



Erin Jordan

The Fan - East • 8h



STOP THE SPECIAL USE PERMIT **FOR** WINE RESTAURANT

What the Special Use Permit means to residents of our block of Lombardy:

- * Decrease in property values
- * Limited parking
- * Restaurant trash, rodents, roaches
- * Increased noise, outdoor seating, and music
- * Special Use Permit is for the building-decades long business encroachment on residential area
- * ABC license stays with address and could become a 7-Eleven or late night bar in the future



EMAIL YOUR COMPLAINT TODAY!

By 10:00 AM Nov. 1 to have comments included in planning commission meeting.
 Attend city council meeting Nov. 8 at 6:00 pm, Council chamber second floor of city hall, 900 East Broad Street.
PDRLandUseAdmin@richmondgov.com

Hi Fan neighbors, I want to draw your attention to the Zoning Meeting on Monday November 1st for a special use permit at 111 B North

Lombardy. This will allow a small retail space to become a full operating restaurant, wine store and wine bar. This is a highly congested street parking only area of the fan. If you have concerns about the zoning changes I urge you to contact: PDRLandUseAdmin@richmondgov.com

Posted in **General** to **Anyone**

 5 Neighbors

37 Comments

 Like

 Comment

 Share

 Repost



Lindsay Cox · The Fan - East



We live very close to this wine shop (Celladora) and are super excited about it. The joy of living in a neighborhood like The Fan is having access to great shops and restaurants within short walking di... See more

8h Like Reply Share

 20



Lindsay Cox · The Fan - East



More info from the owner can be found here: <https://www.celladorawines.com>

8h Like Reply Share

 4



Lindsay Cox · The Fan - East



We live very close to this wine shop (Celladora) and are super excited about it. The joy of living in a neighborhood like The Fan is having access to great shops and restaurants within short walking distance.

This is intended to be a wine shop where you can buy a bottle to go or open one inside (limited seating) and get some snacks.

The shop will only be open until 9 pm Sunday - Thursday and 10 pm Friday - Saturday, so I don't foresee a huge issue with noise. It's not intended to be a "rowdy bar" and it will not be open late anyway.

I encourage neighbors to do their research on this wine shop and support it once it's open. It will be an awesome addition to the neighborhood in my opinion. (edited)

8h Like Reply Share



Lindsay Cox · The Fan - East



More info from the owner can be found here: <https://www.celladorawines.com>

8h Like Reply Share





Lindsay Cox · The Fan - East



If anyone is interested, you can also sign the petition for approval of the special use permit. She's specifically looking for Fan residents to sign to show support of the neighbors ("If you are a resident of the Fan and support me in getting a SUP--I welcome you to sign the petition")

<https://www.thepetitionsite.com/976/079/248/approval-of-sup-to-open-celladora-wines-in-the-fan/> (edited)

3h Like Reply Share



Tricia Bryant · The Fan West



Lindsay Cox thanks for posting this link—signed!

3h Like Reply Share



Rosemary Wagner · The Fan West



Wasn't the store that was previously there have permission to sell liquor? I understand fears of special use permits for restaurants.

7h Like Reply Share



Lindsey Beekman · Jackson Ward



Huh, I'm surprised the zoning needs to change. I believe once upon a time this location was a place we used to get growlers filled in college! Thanks for bringing it to our attention so we can email our support!

7h Like Reply Share





Lindsay Cox · The Fan - East



I just sent an email of support and already got a response saying that they will include my notes in the planning commission packet 😊.

5h Like Reply Share



Tricia Bryant · The Fan West



Erin Jordan— this will not be a “full operating restaurant” Megan will have a hot plate and microwave. And you are completely wrong about the SUP— I helped craft the SUP with city zoning to help protect the neighborhood should Celladora ever leave. The SUP for this building allows an occupancy of 15 max and any business that should go in here must close at 10 PM —that is written into the SUP as an SUP stays with the building. You are also wrong about the ABC license – an ABC license does NOT stay with the address. We have been working very closely with ABC special agent Blaney on this project. Please get your facts correct and do not post false information

7h Like Reply Share



Rosemary Wagner · The Fan West



Thank you for the real information about this site.

1h Like Reply Share



Kelsey Gesbeck · The Fan North



Support locally and women owned businesses!



Kelsey Gesbeck · The Fan North



ALSO piggybacking on my own comment- a lot of small business have had to permanently close in the last two years and we don't know what will come of others with the current economy. We should be rooting for fan businesses overall.

6h Like Reply Share



Doug Hammer · The Fan - East



Support ALL locally owned regardless of who owns it

6h Like Reply Share



Jenny Resetar · The Fan - East



The best part about living in the fan is the proximity to unique local shops! Having a cute 15-person capacity wine shop on Lombardy is only going to improve the area. We live less than a block away and can't wait to... See more

7h Like Reply Share



Andrew Thomas · Randolph



Please don't use scare mongering and fear tactics. The Fan can always use another nice upscale establishment. I'm 100% on board.

6h Like Reply Share



Kate Brown · The Fan - East





Kate Brown · The Fan - East



I also support the plan for the new business and am looking forward to having it around the corner. Thank you for being vigilant and watching for issues in the neighborhood but I'm happy to welcome this one.

6h Like Reply Share



TRACY Poling · The Fan - East



This is near my house as well and Im super excited about the project! Seems like a perfect fit for the fan!

6h Like Reply Share



amari armstead · Virginia Union



I'm not opposed..I think Richmond needs more wine shops. It's helps us wine enthusiast like myself get their hands on local wines to support! I'm here for it. 🙌

6h Like Reply Share



Adrian Lamb · Jackson Ward



Oh I am near here, going to email my support for the wine bar to open. Something like this would be great! Love more retail taking chances on the area (edited)

6h Like Reply Share



Melissa Mannon · The Fan West



Jenny Adrian I emailed my support, too!

21m Like Reply Share



Buffy Harwood · Seminary





Buffy Harwood · Seminary



Isn't this the old Ferris' market location? They sold wine and beer. Similar to Lombardy market. (edited)

5h Like Reply Share



Erin Jordan · The Fan - East



Not a scare tactic, the zoning goes with the building. I too have spoken with zoning, ABC agent Baliney. This is business encroachment of a 8 seat restaurant. No parking, no trash for a cafe, noise and rodent issues... See more

5h Like Reply Share



Tricia Bryant · The Fan West



Erin Jordan— give this a rest. I am aware that you have spoken with ABC agent Ryan Blaney— you were the only one to complain about an ABC license for this address. This is not a restaura... See more

4h Like Reply Share



Teresa M Davis · Bellevue



Sounds like a great use of space! Look forward to supporting this business.

2h Like Reply Share



Erin Jordan · The Fan - East



Totally understand that some will support but you are not seeing the whole picture, if this building can be rezoned to a cafe, it opens the door to many other buildings following suit. It might not be on your block today, but it could be your future.



Lyman Coffey · The Fan - East



Bring it on. Stores and venues like this are what make the Fan - the Fan. Need to preserve the ability of businesses to grow and adapt in our special neighborhood. If you read Jane Jacobs one can remember why it's so important to accommodate and embrace organic improvisation.

4h Like Reply Share



Thomas Wood · The Fan - East



If you want more parking, you can just live in the suburbs!

4h Like Reply Share



Thomas Wood · The Fan - East



Also, we live nearby and think it is great for the area.

4h Like Reply Share



Nicole Storm · The Fan - East



No parking for 8 seats! The horror! I think this sounds like a great idea and a lovely addition to the neighborhood.

3h Like Reply Share



Melissa Wood · The Fan - East



I'm excited about the shop—it's the sort of thing that makes the Fan a fun place to live. It used to be a convenience store that sold beer and wine, and the neighborhood did not implode. And most of the restaura... See more



Melissa Wood · The Fan - East



I'm excited about the shop—it's the sort of thing that makes the Fan a fun place to live. It used to be a convenience store that sold beer and wine, and the neighborhood did not implode. And most of the restaurants in the Fan don't have dedicated parking—yes, parking is a challenge, but I suspect that many of the patrons will come on foot, and besides, it's only 8 seats.

2h Like Reply Share



Gina Harrison · Carytown



You should be happy anyone is going into these empty commercial spaces - we should also be supporting them... otherwise we will end up an old town Alexandria big box district. Embrace city living.

2h Like Reply Share



Margot Ackermann · The Fan - East



Looking forward to this addition to the neighborhood!

1h Like Reply Share



Megan Hopkins · The Fan West



Hi, it's Megan, owner of Celladora. Thanks to all of you for the support! I'm really looking forward to opening a wine shop that everyone in the neighborhood can enjoy and being part of the Fan community. If anyone has any questions or needs further clarification on facts and plans for the space, please don't hesitate to email me at

celladorawines@gmail.com

celladorawines@gmail.com .

Can't wait to welcome you into the shop!!

1h Like Reply Share



Tricia Bryant · The Fan West

Megan—We look forward to trying your new shop!

28m Like Reply Share



Kaye T. · The Fan North

 I support this new wine bar!

59m Like Reply Share



Melissa Mannon · The Fan West

I'm a Fan resident and I'm so excited for this addition! There are so many small businesses in the Fan (and on Lombardy) and that's what makes living here so great.

If you have questions, check out the website <https://www.celladorawines.com> or reach out to Megan (who commented in the thread).

If you're like me and support Celldora, write the planning commission and let them know!

16m Like Reply Share



If you have questions, check out the website <https://www.celladorawines.com> or reach out to Megan (who commented in the thread).

If you're like me and support Celldora, write the planning commission and let them know!

16m Like Reply Share



Harry Blackwood · The Fan West



My partner and I bought in the Fan and it was cool, local businesses like this that made us choose to live in this neighborhood. Places like 8 1/2 and Joe's Inn are such a part of this neighborhood's DNA that it's hard to imagine the Fan without them. Megan is continuing that tradition with Celladora and I can't wait for them to open!

8m Like Reply Share



Steven Long · Battery Park



Erin im so excited for this! The more wine stores or wine bars the better! Now I will make sure to go to the meeting to push it to pass 🥰

2m Like Reply Share



Megan Stimpson · The Fan West



Erin as a 22 yr restaurant veteran I just want to say I'm sad you could have such animosity towards a small business trying to expand by fear mongering.

I think it's beautiful this actually tur... See more

3d Like Reply Share



Kelsey Gesbeck · The Fan North



I didn't know about Cella until this post! Im so glad I was able to catch wind, follow them on insta, can't wait to go in and show support

2d Like Reply Share



Vera Magdeeva · The Museum District



When SUPs and rezoning requests get denied, it makes it SO much harder for any other business to make those requests in the future. Even if it's a business that everyone wants to go in. Please consider this... See more

3d Like Reply Share



Gini Miller · The Museum District



These are the things we face when we move to a city. Parking, people, trash and rodents are all issues that come with our choice to live here. But having businesses close by is one of the perks we moved here for. It'... See more

3d Like Reply Share



Richard Millar · Willow Lawn



Great to see retail isn't dead. Glad they found a tenant !

a tenant !

2d Like Reply Share



John Westfall · The Fan - East



Been a lot of similar business models to set up shop on Lombardy in the past decade. 2-3 in the past year alone have come and gone. Good luck.

2d Like Reply Share



Jonathan Hatten · North Barton Heights



So glad this post has had the opposite effect than what the poster intended. So tired of these NIMBY takes from people who obviously should not live in a city.

2d Like Reply Share



Meg S. · The Fan - East



Just signed the letter of support! Can't wait till they open.

2d Like Reply Share



Doug Hammer · The Fan - East



Just signed my approval in the petition!

2d Like Reply Share



Trevor Bullard · Willow Lawn



Busybodies gonna busybody

2d Like Reply Share



Harry Blackwood · The Fan West



Please remember to use the email address **Erin** helpfully provided to send a letter of support before the 1st!

support before the 1st!

2d Like Reply Share



Charles Frankenhoff · The Museum District



I think this is wonderful, things like wine bars are why I want to live in a city. The idea that keeping businesses out of the city is good is absurd.

2d Like Reply Share



Brian Lalor · Sauer's Garden



Wow, there is so much NIMBY in this neighborhood it's no wonder progress is so slow. Not every square foot of retail or living space needs to be accompanied by a parking spot for your luxobarge at the front door. Walk a little. It won't kill you.

2d Like Reply Share



Michael Rogers · Woodland Heights



I would LOVE to have a wine bar in my neighborhood!

2d Like Reply Share



Scott T. · Battery Park



imagine fighting a tiny locally owned neighborhood wine bar while local restaurants keep going out of business and chains take over the city.

2d Like Reply Share



James Blanton · Scott's Addition



Thanks for bringing attention to this, I'll make sure to support that



Melissa Savenko · The Fan - East



Hi, my name is Melissa Savenko, I am the Co-Chair of the Fan District Association ("FDA") Zoning Committee. The FDA voted not to oppose Celladora. We understand that some people will be unhappy, particularly about potential parking impacts, but the Committee believed Celladora will be additive to the Fan community, and the FDA Board agreed.

[NOTE: It is a long standing policy of the FDA to vote either to oppose or not to oppose a project. The FDA does not vote to support a project].

I also want to note that Megan really went out of her way to do outreach to the immediate neighbors and the greater Fan community, including mailings and an online petition, and I personally would like to commend her on that.

Thank you to everyone who has been involved in this dialogue for keeping it professional and respectful. (edited)

2d **Like** Reply Share



Tricia Bryant · The Fan West



Melissa— for clarity, FABA voted to support Celladora. We vote "support" or "oppose" when we vote.

2d Like Reply Share



↳ See 1 more reply



Heywood Harrison · Bellevue



Stating the obvious; this is the Fan District



Heywood Harrison · Bellevue



Stating the obvious; this is the Fan District which has always been a location for a variety of retail establishments. Parking has always been an issue, but people continue to come and local residents continue to wal... See more

2d Like Reply Share



Melanie Williford · The Museum District



Sounds like a great neighborhood addition! Definitely in support of Celladora. We specifically sought out to buy in the Museum District because of its close proximity to the Fan and the ability to walk to spots like this!

2d Like Reply Share



Sue Sutherling · The Fan - East



Its an upscale wine shop with some limited sit down service. What's not to like ?

2d Like Reply Share



Colin Wilkinson · Holly Ridge



NIMBY

2d Like Reply Share



Sharon Shaw · Oxford



It would be awesome if it's in an area where there are lots of people can walk to the place to patronize it--we need more of those kinds of places! It doesn't have to impact parking demands if people can walk.

1d Like Reply Share



demands if people can walk.

1d Like Reply Share



ahqura clark · Manchester Bridge



This is nauseating 🤢. Lombardy is a street with numerous shops .. you obviously knew this already. How about we direct our energy to something important... like the Casino that no one wants 😊.

1d Like Reply Share



Debbie Small · The Fan South



As both a FABFA member and a Fan resident, I welcome Celladora! Megan has gone to great lengths to follow all protocols and engage the neighborhood and City. I am very familiar with the details and this wine shop will not be a "bar", nor will it have any negative impact on the community. I will be one of her first customers, and it sounds like I will have plenty of company. Looking forward to seeing many of you in the tasting room. Cheers!

23h Like Reply Share



Rachel Swett · Byrd Park



Since when has parking ever been easy in the fan? Bring on the low property values!

11h Like Reply Share



Erin T. · The Fan South



Looking forward to having them in the fan!! Can't wait. 🤞🤞🤞

11h Like Reply Share

