

Ordinance No. 2019-135

Special Use Permit for 2417 Royall Avenue, 2420 Webber Avenue, and 2408 Webber Avenue

PURPOSE: To authorize the special use of the properties known as 2417 Royall Avenue, 2420 Webber Avenue, and 2408 Webber Avenue for the purpose of a day nursery for up to 130 children, upon certain terms and conditions.

REASON: The applicant has proposed to operate a childcare facility, which is not permitted by the underlying zoning of the property. A special use permit is therefore required

BACKGROUND: The properties known as 2417 Royall Avenue, 2420 Royall Avenue and 2408 Webber Avenue consist of a 20,286 sq. ft. (.47 acre), 25,496 sq. ft. (.585 acre), and a 26,351 sq. ft., (.60 acre) parcels of land, respectively. 2417 Royall Avenue is currently improved with a 3-story brick building with parking and has been used in the past for educational purposes and as an emergency youth shelter. The Faith Gospel Family Worship Center currently operates a childcare facility in the church building located at 2420 Webber Avenue and utilizes the playground located at 2408 Webber Avenue. The applicant wishes to move the daycare operations from the Webber Avenue location to the 2417 Royall Avenue building location and continue utilizing the playground.

The City of Richmond's current Master Plan designates a future land use category for the subject properties as Single-Family Low Density. Primary uses for this category include "...single-family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5." (City of Richmond Master Plan)

The subject property and adjacent properties to the north, south, east and west are located in the R-5 Single-Family Residential Zoning District.

Name:

Address:

- | Name: | Address: |
|-------------------------------------|---|
| 1 <u>Marsha Burch</u> | <u>5406 Niles Rd Chesterfield VA 23235</u> |
| 2 <u>Samara Burren</u> | <u>Her 117 N. Spruce Ave Highland Spgs 23075</u> |
| 3 <u>Laheisha Lyles</u> | <u>3440-F Maury Street Richmond, Va 23224</u> |
| 4 <u>Brandon Carter</u> | <u>5104 Trace Ct Chesterfield VA 23234</u> |
| 5 <u>Sharonda Brooks</u> | <u>2502 Webber Ave Richmond, Va 23224</u> |
| 6 <u>Kimberly Puryear</u> | <u>2106 Royall Ave Richmond VA 23224</u> |
| 7 <u>Walter Sir</u> | <u>1523 Yale Ave Richmond VA 23226</u> |
| 8 <u>Ashley Mallory</u> | <u>7538 Drumheller Dr. Richmond, va. 23225</u> |
| 9 <u>Shawn Nae White</u> | <u>2106 Lauradale Ln Apt 4 Richmond VA 23230</u> |
| 10 <u>Schelnetta Gary</u> | <u>2911 Lynhaven ave Richmond VA 23233</u> |
| 11 <u>Jessica Kennedy</u> | <u>1413 Chambers St. Richmond VA 23224</u> |
| 12 <u>Alvin Holmes</u> | <u>1610 Glenfield Ave Richmond VA 23234</u> |
| 13 <u>Teniquawa Valentine/Frank</u> | <u>4018 Crathfield St Richmond VA 23224</u> |
| 14 <u>Valé Lisa Dji</u> | <u>1322 Lynhaven Ave Richmond VA 23224</u> |
| 15 <u>Brandy Creeer</u> | <u>6317 Statue Street Chesterfield, VA 23032</u> |
| 16 <u>Valencia Christian</u> | <u>2607 Abbe Ave Richmond, VA 23234</u> |

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| Name: | Address: |
|----------------------|--|
| 17 Debbie Bussiere | 2305 oakland Place |
| 18 Tony Whitehead | 1113 E. 16 th St. |
| 19 Akesha Simms | 1523 Yale Ave Richmond Va 23224 |
| 20 Roger L Jackson | 2607 Dale Ave Richmond VA 23222 |
| 21 James C. Holt | 2408 webber Ave. Rich. VA 23224 |
| 22 Terrey Morris | 9901 Brenspark Rd Chesterfield VA |
| 23 Dorothy Hamilton | 4406 Village Creek Dr Chester, VA 23832 |
| 24 Fute Ali | 9800 Brandynnie Ave W. Chesterfield VA 23237 |
| 25 Debra Hicks | 1210 moorest Richmond VA 23220 |
| 26 Patricia C. Kenny | 8310 Gwinnett Rd Henrico, VA 23229 |
| 27 Ida Peller | 6729 West Rd. Chesley, VA. 23832 |
| 28 Catherine Smith | 8202 Colebrook Rd Henrico, Va. 23227 |
| 29 ANN CRAUFORD | P.O. BOX 71053 Henrico, Va. 23255 |
| 30 Lois A. Johnson | 5114 HARTSDALE Rd. Chesterfield, VA 23832 |
| 31 Willie E. Johnson | 5114 HARTSDALE Rd Chesterfield, VA 23832 |
| 32 Hermesha Morris | 9901 Brenspark Rd. Chesterfield, Va 23832 |

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Name:

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- 33 Jayne R Crawford 8310 CWINNETT RD Henrico VA 23222
- 34 Darrick L. Burns 704 Scottingham Terrace
- 35 Robin Hicks 2408 Webber Avenue
- 36 Jane Hicks 2201 Fairfax Avenue
- 37 Dianne Washington 6607 Watchlight Rd North Chesterfield Va
- 38 Remonni Washington 6607 Watchlight Rd. North Chesterfield Va
- 39 Robert B. Howard 6607 Watchlight Rd North Chesterfield Va
- 40 KATECROFTS 1516 NORTON LANE Rich VA 23224
- 41 Otelia Jones 5306 Copperpenny Ct Chesterfield, VA 23838
- 42 Kenneth Jones 219 Turner Road N. Chesterfield VA Richmond, VA 23225
- 43 Allen R. Pollard 7923 Conifer Rd S. Chesterfield Va 23237
- 44 Angelo E Parker, Jr. 12616 W. Infree St Chester, VA 23831
- 45 George R. Etter Sr. 1808 Crafford Rd Newport News, VA 23605
- 46 Latonya Pollard PO Box 4782 Midlothian Va 23112
- 47 Victoria Green 217 Sycamore Village Ter Midlothian VA 23114
- 48 Allie fenti 215 N 18th St

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| Name: | Address: |
|--------------------------|--|
| 49 <u>Courtney Owens</u> | <u>4900 Burnt Oaks Dr Rich. VA 23234</u> |
| 50 <u>Kanita Conyers</u> | <u>1415 Lynhaven Ave Rich. VA 23224</u> |
| 51 <u>Olivia Webb</u> | <u>1911 Hopkins Rd</u> |
| 52 <u>Walter Braxton</u> | <u>1911 Hopkins Rd Ric VA 23224</u> |
| 53 <u>Candice Holman</u> | <u>1620 Tyler St. Richmond VA 23222</u> |
| 54 <u>George Etter</u> | <u>2411 Royall Ave Richmond VA 23224</u> |
| 55 _____ | _____ |
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| Name: | Address: |
|-----------------------|---|
| 65 La'Kanya Wilkerson | 4034 Old Brook Rd Apt. B Richmond VA, 23227 |
| 66 Annie J. Klein | 1105 Saint James St. Apt B Richmond VA 23222 |
| 67 Laniell Lynn | 2104 North Ave Richmond, VA 23222 |
| 68 Kara Sweet | 2213 5 th Ave Apt 1 23222 |
| 69 Jennifer Alexander | 2215 Mendota Drive Henrico VA 23229 |
| 70 George Logan | 3706 Garland Ave. Richmond 23222 |
| 71 Joseph Wood | 3722 Westcliffe Ave Richmond VA 23222 |
| 72 Maranda Dabry | 208 W Cabernun Ave 23222 |
| 73 Mary Davis | 208 W Cabernun Ave Richmond VA 23222 |
| 74 JANA HARRIS | 3412 McLeod St Richmond VA 23224 |
| 75 TraQuann Buskey | 1014 Fourqueman Lane Rich. VA 23222 |
| 76 Mariale Dehart | 3200 North Ave Richmond, VA 23222 |
| 77 Montique Brown | 2015 2nd Ave Richmond VA 23222 |
| 78 Benjamin Nyannor | 3502 Westcliffe Ave Richmond, VA 23222 |
| 79 S. Chan Dunkley | 1113 N 20 th Street Richmond, VA 23223 |
| 80 Shantasia Brown | 2328 Ambrose St Richmond, VA 23223 |

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| | | |
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| 81 | Sylvia Jones | 2005 North ave 23222 |
| 82 | Demetrius J. J. J. | 3219 Jeter Ave 23223 |
| 83 | Eric White | 3605 Chamberlayne ave RVA 23227 |
| 84 | Lee Davis | 2607 Jeter Ave 23223 |
| 85 | Kevin Richards | 2807 Afton Ave 23224 |
| 86 | Missy Gayles | 2709 N AVE 23223 |
| 87 | Tony Stone | 7820 Brook Rd 23228 |
| 88 | Chiquanica Lee | 7420 Kwantoe Park 23234 |
| 89 | Jeffrey Young | 3006 Champlay 23228 |
| 90 | Malik Thomas | 10 WEST LANCASTER ROAD 23234 |
| 91 | JOSEPH TAYLOR | 1810 THOMAS ST 23220 |
| 92 | M. (Name) Puffit | 1301 Grand Fern DR 23832 |
| 93 | Tricky | 311 Dill Ave 23222 |
| 94 | Genel Jones | 309 Old Brook road. |
| 95 | Keith S. Lewis | 2213 Hildreth St. 23223 |
| 96 | Laith Mohaidat | 23222 2301 North AVE 23222 |
| 97 | Jeroy Hatcher | 23202 24100 Lamb |
| 98 | RELO | 2118 - LAMB - 23227 |

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| 49 Michael Clements | 8202 Colebrook Rd 23227 |
| 50 Gerry Ellerbc | 3138 Boshford Lane |
| 51 Helen Alwood | 305 Lee Ave ^{Highland Springs} 23075 VA. |
| 52 THOMAS SAUS | 6431 N Midview Ave ^{Henrico} 23231 VA |
| 53 David Thompson | 6124 Winford Lane Richmond Va. 23225 |
| 54 Jimmie Tatom | 1300 Lake Front Dr. # D Raleigh, N.C. 27613 |
| 55 Sara L. Greene | 9311 Migan Rd. Randallstown, MD 21133 |
| 56 William Greene | 9311 Migan Rd. Randallstown, MD 21133 |
| 57 zaria Greene | 9311 Migan Rd. Randallstown, MD 21133 |
| 58 Robneisha Cosby | 2334 Selden St Richmond VA 23223 |
| 59 Bobbieo Sinclair | 2334 Selden St. Richmond VA. 23223 |
| 60 Reverend L. Jenkins | 8304 Laurel Ridge Terrace Glen Allen, Va. 23060 |
| 61 Tia Morris | 3146 Maury St Richmond Va 23224 |
| 62 Jasmine Jones | 3201 Midlothian Turnpike Apt D 23224 |
| 63 Terrisa Bobit | 664 Windomere Henrico, VA 23227 |
| 64 Laverne Harley | 500 Cotton Creek Rd # 301 Midlothian, Va 23113 |

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| 17 | <u>Matthew Armstrong</u> | <u>2208 5th Ave Apt 1 Richmond 23227</u> |
| 18 | <u>Ellonia E1</u> | <u>3100 3rd Ave Richmond VA 23222</u> |
| 19 | <u>Tashena Doyle</u> | <u>3710 Westcliffe Ave Richmond 23222</u> |
| 20 | <u>Aaron Cooper</u> | <u>1907 Redwood Ave, Richmond, 23223</u> |
| 21 | <u>Surina Thomas</u> | <u>477 Winston St. Richmond, VA 23222</u> |
| 22 | <u>Litisha Lockett</u> | <u>310 Garland ave - Richmond, VA 23222</u> |
| 23 | <u>Makeja Smith</u> | <u>2107 3rd Ave Richmond, VA 23222</u> |
| 24 | <u>Juanita W E15</u> | <u>2107 3rd Ave Richmond, VA 23222</u> |
| 25 | <u>Manuka Green</u> | <u>2830 Woodcliff Avenue Richmond VA 23222</u> |
| 26 | <u>C Cox</u> | <u>3207 Jamin Ln</u> |
| 27 | <u>Stephanie Wainless</u> | <u>2205 Hanover Ave. Apt. 2 Richmond, VA 23220</u> |
| 28 | <u>Eturn 1/2 U. Bailey</u> | <u>2701 Brook Rd Richmond, VA 23222</u> |
| 29 | <u>Craig Dupont</u> | <u>10600 Providence Green Dr. Ashland VA 23005</u> |
| 30 | <u>Tawana Simmons</u> | <u>1918 Beed St., Richmond, VA 23223</u> |
| 31 | <u>Mr. Tom Speller Sr.</u> | <u>1469 Margarita Crescent Dr. Apopka, FL 32703</u> |
| 32 | <u>Nadine Speller</u> | <u>1469 margarita Crescent Dr. Apopka, FL 32703</u> |

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|----|---------------------------|--|
| 1 | <u>Wanda Garrard</u> | <u>820 W. Washington St. Highland Springs, Va 23075</u> |
| 2 | <u>Jason Davard</u> | <u>820 W. Washington St. Highland Springs, Va. 23075</u> |
| 3 | <u>Mary C. Morrison</u> | <u>1620 N. Hamilton St, Apt. 312 Richmond VA 23230</u> |
| 4 | <u>Noquellie H. Lee</u> | <u>2000 Broad Rock Blvd, Richmond, Va 23231</u> |
| 5 | <u>Bernice Fuller</u> | <u>820 W. Washington St. Highland Springs, Va 23075</u> |
| 6 | <u>Shamesa Carter</u> | <u>1333 Coater St Apt B Richmond, VA 23223</u> |
| 7 | <u>Catherine Clements</u> | <u>4753 A Hbfair Rd Henrico, VA 23231</u> |
| 8 | <u>Niya Miles-Logan</u> | <u>3706 Garland Ave. Richmond VA 23222</u> |
| 9 | <u>Jasmine Ross</u> | <u>2217 N 23rd St. Richmond VA 23223</u> |
| 10 | <u>Letitia White</u> | <u>1516 Helen Lane Richmond Va 23224</u> |
| 11 | <u>Leslie Butler</u> | <u>5314 Blue Ridge Ave Richmond 23231</u> |
| 12 | <u>Antelina Daniel</u> | <u>3017 Barton Ave Richmond VA 23222</u> |
| 13 | <u>Kayla Haskins</u> | <u>2911 Chamberlayne Ave #12 2322;</u> |
| 14 | <u>Hendruq Lewis</u> | <u>400 Pulaski Ave Richmond, VA 23222</u> |
| 15 | <u>Chanel Fletcher</u> | <u>5713 Erenshaw Rd Richmond VA 23227</u> |
| 16 | <u>TUMMAY DAVIS</u> | <u>3324 CAROLINA AVE #3 Richmond VA 23222</u> |

June 6, 2019

City Hall
900 East Broad St, Suite 200
Richmond, Virginia 23219

Dear Richmond City Council,

My 9-year old children have attended Summerhill Learning Center since the age of 2.5 to current. From the age of 2.5 to 5, the center was able to prepare my children for elementary school. The center has taught my children many life lessons to include morals and values that they still use each and every day. Their staff are simply wonderful. They are patient and offer a warm, open, and loving learning environment for every child in their care.

An expansion of Summerhill Learning Center would not only benefit the children and families that the center serves but also the community. This expansion will allow the center to serve more children and families and ensure that no one is turned away or placed on a waiting list. This is extremely important today as finding reliable childcare can be difficult for many families. Allowing Summerhill Learning Center to expand and offer preschool services would be beneficial to families who are in areas where they are unable to attend a preschool program in their district and if preschool is offered some children may not be ready for the transition to a new environment such as my daughter.

Lastly, it is important for all children to be afforded an opportunity to remain in a safe and educational environment that I am certain that Summerhill Learning Center can offer. If I can be of any further assistance, please feel free to contact me by email at dtwyman@mygcfs.com or my phone 804-721-8616.

Thank you,



Daniell Twyman

*Tina M. Duck-Almond
224 Taylor Farm Lane
Sandston, VA 23150*

June 5, 2019

To Whom It May Concern,

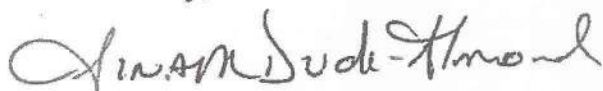
I am writing to you today with regards to Summerhill Daycare and the request to relocate to a new larger building not far from where they are currently located.

My daughter attended Summerhill Daycare from the age of 6 weeks' old beginning in May 2001 and continued attending until she began 6th grade. The experiences, lessons, and knowledge that were given to my daughter during her years at Summerhill have stayed with her as she has continued to grow into the young lady that she is today.

Allowing Summerhill Daycare to move into a larger facility will provide opportunity for them to grow, further provide daycare services to the community around them and allow the children currently attending as well as those that will attend in the future a place to thrive. There will be more space for additional classrooms, larger space for breakfast and lunch to be prepared and served. Furthermore, this new location will also allow space for other activities as the daycare sees fit.

I ask that you consider approval of Summerhill Daycare to relocate to the new facility so that they may continue to be the asset that they are currently to the community that they serve, yet on a larger scale.

Sincerely,



Tina M. Duck-Almond

Summerhill North Learning Center
1907 Monteiro Ave.
Richmond, Va. 23222
(804) 228-3680 Fax (804) 228-3681

Dear sirs:

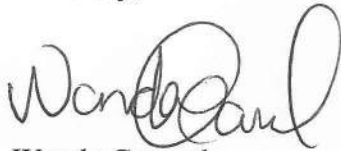
I am the Program Director of the Summerhill North Learning Center located on the Northside of Richmond. Staff members and I are pleased to support the expansion of the Summerhill Education Academy. I am not only the Program Director; I am a product of the Daycare Center. I have vivid memories of my childhood at the center and often share my experiences with others.

The center afforded me many life lessons, social skills and values I treasure today and share with my personal family and daycare families. The teachers are patient, nurturing and ensure the children are in a safe environment. Many children that attend Summerhill Education Academy are from families and friends that have also attended and those that have been referred by others.

There have been numerous tragedies regarding childcare services and families are feeling they can not entrust their children with daycare providers. These situations bring about a very disturbing and negative impact on our communities; however, should they have an opportunity to receive knowledge that there is a loving, caring, nurturing and above all safe place for the children to attend, this would bring about a positive and hopefully lasting change.

Allowing the Summerhill Education Academy to transition into a larger more accommodating facility would help to bring about a much-needed change in the neighborhood. More families would be able to receive care and assistance, the children would be in a nurturing environment, and necessary services would be offered.

Sincerely,



Wanda Garrard
Program Director

Summerhill North Learning Center
1907 Monteiro Ave.
Richmond, Va. 23222
(804) 228-3680 Fax (804) 228-3681

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Sincerely,



Wanda Garrard
Program Director

To whom it may concern:

Hi , My name is Robneisha Cosby. My son currently attends SummerHill Daycare. I think this will be a great asset to the community to expand the Southside location. This will give other parents an opportunity to bring their kids to a loving, caring, learning and safe environment. The Center has great teachers & great support. The SummerHill daycare really changes kids lives for the better. They welcome everybody as family. A great place every child should be!

Thank you!

Robneisha Cosby

to be a part of my life and I will never forget. Like I said earlier, the love that we all have for each other is unparalleled, and is such a blessing to have even going into adulthood.

This start that I had in my life is special! Most kids do not get to have such a wonderful start to life. I am sure I can speak on behalf of many graduates when I say that this start to life could not happen in many other places. Myself, along with the people that graduated with me, share a special bond. Since we were practically raised together, we have so many shared stories that we can still laugh about today. I have learned from a young age to have empathy, compassion and forgiveness by seeing how the teachers at Summerhill Daycare dealt with people. And above all, I have learned to love. Love is a powerful thing, and since I was fortunate enough to grow up in such a loving place, I wish more people would have the same opportunity. That is why I support the Summerhill Daycare and Learning Center relocating to a larger building where they would be able to help more children and continue being an asset to the community.

Elijah Gee
Summerhill Learning Center
Class of '06

Agape Love

Growing up in such a loving environment is a wonderful thing to have. Being in a place where everyone around you is filled with agape love is such a blessing. I was fortunate enough to attend Summer Hill Learning Center from the age of two. Now at the age of eighteen, I still vividly remember heartfelt moments with both teachers and students. Teachers were always encouraging me to be the best I can be and challenged me in all aspects of life; both academically and socially. When I was younger, as well as now, I love a challenging curriculum. I was a kid that could not be bored. If I was bored, I would distract other kids from learning, and cause a disruptive environment. The teachers at the daycare realized this and did everything they could to keep me occupied. I learned to read at a much higher level than most kids my own age before graduating from the daycare. All of the teachers were so observant of every child's learning technique and taught them on their own individual levels. I could not be more grateful that I had such great leaders and role models teaching me.

Another aspect of the daycare that I loved so much, were the friendships that I made while I was there. I still remember everyone that was in my class at the time, and still have some form of contact with all of them. We are constantly checking up on one another, and never fail to turn to each other for support during hard times. Even though we are getting older, we have not drifted apart like most kids do at this time in life. These are life-long friends that will still continue

Catherine Clements

I am a current teacher and previous parent/relative of several children that graduated from the Summerhill Daycare Center. One of my fondest memories as a parent was the fact the children were allowed to "be themselves". They were not expected to be "little adults" and were not expected to be perfect. I also love the fact the children are taught/trained to be able to appropriately express themselves and this is not looked upon as disrespectful.

I also love the idea we involve the parents and other relatives in the development of the child; This is greatly appreciated. As a teacher, I believe every child is unique and special and we nurture and support them having good self-worth. Having been involved with the Summerhill Daycare Center for over (30) years has been a great asset to my family and I. It would be a great honor for other families to experience the wealth of nurturing, love, support and inspiration that one receives from the Summerhill Daycare Center.

Expanding to a larger building that will accommodate more students will benefit more families and will assist in the students being around positive role models. This would be an excellent opportunity to develop more relationships in the community.

Sincerely,

Catherine Clements

Catherine Clements

About Summerhill daycare

My name is Lateasha stokes my kids been attending daycare since they were 6 weeks old. They are now 20, 10, & 7. The love and support they show is amazing. The have an excellent learning and great teaching to get the kids ready to advance right into kindergarten. It would definitely benefit the community if the daycare can move to a bigger building.

A handwritten signature in black ink, appearing to read 'Lateasha Stokes', with several loops and flourishes.

Lateasha Stokes

As a parent of a child that graduated from Summerhill Daycare, I am so please with the amount that he has learned from being at daycare. They taught him so much while he was there, and it was a blessing for them to teach him. He gained a lot of experience from the teacher, other students and the Director. They also helped him gain an ability to communicate more clearly. Before, he would get so angry, and I could never find out why. The more time he spent at the daycare, the easier it got for him to talk more clearly when he was upset.

Now, he is eighteen, and has graduated from a very prestigious private school. He received a full scholarship from the sixth to twelfth grade, and now has a full scholarship to Denison University in Granville, Ohio. I believe none of this would be possible if he had not attended the Summerhill Daycare and Learning Center. He still thanks me for allowing him to attend the daycare when he was younger. He learned so many life skills while being there, and I could not be prouder of him.

Allowing the daycare to move to a bigger building would expand the learning environment to more children and I fully support this.

Jacqueline R. Lee