



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

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March 15, 2021

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

SUBJECT:

Consider a request from Shenandoah Valley Organic LLC per Section 7-2-4 of the City Code for the City to provide water and sanitary sewer service within Rockingham County

**EXTRACT FROM MINUTES OF HARRISONBURG PLANNING COMMISSION
MEETING HELD ON: March 10, 2021**

Chair Finnegan read the request and asked staff to review.

Ms. Dang said that 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.

Chair Finnegan asked if there were any questions for staff. Hearing none, he invited the applicant to speak to the request.

Seth Roderick, Monteverde Engineering and Design Studio, spoke in support of the request. As Ms. Dang indicated, this is a relatively small application for services. We are tying onto a public main that was extended through the site for the packaging plant. The portion of water that comes off of this is somewhere in the neighborhood of 8,000 gallons per day. That is on the hottest of summer days, when the misters are in full action. It is not an average annual daily usage. It is a small amount of water, tying onto existing mains that the applicant has installed themselves. If there are any other questions, we are here to answer them.

Chair Finnegan asked if there were any questions for the applicant. Hearing none, he asked if there were any callers for public comment. There were no callers.

Chair Finnegan opened the matter for discussion.

Commissioner Whitten moved to recommend approval of the request.

Commissioner Baugh seconded the motion.

Chair Finnegan called for a roll call vote.

Commissioner Byrd	Aye
Commissioner Whitten	Aye
Commissioner Hull	Aye
Commissioner Orndoff	Aye
Councilmember Dent	Aye
Commissioner Baugh	Aye
Chair Finnegan	Aye

The motion to recommend approval of the request to provide water and sanitary sewer service within Rockingham County passed (7-0). The recommendation will move forward to City Council on April 13, 2021.