



City of Harrisonburg, Virginia

Department of Planning & Community Development
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To: Kurt Hodgen, City Manager
From: Planning Commission and
Adam Fletcher, Director of Planning and Community Development
Date: November 15, 2016
Re: Public Utilities Application – 1790 Harpine Highway (Rockingham County)

Summary:

Consider a Public Utilities Application from Chad E. Dove to provide sanitary sewer service onto property addressed as 1790 Harpine Highway (Route 42) within Rockingham County.

Background:

The subject property is located at 1790 Harpine Highway and is identified by Rockingham County's tax maps as parcel 94B-(5)-L 1, 2 & 3. The property is located on the southeast corner of the intersection of Harpine Highway (Route 42) and Harmony Drive/Harman Road. The applicant desires to build and operate an automotive repair shop at this location. The City/County boundary in this area is Harpine Highway (Route 42), which is adjacent to and west of this property.

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 non-residential connection; thus Planning Commission review and City Council approval is needed.

On October 4, 2016, Rockingham County's Planning Commission recommended approval of the applicant's request to rezone the subject parcels from Medium Density Residential to General Business District. The rezoning request will be heard by the County Board of Supervisors on October 26, 2016.

Key Issues:

The City's Public Utilities Department worked with the applicant to identify several location options for connecting to the City's sanitary sewer system. The applicant decided that connecting to the sanitary sewer main at Sharon Lane, about 456 feet south of the property, was the best option. If approved, the property owner would be responsible for obtaining private easements and to extend the private lateral to Sharon Lane.

The proper application has been completed and submitted by the property owner. The Public Utilities Department has completed the preliminary review of the request and has no issues. As noted on the attached application, Public Utilities will review engineering site plans and the private pump station design, and will require an oil-water separator.

Although staff supports this application to extend sanitary sewer service for this site in Rockingham County, staff wishes to use this opportunity to acknowledge a general concern of extending future utilities into Rockingham County in areas where a proposed development may not be consistent with the City's adjacent area or Comprehensive Plan. Potential negative impacts include increased traffic, conflicting land use issues, and potential for a domino effect or pressure to develop properties in the City that are not desired or planned for in the long term. City Code Section 7-2-4 (b) requires all uses, other than residential uses involving fewer than ten units, requesting to be connected to the City's water and sewer infrastructure, be reviewed by Planning Commission so that potential negative impacts can be reviewed and considered.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

Rather than approving the public utilities request as applied for herein, denial of the application would otherwise require the applicant to obtain sanitary sewer service from an approved method within Rockingham County.

Community Engagement:

N/A

Recommendation:

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

Attachments:

1. Site maps (2 pages)
2. Public utilities application (5 pages)
3. Proposed site development layout (1 page)

Review:

Planning Commission recommended approval (7-0) of the request to extend sanitary sewer service into Rockingham County, as presented.