

**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. PRESENTATIONS/REPORTS

- o Resolution of Appreciation for Mr. Leon Smith for His Service on the Caroline County Planning Commission

Requesting Department County Administration

Documents:

[PRESENTATIONS AND REPORTS.PDF](#)

2. APPOINTMENTS

- o Planning Commission (Bowling Green & Mattaponi Districts)
- o George Washington Regional Commission (GWRC) Bicycle & Pedestrian Committee

Requesting Department County Administration

Documents:

[APPOINTMENTS.PDF](#)

3. Consent Agenda A - Approval Of Warrants

Requesting Department Finance Department

Documents:

[WARRANTS.PDF](#)

3. Consent Agenda B - Approval Of Planning Commission Schedule

Requesting Department Planning and Community Development

Documents:

[SUMMARY OF PC RECOMMENDATIONS AUGUST 25 2022.PDF](#)

3. Consent Agenda C - Adoption Of A Resolution Celebrating The 40th Anniversary Of The Caroline High School Class Of 1982

Requesting Department County Administration

3. Consent Agenda D - Proposed Amendments To Contract With Keystone Information Systems

Requesting Department Treasurer's Office

Documents:

[PROPOSED AMENDMENTS TO KEYSTONE CONTRACT.PDF](#)

3. Consent Agenda E - Adoption Of A Resolution Designating The Week Of September 12-16, 2022 As Disability Voting Rights Week In Caroline County

Requesting Department County Administration

Documents:

[RESOLUTION DESIGNATING SEPTEMBER 12-16, 2022 AS DISABILITY VOTING RIGHTS WEEK IN CAROLINE COUNTY.PDF](#)

3. Consent Agenda F - Approval Of Proposed Changes To Rappahannock Regional Criminal Justice Academy Charter

Requesting Department County Administration

Documents:

[PROPOSED CHANGES TO RAPPAHANNOCK REGIONAL CRIMINAL JUSTICE ACADEMY CHARTER.PDF](#)

3. Consent Agenda G - Approval Of Supplemental Appropriation To Fiscal Year 2022/2023 Planning Budget (Erosion & Sediment Control Certification Pay)

Requesting Department Planning and Community Development

Documents:

SUPPLEMENTAL APPROPRIATION PLANNING DEPARTMENT E AND S
CERTIFICATION.PDF

3. Consent Agenda H - Authorization To Submit Virginia Department Of Emergency
Services Rescue Squad Assistance Fund Grant Application (Department Of Fire/Rescue)

Requesting Department Fire & Rescue

Documents:

[AUTHORIZATION TO SUBMIT RESCUE SQUAD ASSISTANCE GRANT.PDF](#)

3. Consent Agenda I - Approval Of Supplemental Appropriation To Fiscal Year 2022/2023
Solid Waste Budget (Reclassification Of Solid Waste Supervisor To Solid Waster
Superintendent)

Requesting Department Public Works

Documents:

[SUPPLEMENTAL APPROPRIATION TO FY 23 BUDGET TO RECLASSIFY
SOLID WASTE SUPERVISOR TO SUPERINTENDENT.PDF](#)

3. Consent Agenda J - Approval Of Supplemental Appropriation To Fiscal Year 2022/2023
Planning Budget (Replacement Planning Director)

Requesting Department County Administration

Documents:

[SUPPLEMENTAL APPROPRIATION TO FY 23 PLANNING BUDGET FOR
REPLACEMENT DIRECTOR.PDF](#)

3. Consent Agenda K - Approval Of Incentive Payment Under Economic Development
Performance Agreement For Ladysmith Road Retail Development

Requesting Department County Administration

Documents:

[APPROVAL OF PAYMENT OF ED INCENTIVE FOR LADYSMITH ROAD RETAIL
DEVELOPMENT.PDF](#)

3. Consent Agenda L - Declaration Of Surplus Property (Fire & Rescue Vehicle)

Requesting Department Fire & Rescue

Documents:

DECLARATION OF SURPLUS FIRE AND RESCUE VEHICLE.PDF

3. Consent Agenda M - Request To Withdraw From Consideration - RZ-06-2021 CC Solar **RZ-06-2021 - Burke Development, LLC; Owner / CC Solar, LLC Applicant:** Request a Rezoning in accordance with Article XVII, Section 12 and Article XV, Section 23.4 (Amendments) to modify the boundary of the Solar Energy Overlay District (SEOD) as set forth in Article XV, Section 23 of the Caroline County Zoning Ordinance The purpose of this rezoning is to add TM 40-A-22 and 40-A-22A to the SEOD. The subject parcels, consisting of 20 acres, more or less are zoned Rural Preservation with density of one dwelling unit per 10 acres of land. This property is located on the north side of Sunshine School Road, across from Hobbie Street, Port Royal Voting District. The 2030 Comprehensive Plan designates this area as Agricultural Preservation.

Requesting Department Planning and Community Development

Documents:

BOS PACKET RZ-06-2022 WITHDRAWAL SEPT 13 2022.PDF

3. Consent Agenda N - Request To Defer RZ-08-2021, SPEX-12-2021, SPEX-13-2021 And SPEX-14-2021 Ladder Solar

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.

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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.

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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.

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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 SPEX-12-2021 ETC DEFERRAL SEPT 13 2022.PDF](#)

3. Consent Agenda O - Request To Defer SPEX-16-2021 And SPEX-17-2021 Woodford Solar

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 09-13-2022.PDF](#)

3. Consent Agenda P - Proposed Purchase Over \$50,000 - Aerial Ladder Truck (Department Of Fire & Rescue)

Requesting
Department

Fire & Rescue

Documents:

[PURCHASE OVER 50000 - AERIAL LADDER TRUCK.PDF](#)

CLOSED MEETING

A. Motion to Convene in Closed Meeting in Accordance with the Following Section of the Code of Virginia:

- o Section 2.2-3711 A. 8. of the Code of Virginia – Consultation with Legal Counsel Employed or Retained by a Public Body Regarding Specific Legal Matters Requiring the Provision of Legal Advice by Such Counsel

- B. Motion to Reconvene in Open Session
- C. Certification of Closed Meeting
- D. Action on Closed Meeting (if necessary)

Requesting
Department

County Administration

7:30 P.M. PUBLIC COMMENTS

PUBLIC HEARINGS

4. Proposed Solar Siting Agreement Between CC Solar, LLC And The County Of Caroline **CC Solar, LLC** (in conjunction with the approval of SPEX-04-2021)

The siting agreement includes supplemental provisions for permitting, construction and administration, operations and maintenance, fees, payments and contributions, closure and decommissioning, and other miscellaneous provisions.

Requesting
Department

Planning and Community Development

Documents:

[BOS PACKET SPEX-04-2021 SITING AGREEMENT 09-13-2022.PDF](#)

5. An Ordinance To Allow Payment Of Bonuses To County Employees Pursuant To VA. Code § 15.2-1508, As Amended

Requesting Department County Administration

Documents:

[ORDINANCE TO ALLOW FOR EMPLOYEE BONUS.PDF](#)

UNFINISHED BUSINESS

6. 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 SEPT 13 2022.PDF](#)

NEW BUSINESS

7. Award Of Bid For Addition To Caroline County Administrative Building (Additional Space For Registrar's Office)

Requesting Department Public Works

Documents:

[AWARD OF BID FOR ADMIN BUILDING ADDITION.PDF](#)

8. Discussion Of Proposed Dawn Recreation Center

Requesting Department County Administration

Documents:

[PROPOSED DAWN RECREATION CENTER.PDF](#)

9. Proposed Courthouse Lawn Revitalization Project

Requesting Department Public Works

Documents:

[COURTHOUSE LAWN REVITALIZATION PROJECT.PDF](#)

INFORMATIONAL/CALENDAR ITEMS

10. INFORMATIONAL/CALENDAR ITEMS

- Capital Projects Update

Requesting Department County Administration

Documents:

[INFO CALENDAR ITEMS.PDF](#)

CLOSING BOARD COMMENTS

ADJOURNMENT

SEPTEMBER 13, 2022 PORTFOLIO

Requesting Department County Administration

Documents:

[SEPTEMBER 13, 2022 PORTFOLIO.PDF](#)