



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: June 12, 2024 (Regular Meeting)
Re: Public Utility Application – Adjacent to 5262 & 5304 Rawley Pike, Rockingham County

Summary:

Project name	West Rock Dairy LLC
Address/Location	Adjacent to 5262 & 5304 Rawley Pike, Rockingham County
Tax Map Parcels	91-A-210 (Rockingham County)
Property Owner	Decoven Farms LLC
Owner's Representative	West-Rock Dairy Farm LLC
Staff Recommendation	Approval
Planning Commission	June 12, 2024
City Council	Anticipated July 9, 2024

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 denial. This request is for a non-residential connection; thus, Planning Commission review and City Council approval is required.

Key Issues:

The subject property is adjacent to 5262 & 5304 Rawley Pike and is identified as Rockingham County tax map parcel 91-A-210. The property is approximately 3.25-miles west of Harrisonburg City limits between the intersections of US Route 33 (Rawley Pike) and VA Route 734 (Bank Church Road), and US Route 33 (Rawley Pike) and VA Route 752 (Muddy Creek Road). City water lines carrying raw and treated water run throughout Route 33 West as they travel to and from Rawley Springs, passing the subject property. The application describes that the requested water service will be used as the primary water source for a dairy farm.

Attached with the application materials is an internal memorandum from the Department of Public Utilities dated May 3, 2024, offering their recommendation to the Director of Public Utilities to approve the request for connection. The letter describes that the applicant is aware that they are responsible for acquiring the necessary permissions from any properties they do not own to operate a service line from the meter location to their point of use.

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. (Denial of the application would otherwise require the applicant to obtain water service from an approved method within Rockingham County.)

Community Engagement:

N/A

Recommendation:

Staff recommends alternative

Attachments:

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

Review:

N/A