



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2019-168:** To approve the use of the property known as 738 Goodes Street for the storage of sulphurous, sulphuric, nitric, picric, hydrochloric, or other corrosive acid, in accordance with City Code § 30-454.1(2).

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** July 15, 2019

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#### **PETITIONER**

Michael Johnson – Brenntag Mid-South, Inc.

#### **LOCATION**

738 Goodes Street

#### **PURPOSE**

To approve the use of the property known as 738 Goodes Street for the storage of sulphurous, sulphuric, nitric, picric, hydrochloric, or other corrosive acid, in accordance with City Code § 30-454.1(2).

#### **SUMMARY & RECOMMENDATION**

The applicant is Brenntag Mid-South, Inc., a division of Brenntag North America, and is in the chemical warehouse and distribution business. The applicant intends to store chemicals on the subject property, including corrosive acids. Such a use is permitted in the M-2 Heavy Industrial District with approval from City Council after City Council receives a report from the Chief Administrative Officer, in accordance with section 30-454.1(2) of the Code of the City of Richmond (2015), as amended.

Staff finds the request to be consistent with the recommendations of the Master Plan.

Staff finds that, due to the standards in place to regulate the proposed use, and due to the location of the proposed use within an industrial area, the proposed use would not have an adverse effect on the safety, health, comfort, convenience or welfare of the inhabitants of the city and of persons in the area in which such use is to be situated.

Staff therefore recommends approval of the proposed use provided the following conditions are met:

- All applicable building code regulations shall be met.
  - All applicable fire code regulations shall be met.
  - All applicable zoning code regulations shall be met.
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## **FINDINGS OF FACT**

### **Site Description**

The subject property is located at 738 Goodes Street, between Commerce Road to the west and railroad tracks and Interstate 95 to the east. It is comprised of 1.025 acres improved with a 29,000 SF warehouse building constructed, per tax assessment records, in 1972. The subject property is located in the Old South Planning District, within the core of the industrial area along Commerce Road.

### **Proposed Use of the Property**

The proposed chemical inventory to be stored on the property will include acids, bases/caustics, peroxides, flammables, food grade materials, and various non-regulated material. All hazardous materials will be contained and isolated to specific areas of the warehouse and multiple spill kits with compatible absorbent material will be in place. The use will be compliant with all applicable building and fire code regulations. Building code regulations will determine approved quantities and specific requirements for the storage of the hazardous materials. Richmond Fire and Emergency Services will be responsible for ensuring the requirements are being met.

In addition to local code requirements, the facility will be regulated by the National Association of Chemical Distributors, ISO Certification requirements, the Occupational Safety and Health Administration, Food & Drug Administration, Department of Environmental Quality, Department of Homeland Security, and the Drug Enforcement Administration.

According to the applicant, the company currently has sales of \$20 million in the Richmond area and will be stocking in excess of \$1 million in inventory at the Goodes Street location. The applicant is initially planning on hiring four employees in Richmond. The applicant has already hired an operations manager and will be adding two drivers and an additional warehouse employee as soon as the facility is approved to operate. The applicant's plans are to add an additional four employees within three years. The applicant currently employs two sales representatives who cover this sales market area. The applicant plans on adding one additional sales representative and one sales trainee as needed as they plan on doubling sales numbers within five years.

### **Master Plan**

The City's Master Plan recommends Industrial land uses for the subject property and all surrounding properties. "Primary uses include a wide variety of manufacturing, processing, research and development, warehousing, distribution, office warehouse and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses. The mix of industrial uses and character of such areas may vary depending on the location and available highway access. Typical zoning classifications that may accommodate this land use category: OS, M-1, and M-2." (City of Richmond, 2001 Master Plan., p. 135).

Specifically for the Old South Planning District, the Master Plan states "most of what currently exists is correct and appropriate" (p. 274).

## **Zoning**

The subject property and all surrounding properties are zoned M-2 Heavy Industrial.

The proposed use is permitted in the M-2 Heavy Industrial District with approval from City Council after City Council receives a report from the Chief Administrative Officer, in accordance with section 30-454.1(2) of the Code of the City of Richmond (2015), as amended. The O&R Request dated June 17, 2019 serves as the report required by section 30-454.1(2) of the Code of the City of Richmond (2015), as amended.

## **Surrounding Area**

Industrial land uses predominate the vicinity of the subject property with some office uses being present as well. The subject property is located approximately 1,500-2,000' from established residential areas and approximately 1,000' from a parcel at the corner of Commerce Road and Ingram Avenue that was recent rezoned to accommodate residential development.

## **Neighborhood Participation**

Staff has not received any notices of support or opposition. The Oak Grove Civic Association was notified of this request.

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