

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

6:00 P.M.

CALL TO ORDER OF REGULAR MEETING

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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

Requesting County Administration
Department

Documents:

[PRESENTATIONS AND REPORTS.PDF](#)

2. Consent Agenda A - Approval Of Warrants

Requesting Finance Department
Department

Documents:

[WARRANTS.PDF](#)

2. Consent Agenda B - Review Of Special Exception Conditions - SPEX-01-2011 Johnson
Tow Lot

Requesting Planning and Community Development
Department

Documents:

[BOS PACKET SPEX-01-11 REVIEW MARCH 22, 2022.PDF](#)

2. Consent Agenda C - Adoption Of Resolution Celebrating National Library Week In
Caroline County On April 3-9, 2022

Requesting County Administration
Department

Documents:

[LIBRARY WEEK RESOLUTION.PDF](#)

2. Consent Agenda D - Adoption Of Resolution Recognizing March 20-26, 2022 As
Emergency Management Professionals Week

Requesting County Administration
Department

Documents:

[EMERGENCY MANAGEMENT PROFESSIONALS WEEK RESOLUTION.PDF](#)

2. Consent Agenda E - Adoption Of Resolution In Regard To Signage Replacement On U.S.
Route 1

Requesting Planning and Community Development
Department

Documents:

[BOS PACKET R9-22 MARCH 22 2022.PDF](#)

7:30 P.M. PUBLIC COMMENTS

PUBLIC HEARINGS

3. 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:

[EXECUTIVE SUMMARY - ALL CASES - LADDER SOLAR.PDF](#)
[BOS PACKET RZ-08-2021 MARCH 22 2022.PDF](#)
[BOS PACKET SPEX-12-2021 MARCH 22 2022.PDF](#)
[BOS PACKET SPEX-13-2021 MARCH 22 2022.PDF](#)
[BOS PACKET SPEX-14-2021 MARCH 22 2022.PDF](#)

4. SPEX-18-2021 – Oliff, James, Owner/Applicant
SPEX-18-2021 – Oliff, James, Owner/Applicant: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article IV (Rural Preservation), Section 5.23 of the Caroline County Zoning Ordinance on tax map #85-A-6 (part of) consisting of 6.2 acres, more or less. This property is located at 23134 Penola Road, Ruther Glen, Mattaponi Voting District. **The purpose of this special exception is to expand the footprint of an existing special events facility by repealing and replacing a previously approved special exception (SPEX-06-2019).** The 2030 Comprehensive Plan designates this area as Agricultural Preservation.

Requesting Department Planning and Community Development

Documents:

[BOS PACKET SPEX-18-2021 MARCH 22 2022.PDF](#)

NEW BUSINESS

5. Review Of Special Exception Conditions: SPEX-11-2005 Mr. B's Bluegrass Park

Requesting Department Planning and Community Development

Documents:

[BOS PACKET REVIEW SPEX-11-2005 MARCH 22 2022.PDF](#)

6. Discussion Of Possible Temporary Conversion To Four (4) Ten Hour Workdays For County Offices

Requesting Department County Administration

Documents:

[POSSIBLE FOUR 10 HOUR DAYS DUE TO SPIKE IN GAS PRICES.PDF](#)

INFORMATIONAL/CALENDAR ITEMS

8. INFORMATIONAL/CALENDAR ITEMS

Requesting Department County Administration

Documents:

[CALENDAR.PDF](#)

CLOSING BOARD COMMENTS

CLOSED MEETING

- A. Motion to Convene Closed Meeting in Accordance with §2.2-3711 (A) (5); §2.2-3711 (A) (29); §2.2-3711 (A) (6); §2.2-3711 (A) (3) and §2.2-3711 (A) (8) 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

ADJOURNMENT