

**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

2. APPOINTMENTS

- Recreation Advisory Committee(Madison)
- Board of Zoning Appeals (Port Royal, Western Caroline, Madison)
- Rappahannock Area Alcohol Safety Action Program

Requesting Department County Administration

Documents:

[APPOINTMENTS.PDF](#)

3. Consent Agenda A - Approval Of Minutes

Requesting Department County Administration

Documents:

[MINUTES.PDF](#)

3. Consent Agenda B - Authorization To Apply For Fiscal Year 2021 FEMA SAFER Grants
(Department Of Fire & Rescue)

Requesting Department Fire & Rescue

Documents:

[AUTHORIZATION TO APPLY FOR SAFER GRANT.PDF](#)

3. Consent Agenda C - Adoption Of Resolution Declaring Caroline County A Purple Heart
Community

Requesting
Department

County Administration

Documents:

[PURPLE HEART COMMUNITY RESOLUTION.PDF](#)

7:30 P.M. PUBLIC COMMENTS

PUBLIC HEARINGS

4. 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 JAN 25 2022.PDF](#)

5. 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).

Requesting
Department

Planning and Community Development

Documents:

[BOS PACKET SPEX-03-2021 JAN 25 2022.PDF](#)

6. 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

Planning and Community Development

Department

Documents:

[BOS PACKET RZ-06-2021 JAN 25 2022.PDF](#)

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 JAN 25 2022.PDF](#)

8. RZ-07-2021 – D.R. Horton Owner / Applicant
RZ-07-2021 – D.R. Horton Owner / Applicant: Request an amendment to existing zoning proffers for Maple Grove Subdivision, zoned Planned Residential Development (with a density of no more than 10 dwelling units per acre), consisting of 20 acres +/- on tax map #52E2-1, Blocks A through P, Lot 1 through 84. This property is located at 7092 Durette Road, 0.37 miles west of Jefferson Davis Highway, abutting the YMCA, Ruther Glen, Virginia, Madison Voting District. The purpose of this amendment is to modify proffers accepted with RZ-04-2018 as they relate to age restricted communities to be consistent with Federal and State regulations. The 2030 Comprehensive Plan designates this area as being located within the Ladysmith Community Plan as Planned Mixed Use Development.

Requesting Department Planning and Community Development

Documents:

[BOS PACKET RZ-07-2021 JAN 25 2022.PDF](#)

UNFINISHED BUSINESS

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-06-21 JAN 25 2022.PDF](#)

10. Review Of Comments Contained In Management Letter For Fiscal Year 2020/2021 Audit

Requesting Department County Administration

Documents:

[AUDIT MANAGEMENT LETTER DISCUSSION.PDF](#)

NEW BUSINESS

11. Request For County Support For George Washington Regional Commission Housing Grant Application - Caroline County Habitat For Humanity

Requesting Department Other

Documents:

[HABITAT REQUEST FOR SUPPORT FOR GWRC GRANT APPLICATION.PDF](#)

12. Discussion Of Allocation Of Fiscal Year 2020/2021 End Of Year School Funds

Requesting Department County Administration

Documents:

[DISCUSSION OF FY 21 END OF YEAR SCHOOL FUNDS.PDF](#)

13. Discussion Of Alternatives For Caroline County Social Services Board (Administrative Board Or Advisory Board)

Requesting Department County Administration

Documents:

[DISCUSSION OF ALTERNATIVES FOR SOCIAL SERVICES BOARD.PDF](#)

14. Authorization To Issue Request For Proposals (RFP) For Compensation Study

Requesting Department County Administration

Documents:

[AUTHORIZATION TO ISSUE RFP FOR COMPENSATION STUDY.PDF](#)

INFORMATIONAL/CALENDAR ITEMS

15. INFORMATIONAL/CALENDAR ITEMS

Requesting Department County Administration

Documents:

[CALENDAR.PDF](#)

CLOSING BOARD COMMENTS

CLOSED MEETING

ADJOURNMENT