



# CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

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To: Ande Banks, City Manager  
From: Adam Fletcher, Director, Department of Community Development and Harrisonburg Planning Commission  
Date: October 10, 2023 (Regular Meeting)  
Re: Street Closing – Massanutten Street Closing adjacent to 40-N-14, 22, 27, and 30

## **Summary:**

Project name	Massanutten Street Closing
Location	Section of Massanutten Street intersecting with West Washington Street
Adjacent Tax Map Parcels/Addresses	Adjacent to tax map parcels 40-N-14, 22, 27, and 30, which are addressed as 724, 735, 744, 750, 755, 765, 775, 779, 785 Massanutten Street, and 40 West Washington Street
Total Land Area	+/- 8,925 square feet
Applicant	Shenandoah Valley Organic LLC
Staff Recommendation	Approval
Planning Commission Recommendation	September 13, 2023 Approval (7-0)
City Council	October 10, 2023 (First Reading/Public Hearing) TBD (Second Reading)

## **Background:**

In November 1990, portions of both Massanutten Street and Jackson Street and a 10-foot-wide ally were vacated and purchased by Wampler-Longacre Turkey, Inc. Additionally, in 1991 there was a request to close another portion of Jackson Street (referred to now as Massanutten Street in the City GIS system) that Planning Commission recommended to be closed. It appears that request was never brought to City Council.

The current, subject request is to close the extension of Massanutten Street that extends from West Washington Street

The following land uses are located on and adjacent to the property:

Site: Public street right-of-way, adjacent to property zoned M-1, General Industrial District

- North: Industrial uses, zoned M-1 and Shenandoah Valley Organic LLC, zoned M-1
- East: Industrial uses and offices, zoned M-1
- South: Across West Washington Street, single-family detached dwellings and industrial uses, zoned M-1
- West: Parking lot, zoned R-2 and M-1

**Key Issues:**

Shenandoah Valley Organic LLC is requesting to close a section of public street right-of-way (ROW), known as Massanutten Street, which totals +/- 8,925 square feet. The street is adjacent to tax map parcels 40-N-14, 22, 27, and 30. The section to be closed measures approximately 35 feet in width and 255 feet in length perpendicular from West Washington Street. This section of public street ROW essentially serves as the southern entrance to the Farmer Focus facility.

Note that the applicant originally requested to close an additional public street ROW that is located off of North Liberty Street and serves as the northern entrance to the Farmer Focus facility. That ROW is the +/- 2,735 square foot portion of Jackson Street (sometimes also referred to as Massanutten Street). The applicant has since withdrawn the request to close that section of public street ROW. Note that staff anticipates the applicant to update their application prior to the Planning Commission meeting.

The applicant owns property on both sides of Massanutten Street, except for the property addressed at 40 West Washington Street, which is owned by Valley Real Estate LLC, a stakeholder for Shenandoah Valley Organic LLC, who bought the property in September 2022 for use by Shenandoah Valley Organic LLC. The applicant explained that the closure is sought to enhance security, streamline property access, and support operational needs, specifically, the applicant's letter explains that they would like to close the portions of the street to limit the number of people that cut through the property. As shown in Exhibit A, the applicant plans to gate the section of the property along West Washington Street to have secure parking for the employees.

With regard to utilities, there are multiple utilities within the ROW, thus specific easements must be reserved for access to that infrastructure. The Department of Public Utilities will need public sanitary sewer and water easements over existing and proposed water and sanitary sewer lines; HEC will require an easement on all primary electric facilities and over what is now the street lighting circuits; and there may be other utilities in the ROW (i.e., cable, gas, etc.) that will require public general utility easements. It will be the applicant's responsibility to ensure the locations of the utilities are surveyed so that the City can reserve appropriate easements.

Staff recommends approval of the street closing request.

**Environmental Impact:**

N/A

**Fiscal Impact:**

N/A

**Prior Actions:**

N/A

**Alternatives:**

- (a) Approve the street/alley closing request as submitted by the applicant; or
- (b) Deny the street/alley closing request.

**Community Engagement:**

As required, the request was published in the local newspaper twice advertising the City Council public hearing. The advertisement was published as shown below:

***Street Closing – Portions of Massanutten Street***

Consider a request from Shenandoah Valley Organic LLC to close a section of Massanutten Street intersecting with West Washington Street. The public street is adjacent to tax map parcels 40-N-14, 22, 27, and 30, which are addressed as 724, 735, 744, 750, 755, 765, 775, 779, 785 Massanutten Street, and 40 West Washington Street.

**Recommendation:**

Staff recommends alternative (a) approval of the street closing request as submitted by the applicant.

**Attachments:**

- 1. Extract from Planning Commission
- 2. Site map
- 3. Updated Application and supporting documents
- 4. Exhibit A

**Review:**

Planning Commission recommended approval (7-0) of the street closing request as submitted by the applicant.