

Council Letter

City of Danville, Virginia



CL - 776

NEW BUSINESS A.

City Council REGULAR MEETING

Meeting Date: September 5, 2023

Subject: Consideration of a Special Use Permit Application filed by Fortiline, Inc., at 4780 Riverside Drive (Parcel 72287).

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ23- 00198, filed by Fortiline Inc, Requesting a Special Use Permit to Allow Wholesale Sales at Parcel ID 72287 (4780 Riverside Drive) in Accordance with Article 3.M., Section C, Item 25.

SUMMARY

4780 Riverside Drive is zoned HR-C, Highway Retail Commercial. The HR-C zoning classification permits the operation of a wholesale sales establishment with a Special Use Permit in accordance with Article 3.M. Section C Item 25. Fortiline, Inc. is requesting a Special Use Permit to operate a wholesale pipe supply business at this location.

4780 Riverside Drive was formerly a car lot and has been vacant for many years. The lot area is 2.7 acres with a structure of approximately 15,050 finished square feet. The surrounding landuse is identified as Regional Commercial. The property is adequately served by public utilities and has existing curb cuts and a parking area adequate for this operation.

Operations will require outdoor storage. Staff recommends that all outdoor storage be prohibited in the yard between the building and Riverside Drive and that all outdoor storage be within an enclosure and screened from public view. On July 20, 2023, the Board of Zoning Appeals granted a variance to allow a six (6) foot fence along the Ingram Road property line.

Sixteen (16) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Zero responses were received.

On August 7, 2023, the City Planning Commission voted 5-0 to recommend approval of Special Use Permit request PZ23-00182 to allow wholesale sales at 4780 Riverside Drive (Parcel ID 72287) in accordance with Article 3.M. Section C Item 25 with the following conditions:

1. All outdoor storage is prohibited in the yard between the structure and Riverside Drive.
2. All outdoor storage must be within an enclosure and screened from public view with fencing.
3. Any fencing and outdoor storage along Ingram Road must have a minimum 20' setback from Ingram Road.

4. Landscaping is required along the west (Ingram Road) fence line.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance granting a Special Use Permit to allow wholesale sales at 4780 Riverside Drive (Parcel ID #72287) in accordance with Article 3.M. Section C Item 25 with the following conditions:

1. All outdoor storage is prohibited in the yard between the structure and Riverside Drive.
 2. All outdoor storage must be within an enclosure and screened from public view with fencing.
 3. Any fencing and outdoor storage along Ingram Road must have a minimum 20' setback from Ingram Road.
 4. Landscaping is required along the west (Ingram Road) fence line.
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Attachments

1. Ordinance
 2. 4870 Riverside Dr - Application
 3. 4780 Riverside Dr. - Comments
 4. 4780 Riverside Dr. - Landuse
 5. 4780 Riverside Dr. - Owners
 6. 4780 Riverside Dr. - Aerial
 7. Planning Commission Recommendation
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