

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

4:30 P.M. RECONVENE FROM FEBRUARY 8, 2022 BOARD OF SUPERVISORS  
MEETING

Requesting County Administration  
Department

ITEMS REQUESTED BY CCPS

- Request for Re-appropriation of FY21 Reversion Funds (Associated Projects)
- FY23 Budget *(Updates from Governor Proposal/General Assembly)*

Requesting County Administration  
Department

Documents:

[CCPS - DETAILED STATE REVENUES GOVERNOR PROPOSED HOUSE AND  
SENATE AMENDMENTS.PDF](#)

ADJOURNMENT - ADJOURN TO REGULAR MEETING

Requesting County Administration  
Department

6:00 P.M.

**CALL TO ORDER OF REGULAR MEETING**

-

**INVOCATION**

-

**PLEDGE OF ALLEGIANCE**

**OPENING BOARD COMMENTS**

-

**AMENDMENTS TO THE AGENDA**

1. PRESENTATIONS/REPORTS

- Presentation by Caroline's Promise to Mark 20<sup>th</sup> Year Anniversary
- Recognition of Caroline High School Student Addison Muhlenkamp for Qualifying for Virginia High School League State Competition in the 100 Meter Backstroke
- VDOT Report – Kyle Bates, Resident Engineer – Fredericksburg District

Requesting County Administration  
Department

Documents:

[PRESENTATIONS AND REPORTS.PDF](#)

## 2. APPOINTMENTS

- Recreation Advisory Committee (Madison District)
- Children's Services Act Community Policy & Management Team (Health Department Representative)

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 - 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 FEB 24 2022.PDF](#)

## 3. Consent Agenda D - Request For Congratulatory Letter For Jabberwock Souvenir Journal – Delta Sigma Theta Sorority Fredericksburg Area Alumnae Chapter

Requesting Department                      County Administration

Documents:

[REQUEST FOR CONGRATULATORY LETTER FROM DELTA SIGMA THETA](#)

[SORORITY.PDF](#)

3. Consent Agenda E - Authorization To Submit Rescue Squad Assistance Fund Grant Application For Purchase Of New Ambulance

Requesting Department                      Fire & Rescue

Documents:

[RESCUE SQUAD ASSISTANCE GRANT APPLICATION.PDF](#)

3. Consent Agenda F - Approval Of Purchase Over \$50,000 - Re-Chassis For Ambulance 15

Requesting Department                      Fire & Rescue

Documents:

[APPROVAL OF PURCHASE OVER 50,000 - AMBULANCE 15 RE-CHASSIS.PDF](#)

3. Consent Agenda G - Approval Of Request To Build A Pole Barn Behind The Fire-Rescue Logistics Building

Requesting Department                      Fire & Rescue

Documents:

[REQUEST TO BUILD POLE BARN BEHIND FIRE-RESCUE LOGISTICS BUILDING.PDF](#)

3. Consent Agenda H - Approval Of Rankings Of Responses To Request For Proposals For Auditing Services

Requesting Department                      County Administration

Documents:

[RANKING OF RESPONSES TO RFP AUDIT.PDF](#)

3. Consent Agenda I - Request By Applicant To Defer SPEX-09-2021 & SPEX-10-2021 – Mitchell, Barbara; Dove, Jeffrey; Engel Farms, Inc.; Schermerhorn, Natalie, Owners; Frog Solar Center, LLC Applicant To May 24, 2022 Board Of Supervisors Meeting

**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.

**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).

Requesting Department                      Planning and Community Development

Documents:

[BOS PACKET SPEX-09 AND 10-2021 MARCH 8 2022.PDF](#)

CLOSED MEETING

- A. Motion to Convene Closed Meeting in Accordance with §2.2-3711 (A) (5); Section 2.2-3711 (A) (29) and Section 2.2-3711 (A) (6) Of the Code of Virginia
- 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. Proposed Amendment To Chapter 92 Of The Code Of Caroline County (Sewers) – Changes To Chesapeake Bay Septic Pump Out Program

**TX-01-2022:** An Ordinance to amend the Code of Caroline County, Chapter 92, Sewers, by amending Section 92-16, Pumping and Disposal of Sludge, to add Paragraph D. The purpose of this amendment is to include septic pump-out language consistent with the Chesapeake Bay Preservation Act.

Requesting  
Department

Planning and Community Development

Documents:

[BOS PACKET TXT-01-2022.PDF](#)

5. An Ordinance To Partially Exempt Real Estate Taxation For The Proposed Development Of Property Known As Cool Water Development, LLC (Belmont Green) By Local Classification Or Designation From Full Assessment Of Taxes

Requesting  
Department

Planning and Community Development

Documents:

[BOS PACKET BELMONT GREEN TAX ABATEMENT.PDF](#)

6. Public Hearing: SPEX-09-2021 And SPEX-10-2021– 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. **DEFERRED UNTIL MAY 24, 2022 AT THE REQUEST OF THE APPLIANT**

**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). **DEFERRED UNTIL MAY 24, 2022 AT THE REQUEST OF THE APPLIANT**

Requesting Department                      Planning and Community Development

Documents:

[BOS PACKET SPEX-09 AND 10-2021 MARCH 8 2022.PDF](#)

UNFINISHED BUSINESS

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

Requesting Department                      County Administration

Documents:

[ALTERNATIVES FOR SOCIAL SERVICES BOARD.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 MARCH 8 2022.PDF](#)

9. Request For Festival Permit - After Hours Concert Series At Meadow Event Park

Requesting Department                      Planning and Community Development

Documents:

[BOS PACKET AFTER HOURS CONCERT SERIES MARCH 8 2022.PDF](#)

NEW BUSINESS

10. First Reading Of An Ordinance To Repeal Chapter 103 Taxation, Article V Vehicle

License Tax Of The Code Of Caroline County

Requesting Department                      Commissioner's Office

Documents:

[FIRST READING TO REPEAL VEHICLE LICENSE TAX.PDF](#)

11. First Reading Of An Ordinance To Amend Article VI, Tangible Personal Property Tax And Machinery And Tools Taxes, §103-43.1, To Remove Language Prorating The Personal Property Tax For Boats And Boat Motors

Requesting Department                      Commissioner's Office

Documents:

[FIRST READING TO REMOVE PRORATION OF PP TAX FOR BOATS AND BOAT MOTORS.PDF](#)

12. Discussion Of Possible Implementation Of A Cigarette Tax In Caroline County

Requesting Department                      County Administration

Documents:

[POSSIBLE IMPLEMENTATION OF LOCAL CIGARETTE TAX.PDF](#)

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

An Ordinance to amend the Code of Caroline County by repealing Chapter 49, Festivals and replacing with Chapter 49, Special Events.

Requesting Department                      Planning and Community Development

Documents:

[BOS PACKET CHAPTER 49 AMENDMENT MARCH 8 2022.PDF](#)

14. Approval Of Task Contract To Complete Three Dimensional Particle Tracking Hydrodynamic Model For Rappahannock River Intake Permit Application

Requesting Department                      Public Utilities

Documents:

[TASK CONTRACT FOR HYDRODYNAMIC MODEL FOR RAPPAHANNOCK RIVER INTAKE PERMIT.PDF](#)

INFORMATIONAL/CALENDAR ITEMS

## 15. INFORMATIONAL/CALENDAR ITEMS

- Capital Projects Update

Requesting  
Department

County Administration

Documents:

[INFO CALENDAR ITEMS.PDF](#)

CLOSING BOARD COMMENTS

ADJOURNMENT