



Village of Violetville, Inc.

A Neighborhood Wellness Association

www.villageofvioletville.org

Village of Violetville, Inc. June Meeting Minutes

Hosted on Zoom

Date: June 30, 2020 7:00 PM – 8:30 PM

Guests

Caroline Hecker (Lawyer - Rosenberg Martin Greenberg, LLP)

Jeff Bainbridge (Royal Farms)

Steve Warfield (Engineer)

Justin Williams (PMG)

Agenda

~ Royal Farms

~ Wellness Check

~ Upcoming Projects

~ Q&A

Neighborhood News

~ Recycling in Baltimore City resumes this week

~ Reminder to water your street trees. If you have a new street tree, please water it once a week. On a normal week it takes about 2-3 gallons once a week to keep you tree healthy. If it is an extremely hot week, 5 gallons will help your tree thrive.



Village of Violetville, Inc.

A Neighborhood Wellness Association

www.villageofvioletville.org

Royal Farms

The Royal Farms located at Benson & Caton Ave is currently under construction.

We wanted to have the opportunity to have a meeting so that we all could ask questions, express concerns, and get a better idea of the pros and cons. There is a new Royal Farms that is proposed for the Joh & Caton Ave intersection. This location is what was formerly Brightwood College. It would be much larger than the Royal Farms currently under construction at Benson & Caton to accommodate larger tractor trailers. Royal Farms stated they feel like this is a different market. Councilman Reisinger recommended that Royal Farms meet with us because the location at Joh and Caton would need to go through rezoning and would need community input.

Question and Answers with residents

- Concern: Both Royal Farms would be at the two main entrances into Violetville
- Crime: Discussion about whether there is a correlation between crime and gas stations.
- Concern: Width of Benson Ave
 - Resident Question: Can Royal Farms review whether the Benson & Caton Ave location can be modified to add a turning lane? Traffic is already an issue at that intersection.
 - Royal Farms Answer: Will follow up
- Community Involvement
 - Resident Question: Will we have a point of contact for issues that may arise from the Royal Farms?
 - Royal Farms Answer: Jeff Bainbridge stated that we could contact him and the store manager.
- Truck traffic: Violetville already has an issue with tractor trailers getting stuck in the neighborhood. Resident recommendations: Add large signage to ensure that trucks do not turn left onto Benson Avenue. Review curb usage at this location to see if there is a modification that can be made to prevent trucks from turning left onto Benson Ave.



Village of Violetville, Inc.

A Neighborhood Wellness Association

www.villageofvioletville.org

- Litter
 - Resident inquired whether Royal Farms would adopt a roadway and contribute to litter pickup efforts.
 - Royal Farms stated that in other areas they pay for organizations to maintain roadways but do not volunteer their staff to cleanups. Their staff clean the Royal Farms parking lot 3 times a day.
- Traffic
 - Question: Has there been a traffic study done for the Benson/Caton location?
 - Royal Farms Answer: No, it is not a requirement to conduct a traffic study.
- Economic impact
 - Question: Is there data showing what type of businesses are attracted to opening businesses near a Royal Farms
 - Royal Farms Answer: Not that they know of. Will follow up.
- Impact on school traffic on Violetville Elementary/Middle School located on Pine Heights.

The June meeting was very productive. Village of Violetville, Inc. is looking forward to a further discussion about whether modifications can be made to the Benson & Caton Ave location. Many Violetville residents were not involved in the initial approval/rezoning of that location. At this time, Village of Violetville, Inc. will not support the second location (Joh Ave & Caton Ave). We would like to see the impact of the Benson & Caton Ave location would have on the neighborhood.

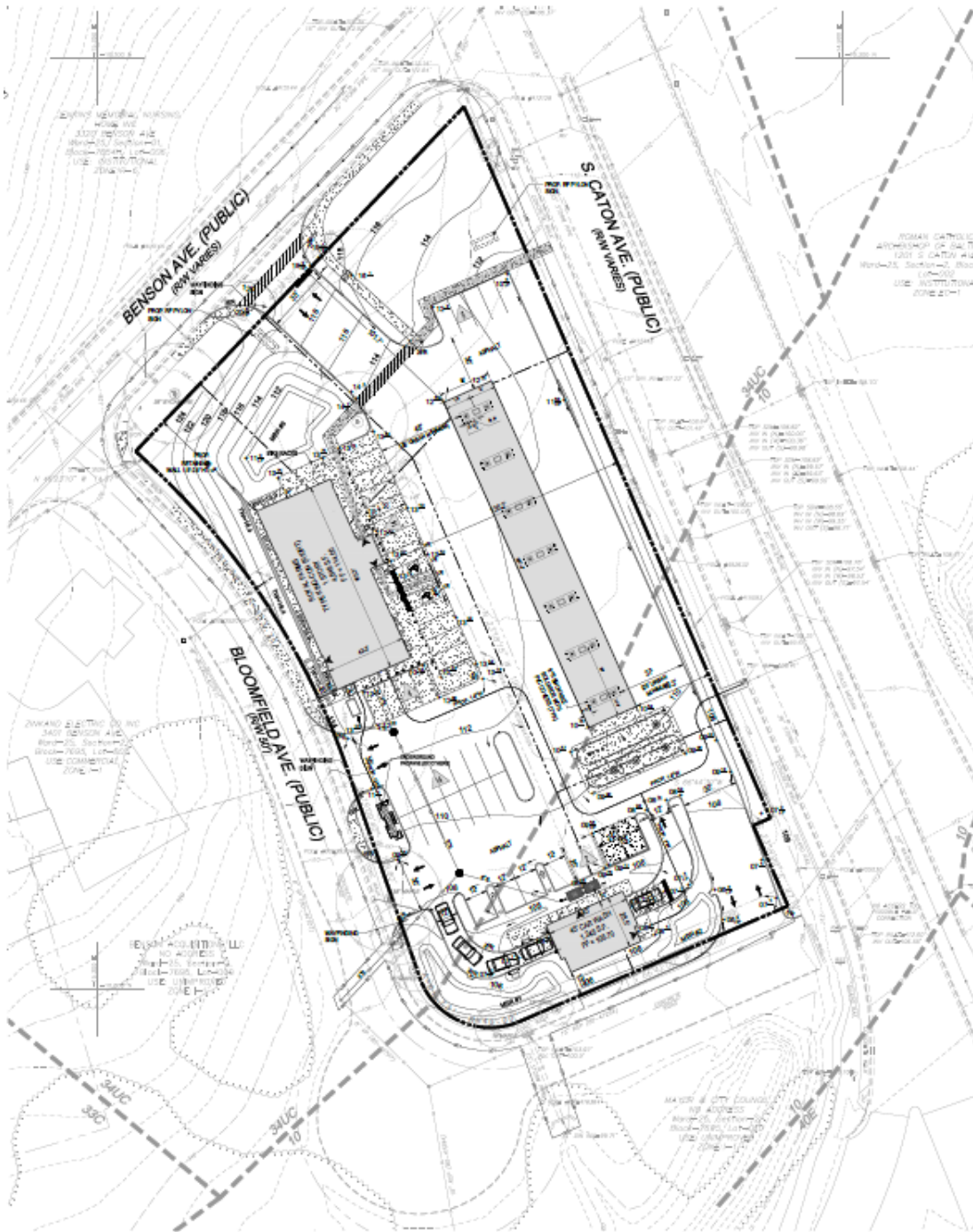
PLEASE SEE SITE PLANS BELOW



Village of Violetville, Inc.

A Neighborhood Wellness Association

www.villageofvioletville.org



Site Plan for Benson Ave & Caton Ave.



Village of Violetville, Inc.

A Neighborhood Wellness Association

www.villageofvioletville.org



Proposed Royal Farms for Joh & Caton Ave Former Brightwood College Location
(Bottom: Joh Ave Right: Caton Ave)