

**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

- Virginia Department of Social Services – Discussion of Differences Between Administrative and Advisory Local Social Services Boards
- Update on Caroline County Tourism Program – Kathy Beard, Tourism Manager

Requesting Department                      County Administration

Documents:

[PRESENTATIONS AND REPORTS.PDF](#)

2. Consent Agenda A - Approval Of Minutes

Requesting Department                      County Administration

Documents:

[MINUTES.PDF](#)

2. Consent Agenda B - Approval Of Warrants

Requesting Department                      Finance Department

Documents:

[WARRANTS.PDF](#)

2. Consent Agenda C - Approval Of Planning Commission Schedule

Requesting Department                      Planning and Community Development

Department

Documents:

[REVISED PC SCHEDULE APRIL 28, 2022.PDF](#)

2. Consent Agenda D - Approval Of Ranking Of Responses To Broadband Expansion Services (VATI Grant Application) Request For Proposals

Requesting Department County Administration

Documents:

[RANKING OF BROADBAND RFP RESPONSES.PDF](#)

2. Consent Agenda E - Recommended Ranking Of Responses To Employee Classification And Compensation Study Request For Proposals

Requesting Department County Administration

Documents:

[RANKING OF RESPONSES TO CLASSIFICATION AND COMPENSATION RFP.PDF](#)

2. Consent Agenda F - Purchase Of Caroline High School Replacement Generator For Emergency Shelter

Requesting Department Fire & Rescue

Documents:

[VDEM AND CHS SHELTER UPGRADE GRANT.PDF](#)

2. Consent Agenda G - Adoption Resolution Declaring May 15 Through May 21 "EMS Week In Caroline County"

Requesting Department Fire & Rescue

Documents:

[EMS WEEK RESOLUTION.PDF](#)

2. Consent Agenda H - Request To Defer - SPEX-05-2021 – Berberich, John, Owner / Racehorse Solar, LLC, Applicant To June 14, 2022 Board Of Supervisors Meeting  
**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 DEFERRAL MAY 10 2022.PDF](#)

2. Consent Agenda I - Request To Defer SPEX-06-2021 – Garrison, Melvin & Katrina, Owner / Whalebone Solar, LLC, Applicant To June 14, 2022 Board Of Supervisors Meeting **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-06-2021 DEFERRAL MAY 10 2022.PDF](#)

2. Consent Agenda J - Request To Defer SPEX-09-2021 & SPEX-10-2021: SPEX-09-2021 – Mitchell, Barbara; Dove, Jeffrey; Engel Farms, Inc.; Schermerhorn, Natalie, Owners; Frog Solar Center, LLC, Applicant To August 9, 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 DEFERRAL MAY 10 2022.PDF](#)

#### CLOSED MEETING

- A. Motion to Convene Closed Meeting in Accordance with the Following Sections of the Code of Virginia:
- B. Motion to Convene Closed Meeting in Accordance with the Following Sections of the Code of Virginia:

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 (Solar Agreement)

- C. Motion to Reconvene in Open Session
- D. Certification of Closed Meeting
- E. Action on Closed Meeting (if necessary)

Requesting Department                      County Administration

#### 7:30 P.M. PUBLIC COMMENTS

#### UNFINISHED BUSINESS

3. SPEX-06-2021 – Garrison, Melvin & Katrina, Owner/Whalebone Solar, LLC, Applicant DEFERRED AT REQUEST OF THE APPLICANT

Requesting Department                      Planning and Community Development

Documents:

[SPEX-06-2021 - WHALEBONE SOLAR.PDF](#)

4. SPEX-05-2021 – Berberich, John, Owner / Racehorse Solar, LLC, Applicant DEFERRED AT REQUEST OF THE APPLICANT

Requesting Department                      Planning and Community Development

Documents:

[SPEX-05-2021 - RACEHORSE SOLAR.PDF](#)

5. 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 CC SOLAR UPDATE MAY 10 2022.PDF](#)  
[BOS PACKET SPEX-04-2021 JAN 25 2022.PDF](#)  
[BOS PACKET CC SOLAR SUPPLEMENTAL INFO FROM APPLICANT MAY 10 2022.PDF](#)

#### NEW BUSINESS

7. Approval Of Supplemental Appropriation And Expenditures For Fiscal Year 2021/2022 Dawn Wastewater Fund

Requesting Department                      Public Utilities

Documents:

[SUPPLEMENTAL APPROPRIATION FOR DAWN WASTEWATER FUND.PDF](#)

8. Proposed Improvements To Baseball/Softball Fields At Main County Park

Requesting Department                      Public Works

Documents:

[APPROVAL OF EXPENDITURES FOR BASEBALL AND SOFTBALL FIELDS AT COUNTY PARK.PDF](#)

#### INFORMATIONAL/CALENDAR ITEMS

9. INFORMATIONAL/CALENDAR ITEMS

- Capital Projects Update

Requesting Department                      County Administration

Department

Documents:

[INFO CALENDAR ITEMS.PDF](#)

#### CLOSING BOARD COMMENTS

#### CLOSED MEETING -

A. Motion to Convene Closed Meeting in Accordance with the Following Sections of the Code of Virginia:

B. Motion to Convene Closed Meeting in Accordance with the Following Section of the Code of Virginia:

Code of Virginia 2.2-3711 (A) 3. Discussion or Consideration of the Acquisition of Real Property for a Public Purpose, or of the Disposition of Publicly Held Real Property, Where Discussion in an Open Meeting Would Adversely Affect the Bargaining Position or Negotiating Strategy of the Public Body (Sparta Fire Department and County Administrative Building)

C. Motion to Reconvene in Open Session

D. Certification of Closed Meeting

E. Action on Closed Meeting (if necessary)

Requesting Department                      County Administration

#### ADJOURNMENT