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March 7, 2023

BY EMAIL ONLY

Northumberland County
Office of Building & Zoning
Attn: Philip Marston
pmarston@co.northumberland.va.us

Re: 355 Ditchley Road, Kilmarnock, VA Conditional Use Permit Application

Dear Mr. Marston,

As you know, I represent the Applicant in its Conditional Use Permit application (the "Application") for the property located at 355 Ditchley Road, Kilmarnock, Virginia 22482 (the "Property"). In response to certain questions and concerns that have been raised about the Application, my client submits the following supplemental information regarding the proposed use of the Property.

The Applicant proposes a Luxury Residential Treatment Center for addiction and substance abuse. Patient admissions will be on a voluntary basis only. This health care facility will be capped at a maximum of ten (10) patients at any given time, with six to seven (6-7) staff employed at the premises twenty-four hours a day. Staff will include an on-site Medical Doctor supported by other medical professionals and a team of state licensed and certified counselors.

The facility will operate as a recovery center for professionals seeking quiet, discreet, and well-appointed accommodations in a luxury setting that is shielded from the public eye. Treatment programs will be custom-tailored to fit the individual needs of each patient. As such, costs will vary, but will be in line with industry standards for luxury treatment centers, running anywhere from \$30,000 to \$100,000 for a four-week stay. Although some treatment costs may be covered by private health insurance, patients will be expected to pay for treatments costs out of pocket. Treatment costs will not be subsidized by government programs.

To directly address some of the rumored concerns among the community: this is NOT a facility intended for court-ordered treatment, a "half-way house", a diversionary program for individuals charged with drug-related offenses, or similar operation. Facilities like those operate on an entirely different model. The economics of purchasing a multimillion-dollar waterfront equestrian estate in order to operate a court-ordered recovery center or similar facility would be, to put it mildly, untenable.

The natural beauty and secluded setting of the Property are fitting for a world-class luxury treatment facility. The Applicant intends to maintain and preserve this atmosphere of quiet luxury as a defining feature of the facility. While the Applicant believes that the proposed use does not raise material concerns about public health, safety, and general welfare, the Applicant welcomes a discussion of reasonable conditions on the proposed use of the Property. However, some of the rumored concerns are outlandish and entirely unfounded, so the Applicant respectfully cautions the County against any arbitrary or capricious action.

Please let me know if any additional information would be helpful to clarify the proposal or address community concerns.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read 'Law', with a long, sweeping horizontal stroke extending to the right.

Lawrence H. Pearson, Jr., Esq.