

## Oliver, Alyson E. - PDR

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**From:** Wilson, Madison E. - PDR  
**Sent:** Monday, April 14, 2025 2:39 PM  
**To:** Oliver, Alyson E. - PDR  
**Subject:** FW: Opposition of 2701 Garland Ave SUP

### *Madison Wilson (she/her)*

Planner - Land Use Administration  
Department of Planning and Development Review  
City of Richmond  
[Madison.Wilson@RVA.gov](mailto:Madison.Wilson@RVA.gov)  
804-646-7436

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**From:** Carolyn Center <carolyn.center50@gmail.com>  
**Sent:** Monday, April 14, 2025 2:36 PM  
**To:** Gibson, Kenya J. - City Council <Kenya.Gibson@rva.gov>; Wilson, Madison E. - PDR <Madison.Wilson@rva.gov>  
**Subject:** Opposition of 2701 Garland Ave SUP

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Councilwoman Gibson and City Planner Wilson,

Good Afternoon,

I am reaching out as a neighbor of 2701 Garland Avenue sharing my extreme opposition to the proposed SUP.

I am reaching out to share two concerns today. The first being the entity proposing this change not following the rules set before them, not engaging the community they are proposing to be a part of nor being qualified to run such a facility in our neighborhood.

- I live 163 yards from the proposed building and have received no communication from Hype Counseling Services about their proposal
- I attended the neighborhood association meeting summer of 2024 and never received follow up answers/information from Hype Counseling Services

My second concern is this proposed facility going against everything a neighborhood is building as a community. We are a community because we have five playgrounds in our vicinity, two churches on these two blocks, and a public library up the street. These entities are all open to the public and welcoming - encouraging engagement and participation of the community, fostering relationships. This facility is the exact opposite of community. There is a reason this parcel is zoned for residential - because this is a neighborhood. Any given night you will see people walking their dogs, babies in

strollers, runners, kids on bikes. Let's continue to build that with more residents in the northside but keeping this space residential.

To confirm, I am adamantly opposed to Hype Counseling Services opening this facility in any residential neighborhood and hope you will keep the space zoned for residential as the neighborhood continues to build community.

Carolyn Center  
2703 Hanes Avenue

## Oliver, Alyson E. - PDR

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**From:** Wilson, Madison E. - PDR  
**Sent:** Monday, April 14, 2025 2:39 PM  
**To:** Oliver, Alyson E. - PDR  
**Subject:** FW: Opposition to Ordinance No. 2025-048 – Special Use Permit – 2701 Garland Avenue  
**Attachments:** City of Richmond Planning Commission Remarks for Special Use Permit 4.14.2025.pdf

### *Madison Wilson (she/her)*

Planner - Land Use Administration  
Department of Planning and Development Review  
City of Richmond  
[Madison.Wilson@RVA.gov](mailto:Madison.Wilson@RVA.gov)  
804-646-7436

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**From:** Jeffrey Smith <jefsmith03@yahoo.com>  
**Sent:** Sunday, April 13, 2025 9:15 PM  
**To:** PDR Land Use Admin <dcdLandUseAdm@rva.gov>; Gibson, Kenya J. - City Council <Kenya.Gibson@rva.gov>; Wilson, Madison E. - PDR <Madison.Wilson@rva.gov>  
**Cc:** Ted Brown <tedbrown287@yahoo.com>  
**Subject:** Opposition to Ordinance No. 2025-048 – Special Use Permit – 2701 Garland Avenue

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Dear City Clerk,

I trust this message finds you well. Please find attached a letter that outlines my remarks in opposition to **Ordinance No. 2025-048**, regarding the Special Use Permit for **2701 Garland Avenue**.

I have included **Councilwoman Kenya Gibson** of the 3rd District for her awareness and **Dr. Lucille M. Brown**, Chairman of the Board of Trustees of Garland Avenue Baptist Church.

I kindly request that each member of the **Planning Commission** receive a hard copy of the attached letter for their review and consideration. Additionally, I am requesting to be placed on the **Speakers Roster** for the upcoming **Public Hearing scheduled for Monday, April 14, 2025**, in the Council Chamber on the Second Floor of City Hall at 900 East Broad Street, Richmond, Virginia.

Thank you for your attention to this matter and for your assistance.

Respectfully,

Jeffery Smith, Pastor  
Garland Avenue Baptist Church



# Garland Avenue Baptist Church

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2700-2704 Garland Avenue, Richmond, Virginia 23222-3602

April 14, 2025

City of Richmond – Planning Commission  
900 East Broad Street  
Suite 200  
Richmond, Virginia 23219

## Public Remarks for City of Richmond Planning Commission

**Good evening, City of Richmond Planning Commissioners,**

My name is Jeffery Smith, and I proudly serve as the pastor of Garland Avenue Baptist Church, which is located just across the street at 2700 Garland Avenue in Richmond, Virginia from the property being considered for a special use permit. I am also a retired 32-year educator, having served my last 15 years as a school superintendent.

This evening, I am before you to speak in **opposition** to Ordinance No. 2025-048 — the Special Use Permit being considered for 2701 Garland Avenue.

As you are aware, this ordinance proposes to authorize the use of property for **adult transitional housing**, while also repealing a longstanding ordinance that previously regulated the site. While I recognize the importance of transitional services in our city, I am deeply concerned — as both a pastor and for the residents and our neighbors — that this location is not appropriate for such a facility.

**Garland Avenue is a quiet, tight-knit, residential community.** It is home to multi-generational families, young children who find enjoyment playing outdoors, seniors who sit on their porches, and residents who walk in the mornings, afternoons and evenings and it is the community of our local church that has served the spiritual and social needs of this and the broader City of Richmond since 1975.

The current physical location of our church 2700-2704 Garland Avenue was purchased from the then Barton Heights United Methodist Church and on Sunday, December 3, 1978, the congregation of Garland held its first worship service, as owners of the present site.

Let me be clear: **we are not opposed to adult transitional services.** However, the location for such intensive services matters, and in this case, the proposed use directly contradicts the character, needs, and safety of this community.

While there are many reasons, I would like to respectfully present **four reasons** why we are requesting that the permit be denied:

**1. Zoning Incongruousness**

This is a predominantly residential area, and this use simply does not support what the City of Richmond has portrayed as its desire for Garland Avenue with the renovation and reconstruction of housing in our community. Introducing transitional housing shifts the zoning purpose and would likely permanently disrupt the long-standing fabric and new trajectory of homeownership investment of the neighborhood.

**2. Safety Concerns for Vulnerable Populations**

With two churches, children's church ministry programs, and many young children in proximity, the required safety protocols and oversight for an adult transitional housing facility raises grave concerns — not assumptions, but legitimate concerns.

**3. Negative Impact on Property Values and Community Investment:**

Residents comprise of new families, families with school-age children and seniors who have lived in our community for 30, 40, even 50 years. They have poured their savings into these homes. The potential devaluation of property and disruption of neighborhood stability is not just speculative, but it is documented in similar cases nationwide.

**4. Precedent for Future Unregulated Uses:**

Approving this request opens the door to future special use permits that may be inconsistent with the area's zoning or community interest. This neighborhood could become vulnerable to a pattern of exceptions that dismantles its integrity over time.

I am here this evening with other residents, church members, who share in this opposition. Their voices matter. Our community matters and our collective concerns are grounded not in fear, but in fact.

In closing, I urge you to consider not just the policy, but the people – the people who will have to live with the consequences of your decision. This is not just about one permit. It is about preserving the character, safety, and unity of an entire community.

Thank you for your time and consideration.

**Please do not approve this Special Use Permit.** Thank you for your time, your service, and your consideration.

Submitted by

*Jeffery O. Smith*

Jeffery O. Smith. Ed.D., Pastor  
Garland Avenue Baptist Church

c: Dr. Lucille M. Brown, Chairman of Board of Trustees

## Oliver, Alyson E. - PDR

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**From:** Wilson, Madison E. - PDR  
**Sent:** Tuesday, April 15, 2025 8:45 AM  
**To:** Oliver, Alyson E. - PDR  
**Subject:** FW: Oppose SUP at 2701 Garland Ave Permit

### *Madison Wilson (she/her)*

Planner - Land Use Administration  
Department of Planning and Development Review  
City of Richmond  
[Madison.Wilson@RVA.gov](mailto:Madison.Wilson@RVA.gov)  
804-646-7436

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**From:** Halley Smajkan <[halley.smajkan@gmail.com](mailto:halley.smajkan@gmail.com)>  
**Sent:** Monday, April 14, 2025 8:08 PM  
**To:** Wilson, Madison E. - PDR <[Madison.Wilson@rva.gov](mailto:Madison.Wilson@rva.gov)>; Gibson, Kenya J. - City Council <[Kenya.Gibson@rva.gov](mailto:Kenya.Gibson@rva.gov)>  
**Cc:** [admirmsmajkan9@gmail.com](mailto:admirmsmajkan9@gmail.com)  
**Subject:** Oppose SUP at 2701 Garland Ave Permit

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Dear Richmond City Councilwoman Gibson and Richmond Planner Wilson,

We the undersigned residents of North Barton Heights, South Barton Heights, Brookland Park, and Battery Park neighborhoods, are writing to express my opposition to **Ordinance 2025048**, which proposes issuing a **Special Use Permit** to allow adult transitional housing at **2701 Garland Avenue** within an **R-6 Single Family Attached Residential District**.

#### Our Concerns

- **Our Community's Commitment to Recovery Support**
  - 
  - Our neighborhood already hosts **19 recovery residences** serving nearly **100 individuals**.
  - We value and support **properly managed recovery homes**, which integrate residents into our community.
  - Residents of these homes contribute to local businesses, are able to take advantage of our accessible bus lines, and contribute to the vibrant and diverse fabric of our community.
- **Fundamental Differences from Existing Recovery Residences**
  - 
  - The proposed facility will house **25 men who will not be allowed to leave**.

- While this type of recovery facility is an important offering in the range of recovery options, it is not appropriate to have in a neighborhood setting.
- **Concerns for community safety and suitability:**
  - - Our neighborhood is filled with children who learn how to ride their bikes in the parking lot of 2701 Garland and play in its field.
    - This is not an appropriate location for an adult recovery unit where **doctors or judges have declared that patients need to be locked in for 24 hours a day.**
- **Concerns About the Operator, Hype3 Counseling**
  - 
  - **No prior experience** running a facility of this nature, which requires complex management.
  - **Cited with 18 violations in 2024** by the Virginia Department of Behavioral Health and Development Services.
  - Failed to address questions raised by several residents at the **July Battery Park Neighborhood Association meeting**, such as:
    - - Will staff be armed?
      - Are patients being transferred from prison?
      - Why must residents be locked in?
      - How will the outdoor space be modified for restricted residents?
  - Promised to return with answers, but instead disregarded the concerns of the neighborhood and moved forward with their SUP application.

### **A Better Use for 2701 Garland Avenue**

Instead of an unsuitable transitional housing facility, we encourage alternative proposals that **positively contribute to our community**, as it has historically done as a funeral home and a garden center such as:

- A grocery store
- A child care facility
- A family restaurant
- A garden center
- A retail space
- A community center

### **Our Request**

We respectfully ask you to:

- **Vote against Ordinance 2025048**
- **Work with our community** to explore solutions that align with the character and needs of our neighborhood

Sincerely,

Halley and Admir Smajkan

2719 Hanes Ave



## Oliver, Alyson E. - PDR

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**From:** DeEdra M Goff <deedra\_m\_goff@carmax.com>  
**Sent:** Tuesday, April 15, 2025 4:37 PM  
**To:** Oliver, Alyson E. - PDR; Pitts, Marianne G. - PDR; Alley, David L. - PDR; Vonck, Kevin J. - PDR; James, Lesily - DPW; Paquette, Karen - PDR  
**Subject:** City Planning Commission-Special Use Permit on 2701 Garland Ave

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Hello-

I hope this message finds you well. I'm writing to express my concerns regarding the proposal to convert the former funeral home in our neighborhood into a locked inpatient facility.

While I understand the need for mental health services in our city, I strongly believe this location is not appropriate for such a facility. I am particularly worried about the safety and well-being of both the patients and the surrounding community — especially our children, who live and play nearby.

Many of us in the neighborhood feel that the owners have not made a meaningful effort to engage with the community or address our concerns. There has been a lack of transparency and communication throughout this process, leaving residents with more questions than answers.

Given these issues, I respectfully urge you to oppose this.

Thank you for your time and continued service to our community.

**DeEdra Goff**  
Hawthorne Ave Richmond VA

From: Andrew Green <[andrew.martin.green@gmail.com](mailto:andrew.martin.green@gmail.com)>  
Sent: Tuesday, March 18, 2025 12:30 PM  
To: Wilson, Madison E. - PDR <[Madison.Wilson@rva.gov](mailto:Madison.Wilson@rva.gov)>  
Subject: Fwd: 2701 Garland Avenue - Special Use Opposition

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Good afternoon Ms. Wilson,

I wanted to pass along my thoughts on the proposed zoning changes/planned operations at 2701 Garland Avenue that I sent to Kenya Gibson earlier this morning. Please see below.

Thank you for your attention and consideration.

Best regards,

Andrew Green

----- Forwarded message -----

From: Andrew Green <[andrew.martin.green@gmail.com](mailto:andrew.martin.green@gmail.com)>  
Date: Tue, Mar 18, 2025 at 11:05 AM  
Subject: 2701 Garland Avenue - Special Use Opposition  
To: <[kenya.gibson@rva.gov](mailto:kenya.gibson@rva.gov)>

Good morning Councilmember Gibson,

I am a Northside resident/voter (specifically Garland Avenue) and Virginia licensed attorney. It recently came to my attention the proposed zoning changes and planned operations for 2701 Garland Avenue (of which you are probably aware), and I'd like to express my extreme opposition to these moves. I have reviewed all of the public documentation I can find, and none of what has been submitted by HYPE Counseling Services alleviates my concerns in the slightest.

The proposed Ordinance No. 2025-048 states that the special use will not be detrimental to the safety, health, morals and general welfare of the community involved. I highly disagree. Numerous single families with very young children (and growing) surround this proposed location. My family personally takes daily walks by this location. Any sort of crisis event arising from the proposed patients at 2701 Garland (psychotic, drug/withdrawal induced, etc.) should they escape would seriously endanger the surrounding safety and physical/mental health of surrounding residents. This neighborhood is known for a history of drug abuse/addiction problems, and putting recovering substance abuse individuals in this environment is ripe for the potential of temptation and relapse, which could lead to increased crime in the area. I speak from experience here: in 2022, an addict having a psychotic episode broke into our home late at night. Luckily we were not physically harmed, but the incident caused our family significant trauma.

Absolutely nothing that I have seen from HYPE Counseling Services addresses the elephant in the room: security. HYPE's mention of staff ratios is alarming: 1 staff to 4 residents during the day, and 1 staff to 8 residents at night. That is not enough. In addition, they mention residents are not allowed to leave the facility. How is this policed or enforced? What security measures are in place? Why are they not mentioning this in their proposals, and why are city officials pushing this not asking?

I have it on good authority that HYPE Counseling Services is not a reputable organization. They are disorganized, inefficiently ran, and possibly even corrupt. The fact that they admit that this is their *first* time running a facility like this is highly concerning. I do not think our neighborhood should be the location for them to experiment in this line of work.

I plan to show up on April 14th to verbally express my extreme disapproval and concerns on this proposal, and thereafter, will use whatever is within my power as a licensed attorney to prevent this from coming to fruition. A large number of residents in this neighborhood that would be directly affected by this feel the same sentiments. The fact that our new mayor is pushing this is alarming and highly disappointing - not a good start.

I hope you will take my message seriously and oppose this proposal as our local representative.

Best regards,

Andrew Green, Esq.

Deon Wright  
2716 North Ave.  
Richmond, VA 23222  
[deonwright76@gmail.com](mailto:deonwright76@gmail.com)  
804-301-2113  
March 18, 2025

Madison Wilson  
Planner - Land Use Administration  
Department of Planning and Development Review  
City of Richmond  
[Madison.Wilson@RVA.gov](mailto:Madison.Wilson@RVA.gov)  
804-646-7436

Subject: Opposition to Rezoning Request for 2700 Garland Avenue, Richmond, VA 23222, to Accommodate a Halfway House Facility

Dear Members of the Richmond Planning Commission,

I am writing to express my opposition to the proposed rezoning of 2700 Garland Avenue and 2700 North Avenue to facilitate the construction of a halfway house intended to be a closed facility. While I fully support efforts to rehabilitate individuals and provide necessary services to those in need, the proposed location is unsuitable for such a facility for several reasons.

First, introducing a halfway house in this area could significantly alter the character of our community. This area consists primarily of residential homes with families and children who may feel uneasy about a secure facility housing individuals with unknown backgrounds. I have lived in this home since 2018 and witnessed the neighborhood's substantial growth of school-age children. The presence of a closed halfway house facility within a 1,000-foot radius would heavily impact these children and their families, potentially affecting their safety, security, and overall well-being. The proposed location is five blocks from Barack Obama Elementary and Richmond Community High School and three blocks from Battery Park Community and Sports Area.

Second, the potential strain on local resources, including law enforcement, emergency services, and social services, could pose challenges for the halfway house residents and the surrounding community. Ensuring adequate security and oversight of a closed facility requires substantial commitment, which may not be readily available or sustainable in this location.

Additionally, the presence of such a facility may negatively impact property values in the area. Homeowners and business owners have invested in this community, and changes to zoning regulations that introduce institutional facilities could decrease property desirability and economic instability.

Finally, alternative locations better suited for such a facility should be explored. These locations should have established infrastructure, access to supportive services, and a design that ensures the residents'

safety and the broader community's well-being.

I respectfully urge the Planning Commission to consider the concerns of the residents who will be directly affected by this rezoning decision and deny the request. I appreciate your time and consideration and hope that community input will be considered when making a final determination.

Sincerely,

Deon L. Wright

Ms. Wilson,

I am writing to express my strong opposition to the Special Use Permit application for 2701 Garland Avenue. As a homeowner at 11 W Norwood Ave, directly across the street, I believe that granting this permit would have negative consequences for our neighborhood.

First and foremost, I value and support properly managed recovery homes, which integrate residents into our community. However, while this type of recovery facility is an important offering in the range of recovery options, it is not appropriate to have in a neighborhood setting.

There are many families with young children living in close proximity to the property. We have an 8th grade daughter who grew up playing in the parking lot and field next to the building and who continues to hang out and walk around with friends in the area.

My spouse attended a Battery Park Civic Association meeting last year to ask questions of the group proposing the facility. It was reported that they did not communicate clearly and avoided answering questions. It was also brought to light that the group has several violations with the VDOH. After promising they would return with answers, they instead ignored the concerns of the neighborhood and moved forward with their SUP application.

The residents of this area have worked hard to maintain a safe and welcoming community, and I urge you to consider our voices when making this decision. I respectfully request that you vote against Ordinance 2025048 to protect the integrity of our neighborhood. I also ask that you work with our community to explore other options for the property that align with the character and needs of our neighborhood.

Thank you for your time, consideration, and service to our city.

Sincerely,  
Meredith Voelz

--

**Meredith Voelz**

*Realtor*

One South Realty Group

powered by Samson Properties

p: 470.514.7685

e: [meredith.voelz@onesouthrealty.com](mailto:meredith.voelz@onesouthrealty.com)

w: <https://meredithvoelz.onesouthrealty.com/>

a: 2314 W. Main St., Richmond, VA 23220

Good afternoon. My family and I are residents at 11 W. Norwood Ave, which is part of the 3rd District and where we have lived since 2017. Our home also sits directly across the street from the side of the property at 2701 Garland Ave, which has requested a SUP for a locked residential treatment facility (Ord. 2025-048). It is my understanding that a vote on the SUP is scheduled for the April 1 meeting of the planning commission.

I am writing to ask that you and your colleagues vote NO on the SUP request. While I am sympathetic to the need for this kind of facility and for the work that goes into treating residents with acute needs, I have significant concerns about a facility at this location, especially as someone who lives directly across the street from this property. Below I note my specific concerns:

1. Back in the fall, the group proposing the facility came to meet with the BPCA. They were ill-prepared for meeting with our community association, did not communicate the purpose of their work clearly, and dodged questions about the nature of their work and the residents with whom they work (Mental? Behavioral? Substance? All of the above? They did not present a clear picture.). Additionally, during the meeting it came to light that this group has had several violations on file with the VDOH in other aspects of their work, leading me to question their ability to manage such a facility in a professional and safe manner. This is also the first of such facilities under their care.
2. Prior to the meeting with the BPCA, the group had not done basic outreach to the community, especially to the pastor at Garland Ave Baptist Church (directly across the street to the back of the property), nor with individual residents who live near the property. Additionally, they have not followed up with the BPCA after our meeting, nor have they engaged in conversations with those who would be their closest neighbors.
3. There are many homes in close proximity to the proposed facility with small children, and our household includes an 8th grader. While I do not want to engage in fear mongering, I do have significant concerns about residents who would be undergoing this type of care in such close proximity to children, especially as it relates to the need for a 24-hour locked facility. While the North Ave corridor has several businesses along it, none are of this nature, and this would significantly impinge upon the residential nature of our neighborhood.
4. There are a number of other important needs in the area and I am sure that this property could be used creatively to do so.

I am a Christian minister and seminary professor, and I want to state unequivocally that I believe that people need access to effective, professional, specific, and dignified treatment. Access to this kind of care is a justice issue about which I care deeply. I recognize the tension here in asking the commission to deny the SUP. I do not want to come across as cold-hearted or hypocritical as it relates to my faith, nor do I want to engage in an uncritical NIMBY-ism. With that said, I do not believe that those requesting the SUP have gone about their work in a way that has sought to gain the understanding, trust, and partnership of the community, nor have they presented themselves in a professional manner. I do not believe this kind of facility or the group proposing it to be a "fit" for the neighborhood.

Again, I am asking you to please deny this SUP request.

If you have questions or concerns about what I've written, please let me know. I appreciate your time and your service to this city.

Peace,  
Rich Voelz

--

Rev. Richard W. Voelz, PhD

Associate Professor of Preaching & Worship

[Union Presbyterian Seminary](#)

3401 Brook Road

Richmond, VA 23227

804-278-4307



From: Steve Precker [REDACTED]  
Sent: Tuesday, March 18, 2025 10:46 PM  
To: Wilson, Madison E. - PDR <[Madison.Wilson@rva.gov](mailto:Madison.Wilson@rva.gov)>; Gibson, Kenya J. - City Council <[Kenya.Gibson@rva.gov](mailto:Kenya.Gibson@rva.gov)>  
Cc: Lauren Precker <[laurenmprecker@gmail.com](mailto:laurenmprecker@gmail.com)>  
Subject: Ordinance 2025048 Opposition

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Dear Richmond City Councilwoman Gibson and Richmond Planner Wilson,

My wife, three-year old daughter and I are residents of the Battery Park neighborhood. We live at 2116 Miller Ave. I am writing to express our opposition to **Ordinance 2025048**, which proposes issuing a **Special Use Permit** to allow adult transitional housing at **2701 Garland Avenue** within an **R-6 Single Family Attached Residential District**.

I am sure you've received numerous emails/letters outlining the many reasons why residents do not believe this is an appropriate use of the parcel in question - so I will not outline them all here, but, know, I am in agreement with them. I do want to ask, though, in a neighborhood that is desperately trying to bring in new business and thrive once again (the Brookland Park Blvd corridor is on the cusp of great things, with so much positive news of late!), why add something like a lock-down rehab facility here? I honestly can't even begin to comprehend why this would be considered in a neighborhood thriving with families - many of them, like ours, with young children.

This is not to take away the importance and critical nature of these facilities which are designed to help people in need. But, surely, there must be a better location in the City. Not in a literal neighborhood - and one that is just beginning to thrive. We are already surrounded by vape and drug paraphernalia shops. I was disappointed to learn that Northside Gourmet Market just transitioned to a full scale vape shop recently.

Councilwoman Gibson, you have an opportunity to help create a legacy of renewed business growth and success here. Please do not allow a facility such as the one proposed by the aforementioned ordinance under consideration to be set up in our beautiful, family thriving neighborhood.

Thank you for your consideration.

Respectfully,

Stephen and Lauren Precker  
[REDACTED]

Dear Miss Wilson and Councillor Gibson,

I write to express my strong objection to the Special Use Permit to convert 2701 Garland Ave into a adult transitional residential facility.

My wife Cat and I recently purchased 2610 North Ave in 2023 with the idea of establishing a home for our young family of 5-year old twins. We spent over a year and a half renovating this duplex property and are very proud to now call it home while also being responsible landlords and neighbor to another young couple who occupy the other unit next to us. We had intended to settle in the north side for the foreseeable future to raise our kids here because we love the area, and love the old and beautiful house with its big yard. We love that the neighborhood is leafy, full of character and still affordable. Mostly, we strongly believe in contributing to its rejuvenation and also strongly believe in the public school system that we are about to send our kids to (as they start kindergarten in the fall). Our neighbors also intended to stay for a few years as they establish this exciting phase of their life together as a young couple. However, the news of the plans for this adjacent property has come as a rude shock to us.

We walk or ride bikes with our kids along Norwood Ave right past this property several times a week. We walk to Battery Park where I play tennis with them frequently. Both Norwood and Garland Avenues are quiet side streets where other children besides ours play. At most, there is a bit more church traffic on Sunday but for the most part, it remains both sleepy and safe for our kids. As such, it would be highly inappropriate and damaging to have this type of facility here, with residents that might not only be unsafe to themselves but also unsafe to others.

Also, a lockdown facility is still not a jail. Whatever might be the safeguards to keep the residents secure, notwithstanding the questionable reputation of this for-profit organization that is proposing to own-run this place, my guess is that lockdown is 100% possible on a 24/7 basis nor intended to be for humane reasons. Thus, I personally do not feel that it would not be safe for either our children nor for other children to share the same street with residents that require "24/7 lockdown". To put it simply, we might be compelled to move if this development is allowed to proceed. This makes me sad as I believe in the northside, believe in the positive change it has been experiencing recently and believe in the rejuvenation of its public schools enough to send my kids there. I suspect that others might feel the same as us and be forced to look elsewhere. Apart from any short or long term financial impact this has on us, we might be looking at reversal of all the positive trends that have made this community livable once again.

I plead with you to not allow this development to occur. We stand ready to work with the city on finding alternative uses that are more appropriate.

Yours sincerely,

Alex Tan

Dianna Leyton  
2731 Garland Ave  
Richmond, VA 23222

3/18/2025

**Dear Richmond City Councilwoman Gibson and Richmond Planner Wilson,**

We, the undersigned residents of North Barton Heights, South Barton Heights, Brookland Park, and Battery Park neighborhoods, are writing to express our opposition to **Ordinance 2025048**, which proposes issuing a **Special Use Permit** to allow adult transitional housing at **2701 Garland Avenue** within an **R-6 Single Family Attached Residential District**.

**Our Concerns**

- **Our Community's Commitment to Recovery Support**
  - Our neighborhood already hosts **19 recovery residences** serving nearly **100 individuals**.
  - We value and support **properly managed recovery homes**, which integrate residents into our community.
  - Residents of these homes contribute to local businesses, are able to take advantage of our accessible bus lines, and contribute to the vibrant and diverse fabric of our community.
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We respectfully ask you to:

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Sincerely,

Dianna Leyton

Ernesto Obando  
2731 Garland Ave  
Richmond, VA 23222

3/18/2025

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Ernesto Obando

Carolyn Center  
2703 Hanes Avenue  
Richmond, VA 23222

3/18/2025

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Carolyn Center



Richard Coppage  
2733 Garland Ave  
Richmond, VA 23222

3/18/2025

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Andrew Green  
2921 Garland Avenue  
Richmond, VA 23222

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Andrew Green

Mallory Goldman  
2921 Garland Ave  
Richmond, VA 23222

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Clair Wise  
2705 Hanes Ave  
Richmond, VA 23222

3/18/2025

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Clair Wise



Karen Link-Aaron  
2906 Barton Avenue  
Richmond, VA 23222

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Priscilla Wright  
2716 NORTH AVE  
Richmond, VA 23222

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3318 Fendall Ave,  
Richmond, VA 23222

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9 W Lancaster Rd  
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11 W Norwood Ave  
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We respectfully ask you to:

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Sincerely,

Richard Voelz

Lauren Precker  
2116 Miller Ave  
Richmond, VA 23222

3/18/2025

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Lauren Precker

Riley Cain  
2611 Barton Ave  
Richmond, VA 23222

3/18/2025

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Sincerely,

Riley Cain



Mary Hobson  
2825 Garland Ave  
Richmond, VA 23222

3/18/2025

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Mary Hobson

Blakeley Sisk  
2611 Barton Ave  
Richmond, VA 23222

3/18/2025

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Blakeley Sisk

Admir Smajkan  
2719 Hanes Ave  
Richmond, VA 23222

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Carsten Nilsson  
2705 Hanes Ave  
Richmond, VA 23222

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Latrell Selvaratnam  
206 W Graham Road  
Richmond, VA 23222

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Julia Matthews

Meredith Voelz  
11 W Norwood Avenue  
Richmond, VA 23222

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Bobby Vincent  
2607 BARTON AVE  
Richmond, VA 23222

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2815 North Avenue  
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Sara Engelhardt  
3045 Montrose Ave  
Richmond, VA 23222

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**Our Concerns**

- **Our Community's Commitment to Recovery Support**
  - Our neighborhood already hosts **19 recovery residences** serving nearly **100 individuals**.
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### **A Better Use for 2701 Garland Avenue**

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### **Our Request**

We respectfully ask you to:

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Sincerely,

Sara Engelhardt

Halley Smajkan  
2719 Hanes Ave  
Richmond, VA 23222

3/18/2025

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Halley Smajkan

Karynne Campbell  
2725 Garland Ave  
Richmond, VA 23222

3/18/2025

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Karynne Campbell



David Crump  
2721 Griffin Ave  
Richmond, VA 23222

3/18/2025

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David Crump

Stephen Precker  
2116 Miller Ave.  
Richmond, VA 23222

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Stephen Precker

E Williams  
119w Lancaster rd  
Richmond, VA 23222

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E Williams

Matthew Gooch  
2700 Barton Avenue  
Richmond, VA 23222

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Justin Whiteford  
3021 woodrow avenue  
Richmond, VA 23222

3/18/2025

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2919 Barton Ave  
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Carter LaBoue  
14 W Lancaster Street  
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Indrani Williams



Crystal Romero-Wolverton  
3011 Garland Ave  
Richmond, VA 23222

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Crystal Romero-Wolverton

Duane Smith  
3011 Garland Ave,  
Richmond, VA 23222

3/18/2025

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**Our Concerns**

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Duane Smith

Ameer Hassan  
2713 Barton Ave  
Richmond, VA 23222

3/18/2025

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Ameer Hassan

Allison Wolf  
3201 Woodrow Ave  
Richmond, VA 23222

3/19/2025

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Sincerely,

Allison Wolf



Stephanie Miller  
2602 Norwood Court  
Richmond, VA 23222

3/19/2025

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Sincerely,

Stephanie Miller

Kathleen Holzmacher  
2423 Lamb Avenue  
Richmond, VA 23222

3/19/2025

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Kathleen Holzmacher

Scott Holzmacher  
2423 Lamb Avenue  
Richmond, VA 23222

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Scott Holzmacher

Connor Houghtaling  
2423 Lamb Avenue  
Richmond, VA 23222

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Evan Holzmacher  
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Evan Holzmacher

Pamela Turner  
2615 Fendall Avenue  
Richmond, VA 23222

3/19/2025

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Meredith Riley  
3115 Hanes Ave.  
Richmond, VA 23222

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Meredith Riley

Amanda Reed  
3111 Hanes Ave  
Richmond, VA 23222

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Amanda Reed



Lydia Gooden  
100 West Lancaster Road  
Richmond, VA 23222

3/19/2025

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### **Our Request**

We respectfully ask you to:

- **Vote against Ordinance 2025048**
- **Work with our community** to explore solutions that align with the character and needs of our neighborhood

Sincerely,

Lydia Gooden

Morgan Leigh  
2811 Hanes Ave  
Richmond, VA 23222

3/19/2025

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Morgan Leigh

Brian Cox  
2722 Hanes Ave  
Richmond, VA 23222

3/19/2025

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Brian Cox

Jackson LaBoue  
2919 Barton Ave  
Richmond, VA 23222

3/19/2025

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Jackson LaBoue



Aaryanna Nijjar  
2603 Norwood ct  
Richmond, VA 23222

3/19/2025

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Slate Simmonds  
2603 Norwood ct  
Richmond, VA 23222

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Slate Simmonds

Andie Ugarte-Nunez  
2603 Norwood Ct  
Richmond, VA 23222

3/19/2025

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Andie Ugarte-Nunez

Carlen Beller-Kernish  
3416 Maryland Avenue  
Richmond, VA 23222

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Carlen Beller-Kernish



Christopher Yakubisin  
11 W Lancaster Rd  
Richmond, VA 23222

3/19/2025

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3118 Woodrow Avenue  
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Helen Hull-Sanders  
3000 Noble Ave.  
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Lorie Nijjar  
1710 Hawks View Dr,  
Dumfries, VA 22026

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3011 Barton Ave,  
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### **Our Request**

We respectfully ask you to:

- **Vote against Ordinance 2025048**
- **Work with our community** to explore solutions that align with the character and needs of our neighborhood

Sincerely,

Neethi Jois

Jamal Tylor  
3011 Barton Ave  
Richmond, VA 23222

3/20/2025

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Jamal Tylor

Kristina Brown  
14 W Lancaster Rd  
Richmond, VA 23222

3/20/2025

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Kristina Brown

William Johnson  
2812 Barton Avenue  
Richmond, VA 23222

3/20/2025

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William Johnson



Audrey Brubeck  
9 Overbrook Road  
Richmond, VA 23222

3/20/2025

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Audrey Brubeck

Denise Bugg  
2720 Garland Ave  
Richmond, VA 23222

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Denise Bugg

Colin O'Neill  
3120 Griffin Ave  
Richmond, VA 23222

3/20/2025

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Colin O'Neill

Amy Erickson  
2826 Hanes Ave  
Richmond, VA 23222

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Julie Davis

117 West Norwood Avenue

Richmond, VA 23222

3/21/2025

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Julie Davis

Katie Nielsen  
103 W Norwood Ave  
Richmond, VA 23222

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Gabrielle Crowe  
119 W Norwood Ave  
Richmond, VA 23222

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2714 Hanes Avenue  
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### **Our Request**

We respectfully ask you to:

- **Vote against Ordinance 2025048**
- **Work with our community** to explore solutions that align with the character and needs of our neighborhood

Sincerely,

Alexandra Young

David Young  
2714 Hanes Avenue  
Richmond, VA 23222

3/21/2025

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David Young

Diane Hayes  
2720 North Avenue  
Richmond, VA 23222

3/22/2025

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Diane Hayes

Adam Evans  
3107 Barton Ave  
Richmond, VA 23222

3/22/2025

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Sincerely,

Adam Evans



Susan Taylor  
111 W. Norwood Ave.  
Richmond, VA 23222

3/23/2025

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Susan Taylor

Lynne Brownlee  
113 W Norwood Ave  
Richmond, VA 23222

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Sincerely,

Lynne Brownlee

Alex Tan  
2610 North Ave  
Richmond, VA 23222

3/24/2025

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Alex Tan

Lauren Welborn  
16 West Lancaster Road  
Richmond, VA 23222

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Lauren Welborn



Jessica Goodman  
2107 Miller Ave,  
Richmond, VA 23222

3/25/2025

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Jessica Goodman

Matthew Smith  
2815 Garland Ave  
Richmond, VA 23222

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Matthew Smith

Elizabeth Wlodarczak  
2718 Garland Avenue  
Richmond, VA 23222

3/26/2025

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Donna Alleyne  
2701 Hanes Ave  
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103 W. Norwood Ave  
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### **Our Request**

We respectfully ask you to:

- **Vote against Ordinance 2025048**
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Sincerely,

Nate Nielsen

Earl Dyer  
2703 Hanes Ave  
Richmond, VA 23222

3/27/2025

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Earl Dyer

Teri Burleson  
2606 North Ave  
Richmond, VA 23222

3/27/2025

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Teri Burleson

Cat Ta

2312 Hawthorne Ave,

Richmond, VA 23222

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Fred Bernard  
2725 Garland Ave  
Richmond, VA 23222

3/29/2025

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Fred Bernard

Millicent Bean  
2725 Garland Ave  
Richmond, VA 23222

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Chris Larson  
2602 Norwood Ct, Unit B  
Richmond, VA 23222

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Austin Mitchell  
2803 1/2 Edgewood Ave  
Richmond, VA 23222

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Charlie Merrill  
4501 Newport drive  
Richmond, VA 23222

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Garrett Shifflett  
1630 Pope Avenue  
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3300 Barton Ave  
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2702 Barton Avenue  
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Valerie Paige-Clark  
2702 Barton Avenue  
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    - Our neighborhood is filled with children who learn how to ride their bikes in the parking lot of 2701 Garland and play in its field.
    - This is not an appropriate location for an adult recovery unit where **doctors or judges have declared that patients need to be locked in for 24 hours a day**.
- **Concerns About the Operator, Hype3 Counseling**
  - **No prior experience** running a facility of this nature, which requires complex management.

- **Cited with 18 violations in 2024** by the Virginia Department of Behavioral Health and Development Services.
- Failed to address questions raised by several residents at the **July Battery Park Neighborhood Association meeting**, such as:
  - Will staff be armed?
  - Are patients being transferred from prison?
  - Why must residents be locked in?
  - How will the outdoor space be modified for restricted residents?
- Promised to return with answers, but instead disregarded the concerns of the neighborhood and moved forward with their SUP application.

### **A Better Use for 2701 Garland Avenue**

Instead of an unsuitable transitional housing facility, we encourage alternative proposals that **positively contribute to our community**, as it has historically done as a funeral home and a garden center such as:

- A grocery store
- A child care facility
- A family restaurant
- A garden center
- A retail space
- A community center

### **Our Request**

We respectfully ask you to:

- **Vote against Ordinance 2025048**
- **Work with our community** to explore solutions that align with the character and needs of our neighborhood

Sincerely,

Valerie Paige-Clark

Molly O'Donnell  
3021 WOODROW AVE  
Richmond, VA 23222

3/29/2025

**Dear Richmond City Councilwoman Gibson and Richmond Planner Wilson,**

We, the undersigned residents of North Barton Heights, South Barton Heights, Brookland Park, and Battery Park neighborhoods, are writing to express our opposition to **Ordinance 2025048**, which proposes issuing a **Special Use Permit** to allow adult transitional housing at **2701 Garland Avenue** within an **R-6 Single Family Attached Residential District**.

**Our Concerns**

- **Our Community's Commitment to Recovery Support**
  - Our neighborhood already hosts **19 recovery residences** serving nearly **100 individuals**.
  - We value and support **properly managed recovery homes**, which integrate residents into our community.
  - Residents of these homes contribute to local businesses, are able to take advantage of our accessible bus lines, and contribute to the vibrant and diverse fabric of our community.
- **Fundamental Differences from Existing Recovery Residences**
  - The proposed facility will house **25 men who will not be allowed to leave**.
  - While this type of recovery facility is an important offering in the range of recovery options, it is not appropriate to have in a neighborhood setting.
  - **Concerns for community safety and suitability:**
    - Our neighborhood is filled with children who learn how to ride their bikes in the parking lot of 2701 Garland and play in its field.
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Molly ODonnel