

**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

- o Honoring of Caroline County Veterans of the United States Armed Forces
- o Virginia Farm Bureau Narrative Short Film on Agriculture in Caroline County
- o Presentation to Mount Tabor Baptist Church Commemorating the 150th Anniversary of the Church and Celebrating the Completion of Payments for the Dr. Elmore L. Jones Fellowship Hall
- o VDOT Report – Kyle Bates, P.E., Fredericksburg Residency Administrator

Requesting Department County Administration

Documents:

[PRESENTATIONS AND REPORTS.PDF](#)

2. APPOINTMENTS

- o Planning Commission (Reedy Church and Mattaponi Districts)

Requesting Department County Administration

Documents:

[APPOINTMENTS.PDF](#)

3. Consent Agenda A - Approval Of Minutes

Requesting Department County Administration

3. Consent Agenda B - Approval Of Warrants

Requesting Department Finance Department

Documents:

[WARRANTS.PDF](#)

3. Consent Agenda C - Approval Of Planning Commission Schedule

Requesting Department Planning and Community Development

Documents:

[SUMMARY OF PC RECOMMENDATIONS OCTOBER 27 2022.PDF](#)

3. Consent Agenda D - Approval Of State Holiday Schedule For County Employees

Requesting Department County Administration

Documents:

[STATE HOLIDAY SCHEDULE.PDF](#)

3. Consent Agenda E - Adoption Of Resolution To Allow Pendleton Subdivision Section 2 Streets To Be Taken Into The State Secondary System

Requesting Department Planning and Community Development

Documents:

[BOS PACKET RESOLUTION R30-22 NOV 10 2022.PDF](#)

3. Consent Agenda F - Approval Of Spending Plan For Caroline County Tourism Recovery Program (From Virginia Tourism Commission ARPA Funds)

Requesting Department Economic Development

Documents:

[APPROVAL OF SUPPLEMENTAL APPROPRIATION TOURISM SPENDING PLAN ARPA FUNDS.PDF](#)

3. Consent Agenda G - Approval Of Supplemental Appropriation To Fiscal Year 2022/2023 Caroline County Public Schools Special Grant Fund (Head Start Grant Award)

Requesting Department Other

Documents:

APPROVAL OF SUPPLEMENTAL APPROPRIATION TO FY 23 SCHOOL BUDGET.PDF

7:30 P.M. PUBLIC COMMENTS

PUBLIC HEARINGS

4. SPEX-16-2021 And SPEX-17-2022 – Pruitt Properties, Inc., Owner / Woodford Solar, LLC, Applicant

SPEX-16-2021 – Pruitt Properties, Inc., Owner / Woodford Solar, LLC, Applicant:

Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article XV, Section 23.9. **The purpose** of this special exception request is to modify Section 8.V.7 of Article XV and Section 23.9.12 of Article XV, to allow a minor solar energy project within an area in an identified 100-year flood plain. This project includes tax map #28-A-32 consisting of 348.5 acres, more or less. This property is located on Route 626 (Woodford Road), at its intersection with Route 638 (South River Road), Port Royal Voting District. The 2030 Comprehensive Plan designates this property as Agricultural Preservation/Flood Plain.

SPEX-17-2021 – Pruitt Properties, Inc., Owner / Woodford 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 numbers 28-A-32 consisting of 348.5 acres, more or less. This property is located on Route 626 (Woodford Road), at its intersection with Route 638 (South River Road), Port Royal Voting District. The 2030 Comprehensive Plan designates this property as Agricultural Preservation/Flood Plain. **Proposed Use:** Minor Solar Energy Facility (15 Mw).

Requesting Department Planning and Community Development

Documents:

[EXECUTIVE SUMMARY WOODFORD SOLAR NOV 10 2022.PDF](#)
[BOS PACKET SPEX-16-2021 NOV 10 2022.PDF](#)
[BOS PACKET SPEX-17-2021 NOV 10 2022.PDF](#)

5. TXT-02-2022 – An Ordinance To Amend The Zoning Ordinance Of Caroline County By Amending Article II, Definition, To Add Definitions For “Energy Storage Facility”, “Energy Storage Project” And “Host Locality”

TXT-02-2022 - An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article II, Definitions, to add definitions for “Energy Storage Facility”, “Energy Storage Project” and Host Locality”. The purpose of the amendment is to establish definitions for these terms, which are not currently defined in the Zoning Ordinance.

Requesting Department Planning and Community Development

Documents:

[BOS PACKET TXT-02-2022 NOV 10 2022.PDF](#)

6. TXT-03-2022 – An Ordinance To Amend The Zoning Ordinance Of Caroline County By Amending Article XV, Supplemental Regulations, Section 4 – Accessory Buildings And Uses, By Adding Subparagraph 6

TXT-03-2022 – An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article XV, Supplemental Regulations, Section 4 – Accessory Building and Uses, by adding subparagraph 6. The purpose of this amendment is to establish standards under which accessory garages are allowed a reduced setback on corner lots in the R-1 Zoning District.

Requesting Department Planning and Community Development

Documents:

[BOS PACKET TXT-03-2022 PH NOV 10 2022.PDF](#)

7. TXT-04-2022, TXT-05-2022 And TXT-06-2022 - Reconsideration Of Solar Ordinances

TXT-04-2022 - An Ordinance to amend the Zoning Ordinance of Caroline County by Repealing Article IV Rural Preservation, Section 5, Paragraph 40 Minor Solar Energy Project.

TXT-05-2022 - An Ordinance to amend the Zoning Ordinance of Caroline County by Repealing Article XV Supplement Regulations, Section 8 Development Standards, Paragraph V Standards for Minor Solar Energy Projects.

TXT-06-2022 - An Ordinance to amend the Zoning Ordinance of Caroline County by Repealing Article XV Supplement Regulations, Section 23 Solar Energy Overlay District.

Requesting Department Planning and Community Development

Documents:

[BOS PACKET TXT-04 THRU 06-2022 NOV 10 2022.PDF](#)

8. TXT-07-2022, TXT-08-2022, TXT-09-2022, TXT-10-2022 And SO-01-2022 – Chesapeake Bay Overlay District Amendments

TXT-07-2022: An Ordinance to amend the Zoning Ordinance of Caroline County, 1) by amending Article XV, *Supplemental Regulations*, by adding Section 24, *Overlay Districts, and 2)* to include Section 1 Chesapeake Bay Preservation Areas.

TXT-08-2022: An Ordinance to amend the Zoning Ordinance of Caroline County by Repealing Article XV, *Supplemental Regulations*, Section 17, Chesapeake Bay Area Overlay District. This section will be replaced by Article XV, Section 24 of the Caroline County Zoning Ordinance.

TXT-09-2022: An Ordinance to amend the Zoning Ordinance of Caroline County by repealing and replacing Article XIII, *Parking*. The purpose of the amendment is to modify the general standards, and establish provisions for reducing the number of required parking spaces and providing opportunities for shared parking.

TXT-10-2022: An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article XV, *Supplemental Regulations*, Section 14 Site Plans, by repealing and replacing subparagraph 18 Chesapeake Bay Preservation Areas. The purpose of this amendment is to cross reference requirements of the Chesapeake Preservation Area Overlay District with Site Plan regulations.

SO-01-2022: An Ordinance to amend the Subdivision Ordinance of Caroline County by adding section 6.3.xxxvi and 6.9.xxi Chesapeake Bay Preservation Area delineation

requirements. The purpose of this amendment is to cross reference the requirements of the Chesapeake Bay Preservation Area regulations in the Zoning Ordinance with the platting requirements of the Subdivision Ordinance.

Requesting Department Planning and Community Development

Documents:

[BOS PACKET CHES. BAY AMENDMENTS NOV 10 2022.PDF](#)

9. Consideration Of Proposed Addition Of Article XIX (Cigarette Tax) To Chapter 103 (Taxation) Of The Code Of Caroline County

Requesting Department County Administration

Documents:

[CIGARETTE TAX ORDINANCE.PDF](#)

UNFINISHED BUSINESS

10. RZ-08-2021; SPEX-12-2021; SPEX-13-2021 & SPEX-14-2021 – Pruitt Properties, Inc. & Monticello Manor Associates, LLC, Owner / Ladder Solar, LLC, Applicant

RZ-08-2021 – Monticello Manor Associates, LLC, Owner / Ladder Solar, LLC, Applicant: Request a Rezoning from M-1 Industrial (no specified density) to RP, Rural Preservation (density of one dwelling unit per 10 acres of land) on Tax Map 55-A-93 consisting of 78 acres, more or less. This property is located on the west side of Route 640 (Industrial Drive) south of its intersection with Route 722 (Nelson Hill Road), Mattaponi Voting District. The 2030 Comprehensive Plan designates this property as Rural Preservation/Flood Plain. **Proposed Use:** Minor Solar Energy Project.

SPEX-12-2021 – Pruitt Properties, Inc. and Monticello Manor Associates, LLC, Owner(s) / Ladder Solar, LLC, Applicant: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article XV, Section 23.9. **The purpose** of this special exception request is to modify Section 8.V.7 of Article XV and Section 23.9.12 of Article XV, to allow a minor solar energy project within an area in an identified 100-year flood plain. This project includes tax map #55-A-92 and 55-A-93 consisting of 161.2 acres, more or less. This property is located on the west side of Route 640 (Industrial Drive) south of its intersection with Route 722 (Nelson Hill Road), Mattaponi Voting District. The 2030 Comprehensive Plan designates this property as Rural Preservation/Flood Plain.

SPEX-13-2021 – Pruitt Properties, Inc. and Monticello Manor Associates, LLC, Owner(s) / Ladder Solar, LLC, Applicant: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article XV, Section 8.V.2. **The purpose** of this special exception request is to modify Section 8.V.2(a) of Article XV, to allow a minor solar energy project to be located within ½ mile of a designated growth area (Bowling Green/Milford Community Plan) as identified in the Caroline Comprehensive Plan. This project includes tax map #55-A-92 and 55-A-93 consisting of 161.2 acres, more or less. This property is located on the west side of Route 640 (Industrial Drive) south of its intersection with Route 722 (Nelson Hill Road), Mattaponi Voting District. The 2030 Comprehensive Plan designates this property as Rural Preservation/Flood Plain.

SPEX-14-2021 – Pruitt Properties, Inc. and Monticello Manor Associates, LLC.
Owner(s) / Ladder 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 numbers 55-A-92 and 55-A-93 consisting 161.2 acres, more or less. This property is located on the west side of Route 640 (Industrial Drive) south its intersection with Route 722 (Nelson Hill Road), Mattaponi Voting District. The 2030 Comprehensive Plan designates this property as Rural Preservation/Flood Plain. **Proposed Use:** Minor Energy Project (8 Mw)

Requesting Department Planning and Community Development

Documents:

[BOS PACKET LADDER SOLAR EX SUMMARY.PDF](#)
[BOS PACKET RZ-08-2021 NOV 10 2022.PDF](#)
[BOS PACKET SPEX-12-2021 NOV 10 2022.PDF](#)
[BOS PACKET SPEX-13-2021 NOV 10 2022.PDF](#)
[BOS PACKET SPEX-14-2021 NOV 10 2022.PDF](#)

INFORMATIONAL/CALENDAR ITEMS

11. INFORMATIONAL/CALENDAR ITEMS

- Capital Projects Update
- Proposed Date for Joint Meeting with Social Services Board (At 5:00 P.M. Prior to December 13 Board of Supervisors Meeting)
- Date for Carmel Church Fire/EMS Station Groundbreaking Ceremony

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 Section of the Code of Virginia:
 - 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

ADJOURNMENT

NOVEMBER 10, 2022 PORTFOLIO

Requesting
Department

County Administration

Documents:

[NOVEMBER 10, 2022 PORTFOLIO.PDF](#)