



City of Harrisonburg, Virginia

Department of Planning & Community Development

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Building Inspections
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July 31, 2017

TO THE MEMBERS OF CITY COUNCIL CITY OF HARRISONBURG, VIRGINIA

SUBJECT: Consider a request from Twin Management LLC per Section 7-2-4 of the City Code for the City to provide water service for a commercial use. The property is located at 4446 Rawley Pike, Harrisonburg, VA 22801 and is identified by Rockingham County's tax map as parcel 107-(12)-L1.

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 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.

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.

Staff has no concerns and the Public Utilities Department supports this application for the connection to 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.

Mrs. Whitten asked if this request was also for sewer connections..

Mrs. Banks said no, it is just water.

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

Mrs. Fitzgerald moved to approve the public utility application for 4446 Rawley Pike (Rockingham County TM 107-(12)-L1) as presented by staff.

Mr. Finnegan 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 4446 Rawley Pike (Rockingham County TM 107-(12)-L1) 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