

1. CALL TO ORDER
2. APPROVAL OF MINUTES
3. UNFINISHED BUSINESS

3.I. SPEX-03-2021 – Brown, Sandra, Owner/Applicant

SPEX-03-2021 – Brown, Sandra, Owner/Applicant: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article IV, Section 5.11 (Adult Homes/Nursing Homes) of the Caroline County Zoning Ordinance on tax map #102-A-37 consisting of 1.59 acre, more or less. This property is located at 30500 Richmond Turnpike, Reedy Church Voting District. The 2030 Comprehensive Plan designates this property as Planned Development within the Dawn Community Plan. Proposed Use: Assisted Living Facility (25 beds).

Documents:

[PC PACKET SPEX-03-2021 SEPT 23 2021.PDF](#)

3.II. 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.

Documents:

[PC PACKET RZ-06-2021 SEPT 23 2021.PDF](#)

- 3.III. 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).

Documents:

[PC PACKET SPEX-04-2021 SEPT 23 2021.PDF](#)

- 3.IV. 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).

Documents:

[PC PACKET SPEX-05-2021 SEPT 23 2021.PDF](#)

- 3.V. 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).

Documents:

[PC PACKET SPEX-06-2021 SEPT 23 2021.PDF](#)

4. PUBLIC HEARINGS

- 4.I. SPEX-07-2021 – Upshaw, Dorothy, Owner / Muskie Solar, LLC, By EDF Renewables Distributed Solutions, Inc, Applicant
SPEX-07-2021 – Upshaw, Dorothy, Owner / Muskie Solar, LLC, by EDF Renewables Distributed Solutions, Inc, 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 a portion of tax map numbers 54-A-36 and 54-A-58 consisting of 32 acres, more or less. This property is located on Route 664 (Balty Road), approximately 0.7 miles south of Route 639 (Ladysmith Road), Mattaponi Voting District. The 2030 Comprehensive Plan designates this property as Rural Preservation. Proposed Use: Minor Solar Energy Project (4.9 MW).

Documents:

[PC PACKET SPEX-07-2021 SEPT 23 2021.PDF](#)

- 4.II. SPEX-08-2021 – Upshaw, Dorothy, Owner / Shad Solar, LLC, By EDF Renewables

Distributed Solutions, Inc., Applicant

SPEX-08-2021 – Upshaw, Dorothy, Owner / Shad Solar, LLC, by EDF Renewables Distributed Solutions, Inc., 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 a portion of tax map numbers 54-A-36 and 54-A-58 consisting of 44 acres, more or less. This property is located at on Route 664 (Balty Road), approximately 0.7 miles south of Route 639 (Ladysmith Road), Mattaponi Voting District. The 2030 Comprehensive Plan designates this property as Rural Preservation. Proposed Use: Minor Solar Energy Project (4.9 MW).

Documents:

[PC PACKET SPEX-08-2021 SEPT 23 2021.PDF](#)

- 4.III. SPEX-09-2021 – Mitchell, Barbara; Dove, Jeffrey; Engel Farms, Inc.; Schermerhorn, Natalie, Owners; Frog Solar Center, LLC Applicant

SPEX-09-2021 – Mitchell, Barbara; Dove, Jeffrey; Engel Farms, Inc.; Schermerhorn, Natalie, Owners; Frog Solar Center, LLC Applicant: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article XV, Section 23.6 (Solar Energy Overlay District, General District Standards). The purpose of this special exception request is to modify standard 23.6.2 of Article XV, Section 23 to allow a major solar energy project to be located within ½ mile of a designated growth area as identified in the Caroline Comprehensive Plan. This project includes tax map #102-A-86; 102-A-87; 102-A-89; 103-A-13; 103-A-14, 103-A-21; 103-A-50; 103-A-51; 103-A-52; 103-A-53; 103-A-55; 103-A-56; 103-A-57; 103-A-58; 103-A-59; 109-A-3; 109-A-49A; consisting of 914 acres, more or less. This property is primarily located south of Route 600 (Frog Level Road), west of Route 601 (Edgar Road) and north of Route 694 (Courtney Road), Reedy Church Voting District. The 2030 Comprehensive Plan designates this property as being within the Dawn Land Use Plan as Rural Preservation and Village Conservation.

Documents:

[PC PACKET SPEX-09-2021 SEPT 23 2021.PDF](#)

- 4.IV. SPEX-10-2021 – Mitchell, Barbara; Dove, Jeffrey; Engel Farms, Inc.; Schermerhorn, Natalie, Owners; Frog Solar Center, LLC Applicant

SPEX-10-2021 – Mitchell, Barbara; Dove, Jeffrey; Engel Farms, Inc.; Schermerhorn, Natalie, Owners; Frog Solar Center, 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 #102-A-86; 102-A-87; 102-A-89; 103-A-13; 103-A-14, 103-A-21; 103-A-50; 103-A-51; 103-A-52; 103-A-53; 103-A-55; 103-A-56; 103-A-57; 103-A-58; 103-A-59; 109-A-3; 109-A-49A; consisting 914 acres, more or less. This property is primarily located south of Route 600 (Frog Level Road), west of Route 601 (Edgar Road) and north of Route 694 (Courtney Road), Reedy Church Voting District. The 2030 Comprehensive Plan designates this property as being within the Dawn Land Use Plan as Rural Preservation and Village Conservation. Proposed Use: Major Solar Energy Project (71 MW).

Documents:

[PC PACKET SPEX-10-2021 SEPT 23 2021.PDF](#)

5. ANY AND ALL MATTERS

6. ADJOURNMENT

