



Planning Commission Memorandum

TO: The Honorable Members of the Planning Commission
FROM: Darla Orr Odom, Deputy Zoning Administrator
COPY: India Adams-Jacobs, Town Manager
SUBJECT: **Comprehensive Plan Update Chapter 7 – New Community Facilities and Services**
DATE: August 20, 2026

SUMMARY:

As part of the Town's ongoing update to the Comprehensive Plan, staff has gathered updated information for the Community Facilities and Services chapter and related portions of the revised Plan. This memorandum consolidates new information concerning public safety, healthcare and assistance services, public utilities, and education. The proposed additions replace outdated figures, expand the inventory of community services, and provide current data for evaluating future facility and infrastructure needs.

PUBLIC SAFETY

The revised Plan will include Bowling Green Police Department activity data covering December 2024 through July 2026. The consolidated report records 3,331 activities over the reporting period. The source workbook created from Bowling Green Police Department monthly reports combines June and July into a single reporting period for both 2025 and 2026; this qualification should accompany the table in the revised Plan so that each row is not interpreted as a single month.

Activity Category	Reported Total
Property checks	1,090
Calls	883
Summonses	517
Warnings	420
Assists	238
Other activity	89
Arrests / warrants	35
Motor vehicle accidents	26
Larceny	17
Assault / domestic	16

Activity Category	Reported Total
Total activity	3,331

HEALTHCARE/ASSISTANCE

The revised Plan will replace a general description of medical access with a named inventory of healthcare and assistance providers located within Town limits. The supplied medical-facilities document identifies the following nine providers and addresses:

Provider	Town Address
Campbell's Dental	117 Courthouse Lane
VA Primary Care Associates	121 Courthouse Lane
Select Physical Therapy	121 Courthouse Lane
Fresenius Kidney Care	102 W. Broadus Avenue
Caroline Family Practice	102 W. Broadus Avenue
Bowling Green Health Care Rehabilitation Center	120 Anderson Avenue
Natalie Drawdy, PMHNP, LLC	236 N. Main Street
Allay Psychiatric Services, PLLC	204 N. Main Street, Suite 3B
Life Way Services	268 N. Main Street

The same source places the Virginia Department of Health at the Caroline County Community Services Center, 17202 Richmond Turnpike in Milford; notes additional medical facilities in the Ladysmith area along Route 1; and identifies Mary Washington Hospital on Route 1 north in Fredericksburg as the closest major hospital serving Town residents.

PUBLIC UTILITIES

The proposed utility revisions are presented as source-verified replacement language for Chapters 3, 7, and 10. The Inboden Environmental Services document states that its figures are drawn from the reissued 2024 VPDES Permit VA0020737 and Fact Sheet; Groundwater Withdrawal Permit GWI000471 and its December 26, 2024 issuance materials; the 2022 Dewberry Preliminary Engineering Report; and the Town's 2025 Virginia Department of Health and wastewater monthly operating reports.

Utility Measure	Current Figure	Basis / Context
Water connections / estimated population	948 / 1,233	Year-end 2025
2025 groundwater production	53,396,200 gallons	Approximately 146,291 gpd
Active wells	Wells 1A, 4, and 5	Potomac aquifer
Finished-water storage	360,000 gallons	200,000-gallon ground tank and 60,000- and 100,000-gallon elevated tanks
VDH waterworks design capacity	360,000 gpd	VDH Permit No. 6033550
Permitted groundwater withdrawal	90.7 million gal/year	11.78 million gal/month; permit effective through December 25, 2039

Utility Measure	Current Figure	Basis / Context
Sewer connections	Approximately 550	Reconciled from differing source counts
WWTP design capacity	250,000 gpd	Approximately 1.06 MGD peak-flow capability
2025 wastewater treated	34.24 million gallons	Approximately 93,797 gpd; 37.5% of average design capacity
2025 peak day	0.282 MGD	April 2025

The revisions also address aging concrete gravity mains and brick manholes, storm-driven hydraulic overloading, inflow and infiltration reduction, replacement of Well 4 and related pump-intake work, potential gross-alpha treatment needs, the wastewater permit's ammonia compliance schedule, committed residential development, and the Town's policy of retaining local ownership and control of its utilities.

EDUCATION

The education revisions will add Caroline County Public Schools enrollment projections, school-capacity timing, anticipated classroom needs, and facility-condition information relevant to the schools serving Bowling Green residents. Countywide enrollment is projected to rise from 4,564 students in 2023–24 to 5,380 students in 2033–34, an increase of 816 students, or approximately 17.9%.

School	Current Enrollment	Capacity	Capacity Reached	2033–34 Projection	Classrooms Needed
Bowling Green Elementary	811	809	2023–24	894	5
Caroline Middle	1,000	1,116	2028–29	1,197*	4
Caroline High	1,278	1,437	2030–31	1,612*	7

**The middle- and high-school projections are reported in the source as countywide grade-group projections for grades 6–8 and 9–12, respectively. They are used here because Caroline Middle School and Caroline High School serve those grade groups; the revised Plan should preserve that distinction.*

School	Deferred Maintenance	Current Replacement Cost	Facility Condition Index
Bowling Green Elementary School	\$2,330,022	\$31,184,340	7.47%
Caroline Middle School	\$3,092,240	\$58,205,550	5.31%
Caroline High School	\$4,685,389	\$88,980,980	5.27%

The facility-assessment source defines the Facility Condition Index as deferred maintenance divided by current replacement cost. Its condition-rating table describes 5.1%–10.0% as “Good,” indicating that minimal minor repairs are needed and the school or building functions as designed.

REQUESTED COMMISSION DIRECTION

Staff requests that the Planning Commission review the proposed additions and identify any further information needed.