



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

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July 1, 2016

TO THE MEMBERS OF CITY COUNCIL
CITY OF HARRISONBURG, VIRGINIA

SUBJECT: Consider a request from Virginia Mennonite Retirement Community (VMRC) per Section 7-2-4 of the City Code for the City to provide water service for an irrigation system used by VMRC. The property is located at the western end of Harmony Drive, Harrisonburg, Virginia, 22802 and is identified by Rockingham County's tax maps as parcel 93-7-L1.

**EXTRACT FROM MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING
HELD ON:** June 8, 2016

Chair Fitzgerald read the first request and asked staff for comment.

Mrs. Banks said this request is to consider a Public Utilities application from Virginia Mennonite Retirement Community (VMRC) to provide water service onto property within Rockingham County. The subject property is identified by Rockingham County's tax maps as parcel 93-7-L1 and is located at the western end of Harmony Drive, which is also the City/County boundary. The applicant desires to install an irrigation system to provide water for gardens, where food is grown.

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 this request is for an irrigation system, it requires Planning Commission review and City Council approval.

Currently, there is water infrastructure within Harmony Drive right-of-way, which terminates at a fire hydrant located near the end of the pavement. If approved, the applicant would install a new 1" irrigation service, meter, and frost proof hydrant on the VMRC property within Rockingham County. The applicant has been informed that an approved backflow prevention device is required when installing the new service and they should work closely with the Department of Community Development to ensure correct installation and inspections occur.

The proper application has been completed and the Public Utilities Department has completed the preliminary review of the request and has no issues with the requested service.

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

Chair Fitzgerald 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. Hearing no one, she asked if there was a motion or discussion from Planning Commission.

Dr. Dilts moved to recommend approval of the public utilities request for the end of Harmony Drive within Rockingham County, as presented.

Mr. Way seconded the motion.

Chair Fitzgerald called for a voice vote on the motion.

Mr. Colman abstained from the vote because he is currently working with VMRC on other projects.

All voted in favor (6-0) to recommend approval of the request.

Chair Fitzgerald said this will go to City Council on July 12th.

Respectfully Submitted,

Alison Banks

Alison Banks

Senior Planner