



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: December 8, 2021 (Regular Meeting)
Re: Public Utilities Application – 2702 Spotswood Trail (Rockingham County)

Summary:

Consider a request from Mark Smith (Massanutten Animal Clinic) per Section 7-2-4 of the City Code for the City of Harrisonburg to provide water and sanitary sewer service onto property located at 2702 Spotswood Trail within Rockingham County.

Background:

Per Section 7-2-4 (b) of the City Code, all uses located outside City limits, other than residential uses involving fewer than ten units, requesting to be connected to the City's water and sanitary sewer infrastructure, 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 necessary.

Key Issues:

The +/- 1.02-acre property is located approximately 500 feet east of the City limits, at 2702 Spotswood Trail (State Route 33). The site is zoned B-1, General Business District within Rockingham County and is identified as County tax map 109-(3)-L4B. 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 property.

When reviewing previous public utility application requests, staff has discussed that the City should 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 undesirable development around the edge of the City. The use of the subject property is an existing animal clinic. The Department of Public Utilities has completed the preliminary review of the request and has offered approval for extending City water service to the subject property noting that the proposed average daily use of 185 gallons is an insignificant size to have impact to the surrounding distribution system. The applicant will need to extend an existing 12-inch water main, located within the Route 33 right-of-way, to their property for service connection.

Currently, the subject property is being served by a 50+ year old septic system on the site. The system is described as old and near its functional end. Removing the septic and connecting to City services is the

desired solution for the property owner and the Department of Public Utilities is supportive of the connection to City sanitary sewer infrastructure.

In August 2021, City Council approved a public utility application for the property directly adjacent to this site at 2557 East Market Street, Virginia Self Storage. As part of that approved connection the property owner was informed that they would be required to install a private sanitary sewer pump. The applicant for this request is currently working with the adjacent property owner and the Department of Public Utilities for approval of a two-party sanitary sewer pump. The approval of the two-party system is separate from the request to allow the property to connect to City infrastructure and will be reviewed by Public Utilities engineering staff after a decision is made regarding connection.

Staff has no concern with the connection to City water and sanitary sewer infrastructure and is supportive of the removal of a septic system from the environment.

Staff recommends approval 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.

Rather than approving the public utilities request as applied for herein, denial of the application would otherwise require the applicant to obtain water and sanitary sewer service from an approved method within Rockingham County.

Community Engagement:

N/A

Recommendation:

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

Attachments:

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

Review:

N/A