



Susan H. Jackson – 21 Oaks Farm
21067 Anderson Mill Road
Beaverdam, VA 23015

February 12, 2019

Caroline County Board of Supervisors
Caroline County Department of Planning and Development

Re: SPEX-06-2018 – Vickstrom, Doug & Sharon, Owner/Applicant

Dear County Leaders:

I write this letter regarding the above request for a Special Exemption Permit. The Vickstrom property is approximately 1 mile from my property. My family has knowledge of the property as it was once owned by descendants of family members. My mother in law, Doris Jackson, who is now 95 years, tells stories of visiting her grandmother who lived there. She remembers visiting the mill, a local business, as well as a store that sat just across the river. The area has a history of businesses providing services for members of the local community. Just across the river in Hanover County, lies Windy River Winery that holds a permit for parties and large events, events much larger than what is planned at the Vickstrom property. Certainly the close proximity of other businesses set the precedence for such a venue to be considered.

It is my observation that rural living comes with its own unique nuances. Those seeking peace and a tranquil environment may be surprised when they realize rural living can also be a disturbing place to live from time to time. One's perception of what denotes peace and quiet can be much different than others. I once had a visit from a county deputy who informed me that a neighbor had complained that my mules were braying too loudly. My point is that no matter where one lives, there are noises that some find disturbing. Instead of waking up to the sound of braying mules wanting their breakfast, the day starts before daylight with vehicles speeding to work and ends much the same sounding much like city streets and expressways. Almost everyone in the area, including myself, from time to time have something going on that others may perceive as disturbing. Barking dogs, gunfire, tractors and other equipment running, fireworks, a cookout, party, and/or music playing. They occur at any time, day and/or night, sometimes the noises are all at once, and other times, the noises come one at a time in a constant melody letting me know that the community is getting things done and thriving. I accept the fact that the rural area that I live in doesn't always have the peace and quiet that is often associated with rural living. I also accept the fact that others have the right to enjoy their property and live in this community, and I hope that everyone can be respectful of others.

The Vickstrom's have lived at this property for approximately 30 years. During this time, I have only known the Vickstroms to be of excellent character and great citizens of our community. I've never known for them to commit any unlawful acts and their property has always been well-maintained. In fact, I would describe the Vickstrom's as the type of people who everyone would be happy to have as their neighbor. They have always displayed an open, friendly, collaborative attitude in both my business and personal experiences with them. To that end, I contacted the Vickstroms with several questions. They indicated that the events would take place at the pavilion area and NO guests would be allowed access to the river. They indicated that the county had listed restrictions and set specific time frames that the events are to occur. I see no reason why the Vickstrom's should not be allowed to hold events based on the limits/restrictions set forth.

Thank you,

Susan H. Jackson