



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

OFFICE (540) 432-7700 • FAX (540) 432-7777

To: Ande Banks, City Manager
From: Adam Fletcher, Director, Department of Community Development and Harrisonburg Planning Commission
Date: June 13, 2023 (Regular Meeting)
Re: Public Utilities Application – Friendship Drive (Rockingham County)

Summary:

Project name	Friendship Drive (Rockingham County)
Address/Location	Friendship Drive
Tax Map Parcels	94-(A)-L88 and 94-(A)-L88B (Rockingham County)
Total Land Area	+/- 11.02 acres
Property Owner	Javier Rodriguez and Pineda Rodolfo
Owner's Representative	Friendship Properties Partners
Staff Recommendation	Approval
Planning Commission Recommendation	April 12, 2023 – Tabled Request (4-1) May 10, 2023 - Approval (5-0)
City Council	June 13, 2023

Background:

Individuals owning property located outside the City of Harrisonburg may request to connect to the City's water and sewer system. Per Section 7-2-4 (b) of the City Code, connection requests for all uses located outside City limits, other than residential uses involving fewer than ten units, shall be reviewed by Planning Commission and then forwarded to City Council for final approval or rejection. This request is for a non-residential connection; thus, Planning Commission review and City Council approval is required.

Key Issues:

The +/- 11.02-acre site is located approximately 200 feet north of the City limits, at Friendship Drive. The site is zoned I-1, Industrial District within Rockingham County and is identified as 94-(A)-L88 (identified on the site layout as Lot 4) and 94-(A)-L88B (identified on the site layout as Lot 5). If the applicant's request to connect to the City's water and sanitary sewer infrastructure is approved, the applicant would extend existing water and sanitary sewer infrastructure located within this area to the subject site.

The owner is planning to subdivide Lot 4 into two parcels. A portion of lot 4 (identified as Lot 4A) is expected to be operated as a trucking business, the residual of Lot 4 is expected to be developed for rental buildings for light industrial uses. Lot 5 is expected to be developed as an event center.

When reviewing previous public utility application requests, staff has discussed that the City needs to be careful about extending more utilities into the County, as it may contribute to using the City's available water and sanitary sewer capacity, which could be detrimental to future development within the City and it may indirectly lead to development around the edge of the City that we do not desire. However, in February 1996, the City and the County entered into an agreement to provide water and sewer to the subject site (referred to as part of the Heatwole properties). An amendment to this agreement occurred later in 2000. In March 2023, the Department of Public Utilities completed the preliminary review of the request and has offered technical approval for extending City water and sanitary sewer service.

Taking into consideration the agreement between the City, County, and property owners, staff recommends approval of the Public Utilities Application.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Approve the public utility application request as submitted by the applicant; or
- (b) Deny of the request.

Community Engagement:

N/A

Recommendation:

Staff recommends alternative (a) Recommend approval of the public utility application request as submitted by the applicant.

Attachments:

- 1. Extract from Planning Commission
- 2. Site map
- 3. Application and supporting documents

Review:

On April 12, 2023, Planning Commission tabled the request (4-1) and requested additional information from City staff. On May 10, 2023, Planning Commission recommended approval (5-0) of the public utility application request; Commissioner Washington was absent and there is one vacancy on the Planning Commission.