



## CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

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June 28, 2024

**TO THE MEMBERS OF CITY COUNCIL  
CITY OF HARRISONBURG, VIRGINIA**

**SUBJECT:** *Consider a request from Decoven Farms LLC for the City of Harrisonburg to provide water service onto property located at 5262 & 5304 Rawley Pike within Rockingham County.*

**EXTRACT FROM THE DRAFT MINUTES OF HARRISONBURG PLANNING  
COMMISSION MEETING HELD ON: June 12, 2024**

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

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.

Chair Finnegan said the property is not that close to the City limits, are they tapping into the water supply coming into the City from the west?

Mr. Fletcher said there is potable and raw water going through that area.

Chair Finnegan said it is not a connection from one of the City lines? They are tapping into water that is coming into the City, as opposed to tapping into an existing.

Mr. Dang said there are two lines that run under [Route] 33. The raw water coming from Rawley Springs to the City from the treatment plant. From the treatment plant there is also a potable water line that runs back out.

Chair Finnegan said they are tapping into the potable water line. On that map it is not...

Ms. Dang said there is another map in the back that shows two lines. You can see there is a 10-inch and a 16-inch line that runs parallel to each other.

Mr. Fletcher said the line I think is running out to Hinton, a potable source.

Ms. Dang said I do not know the specifics.

Mr. Fletcher said I could be wrong about that.

Chair Finnegan asked is it running out away from the City?

Mr. Fletcher said I think. I do not know where it ends. You know what, I am going to follow up on that because now I am curious myself. Now I am going to have to find out to make sure if I am right or not. I will have to reply back if I am incorrect.

Chair Finnegan asked Mr. Collins had no concerns about the amount of water that a dairy farm would need?

Ms. Dang said yes.

Chair Finnegan said occasionally we get a request to hook up to something in the County that is like we are a tractor supply store or something. I would imagine a dairy operation would use more water.

Chair Finnegan asked if there were any questions for staff.

Vice Chair Byrd said this is the first time I have seen a request that far away from the City line. Then I got to hear from people involved with water for the City between those requests and this

and have heard how they look at water and how they think about water. I can see why they would be in favor of this. Knowing what their reply would be “well, they are only taking out this many gallons and we have this much capacity”, I have no reason to be against this. I would be in favor of this.

Mr. Fletcher said the application describes there is currently already a tap into what the City calls water connections in the County is a rural connection and there is already a rural connection a the residence at 5304 Rawley Pike and the family is going to be renting that unit and they want to break the water connections so that their one water line is going to the house that they are renting and the other water line is going to the dairy operation.

Vice Chair Byrd said I will make a motion to approve the request.

Commissioner Nardi seconded the motion.

Chair Finnegan called for a roll call vote.

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|----------------------|-----|
| Commissioner Nardi   | Aye |
| Vice Chair Byrd      | Aye |
| Commissioner Alsindi | Aye |
| Chair Finnegan       | Aye |

The motion to recommend approval of the public utility application request passed (4-0). The recommendation will move forward to City Council on July 9, 2024.