

From: [Priscilla Wright](#)
To: [City Clerk's Office](#)
Subject: Inquiry Regarding Public Comments, Agenda, and Voting Date for Ordinance No. 2025-048
Date: Tuesday, March 25, 2025 12:38:03 PM

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Good Afternoon,

I hope you are doing well. I am just contacting you to confirm whether all public comments submitted regarding Ordinance No. 2025-048 have been received and posted for public review. Additionally, can you confirm when the agenda for the upcoming meeting will be posted?

Furthermore, will there be an opportunity for the public to speak in opposition to the ordinance change during the meeting? If so, please provide details on signing up to speak.

I also want to raise a concern regarding the public notification process. It has come to my attention that the planning staff did not include all neighbors, particularly those within 500 feet of the property in question, in the notification process, which they have acknowledged in an email. Given this oversight, do you know if any steps will be taken to ensure all affected residents can provide input?

Additionally, I have heard rumblings that the vote on this ordinance may be pushed to another date. Can you confirm whether this is the case, and if so, when the vote is expected?

Thank you for your time and assistance. I look forward to hearing back from you.

Priscilla Wright

Resident 2700 Block North Ave.

From: [Priscilla Wright](#)
To: [Reid, Candice D. - Clerk's Office](#)
Subject: Fwd: Letter opposing Special Use Permit for 2701 Garland Avenue
Date: Wednesday, March 26, 2025 10:07:38 AM

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From: **Wilson, Madison E. - PDR** <Madison.Wilson@rva.gov>
Date: Tue, Mar 18, 2025 at 4:03 PM
Subject: RE: Letter opposing Special Use Permit for 2701 Garland Avenue
To: Priscilla Wright <pjwright76@gmail.com>, Gibson, Kenya J. - City Council
<Kenya.Gibson@rva.gov>

Thank you for your feedback! Councilmember Gibson is hoping to continue this case to the April 15 Planning Commission agenda.

We will know for certain once it is voted on by the PC at the April 1 meeting.

Madison Wilson (she/her)

Planner - Land Use Administration

Department of Planning and Development Review

City of Richmond

Madison.Wilson@RVA.gov

804-646-7436

From: Priscilla Wright <pjwright76@gmail.com>
Sent: Tuesday, March 18, 2025 3:11 PM

To: Gibson, Kenya J. - City Council <Kenya.Gibson@rva.gov>; Wilson, Madison E. - PDR <Madison.Wilson@rva.gov>

Subject: Letter opposing Special Use Permit for 2701 Garland Avenue

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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 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.
 - 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,

Priscilla Wright

2700 Block North Ave.

From: [Priscilla Wright](#)
To: [Reid, Candice D. - Clerk's Office](#)
Subject: Fwd: Response to Concerns Regarding Special Use Permit for 2700 Garland Avenue
Date: Wednesday, March 26, 2025 10:11:01 AM

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From: **Wilson, Madison E. - PDR** <Madison.Wilson@rva.gov>
Date: Fri, Mar 21, 2025 at 10:51 AM
Subject: RE: Response to Concerns Regarding Special Use Permit for 2700 Garland Avenue
To: Priscilla Wright <pjwright76@gmail.com>

Hi Priscilla,

That was my mistake when I was first sent out the civic notice for this case. I did not see that there was an overlapping group with the North Barton Heights group at first but was able to include Battery Park Association on the second civic notice as well as the first civic notice for the adjacent property at 2700 North Ave.

As for the alley-side lot, that is part of 2700 North Ave (owned by the same person as 2701 Garland Ave) and will be privately maintained. Pastor Fred Wyatt is the owner of the parcels. It is my understanding that they have allowed the public to use these parking spaces but it is up to them how they decide to interface with the public if their proposed uses pass by City Council.

Let me know if you have any questions, and again I apologize for not including you all in the initial civic notice. It was an oversight on my part.

Best,

Madison Wilson (she/her)

Planner - Land Use Administration

Department of Planning and Development Review

City of Richmond

Madison.Wilson@RVA.gov

804-646-7436

From: Priscilla Wright <pjwright76@gmail.com>

Sent: Friday, March 21, 2025 10:33 AM

To: Wilson, Madison E. - PDR <Madison.Wilson@rva.gov>

Subject: Re: Response to Concerns Regarding Special Use Permit for 2700 Garland Avenue

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Understood. The lot is open from the alley and gated on the street side, with the gated side only accessible during church services at Garland Baptist. A more relevant question would be whether they are also planning to close the lot on the alley side.

Additionally, after speaking with someone on the 2nd floor at City Hall, I learned that we were not included in the discovery and sharing process. According to the parcel mapper, the Battery Park Civic group oversees that area, and Garland Ave marks the boundary of their jurisdiction.

Just a neighbor trying to understand what is happening.

On Fri, Mar 21, 2025 at 10:25 AM Wilson, Madison E. - PDR <Madison.Wilson@rva.gov> wrote:

Hi Priscilla,

Thank you for providing questions to the applicant. I just wanted to reiterate, the parking lot in question is owned by the applicant. It is their property and is intended to be used by their employees.

Best,

Madison Wilson (she/her)

Planner - Land Use Administration

Department of Planning and Development Review

City of Richmond

Madison.Wilson@RVA.gov

804-646-7436

From: Priscilla Wright <pjwright76@gmail.com>

Sent: Thursday, March 20, 2025 10:01 PM

To: Info Admin <info@hypecounselingservices.org>

Cc: Wilson, Madison E. - PDR <Madison.Wilson@rva.gov>; steve@thgrpconsulting.com; Gibson, Kenya J. - City Council <Kenya.Gibson@rva.gov>; maeve_taylor@ajg.com; richvoelz@gmail.com; steveprecker@hotmail.com; Deon Wright <deonwright76@gmail.com>

Subject: Re: Response to Concerns Regarding Special Use Permit for 2700 Garland Avenue

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Thank you for providing additional details regarding the proposed facility at 2700 Garland Avenue. While we appreciate your willingness to address concerns, we remain opposed to this facility being placed in our neighborhood. Given the discrepancies between the original application and the recent clarifications, we have several questions that need further clarification:

1. Application Differences – Can you explain why the information in the original application differs from what has now been communicated? Transparency is key, and we would like to understand these changes.
2. Private Property and Parking – The parking lot near the facility is private property. How will you ensure that it is respected, and that clients and visitors do not utilize it without permission?
3. Neighborhood Impact – You mention that individuals will not be loitering in the area, but since this is a voluntary program, how will you ensure compliance? Additionally, what specific security measures will be in place to prevent any negative impact on the neighborhood?
4. Proximity to Children – Our neighborhood is full of families and children who frequently play near this location. How will you guarantee that the facility's presence will not disrupt their safety and ability to use nearby public spaces?
5. Facility Operations & Monitoring – What oversight will be in place to ensure that the facility is operating as intended, and how will residents be held accountable if concerns arise? Who will we contact if issues occur?

In addition those concerns mentioned above. Why did your organization fail to consider orchestrating more community meetings to allow residents in our community the opportunity to become educated and aware of this process. While we recognize the need for recovery services, we strongly believe this facility is not suited for our neighborhood. We ask that our concerns be seriously considered, and we look forward to clear, detailed responses.

Sincerely,

Priscilla Wright

wrote:

Good Morning Everyone!

Please see formal response to recent concerns.

We very much hope this offers more clarity.

Thank you in advance for taking your time to read this to its entirety.

With Great Love and Respect,

William "Shiloh" Jones, QMHP, CSAC, RCPRS
CEO
Master Brainstormer and Creator of Opportunities

"God's gift to us is our potential. Our gift to God is developing it..."

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