and said he believes that the water pressure issue is more of a volume issue. If you lose volume, you lose the pressure. There is enough volume to supply the area.

Chair Fitzgerald said thank you and asked if there were any questions for the applicant. Hearing none, she asked if there was a motion.

Mr. Heatwole moved to recommend approval of the public utility application as presented.

Dr. Dilts seconded the motion.

Chair Fitzgerald called for a voice vote on the motion.

All voted in favor (5-0) to recommend approval of the request.

Chair Fitzgerald said this will go to City Council on June 14<sup>th</sup>.

Respectfully Submitted,

Alison Banks  
Senior Planner