

Caroline County Board of Supervisors Agenda Executive Summary

Meeting Date: April 13, 2021

Title: Request for Festival Permit
Community Music Festival - Tax Map #50-A-51

(Check Mark)

Consent

Action

No Action (Information Only)

Resolution

Closed Meeting

Public Hearing

Ordinance

PowerPoint Presentation

Summary: As detailed in the attached staff report from Planning & Community Development, Frederick & Callie Sullivan are seeking approval of a Festival Permit in accordance with Chapter 49 of the Caroline County Code. The request is to hold three events at their home on Ladysmith Road in the Western Caroline voting district.

Budget Impact: None

Action(s) requested of the Board of Supervisors: Discussion and if appropriate, approval of the festival permit.

Presenter: Michael A. Finchum, Director, Planning & Community Development



STAFF REPORT

CAROLINE COUNTY BOARD OF SUPERVISORS

APRIL 13, 2021 REGULAR MEETING

CASE NAME: COMMUNITY MUSIC FESTIVAL
LOCATION: 3213 LADYSMITH ROAD
TAX MAP: 50-A-51
ZONING: RP, RURAL PRESERVATION
ACREAGE: 16.92
DISTRICT: WESTERN CAROLINE

REQUEST:

THE APPLICANT IS REQUESTING APPROVAL OF A FESTIVAL PERMIT IN ACCORDANCE WITH CHAPTER 49 OF THE CAROLINE COUNTY CODE

DISCUSSION

THE APPLICANT IS REQUESTING APPROVAL OF A FESTIVAL PERMIT TO HOLD THREE (3) COMMUNITY ACTIVITIES WITH MUSIC AND DANCING. THE APPLICANT HAS AN APPROVED PERMIT FOR A SPECIAL EVENTS FACILITY, AT WHICH THE THREE EVENTS ARE PLANNED. THREE EVENTS HAVE BEEN REQUESTED WITH THE FIRST TO TAKE PLACE ON MAY 22, 2021 WITH A BAND AND DJ PROVIDING MUSIC. THE OTHER TWO REQUESTED EVENTS ARE SCHEDULED FOR JULY AND DECEMBER RESPECTIVELY. FOOD VENDORS ARE REQUIRED TO BE APPROVED BY THE HEALTH DEPARTMENT. OCCUPANCY SHALL BE LIMITED TO 175 BY THE TICKETS MADE AVAILABLE.

AGENCY COMMENTS

THIS HEALTH DEPARTMENT HAS APPROVED THE DRAINFIELD FOR UP TO 175 PEOPLE.

FIRE/RESCUE INDICATES THAT THE PROPER FIRE/FIRST AID PLAN IS TO CALL 911, AND HAS SIGNED OFF ON ISSUANCE OF THE PERMIT.

THE CAROLINE COUNTY SHERIFF'S DEPARTMENT HAS INDICATED THAT THEY ARE OK WITH THE FESTIVAL PERMIT AND WILL EVALUATE EACH INDIVIDUAL FESTIVAL EVENT PRIOR TO THE DATE OF THE EVENT.

SUGGESTED CONDITIONS FOR APPROVAL

THE FESTIVAL PERMIT IS LIMITED TO THE THREE EVENTS SPECIFIED IN THE PERMIT APPLICATION.

THE APPLICANT SHALL ENSURE THAT ALL VENDORS COMPLY WITH APPLICABLE REGULATIONS OF THE HEALTH DEPARTMENT (FOOD SERVICE) AND COMMISSIONER OF THE REVENUE (BPOL).

FESTIVAL HOURS SHALL BE FROM 1:00 PM TO MIDNIGHT, WITH NO MORE THAN EIGHT (8) HOURS OF LIVE MUSIC. ALL MUSIC SHALL END NO LATER THAN MIDNIGHT.

THE APPLICANT SHALL COORDINATE WITH THE SHERIFF'S OFFICE AT LEAST TWO WEEKS PRIOR TO THE DATE OF THE EVENT, OR AS OTHERWISE REQUIRED BY THE SHERIFF.

THE EVENTS SHALL COMPLY WITH THE NOISE REQUIREMENTS FOR RURAL ZONING DISTRICTS.

THE EVENTS SHALL COMPLY WITH THE CONDITIONS OF THE APPROVED SPECIAL EVENTS PERMIT.

To: Caroline County Planning Department

From: Magnolia Fields, Callie Sullivan, owner operator, applicant

Date: March 21, 2021

Subject: Magnolia Fields is requesting approval of a Festival Permit.

Magnolia Fields Special Events Venue owned and operated by Callie and Scot Sullivan is proposing to host 3 separate festival events during calendar year 2021. A maximum of 175 tickets will be available for purchase via a web-based platform. The music festival will be open to guests from approximately 1pm until midnight. The first event, scheduled for May 22, 2021, will be headlined by The Big Rob Ralston Band, between sets disc jockey JD Roberts will provide entertainment. The event will be held at Magnolia Fields Special Events Venue located at 3213 Ladysmith Rd, Ruther Glen, Va. 22546. All outdoor lighting will be shielded or downward facing to ensure no unreasonable glow occurs beyond property lines.

The venue has a Virginia Department of Health approved septic system with a capacity for 200 guests. Trash shall be shielded from property lines and removed following the event in a timely manner.

Food vendors will be required to have appropriate permits from the Health Department. Additionally, vendors will be required to contact the Commissioner of Revenue for appropriate business licenses as required.

The venue has a Virginia Department of Transportation approved moderate volume commercial entrance.

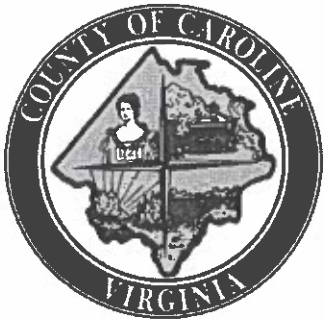
Proposed festival event dates:

May 22, 2021- 1pm-midnight

July 10, 2021- 1pm-midnight

December 31, 2021 -1pm-midnight

A site plan is also provided with venue layout.



PLANNING & DEVELOPMENT APPLICATION

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
233 WEST BROADDUS AVENUE
BOWLING GREEN, VA 22427
(804) 633-4303
WWW.CO.CAROLINE.VA.US

DATE SUBMITTED: _____

CASE NUMBER: _____

*NOTE: AN APPLICATION SHALL NOT BE DEEMED OFFICIALLY FILED UNTIL ALL REQUIRED PLANS, PLATS, FEES AND SUPPORTING DOCUMENTATION ARE SUBMITTED TO THIS DEPARTMENT.

1. TYPE OF REQUEST

REZONING: FROM _____ TO _____

PROFFER AMENDMENT _____
(REZONING CASE #)

SPECIAL EXCEPTION: _____
(ORDINANCE SECTION)

SITE PLAN: _____ MAJOR _____ MINOR

VARIANCE: _____

ADMINISTRATIVE APPEAL _____

COMP. PLAN AMENDMENT _____

OTHER **Festival** _____

SUBDIVISION (MAJOR)
_____ PRELIMINARY _____ FINAL

_____ CONCEPT

SUBDIVISION (OTHER)
_____ MINOR _____ BLA/VACATION

_____ FAMILY

2. PROPERTY INFORMATION

TAX MAP NUMBER 50-A-51

CURRENT ZONING RP with approved special exception

ACREAGE OF REQUEST _____

TOTAL ACREAGE 16.92

PHYSICAL ADDRESS/LOCATION 3213 Ladysmith Rd, Ruther Glen Va 22546

VOTING DISTRICT Western Caroline

UTILITIES: _____ PUBLIC _____ PRIVATE EXISTING _____ NEW

3. APPLICANT / OWNER INFORMATION

OWNER OF RECORD:

Callie L. Sullivan, Frederick S. Sullivan
NAME
3213 Ladysmith Rd
MAILING ADDRESS
Ruther Glen Va 22546
MAILING ADDRESS
540-760-3200
PHONE NUMBER
E-MAIL
magnoliafieldsva@gmail.com

APPLICANT:

Callie & Frederick Sullivan
NAME
3213 Ladysmith Rd
MAILING ADDRESS
Ruther Glen Va 22546
MAILING ADDRESS
540-760-3200
PHONE NUMBER
E-MAIL
magnoliafields@gmail.com

AGENT/DEVELOPER/ENGINEER:

Same as above
NAME
MAILING ADDRESS
MAILING ADDRESS
PHONE NUMBER
E-MAIL

MAIN POINT OF CONTACT:

Callie Sullivan
NAME
Same as above
MAILING ADDRESS
MAILING ADDRESS
PHONE NUMBER
E-MAIL

4. I/WE READ THIS COMPLETED APPLICATION, UNDERSTAND ITS INTENT AND FREELY CONSENT TO ITS FILING. THE INFORMATION PROVIDED IS ACCURATE TO THE BEST OF MY/OUR KNOWLEDGE. I UNDERSTAND THAT THE COUNTY MAY APPROVE, CONDITIONALLY APPROVE, OR DENY THE REQUEST FOR WHICH I AM APPLYING. FURTHERMORE, I GRANT PERMISSION TO THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT AND OTHER AUTHORIZED GOVERNMENT AGENTS TO ENTER THE PROPERTY AND MAKE SUCH INVESTIGATIONS AS THEY DEEM NECESSARY TO EVALUATE THE REQUEST.

Callie Sullivan / Carlee Sullivan OR _____
 OWNER SIGNATURE AGENT/APPLICANT SIGNATURE
Frederick Sullivan _____
 OWNER'S NAME AGENT/APPLICANT NAME
3/22/2021 3/22/2021 _____
 DATE DATE

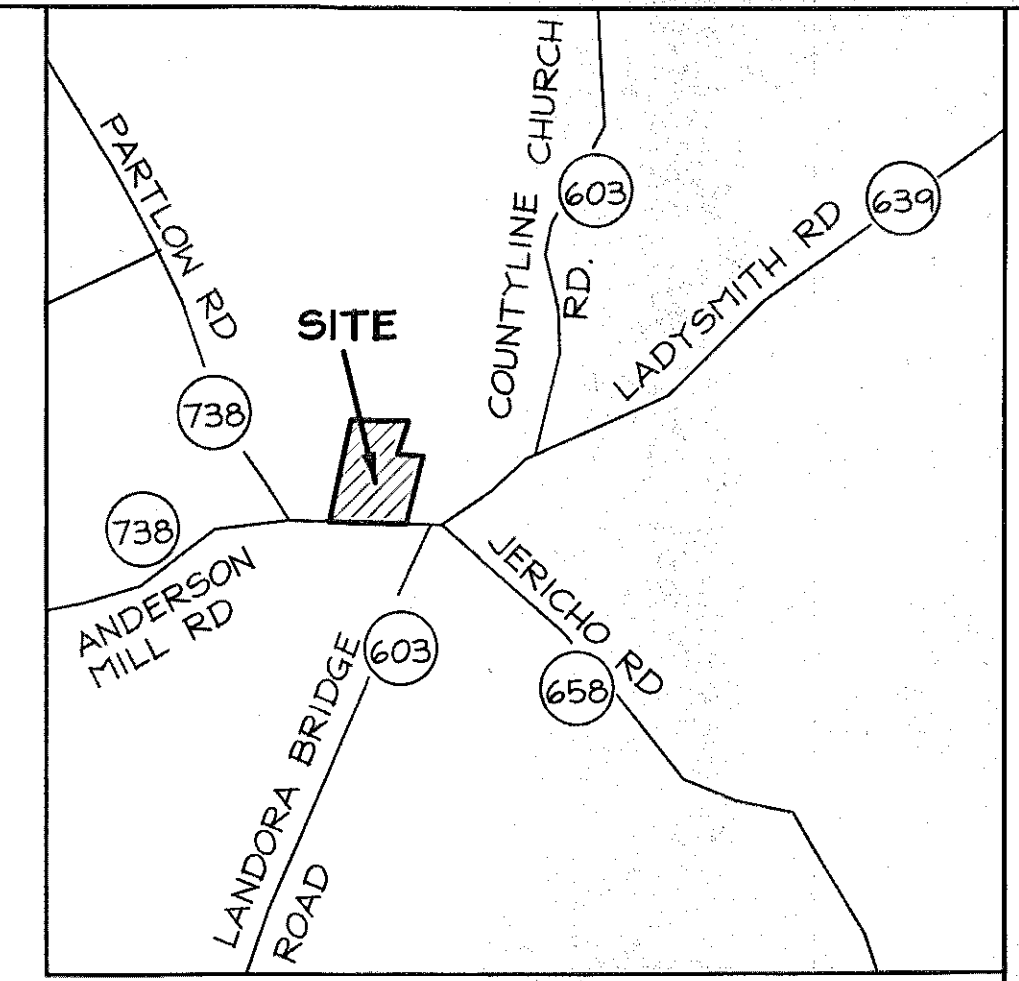
5. FEE SCHEDULE

REZONING	_____	+	(_____ X <u>\$50</u>) = _____
	BASE FEE		ACREAGE \$/ACRE TOTAL
PROFFER AMENDMENT	_____	+	(_____ X <u>\$100</u>) = _____
	BASE FEE		NO. OF REQUESTS \$/REQUEST TOTAL
SPECIAL EXCEPTION	_____	+	(_____ X <u>\$50</u>) = _____
	BASE FEE		ACREAGE \$/ACRE TOTAL
SITE PLAN: MAJOR	_____	+	(_____ X <u>\$50</u>) = _____
	BASE FEE		ACREAGE \$/ACRE TOTAL
SITE PLAN: MINOR	<u>\$400</u>	X	_____ = _____
	BASE FEE		NUMBER OF REQUESTS TOTAL
COMP PLAN AMENDMENT	_____	X	_____ = _____
	BASE FEE		NUMBER OF REQUESTS TOTAL
VARIANCE/ADM. APPEAL	<u>\$600</u>	X	_____ = _____
	BASE FEE		NUMBER OF REQUESTS TOTAL
SUBDIVISION: MINOR	<u>\$250 - MINOR</u>		<u>\$200 - BLA</u> <u>\$100 - VACATION</u> = _____
TYPE: _____	<u>\$200 + \$50 PER NEW LOT - FAMILY</u>		TOTAL
SUBDIVISION: MAJOR	_____	+	(_____ X <u>\$50</u>) = _____
	BASE FEE		NUMBER OF LOTS \$/LOT TOTAL
CONCEPT PLAN	<u>\$250</u>	X	_____ = _____
	BASE FEE		NUMBER OF REQUESTS TOTAL
OTHER	_____	X	_____ = <u>250.00</u>
			TOTAL

CHECK # _____ CASH CHARGE RECEIPT # 673007

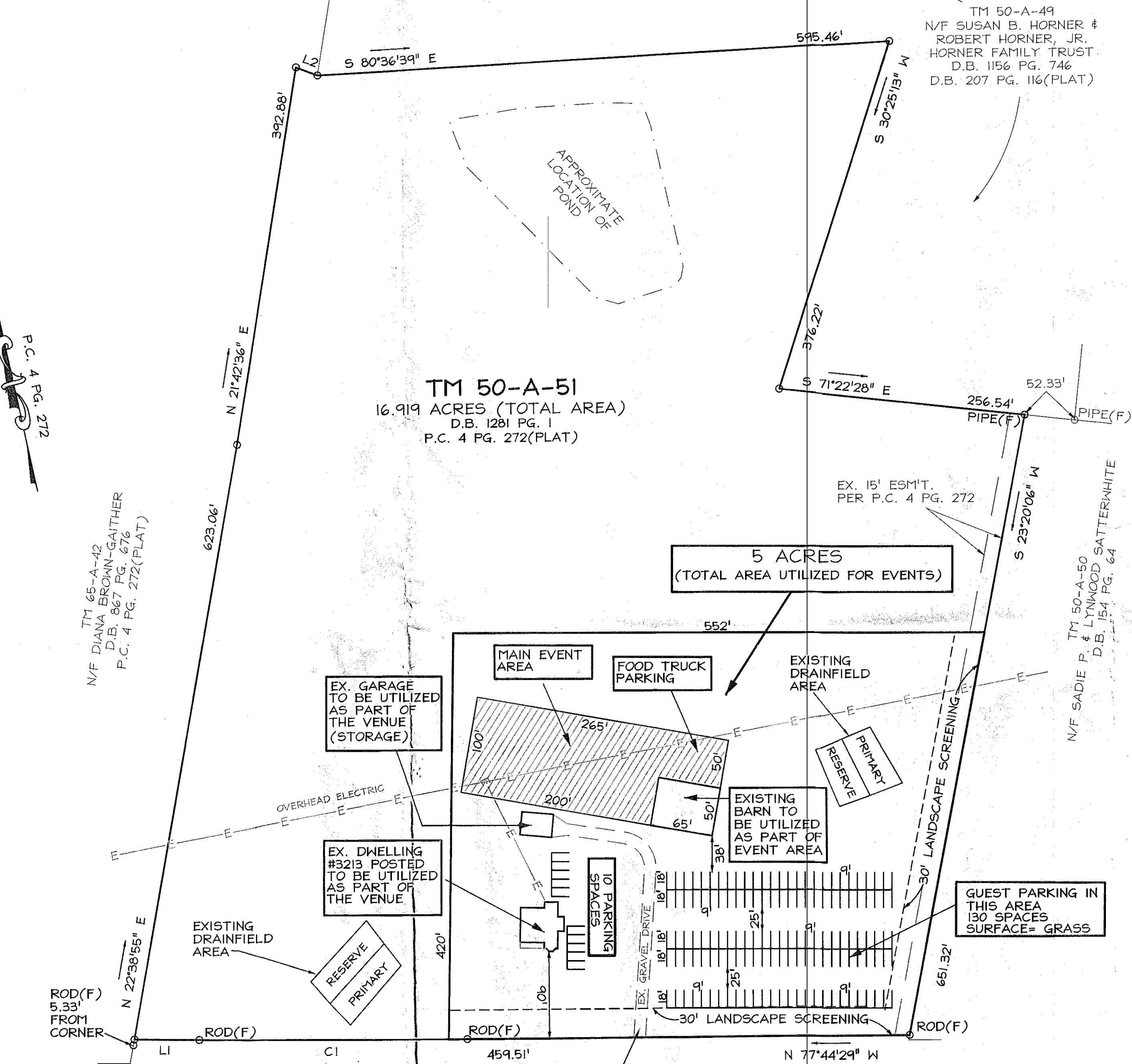
REVIEW BY / COMMENTS: _____

- NOTES:
1. NO TITLE REPORT FURNISHED.
 2. EASEMENTS AND RESTRICTIONS MAY EXIST WHICH DO NOT APPEAR ON THIS PLAT.
 3. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION TAKEN FROM PLAT BY BONLES SURVEYING, INC. DATED JANUARY 30, 2017 & RECORDED IN PLAT CABINET 4 PAGE 272.
 4. NO PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN THE F.I.R.M. 100 YEAR SPECIAL FLOOD AREA ZONE "A" AS INDICATED ON PANEL # 51035C 0200 C, DATED MARCH 2, 2009. HOWEVER, THIS PROPERTY IS LOCATED IN ZONE "X".
 5. DRAINFIELDS SHOWN HEREON WERE DELINEATED BY OTHERS AND FIELD LOCATED.



REVISIONS:

THE BENCHMARK GROUP
 "LAND DEVELOPMENT CONSULTANTS"
 5321 WHELAN WAY PARTLOW, VA 22534
 540-895-4097 VOICE 540-895-4098 FAX
 BENCHMARKGROUP@AOL.COM
 SURVEYING * ENGINEERING * LAND PLANNING



Moderate Volume Commercial Entrance Design along Highways with Shoulders

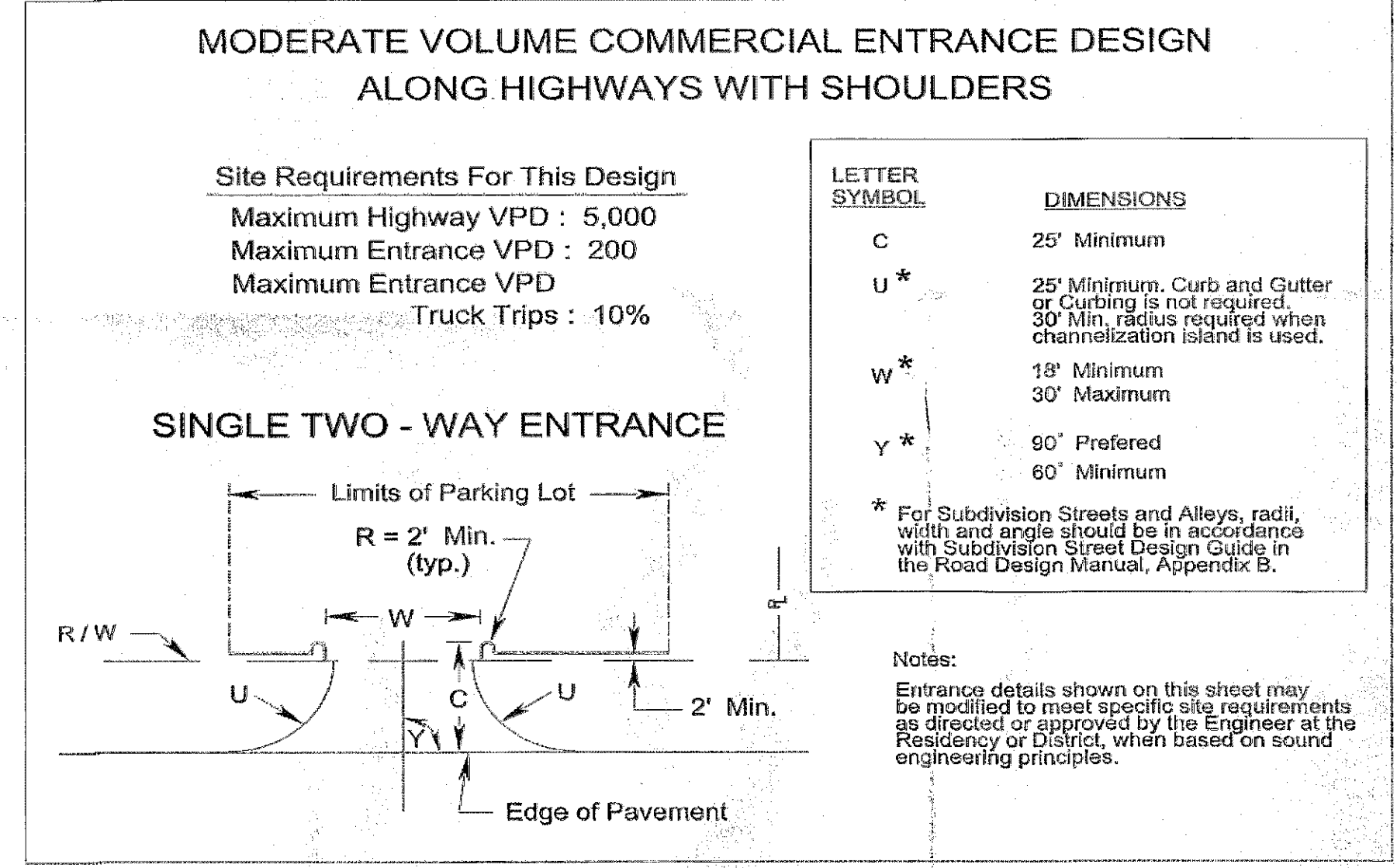


FIGURE 4-15 MODERATE VOLUME COMMERCIAL ENTRANCE DESIGN ALONG HIGHWAYS WITH SHOULDERS
 Note: All entrance design and construction shall accommodate pedestrian and bicycle users of the highway in accordance with the Commonwealth Transportation Board's "Policy for Integrating Bicycle and Pedestrian Accommodations".

Rev. 7/12

LADYSMITH ROAD
STATE ROUTE #639

ENTRANCE TO BE MODIFIED TO A MODERATE VOLUME COMMERCIAL ENTRANCE SEE DETAIL HEREON

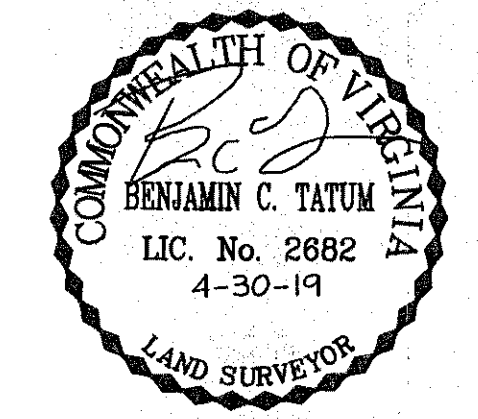
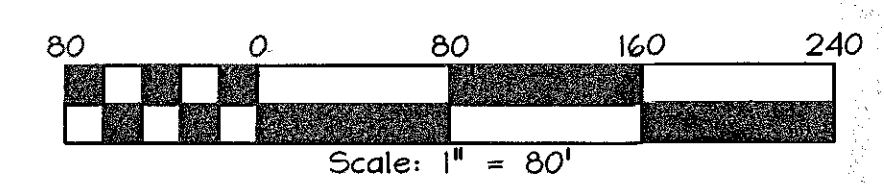
APPROXIMATELY 5 ACRES WILL BE UTILIZED FOR THE VENUE AREA

CURVE TABLE

NUMBER	CI
R	15975.00
L1	279.53
C	N 77°14'24" W
LC	279.53
DELTA	01°00'09"

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 76°44'19" W	67.31'
L2	S 56°18'50" E	23.83'



TM 50-A-51
 #3213 LADYSMITH ROAD
 MADISON DISTRICT CAROLINE COUNTY, VIRGINIA
 PROPOSED VENUE LAYOUT

DESIGNED: BCT	DRAWN: BCT	CHECKED: BCT
------------------	---------------	-----------------

DATE: 4-30-19

SCALE: 1"=80'

JN: 18064

SH: 1 OF 1