

Saunders, Richard L. - PDR

From: Scott Resetar <scottresetar@gmail.com>
Sent: Saturday, October 30, 2021 11:49 AM
To: PDR Land Use Admin
Subject: Letter of support for Ord 2021-299

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Planning commission,

I am writing this email in support of the opening of celadora wines at 111 N Lombardy st. My wife and I own and reside at 32 N Lombardy st with our 3 month old baby. We moved to the fan to have easy walking access to restaurants, parks, and shops. The more western part of the fan has many fine luxury goods stores and restaurants but this area of the fan does not. With the opening of a new french restaurant already approved at the former location of the Baja Bean at the corner of main and lombardy, this wine shop would do well to increase business in this part of town and fuel growth at the higher end of the market. My understanding is that the city is building a high density corridor along broad street a mere 5-6 blocks from this location. If we are investing in higher density housing and public transportation for this corridor, the neighborhoods around it need to be walkable and desireable with places to go! This location would add to the amazing array of businesses along lombardy including kuba kuba, the lombardy market, Jardin, the hop craft pizza, foo dog, bomballini, artemis gallery, and the laundromat. Walkability and bikeability are key for building a desireable neighborhoods and are good for the economy. So parking should be a non issue for this establishment as we should be promoting walkable businesses. Please support and pass the measure. We hope to welcome Megan to the neighborhood.

Sincerely,

Scott Resetar

32 N Lombardy St, Richmond, VA 23220

Saunders, Richard L. - PDR

From: Chad Taylor <chadtaylorric@gmail.com>
Sent: Monday, November 1, 2021 7:27 AM
To: PDR Land Use Admin
Cc: celladorawines@gmail.com
Subject: Letter in support of Ord. 2021-299

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Planning Commission:

I write in support of Megan Hopkins and Celladora Wines, who seek a permit to do retail business at 111 N. Lombardy Street.

I grew up in the Fan in the 1970s, just three blocks from the corner where Megan Hopkins is seeking to open a wine and food shop. I am a homeowner at 101 N. Stafford Avenue and a member of the Fan District Association. I remember the charm of the small shops and cafes along Lombardy Street when I was young, and I appreciate that that quality has endured throughout the decades.

As a lifelong Richmonder, a local public school teacher, and someone who appreciates and supports local small businesses, I am strongly in favor of a small-capacity shop that would sell wine and food in my neighborhood.

I draw your attention to a similar business several blocks away, called Branch & Vine (formally Oleo), which is a small wine shop that also offers deli-style food for consumption on- and off-premises. That shop has successfully operated in my neighborhood for many years and is a fine business whose impact is minimal and a welcome shopping and cultural resource.

I always have concerns about the impact of a new business in the Fan, particularly one that serves wine, because of the potential for disturbances in our neighborhood. After reviewing Ms. Hopkins's meticulous plans for mitigating light pollution, noise, trash, parking, and general community safety, I am confident that she is putting our neighborhood's quality of life first and has a solid set of interventions to avoid Celladora becoming a nuisance.

Please consider my strong position of support for Celladora as an endorsement for granting of the licensure and permissions that Ms. Hopkins seeks.

Respectfully,

Chad Taylor
101 N. Stafford Avenue
804-252-1368

Saunders, Richard L. - PDR

From: Harry Blackwood <harry.blackwood@gmail.com>
Sent: Friday, October 29, 2021 6:05 PM
To: PDR Land Use Admin
Subject: I SUPPORT the SUP for Celladora Wines!

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good evening,

I'm writing you to voice my support as a Fan resident for the Special Use Permit for Celladora Wines at 111b N Lombardy St. I bought a condo in the Fan specifically because I wanted to have small, local businesses within walking distance that I could support. That's part of the Fan's identity: within the neighborhood there are small businesses interspersed with the residences. While some seem to be painting that integration as a negative, I personally love that I can eat, drink, and shop without having to get in a car and leave the neighborhood.

I've gotten to meet Megan and her family, and it's clear that they care about the neighborhood and want to add to its character and make it a better place to live, both for their neighbors and for the city at large.

Hoping you'll make the right choice for our community and approve Celladora's SUP.

Thank you,
Harry Blackwood
(703) 822-3530
101 N Stafford Ave

Saunders, Richard L. - PDR

From: Victoria Haugen <haugen.victoriap@gmail.com>
Sent: Sunday, October 31, 2021 10:56 AM
To: PDR Land Use Admin
Subject: Statement of Support - Special Use Permit Ord 2021-299

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Dear members of the Planning Commission,

We are the owners of 108 N Lombardy St., located directly across the street from the future site of Celladora, and are writing today to express our support of their Special Use Permit.

We purchased a home in The Fan to take advantage of all that the neighborhood has to offer, including the shops and restaurants, and Celladora will only enhance that experience. We believe it will be a positive change for our block to have a small business that offers a service to the community operate at 111 B North Lombardy St., rather than the location continuing to exist as a vacant space or office space.

Lombardy Street is a lively street in a mixed-use area and is already home to a variety of small businesses. We do not anticipate a small wine shop that stays open until 10pm at the latest and has a maximum capacity of 15 people negatively impacting our neighborhood.

We are excited to welcome another small business and passionate entrepreneur to the area, and look forward to becoming frequent customers when Celladora opens.

Sincerely,
Victoria and Kyle Haugen
108 N Lombardy St.
Richmond, VA 23220

Saunders, Richard L. - PDR

From: Becca Bullard <bullardbecca@gmail.com>
Sent: Monday, November 1, 2021 7:53 AM
To: PDR Land Use Admin

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Good morning,

I wanted to write in support of a SUP permit for Celladora Cellars and to provide some context on why I think this business will be great for our neighborhood. I live about two blocks away from the location and both my neighbors and myself are thrilled for this opening.

First of all, wine shops are not bars--If anything, they are places of education. If you've been to a wine tasting before, you know the purpose isn't to get drunk, but rather to learn about the science and art that goes into creating a bottle of wine. As a local wine lover, having the opportunity to learn so close to my home is incredible.

Secondly, I think we can look to a few other wine stores in RVA as examples of why this will be successful. The Fan neighborhood is lagging behind others in having its own wine shop. Second Bottle Wine in Church Hill has a similar neighborhood situation, including limited parking, and it has thrived. It gives back to the neighborhood and is a quiet, contemplative place to enjoy a glass or pick up a bottle. The same could be said for Barrel Thief in the West End. Spend five minutes in either of these locations and they could hardly be mistaken for bars. Rather, they are upscale local businesses truly contributing to the local economy.

I walk past this empty storefront every day on my way to my morning coffee at Rostov's and frankly, I'm tired of it. I'm tired of so much potential just *sitting there*, being an eyesore and bringing nothing to our neighborhood. I assure you, this building sitting empty will do far more harm than good. I plan to frequent it regularly and sincerely look forward to it being a part of our community. That's the best part about living in the Fan after all, we truly are a community. Celladora has put in the work to be a part of ours. They truly deserve the chance for a SUP permit.

All the best,

Becca Bullard
300 North Lombardy, Apt. 2A
Richmond, VA 23220
bullardbecca@gmail.com
540-842-2146

Saunders, Richard L. - PDR

From: David Witkowsky <dhwitkowsky@gmail.com>
Sent: Monday, November 1, 2021 9:16 AM
To: PDR Land Use Admin
Subject: Ord 2021-299 - SUP Letter of Support

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To Whom It May Concern,

As a fan resident around the corner from 111B N. Lombardy (1619 Floyd Ave.) I am eager and excited for this business to open in our neighborhood. I support the SUP application for this space.

One of the benefits of living in a walkable neighborhood like the Fan should be having local businesses that bring character and a benefit to the residents nearby. We currently do not have a retail space like this available to us.

Of the concern over on-premise alcohol sales, I do not believe there should be any. 111B N. Lombardy is a modestly sized space in a busy area so its relative effect on parking, traffic, or noise will not be felt. It has no plans to operate as a full-fledged "bar" and the fear-mongering over such is unfortunate. There are many cafés and small spaces in our great city who serve alcohol during reasonable hours and you'd be hard-pressed to call them detractors from what makes Richmond so great.

Thank you,
David Witkowsky

Saunders, Richard L. - PDR

From: Rob Douglas <robertmdouglas@gmail.com>
Sent: Sunday, October 31, 2021 10:18 PM
To: PDR Land Use Admin
Subject: Support of Special Use Permit: Ord 2021-299

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To Our Neighbors and Councilpersons.

Our decision to buy and live in The Fan is one which has brought a true sense of home and of community. When we chose to buy here, we were so thrilled by the privilege to live a highly pedestrian life, surrounded by opportunities to support our local economy within the immediate area. Walking to a bodega, a bakery, an ice cream shop, and some of our favorite restaurants are highlights of our housing and community choice.

This is not simply for the ease of convenience; rather, because doing so embodies the ethic that we believe is so important for the road ahead within our city (and the world beyond). We hold value in a life where feet and bicycles are available over cars, where housing, parks and retail exist without reliance on excessive parking lots, and where equity in earnings are held locally. These essential practices are for the good of our shared sustainability and health of our communities.

And when we learned that Celladora Wines could be joining us in The Fan, we could not have been more thrilled. Not only is this aligned with the above accessibility and local engagement of retail which we so love; further, they are a shop focused on highlighting wines within their portfolio that practice natural, biodynamic and/or organic growing. As we look to see local businesses grow, we always hope to see them be ones that are considering the ways we consciously consume as ecologically and ethically beneficial.

We are writing this brief letter to express our full support in the arrival of Celladora Wines to The Fan. We love that in doing so, we will see: 1) locally owned businesses growing, 2) accessible retail within the pedestrian model, and 3) businesses that are sharing in ethics of sustainability. Having options like this nearby are what make being in The Fan great and what continue to represent the value in which we have invested (both financially and with our engagement here in Richmond).

We thank you for your shared support in this project and for the opportunity to see The Fan grow as a place that is forward looking in sustainability and community connectivity. We are grateful for the collective support. And we are so excited for Celladora Wines to be a short walk away!

Thank you.

Rob Douglas and Molly Reeder
2020 Park Avenue
Richmond, VA 23220

Saunders, Richard L. - PDR

From: Heather Crislip <heathercrislip@hotmail.com>
Sent: Sunday, October 31, 2021 7:49 AM
To: PDR Land Use Admin
Subject: Lombardy Street SUP for wine shop

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I live in the Fan district and recently was made aware of a pending SUP application to allow for a small retail establishment to also have some tables and snacks.

I wanted to write and say I'm completely supportive. I would be even more supportive of our zoning being more flexible to allow by-right niche developments like this in existing spaces.

Thank you!

Sent from my iPhone

Saunders, Richard L. - PDR

From: Kami Melfa <kamijordan@gmail.com>
Sent: Monday, November 1, 2021 9:14 AM
To: PDR Land Use Admin
Subject: Fwd: Email of support for Ord 2021-299

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Sent from my iPhone

Begin forwarded message:

From: Kami Melfa <kamijordan@gmail.com>
Date: October 31, 2021 at 9:45:27 PM EDT
Cc: Megan Hopkins <celladorawines@gmail.com>
Subject: Email of support for Ord 2021-299

To Whom It May Concern,

I want to express my support for Celladora Wines opening in the Fan. Living in Brooklyn before moving here, I loved to walk around the corner to the local wine shop. It was not only a place to pick out a bottle of wine for the evening, but it was also a place to chat with my neighbors and to learn about wine. It was a spot for the community. Celladora can provide that same kind of space. A shop that is inclusive of the neighborhood and promotes not only delicious wine but also community! Not to mention I love to see a female owned and operated business opening up in the city!

Thank you,
Kami Melfa

Sent from my iPhone