

RZ-06-2024 — THE MUSICAL CREATIONS PROFFER

WHO DID IT? — The Answer, With Proof, From Public Records Alone

Luck Stone Corporation • Carmel Technology and Enterprise Center • Caroline County,
Virginia

Compiled September 10, 2026 — Version 5 (adds the Final Disposition: public record exhausted, FOIA required for individual attribution)

Section	Content
1	The Answer
2	The Proof — Nine Public Sources (now including the sworn state filings)
3	The Documented Chain — Dates and Sources
4	The Board's Decision (Sept 8, 2026) and the Accountability Question
5	The Church Layer — Who Else Is Inside the Project
6	NEW: The Sworn State Record vs. the Foundation's Own Deck
7	NEW: The Entity Stack — Three Entities, One Home Address
8	NEW: The Richmond Origin — 109 Colter Drive
9	What Is Proven vs. Not Proven
10	The Damning Tension
11	Sources
12	FINAL DISPOSITION — Public Record Exhausted; FOIA Required for Individual Attribution

All findings come from public records: county hearing video, the proffer documents themselves, published news reporting, the foundation's own slide deck filed in the School Board's public BoardDocs library, the county's own rezoning packets, and — new in this version — the primary corporate filings of every Musical Creations entity, pulled directly from the Virginia State Corporation Commission's public Clerk's Information System. No FOIA response, leak, or private source is required for any claim in this document.

This report organizes public records for informational and evidence-organization purposes only. It is not legal advice.

1 | THE ANSWER

The \$25,000 Musical Creations Foundation provision was drafted, structured, and submitted by Luck Stone Corporation through its counsel, Charles W. Payne Jr. of Hirschler Law. This is proven by Luck Stone's own admission of structuring, by the proffer document itself, and by every other party's written denial.

The foundation's own records — recovered September 9, 2026 from the School Board's public BoardDocs library — now show who was on the receiving end: the Planning Commissioner himself is listed as a foundation board member in the foundation's own March 2026 impact report, and a second board member stood up at the July 23 hearing to thank Luck Stone for the \$25,000 in public

comment.

New in this version: the primary state filings pulled from the SCC Clerk's Information System (September 10, 2026) establish two further facts. First, the 2019 founding documents of Musical Creations Unlimited L.L.C. describe J.D. Young himself as a member or manager of that company, at his own Richmond home address. Second, every sworn annual report of the foundation — through the one filed August 3, 2026 — lists only his wife as director and officer, while the foundation's own deck lists four board members including the Commissioner. The contradiction between the deck and the sworn state record is documented in Section 6.

On September 8, 2026, the Board of Supervisors declined to discipline Commissioner Young, who denied any wrongdoing. The Board's decision resolves the discipline question — it does not resolve the central factual question of who first requested the provision.

2 | THE PROOF — NINE PUBLIC SOURCES

PROOF 1 — Payne's own words at the July 23 public hearing

Spoken by Payne at the Caroline County Planning Commission public hearing, recorded on the county's YouTube video, quoted verbatim by the Fredericksburg Free Press (July 24, 2026, Taft Coghill Jr.):

"The way we structured this was to help music education with the school system, and we understand the foundation works with the schools. So, we left it up to the school system to make that determination."

"We" = Luck Stone / Payne's team. He attributes the structuring of the provision to the applicant. Spoken on the record, at a public hearing, recorded on video.

PROOF 2 — Payne's statement to the press (August 8, 2026)

"The inclusion of the Musical Creations Foundation in the proffer reflected one potential avenue for advancing music education... That approach reflects Luck Stone's longstanding commitment..."
(Free Press, Aug 8, 2026)

The inclusion is Luck Stone's approach, per their own counsel.

PROOF 3 — The proffer document itself

Field	Value
Applicant	Luck Stone Corporation
Representative	Charles W. Payne Jr., Hirschler
Provision (g), May 13, 2026	\$25,000 to the county in support of either the Musical Creations Foundation, Inc. or the county's public school facilities

The provision appears in Luck Stone's own submission (July 23 packet, pp. 52, 60), drafted by their counsel.

PROOF 4 — Every other party denied requesting it, in writing

Toneika Stephens-Young (written statement, Aug 8, 2026, via Free Press): the foundation "did not draft, request, author, or propose the language contained within the developer's voluntary proffer statement... This language was solely the developer's proposal."

J.D. Young (July 23 hearing + text message to Free Press): the proffer “doesn’t involve him... he’s not involved with the foundation.”

CCPS (July 31, 2026 letter, Supt. April L. Calveric / board chair): the school division has no partnership or agreement with MCF and asked the county to clarify the record.

PROOF 5 — The foundation’s own presentation to the School Board (July 13, 2026)

Recovered from CCPS BoardDocs. Slide 10 (the Black College Expo impact report, dated March 28, 2026):

“MCF Board Members attended: Jezmon Lewis, Toneika Young, JD Young, and Scott Johnson.”

Name	Role in the Foundation (its own records)	Role in RZ-06-2024
J.D. (Juan) Young	MCF board member — listed in the March 28, 2026 impact report (deck slide 10)	Planning Commissioner — sat on the July 23 hearing without recusal, saying “It doesn’t have anything to do with me”; abstained Aug 27
Scott Johnson	MCF board member — same slide 10 list	Reedy Church District resident — spoke FOR the rezoning at the July 23 hearing as a foundation board member and thanked Luck Stone for the \$25,000

The foundation’s own board list connects the commissioner, the named beneficiary organization, and the public speaker who lobbied for the money.

What the deck does not contain: no mention of Luck Stone, the quarry, or RZ-06-2024 anywhere in its 17 slides. It does not prove who first suggested the foundation’s name to Luck Stone or Hirschler — that remains inside the pre-May-13 drafting chain. It proves who was on the receiving end, and that they knew and lobbied.

PROOF 6 — The money: MCF’s own budget vs. the proffer

Slide 12 of the July 13, 2026 deck discloses the foundation’s own finances:

Figure (per MCF’s own deck)	Amount
Total cost for all MCF events in 2026	\$28,035.76
Amount covered through sponsorship and grants	\$15,127.46
Unfunded gap	\$12,908.30
Luck Stone proposed proffer to the foundation	\$25,000.00

The \$25,000 proffer would have nearly **doubled the foundation’s entire annual budget** in a single payment — covering its \$12,908 gap nearly twice over. The deck’s sponsorship list includes Durwood Young and Barbara Johnson. Slide 3 names Toneika Stephens-Young as Founder and CEO; slide 9 signs her as Executive Director.

PROOF 7 (NEW) — The sworn state record: the SCC annual reports

Pulled September 10, 2026 from the SCC Clerk’s Information System (public). Every annual report the foundation ever filed — AR2024 (filed Feb 5, 2025), AR2025 (filed Sept 2, 2025), and AR2026 (filed Aug 3, 2026) — lists the same board:

Sworn SCC filing	Directors listed	Officers listed
Annual Report 2024 (filed 2/5/2025)	Toneika Stephens-Young — sole	President: Toneika Stephens-Young — sole
Annual Report 2025 (filed 9/2/2025)	Toneika Stephens-Young — sole	President: Toneika Stephens-Young — sole
Annual Report 2026 (filed 8/3/2026)	Toneika Stephens-Young — sole	President: Toneika Stephens-Young — sole

No J.D. Young. No Scott Johnson. No Jezmon Lewis. The sworn state record names **only the commissioner's wife**, in every year, through the report filed five days before the proffer removal. See Section 6.

PROOF 8 (NEW) — The 2019 founding documents: J.D. Young as member or manager

The Articles of Organization of Musical Creations Unlimited L.L.C., filed April 30, 2019 (SCC filing 1904580669), state in the filed text:

“The name of the limited liability company’s initial registered agent is Juan Durvell Young. The initial registered agent is an individual who is a resident of Virginia and a member or manager of the limited liability company.”

The same filing gives the company’s registered office as **109 Colter Drive, Richmond, VA 23223** — described as “identical to the business office of the initial registered agent” — and the SCC’s own receipt letter is addressed to “JUAN DURVELL YOUNG, 109 COLTER DRIVE, RICHMOND, VA 23223.” The organizer who signed was Toneika Stephens. See Sections 7 and 8.

PROOF 9 (NEW) — The serial-cancellation and reinstatement record

All three Musical Creations entities were repeatedly auto-canceled for non-payment and reinstated — and on **February 5, 2025, all three were reinstated on the same day**, the same month the foundation’s IRS tax exemption was issued. See Section 7 for the full table.

3 | THE DOCUMENTED CHAIN — DATES AND SOURCES

Date	Event	Source
Apr 30, 2019	Musical Creations Unlimited L.L.C. formed; J.D. Young’s Richmond home (109 Colter Dr) is registered and principal office; filed text describes him as “member or manager”	SCC filing 1904580669
Oct 5, 2009–Apr 2021	109 Colter Dr (Henrico townhouse, built 2009, first sold Oct 2009 for \$252,000) is sold Apr 27, 2021 for \$190,000	Public MLS/property records
Mar 24, 2022	Principal office changed to 26762 Oxford Rd, Ruther Glen (the Young family home); signed by J.D. Young as registered agent	SCC filing 2203244346716
Aug 29, 2023	Musical Creations Foundation incorporated (nonstock, no members); sole initial director and RA: Toneika Stephens-Young, at the Oxford Rd home	SCC filing 2308296242829
Fall 2024	Musical Creations Foundation active (IRS exemption February 2025; files 990N only)	IRS records
Dec 31, 2024	Foundation’s corporate existence terminated (missed annual report); both LLCs also canceled June 30, 2024	SCC orders

Date	Event	Source
Feb 5, 2025	Cleanup day: all three entities reinstated on one day — same month as the IRS exemption	SCC filings 2502058225090, 2502058225096
Mar 28, 2026	MCF impact report lists board: Jezmon Lewis, Toneika Young, JD Young, Scott Johnson	MCF deck, slide 10
May 13, 2026	Luck Stone proffer statement (Payne/Hirschler) filed naming MCF as a \$25,000 beneficiary	County packet, pp. 52/60
Jun 30, 2026	Both LLCs auto-canceled again (fee non-payment) — three weeks before the hearing	SCC records
Jul 13, 2026	Stephens-Young presents the 17-slide MCF deck to the CCPS School Board	CCPS BoardDocs
Jul 23, 2026	PC hearing: Payne “we structured this”; Johnson (MCF board) thanks Luck Stone for the \$25K; Hodge raises the Young-family conflict; Young does not recuse	County video; Free Press
Jul 31, 2026	CCPS letter: no partnership with MCF; asks county to clarify the record	CCPS letter
Aug 3, 2026	Foundation files Annual Report 2026 — sworn, signed by Toneika Stephens-Young, again listing her as sole director/officer	SCC filing 26080310311524
Aug 8, 2026	Revised proffers REMOVE the MCF provision; school proffer raised \$75K → \$100K; Payne declines to say how the proffer originated	County packet; Free Press
Aug 20, 2026	BOS special meeting, ~2h40m closed session re: commissioner discipline	County video
Aug 27, 2026	PC recommends DENIAL 3–1; Young abstains citing potential conflict	County video; Free Press
Sep 8, 2026	BOS meets and declines to discipline Young ; Young denies wrongdoing; Free Press reports Sept 9: subhead describes MCF as “nonprofit owned by his wife”	County video; Free Press Sept 9

Wording discipline: the named \$25,000 provision was removed after the conflict became public, while the school-facilities proffer rose by the same \$25,000. The removal and the increase are documented facts; the reason for the removal is not. Likewise the auto-cancellations are administrative (fee non-payment); the pattern and timing are stated without any claim of intent.

4 | THE BOARD’S DECISION (SEPT 8, 2026) AND THE ACCOUNTABILITY QUESTION

On September 8, 2026, after a weeks-long public controversy, a roughly 2h40m closed session on possible discipline (Aug 20), and a Planning Commission denial of the project itself (Aug 27), the Caroline County Board of Supervisors **declined to discipline Planning Commissioner J.D. Young**. Young denied any wrongdoing in Luck Stone’s \$25,000 proffer to the nonprofit owned by his wife. (Fredericksburg Free Press, Sept 9, 2026, Taft Coghill Jr.)

This decision resolves the discipline question. It does not answer, and does not claim to answer, the central factual question of this file:

“Who first asked that Musical Creations Foundation be named in the May 13, 2026 proffer draft?”

That leaves the Board with a public accountability question that follows directly from its own decision:

“If the Board declined discipline, what factual finding did it make about who requested the \$25,000 provision, and what evidence did it rely on?”

If the Board’s answer is...	Then the public record shows...
“We did not determine who requested it”	The Board declined discipline while the central factual question remained unresolved.
“We determined who requested it (or that no one did)”	The underlying records and evidence exist somewhere — and are producible.

Either answer is documented evidence. The question can be put in writing to the Board, and the closed-session motion, certification, and any written legal advice concerning discipline are the natural next records to request.

Note: the Free Press’s own subhead now characterizes Musical Creations Foundation as “the nonprofit owned by his wife” — the ownership relationship is now uncontested in public reporting. The sworn SCC filings go further: they show Toneika Stephens-Young as the **only** officer and director the foundation has ever disclosed to the state (Section 6).

5 | THE CHURCH LAYER — WHO ELSE IS INSIDE THE PROJECT

The county’s own rezoning packets show that the community-benefit environment around RZ-06-2024 was wider than the two cash proffers. The project’s Owner group is not Luck Stone alone:

Party	Documented role in the project (county packet)
Luck Stone Corporation	Applicant; owner of parcels 82-A-61, 82-A-62, 92-A-1, and others
Q-FIVE, Inc.	Member of the Owner group
The Carmel School (f/k/a Carmel Christian Academy)	Owner; the 1,209-acre project boundary “includes acreage of land-swaps between the applicant and the Carmel School”
Trustees of Oxford Mount Zion Baptist Church	Owner of parcels 82-A-63, 82-A-64A, 82-A-65; part of the same land-swap acreage
Kevin T. Newcomb	Owner of parcels 82-A-64B, 82-A-64

In addition, Oxford Mount Zion Baptist Church’s leaders and congregants participated in the July 23 public hearing in support of the project, citing promised benefits. The church-benefit chain and the Musical Creations chain were operating inside the same community-benefit environment, before the same commission, in the same window of time.

This does not establish that any church requested that Musical Creations Foundation be included in the proffer. What it establishes is a concrete, named group of parties and communications to search: Luck Stone / Hirschler correspondence involving Young, Stephens-Young, Musical Creations, the Carmel School, or the OMZBC trustees; county staff emails predating May 13; and every draft of the proffer — specifically the redline on which “Musical Creations Foundation, Inc.” first appears.

Verification note: “Jericho” appears in the county packets only as Jericho Road, a physical road — no “Jericho Baptist Church” appears in either packet. Any church-benefit claim beyond the OMZBC and Carmel School items

above is unverified.

6 | NEW: THE SWORN STATE RECORD vs. THE FOUNDATION'S OWN DECK

The foundation's July 13, 2026 slide deck and its sworn SCC annual reports cannot both be accurate about who runs the organization:

Source	What it says about the MCF board	Date	Character of the document
MCF deck, slide 10 (Black College Expo report)	Board members: Jezmon Lewis, Toneika Young, JD Young , Scott Johnson	Mar 28, 2026 (presented Jul 13, 2026)	The foundation's own promotional deck, filed publicly in CCPS BoardDocs
SCC Annual Report 2026 — sworn	Sole director and sole officer: Toneika Stephens-Young . No other name appears.	Filed Aug 3, 2026	Sworn state filing, signed under the statutory warning
SCC Annual Report 2025 — sworn	Sole director and sole officer: Toneika Stephens-Young	Filed Sep 2, 2025	Sworn state filing
SCC Annual Report 2024 — sworn	Sole director and sole officer: Toneika Stephens-Young	Filed Feb 5, 2025	Sworn state filing

The Virginia annual report form carries its own warning, printed on the face of every filing:

"It is a Class 1 misdemeanor for any person to sign a document that is false in any material respect with intent that the document be delivered to the Commission for filing."

Only one of two things can be true, and the public record now documents the contradiction either way:

Possibility	Consequence for the record
The deck's four-person "board" is the foundation's real governing board	Then every sworn annual report (2024, 2025, 2026) omitted three directors — including a sitting Planning Commissioner — in filings signed under the Class 1 misdemeanor warning.
The sworn reports are accurate — Toneika is the only director and officer	Then the deck's "MCF Board Members" list (presented to the School Board on July 13, 2026, ten days before the hearing) named the Commissioner and Mr. Johnson as "board members" of an organization whose governing board, per the state record, includes neither of them.

Wording discipline: this section documents a contradiction between two public records. It makes no claim about which document is inaccurate, about intent, or about any person's state of mind. The contradiction is the finding.

7 | NEW: THE ENTITY STACK — THREE ENTITIES, ONE HOME ADDRESS

Three Musical Creations entities have existed. All three have been registered at 26762 Oxford Rd, Ruther Glen — the Young family home, on the same road as the Luck Stone project. Every fact in this section is from the primary SCC filing, pulled September 10, 2026 from the public Clerk's Information System (11 exhibits, publicly hosted).

Entity (SCC ID)	Formed	Signers on the filings	Status (Sept 2026)
Musical Creations Unlimited L.L.C. (S8242903)	Apr 30, 2019	Organizer: Toneika Stephens. RA: Juan Durvell Young (his own Richmond home; filed text: “member or manager”). 2021 reinstatement signed “Toneika Stephens, President”; 2022 office change signed “JD Young, Registered Agent”; 2025 reinstatement signed “Toneika Stephens-Young, Member”	Inactive — auto-canceled Jun 30, 2026
Musical Creations Unlimited Publications, LLC (11508945)	Mar 6, 2023	Organizer: Toneika Stephens-Young. RA: J.D. Young (jdyoungpps@yahoo.com), RA qualification states “Officer or Director of a Corporation that is Member/Manager” — but no corporation is named in any filing, and the Feb 5, 2025 reinstatement is signed by Toneika Stephens-Young as “Member” (an individual)	Inactive — auto-canceled Jun 30, 2026
Musical Creations Foundation, Inc. (11587859) — nonstock, no members	Aug 29, 2023	Incorporator / sole initial director / RA: Toneika Stephens-Young. Every annual report (2024, 2025, 2026) signed by her; reinstatement (Feb 5, 2025) signed “Chairwoman”	Active

The serial-cancellation and reinstatement pattern:

Date	Entity event	Source
Jul 31, 2021	2019 LLC auto-canceled (fees)	SCC order
Nov 8, 2021	2019 LLC reinstated — signed “Toneika Stephens, President”	SCC filing 2111083846052
Jun 30, 2024	Both LLCs auto-canceled (fees)	SCC records
Dec 31, 2024	Foundation existence terminated (missed annual report)	SCC order
Feb 5, 2025	All three entities reinstated on the same day — the same month the IRS issues the foundation’s 501(c)(3) exemption	SCC filings 2502058225090 / 8225094 / 8225096
Jun 30, 2026	Both LLCs auto-canceled again — three weeks before the July 23 hearing on the \$25,000 proffer	SCC records
Aug 3, 2026	Foundation files its 2026 annual report — sole director/officer unchanged	SCC filing 26080310311524

The auto-cancellations are administrative events caused by unpaid fees; the pattern and its timing are stated as documented facts only, without any claim of intent. The Feb 5, 2025 cluster is a matter of public record: one day, three filings, one signer on all of them — Toneika Stephens-Young.

8 | NEW: THE RICHMOND ORIGIN — 109 COLTER DRIVE

The 2019 LLC’s founding documents place J.D. Young’s business address at his own home at 109 Colter Drive, Richmond, VA 23223 — a 1,440 sq ft townhouse in the Saint Claire Ridge development, Henrico County, built 2009. The SCC’s April 30, 2019 receipt is addressed to him at that address. The property trail matches a relocation to Caroline County:

Date	Event	Source
Oct 5, 2009	109 Colter Dr first sells as a new townhome — \$252,000	Public MLS records

Date	Event	Source
Apr 30, 2019	LLC formed; SCC filing identifies 109 Colter Dr as Young's registered office (his home) and principal office; filed text describes him as "member or manager"	SCC filing 1904580669 + SCC receipt letter
Feb–Apr 2021	The townhouse is listed (Feb 25, \$205,000, MLS 2105059) and sells April 27, 2021 for \$190,000	Public MLS records (agent: Fathom Realty)
Mar 24, 2022	Young files the principal-office change to 26762 Oxford Rd, Ruther Glen — signed by him as Registered Agent	SCC filing 2203244346716
2026	Public-records aggregators (Radaris) list Juan Young, 63, current city Ruther Glen, prior residence 109 Colter Dr, Richmond	Radaris public profile

What this establishes: the Musical Creations operation began as a Henrico County home-based business in April 2019, with the commissioner himself as its registered agent and, per the filed articles, a member or manager. The family's move to Caroline County — to Oxford Road, the same road the Luck Stone project sits on — occurred between the April 2021 sale and the March 2022 filing.

What this does NOT establish (stated plainly):

The public MLS record does not name the seller or buyer of 109 Colter Drive. Whether J.D. Young held the deed or rented is not proven by the sources in this file; the deed itself would settle it. What is proven by primary documents is that he lived there (SCC's own receipt addressed to him at the property) and that the sale date aligns with the family's relocation. No ownership claim should be made without the deed.

Residency note (for completeness, stated neutrally): a 2021–2022 move means Young has lived in Caroline County roughly four to five years by the November 2026 election — he meets any district residency requirement for the Reedy Church Board of Supervisors seat he is seeking. The Henrico chapter is context for the entity timeline, not an eligibility challenge.

9 | WHAT IS PROVEN vs. NOT PROVEN

Question	Status	Basis
Who drafted the proffer?	✓ PROVEN	Payne/Hirschler for Luck Stone (document + admission)
Who structured the MCF inclusion?	✓ PROVEN	Luck Stone/Payne — "we structured this"
Who submitted it to the county?	✓ PROVEN	Luck Stone, May 13, 2026
Is J.D. Young listed as an MCF board member in MCF's own deck?	✓ PROVEN	MCF deck slide 10 (March 28, 2026 report)
Is Scott Johnson listed as an MCF board member?	✓ PROVEN	Same slide 10 list
Does the sworn SCC record list anyone but Toneika as director/officer?	✓ PROVEN — NO ONE ELSE	AR2024, AR2025, AR2026 (primary filings)
Was J.D. Young a member/manager of the 2019 LLC per its filed articles?	✓ PROVEN	SCC Articles of Organization, Apr 30, 2019 (filed text)

Question	Status	Basis
Were all three entities reinstated on Feb 5, 2025?	✓ PROVEN	SCC filings, all three entities
Was 109 Colter Dr J.D. Young's home per SCC records?	✓ PROVEN	SCC receipt + articles + Radaris corroboration
Are the Carmel School and OMZBC owners inside the project?	✓ PROVEN	County packets (Owner group, land-swaps)
Did the BOS discipline Young?	✗ NO — DECLINED (Sept 8)	Free Press, Sept 9, 2026
Did the foundation request the proffer?	✗ DENIED (in writing)	Stephens-Young statement
Did Young request it?	✗ DENIED (by Young)	July 23 + text message
Did CCPS request it?	✗ DENIED (in writing)	Fortune/Calveric letter
Is the deck's 4-person board consistent with the sworn state record?	✗ CONTRADICTION DOCUMENTED	Deck slide 10 vs. AR2024/25/26 — see Section 6
Which corporation (if any) is the member of the Publications LLC?	? NOT PROVEN — the reinstatement names Toneika Stephens-Young as an individual Member; no corporation appears in any filing	SCC filings 11508945
Did J.D. Young own (vs. rent) 109 Colter Drive?	? NOT PROVEN — deed not pulled; do not claim	Public MLS does not name parties
Did Luck Stone know about the Young connection?	? CLAIMED NO — unverified	Payne's statement
Which individual first wrote the foundation's name?	? NOT PROVEN — public record EXHAUSTED; FOIA required	No indexed public meeting, notice, agenda, or document identifies the originator; Payne declined to answer. See Section 12

10 | THE DAMNING TENSION

Luck Stone claims its officials did not know the foundation was connected to Commissioner Young. But the foundation was:

Fact about MCF	Source
Formed approximately fall 2024 as a Virginia nonstock corporation (IRS exemption February 2025)	SCC + IRS records
A tiny organization with no 990 financial filings (files 990N postcard only)	IRS records
Not a formal partner of CCPS	CCPS July 31 letter
Led by the commissioner's wife (Founder/CEO/Executive Director)	Deck slides 3, 9
With the commissioner himself listed on its board in its own deck	Deck slide 10
Registered with the state through the commissioner's own email (jdyoungpps@yahoo.com) as registered agent of both LLCs	SCC filings (primary)

Fact about MCF	Source
Whose predecessor LLC described the commissioner as “member or manager” at his own home address since April 2019	SCC Articles of Organization, Apr 30, 2019
Whose sworn state filings through Aug 3, 2026 list only his wife as director and officer	SCC annual reports (primary)
An organization whose entire 2026 budget is \$28,035.76 — which the \$25,000 proffer would nearly double	Deck slide 12

For a Richmond-based company to name this organization as one of two beneficiaries in a 1,111-acre rezoning, someone at Luck Stone or Hirschler had to know the foundation existed. Payne was asked directly how the proffer originated and declined to answer.

11 | SOURCES

1. Caroline County RZ-06-2024 packet, July 23, 2026 (120MB, 143pp) — proffer statement pp. 52/60, staff analysis p. 17, Owner group and parcel lists
2. Caroline County RZ-06-2024 packet, Aug 27, 2026 (40MB, 144pp) — revised proffers pp. 19–20, 95; Owner group incl. The Carmel School and Trustees of Oxford Mount Zion Baptist Church with land-swap acreage
3. Fredericksburg Free Press: July 24, 2026; Aug 8, 2026; Aug 28, 2026; Sept 9, 2026 (“Caroline Board of Supervisors declines to discipline planning commissioner”) — Taft Coghill Jr.
4. CCPS BoardDocs, July 13, 2026 Regular School Board Meeting, item DUVMUC5CEBA4 — “MCF Schoolboard Slide Presentation.pdf” (17 slides; slide 10 = Black College Expo Impact Report dated March 28, 2026; slide 12 = 2026 financial summary). Public file DVU3XZ091391
5. IRS records: Musical Creations Foundation Inc., EIN 93-3151094, exemption issued Feb 2025, Ruther Glen VA, files 990N
6. Caroline County YouTube channel — PC hearing 07/23; BOS special 08/20; PC denial 08/27 (HGxebDYZV6I); BOS 09/08 (pLv6OFQmFOI)
7. NEW — Virginia SCC Clerk’s Information System, primary corporate filings pulled Sept 10, 2026 (public): Articles of Organization, Musical Creations Unlimited L.L.C., Apr 30, 2019 (filing 1904580669); Reinstatement Nov 8, 2021 (2111083846052); Statement of Principal Office Change Mar 24, 2022 (2203244346716); Reinstatement Feb 5, 2025 (2502058225096)
8. NEW — Virginia SCC CIS: Articles of Organization, Musical Creations Unlimited Publications LLC, Mar 6, 2023; Reinstatement Feb 5, 2025
9. NEW — Virginia SCC CIS: Musical Creations Foundation Inc. (11587859) — Articles of Incorporation Aug 29, 2023 (2308296242829); Order of Reinstatement Feb 5, 2025 (2502058225090; termination Dec 31, 2024); Annual Reports 2024 (2502058225094), 2025 (2509029008851), 2026 (26080310311524) — the three annual reports are the basis of Section 6
10. NEW — Public property/MLS records for 109 Colter Dr, Richmond VA 23223 (Henrico County, APN 800-730-3743): built 2009; first sale Oct 5, 2009 \$252,000; listed Feb 25, 2021 \$205,000 (MLS 2105059); sold Apr 27, 2021 \$190,000
11. NEW — Radaris public profile: Juan Young, age 63, Ruther Glen VA, prior residence 109 Colter Dr Richmond

12. NEW — The eleven SCC filing images (MCF Exhibits 01–11, file names MCF_Exhibit01 through MCF_Exhibit11) are archived at CaseLock public storage and linked in the online case file for this report.

Disclosure note: the Free Press reported that Charlie Payne is the Fredericksburg office managing partner for Hirschler Fleischer, a major donor to the Free Press; the Free Press states donors do not influence newsroom operations.

Figures and quotations in this report are sourced from the documents identified above. Citations should be independently verified before being relied upon in any legal proceeding.

12 | FINAL DISPOSITION — PUBLIC RECORD EXHAUSTED

After a full pass of the public meeting trail, School Board records, Planning Commission records, the county’s rezoning packets, the foundation’s own public materials, the sworn SCC filings, and fresh web indexing, the public-record question is closed as follows:

PROVEN

“Musical Creations Foundation first appears in the presently recovered CTEC record in the developer/applicant’s proffer by May 13, 2026. The July 13 School Board presentation occurred later and therefore did not originate the \$25,000 provision. Luck Stone / Luck Development was the party formally offering the benefit, through a broader community-benefit package, with Charles Payne / Hirschler representing the applicant.”

Proven element	Basis
MCF first enters the CTEC transaction on the applicant/developer side, no later than May 13, 2026	May 13, 2026 proffer statement (July 23 packet, pp. 52/60)
The July 13, 2026 School Board deck post-dates the proffer and did not originate it	CCPS BoardDocs vs. county packet dates
The foundation was already publicly active before the proffer (March 28, 2026 Black College Expo trip for local youth)	MCF deck, slide 10
Luck Stone’s community-benefit package was broader than the \$25,000 item — the county packets document land-swap and benefit arrangements with The Carmel School and the Trustees of Oxford Mount Zion Baptist Church	County packets (Owner group; land-swaps)
The case dossier additionally characterizes the package as involving Carmel Baptist and Jericho Baptist; those two items are in the dossier, not in the county packets themselves (“Jericho” appears in the packets only as a road)	Caroline County master case file (prior-session document)
Prehistory context: J.D. Young was already participating in Luck’s CTEC process in March 2024, immediately after Toneika Stephens-Young publicly supported the related VALCO/PIRT amendment (same-night sequence); the foundation was incorporated August 2023 and received its IRS exemption February 2025 at the Oxford Road address published for Young	Caroline County master case file (prior-session document); SCC filings 2308296242829; IRS records

NOT PROVEN

“The presently available public record does not identify which individual first selected or supplied Musical Creations Foundation’s name. No public meeting, notice, agenda, or indexed document found to date proves that J.D. Young, Toneika Stephens-Young, Charles Payne, Jon Riley, Susan Mitchell, Lindsay Hart, or any other person originated the selection.”

The naming of specific persons above is not an accusation — it is the universe of participants in the drafting chain, none of whom can be confirmed or excluded on the present record. Every one of them has denied or disclaimed originating the provision where asked.

DISPOSITION

“PUBLIC-RECORD EXHAUSTED — FOIA REQUIRED FOR INDIVIDUAL ATTRIBUTION.”

This is not a statement that the search was insufficient. It is a statement that the answer has hit a document-access boundary: the decisive record is almost certainly a private or FOIA-releasable communication from 2025 through May 13, 2026. The final proof gate consists of:

Records that would close the question

Proffer drafts and redlines predating May 13, 2026 — specifically the version on which “Musical Creations Foundation, Inc.” first appears

Transmittal correspondence from Payne / Hirschler to Luck Stone or county staff

Luck Stone / Luck Development communications (including Jon Riley) involving J.D. Young, Toneika Stephens-Young, Musical Creations, the Carmel School, Carmel Baptist, Oxford Mount Zion Baptist Church, or Jericho Baptist

County staff comments on the proffer drafts predating May 13, 2026

The Board’s closed-session motion, certification, and any written legal advice concerning the Sept 8, 2026 non-discipline decision

Luck Stone’s community-engagement process is the most plausible origin mechanism on the present record — the foundation entered the transaction through a broader negotiated benefits package, drafted by the applicant’s counsel. Which human being first spoke or wrote the foundation’s name is the one fact the public record cannot reach. That question now converts from an open-ended research lead into a records request with a defined date range, a defined custodian list, and a defined document set.