

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

6:00 P.M.

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**OPENING BOARD COMMENTS**

**AMENDMENTS TO THE AGENDA**

1. APPOINTMENTS

- Rappahannock Area Community Services Board

Requesting                      County Administration  
Department

Documents:

[APPOINTMENTS.PDF](#)

2. Consent Agenda B - Approval Of Warrants

Requesting                      Finance Department  
Department

Documents:

[WARRANTS.PDF](#)

2. Consent Agenda C - Approval Of Engineering Contracts For Utilities And Solid Waste Related Services

Requesting                      Public Utilities  
Department

Documents:

[APPROVAL OF ENGINEERING SERVICES CONTRACTS.PDF](#)

2. Consent Agenda D - Adoption Of A Resolution Requesting A Waiver From The Virginia Department Of Elections Allowing Caroline County To Conduct 2021 Elections With Current Split Precincts Remaining In Place

Requesting                      County Administration  
Department

Documents:

[WAIVER OF ELIMINATION OF SPLIT VOTING PRECINCTS.PDF](#)

2. Consent Agenda E - Supplemental Funding Request From Bay Consortium Workforce

Requesting Department County Administration

Documents:

[SUPPLEMENTAL FY 2022 FUNDING FOR BAY CONSORTIUM WORKFORCE.PDF](#)

7:30 P.M. PUBLIC COMMENTS

PUBLIC HEARINGS

3. TXT-18-2020 Through TXT-21-2020: Minor And Major Solar Projects - Proposed Text Amendment(S)

**TXT-18-2020:** An Ordinance to amend the Zoning Ordinance of Caroline County by amending Article II, Section 2 (Definitions), to add the following definitions related to Major & Minor Solar Energy Projects: Decommissioning; Development Area; Photovoltaic; Major Solar Energy Project; Minor Solar Energy Project; Natural Areas; Rated Nameplate Capacity; Registered Landscape Design Professional.

**TXT-19-2020:** An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article IV (Rural Preservation), Section 5 (Special Exception Uses), by adding Paragraph 40, Minor Solar Energy Project as a use permitted by Special Exception.

**TXT-20-2020:** An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article XV (Supplemental Regulations), Section 8 (Development Standards), to add Paragraph V. The purpose of this amendment is to establish Development Standards for Minor Solar Energy Projects.

**TXT-21-2020:** An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article XV (Supplemental Regulations) by adding Section 23 (Solar Energy Overlay District (SEOD)). The purpose of this amendment is to 1) establish the boundaries of the Solar Energy Overlay District; 2) establish General District Standards for Major Solar Energy Projects; 3) establish Design and Development Standards, Setbacks, and other regulations related to development of Major Solar Energy Projects within the Solar Energy Overlay District, and 4) establish Major Solar Energy Projects as a Special Exception Permit Use in the Overlay District.

Requesting Department Planning and Community Development

Documents:

[BOS PACKET SOLAR PROJECTS TEXT AMENDMENTS MAY 25 2021.PDF](#)

4. Virginia Department Of Transportation - FY 2022-2027 Six Year Secondary Road Plan

Requesting Department                      Planning and Community Development

Documents:

[BOS PACKET VDOT FY SSYP MAY 25 2021.PDF](#)

5. RZ-01-2017 – Woodlawn/Belmont, LLC, Owner/Applicant

**RZ-01-2017 – Woodlawn/Belmont, LLC, Owner/Applicant:** Request an amendment to existing zoning proffers for Belmont North II, zoned Planned Residential Development (PRD) *with conditions*, (with a density of 2.8 dwelling units per acre), consisting of 184 acres +/- on tax map #83-A-1. This property is located at the intersection of Moncure Drive (Route 716) and McDuff Drive (Route 705) adjacent to the Belmont Subdivision, Mattaponi Voting District. **Proposed Use:** *To modify proffers and the General Development Plan accepted with RZ-11-2007, including but not limited to amendments to 1) modify infrastructure (road and utilities), 2) eliminate certain proffers, including transportation improvements, 3) modify prepayment of utility fees, 4) increase cash proffers and 5) modify the land dedication and construction proffers for public uses including elimination of a fire station.* The 2030 Comprehensive Plan identifies this area as being located within the Primary Growth Area, Carmel Church Community Plan, designated as Planned Residential Development.

Requesting Department                      Planning and Community Development

Documents:

[BOS PACKET RZ-01-2017 MAY 25 2021.PDF](#)

6. SPEX-02-2020 – Carter, Caroline, Owner; Rural Family Development, Inc. Of Virginia, Council Of Churches Head Start Program, Applicant

**SPEX-02-2020 – Carter, Caroline, Owner; Rural Family Development, Inc. of Virginia, Council of Churches Head Start Program, Applicant:** Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article VI (Low-Density Residential), Section 3.5 (Childcare Facility) of the Caroline County Zoning Ordinance on tax map #56-A-143 consisting of 6.64 acre, more or less. This property is located on Route 301 (Richmond Turnpike) between Route 695 (Edwards Road) and Route 640 (New Baltimore Road), Mattaponi Voting District. The 2030 Comprehensive Plan designates this property as being within the Bowling Green/Milford Community Plan as Planned Commercial and Low Density Residential. **Proposed Use: Childcare Facility (Head Start Program).**

Requesting Department                      Planning and Community Development

Documents:

[BOS PACKET SPEX-02-2020 MAY 25 2021.PDF](#)

UNFINISHED BUSINESS

7. Update On SPEX-03-2019 Legacy Park (Formerly Virginia Sports Complex) Drainfield Installation

**SPEX-03-2019 – VSC Associates, LLC (D. Shawn Mills), Owner/Applicant:**

Consideration of revocation of the above referenced Special Exception Permit for the Virginia Sports Complex, which amended SPEX-02-2013. The amendment specifically modified Condition #19.

Requesting Department                      Planning and Community Development

Documents:

[BOS PACKET REVOCATION OF SPEX-03-2019 MAY 25 2021.PDF](#)

NEW BUSINESS

8. Adoption Of A Resolution Appropriating Funds For The Fiscal Year 2021/2022 School Budget

Requesting Department                      County Administration

Documents:

[APPROPRIATION OF FUNDS FOR FY 2022 SCHOOL BUDGET.PDF](#)

9. First Reading Of Proposed Amendments To The Subdivision Ordinance And Zoning Ordinance (TXT-01-2021 And TXT-02-2021)

**TXT-01-2021** - An Ordinance to amend the Subdivision Ordinance of Caroline County by Amending Section 2 Definitions to amend the definition of "Subdivision". The purpose of this amendment is to exempt property acquired or created by the Board of Supervisors from the definition of a subdivision with regard to future division of the property.

**TXT-02-2021** - An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article XII, Lot Area & Other Dimensional Requirements, Section 2, Exemptions & Reductions, to exempt public facilities or utilities of Caroline County from lot size or other requirements as found in this section.

Requesting Department                      Planning and Community Development

Documents:

[BOS PACKET TXT-01 AND 02-2021 MAY 25 2021.PDF](#)

10. First Reading Of TXT-07-2021 Article XV, Section 15 Highway Corridor Overlay District Regulations

**TXT-07-2021** - An Ordinance to amend the Zoning Ordinance of Caroline County by

amending Article XV (Supplemental Regulations), Section 15 (Highway Corridor Overlay District). The purpose of this amendment is to expand the HCOD boundary as follows 1) Route 639 (Ladysmith Road), west of Lake Land'or to the intersection of Route 738 (Partlow Road), then continuing on Route 738 to the Spotsylvania County line; 2) Route 606 (Stonewall Jackson Road) from the intersection of Route 632 (Edgehill Academy Road) to the Spotsylvania County line.

Requesting Department                      Planning and Community Development

Documents:

[BOS PACKET TXT-07-2021 FIRST READING MAY 25 2021.PDF](#)

11. Approval Of Grant Management Agreement With Broadband Telecom For Implementation Of Atlantic Broadband VATI Grant Project

Requesting Department                      County Administration

Documents:

[APPROVAL OF GRANT MANAGEMENT AGREEMENT WITH BROADBAND TELECOM FOR ATLANTIC BROADBAND VATI GRANT PROJECT.PDF](#)

12. Authorization To Submit VATI Grant Notice Of Application For Fiscal Year 2022

Requesting Department                      County Administration

Documents:

[AUTHORIZATION TO SUBMIT VATI GRANT APPLICATION FOR FY 2022.PDF](#)

INFORMATIONAL/CALENDAR ITEMS

13. INFORMATIONAL/CALENDAR ITEMS

- Possible Rescheduling of July Meeting

Requesting Department                      County Administration

Documents:

[INFO CALENDAR ITEMS.PDF](#)

CLOSING BOARD COMMENTS

CLOSED MEETING

- Section 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

Requesting  
Department

County Administration

ADJOURNMENT