



# City Planning Commission

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APRIL 8, 2013  
3:00 P.M.  
CITY COUNCIL CHAMBERS

## AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. ITEMS FOR PUBLIC HEARING
  1. *Rezoning Application PLRZZ20130000093, filed by George Davis on behalf of Davis Storage and Warehouse, Inc., requesting to amend the Year 2020 Land Use Plan from MR, Multi-family Residential to ED, Economic Development and to rezone from HR-C, Highway Retail Commercial to I-M, Industrial Manufacturing, 144 Wilborne Avenue, otherwise known as Grid 1808, Block 011, Parcel 000032 of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to rezone the property so that it may be used as a warehouse.*
  2. *Special Use Permit Application PLSUP20130000096, filed by Alpha Opportunity Fund I, LLC, requesting a Special Use Permit to waive the yard requirements in accordance with Article 3.M; Section C, Item 21 of the Code of the City of Danville, Virginia, 1986, as amended, at 2907 Riverside Drive, otherwise known as Grid 1710, Block 002, Parcel 000004 of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to create a lot with no frontage on a public street, where ninety (90) feet is required.*
  3. *Rezoning Application PLRZZ20130000095, filed by Keith Walden on behalf of CWC Holdings, requesting to amend the Year 2020 Land Use Plan from USR, Urban Single Family Residential to MR, Multi-family Residential and to rezone from OT-R, Old Town Residential to M-R, Multi-family Residential, 5 vacant parcels on Stewart Street; ID Numbers 22841, 24958, 25085, 25226 and 22099, otherwise known as Grid 1719, Block 005, Parcel 000004, Grid 1719, Block 005, Parcel 000005, Grid 1719, Block 005, Parcel 000006, Grid 1719, Block 005, Parcel 000007 and Grid 1719, Block 005, Parcel 000008, respectively of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to rezone the above-mentioned properties to M-R, Multi-family Residential in preparation for consolidation and construction an eighteen unit, three-story residential building.*

4. *Rezoning Application PLRZZ20130000094, filed by Charles Smith on behalf of First Realty of Danville, Inc., requesting to amend the Year 2020 Land Use Plan from USR, Urban Single Family Residential to CS, Community Service and to rezone from OT-R, Old Town Residential to TO-C, Transitional Office Commercial, 610 Upper Street, otherwise known as Grid 1712, Block 008, Parcel 000006 of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to rezone the property so that it may be used as a real estate office.*
5. *Rezoning Application PLRZZ20130000087, filed by Joie Whitt and Alternative Community Experiences, Inc., requesting to amend the Year 2020 Land Use Plan from USR, Urban Single Family Residential to NS, Neighborhood Service and to rezone from TO-C, Transitional Office Commercial to HR-C, Highway Retail Commercial, 133 and 145 Franklin Tpke, otherwise known as Grid 2806, Block 009, Parcel 000006 and Grid 2806, Block 009, Parcel 000004, respectively, of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to rezone the property to expand the HR-C district boundaries and increase the number of allowable uses.*
6. *Rezoning Application PLRZZ20130000097, filed by Roger Freeze, requesting to amend the Year 2020 Land Use Plan from PSA to NS, Neighborhood Service and to rezone from TO-C, Transitional Office Commercial to HR-C, Highway Retail Commercial, Parcel ID 54507, otherwise known as Grid 2806, Block 009, Parcel 000007 of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to rezone the property to expand the HR-C district boundaries and increase the number of allowable uses.*
7. *Rezoning Application PLRZZ20130000099, filed by Donald Deboe, requesting to rezone from N-C, Neighborhood Office Commercial to HR-C, Highway Retail Commercial, 103 Franklin Tpke, otherwise known as Grid 2806, Block 009, Parcel 000010 of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to rezone the property to expand the HR-C district boundaries and increase the number of allowable uses.*
8. *Rezoning Application PLRZZ20130000100, filed by TWD Investments, LLC, requesting to rezone from N-C, Neighborhood Office Commercial to HR-C, Highway Retail Commercial, 101 Franklin Tpke, otherwise known as Grid 2806, Block 009, Parcel 000011 of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to rezone the property to expand the HR-C district boundaries and increase the number of allowable uses.*
9. *Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended, more specifically Article 7: entitled "Nonconforming Uses", Section B. entitled "Nonconforming Uses: Change, Discontinuation and Expansion", and Section C. entitled "Nonconforming Structures" to address how nonconforming may be permitted to continue and address changes made by the Code of Virginia.*

IV. APPROVAL OF MINUTES FROM MARCH 11, 2013

V. OTHER BUSINESS

VI. ADJOURNMENT