



## STAFF REPORT

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CAROLINE COUNTY PLANNING COMMISSION

MARCH 25, 2021 REGULAR MEETING

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**CASE NUMBER:** SPEX-01-2021  
**CASE NAME:** MEADOW EVENT PARK – AMEND S.E. CONDITIONS  
**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 WITH A DENSITY OF ONE DWELLING UNIT PER TEN ACRES OF LAND.

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### REQUEST:

THE APPLICANT IS REQUESTING TO AMEND CONDITIONS ASSOCIATED WITH SPEX-03-2014

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### AGENCY & DEPARTMENT COMMENTS

**VDOT:** COMMENTS NOT RECEIVED  
**BUILDING OFFICIAL:** COMMENTS NOT RECEIVED  
**SHERIFF'S OFFICE:** NO COMMENTS  
**ECONOMIC DEV:** COMMENTS ATTACHED  
**FIRE & RESCUE:** COMMENTS ATTACHED  
**ENVIRONMENTAL:** COMMENTS NOT RECEIVED

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### DISCUSSION

THE APPLICANT IS REQUESTING A NUMBER OF AMENDMENTS TO THE CONDITIONS APPROVED WITH SPEX-03-2014. THE CHANGES REQUESTED TO THE PREVIOUS CONDITIONS ARE INCLUDED IN YOUR PACKET.

UNDER THE FAIRGROUNDS PORTION OF THE CONDITIONS, THE APPLICANT IS REQUESTING TO REMOVE THE CONDITION THAT STATES VENDORS AND EXHIBITORS MAY ONLY CAMP FOR 24 HOURS PRIOR TO THE EVENT AND THE EVENT DURATION. THIS WOULD ALLOW VENDORS AND EXHIBITORS TO CAMP FOR LONGER PERIODS OF TIME DURING SET UP. THE APPLICANT IS ALSO REQUESTING THE REMOVAL OF THE CONDITION THAT ANY METAL BUILDINGS SHALL NOT BE PLACED ADJACENT TO PUBLIC ROADS AND SHALL BE WHOLLY SCREENED FROM VIEW. THIS SECTION OF THE SPEX ALSO REMOVES THE REQUIREMENT OF THE SAFETY COMMITTEE IN LINE WITH THE APPLICANT'S REZONING REQUEST.

UNDER THE MAJOR ENTERTAINMENT USES PORTION OF THIS DOCUMENT, THE APPLICANT HAS STRICKEN THE RESTRICTIONS ON FIREWORK DISPLAYS AND LASER LIGHT DISPLAYS. THE REQUEST ALSO REMOVES THE LOCATION REQUIREMENT FOR MUSIC FESTIVALS AND THE RESTRICTION OF NO MORE THAN 3 STAGES DURING ANY ONE EVENT.

IN THE CAMPGROUND SECTION OF THE AMENDMENT, THE APPLICANT HAS STRICKEN THE RESTRICTIONS ON CAMPING, RV CAMPING EVENTS, AND THE LENGTH OF TIME VENDORS AND EXHIBITORS MAY CAMP ON THE PROPERTY.

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### **AGENCY COMMENTS**

ECONOMIC DEVELOPMENT IS IN SUPPORT OF THE EXPANSION OF THE AVAILABILITY OF OVER-NIGHT CAMPING ON A YEAR ROUND BASIS. ECONOMIC DEVELOPMENT ALSO SUPPORTS RELEASING THE MEADOW EVENT PARK FROM RESTRICTIONS REGARDING OVER-NIGHT CAMPING FOR THE GENERAL PUBLIC AND CAMPING ASSOCIATION EVENTS.

THE DIRECTOR OF FIRE AND RESCUE HAS EXPRESSED CONCERNS ABOUT CHANGES THAT WOULD ADVERSELY AFFECT PUBLIC SAFETY AND IMPACTS TO FIRE AND EMERGENCY MEDICAL SERVICES.

### **PLANNING COMMENTS**

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

**REVIEW FORM – SPECIAL EXCEPTION  
CASE #: SPEX-01-2021  
PROJECT: MEADOW EVENT PARK  
AMEND SPECIAL EXCEPTION CONDITIONS**

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**Date:** January 29, 2021

**Proposed Use:** Amend conditions associates with SPEX-03-2014

**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**

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Fairground #2 The Department of Economic Development is in support of expansion of the availability of over-night camping on a year round basis. This action will increase the collection of T.O.T. revenues for Caroline County. It is assumed that the MEP will adhere to all record keeping regarding the reporting and collection of these taxes.

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**CAMPGROUND FOR RV/CAMPING EVENTS** The Department is in support of releasing the Meadow Event Park from restrictions regarding over-night camping for the general public and for specific camping association events. Citing the MEP rationale, the additional daily T.O.T. collection from these activities will be of benefit to Caroline County.

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**Signature**

**Department**

**Date**

## 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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**SPECIAL EXCEPTION SPEX-03-2014 (ORIGINAL SPEX-2005)  
COMMONWEALTH FAIRS & EVENTS (CF&E), APPLICANT**

**PROPOSED CHANGES TO SPECIAL EXCEPTION CONDITIONS**

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**I. GENERAL**

1. If approved by the Board of Supervisors, the applicant shall record the To-Wit (approval letter) in the *Office* of the Caroline County Clerk within thirty (30) days of receipt and provide the Department of Planning and Community Development with a copy of the recorded instrument.
2. The Special Use Permits are issued solely to Commonwealth Fairs & Events, Inc. ("CF&E"), and are non-transferable to other entities and/or individuals.
3. The conditions associated with SPEX-03-2014 shall be subject a review every three years from the date of approval of this amendment.
4. Traffic impact ,studies may be required by the Director of Planning IQ address increased traffic as may be necessary for any proposed use.
5. CF&E or event promoter shall provide a tentative list of vendors to the Commissioner of Revenue's Office 30 days prior to an event and a final, complete list of vendors shall be provided within 14 days of the conclusion of the event.

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**II. FAIRGROUNDS**

1. Temporary overnight lodging for workers and exhibitors for the State Fair of Virginia, as used herein, the term State Fair of Virginia *refers* to the annual fall event historically referred to as, and holding the registered trademark of, the State Fair of Virginia, will be permitted for not more than twenty-eight (28) continuous days.
  - a. Overnight lodging shall occur only in designated temporary lodging areas, except that animal exhibitors may stay overnight with their animals.
  - b. Trailers/campers may be used for overnight lodging provided they are parked in designated lodging areas.
2. ~~Overnight lodging for exhibitors and workers for all other events will be permitted only for the twenty four hours before an event, the duration of~~

~~the event, and the night following the event, unless prior approval is obtained from the Zoning Administrator.~~

- a. Overnight lodging shall occur only in designated temporary lodging areas, except that animal exhibitors may stay overnight with their animals.
  - b. Trailers/campers may be used for overnight lodging provided they are parked in designed lodging areas.
3. CF&E will comply with all ride inspection requirements of the Commonwealth of Virginia. In addition, a state-certified, independent ride inspector will be retained by CF&E to supervise inspection of all rides during the State Fair of Virginia on a daily basis.
  4. CF&E or event promoter will require that exhibitors comply with all applicable animal welfare laws and regulations.
  5. ~~No steel or non-adorned sheet metal buildings shall be permitted adjacent to any public road. The exterior walls of all steel or sheet metal buildings shall be wholly screened from view from any public rights-of-way.~~
  6. Along the southern property line, vegetation shall be supplemented with additional landscaping to effectively screen abutting properties from view.
  7. ~~The adopted public safety guidelines of the Safety Committee (as defined in the Proffer Statement executed August 13, 2005, as amended through April 18, 2014) shall be part of all contracts for promoters, renters or other users of the facility.~~ CF&E shall ensure that appropriate public safety measures are implemented for all events that occur on the property.

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### III MAJOR ENTERTAINMENT USES NOT INCLUDED IN A FAIRGROUND

1. ~~Fireworks are allowed only as part of the State Fair event. Fireworks are limited to no more than four evenings with the display not to exceed 45 minutes and must conclude by 11:00 pm. The Safety Plan shall be amended as necessary to include appropriate safety criteria related to the display of fireworks.~~
2. ~~Laser light are allowed only as part of CF&E produced events.~~
3. ~~Except for musical festivals and events produced by CF&E, all other outdoor music festivals shall be limited to the northern end of the midway area as shown on the Zoning Development Plan /as defined in the Proffer~~

~~Statement executed August 13, 2005, as amended through April 14, 2014). All speakers and sound equipment shall be directed in towards the center of the property.~~

- ~~4. No more than three (3) stages shall be used during any one event.~~
5. Pursuant to Chapter 49 of the Caroline County Code, festival permits shall be required for any music festivals.

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#### **IV. SPECIAL EVENTS FACILITY**

1. Use of the following facilities: Mansion, exhibition hall, Barns, Stables, any permanent structures permitted for public use, and associated grounds shall be allowed for private weddings, receptions, parties, business meetings and similar events.
2. All private events held will conclude by 2:00 a.m.
3. CF&E will require all renters to provide evidence that their subcontractors (caterers, vendors, etc.) have obtained all appropriate licenses from the Caroline County Commissioner of Revenue and all other regulatory agencies.
4. CF&E will require all renters to provide evidence that their subcontractors serving alcoholic beverages have obtained valid ABC licenses.

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#### **V. STADIUM, ARENA OR AMPITHEATER**

1. The use permit allows for on enclosed "Multi-Purpose Arena" with approximately 95,000 square feet of indoor space and seating as shown on the GDP associated with RZ-01-2005.
2. Outdoor amphitheatres/stadiums as shown on the GDP dated February 2014 and Property Survey dated January 31, 2013 shall be permitted.

#### **VI. CAMPGROUND FOR RV/CAMPING EVENTS**

- ~~1. Camping shall only be allowed in the areas designated on the Property Survey dated January 31, 2013 as camping areas.~~

**Restrictive**

2. Layout plan - indicating lots, access and toilet facilities - shall be provided as a part of the Safety/Operations plan(s) submitted for each event pursuant to the Proffers for RZ-02-2014 and shall be approved, as necessary, by the Department of Planning & Community Development, Building Official, Department of Health, Department of Fire & Rescue and the Sheriff's Office prior to occupancy for each event. Such plan shall be submitted at least 30 days prior to the date of each event
3. Prior to occupancy of the campground, CF&E shall show the Department of Planning & Community Development proof of compliance with Virginia Department of Health regulations regarding restroom and bath facilities.
4. Notwithstanding the Health Department requirements for toilet facilities, the County may require additional facilities based on the number of people attending an event or the layout of the campsites.

~~5. Campground shall only be used for RV/Camping Events at the Meadow Event Park, not open to the general public. Camping events as defined herein are those events that are camping related, not camping associated with other events held on the property and not camping for those attending an event, or camping that is open to the general public.~~

With the success of events over the past two or three years, we have customers who have participated in RV Rallies, horse shows and dog shows who travel I95 and want to camp  
At present, this revenue and these tax dollars go to Hanover County. MEP needs to be in a position to promote events and offer camping to attendees to compete. This is true of our spring festival, potential concert business etc..

~~6. Promoters shall not arrive for camping more than 2 days prior to any event and shall vacate the camping area within 2 days of the closing of any event, unless prior approval is obtained from the Zoning Administrator.~~

This is too restrictive and we have large events that require additional days. This is an operational decision for MEP management.

7. A maximum of ten RV/Camping Events shall be permitted in any 12 month period.
8. A security/safety official shall be on-site for the duration of the event, who shall be responsible for ensuring compliance with these conditions, the



Safety/operations plan, and any other requirements of Meadow Event Park.

9. Quiet time shall commence at 10 pm weeknights and 11:00 pm on weekends for any event, which shall be contained in the Safety/Operations Plan.
10. This permit shall be subject to an initial one year review and two subsequent two year reviews from the date of approval of this special exception.



# 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: ~~12/10/20~~ 1/18/21

CASE NUMBER: SPEX-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 #100-A-1A; 100-A-1A1  
100-A-1A2; 100-A-2; 100-A-3; CURRENT ZONING Planned Recreation  
100-A-100B Entertainment

ACREAGE OF REQUEST 377 TOTAL ACREAGE \_\_\_\_\_

PHYSICAL ADDRESS/LOCATION 13191 Dawn Blvd,  
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, Goswell, 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

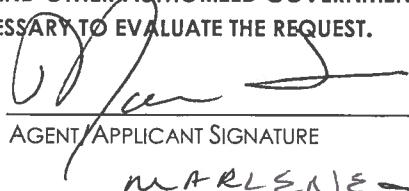
MAILING ADDRESS

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.

	OR	
OWNER SIGNATURE		AGENT/APPLICANT SIGNATURE
		MARLENE Jolliffe
OWNER'S NAME		AGENT/APPLICANT NAME
		12/10/20
DATE		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	) =	<del>4444</del>	
	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