

**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. Consent Agenda A - Approval Of Minutes

Requesting                      County Administration  
Department

1. Consent Agenda B - Approval Of Warrants

Requesting                      Finance Department  
Department

Documents:

[WARRANTS.PDF](#)

1. Consent Agenda C- Supplemental Appropriation To Fiscal Year 2022/2023 Sheriff's Office Budget (HEAT Program Grant)

Requesting                      Sheriff's Office  
Department

Documents:

[SUPPLEMENTAL APPROPRIATION TO FY23 FOR SHERIFFS BUDGET HEAT GRANT.PDF](#)

1. Consent Agenda D - Proposed Change To November 2022 Board Of Supervisors Regular Meeting Date Due To Conflict With Election Day (From November 8th To Thursday, November 10th)

Requesting                      County Administration  
Department

Documents:

[CHANGE OF NOVEMBER BOS MEETING DATE.PDF](#)

1. Consent Agenda E - Proposed Resolution Commemorating The 50th Anniversary Of Caroline County, Virginia's Triple Crown Champion Secretariat

Requesting Department Economic Development

Documents:

[SECRETARIAT 50TH ANNIVERSARY.PDF](#)

1. Consent Agenda F - Supplemental Appropriation To Fiscal Year 2022/2023 Public Utilities Budget

Requesting Department Public Utilities

Documents:

[SUPPLEMENTAL APPROPRIATION TO FY23 UTILITIES BUDGET.PDF](#)

7:30 P.M. PUBLIC COMMENTS

PUBLIC HEARINGS

2. RZ-04-2022 – Safelle's LLC, Owner/Applicant

**RZ-04-2022 – Safelle's LLC, Owner/Applicant:** Request a Rezoning from Rural Preservation (density of 1 dwelling unit per 10 acres of land) to M-1 Industrial (no specified density), on a portion of tax map #16-A-75, consisting of 2.0 acres, more or less. This property is located at 8340 Rozell Road, Woodford, Port Royal Voting District. **Proposed Use: Industrial** The 2030 Comprehensive Plan designates this area as being Agricultural Preservation.

Requesting Department Planning and Community Development

Documents:

[BOS PACKET RZ-04-2022 SEPT 27 2022.PDF](#)

3. SPEX-03-2022 – Safelle's LLC, Owner/Applicant

**SPEX-03-2022 – Safelle's LLC, Owner/Applicant:** Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article X, Section 3.16 (Motor Vehicle Major Repair Service) of the Caroline County Zoning Ordinance on a portion tax map #16-A-75 consisting of 2.0 acres, more or less. This property is located at 8340 Rozell Road, Woodford, Port Royal Voting District. The 2030 Comprehensive Plan designates this area as being Agricultural Preservation. **Proposed Use: Motor vehicle major repair service**

Requesting Department Planning and Community Development

Documents:

[BOS PACKET SPEX-03-2022 SEPT 27 2022.PDF](#)

## UNFINISHED BUSINESS

4. SPEX-05-2021 – Berberich, John, Owner / Racehorse Solar, LLC, Applicant

**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-05-21 SEPT 27 2022.PDF](#)

5. Continued Discussion Of Levying An Admissions Tax In Caroline County

Requesting Department                      County Administration

Documents:

[DISCUSSION OF POSSIBLE ADMISSIONS TAX.PDF](#)

## NEW BUSINESS

6. First Reading Of TXT-02-2022 – An Ordinance To Amend The Zoning Ordinance Of Caroline County By Amending Article II, Definition, To Add Definitions For “Energy Storage Facility”, “Energy Storage Project” And “Host Locality”

TXT-02-2022 - An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article II, Definitions, to add definitions for “Energy Storage Facility”, “Energy Storage Project” and Host Locality”. The purpose of the amendment is to establish definitions for these terms, which are not currently defined in the Zoning Ordinance.

Requesting Department                      Planning and Community Development

Documents:

[BOS PACKET TXT-02-2022 FIRST READING SEPT 27 2022.PDF](#)

7. First Reading Of TXT-03-2022 – An Ordinance To Amend The Zoning Ordinance Of Caroline County By Amending Article XV, Supplemental Regulations, Section 4 – Accessory Buildings And Uses, By Adding Subparagraph 6

**TXT-03-2022** – An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article XV, Supplemental Regulations, Section 4 – Accessory Building and Uses, by adding subparagraph 6. **The purpose** of this amendment is to establish standards under which accessory garages are allowed a reduced setback on corner lots in the R-1 Zoning District.

Requesting Department                      Planning and Community Development

Documents:

[BOS PACKET TXT-03-2022 FIRST READING SEPT 27 2022.PDF](#)

8. First Reading Of TXT-04-2022, TXT-05-2022 And TXT-06-2022 - Reconsideration Of Solar Ordinances

**TXT-04-2022** - An Ordinance to amend the Zoning Ordinance of Caroline County by Repealing Article IV Rural Preservation, Section 5, Paragraph 40 Minor Solar Energy Project.

**TXT-05-2022** - An Ordinance to amend the Zoning Ordinance of Caroline County by Repealing Article XV Supplement Regulations, Section 8 Development Standards, Paragraph V Standards for Minor Solar Energy Projects.

**TXT-06-2022** - An Ordinance to amend the Zoning Ordinance of Caroline County by Repealing Article XV Supplement Regulations, Section 23 Solar Energy Overlay District.

Requesting Department                      Planning and Community Development

Documents:

[BOS PACKET FIRST READING TXT-04-2022 TXT-05-2022 TXT- 06-2022 SEPT 27 2022.PDF](#)

9. First Reading Of An Ordinance To Create A Local Cigarette Tax

Requesting Department                      County Administration

Documents:

[CIGARETTE TAX ORDINANCE FIRST READING.PDF](#)

10. Proposed Reallocation Of A Portion Of ARPA Funds For COVID-19 Testing To The Rappahannock Area Agency On Aging (Now Doing Business As Healthy Generations)

Requesting Department                      County Administration

Documents:

[REALLOCATION OF ARPA FUNDS FOR COVID 19 TESTING TO RAAA.PDF](#)

11. Proposed Supplemental Appropriation To Fiscal Year 2022/2023 Sheriff's Office Budget (Dispatcher Supervisor Position)

Requesting Department                      Sheriff's Office

Documents:

SUPPLEMENTAL APPROPRIATION TO FY 23 SHERIFFS OFFICE DISPATCH  
SUPERVISOR POSITION.PDF

12. Discussion Of County Maintenance And Grounds Crew Working In Virginia Department  
Of Transportation Right Of Way

Requesting County Administration  
Department

Documents:

[COUNTY CREWS WORKING IN VDOT ROW.PDF](#)

13. First Reading Of TXT-07-2022, TXT-08-2022, TXT-09-2022, TXT-10-2022 & SO-01-2022 –  
Chesapeake Bay Overlay District Amendments

**TXT-07-2022**: An Ordinance to amend the Zoning Ordinance of Caroline County, 1) by amending Article XV, *Supplemental Regulations*, by adding Section 24, *Overlay Districts, and 2)* to include Section 1 Chesapeake Bay Preservation Areas.

**TXT-08-2022**: An Ordinance to amend the Zoning Ordinance of Caroline County by Repealing Article XV, *Supplemental Regulations*, Section 17, Chesapeake Bay Area Overlay District. This section will be replaced by Article XV, Section 24 of the Caroline County Zoning Ordinance.

**TXT-09-2022**: An Ordinance to amend the Zoning Ordinance of Caroline County by repealing and replacing Article XIII, *Parking*. The purpose of the amendment is to modify the general standards, and establish provisions for reducing the number of required parking spaces and providing opportunities for shared parking.

**TXT-10-2022**: An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article XV, *Supplemental Regulations*, Section 14 Site Plans, by repealing and replacing subparagraph 18 Chesapeake Bay Preservation Areas. The purpose of this amendment is to cross reference requirements of the Chesapeake Preservation Area Overlay District with Site Plan regulations.

**SO-01-2022**: An Ordinance to amend the Subdivision Ordinance of Caroline County by adding section 6.3.xxxvi and 6.9.xxi Chesapeake Bay Preservation Area delineation requirements. The purpose of this amendment is to cross reference the requirements of the Chesapeake Bay Preservation Area regulations in the Zoning Ordinance with the platting requirements of the Subdivision Ordinance.

Requesting Planning and Community Development  
Department

Documents:

[BOS PACKET FIRST READING CHES BAY OVERLAY DISTRICT  
AMENDMENTS SEPT 27 2022.PDF](#)

INFORMATIONAL/CALENDAR ITEMS

14. INFORMATIONAL/CALENDAR ITEMS

Requesting County Administration  
Department

Documents:

[CALENDAR.PDF](#)

CLOSING BOARD COMMENTS

ADJOURNMENT

SEPTEMBER 27, 2022 PORTFOLIO

Requesting County Administration  
Department

Documents:

[SEPTEMBER 27, 2022 PORTFOLIO.PDF](#)