At a regular meeting of the Caroline County Planning Commission, held Thursday, February 27, 2020, in the Community Services Center Auditorium, located at 17202 Richmond Turnpike, Milford, Virginia, at the hour of 7:00 p.m.

**Present**

Gary Dudley  
Dr. Carol Horton  
Robert Schwartz  
Leon Smith  
George Wieber

**Absent**

Percell Minor

**Also Present**

Chris MacKenzie – County Attorney  
David Nunnally – Senior Environmental Planner  
Craig Pennington - Planner  
Lisa L. Zech – Administrative Assistant/Planning Tech.

**CALL REGULAR MEETING TO ORDER**

Chair Horton called the Regular Meeting of the Planning Commission at 7:00 p.m.

1. **PLEDGE OF ALLEGIANCE**

2. **APPROVAL OF MINUTES** (NONE AT THIS TIME)

3. **SUBDIVISION**

3A. **SB-08-2019 – CCBC Properties, LLC, Owner/Applicant:** Preliminary Plat Approval to create 18 lots in the Carmel Church Business Centre on Tax Map Nos. 83A-1-1; 83A-1-1B; 83A-1-2; and 83A-1-2A.

Craig Pennington, Planner, provided the following Staff Report:

**Request:**  
The Applicant is requesting approval of a preliminary plat to create 18 lots in the Carmel Church Business Centre.

**Discussion**  
The Applicant is requesting Planning Commission approval of a Preliminary Plat to create 18 lots in the Carmel Church Business Center. In September 2019, the Commission granted an exception for Lot 18 to have a stand-alone entrance off Dry Bridge Road. The remaining 17 lots shall be served by internal streets built to VDOT standards.

**Department/Agency Comments:**  
The Applicant met with VDOT to address the comments and the preliminary plat has been revised accordingly. There were additional comments this week, the Applicant has already addressed those comments and are in the new plat that was distributed to the Commission tonight.

**Conformance with Proffers & GDP:**  
The Board of Supervisors approved the rezoning of this parcel in September 2019 (RZ-01-2019). The plat conforms with the Proffers and
GDP associated with the rezoning request, except that a portion of the sewer line on lot 18 is located outside of the dedicated sewer easement and this issue has also been taken care of on these new plats after discussion with Staff. Therefore, all comments from Staff and VDOT have been addressed in the new plats distributed to the Commission.

The Applicant agreed to vacate and relocate the easement consistent with the physical location of the sewer line. This should be a condition of preliminary plat approval that such vacation and dedication shall be accomplished with the final plat approval.

**Conformance with Subdivision Ordinance:**

With the exception granted by the Planning Commission for the entrance to Lot 18, Staff believes the preliminary plat as designed is in conformance with the requirements of the subdivision ordinance. This application is for preliminary plat approval only. The final plat does not return to the Planning Commission for approval unless the Planning Commission requests it.

Should the construction plan review result in significant changes to the plats, a revised plan would be required for subsequent review and approval by the Planning Commission.

Mr. Pennington stated that if there are any questions, the Applicant is here.

Chair Horton said you gave me something that said Mattaponi and then you just gave me something that said Reedy Church. Is there a typo somewhere?

Mr. Pennington said it was Mattaponi and the Applicant will need to revise the final plat before recordation to reflect Mattaponi.

Chair Horton said so you all understand that this is supposed to say Mattaponi District?

Vice-Chair Wieber stated that having brought this up before, he sees there are a lot of modifications that the Commission asked for the last time and have now been indicated. He said that since this is only a preliminary plat for this subdivision, his only question has always been about land locked Lot 10.

He said so since this is preliminary, he could see no problem with approving this; however, does it does come back to the Commission or does it go to the Planning Department directly.

Mr. Pennington said it will come back to the Commission only if the Commission requests the final plat to come back. He said if the Commission is okay with the preliminary plat, then the final plat just comes to Staff for administrative signatures and is recorded at the Courthouse.

He explained that all lots as they are developed will be required to meet the stormwater State Ordinance.

Vice-Chair Wieber said so all stormwater will be contained when they make each application for each one of these lots.

Mr. Pennington said that is correct.

Vice-Chair Wieber said in that case he has no issues.

Mr. Smith asked about Lot 10.
Mr. Pennington explained that Lot 10 is currently a Stormwater Management Basin and so currently, it is not a buildable area. He said as they develop the property, Stormwater Management is going to have to be met on every lot as a whole, so that will be looked at by the State for DEQ if it is over an acre. He said if it is under an acre, it will be looked at by Staff.

He further explained that there is a 30’ access easement that comes off of the new proposed road and that would be the access for that lot should that lot be developed.

Mr. Smith said in looking at water and sewer, some years ago on Route 207 they had water problems with the Business District in that area. He said even though in this case they have water in the area, but then you have land problems such as erosion, et cetera.

He said he was also looking at the sewer part of this development because you have two housing developments on the other side of Route 207 and they were having the same problems during that time.

He stated he wanted some clarity on how this development is going to operate.

Mr. Pennington stated on the plat just provided to the Commission, the sewer line is shown in red and runs down Enterprise Parkway and Business Center Court and also across the lots to Dry Bridge Road. He said the water line runs down Enterprise Parkway and up Business Center Court for access there.

He stated when it comes to erosion, each lot is going to have to have its own erosion plan and will be monitored by the County’s Environmental Planner, Mr. Nunnally, and all of those issues raised by Mr. Smith should be taken care of during permitting.

Mr. Smith asked where the water was coming from.

Mr. Pennington explained the water line is existing. He said the Applicant was been permitted a certain number of gallons per day by Public Utilities when the sewer lines and water lines were put in.

Ned Massie said that back in 1989-ish, they purchased 60,000 gallons per day of which they have only used about 20,000.

Mr. Pennington said so the water line is existing that is going to serve all of these lots and has already been permitted by the Utilities Department.

Mr. Smith asked about the road coming off of Dry Bridge Road off of Route 207 regarding sight distance for the entrance.

Mr. Pennington stated VDOT looked at this plan yesterday and approved the spacing of the entrance from the connection with Route 207 as it meets the sight distance criteria for VDOT. He stated for clarification that VDOT is okay with all roadways and entrances to and from the property.

Mr. Smith moved and Vice-Chair Wieber seconded that whereas the preliminary plat submitted appears to meet the requirements of the Zoning and Subdivision Ordinance, I recommend that SB-08-2019 be approved as submitted and not come back to the Planning Commission.

Voting yea: Dudley, Horton, Schwartz, Smith, Wieber

* Motion carries *
4. Public Hearings

Lisa Zech read the Public Hearing Protocol.

4A. RZ-05-2019 – Mushtaq, Raza; Mushtaq, Waqas; Akhtar, Muhammad Yaseen, Owners/Applicants: Request a Rezoning from RP, Rural Preservation (density of one dwelling unit per 10 acres of land) to B-1 Business (no specified density), on Tax Map #26-A-30 consisting of 1.02 acres, more or less. This property is located on Jefferson Davis Highway at the Caroline/Spotsylvania Line, Port Royal Voting District.

Proposed Use: Business. The 2030 Comprehensive Plan designates this property as outside of a growth area as Rural Transition.

Mr. Pennington provided the following Staff Report:

**Request:**

The Applicant is requesting approval of Rezoning of Tax Map parcel 26-A-30 from RP to B1.

**Discussion**

The Applicant is requesting a Rezoning of Tax Map Parcel 26-A-30 from Rural Preservation, RP to B1, Business for the purpose of a used car dealership and minor repair shop. This parcel was sold as a singular parcel that is split by the County line between Spotsylvania County and Caroline County. The Applicant had a site plan approved by Spotsylvania County that depicts the car dealership on the Spotsylvania side of the County Line along with the entrance to the facility. The Caroline portion of the property shows a parking area for the display of cars.

Spotsylvania County did not contact Caroline Planning during the approval process of the site plan for the used car dealership. Caroline County Planning Department discovered the project as the entrance improvements were taking place. Caroline County contacted the Applicant via a letter notifying the owner that to operate a used car dealership in Caroline County the portion of the property located in Caroline would need to be rezoned and Special Exceptions applied for as the minor repair facility is to be located on the Caroline portion of the property. The Applicant applied for the rezoning and should the rezoning be approved will apply for the Special Exception permits.

During discussion with staff about the application process, the Applicant was advised not to make any further improvements to the Caroline portion of the property. There was an existing gravel area and a shop on the Caroline portion that will be utilized for the minor repair facility should all applications be approved. The Applicant did finish the paving of the gravel portion of the property, which was not completed when staff advised the Applicant of the issues.

All stormwater and utility aspects of the property, as well as the entrance to the property, are contained within the Spotsylvania portion of the property.

The adjacent property in Caroline County is a 2 acre parcel zoned RR-2 (Rural Residential). That property separates this parcel from a B-1, (Business) property (Bargain Village). The Caroline portion of the property only has access through the Spotsylvania portion of the property.

**Agency Comments**

VDOT comments were addressed with the Spotsylvania site plan approval.
Economic Development provided a comment of disapproval which is included with the Commission’s packet.

Water and Sewer - Spotsylvania is providing water/sewer to the portion of the property located within its boundary. Utility comments are not resolved at this time as to the minor repair shop or potential used car dealership on the Caroline portion of the property. Should the rezoning & subsequent special exceptions be approved, those buildings would require well and drainfield approval from VDH, unless the Caroline and Spotsylvania Board of Supervisors agree on a utility connection.

There were no other comments.

Comprehensive Plan

The Comprehensive Plan depicts this area to remain rural and is outside of the Caroline County growth areas. This project is not consistent with the 2030 Comprehensive Plan.

Proffers

The Applicant has not provided any proffers associated with the rezoning at this time.

Steve Judy, Attorney from Spotsylvania, Representative for Applicant, stated he just recently became involved with this project and he does not have all of the facts to give the Planning Commission tonight; however, Mr. Pennington’s report is thorough.

He stated the important thing they need to understand here is that they sort of got here by accident. He explained the owners had purchased this property believing that they were buying a Spotsylvania piece of property and they had an engineer and a surveyor who did not notify them that the property was divided by a line and covered by two different zoning criteria before work began. He said as indicated by Mr. Pennington, paving occurred and there are 8 potential parking spaces on the Caroline side.

He said there is an existing building on the Caroline side that has been there for 20+ years that the Applicant would like to use as an ancillary repair shop, not for a mechanic shop for the public but for a shop to service and do minor repair work on vehicles sold on the lot. He stated the majority of the cars that are displayed for sale would be on the Spotsylvania side of the property.

He said as Mr. Pennington said, the entrance features and utilities are all on the Spotsylvania side and really nothing on the Caroline side except for this parking and the potential ancillary use. He stated the rest of the property is covered in trees and the owner would proffer that they would not remove any of the existing trees on the property. He explained that one of the problems they had, and he was advised in a phone conversation, that Caroline County looks at property that is split by a boundary line as this property is, in a sense, being two different parcels. He said on the Spotsylvania side there is a possibility of a commercial use but on the Caroline side the possibility of a residential use.

He stated the owner has spent several thousand dollars repairing the entrance feature off of Route 1 to VDOT standards and yesterday were notified about the certificate of approval from VDOT being granted. He said there has been a large expenditure of funds to get the property to where it is now and now turn around and do something differently would be very expensive and thus having the property rezoned is the best and most cost efficient option for the owner.
He said they are certainly willing to discuss this further along with potential proffers that Caroline County may want with regard to this property.

Chair Horton said they might have some more questions after the Public Hearing.

Chair Horton opened the Public Hearing for RZ-05-2019.

Michael Gentry, Spotsylvania County, Black Meadow Road, stated he purchased the property in 1986 and after he purchased it he talked to the Planning Commission in Caroline because part of it was residential. He said at that time, the Planning Commission said something about sometimes they will just convert the property to Spotsylvania being as it is on the line and turn it into one property.

He said when he bought it the guy was doing van sales, customizing vans and so he was using the building in Caroline County for a long time. He said the guy had it rezoned in 1986 he thinks and at the time the property line was there, Spotsylvania rezoned it to C3.

He said there is no way to get to the property off of Route 1 and you have to come through Spotsylvania to get to it. He said really it is not a lot at all, like I don’t think you can build on it if you do not have any access to it. He stated that in his opinion, it should never have been a lot unless you were going to be with the Spotsylvania County side.

He said in saying that, he doesn’t think it is costing Caroline County anything, if you rezone it you get more money for taxes he guesses but otherwise, it is not a plus to Caroline County or the owner either.

He stated these plans got drawn up and nobody knew it was going to be over there. He said it’s really just 7 or 8 parking spaces. He said the building there, maybe he is going to tear it down, he doesn’t know. He said that is how he kind of bought it and you might have a little more input about it as to – (I DON'T UNDERSTAND) talked to a lady and she said sometimes they will vacate the property line and turn it all into Spotsylvania. I asked if they could do that sort of thing. He went on to speak about the property.

There were no further speakers and Chair Horton declared the Public Hearing closed.

Chair Horton said I’m sure Commissioners have some questions and I would just like to say that I did go out and look at the property, this is in my district. So we do have lots of questions about it. At this time, Caroline County is legally responsible for whatever happens to that land and so, you know, whatever happens, we have to kind of work something out because the land is in Caroline.

Let’s see, would you like for me to call the Applicant, Attorney back up for some questions, Commissioners?

Vice-Chair Wieber stated that he listened to some of the remarks that were made by Mr. Gentry who owned the property at one time, and he would like to ask of Staff and the County Attorney, the recommendation or suggestion that was made because it appears as if Economic Development is totally against this and he understands why. He said there is absolutely no real value to Caroline County to be involved with this.

He asked if there was such a thing as being able to transfer property from one county to another.
Mr. Pennington said yes, that is possible. He said it would take action from both Boards of Supervisors, the Caroline and Spotsylvania County Board of Supervisors to agree to their annexation of the land.

He said as to what was spoken of for tax purposes, if there is no improvements on a property that crosses county lines, a lot of times counties will allow the other county to handle taxes on that portion of the land if there is no improvements. He stated once improvements are made, then that becomes a Commissioner of the Revenue issue between Caroline and Spotsylvania counties’ Commissioners of Revenue as to the taxation of the property.

He stated again that if there are no improvements, sometimes the counties will revert to the other county.

Vice-Chair Wieber said one of the things that bothers him is the mere fact that there is no way of accessing this piece of property without going into Spotsylvania County. He said that means that even if you denied everything, that piece of land is still going to set there and if anybody wanted to do something, they would still have to go into Spotsylvania County in order to accomplish it.

He said he was just trying to figure out how to resolve a very, very difficult situation from two standpoints. He said how do we grant access to this for a piece of property that is not within our county and then how do they balance out the financial pluses and minuses to either one of the counties? He said honestly, he just does not know how they can look at this.

Chair Horton said I think you could put a small driveway going to this property. She said you have a lot in Caroline and you have a lot in Spotsylvania.

Mr. Pennington said but the Caroline property does not have any road frontage.

Chair Horton said it doesn’t have that small little area right here on the map?

Mr. Pennington said if you look at the actual survey and not the GIS Map, the GIS Map is not 100% correct all the time but rather it is a tool to use to look at approximate property locations. He said but if you look at the actual survey in the Commission’s packet, --

Chair Horton said you have to have a right-of-way to get to that property.

Mr. Pennington said you have an easement through either the gentleman that owns the property through Spotsylvania to get to it or an easement on the neighboring parcel to come up and access it from the east.

Chair Horton said because right now he wants to do some maintenance work. The Caroline property has a garage on it – he wants to do some maintenance work there, so somehow utilities have to be provided for that building, water and sewage.

Vice-Chair Wieber said but they are asking them to rezone a piece of land that even if they totally agree, that piece of land is still right now stands all by itself when you talk about utilities.

Chair Horton said because if it is rezoned it has to have utilities on it. And also some other adjustments have to be made if it is rezoned.
Vice-Chair Wieber said he thinks that what is in front of them right now is something that is a little beyond the Planning Commission’s capability to render a decision. He said the County Attorney has said there are only certain things they are able to do.

Chris MacKenzie, County Attorney, said he thinks Vice-Chair Wieber is raising some interesting issues and he understands the thought about annexation and impacts, but from a legal perspective, right now the only thing before the Commission is their request for a rezoning. He said that is what the Commission needs to consider and from a high level the question is, the use of the property. He stated again, the only thing in front of the Commission tonight is whether to rezone the property from its existing zoning category to B-1. He said all of those other issues while relevant, aren’t technically before the Commission tonight.

Vice-Chair Wieber said but the trouble is, he does not feel qualified to rezone a piece of land that they are asking them to rezone because Spotsylvania already did something. He said he has an issue with that and that is what he is saying.

Chair Horton said if it was rezoned, you need to know; we don’t have any clarity yet of whether there are utilities to support the property.

Mr. Pennington said that is correct, because what is currently in place is being served by utilities in Spotsylvania. He said if the rezoning were approved and if a special exception were approved, then you have a building where employees congregate, which then by County code, requires facilities.

He said so if the rezoning was approved, when the special exception was before the Commission, then the Health Department would need to comment on drainfield and well locations and also there is the possibility of tapping into the Spotsylvania line, but that would have to be an agreement between the Boards of Supervisors again.

He stated as the County Attorney said, right now it is just a rezoning. He said when they get to the special exception portion should this be rezoned, then the well and septic would need to be looked at but the Health Department has not reviewed anything at this time.

Vice-Chair Wieber said he believes at this time that there are too many unanswered questions here and thinks they should defer this rezoning request at this time.

Chair Horton said usually before we rezone something, we kind of need to know what is going to support that property and they don’t know where utilities are coming from for this property right now.

I also don’t have any problems with looking into the property becoming part of Spotsylvania, it’s only one acre, but they just need to get these questions answered first.

Mr. Schwartz stated that he believes it would be the wise thing to do is to defer action on the rezoning and let’s explore whether or not Spotsylvania would be willing to annex and would Caroline County be willing to go along with the annexation.

Vice-Chair Wieber asked Staff if they could handle this.

Mr. Pennington said yes, Staff can look into that and have conversations with both Boards of Supervisors and see if that is a possibility.

Vice-Chair Wieber said he definitely thinks that they could defer this.
Chair Horton said and this is something that is going to go to the Board of Supervisors after us?

Mr. Pennington said that was correct.
Chair Horton said okay, everyone clear on that? So do I have a motion for a deferral?

Chair Horton moved and Vice-Chair Wieber seconded that whereas general welfare and good zoning practices warrants the deferral of this request, I recommend that RZ-05-2019 for Mushtag, Raza; Mushtag, Wagas; Akhtar, Muhammad Yaseen, Owners/Applicants be deferred to the next regular scheduled meeting of the Planning Commission, March 26, 2020, for further discussion.

Voting yea: Dudley, Horton, Schwartz, Smith, Wieber

* Motion carries *

4b.  **TXT-01-2020:** An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article XIV, Sign Regulations, Section 6, Signs Permitted in Business, Industrial and Planned Unit Development Districts, Item 2.B(a) by adding paragraph 4. The purpose of this text amendment is to allow additional development identification signage for an M-1 Industrial Park under certain conditions with a special exception granted by the Board of Supervisors.

4c.  **TXT-02-2020:** An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article XIV, Sign Regulations, Section 6, Signs Permitted in Business, Industrial and Planned Unit Development Districts, Item 2.C(b) by adding paragraph 4. The purpose of this text amendment is to allow additional development identification signage for a Planned Industrial Park under certain conditions with a special exception granted by the Board of Supervisors.

Mr. Pennington explained that they can hold the Public Hearings for TXT-01-2020 and TXT-02-2020 at the same time but will need two motions after the Public Hearings.

He provided the following Staff Report:

**Request:**
Staff is bringing forward two text amendments to allow additional development identification signage for an M-1 Industrial Park and a Planned Industrial Park.

**Discussion**
Staff has crafted, and is bringing forward for Public Hearing, text amendments to allow additional identification signage for an M-1 Industrial Park and a Planned Industrial Park under certain conditions with a special exception granted by the Board of Supervisors.

Article XIV, Section 6 regulates signage in M-1 and Planned Industrial Parks and allows one development identification sign for each road frontage with a maximum of two signs. A property owner approached staff requesting two development identification signs for the entrance to their facility at dry Bridge Road and Innovation Drive. Upon finding that only one sign was permitted by ordinance, they submitted a request for a text amendment to allow additional signage.

Text amendments are/should not be written for a single property owner. The draft amendments would apply to any similarly situated property in the County. As such, any similar situation now or in the future would
potentially qualify for consideration. However, per the standards, the contiguous acreage would have to be at least 500 acres which limits the number of qualifying properties.

Mr. Pennington stated that Staff added some verbiage to the text amendments prior to the meeting tonight and so he will go over those with the Commission as they are handed down.

He said on the reports the orange language is what is being added, so that would be:

**TXT-01-2020 amends Article XIV, Section 6.2.B (a) by adding paragraph 4:**

4. Where the subject M-1 Industrial Park contains five hundred or more contiguous acres under unified ownership and is not in the Highway Corridor Overlay District, then one additional development identification sign shall be permitted for each road frontage up to a maximum of four (4) signs provided the aggregate area of all signs shall not exceed 600 square feet subject to special exception permit approval by the Board of Supervisors.

**TXT-02-2020 amends Article XIV, Section 6.2.C(b) by adding paragraph 4:**

4. Where the subject Planned Industrial Park contains five hundred or more contiguous acres under unified ownership and is not in the Highway Corridor Overlay District, then one additional development identification sign shall be permitted for each road frontage up to a maximum of four (4) signs provided the aggregate area of all signs shall not exceed 600 square feet subject to special exception permit approval by the Board of Supervisors in accordance with Section 2.C (g) of this Article.

Vice-Chair Wieber thanked Staff for updating these two areas. He said he finds this more to his liking and more for what the intention of the signs were.

Mr. Pennington stated that the Applicant is here if the Commission has any questions.

Chair Horton declared the Public Hearing open for TXT-01-2020 and TXT-02-2020.

There were no comments and Chair Horton declared the Public Hearing closed.

**Vice-Chair Wieber moved and Mr. Dudley seconded that whereas the public necessity, convenience, general welfare and good zoning practices warrants the approval of TXT-01-2020, I recommend that TXT-01-2020 be forwarded to the Board of Supervisors with a recommendation of approval.**

Voting yea: Dudley, Horton, Schwartz, Smith, Wieber

* Motion carries *

**Vice-Chair Wieber moved and Mr. Schwartz seconded that whereas the public necessity, convenience, general welfare and good zoning practices warrants the approval of TXT-02-2020, I recommend that TXT-02-2020 be forwarded to the Board of Supervisors with a recommendation of approval.**
Voting yea: Dudley, Horton, Schwartz, Smith, Wieber
* Motion carries *

4b. **2020/2021 – 2024/2025 Capital Improvement Program:** The Capital Improvement Program is the program for guiding Capital Projects and purchases over a five year period and is based on the Comprehensive Plan. The Capital Improvements Program is developed pursuant to Title 15-2, Chapter 22, Article 5, of the Code of Virginia, 1950, as amended.

Ms. Zech stated the Capital Improvement Program begins in the Fall and all Departments and Agencies are instructed to access their equipment and infrastructure needs for the coming five years, more specifically, for the next fiscal year.

She explained that Capital expenditures must be valued at $50,000 or greater to be included in the CIP, the County Administrator reviews the request, meets with the departments and compiles recommendations on what he believes could or should be funded. She said the Planning Commission is part of this process as the Technical Advisory Board to the Board of Supervisors. She stated what normally happens is that you all would receive in your packet the County Administrator’s recommendations along with copies of the department requests.

She said Staff has met with the County Administrator but he is still working on his recommendations, so they do not have that document yet. She stated Staff is suggesting, because it has been advertised for Public Hearing, is that the Planning Commission open the Public Hearing, allow whoever would like to speak, then continue the Public Hearing to the March meeting where she is certain that the Commission will have all the information to be able to act on it.

Chair Horton said so we have a report, we just don’t have all of it yet and – but I am going to open the Public Hearing. When you come up, please remember to state your name and address and we have three minutes per speaker, okay, so.

Chair Horton opened the Public Hearing on the 2020/2021 – 2024/2025 Capital Improvement Program.

Dr. Sarah Calveric, Superintendent of Caroline County Public Schools, stated this evening she is here to provide the Commission with a very brief overview of Caroline County Schools Capital Improvement Plan and the comprehensive process utilized to identify the items in the material provided to the Planning Commission.

She said the enclosed PowerPoint in the Commission’s packet outlines their CIP budget perimeters, newly purchased asset management system, as well as highlighting the School Division’s needs identified by the CIP Facility walks, Department and Building requests, and extensive input from the Athletic Advisory Committee, School Board, et cetera.

She asked the Commission to view the photos embedded within the PowerPoint as visible evidence of their critical needs for safety and facility items.

She said they hope that these prioritized needs that are aligned with their 5-Year Strategic Plan and reflective of student, parent, Staff and community voices, will garner your collective support as you develop recommendations for the Board of Supervisors.

She thanked the Commission for their commitment to the County and Schools.
David Beale, Reedy Mill Road, stated he was here to speak in support of inclusion of the athletic facilities in the CIP, specifically a wrestling room, et cetera.

He said if the Commission is unaware, their current wrestling program has had a lot of success in the last couple years and they practice in a rundown trailer with used mats, et cetera. He stated the wrestling team was on Channel 12 this year and this is not the image the County wants to project.

He stated they just need something dedicated to show kids they are supporting them in that sport. He said currently they are running back and forth to the YMCA and that leads to lost practice time. He said wrestling is a tough sport and you need to grow the program and get kids in while they are young.

He said he also wanted to talk about the baseball program and said last year they won a District Championship and a lot of good things are going on with the baseball program. He said he knows they are going to have a lot of success this year. He said the field is really nice; however, it has some drainage problems that leads to a competition issue when you cannot get your games in when they are scheduled, et cetera.

He stated they also need locker rooms over there and also the bathrooms need to be updated. He went on to talk about the historical history of baseball in Caroline County and other issues that need to be taken care of because this is an important facility in the County.

Gabriella Thibodeau, Patsy Lane, Ruther Glen, stated she is proud to say that she lives in Caroline and also proud to say that she is a senior student athlete; however, she is not proud to say that they are more than a decade behind some other schools and the quality of our athletic facilities. She said since there is not enough practice space for us, student athletes have to use the Parks & Recreation field, which go into their practice time and games.

She said surrounding counties including Henrico, King George, Stafford and Spotsylvania have turf incorporated in their High School fields. She said these counties have analyzed the cost and benefits of this investment and have determined that it does benefit their communities. She said thousands of dollars are thrown away yearly on the proper maintenance that needs to be done on the natural grass field and could be saved with a turf field. She continued to talk about the wear and tear on the fields and this investment would benefit youth throughout the community.

Steve Swanton, McBryant Road, stated he was here to represent the Caroline wrestling community and first he would like to explain their current conditions. He said this past season they had approximately 60 wrestlers and part of the season they practice at the YMCA and spend 40 to 60 minutes in transportation and clean up that could be spent in practice. He explained the cost involved in travel and clean up.

He said with wrestling being a contact sport, they also lose access to a certified trainer at the YMCA and the days they do not train at the YMCA, they team practices in a trailer behind the high school, et cetera. He distributed photographs to the Commission depicting the trailers used for practicing. He said the trailers are not adequate to meet the growing needs of wrestling and the mats have to be stored outside.

He stated when wrestling started, there was no plan in place. He said there is a definite interest in wrestling and also a wrestling club, they just need space for it. He said the youth of Caroline deserve better than a trailer.
*Mr. Swanton read part of an e-mail from one of the wrestling parents at the end of the clinic*

Elizabeth Desado, Bishop Cove, stated that she wrestles for Caroline and Hanover County Wrestling Club, et cetera. She said she was here to speak in favor of a place to wrestle in Caroline.

Arlene Calhoun Hicks, ESL Specialist with Caroline Schools, stated she was here to speak about the condition of the trailers at Madison Elementary School. She said she works in those trailers and the access and egress for modular classroom one consists of a wooden ramp, which is weathered and warped and one plank has split, and when wet the ramp is uneven, sunken, moss covered and the ramp surface is always uneven. She said there is always the risk of tripping and falling and she constantly has to remind students not to run or touch the handrail because the handrail will put splinters in your hand. She said the same goes for modular classroom two and no matter how careful or alert they are, all ramps pose a constant hazard to children and adults. She said she nearly fell on the mossy surface herself and they will only continue to deteriorate. She asked the Planning Commission to make vital repairs a priority.

Jordan Copper & Softball Teammates, stated that they graduate this May and before she leaves the program she wants to bring attention to their softball field and safety concerns. She said it is not handicapped accessible, seating is very limited and they need an easier, safer way to access the ball field and more seating. She said the dugouts are too small and need maintenance. She stated when she visits other schools their dugouts are wider and made out of concrete or brick. She said because of the negative comments about their softball field, they are all proud to be a Cavalier but not proud of the field conditions.

Jayla Hill said she plays softball and field hockey at the High School. She said it is true that they practice on the softball field, but there is no place else for them to practice. She said adding a turf field would provide adequate practice space and she would like to be just as competitive as any other sport in school. She asked the Commission to please help them put their words into action.

Luke Bobbit, Henrico County, stated that he is the Athletic Director for Caroline Middle School as well as the Health & PE teacher. He said the bleachers in Caroline Middle School gym are the original bleachers from 1992, they have no handrails and you get stuck going in and out. He said the sound system and scoreboards are also the original ones and very outdated, et cetera. He said updating these issues would provide safety and a sense of pride for their one and only athletic facility at Caroline Middle School.

He stated that Caroline Middle School does not have any playable athletic fields and they have to use the Caroline High School as well as Parks & Recreation fields. He said one field behind the school has an asphalt walking track and is largely just dust, dirt and weeds. He said it is either too wet and muddy or too dry and dusty. He said the field could be redesigned to provide the much needed space and a safer environment for students and athletic teams.

He went on to speak about the Caroline Middle School auditorium and the broken seats, lights, et cetera. He said he came to speak on behalf of the students in hopes that improvements will be made, et cetera.

Rob Perkins, Todd Lane, Frog Level, stated he is an electrician for Caroline County Public Schools and he wants to stand behind the athletic Department.
He asked the Commission to reconsider helping their fleet. He said they have an HVAC guy driving around in a car and has been driving around in the car for 9 months. He said he is an electrician and has all his tools in a van and it leaks and is destroying tools that he had to buy out of his pocket. He said all he is asking is that the Commission consider this.

George Honeycutt, Pocahontas Drive, Assistant Wrestling & Football Coach, stated he wanted to speak about the athletic facilities. He said they were on Channel 12 as a parent said tonight, for their wrestling and one of the videos they showed was the inside and outside of the trailers and asked if this was the way they wanted to represent Caroline. He said they are behind the times in these facilities and they have a saying, #OneCaroline, and how can they represent their kids if they can’t be One Caroline. He said they need to put safety of kids and Staff first, et cetera.

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Charlie Bowman, Spotsylvania County, Supervisor for Technology for Caroline Schools, thanked the Commission for the previous CIP funding for laptops and classroom technology. He said the CIP funding received has been critical in providing teachers the tools needed. He encouraged the Commission to continue to provide these funds.

Jonathan Rollins, Bowling Green, Soccer Coach, said he graduated from Caroline. He said he worked elsewhere and coming back has been disheartening because 20 years later the schools are looking the same as when he graduated. He said he hopes the Commission really listens to what has been said and updates their facilities. He talked about playing on the turf field in King George, et cetera.

J. D. Satterwhite, Supervisor of Transportation for the next 2 days and Friday will be his last day and what the kids are asking for is needed. He said he wanted to thank the County because every year they give him five school buses. He stated they used to get Sheriff’s cars but they do not get first pick now and the good ones go to other organizations. He said they are getting vehicles with 150,000 to 160,000 miles on them and end up having to put $5,000 into them.

He said eventually they will need vehicles because the Dodge Chargers are not going to hold as many kids as the Crown Victoria’s did. He stated his job is to keep kids safe and a deputy can’t ride in a car after 150,000 miles; however, they can put a kid in that car. He said he did not want to mess with his buses, but eventually they will have to start looking at buying cars. He stated he is retiring tomorrow but they are still his 4,000 kids.

There were no further speakers and Chair Horton continued the Public Hearing to the meeting in March.

Mr. Dudley moved and Mr. Schwartz seconded to continue the Public Hearing on the Capital Improvements Program to the March 19th meeting of the Planning Commission.

Voting yea: Dudley, Horton, Schwartz, Smith, Wieber

* Motion carries *

Chair Horton stated she would like to say though, at this time, and I think I’m probably speaking on behalf of everyone up here, it was just really great seeing you all come out, both the adults and the students.

It was really great seeing the students come out to see how their local government works and I’m glad for the adults too; they encouraged you to come out.
Most of the budget, just to let you know, most of the County budget – not most of it, but the largest thing for us is schools, so we are definitely trying to back our schools as much as we can. And so I think everybody concerned here will be looking into that and then it goes onto the next level, which is the Board of Supervisors.

One thing keep in mind, because I know some other counties were mentioned, Caroline County still only has about 30,000 people whereas Spotsylvania and Stafford, which are much more crowded, each one of those counties is about five times bigger than us, if not more. They have a population base of 150,000 plus, I believe. So they’re getting in a lot more money because there are much more crowded area to put into their system. But we definitely want to keep putting money into our School System, it’s a big ticket item for us and I think one of the first things we’re going to look into is why some of the repairs haven’t been done, because I think that’s something that we could handle.

So, but I do appreciate you all coming out to the Public Hearing, which will be continued at the next meeting.

5. **ANY AND ALL MATTERS**

Mr. Pennington stated Staff is suggesting that they move the March meeting so they can guarantee a quorum and are suggesting to move the meeting from March 26th to March 19th.

*Mr. Schwartz moved and Mr. Dudley seconded to change the March meeting date of the Planning Commission to guarantee a quorum from March 26th, 2020 to March 19th, 2020.*

**Voting yea: Dudley, Horton, Schwartz, Smith, Wieber**

* Motion carries *

6. **ADJOURNMENT**

- Motion to adjourn to the March 19, 2020 regular meeting

*Mr. Schwartz moved and Vice-Chair Wieber seconded to adjourn the meeting at 8:20 p.m.*

**Voting yea: Dudley, Horton, Schwartz, Smith, Wieber**

* Motion carries *

Respectfully Submitted,
Michael A. Finchum
Director of Planning & Community Development