

Village Planning Committee Meeting Summary

Z-75-25-8

***REVISED 9/22/2025**

Date of VPC Meeting	August 12, 2025
Request From	C-2 BAOD
Request To	C-2 HP BAOD
Proposal	Historic Preservation Overlay for Roosevelt Park Grocery
Location	Southwest corner of 10th Street and Southern Avenue
VPC Recommendation	Approval, per the staff recommendation
*VPC Vote	12-0

VPC DISCUSSION:

**One member of the public registered in favor but did not wish to speak.*

STAFF PRESENTATION

Kevin Weight, staff with the Historic Preservation Office, introduced the project and provided background on its history, stated that the property owners had approached the Historic Preservation team to pursue designation, described the existing conditions of the property, stated that the owners are committed to restoring the structure, and noted that the applicants had received a grant for restoration work and described the scope of repairs. Mr. Weight reviewed the eligibility criteria for Historic Preservation overlay zoning, which include age, architectural integrity, and historical significance, described how the subject property was evaluated under each of the criteria, presented the proposed overlay boundaries, and stated that staff recommends approval. Mr. Weight provided a timeline of the upcoming public hearings and outlined the next steps in the process.

QUESTIONS FROM THE COMMITTEE

Committee Member Lee Coleman asked what the proposed use of the property would be. **Nuraine Hagos**, with the applicant team, stated that she is one of the owners, and stated that the proposed use is a grocery store.

Committee Member Greg Brownell shared that he previously lived in the area, described his personal connection to the site, and expressed strong support for the project.

Committee Member Trent Marchuk thanked the applicant and expressed appreciation for the effort to preserve and revitalize the property.

Ms. Hagos shared that the property was the last acquisition made with her father, who recently passed away. **Committee Member Coleman** commented that he was confident the current owners would be more considerate than the previous property owner.

Committee Member George Brooks expressed support for the project and shared that he is associated with a property that may also qualify for historic designation. Committee Member Brooks stated that while he is sometimes anxious about the potential restrictions that come with designation, it was encouraging to see the applicant's enthusiasm. **Ms. Hagos** explained that once she and her family learned about the historic significance of the property, they were excited to pursue the designation.

Committee Member Brownell noted that Curtis' Barbershop was located across the street from the site.

Committee Member Tamala Daniels asked what kind of grocery store the applicants plan to open and whether it would feature ethnic foods. **Ms. Hagos** stated that while the specific offerings have not been determined, her family is Ethiopian and hopes to include some ethnic food options.

STAFF RESPONSE

Mr. Weight stated that he is excited about the project and the applicant's approach to restoration.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

Committee Member Coleman commented that it was a smart decision not to apply the Historic Preservation overlay to the entire property.

MOTION

Committee Member Lee Coleman made a motion to recommend approval of Z-75-25-8 per the staff recommendation. **Committee Member Kay Shepard** seconded the motion.

VOTE

12-0, motion to recommend approval of Z-75-25-8 per the staff recommendation passes with Committee Members Beehler, Brooks, Brownell, Coleman, F. Daniels, T. Daniels, Falcon, Jackson, Marchuk, Shepard, Viera, and Greathouse in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.