

Caroline County Board of Supervisors Agenda Executive Summary

Meeting Date: April 12, 2022

Title: SPEX-11-2005 Mr. B's Bluegrass Park
Review of Special Exception Conditions
Tax map #52-A-6; Madison Voting District

(Check Mark)

Consent

Action

No Action (Information Only)

Resolution

Closed Meeting

Public Hearing

Ordinance

PowerPoint Presentation

Summary: The Board of Supervisors approved SPEX-11-2005 for Mr. B's Bluegrass Park subject to conditions (copy attached) which include a review of those conditions every three years.

Three bluegrass festivals (multiple days) and a number of smaller events are held throughout the year.

Staff has received complaints about noise emanating from events and hours of operation (Conditions 9 and 11) for events other than the Bluegrass festival, which may not be under the direct supervision of the applicant. However, the permit holder is responsible for ensuring compliance with the conditions of the permit.

The Board heard public comment at its March 22nd meeting and deferred this item for continued discussion at the April 12th meeting, with a request that the applicant or his representative be present.

No action is necessary by the Board unless it wishes to modify any conditions or consider revocation of the previously approved permit. No modifications were made by the Board during the previous review in 2018.

Budget Impact: N/A

Action(s) Requested of the Board of Supervisors: Review SPEX-11-2005 for compliance with conditions.

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

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Caroline County, Virginia

Board of Supervisors

Wayne A. Acors
Madison District

Robert W. Farmer
Bowling Green District

November 18, 2005

D. M. "Maxie" Rozell, Jr.
Reedy Church District

Special Exception: SPEX-11-2005
Applicant: Warren S. Bauserman
Tax Map #: 52-A-6 (portion of)

Culvin B. Taylor, Sr.
Port Royal District

Floyd W. Thomas
Mattaponi District

County of Caroline, To-Wit:

Percy C. Ashcraft
County Administrator

At a regular meeting of the Caroline County Board of Supervisors on Tuesday, October 11, 2005, in the Community Services Center, Auditorium, located at 17202 Richmond Turnpike, Millford, Virginia, at the hour of 7:30 p.m.

Present

Wayne Acors, Chairman
Floyd Thomas, Vice-Chairman
Robert W. Farmer
D.M. "Maxie" Rozell
Calvin Taylor

On motion by Supervisor Taylor, seconded by Supervisor Rozell, the following special exception was approved subject to the following conditions:

SPEX-11-2005 - Warren S. Bauserman; Request a Special Exception Permit In accordance with Article XVII and Article IV, Section 5-23 of the Caroline County Zoning Ordinance, on a portion of tax map #52-A-6, consisting of 20 acres, more or less, zoned RP, Rural Preservation (with a density of one dwelling unit per ten acres of land). This property is located on the northwest corner of Route 1 (Jefferson Davis Highway) and Route 604 (Gatewood Road), Port Royal Voting District. **Proposed Use:** Special Events Facility. The 2000 - 2004 Comprehensive Plan identifies this property as Rural Preservation with a density of one dwelling unit per ten acres of land.

1. The To-Wit regarding this special exception permit shall be recorded within thirty (30) days of the applicant's receipt. A copy of the recorded instrument with the deed book and page number shall be supplied to the Planning Office prior to occupancy or use of the site.
2. Applicant shall obtain all approvals necessary from the Caroline County Health Department.
3. Applicant shall submit plans to the Caroline County Department of Public Works for review addressing the provision of water and sewer to camping areas.

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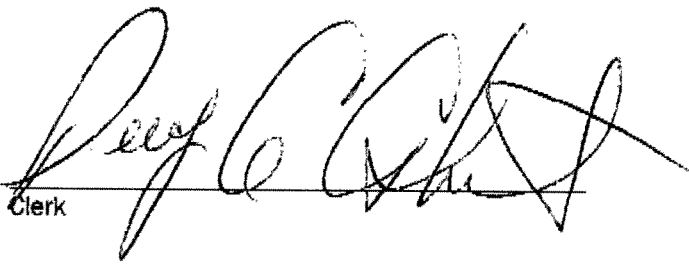
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4. There shall be no more than thirty-two (32) events scheduled each year and each event shall be no more than three (3) consecutive days in length and fall on a Thursday, Friday, Saturday and/or Sunday.
5. All exterior lights installed by the applicant in connection with this proposed use shall be shielded so that the light source shall not be visible from adjoining properties or public right-of-ways. All such exterior light sources shall be shielded so that all light is directed down to the ground. Illumination shall not exceed 0.5-foot candles at the property line or use limits per this application.
6. The applicant shall ensure that vendors shall be required to obtain the appropriate licenses from the Commissioner of Revenue's Office.
7. Existing entrances on Gatewood Road shall be improved as required by VDOT. If warranted VDOT may require the applicant to undertake additional road improvements based upon the traffic generated from these events.
8. Applicant shall complete the installation and use of a dry hydrant for the Caroline County Fire and Rescue.
9. The hours of operation shall be from noon to 11 PM. Live music shall not be performed outside of these hours of operation.
10. The applicant shall be responsible for the proper disposal of trash and garbage from the site.
11. Noise shall not exceed 60 decibels at all property lines or use limits per this application.
12. All campers must leave the site by the Monday immediately following the event (festival or other special event).
13. Internal roads must have a gravel travel surface and be a minimum of 20 feet wide.
14. Camping sites may not be set up or occupied more than seven (7) days continuous days.
15. There shall be one (1) specifically designated security person on site for every 250 people.
16. Basic first aid equipment shall be on the site at all times during the festival.
17. When public water and sewer is available the applicant shall abandon their private well and septic systems and hook up to the County system.
18. A bathhouse shall be constructed and connected to the public system with the approval of the Caroline County Department of Public Works.
19. Ingress and egress to the site is limited to the Camper Entrance as shown on the concept plan submitted with the application.

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- 20. A revised site plan showing all improvements and changes shall be submitted in accordance with Article XV, Section 14 of the Caroline County Zoning Ordinance.
- 21. Camping areas shall be within the bounds of the twenty acres shown on the concept plan.
- 22. This permit is subject to review and amendment every three years by the Caroline County Board of Supervisors.
- 23. This special exception is issued to the applicant, Warren Bauserman and his heirs as listed below only and shall not be transferable to any other organization.
 - a. Barbara A Bauserman, Wife
 - b. Virginia L. B. Hall, Daughter
 - c. Karen Ann Bauserman, Daughter
 - d. Steven E. Hall, Jr., Grandson
 - e. Sarah E. Hall, Granddaughter
 - f. Warren S. Bauserman Hall, Grandson
- 24. No parking shall be allowed offsite or along internal roadways to keep travel lanes clear.
- 25. Applicant shall comply with all improvements required by review agencies and departments.
- 26. The maximum occupancy at the festivals shall not exceed 5,000 persons.

Voting yea: Acors, Farmer, Rozell, Taylor, Thomas.


Clerk