

ZONING STAFF MEETING

Department of Public Utilities Comments

CASE NAME: Farley Farms, LLC and Brandon Huff

PROJECT #: REZ2025-00014

PLEASE MARK THE APPROPRIATE BOX BELOW:

No Comment: ☐

Comments Below: ☒

DATE: 1/12/2026

REVIEWED BY: T. Watkins

The Hanover County Department of Public Utilities (DPU) has reviewed the above referenced rezoning request and has the following comments:

1. Any improvements, extensions or new connections to the public water or sanitary sewer systems will need to be completed in accordance with DPU requirements.
2. Public water service will require an off-site 16" waterline extension. Off-site Water and Sanitary Sewer Easements may be required.
3. On-site storage will be required to meet peak day water demands.
4. Public sanitary sewer service is not immediately available.
 - a. Providing public sanitary sewer service may require construction of a private wastewater pump station and a public/private sanitary sewer force main. A public wastewater pump station is not currently supported for this development.
 - b. Gravity sanitary sewer service is not currently available to this site.
 - c. Off-site Water and Sanitary Sewer Easements will be required.
 - d. If wastewater is discharged through the Bear Island Wastewater Pump Station, capacity improvements will be required to meet the wastewater demand.
 - e. Replacement of existing downstream sanitary sewer that discharges to the Bear Island Wastewater Pump Station will be required to meet the wastewater demand. A sewer shed analysis will be required to determine the full scope of the required replacement.
5. The Doswell Wastewater Treatment Plant and Ashland Wastewater Treatment Plant do not have the capacity to provide peak day wastewater treatment for this development.

- a. Increased capacity improvements will be required at either wastewater treatment plant if it is determined that this development can be discharged to those wastewater treatment plants.
 - b. Wastewater treatment process improvements will most likely be required at either wastewater treatment plant to provide public sanitary sewer service. The full scope of the improvements required may only be determined as part of the capacity and treatment upgrade process.
 - c. Alternatively, wastewater from this development may be required to be discharged to the Totopotomoy Wastewater Treatment Plant.
6. Full determination on our ability to accept/receive the wastewater from this development will require submission of the wastewater characteristics to confirm it will not introduce treatment complications.
7. The developer is responsible for the cost of all utility improvements required to support this development.
8. A Utility Master Plan will be required for this development. This shall be provided and accepted prior to DPU recommending approval of any included site plan or construction plan for this development.
9. Off-site Water and Sanitary Sewer Easements shall be recorded prior to DPU recommending approval of any construction plan or site plan for this development.
10. This development may be eligible for oversized credits for the water and sanitary sewer improvements.
11. After the zoning process, but prior to initiating site design or construction drawings, the developer should meet with the Fire Marshal's office to discuss the proposed layout and determine the location of the fire hydrants and then meet with DPU to discuss the layout of the waterlines that will supply the hydrants.

Please feel free to contact me if you have any questions or concerns.