



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

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August 31, 2023

TO THE MEMBERS OF CITY COUNCIL CITY OF HARRISONBURG, VIRGINIA

SUBJECT: Consider a request from Bailey Family Farms LLC per Section 7-2-4 of the City Code for the City of Harrisonburg to provide water service onto property located at 59 Bank Church Road within Rockingham County.

EXTRACT FROM MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING HELD ON: August 9, 2023

Chair Finnegan read the request and asked staff to review.

Ms. Dang said 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.

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.

Chair Finnegan asked if there any questions for staff.

Chair Finnegan said this seems relatively straightforward. I will ask, how big is this poultry operation? Is there an estimate for how many gallons of water they would be pulling?

Ms. Dang said it is in the Technical Report, I do not know the number off the top of my head.

Mr. Fletcher said 50 gallons per day.

Vice Mayor Dent said I see you swapped the primary and main.

Mr. Fletcher said that was not us that is from Public Utilities.

Chair Finnegan said they are just talking about pulling 50 gallons a day.

Commissioner Baugh said I move approval of the request for water usage as presented.

Vice Chair Byrd seconded the motion.

Chair Finnegan called for a roll call vote.

Commissioner Armstrong	Aye
Commissioner Baugh	Aye
Vice Chair Byrd	Aye
Vice Mayor Dent	Aye
Commissioner Alsindi	Aye
Chair Finnegan	Aye

The motion to recommend approval of the request passed (6-0). The recommendation will move forward to City Council on September 12, 2023.