

**Caroline County  
Board of Supervisors Agenda  
Executive Summary**

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**Meeting Date:**        **March 10, 2020**  
**Title:**                **Presentations/Reports**

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*(Check Mark)*

- |   |  |
|---|--|
| <input type="checkbox"/> Consent                      | <input type="checkbox"/> Closed Meeting          |
| <input type="checkbox"/> Action                       | <input type="checkbox"/> Public Hearing          |
| <input type="checkbox"/> No Action (Information Only) | <input type="checkbox"/> Ordinance               |
| <input type="checkbox"/> Resolution                   | <input type="checkbox"/> PowerPoint Presentation |

**Summary:** The following presentations have been scheduled for the March 10<sup>th</sup> Board of Supervisors meeting:

**Report from Caroline County Agricultural Fair**

Francine Whittaker of the Caroline County Agricultural Fair has requested an opportunity to provide an annual report to the Board of Supervisors at the March 10<sup>th</sup> meeting.

**Report from Caroline County Complete Count Committee**

Jessie Rollins, Chairwoman of the Caroline County Complete County Committee, will provide an update on the upcoming 2020 United States Census at the March 10<sup>th</sup> Board meeting.

**Update on Virginia Sports Complex**

Shawn Mills will attend the March 10<sup>th</sup> Board meeting to provide an update on the Virginia Sports Complex, including compliance with condition #19 of the special exception. Condition #19 requires the construction, approval and operation of an on-site sewage disposal system.

Additional information related to this agenda item is attached.

# Caroline County Board of Supervisors Agenda Executive Summary

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**Meeting Date:** March 10, 2020

**Title:** Virginia Sports Complex  
Presentation and Update of SPEX-03-2019

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*(Check Mark)*

Consent

Action

No Action (Information Only)

Resolution

Closed Meeting

Public Hearing

Ordinance

PowerPoint Presentation

**Summary:** Mr. Shawn Mills of the Virginia Sports Complex (VSC) will be present at the March 10, 2020 meeting to provide an update to the Board on improvements made to the facility. As the Board may recall, an amendment to the previously approved Special Exception permit was granted with the approval of SPEX-03-2019 at the May 14, 2019 Board meeting. The amended condition relieved the Applicant of the requirement to connect to public sewer in exchange for an approved/installed on-site system. Discussions with the onsite soil evaluator (OSE) indicate that his work has been completed and the engineer is finalizing the design of the on-site system which he indicated can be installed in the spring once the ground has dried.

Approval of a facilities improvement plan, outlining improvements to be made with the funds otherwise needed for the public sewer connection, was also required in the approved condition by the Board. As of this date, the Board of Supervisors has not reviewed the plan. A copy of SPEX-03-2019 is included as Attachment 1.

I have also included a letter from Mr. Jim Radvany (Attachment 2), who is now a minor owner of the facility according to his letter. Mr. Radvany indicates that he will not be in attendance at the meeting on Tuesday.

**Financial Impact:** None at this time.

**Action(s) requested of the Board of Supervisors:** Receive presentation from VSC Associates, LLC & direction to staff.

# Caroline County Virginia

## Board of Supervisors



Caroline County, VA



Jeffrey S. Black  
*Western Caroline District*

Clayton T. Forehand  
*Madison District*

Nancy L. Long  
*Port Royal District*

Jeffery M. Sili  
*Bowling Green District*

Floyd W. Thomas  
*Mattaponi District*

Reginald L. Underwood  
*Reedy Church District*

Charles M. Culley, Jr.  
*County Administrator*

Special Exception Request: SPEX-03-2019  
Applicant: VSC Associates, LLC (D. Shawn Mills)  
Tax Map Numbers: 67-A-58  
County of Caroline, To-Wit:

At a regular meeting of the Caroline County Board of Supervisors on Tuesday, May 14, 2019, in the Community Services Center, Auditorium, located at 17202 Richmond Turnpike, Milford, Virginia, at the hour of 7:30 p.m.

Present

- Clay Forehand, Chairman
- Jeff Black
- Nancy Long
- Floyd Thomas
- Reginald Underwood

Absent

- Jeff Sili, Vice Chairman

*On a motion by Supervisor Underwood, seconded by Supervisor Thomas the following amendment to a special exception was approved:*

**SPEX-03-2019 – VSC Associates, LLC (D. Shawn Mills), Owner/Applicant** Request an amendment to a Special Exception Permit in accordance with Article XVII and Article IV, Section 5.19 of the Caroline County Zoning Ordinance, on tax map #67-A-58, consisting of 112 acres, more or less, zoned RP, Rural Preservation. This property is located at 8217 County Fair Lane, Ruther Glen, Reedy Church Voting District. **Proposed Use:** An amendment of a previously approved special exception permit (SPEX-02-2013), specifically to modify Condition #19 to allow an on-site sewage disposal system in lieu of connecting to the County sewer system & address facility improvements.

*“Committed To Service, Dedicated To The People”*

Condition 19, as amended, reads as follows:

*A Facility Improvement Plan for the reinvestment of capital funds for the physical redevelopment of the fields and/or other athletic facilities and the timing thereof shall be approved by the Board of Supervisors within thirty (30) days of the approval of this amendment. Upon approval by the Board, an on-site sewage disposal system shall be designed, constructed, approved and operational within 180 days of the facility improvement plan. If either the facilities plan is not approved or it is determined that on-site sewage disposal option is not approvable, then the public sewer connection shall be completed by the owner within twelve (12) months of either the denial of the plan or the on-site sewer determination, whichever is applicable.*

**Voting yea:   Black, Forehand, Long, Thomas, Underwood**

SIGNATURES ON ATTACHED PAGE

CLERK: Am Culp  
State of: Virginia  
County of: Caroline

The foregoing instrument was acknowledged before me this 21st day of February, 2020, by Charles M. Culley, Jr., County Administrator, on behalf of the Caroline County Board of Supervisors.

Pamela M. Hall  
(Signature of Notary Public)

Notary Public # 250778

My Commission Expires: 6/30/2021



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APPLICANT: [Signature]  
Signature

State of: Virginia  
County of: Caroline

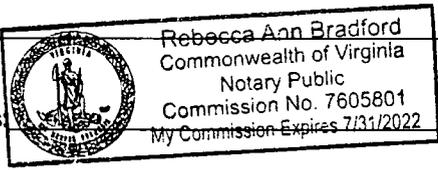
The foregoing instrument was acknowledged before me this 28 day of February, 2020, by Shawn Mills, on behalf of

VSC Associates, LLC

[Signature]  
(Signature of Notary Public)

Notary Public # \_\_\_\_\_

My Commission Expires \_\_\_\_\_



INSTRUMENT # 20000799  
RECORDED CAROLINE CIRCUIT COURT CLERK'S OFFICE  
Feb 28, 2020 AT 09:27 am  
SUSAN W. MINARCHI, CLERK by DPB



Michael A. Finchum  
Director of Planning & Community Development  
P.O. Box 424  
233 West Broaddus Avenue  
Bowling Green, Virginia 22427

Dear Mike,

Thank you for the invitation to attend the Board of Supervisors meeting on Tuesday, March 10th. Unfortunately, I live in Florida all winter and will not be able to attend the meeting. Shawn Mills will be attending the meeting representing the Virginia Sports Complex. Shawn purchased the majority ownership of the Virginia Sports Complex from me back in March of 2019 and currently runs the facility. I am only a minority owner now. Shawn has done an excellent job running the facility as a hands-on owner while I was an absentee owner all the years I owned the complex. I am very excited about all the programs that Shawn has coming aboard including a potential five-year contract with the country's largest baseball organization. He has also done a lot of great improvements around the complex including repairing and replacing the irrigation system, repairing the road, grading of the fields, repairing and replacing the gym floor and the lobby area, replacing most of the old appliances, installing energy saving measures, replacing the walls in the training area, converting the computers to laptops, replacing two pumps in the pond and one in the pump house and a host of other repairs. I am also very excited that we will be converting the lighting to high efficiency lighting this summer which gives us a lot of opportunities. In addition, Shawn has done all the planning and designing of the drain field which will be installed as soon as the complex has dried out. All funds to pay for the drain field have been set aside and we'd like to have it installed as soon as possible. I am very excited about the complex and what Shawn has accomplished in his short time running the facility and I look forward to the growth of the complex going forward. I am still involved to support the complex in any way I can. I am always available for any questions at 609-575-8263 and you can call me any time.

Thanks, Jim