



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: March 10, 2021 (Regular Meeting)
Re: Public Utilities Application – 350 Acorn Drive (Rockingham County)

Summary:

Consider a request from Shenandoah Valley Organic LLC 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 350 Acorn Drive within Rockingham County.

Background:

Per Section 7-2-4 (b) of the City Code, all uses, 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. As noted below, this request is for a non-residential connection; thus, Planning Commission review and City Council approval is necessary.

Key Issues:

The subject parcel is addressed as 350 Acorn Drive and has portions located within the City of Harrisonburg and within Rockingham County. The City portion is +/- 36.51-acres, is identified as tax map parcel 44-C-2, and is zoned M-1, General Industrial District. The Rockingham County portion is +/- 30.97-acres, is identified as tax map parcel 94-(A)-132, and is zoned I-1, Industrial District. If the applicant's request to connect to City water and sanitary sewer infrastructure is approved, the applicant intends to construct a weigh station office measuring approximately 165 sq. ft. and restroom/bath house building that includes two shower stalls, and a live haul shed containing ten mist spray bays in Rockingham County to support a +/- 76,574 square foot chicken packaging plant approved to be constructed within City limits.

When reviewing previous public utility application requests, staff has discussed that the City needs to 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 water and sanitary sewer service to the weigh station offices and live haul shed located in Rockingham County. Overall, the County portion of the project has a small impact and demand on the City's water and sanitary sewer systems. Also, the weigh station offices and live haul

shed support the main facility (the packaging plant), which is located within the City. From a land use perspective, the operation is consistent with the City's long term plans for the adjacent area in the City.

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 map
- 2. Application and supporting documents
- 3. Proposed site development layout

Review:

N/A