



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

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To: Planning Commission
From: Department of Community Development
Date: August 9, 2023 (Regular Meeting)
Re: Public Utilities Application – 59 Bank Church Road, Rockingham County

Summary:

Project name	Bailey Family Farms
Address/Location	59 Bank Church Road, Dayton (Rockingham County)
Tax Map Parcels	107-A-13 (Rockingham County)
Total Land Area	+/- 21.38-acres
Property Owner	Bailey Family Farms LLC
Owner's Representative	Forrest Bailey and Russell Bailey
Staff Recommendation	Approval
Planning Commission	August 9, 2023
City Council	Anticipated September 12, 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 subject property is located at 59 Bank Church Road in Rockingham County. The property is approximately 2.75-miles west of the City limits near the intersection of US Route 33 (Rawley Pike) and VA Route 734 (Bank Church Road). City water lines carrying raw and treated water run throughout Route 33 West, passing the subject property, as they travel to and from Rawley Springs. The application describes that the requested water service will be used as the primary water source for a new poultry house.

Attached with the application materials is a letter from the Department of Public Utilities' Engineering Manager dated June 13, 2023, offering their technical approval of the request and explains that the applicant is aware they are responsible for acquiring permissions to cross neighboring properties and a state-maintained road. Given that the applicant will not be extending public mains further into the

County, but rather tapping into the existing facilities that bypass near the subject parcel, staff has no concerns from a land use planning perspective and recommends in favor of the request.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Recommend approval of the public utility application request as submitted by the applicant; or
- (b) Recommend denial of the request.

Community Engagement:

N/A

Recommendation:

Staff recommends alternative (a) to approve the public utilities request for water service as submitted by the applicant.

Attachments:

- 1. Site map
- 2. Application and supporting documents

Review:

N/A