

Albert J. Lilly, Jr.  
P.O. Box 441  
Bowling Green, VA 22427-0441

COMMENTS FOR PUBLIC HEARING

SPEX-06-2019 - Oliff, James Owner/Applicant  
Treasurer's Office Drop Box  
County Administrative Building  
212 North Main Street  
Bowling Green, VA 22427



August 7, 2020



Ms. Pam Hall  
County Administrator's Office  
Bowling Green, VA 22427

Re: SPEX-06-2019 OLIFF  
Supervisors Meeting  
August 11, 2020

Dear Ms. Hall:

Attached is letter dated July 30, 2020, to the Board of Supervisors that I request be made available to the Board and read at the meeting. This letter is a revision of that dated November 12, 2019, addressed to the Planning Commission. The letter dated November 12, 2019, can be discarded.

Thank you.



Albert J. Lilly, Jr.

July 30, 2020

BY HAND

Caroline County Board of Supervisors  
C/o Pam Hall  
County Administrator's Office  
Bowling Green, VA 22427

Re: SPEX-06-2019 Oliff  
Meeting August 11, 2020  
Written Comments Following

Dear Board Members:

My wife and I reside at 22481 Penola Road, Ruther Glen, VA 22546, Mattaponi District, Milford Precinct. This is less than 0.7 mile from the property in question and Penola Road is used daily to and from work and in addition for family purposes.

Reference is made to the Planner's Report, referred to as ("PR"). It is noted the area is Agricultural Preservation and the subject property is Rural Preservation. The applicant proposes a commercial use for a variety of activities all of which are opposed as being contrary to and inconsistent with agricultural and rural use and settings. The rural character of the property would be destroyed as would the character of the surrounding area. Once given away and sacrificed this rural character cannot be restored.

Penola road is not suitable for the activities proposed. Applicant proposes to host weddings among other activities. Applicant wants seventy events, twenty allowing 200 persons and fifty events allowing 150 persons. If two persons arrive by one vehicle that would amount to one hundred vehicles in and out of the subject property by Penola Road for twenty events and seventy-five vehicles for fifty events. The applicant will seek an alcoholic beverage license to dispense alcoholic beverages. If such license is or is not in being persons will bring such beverages to the location for consumption. After consumption they will drive on Penola Road in violation of the law to the risk of persons who use the road otherwise. This traffic count is in addition to those suppliers of goods and services and persons who would work on the subject property to accommodate the activities proposed. Penola Road is curvy, with blind curves, and narrow. It is less than seventeen (17) feet wide in some locations. The road is of such narrow width that it does not qualify for markings by

Page 2.  
Letter to Board of Supervisors  
July 30, 2020

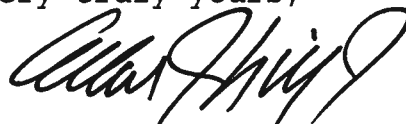
the highway department. Severe and deep ditches are present in the absence of shoulders for the road in much of the distance between our residence and the subject property.

I refer you to the references made by the Planner in the PR. The proposed use would affect the pattern or development since there is now no development. It will adversely affect the use of neighboring properties by noise and traffic. It will adversely affect the health and safety of persons residing in the neighborhood with unreasonable traffic. It will be detrimental to safety and injurious to property in the neighborhood. Vehicular traffic generated will be hazardous to existing traffic in the neighborhood.

If you review the letter of the applicant dated June 23, to the Planning Commission you can note the following inclusions in and from the letter. Those who oppose the applicant are liars, guilty of misrepresentations and personal attacks. The letter concludes with a threat of litigation. This an attempt to stifle opposition. This threatening position is what you will endorse by granting the application.

There will be no significant benefit, financial or otherwise, to the County as such or the citizens thereof. People will come to this location to socialize, party and play. Who should have a greater weight to their voices? Those living in the area who will be adversely affected or those who come to play. If the Board grants this request the answer is clear - the applicant, his supporters and those who come to play are more important.

Very truly yours,



Albert J. Lilly, Jr.

the Culbertsons  
21761 Penole Rd  
Ruthton Glen 22546

Spex-06-2019  
Oliff Barns

RECEIVED  
AUG 10 2020  
County Administration

Speech for Public Hearing 8-11-2020

Board of Supervisors,

My name is Deborah Culbertson, 35 yrs ago my husband & I built our home on Penola Rd. We chose it for it's farming fields And majestic beauty. In our opinion it remains the nicest road in Caroline to this day, however Penola is a narrow road an can be very unforgiving if not driven w/respect. Since the Mr.Oliff's golf course went in we've had golfers flying and driving erratic like they are late for an appointment. This in combination w/farming eguip, school buses, 18wheelers and many other drivers that use Penola Rd as a cut through to and from 301 and 207. When leaving the golf course, drivers seem to be somewhat intoxicated and distracted

We have the Coleman, Gordon, Collins, Carneal, Culbertson, Powell, Facer & Cox names on Penola and of which they consist of the 27 homes out of the 35 on Penola. So you can see we want our road to stay as safe as possible for our families. We don't feel that another Oliff venue on an already over used road is in the best interest of our families. It will only bring more traffic. Penola Rd. has extremely deep ditches on the 301 side of it, meeting someone here can be very dangerous if your not using good judgement & respecting the road. On the 207 end it has a few sharp curves that claimed more than a few accidents. We don't need another venue where drinking will be done that will surely impair and add to unsafe situations.

The home owners on Penola want our road to be as safe as possible for our families, adding more traffic to an already overused road. It's a recipe for disaster. For these reasons we Strongly Oppose the Oliff venue.

Sincerely,  
Deborah Culbertson  
21761 Penola Road  
Ruther Glen, VA 22546

August 10, 2020  
Mattaponi District



Kitty Gordon  
Mattapani

Spex 6 2019  
Cliff Venue  
aug 11th 2020

RECEIVED  
AUG 10 2020  
County Administration

SPEX-06-2019-OLIFF  
August 8, 2020

Caroline County Board of Supervisors  
Caroline County Planning Department  
Caroline County Administrator



Dear Members,

My name is Kitty Gordon, I reside at 22275 Penola Road, in the Mattaponi District, with my grandson Luke, his wife Blair & little Annie. As a college student I admired Caroline County when my parents took me to Mary Washington College and we frequently stopped in Bowling Green for ice cream . I moved to Penola in 1964 from the West end of Richmond with my husband and three children, Nancy Carson, Billy & Bobby Gordon. I taught English 28 yrs in the Caroline County Public Schools. I opened Polecat Antiques in 1974 on the Penola R/R tracks, with my daughter-in-law Valerie. I would like to share memories of the property that Mr. Oliff is requesting as a wedding venue. I met the previous owner Mrs. Anderson in 1965. She had a great love for her home, Palestine Farm and especially her gardens. She was happy to share her spectacular gardens for one of my granddaughters to be married there. I have happy memories and photographs of trips of antiquing and sipping mint juleps on her front porch while viewing the harmonious peaceful surroundings of Penola. Also included are memories with Mrs. Anderson showing my mother a special lily that she named after her- Annie Arda. More pictures are of her sharing her beagles with my son Billy. Knowing her as well as I did, I know she would be appalled to see her historical home and beautiful gardens, now demolished and ruthlessly bulldozed down. Mrs. Anderson's wishes would never include large gatherings and loud music with traffic going up the tall hill in her peaceful yard on the grounds where her beloved home once stood. She and her husband refused many offers to sell their property and made it known their desire NOT to change any part of their property from Agricultural Rural Preservation to a zoning that would destroy the peace, beautiful rural atmosphere and beauty leading to their beloved Palestine Farm.

I find it odd that Mr. Oliff did not contact the residents living on Penola Road to discuss his plans for the Anderson property. Therefore, only a few residents were aware of the wedding venue until the day the Anderson home was torn down and a new barn was constructed. I have read several letters written by people supporting the wedding venue and I take issue with their delusive and misleading remarks. Their statement or idea that anyone living North of the railroad tracks should use Rt. 207 vs. 301 is a ludicrous idea. Everyone in our household uses 301 daily for essential commutes, including my cleaning lady. Other necessary traveling to the South requires using 301 on weekends. Therefore if this venue passes we would encounter all traffic to and from the venue, which would include all guests and vendors. As anyone would know, the guests would be passing directly in front of all of our homes when coming from the North on 207 & 95 and when coming from the South on 301, we would encounter them during our commutes. I also have issue with the signatures and letters of support from non residents of the Penola



Community and non residents of Caroline County, that express only interest in the golf course and a pretty barn rather than actual new venue structures and traffic it constitutes. Safety will be affected and the traffic will be detrimental, due to adding more vehicles from the 70 events with 150-200 guests each. Penola Road is already overflowing with traffic due the fact that it is the main through fare to Caroline County's only Middle and High School. Public schools will be allowed to open, when this pandemic is over and school traffic will abound ---buses, teachers, staff, high school drivers, parents, going to school as well as events, meetings, sports, and activities. The Safety issues will adversely affect all persons driving or passengers, traveling within the same time frame the venue guests and vendors have been allowed. Other travelers include farmers with equipment, commuters, residents, golfers, CSX, loggers and many more. I have lived here long enough to see the continued increase in vehicles. The farmers not only move their equipment to working essential farms on Penola Road, but to other properties that reach to the south to 301 and north to 207. The residents, including myself are aware of the moving equipment, and heavy traffic flow, so we have learned to be careful and try to avoid incidents, but those who are new to a winding and unfamiliar road are more prone to accidents. I can attest to the speeding and incidents that I have seen and experienced over the 56 years that I have lived here. Of course others will disagree---- but ask those who live here on the Penola Road, we KNOW that it is true.

I would appreciate your strong vote of NO to this venue based on the adverse effects it will have on our rural community, my family, my friends and all those affected. I have 9 family members living on Penola Road that strongly oppose, as well as many, many families that have opposed verbally through letters, and petitions. Please review the petitions of those that opposed, verify their names and addresses, and they will gladly express to you their reason for opposition, as they have to me.

Thank you respectfully,

A handwritten signature in cursive script that reads "Kitty Gordon". The signature is written in black ink and is positioned to the right of the typed name.

Kitty Gordon  
22275 Penola Road  
Ruther Glen, VA 22546

SP2V062019

Oliff Letter

Luke A Gordon  
Mattaponi District



Luke A. Gordon  
22275 Penola Road  
Ruther Glen, Virginia 22546

To Whom It May Concern,

I am a lifelong resident of Caroline County, Virginia. To be more specific, I have spent my entire life in Penola. It is a beautiful, quiet place and many of the its residents prefer to keep the location undisturbed.

I openly object to the potential of adding even more development and traffic to Penola. Presently, and with the inclusion of the golf course, we have experienced an increase in traffic. Penola Road is not a simple thoroughfare, it is a winding road with deep ditches (301/railroad side), blind curves, no line marker, and has been the unfortunate place of accidents and even tragedies.

Allowing the venue location in this area, with the capabilities of multiplying the road traffic, is very shortsighted. In addition, it reduces the quality of life for the current residents. No one will want to walk to Polecat Creek with their family if the road is congested with intoxicated party goers (including golfers), or concerned for the safety of their children and pets crossing the road.

This should be an easy decision to make on behalf of your constituents.  
I am Opposed.

Respectfully,  
Luke A. Gordon  
8-10-2020

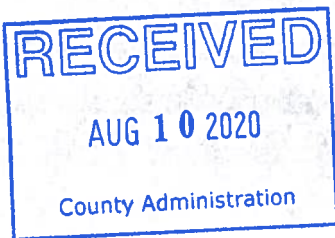


Mark Culbertson Jr.

21765 Lowland

South Glen Da 2204

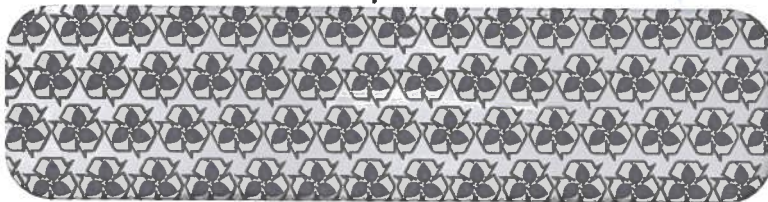
I live in Mattaponi Dist.



PLACE  
STAMP  
HERE

A rectangular box with a black border containing the text "PLACE STAMP HERE" in black, uppercase letters, arranged in three lines.

Read letter 08-11-20  
c/o Pam  
Board of Supervisors

Handwritten text in black ink, consisting of three lines: "Read letter 08-11-20", "c/o Pam", and "Board of Supervisors".

Spec'd 06 2019 OIIF

Handwritten text in black ink, consisting of two lines: "Spec'd 06 2019" and "OIIF".

Mark Culbertson Jr  
21765 Penola Road  
Ruther Glen , VA 22546

8/2/2020

**I am opposed, due to traffic safety:**

Mainly because we have several small children and we live near the road.  
They have to get on the bus.

It's unsafe for bikers going up and down the road, on a regular basis on this Bike Route.  
Also, I jog on the road and already have to worry with the traffic constantly. I don't want increased traffic and the inevitable drunk driver's. We already have too many accidents and incidents. I don't believe Penola Rd is wide enough to accommodate the increased traffic that a business like this will bring. The large farm equipment currently needs to also, use Penola Road. There are numerous large farms and farmers on this road- they farm for a living and have been here many, many years before this business.

**This is Rural -RP - not for Wedding venues**

**I urge you to Vote NO for the citizens that live & drive on this road.**

Mark Culbertson Jr  
Mattaponi District

*Mark Culbertson JR*



*Penola - Mattaponi*

Johnson's  
Mattaponi

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AUG 10 2020  
County Administration

SPEX - 06 - 2019

Please Read my speech  
at hearing about ~~it~~

August 2, 2020

We are residents at 22114 Penola Road, Ruther Glen, VA 22546

We are very opposed to the wedding venue due to traffic safety concerns.

It is already too much traffic and accidents on Penola Road. We are concerned for our safety and others on Penola road, due to more traffic. This is a rural area and venues will draw many people to events that take away from rural agricultural living. The extra traffic on the road and cars going in and out of the venue will take away from the rural atmosphere. It will be bad for local farming businesses and school buses and school commuters, and work commuters to meet them. We moved here many years ago to enjoy rural living . It is already a hassle to dodge the fast drivers that run us off the road regularly, due to not knowing the area. There have been many accidents on this road and I have seen the effects. The road is not wide enough for more.

Therefore, I am opposed to this Venue.

Robert & Cindy Johnson  
Mattaponi Voting District



Coleman

Speech

SPEX-09-2019





Sissy Coleman  
22064 Penola Road  
Ruther Glen, VA 22546

I spoke at the last meeting and also submitted a letter against the request of SPEX-06-2019, Oliff, James, Owner/ Applicant. I would like to express my opinion again at this meeting. The main reason that my family would be against this venue are the concerns of the traffic it would create on Penola Road. My family lives on the road and has for over 100 years. They are farmers and move large equipment up and down Penola road on a regular basis. We have had several occasions of being run off the road, flipped off and cursed out by people using the road. A recent incident was just this past Spring when my husband was coming from Richmond Turnpike (Route 301) and stopped at the railroad crossing for the train to go by. A convertible came up behind him as he waited for the train to pass. When the train passed and the arms went up the convertible whipped around him and passed him on the rail road crossings. Which you may say no big deal but the other detail is he was on the tractor with a planter hooked behind the tractor. May not be no big deal to you or the guy in the car but these are the types of things we deal with, and if you ever have crossed that crossing you would know too that it is not a smooth or level crossing. It has a blind spot which tells you how steep or unlevel it is. I understand that the accident report shows a limited number of reports for the road. But how do you report something like that? By the time you realize what happen they are gone. On another occasion we were moving the sprayer, which has tires on it over 6-foot-tall, while traveling down the road a motorcycle came behind us. Instead of waiting for a safe place to pass the sprayer the guy/girl on the bike decides to go underneath the sprayer to get in front of it. Again, how do you report that? So, it's incidents like these don't show up on the police reports, but we deal with them more than we care too. I would like to also mention that we are not the only farmers that move equipment up and down Penola Road and that they travel the entire road with their equipment not just from the Rogers Clark Boulevard (207) end of Penola Road.

It has been stated that only two families are against the venue, we may all have the same last name and belong to the same family but we all live in separate houses which makes it multiple families against this venue that actually live on or use this road on a regular basis, not like some that may be for this venue, signing a petition for it, may never even use this road. (addresses being Ashland, Richmond, Fredericksburg, or even Ruther Glen)

I would also like to know why the people on the road were not invited to tour the venue like he did when the golf course was put in? Instead posted signs immediately went up after the meeting back in the fall. I don't understand that. I am not getting a warm and fuzzy feeling about being a neighbor.

We too have a great interest in Caroline County supporting local events, charities and organizations. We too contribute to many of them but I don't see the relevance to this situation what does donating money to any organization have to do with the issue at hand? We are all good people with a difference of opinion.

Just to summarize, I feel that the impact on the road traffic and my family's lively hood is the issue I am concerned about. It has nothing to do with any one personally. Again, everyone has a right to their opinion and I would say NO to this venue.

Thank you for your time.

*Sissy Coleman* 8-9-2020



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AUG 10 2020  
County Administration

Walter & Ashley Carnal  
Maitoponi District

Speech

8-11-2020

for SPEX 062019 - Cliff Barnes

Letter of Opposition for Oliff Venues SPEX-06-2019  
Public Hearing August 11, 2019

Please read our speech.

To Caroline County Board of Supervisors

It is unfortunate that we can't attend this meeting, but we feel that it is very important to let you know that this venue will affect everyone that lives or drives on this road, in one way or another.

My wife-Ashley is a nurse and is not able to get off to attend this meeting. We don't get notices, and only hear about the hearings from neighbors. I am Willie Carneal, and am caring for our children tonight while, my wife works at the hospital.

I , Willie Carneal have been a resident of Penola Road all my life and my parents live next door and have lived in Caroline all their life too. My wife moved here when we were married and we bought our home in 2013. We are concerned for our children. Even though we live near the end the Penola Road, I still have a problem with the Penola Road traffic, that comes all the way through. The residents and school traffic are bad enough with all the accidents and getting run off the road.

I am opposed, for Safety due to added traffic from the venue:

\*I ride bicycles with my 4 children on the road and already have to worry with the traffic constantly. Its also unsafe for other bikers coming through here on a regular basis. Penola Road is a Bike Route.

\*Entering and exiting my driveway with the current traffic is dangerous enough without the additional traffic.

\*Penola Road is too narrow, has many curves, and people drive too fast. Increased traffic and drunk drivers will be an issue, that the venue will bring. We already deal with that, it will just be more. The farmers have to deal with it too on an everyday basis, this road is in Rural Preservation and it DEFINITELY NOT the place for a wedding venue. A wedding venue needs to go on a wider and straight road..

I am asking you to Vote NO for the 2 of us.

Thank you!

Willie and Ashley Carneal  
20397 Penola Rd.  
Ruther Glen , VA 22546  
Mattaponi District

8/9/2020

