



**BOOK 39**  
**Page 195-199**



**AMHERST COUNTY**  
**BOARD OF SUPERVISORS**

**Board of Supervisors**

Claudia Tucker, Chair  
District 2  
Tom Martin, Vice-Chair  
District 1  
David W. Pugh, Jr., Supervisor  
District 4  
Chris Adams, Supervisor  
District 3  
Drew Wade, Supervisor  
District 5

**MINUTES**

**July 15, 2025**  
Administration Building - 153 Washington  
Street - Public Meeting Room  
Amherst, Virginia 24521  
Meeting Convened - 7:00 PM

**County Administrator**  
Jeremy Bryant

**County Attorney**  
Mark Popovich

**I. Call to Order**

At a regular meeting of the Amherst County Board of Supervisors held on July 15, 2025, at 7:00 p.m., the following members were present:

**BOARD OF SUPERVISORS:**

Tom Martin, Vice-Chair  
David W. Pugh, Jr., Supervisor  
Drew Wade, Supervisor

**ABSENT:**

Claudia D. Tucker, Chair  
Chris Adams, Supervisor

**STAFF:**

Jeremy S. Bryant, County Administrator  
Stacey McBride, Deputy County Administrator/Finance Director  
Mark Popovich, County Attorney  
Kristen Freeman, Clerk

Vice-Chair Martin called the meeting to order at 7:00 p.m.

**NOTE: All Board of Supervisors' meetings are now being streamed live on Facebook and on YouTube.**

**II. Approval of Agenda**

By motion of Supervisor Wade and with the following vote, the Board approved the agenda with the amendment of postponing Section V. 15.2 - 2232 Appeal Item A. Special Exception 2025-115 OneEnergy Development LLC, Section VI. Public Hearing Item A. Utility Scale Siting Agreement 2025-348, Item B. Special Exception 2025-115 OneEnergy Development LLC and Section VIII. County Administrator's Report Item A. Boards/Commissions/Committees - Planning Commission District 2 and one At-Large seat vacancies to the August 19, 2025 Board of Supervisors meeting.

AYE: Mr. Martin, Mr. Pugh, and Mr. Wade

NAY: None

ABSENT: Mrs. Tucker, Mr. Adams

### **III. Invocation and Pledge of Allegiance**

Supervisor Pugh led the Invocation and Supervisor Wade led the Pledge of Allegiance.

### **IV. Citizen Comment**

John A. Marks Jr. addressed the Board regarding the Gateway Project. **(See Attachment 1)**

Jim Vazquez addressed the Board asking them to make a motion to revoke Special Exception 2024-154.

### **V. 15.2 -2232 Appeal**

A. Special Exception 2025-115 OneEnergy Development LLC  
**Postponed to August 19, 2025, by Agenda Amendment.**

### **VI. Public Hearing**

A. Utility Scale Solar Siting Agreement 2025-348  
**Postponed to August 19, 2025, by Agenda Amendment.**

B. Special Exception 2025-115 OneEnergy Development LLC  
**Postponed to August 19, 2025, by Agenda Amendment.**

C. Special Exception 2025-113 Posterity Acres, LLC  
The Board conducted a public hearing for a special exception in the A-1, Agricultural Residential District. The purpose of the special exception is to allow a short-term tourist rental of a dwelling at 146 Garrett Farm Road.

The Planning Commission recommended approval of Special Exception 2025-116, 6-0.

Based on the Analysis, I motion that the Board of Supervisors approve Special Exception 2025-113 at 146 Garrett Farm Road to allow a short-term tourist rental of a dwelling with the Planning Commission's recommendations:

1. **Lighting:** All outdoor lighting will be glare-shielded and directed so as to prevent illumination across the property line.
2. **Sewerage Facilities:** The applicant shall follow all regulations prescribed by the Virginia Department of Health.
3. **Parking:** Guest shall be required to park on the property and not park on neighboring lots or on any right-of-way outside of their property unless they have written permission.
4. **Short-Term Tourist Rental:** The applicant shall meet all requirements of Section 916.
5. The subdivision plat with a revised date of June 26, 2025, shall be recorded before the issuance of a zoning permit.

#### **Added Condition:**

6. All occupants of the short-term tourist rental shall be restricted to the 2.475 acres as shown on the approved subdivision plat dated June 26, 2025.

The petitioner's father was present to address questions on his behalf.

The Public Hearing was opened.

Proponents: Steven Crowder, Travis Klous

Opponents: None

The Public Hearing was closed.

By motion of Supervisor Wade and with the following vote, the Board approved Special Exception 2025-113 with the noted sixth condition.

AYE: Mr. Martin, Mr. Pugh, Mr. Wade

NAY: None

ABSENT: Mrs. Tucker, Mr. Adams

**D. Special Exception 2025-136 David Yeatts (Postponed)  
Postponed to August 19, 2025, by Agenda Amendment.**

## **VII. Consent Agenda**

By motion of Supervisor Pugh and with the following vote, the Board approved the Consent Agenda for July 15, 2025.

AYE: Mr. Martin, Mr. Pugh, and Mr. Wade

NAY: None

ABSENT: Mrs. Tucker, Mr. Adams

### **A. Minutes - June 17, 2025**

It was moved that the Board adopt the minutes of June 17, 2025.

### **B. Ordinance 2025-2 - Employee One-Time Bonuses**

It was moved that the Board adopt Ordinance 2025-2 Employee One-Time Bonuses as presented.

### **C. Resolution 2025-8-R - Job Corps**

It was moved that the Board adopt Resolution 2025-8-R Job Corps as presented.

## **VIII. County Administrator's Report**

### **A. Boards/Commissions/Committees - Planning Commission District 2 and one At-Large seat vacancies**

**Postponed to August 19, 2025, by Agenda Amendment.**

### **B. Reassessment Process/Board of Equalization**

For the Board's Information.

## **IX. County Attorney's Report**

The County attorney reported that Thursday, July 24, 2025, is the second hearing in the matter that was filed against the county and the Fishers relative to their special exception. He stated that the purpose of the second hearing is to have the court hear from our codefendants, the Fishers.

## **X. Liaison and Committee Reports**

**A. Planning Commission - David Pugh**

Supervisor Pugh reported that the utility-scale solar facility at the north end of the county, located along the Buffalo River, was voted down unanimously by the Planning Commission. Mr. Pugh stated that the special exception for Posterity Acres, which was discussed earlier in the meeting during the Public Hearing section, was unanimously approved by the Planning Commission. He stated that the special exception for David Yeatts that was on the agenda for tonight, but postponed, was for a short-term tourist rental in a private subdivision in Naola, and that was voted down by the Planning Commission. He also stated that the Commission had looked at and worked on the battery storage ordinance to bring back to the Board of Supervisors.

**B. Parks, Recreation & Cultural Development Board- Tom Martin**

Vice-Chair Martin reported that the Amherst County Day in the Park event will be held on July 26, 2025, at Mill Creek Lake Park from 11:00 a.m. to 3:00 p.m., featuring fishing clinics for children, a DJ, and vendors. He also stated that sign-ups for fall and adaptive soccer are still ongoing and that there is a Lancer football camp on July 19, 2025. Mr. Martin also reported that the Parks and Recreation department has scheduled a bus trip to Rosie's in Vinton for July 24, 2025. He also stated the senior social luncheon was today and went very well.

**XI. Citizen Comment**

There was no public comment.

**XII. Matters from Members of the Board of Supervisors**

Vice-Chair Martin had no matter to discuss.

Supervisor Pugh requested that a Commemorative Resolution be made for Mack Mays, Assistant Chief of Monelison Volunteer Fire Department, who recently passed away.

Supervisor Wade stated that the Monelison Bruins Football organization is back this season and that the last day for sign-up is July 26. He also mentioned that the county has several teams headed to the Dixie Youth World Series and that he was hoping that some financial support could be offered, similar to that of last year. Mr. Wade also congratulated the Commonwealth Attorney's Office, the Sheriff's Office, and the Paleo family for the recent conviction of Mr. Sales which is a win for the family and the County.

**XIII. Adjournment**

By motion of Supervisor Wade and with the following vote, the Board adjourned at 7:27 pm.

AYE: Mr. Martin, Mr. Pugh, Mr. Wade

NAY: None

ABSENT: Mrs. Tucker, Mr. Adams



---

Tom Martin, Vice- Chair  
Amherst County Board of Supervisors



---

Jeremy Bryant, County Administrator

Presentation to Amherst County Board of Supervisors

July 15, 2025

Good evening Madam Chair, Members of the Board and Staff. My name is John A. Marks, Jr. and I reside in District #5.

I struggled with the decision regarding the language to use in my presentation this evening. I finally reached the conclusion that the kindest thing would be to say that I am terribly disappointed in how my Board of Supervisors (BOS) has handled the Gateway Project.

When I left the BOS meeting on June 3<sup>rd</sup>, 2025 I was convinced the Board would not spend money to move forward on the Gateway Project until the developer had provided, in a formal written document, assurances of intention to complete the Gateway Project, such as a schedule or Memorandum of Understanding (MOU).

So why am I disappointed with my BOS. Let me tell you what I know and why I am disappointed. Based on a review of official BOS meeting minutes, Service Authority Board Minutes, videos and FOIA:

1. I know this BOS has committed \$3.5 million dollars of taxpayer money to the Gateway Project .
2. I know the BOS has no formal written commitment from the developer regarding the Gateway Project.
3. I know that in response to a direct question during the June 11<sup>th</sup>, 2025 Service Authority Board meeting asking, has the developer secured project funding, the response was "we are working on it." So, the answer is project funding was not secured as of June 11, 2025 for the Gateway Project.

4. I know the BOS has no approved site plan and has no way to determine what type/how many units will be built.
5. I know the BOS has no schedule for the project.
6. I know that on June 11<sup>th</sup>, 2025 the Service Authority voted to execute a contract with Toney Construction for Project #3 of the Gateway Project for \$351,800.
7. I know that on June 17<sup>th</sup>, 2025 the Notice of Award for Project #3 was issued to Toney Construction.
8. I know that on July 7<sup>th</sup>, 2025 a signed contract document and required bonding was received from Toney Construction regarding Project #3.

It disappoints me that taxpayer money is being spent on this project with no formal commitment from the developer, after it appeared on June 3<sup>rd</sup>, 2025 this Board would not be in favor of doing such.

However, most disturbing of all, I know there is no record that this Board, which committed \$3.5 million dollars of taxpayer money, was involved in the decision to spend taxpayer money on Gateway project #3. I expect my BOS to be more engaged than this, especially with \$3.5 million dollars at stake. I believe you let the citizens down.

Quite frankly I question if this board has its head in the game regarding this project.

Thank you.