



# 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: July 14, 2021 (Regular Meeting)  
Re: Public Utilities Application – 2557 East Market Street (Rockingham County)

### **Summary:**

Consider a request from Virginia Self Storage Partners II, LLC per Section 7-2-4 of the City Code for the City of Harrisonburg to provide sanitary sewer service onto property located at 2557 East Market Street 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 subject parcel is located east of the City, directly across the City/County jurisdiction boundary line along East Market Street. The parcel is identified as tax map 109-(3)-4A and is zoned B-1, General Business District within Rockingham County. The subject property has been connected to the City's water infrastructure since receiving approval in 2006. If the applicant's request to connect to the City's sanitary sewer infrastructure is approved, the applicant would connect an existing facility, containing a restroom and bath house, to City service and remove an existing outdated and failing septic system and drain field currently serving the site.

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 development around the edge of the City that we do not desire. The Department of Public Utilities has completed the preliminary review of the request and has offered technical approval for extending City sanitary sewer service to the subject property located in Rockingham County. There is an existing sanitary sewer manhole approximately 350 feet west of the subject property, within the City limits, where the applicant would connect. This would require the installation of a private sanitary sewer pump, which is understood by the applicant.

Staff has no concern with this connection to the sanitary sewer infrastructure and is supportive of the removal of a septic system and drain field 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 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