

**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. PRESENTATIONS/REPORTS

- Update on Noise from After Hours Concert Series at Meadow Event Park – Kevin Wightman, Deputy Planning Director/Building Official
- Update on Life Way Services Summer Program – Reverend Antonio Clinkscales

Requesting Department County Administration

Documents:

[PRESENTATIONS AND REPORTS.PDF](#)

2. Consent Agenda A - Approval Of Warrants

Requesting Department Finance Department

Documents:

[WARRANTS.PDF](#)

2. Consent Agenda B - Approval Of Planning Commission Schedule

Requesting Department Planning and Community Development

Documents:

[SUMMARY OF PC RECOMMENDATIONS MAY 26 2022.PDF](#)

2. Consent Agenda C - Authorization To Submit Fiscal Year 2023 Virginia Telecommunication Initiative (VATI) Grant Applications

Requesting Department County Administration

Documents:

[AUTHORIZATION TO SUBMIT FY 23 VATI GRANT APPLICATIONS.PDF](#)

2. Consent Agenda D - Approval Of Statement Of Work For Broadband Telecom Consulting Services For Preparation Of FY 2023 VATI Grant Applications

Requesting Department County Administration

Documents:

[PROPOSED TASK CONTRACT WITH BROADBAND TELECOM FOR FY 23 VATI GRANT PREP.PDF](#)

2. Consent Agenda E - Adoption Of A Resolution Appropriating Funds By Category For The Fiscal Year 2022/2023 Caroline County Public Schools Budget

Requesting Department County Administration

Documents:

[ADOPTION OF RESOLUTION APPROPRIATING FUNDS FOR FY 23 SCHOOL BUDGET.PDF](#)

2. Consent Agenda F - Approval Of Supplemental Appropriations To The Fiscal Year 2021/2022 Caroline County Public Schools Budget

Requesting Department County Administration

Documents:

[SUPPLEMENTAL APPROPRIATION TO CCPS FY 22 BUDGET.PDF](#)

2. Consent Agenda G - Approval Of Agreement With McGrath Consulting Services For Employee Classification & Compensation Stud

Requesting Department County Administration

Documents:

[APPROVAL OF AGREEMENT FOR EMPLOYEE CLASS COMP STUDY.PDF](#)

2. Consent Agenda H - Award Of Multi-Year Contract For Purchase Of Ambulances And Approval Of Purchase Over \$50,000 (Purchase Of One Ambulance)

Requesting Department Fire & Rescue

Documents:

[MULTI-YEAR CONTRACT FOR PURCHASE OF AMBULANCES AND PURCHASE OVER 50,000.PDF](#)

2. Consent Agenda I - Approval Of A Resolution Commemorating The Celebration Of The Annual June 12th Loving Day

Requesting Department County Administration

Documents:

[APPROVAL OF LOVING DAY RESOLUTION.PDF](#)

2. Consent Agenda J - Withdrawal 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.

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.

Requesting Department Planning and Community Development

Documents:

[BOS PACKET SPEX-09-2021 WITHDRAWAL JUNE 14 2022.PDF](#)

2. Consent Agenda K - Approval Of A Request To Defer SPEX-05-2021 – Racehorse Solar To The August 9, 2022 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 JUNE 14 2022.PDF](#)

2. Consent Agenda L - Approval Of Request To Defer SPEX-06-2021 – Whalebone Solar To The August 9, 2022 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 JUNE 14 2022.PDF](#)

2. Consent Agenda M - Proposed Supplemental Appropriations To Fiscal Year 2021/2022 And Fiscal Year 2022/2023 Planning And Inspections Budgets

Requesting Department County Administration

Documents:

[SUPPLEMENTAL APPROPRIATIONS TO PLANNING INSPECTIONS FY 22 AND FY 23 FOR E AND S PROGRAM CHANGES.PDF](#)

2. Consent Agenda N - Request To Defer SPEX-16-2021 And SPEX-17-2021 Woodford Solar To The September 13, 2022 Meeting

SPEX-16-2021 – Pruitt Properties, Inc., Owner / Woodford 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 #28-A-32 consisting of 348.5 acres, more or less. This property is located on Route 626 (Woodford Road), at its intersection with Route 638 (South River Road), Port Royal Voting District. The 2030 Comprehensive Plan designates this property as Agricultural Preservation/Flood Plain.

SPEX-17-2021 – Pruitt Properties, Inc., Owner / Woodford 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 28-A-32 consisting of 348.5 acres, more or less. This property is located on Route 626 (Woodford Road), at its intersection with Route 638 (South River Road), Port Royal Voting District. The 2030 Comprehensive Plan designates this property as Agricultural Preservation/Flood Plain. **Proposed Use:** Minor Solar Energy Facility (15 Mw).

Requesting Department Planning and Community Development

Documents:

[BOS PACKET SPEX-16 AND 17-2021 DEFERRAL JUNE 14 2022.PDF](#)

2. Consent Agenda O - Request To Defer 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:

[BOS PACKET LADDER SOLAR ALL CASES - DEFERRAL JUNE 14 2022.PDF](#)

2. Consent Agenda P - Approval Of Purchase Over \$50,000 – Partial Roof Replacement For Community Service Center

Requesting Department Public Works

Documents:

[CONSENT AGENDA P - PURCHASE OVER 50,000 PARTIAL ROOF REPLACEMENT AT CSC.PDF](#)

2. Consent Agenda Q - Adoption Of A Resolution Welcoming Pastor William Fortune To St. James Baptist Church

Requesting Department County Administration

Documents:

[RESOLUTION WELCOMING PASTOR WILLIAM FORTUNE TO ST JAMES BAPTIST CHURCH.PDF](#)

7:30 P.M. PUBLIC COMMENTS

PUBLIC HEARINGS

4. Proposed Text Amendments TXT-01-2021 And TXT-02-2021 To The Zoning Ordinance And Subdivision Ordinance

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 County Administration

Documents:

[BOS PACKET TXT-01 AND 02-2021 JUNE 14 2022.PDF](#)

5. Proposed Amendment Of Chapter 103, Article VI, §103-44 And §103-45 Of The Code Of Caroline County (Penalties And Interest On Personal Property Tax Payments)

Requesting Department County Administration

Documents:

[AMENDMENT TO CHAPTER 103 EXTENSION OF PERSONAL PROPERTY DEADLINE.PDF](#)

6. SPEX-16-2021 And SPEX-17-2021 – Pruitt Properties, Inc., Owner / Woodford Solar, LLC, Applicant - DEFERRED AT THE REQUEST OF THE APPLICANT

SPEX-16-2021 – Pruitt Properties, Inc., Owner / Woodford 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 #28-A-32 consisting of 348.5 acres, more or less. This property is located on Route 626 (Woodford Road), at its intersection with Route 638 (South River Road), Port Royal Voting District. The 2030 Comprehensive Plan designates this property as Agricultural Preservation/Flood Plain. **DEFERRED AT REQUEST OF THE APPLICANT**

SPEX-17-2021 – Pruitt Properties, Inc., Owner / Woodford 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 28-A-32 consisting of 348.5 acres, more or less. This property is located on Route 626 (Woodford Road), at its intersection with Route 638 (South River Road), Port Royal Voting District. The 2030 Comprehensive Plan designates this property as Agricultural Preservation/Flood Plain. **Proposed Use:** Minor Solar Energy Facility (15 Mw).

DEFERRED AT REQUEST OF THE APPLICANT

Requesting Department Planning and Community Development

Documents:

[REQUEST TO DEFER SPEX-16-2021 AND SPEX-17-2021 WOODFORD SOLAR.PDF](#)

7. RZ-02-2022 – Quality Land Group, LLC, Owner/Shawn Barnard (Double Down Outdoors, LLC), Applicant

RZ-02-2022 – Quality Land Group, LLC, Owner/Shawn Barnard (Double Down Outdoors, LLC), Applicant: Request a Rezoning from M-1 Industrial (no specified density) to B-1, Business (no specified density) on tax map #85-A-38, consisting of 2.78 acres, more or less. This property is located at 25114 Richmond Turnpike (Route 301), Reedy Church Voting District. **Proposed Use: Retail.** The 2030 Comprehensive Plan designates this area as being Agricultural Preservation.

Requesting Department Planning and Community Development

Documents:

[BOS PACKET RZ-02-2022 JUNE 14 2022.PDF](#)

UNFINISHED BUSINESS

8. Overview Of Status Of Solar Projects

Requesting Department Planning and Community Development

Documents:

[SOLAR PROJECTS OVERVIEW.PDF](#)

9. 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 CC SOLAR JUNE 14 2022.PDF](#)

10. SPEX-07-2021 – Upshaw, Dorothy, Owner / Muskie Solar, LLC, By EDF Renewables Distributed Solutions, Inc, Applicant

SPEX-07-2021 – Upshaw, Dorothy, Owner / Muskie Solar, LLC, by EDF Renewables Distributed Solutions, Inc, 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 a portion of tax map numbers 54-A-36 and 54-A-58 consisting of 66 acres, more or less. This property is located on Route 664 (Balty Road), approximately 0.7 miles south of Route 639 (Ladysmith Road), Mattaponi Voting District. The 2030 Comprehensive Plan designates this property as Rural Preservation. **Proposed Use:** Minor Solar Energy Project (4.9 MW).

Requesting Department Planning and Community Development

Documents:

[BOS PACKET SPEX-07-2021 JUNE 14 2022.PDF](#)

11. SPEX-08-2021 – Upshaw, Dorothy, Owner / Shad Solar, LLC, By EDF Renewables Distributed Solutions, Inc., Applicant

SPEX-08-2021 – Upshaw, Dorothy, Owner / Shad Solar, LLC, by EDF Renewables Distributed Solutions, Inc., 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 a portion of tax map numbers 54-A-36 and 54-A-58 consisting of 70 acres, more or less. This property is located at on Route 664 (Balty Road), approximately 0.7 miles south of Route 639 (Ladysmith Road), Mattaponi Voting District. The 2030 Comprehensive Plan designates this property as Rural Preservation. **Proposed Use:** Minor Solar Energy Project (4.9 MW).

Requesting Department Planning and Community Development

Documents:

[BOS PACKET SPEX-08-2022 JUNE 14 2022.PDF](#)

NEW BUSINESS

12. Proposed Purchase Of Real Property For Site Of New Sparta Volunteer Fire Station

Requesting Department County Administration

Documents:

[PURCHASE OF PROPERTY FOR SPARTA FIRE STATION.PDF](#)

14. Proposed Supplemental Appropriation To FY 2022/2023 Budget (Part-Time Human

Resources Generalist Position)

Requesting
Department

County Administration

Documents:

[SUPPLEMENTAL APPROPRIATION FOR HR POSITION.PDF](#)

INFORMATIONAL/CALENDAR ITEMS

15. INFORMATIONAL/CALENDAR ITEMS

- Capital Projects Update
- Joint Meeting with School Board

Requesting
Department

County Administration

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 Sections of the Code of Virginia:

- Section 2.2-3711 A. 3. of the Code of Virginia -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.
- C. Motion to Reconvene in Open Session
- D. Certification of Closed Meeting
- E. Action on Closed Meeting (if necessary)

Requesting
Department

County Administration

ADJOURNMENT