



## STAFF REPORT

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CAROLINE COUNTY PLANNING COMMISSION

MARCH 25, 2021 REGULAR MEETING

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**CASE NUMBER:** RZ-01-2021  
**CASE NAME:** MEADOW EVENT PARK – PROFFER AMENDMENT  
**LOCATION:** 13191 DAWN BOULEVARD  
**TAX MAP:** 100-A-1A; 100-A-1A1; 100-A-1A2; 100-A-2; 100-A-3; 100-A-100B  
**ZONING:** PLANNED RECREATION & ENTERTAINMENT  
**ACREAGE:** 377 ACRES  
**DISTRICT:** REEDY CHURCH  
**COMP PLAN:** THE COMPREHENSIVE PLAN DESIGNATES THIS AREA AS RURAL PRESERVATION

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### REQUEST:

THE APPLICANT IS REQUESTING TO AMEND PROFFERS ASSOCIATED WITH RZ-02-2014.

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### AGENCY & DEPARTMENT COMMENTS

**VDOT:** COMMENTS NOT RECEIVED  
**BUILDING OFFICIAL:** COMMENTS NOT RECEIVED  
**SHERIFF'S OFFICE:** NO COMMENTS  
**ECONOMIC DEV:** ISSUES WITH GENERAL #4 AND OPERATIONS #6  
**FIRE & RESCUE:** CONCERNS REGARDING PUBLIC SAFETY  
**ENVIRONMENTAL:** COMMENTS NOT RECEIVED

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### DISCUSSION

THE APPLICANT IS REQUESTING TO AMEND PROFFERS ASSOCIATES WITH RZ-02-2014. THE PROFFER AMENDMENTS INCLUDE THE CHANGING OF THE OWNER NAME FROM COMMONWEALTH FAIRS & EVENTS, INC. AKA CF&E TO VIRGINIA FARM BUREAU HOLDING CORPORATION, INC. ALONG WITH THE NAME CHANGE, VFBHC HAS REQUESTED CHANGES TO THE PROFFERS ASSOCIATED WITH THE MEADOW EVENT PARK. AN EDITED COPY OF THE PROFFERS DEPICTING WHAT IS BEING REMOVED AND ADDED IS INCLUDED IN THE PACKET.

UNDER THE OPERATIONS PORTIONS OF THE UPDATED PROFFER STATEMENT, VFBHC IS REQUESTING OVERNIGHT CAMPING AS ALLOWABLE USE, AND REMOVED THE REQUIREMENT FOR AN OPERATIONS PLAN FOR ALL ACTIVITIES OPEN TO THE PUBLIC.

AS FOR USES, THE UPDATED DOCUMENT NOW ALLOWS FOR CAMPGROUNDS, FIREWORKS OR LIGHT SHOWS, AND HOTELS AND MOTELS.

UNDER THE COMMUNITY ACTIVITIES SECTION, THE AMENDMENT REMOVES THE LOCATION REQUIREMENT FOR THE DONATION OF LAND TO CAROLINE COUNTY. ALSO, THE EDITED DOCUMENT WOULD REMOVE THE REQUIREMENT FOR A PERMANENT DISPLAY RELATED TO MEADOW FARM AND THE EQUINE COMMUNITY.

FOR SITE DEVELOPMENT AND DESIGN THE AMENDED PROFFERS WOULD REMOVE THE ARCHITECTURAL REQUIREMENTS FOR THE EXTERIORS OF STRUCTURES AND ROOF DESIGN. ALSO, THESE PROFFERS WOULD REMOVE THE REQUIREMENT OF A LANDSCAPE PLAN WITH SITE PLAN SUBMITTALS.

THE NATURAL RESOURCES SECTION HAS BEEN STRICKEN REMOVING THE REQUIREMENT OF A CONSERVATION COMMITTEE, BUT HAS RETAINED THE STATEMENT REGARDING A FEASIBILITY STUDY FOR PASSIVE RECREATIONAL USES.

THE PUBLIC SAFETY PORTION OF THE DOCUMENT REMOVED LANGUAGE REGARDING A SAFETY COMMITTEE, BUT RETAINS THE LANGUAGE FOR HAVING PUBLIC SAFETY PROTOCOLS. THE AMENDMENT REMOVES THE REQUIREMENT TO USE THE STATE POLICE FOR TRAFFIC CONTROL AND THE REQUIREMENT TO USE LOCAL OFF DUTY OFFICERS AS SECURITY. THIS WILL ALSO REMOVE THE REQUIREMENT TO PROVIDE CAROLINE COUNTY DEPARTMENTS WITH A QUARTERLY CALENDAR OF EVENTS.

THE TRANSPORTATION PORTION REMOVES ITEMS REQUIRED FOR IMPROVEMENTS ON AND UNDER ROUTE 30. MANY OF THESE IMPROVEMENTS HAVE ALREADY BEEN IMPLEMENTED.

### **AGENCY COMMENTS**

ECONOMIC DEVELOPMENT HAS PROVIDED COMMENTS REGARDING THE REQUESTED REMOVAL OF GENERAL CONDITION #4 THAT WOULD REMOVE THE REQUIREMENT THAT "CAROLINE COUNTY" BE PLACED ON ALL ADVERTISEMENTS FOR EVENTS THAT OCCUR ON THE PROPERTY. EVEN THOUGH THE PHYSICAL ADDRESS IS A HANOVER COUNTY ADDRESS, THIS WOULD RESULT IN A DISADVANTAGE TO CAROLINE COUNTY, VISITORS SEARCHING FOR THE PARK, EVENT PROMOTERS AND VENDORS UTILIZING THE FACILITY THAT WOULD FIRST CONTACT HANOVER COUNTY FOR PERMITTING AND TAX PURPOSES. CAROLINE COUNTY WOULD BE ELIMINATED FROM THE EXPOSURE GENERATED BY THE PARK'S SUCCESSES.

ECONOMIC DEVELOPMENT DOES SUPPORT THE ADDITION OF OVERNIGHT CAMPING ON THE FACILITY.

FIRE AND RESCUE IS CONCERNED THAT THE CHANGE IN PROFFERS IS REDUCING THE LEVEL OF OVERSIGHT ON FARM BUREAU AND LEASED EVENTS. THE RECOMMENDATION FROM FIRE AND RESCUE IS TO HAVE A PERMIT PROCESS SIMILAR TO THE FESTIVAL PERMIT FOR ANY EVENT WITH 2500 OR MORE ATTENDEES.

### **PLANNING COMMENTS**

IS STILL REVIEWING THE REQUESTED CHANGES FOR CONSISTENCY WITH THE REQUESTED SPECIAL EXCEPTION PERMIT CHANGES AND THE PLANNED RECREATION AND ENTERTAINMENT DISTRICT REGULATIONS. STAFF WILL PROVIDE AN UPDATE AT THE MARCH 25<sup>TH</sup> PLANNING COMMISSION MEETING.

## Zech, Lisa

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**From:** Loftus, Jason  
**Sent:** Monday, March 8, 2021 12:04 PM  
**To:** Zech, Lisa  
**Cc:** Finchum, Mike  
**Subject:** RE: Meadow Event Park - RZ-01-2021 and SPEX-01-2021

Lisa,

As far as Fire-Rescue, we have a concern in the change of proffers in reducing the level of public safety oversight we have on both Farm Bureau produced events and leased events. Our recommendation is to have a permit process(similar to the festival permit) for any event over 2500 people on the property.

**Jason R. Loftus**  
**Fire-EMS Chief**  
**Caroline County Dept. of Fire and Rescue**  
Mailing Address: P.O. Box 447  
Office Address - 233 West Broaddus Ave.  
Bowling Green, VA 22427  
(804) 633-9831 office

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**From:** Zech, Lisa  
**Sent:** Thursday, March 4, 2021 8:47 AM  
**To:** Loftus, Jason <jloftus@co.caroline.va.us>; Garnett, Mark <mgarnett@co.caroline.va.us>  
**Subject:** FW: Meadow Event Park - RZ-01-2021 and SPEX-01-2021

Good Morning

Did you have any comments on this?

Thanks!

*Lisa*

**Lisa L. Zech**  
**Administrative Assistant/Planning Technician**  
Planning & Community Development  
Caroline County  
804/633-4303, Ext. 1144



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**REVIEW FORM – REZONING**  
**CASE #: RZ-01-2021**  
**PROJECT: MEADOW EVENT PARK PROFFER AMENDMENT**

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Date: January 29, 2021

Proposed Use: Amend proffers associated with Rezoning RZ-02-2014

Owner: Virginia Farm Bureau Holding Corporation  
Applicant: Meadow Event Park

Tax Map #: 100-A-1A; 100-A-1A1; 100-A-1A2; 100-A-2; 100-A-3; 100-A-100B

Location: Route 30, Dawn Boulevard

# of acres in parcel: 377 acres +/- # of acres in request: 377 acres +/-

Please return comments to the Planning Department by: **March 1, 2021**

\_\_\_\_\_Approved      \_\_\_\_\_Approved with comments/conditions      \_\_\_\_\_Disapproved

**Comments/Conditions**

General #4 The Department of Economic development strongly objects to the removal of the requirement to include “Caroline County” in **ALL advertising and Social Media**. Caroline County must be maintained in the official location address of **all events** at the property. The postal location of Doswell is in Hanover County. Ignoring the actual location of the MEP results in a serious disadvantage to the local Caroline County business base, to visitors searching for the Meadow Event Park, to event promoters utilizing the facility, and to countless vendors that first contact the Hanover County Government offices for businesses licenses & local tax information. Additionally, Caroline County is eliminated from local and national exposure generated by the very successes of the MEP that Caroline County’s Board of Supervisors and local leadership has worked to achieve.

Additionally, the Department, at the cost of Caroline County, requests a billboard size sign be developed to be constructed along Route #30 on the approach to the Meadow Event Park from I-95.

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Operations #6 The Department of Economic Development and Tourism supports the expansion of an over-night camping operation open to the general public.

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**AMENDED AND REVISED FINAL**

**PROFFERS (ZONING**

**APPLICATION RZ-0X-2014)**

**Date February 25, 2014**

**\*\*\*\*throughout the documents, Commonwealth Fairs and Events, Inc. and CF&E should be replaced with Virginia Farm Bureau Holding Corporation, Inc. - MEP**

~~Commonwealth Fairs & Events, Inc.~~ (hereinafter "Owner" or "Applicant" or "CF&E") the fee simple owners or lessee (as identified herein) of the property which is the subject of rezoning application RZ-0X-2014 hereby voluntarily proffer that in the event the Subject "Property" (further defined as Tax Map Reference 100-A-IA, 100-A-2, 100-A-1A2, 101-A-I00B, 100-A-3 (portion of)(lessee), and 100-A-1A I (portion of) (lessee) consisting in total of 377.056 acres, more or less is approved by the Board of Supervisors of Caroline County (hereinafter "The Board"), in substantial conformance with the amended application, the development of the property will be in substantial conformance with the existing proffers (approved in case RZ-01- 2005) as herein amended pursuant to Section 15.2-2298, et seq. of the 1950 Code of Virginia, as amended (hereinafter "Code", and applicable portions of the Caroline County Zoning Ordinance (hereinafter "Ordinance") unless the amendment or deletion of these proffers is subsequently approved to by the Board upon application by the Owner or its successor or assigns. All of these conditions are voluntarily entered into pursuant to Article XIX, Section 7 of the Ordinance and relevant sections of the Code.

**GENERAL:**

- I. The Property will be developed in substantial conformance with the proffers accepted by . the Board in its approval of Case RZ-01-2005, including but not limited to, the amended Zoning Development Plan (the "Zoning Map"), dated :XXXX, 2014, prepared by XXXX and as amended with this Application and the application for Special Use Permit dated May 31, 2005 (Amended August 14, 2012 and February XX, 2014).
2. Appropriate security separation structures will be placed in accordance with Safety Committee directives. Pedestrian ingress and egress, pedestrian walkways, and  
  
emergency vehicle access lanes shall be installed and approved prior to the issuance of final permits or certificates of occupancy, as appropriate.
3. ~~CF&E~~ will record this proffer statement with the Caroline County Clerk's Office within 30-clays of receiving the To-Wit from the Caroline County Clerk's Office within 30-clays of receiving the To-Wit from the Caroline County Department of Planning and Community Development.
4. ~~CF&E will advertise Caroline County in all materials promoting events on the Property with input from the Caroline County Department of Economic Development.~~
5. ~~CF&E~~ will promote diversity among its suppliers of goods and services and requires contractors and suppliers to support efforts to increase opportunities for and awards to community, minority, and women-owned businesses.

**OPERATIONS:**

6. All uses conducted on the Property that are open to the general public will be conducted between the hours of 6:00 a.m. and 1:00 a.m, [with the exception of overnight camping](#). There will be no ticket sales for events at the facility after 10:00 p.m.
7. ~~CF&E shall cause to be prepared and submitted an operations plan for all activities open to the general public (other than the State Fair of Virginia and CF&E produced events). The operations plan will include operating procedures for traffic levels, noise generation, attendance, availability of alcoholic beverages and similar operating information. Security plan pursuant to proffered condition #39 shall be submitted in conjunction with the operations plan.~~
8. No other events open to the general public will be permitted on the property during the State Fair.

**USES:**

9. No portion of the Property will be used for the following uses:

- a. Community centers
- b. Public utilities (except by special use permit)
- c. Public facilities (except by special use permit)
- cl. Amusement/theme park
- e. Bed and Breakfast establishment
- ~~f. Campgrounds and travel trailer parks (except to the extent allowed by the Special Use Permit)~~
- ~~g. Fireworks, or outdoor laser light shows (except as otherwise allowed by the Special Use Permit)~~
- ~~h. Hotels and motels~~
- 1. Professional and business offices not associated with the operation of the facility.

**COMMUNITY ACTIVITIES:**

- 10. If the entity that operates the State Fair of Virginia, or the Owner of the Property, should those entities at any time not be the same, obtain tax-exempt status so that such status is applicable in Caroline County, and as a result thereof is no longer subject to paying real and personal property taxes to the County, then the operator or the Owner shall contribute to the County an amount of money on an annual basis equal to the real and personal property taxes otherwise owed.
- 11. For uses ~~CF&E~~ deems acceptable, ~~CF&E~~ will make its facilities available upon a mutually agreeable schedule for acceptable uses at a reduced cost to the Caroline County School System, Caroline County government agencies, and Caroline community membership organizations (i.e. Ruritan Clubs, etc.).
- 12. Upon request by Caroline County for the construction of a public portage and/or access to the North Anna River (for canoes and non-motorized boats only) and park, ~~CF&E~~ will donate up to one (1) acre of land ~~adjacent to the VDOT right of way for State Route 30~~. Such dedication shall not be required until the County has dedicated construction funds in the Capital Improvements Budget.
- 13. ~~CF&E~~ will preserve and promote the foaling shed and stables of Secretariat and Riva Ridge for public viewing.
- 14. ~~CF&E will establish space for a permanent interpretive display of material related to Meadow Farm and its contributions to the equine community.~~

**SITE DEVELOPMENT & DESIGN:**

- 15. All structures erected on the Property will be in substantial accord with the design guidelines and exhibits contained in Section 3 of the Zoning Application, RZ-01-2005.

16. The nationally recognized architect developing the Property will ensure a quality development that preserves the rural character of the area through innovative land use and design standards.
17. Building design for the Property will draw upon existing equine architectural themes. Every building will have a sloped roof.
18. ~~Exterior building materials will include horizontal metal panels, masonry, or pre-cast concrete; painted concrete block walls will not be used.~~ Trim on equine buildings will be as close as possible in color to the blue racing colors used by the Chenery family.
19. ~~All roofing materials visible from public areas will be standing seam, slate or composition shingles with a minimum weight of 300 pounds per square foot.~~
20. A minimum of 50% of the property shall remain in open space.
21. White horizontal rail fencing will be maintained along all public road frontages on the Property.
22. All permanent security fencing on the Property parallel to public roads will be black in color and designed of heavy-duty ornamental fencing material. No razor wire or uncoated chain link fencing will be used on the Property. Barbed wire fencing will only be used for the confinement of livestock.
23. ~~CF&E~~ will ensure that care will be taken to preserve or create existing natural landscaped buffers. Specimen trees will be preserved where practical. Flowering landscaping will add color, interest, and warmth to the site.
24. To the extent possible, ~~CF&E~~ will preserve the existing trees and shrubs in and around the Mansion on the north side of the Property.
25. The amount of impervious surface will be minimized as vehicle parking areas will remain predominantly grassy, except where federal or state law requires that they be paved or gravel surfaces.
26. Light fixtures along the perimeter of the Property will be of a cut-off design to control spillage of light onto adjacent properties. The light source will be shielded so as to not be visible from public rights-of way. Parking lot and interior lighting will be reduced to minimum levels for security purposes following the daily close of business conducted on the Property.



27. A grounds-wide interior public address, speaker or paging system will be directed toward the interior or the Property. Use of this system prior to 6:30 a.m. and after 11:00 p.m. will be restricted to essential public safety and security announcements.
- ~~28. At the time of site plan submission, CF&E will submit a coordinated landscape and sign package which will meet or exceed the provisions of the Ordinance.~~
29. Concession stands and food service facilities will only operate in conjunction with events on the Property and will be open and accessible only to those attending such events, except a stand alone restaurant as allowed by a Special Use Permit.
30. ~~CF&E~~ will ensure that all appropriate licenses and permits in accordance with county, state, and federal laws/regulations have been obtained by its vendors by requiring submission of copies of such licenses and permits.
31. The sides of all category B (Support) buildings as identified in RZ-01-2005, as well as trash and service buildings, will be wholly screened from public view via landscaping and plantings, berms, and utilizing natural topography on the Property.

#### **UTILITIES:**

32. The Property will be served by public water and waste water services.
33. No other connections to the ~~CF&E~~ utility system will be permitted unless approved by Caroline County.

#### **SOLID \ WASTE:**

34. CF&E will utilize private haulers to transport solid waste to licensed landfills at no cost to Caroline County. ~~During the State Fair, waste will be removed daily.~~

#### **[VFB Holding, Inc. will follow best management practices related to waste removal.](#)**

35. CF&E will encourage voluntary recycling of ~~aluminum cans~~ in its business operations and during events on the Property.

#### **NATURAL RESOURCES:**

36. ~~CF&E has assembled and will maintain throughout the development of the Property a Conservation Committee comprised of recognized public and private conservation agency representatives to advise CF&E on all aspects of land, water, wildlife and habitat protection (the "Conservation Committee").~~

- a. ~~The Conservation Committee will identify opportunities for low impact development.~~
- b. ~~The Conservation Committee will develop guidelines for CF&E's implementation of the preservation and enhancement of all natural resources on the Property.~~
- c. After the Property is developed, CF&E will investigate the feasibility of and, upon approval by the County, implement water-dependent, passive recreational uses on the Property along the banks of the North Anna River.

**PUBLIC SAFETY:**

- 37. ~~CF&E will maintain a volunteer public safety committee (the "Public Safety Committee") on an ongoing basis, including but not limited to, the Virginia State Police, Caroline County Department of Fire, Rescue and Emergency Management, the Caroline County Sheriffs Office and other safety and security specialists. The Public Safety Committee will recommend safety guidelines to CF&E. After reviewing the proposed safety guidelines, CF&E will adopt final safety guidelines which it will utilize during its own events and which will be included in contracts between CF&E and lessees of the Property. If CF&E rejects a recommendation of the Public Safety Committee in adopting final safety guidelines, CF&E must report such rejection, rationale for rejection, and alternatives used to satisfy the safety guidelines to the Public Safety Committee.~~
- 38. At no cost to the County, CF&E may contract with the Virginia State Police and/or Caroline County Sheriffs Office for officers to provide law enforcement services at events produced by CF&E. ~~It is further understood that the traffic control for these events will be provided by the Virginia State Police.~~
- 39. **Safety and security plans for events organized by promoters and also produced by the corporation who owns the property will be provided to the Caroline County Sheriffs Office and the\_ Department of Fire, Rescue and Emergency Management. Plans will utilize local off duty officers to the extent available and private security forces drawn from a list of private security providers prepared by the Public Safety Committee.**
- 40. ~~CF&E will designate a facility on site to allow a unified command center for the .coordination of all law enforcement, fire and emergency services for the State Fair. CF&E will provide a storage location for a mass casualty incident trailer.~~

- ~~41. CF&E will provide the Sheriff, the County Administrator, the Commissioner of Revenue, and the Department of Fire, Rescue and Emergency Management with a quarterly calendar of events, with updates provided monthly if necessary.~~
42. CF&E will hire professional ambulance companies or make arrangements with private rescue squads to have dedicated transport vehicles on site during the State Fair, and at other CF&E produced events. During the State Fair, two vehicles with advanced life support capabilities will be dedicated to the event.
43. CF&E will maintain, ensure staffing of, and make available small transport vehicles to move service providers or patients on site during the State Fair and at other events as deemed necessary by the safety guidelines.
44. ~~The Public Safety Committee will develop a plan outlining adequate personnel and other resources necessary to manage fire, rescue, and first aid during the events produced by CF&E, including the State Fair, which will be implemented by CF&E. If CF&E rejects a recommendation of the Public Safety Committee in adopting final safety guidelines, CF&E must report such rejection, rationale for rejection, and alternatives used to satisfy the safety guidelines to the Public Safety Committee. CF&E will provide the resources to cover the cost of personnel necessary to implement the plans for all events produced by CF&E.~~

### **TRANSPORTATION:**

- ~~45. The State Fair will not occur on the Property until the necessary improvements to State Route 30, characterized by the Virginia Department of Transportation ("VDOT") as Phase I and including state project numbers 0030-042-102 and 0030-016-103, are completed by VDOT or VDOT contractors.~~
46. CF&E will construct, cause to be constructed, or fund proportionately (as may be required by VDOT) any future improvements excluding those currently characterized as Phase I and Phase II improvements, including turn lanes and traffic signals necessary to maintain a Level of Service C on State Route 30 and State Route 652 (Meadow Farm Road), provided such improvements become necessary due to the operation of the facilities on the property and provided that any future improvement costs are borne proportionally by any other contributing development.
47. CF&E will dedicate to VDOT all required right of way fronting State Route 30 and State Route 652 (Meadow Farm Road) to construct improvements required in the Traffic Impact Study (dated February 16, 2005) and to allow for improvements to State Route 30 east of the CF&E main parking entrance to

~~Signboard Road.~~

~~48. CF&E will fund the cost of improvement to State Route 652 (Meadow Farm Road) as shown on the Zoning Map or as modified by VDOT.~~

~~49. CF&E will fund the cost of pedestrian tunnels underneath State Route 30 and State Route 652 (Meadow Farm Road).~~

50. CF&E will not allow vehicle parking along State Route 30 or State Route 652 (Meadow Farm Road) during any event held at the Property.

51. CF&E will control litter along all public roads abutting the Property.

These proffers will be binding upon the heirs, executors, administrators, assigns and successors in interest of the Applicant. The Owner of record of the property, and the Applicant, do hereby voluntarily proffer all of the conditions stated above, which conditions will have the effect specified in Section 15.2-2298 of the Code of Virginia (1950), as amended.

  
**Jeff Dillon**

President, Commonwealth Fairs & Events Inc.

STATE OF VIRGINIA  
County of Caroline, to-wit:

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of 2014,  
by Jeff Dillon, President, Commonwealth Fairs & Events Inc.

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public



# 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: 12/10/2018/21

CASE NUMBER: RZ-01-2021

\*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 \_\_\_\_\_

SUBDIVISION (MAJOR)  
\_\_\_\_\_ PRELIMINARY \_\_\_\_\_ FINAL

\_\_\_\_\_ CONCEPT

SUBDIVISION (OTHER)  
\_\_\_\_\_ MINOR \_\_\_\_\_ BLA/VACATION

\_\_\_\_\_ FAMILY

## 2. PROPERTY INFORMATION

TAX MAP NUMBER 106-A-1A, 100-A-1A1, 100-A-1A2, 100-A-2, 100-A-3, 100-A-100B

CURRENT ZONING Planned Recreation / Entertainment

ACREAGE OF REQUEST 3.77

TOTAL ACREAGE \_\_\_\_\_

PHYSICAL ADDRESS/LOCATION 13191 Dawn Boulevard, Doswell VA 23047

VOTING DISTRICT \_\_\_\_\_

UTILITIES: \_\_\_\_\_ PUBLIC  PRIVATE  EXISTING \_\_\_\_\_ NEW

**3. APPLICANT / OWNER INFORMATION**

**OWNER OF RECORD:**

NAME Virginia Farm Bureau Holding Corporation  
MAILING ADDRESS PO Box 27552, Richmond, VA 23261

MAILING ADDRESS

MAILING ADDRESS 1-804-290-1556  
PHONE NUMBER A#N: David Priddy E-MAIL david.pricddy@vafb.com

**APPLICANT:**

NAME Meadow Event Park A#N: MARLENE Jolliffe  
MAILING ADDRESS P.O. BOX 130, Doswell, VA 23047

MAILING ADDRESS

MAILING ADDRESS 804-994-2802  
PHONE NUMBER mjolliffe@meadowevent  
E-MAIL park.com

**AGENT/DEVELOPER/ENGINEER:**

NAME

MAILING ADDRESS

MAILING ADDRESS

PHONE NUMBER

E-MAIL

**MAIN POINT OF CONTACT:**

NAME

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.

OWNER SIGNATURE \_\_\_\_\_ OR Marlene Jolliffe  
 AGENT/APPLICANT SIGNATURE  
 OWNER'S NAME \_\_\_\_\_ MARLENE JOLLIFFE  
 AGENT/APPLICANT NAME  
 DATE \_\_\_\_\_ 12/10/20  
 DATE

**5. FEE SCHEDULE**

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

CHECK # 1189       CASH       CHARGE      RECEIPT # 553479

REVIEW BY / COMMENTS: Farm Bureau