

**CAROLINE COUNTY BOARD OF SUPERVISORS MEETING
COMMUNITY SERVICES CENTER
MILFORD, VIRGINIA**

6:00 P.M.

CALL TO ORDER

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INVOCATION

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PLEDGE OF ALLEGIANCE

OPENING BOARD COMMENTS

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AMENDMENTS TO THE AGENDA

1. PRESENTATIONS/REPORTS

- Update on Affordable Connectivity Program (ACP) for Broadband – David Sadler,
Director of Information Technology

Requesting County Administration
Department

Documents:

[PRESENTATIONS AND REPORTS.PDF](#)

2. APPOINTMENTS

- George Washington Regional Commission (GWRC) Bicycle & Pedestrian
Committee

Requesting County Administration
Department

Documents:

[APPOINTMENTS.PDF](#)

3. Consent Agenda A - Approval Of Warrants

Requesting Finance Department
Department

Documents:

[WARRANTS.PDF](#)

3. Consent Agenda B - Approval Of Planning Commission Schedule

Requesting Department Planning and Community Development

Documents:

[SUMMARY OF PC RECOMMENDATIONS JUNE 23 2022.PDF](#)
[SUMMARY OF PC RECOMMENDATIONS JULY 28 2022.PDF](#)

3. Consent Agenda C - Supplemental Appropriation To Fiscal Year 2022/2023 Clerk Of Circuit Court Budget

Requesting Department County Administration

Documents:

[SUPPLEMENTAL APPROPRIATION TO FY 23 CLERK OF CIRCUIT COURT BUDGET.PDF](#)

3. Consent Agenda D - Supplemental Appropriation To Fiscal Year 2022/2023 Library Budget (Supplemental Funding From Library Of Virginia)

Requesting Department County Administration

Documents:

[SUPPLEMENTAL APPROPRIATION TO FY 23 LIBRARY BUDGET STATE AID.PDF](#)

3. Consent Agenda E - Supplemental Appropriation To Fiscal Year 2022/2023 Library Budget (ARPA Funds)

Requesting Department County Administration

Documents:

[SUPPLEMENTAL APPROPRIATION TO FY 23 LIBRARY BUDGET ARPA FUNDS.PDF](#)

3. Consent Agenda F - Approval Of Task Contract - Design Of New Sparta Fire Station

Requesting Department Public Works

Documents:

[APPROVAL OF TASK CONTRACT FOR DESIGN OF SPARTA FIRE STATION.PDF](#)

3. Consent Agenda G - Adoption Of A Resolution Declaring September 11th First Responder's Day In Caroline County

Requesting Department County Administration

Documents:

[FIRST RESPONDERS DAY.PDF](#)

3. Consent Agenda H - Adoption Of A Resolution Recognizing The 150th Anniversary Of St. Stephens Baptist Church

Requesting Department County Administration

Documents:

[RESOLUTION RECOGNIZING 150 ANNIVERSARY ST STEPHENS BAPTIST CHURCH.PDF](#)

3. Consent Agenda I - Proposed Purchase Over \$50,000 (Fire & Rescue Volunteer Station And Apparatus Coverage)

Requesting Department Fire & Rescue

Documents:

[FIRE AND RESCUE VOLUNTEER INSURANCE COVERAGE.PDF](#)

3. Consent Agenda J - Supplemental Appropriation To Fiscal Year 2022/2023 Fire & Rescue Budget

Requesting Department County Administration

Documents:

[SUPPLEMENTAL APPROPRIATION TO FY 23 FIRE RESCUE BUDGET.PDF](#)

3. Consent Agenda K - Supplemental Appropriation For Fiscal Year 2023 VATI Grant Application Local Matching Funds (47 Additional Homes)

Requesting Department County Administration

Documents:

[SUPPLEMENTAL APPROPRIATION FOR VATI GRANT APPLICATION.PDF](#)

CLOSED MEETING

A) Motion to Convene in Closed Meeting in Accordance with the Following Sections of the Code of Virginia:

- Section 2.2-3711 A. 8. Consultation with legal counsel employed or retained

by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

- B) Motion to Reconvene in Open Session
- C) Certification of Closed Meeting
- D) Action on Closed Meeting (if necessary)

Requesting Department County Administration

7:30 P.M. PUBLIC COMMENTS

PUBLIC HEARINGS

4. RZ-06-2021 - Burke Development, LLC; Owner / CC Solar, LLC Applicant
RZ-06-2021 - Burke Development, LLC; Owner / CC Solar, LLC Applicant: Request a Rezoning in accordance with Article XVII, Section 12 and Article XV, Section 23.4 (Amendments) to modify the boundary of the Solar Energy Overlay District (SEOD) as set forth in Article XV, Section 23 of the Caroline County Zoning Ordinance. The purpose of this rezoning is to add TM 40-A-22 and 40-A-22A to the SEOD. The subject parcels, consisting of 20 acres, more or less are zoned Rural Preservation with density of one dwelling unit per 10 acres of land. This property is located on the north side of Sunshine School Road, across from Hobbie Street, Port Royal Voting District. The 2030 Comprehensive Plan designates this area as Agricultural Preservation.

Requesting Department Planning and Community Development

Documents:

[BOS PACKET RZ-06-2021 AUG 9 2022.PDF](#)

5. Proposed Siting Agreement Between CC Solar, LLC And The County Of Caroline
To consider the acceptance and approval of a siting agreement for a major solar energy project in accordance with §15.2-2316.8 (Powers of the Host Localities) of the Code of Virginia: **CC Solar, LLC** (in conjunction with the approval of SPEX-04-2021)

The siting agreement includes supplemental provisions for permitting, construction and administration, operations and maintenance, fees, payments and contributions, closure and decommissioning, and other miscellaneous provisions.

Requesting Department Planning and Community Development

Documents:

[BOS PACKET SITING AGREEMENT SPEX-04-2021 AUG 9 2022.PDF](#)

6. An Ordinance To Amend Chapter 103 (Taxation) Of The Code Of Caroline County To Add Provisions For Revenue Sharing For Solar Energy Projects
An Ordinance to amend Chapter 103 (Taxation) of the Code of Caroline County to add

provisions for Revenue Sharing for Solar Energy Projects pursuant to §§ 58.1-2606.1 and 2636 of the Code of Virginia, authorizing the County to assess a revenue sharing fee on solar photovoltaic (electric energy) systems of up to \$1,400 per megawatt, with a fee increase of up to 10 percent every five years, in lieu of machinery and tools taxes on solar related equipment for such facilities.

Requesting Department Planning and Community Development

Documents:

[BOS PACKET CHAPTER 103-REVENUE SHARING AUG 9 2022.PDF](#)

UNFINISHED BUSINESS

7. SPEX-04-2021 – Burke Development, LLC; Burke Holdings, LP; Concord North, LLC; Concord South, LLC; AA Wright Properties, LLC, Gardner, Donald; Milford Excelsior, LLC; Maggie Nelson Thornton Estate; CC Solar, LLC, Owners / CC Solar, LLC Applicant
SPEX-04-2021 – Burke Development, LLC; Burke Holdings, LP; Concord North, LLC; Concord South, LLC; AA Wright Properties, LLC, Gardner, Donald; Milford Excelsior, LLC; Maggie Nelson Thornton Estate; CC Solar, LLC, Owners / CC Solar, LLC Applicant: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article XV, Section 23, Solar Energy Overlay District, of the Caroline County Zoning Ordinance on tax map #28-A-6; 28-A-7; 28-A-8; 28-A-11; 28-A-14; 28-A-39; 40-A-19A; 40-A-21; 40-A-22; 40-A-22A; 40-A-23; 40-A-26; 40-A-74; 40-A-75; 40-A-76; 40-A-79; 40-A-85; 40-A-86; 40-A-87; 40-A-88; 40-A-89; 40-3-1; 40-3-1A; 40-3-2; 40-3-3; 40-3-4; 40-3-4A; 41-A-1; 41-A-2; 41-A-3; 41-A-4; 41-A-5; 41-A-6; 41-A-7; 41-A-8; consisting 1,682 acres, more or less. This property is primarily located south of Route 605 (Paige Road), west of its intersection with Sunshine School Road (Route 626), Port Royal Voting District. The 2030 Comprehensive Plan designates this property as Agricultural Preservation. **Proposed Use:** Major Solar Energy Project (150 Mw).

Requesting Department Planning and Community Development

Documents:

[BOS PACKET SPEX-04-2021 CC SOLAR AUG 9 2022.PDF](#)

8. SPEX-05-2021 – Berberich, John, Owner / Racehorse Solar, LLC, Applicant
SPEX-05-2021 – Berberich, John, Owner / Racehorse Solar, LLC, Applicant: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article IV, Section 5.40 (Minor Solar Energy Project) of the Caroline County Zoning Ordinance on tax map #39-A-10 and 39-A-12 consisting of 145.9 acres, more or less. This property is located at on Route 632 (Quarters Road), approx. 1.5 miles west of Route 1 (Jefferson Davis Highway), Port Royal Voting District. The 2030 Comprehensive Plan designates this property as Rural Preservation. **Proposed Use:** Minor Solar Energy Project (12 Mw).

Requesting Department Planning and Community Development

Documents:

[BOS PACKET SPEX-05-2021 AUG 9 2022 APPLICANT DOCS.PDF](#)

9. SPEX-06-2021 – Garrison, Melvin & Katrina, Owner / Whalebone Solar, LLC, Applicant
SPEX-06-2021 – Garrison, Melvin & Katrina, Owner / Whalebone Solar, LLC, Applicant:
Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article IV, Section 5.40 (Minor Solar Energy Project) of the Caroline County Zoning Ordinance on tax map #8-A-72; 8-A-72A1; and 8-A-72B consisting of 30 acres, more or less. This property is located on Route 2 (Fredericksburg Turnpike), approx. 3.5 miles south of the Caroline/Spotsylvania County line, Port Royal Voting District. The 2030 Comprehensive Plan designates this property as Rural Preservation. Proposed Use: Minor Solar Energy Project (3 MW).

Requesting Department Planning and Community Development

Documents:

[BOS PACKET SPEX-06-2021 WHALEBONE SOLAR AUGUST 9 2022.PDF](#)

10. First Reading Of A Proposed Ordinance To Repeal And Replace Chapter 49 Of The County Code (Festivals)

Requesting Department Planning and Community Development

Documents:

[BOS PACKET CHAPTER 49 FIRST READING AUGUST 9 2022.PDF](#)

NEW BUSINESS

11. Discussion Of Possible Grant Writer Position

Requesting Department County Administration

Documents:

[POSSIBLE GRANT WRITER.PDF](#)

12. Discussion Of Possible Admissions Tax

Requesting Department County Administration

Documents:

[DISCUSSION OF POSSIBLE ADMISSIONS TAX.PDF](#)

13. Request To Amend Approved Conditions Of After Hours Concert Series At Meadow Event Park Festival Permit

Requesting Department Planning and Community Development

Documents:

[BOS PACKET AFTER HOURS CONCERTS AUGUST 9 2022.PDF](#)

14. Award Bid On Carmel Church Fire Station/Discussion Of Additional Funds Required For Fire Stations (Carmel Church And Sparta)

Requesting Department Public Works

Documents:

[AWARD OF BID FOR CARMEL CHURCH FIRE STATION AND SHORTFALL DISCUSSION.PDF](#)

15. Discussion Of Possible One-Time Bonus For County Employees

Requesting Department County Administration

Documents:

[DISCUSSION OF POSSIBLE EMPLOYEE BONUS.PDF](#)

16. Update On Cost To Install Lights At Athletic Facilities

Requesting Department Public Works

Documents:

[UPDATE ON COST TO INSTALL LIGHTS AT ATHLETIC FACILITIES.PDF](#)

INFORMATIONAL/CALENDAR ITEMS

17. INFORMATIONAL/CALENDAR ITEMS

- Update on Status of Proposed Cigarette Tax Ordinance
- Capital Projects Update
- Possible Worksession with Department of Environmental Quality to Discuss Well Capacity

Requesting Department County Administration

Documents:

[INFO CALENDAR ITEMS.PDF](#)

CLOSING BOARD COMMENTS

CLOSED MEETING

A) Motion to Convene in Closed Meeting in Accordance with the Following Sections of

the Code of Virginia:

- Section 2.2-3711 A. 29. Discussion of the award of a public contract involving the expenditure of public funds, including interviews of bidders or offerors, and discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body. (Possible Revisions to MC Dean Performance Agreement to Extend Water & Sewer for an Industrial Park)
- Section 2.2-3711 A. 5. Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community.

B) Motion to Reconvene in Open Session

C) Certification of Closed Meeting

D) Action on Closed Meeting (if necessary)

Requesting Department County Administration

ADJOURNMENT

AUGUST 9, 2022 PORTFOLIO

Requesting Department County Administration

Documents:

[AUGUST 9, 2022 PORTFOLIO.PDF](#)