



BOOK 39
Page 207-214



**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

August 19, 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 August 19, 2025, at 7:00 p.m., the following members were present:

BOARD OF SUPERVISORS:

Claudia D. Tucker, Chair
Tom Martin, Vice-Chair
David W. Pugh, Jr., Supervisor
Chris Adams, Supervisor
Drew Wade, Supervisor

ABSENT: None

STAFF:

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

Chair Tucker 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 Vice-Chair Martin and with the following vote, the Board approved the agenda.

AYE: Mrs. Tucker, Mr. Martin, Mr. Pugh, Mr. Adams and Mr. Wade

NAY: None

ABSENT: None

III. Invocation and Pledge of Allegiance

Vice-Chair Martin led the Invocation and Supervisor Adams led the Pledge of Allegiance.

IV. Citizen Comment

Derin Foor addressed the Board regarding an item on the agenda regarding an at-large seat vacancy on the Planning Commission.

V. Public Hearing

A. Special Exception 2025-115 OneEnergy Development LLC / 15.2-2232 Appeal / Utility Scale Solar Siting Agreement 2025-348

The Board conducted a combined public hearing for a special exception and siting agreement regarding a utility-scale solar facility in the A-1, Agricultural Residential District. The Board also reviewed a petition for appeal as defined in VA State Code 15.2-2232(B).

Special Exception 2025-115

Request by OneEnergy Development, LLC for a special exception request in the A-1, Agricultural Residential District for a solar energy system, utility-scale (5MW). The parcel is located at tax map number 82-A-84A.

15.2-2232 Appeal

Pursuant to VA State Code 15.2-2232(B), a petition on behalf of OneEnergy Development LLC (Hyssop Solar, LLC) has been submitted regarding the Planning Commission's determination that a utility-scale solar facility on Tax Map No. 82-A-84A was not substantially in accordance with the County's Comprehensive Plan. The VA State code states that the appeal shall be heard and determined within 60 days from its filing.

Siting Agreement 2025-348

In accordance with the provisions of Sections 15.2-2204 and 15.2-2316.8 of the Code of Virginia, as amended, the Amherst County Board of Supervisors hereby gives notice of a public hearing for the consideration of the Utility Scale Solar Siting Agreement presented by OneEnergy Development, LLC. This siting agreement is in association with proposed Special Exception No. 2025-115 on tax map number 82-A-84A.

Planning Commission recommended denial with a 6 to 0 vote.

The applicant addressed the Board.

Karen Cohen, attorney with Gentry Locke who represents the applicant, addressed the Board.

The Public Hearing was opened.

Proponents: Kennedy Campbell, Steve Zonowski, Ron Dixon
Opponents: Gary Ahern, Kimberly Maddox, Paul Kilgore

The Public Hearing was closed.

By motion of Vice-Chair Martin and with the following vote, the Board denied special exception 2025-115, siting agreement 2025-348, and to uphold the planning commission decision that special exception 2025-115 is not consistent with the Amherst County Comprehensive Plan.

Vice-Chair Martin stated that with the exception of a couple of properties this would have been a ideal spot for the solar farm. However he stated he did have concerns with grading 20 acres at a time on that steep of a slope adjacent to the river. Mr. Martin stated he has been overseeing land development for 32 years and has

seen the effects of blowouts and the effect it can have on the environment. Mr. Martin said it was good intent but wrong location.

AYE: Mrs. Tucker, Mr. Martin, Mr. Pugh, Mr. Adams

NAY: Mr. Wade

ABSENT: None

B. 2025-337 John Tomlin - Rezoning

Request by John Tomlin for a rezoning from the R-1, Limited Residential District to the R-2, General Residential District. The purpose of the rezoning is to allow a double-wide to be placed on the property. The property is identified as Tax Map No. 139-A-45.

The request includes an amendment to the Future Land Use Map (FLUM) of the Amherst County Comprehensive Plan, changing the designation from low-density residential to medium-density residential in the area identified on the proposed rezoning map.

The applicant addressed the Board.

The Planning Commission recommended approval of rezoning 2025-337, with a 5-0 vote.

The Public Hearing was opened.

Proponents: Chelsea Ray, Lee Fuller

Opponents: None

The Public Hearing was closed.

By motion of Vice-Chair Martin and with the following vote, the Board approved rezoning 2025-337.

AYE: Mrs. Tucker, Mr. Martin, Mr. Pugh, Mr. Adams and Mr. Wade

NAY: None

ABSENT: None

C. 2025-354 William Casey Jr & Thressa Qualls - Special Exception

Request by William Casey Jr. and Thressa Qualls for a special exception in the A-1, Agricultural Residential District. The purpose of the special exception is to allow a welding business. The petitioner intends to convert an existing pole barn into a welding shop, with three employees. The parcel is identified as Tax Map No. 110-2-1.

The Planning Commission recommended approval with a 5 to 0 vote with the listed conditions.

The Public Hearing was opened.

Proponents: None

Opponents: None

The Public Hearing was closed.

By motion of Chair Tucker and with the following vote, the Board approved Special Exception 2025-354 with the stated conditions.

AYE: Mrs. Tucker, Mr. Martin, Mr. Pugh, Mr. Adams and Mr. Wade

NAY: None
ABSENT: None

Conditions:

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: All vehicles shall be required to park on the property and not park on neighboring lots that are not of common ownership or on any right-of-way outside of their property unless they have written permission.
4. Outdoor Storage: There shall be no outside storage. All materials and equipment shall be kept within an enclosed structure.
5. The owner shall apply for a change of use permit for the structure and receive final approval from the Building Official prior to the issuance of a zoning permit.
6. The minimum landscaping requirements in Section 1605 of the Amherst County Zoning and Subdivision Ordinance shall be met.
7. All requirements set forth by the Amherst County Fire Marshall shall be met.
8. All requirements from the Virginia Department of Transportation shall be met prior to the issuance of a zoning permit.
9. Any expansion of the facility, other than to meet building safety and the Virginia Department of Health requirements, shall require an approved special exception permit.

D. CDBG Block Grant

Amherst County is in the process of preparing a Community Development Block Grant (CDBG) application for funding not to exceed the amount of \$2,000,000.00 for infrastructure improvements for the South Madison Heights Public Infrastructure Project.

No matching funds are required.

Jefrado Granger with the Central Virginia Planning District Committee addressed the Board.

The Public Hearing was opened.

Proponents: None

Opponents: None

The Public Hearing was closed.

By motion of Supervisor Wade and with the following vote, the Board approved Resolution 2025-13-R.

AYE: Mrs. Tucker, Mr. Martin, Mr. Pugh, Mr. Adams and Mr. Wade

NAY: None

ABSENT: None

E. Ordinance 2025-3 - Transient Occupancy Tax Revisions

During the last General Assembly session, certain technical revisions were made to the statutory language authorizing a locality to charge a transient occupancy tax. The proposed revisions will bring the County Code into compliance with those revisions.

The Public Hearing was opened.

Proponents: None

Opponents: None

The Public Hearing was closed.

By motion of Vice-Chair Martin and with the following vote, the Board adopted Ordinance 2025-3 as presented.

AYE: Mrs. Tucker, Mr. Martin, Mr. Pugh, Mr. Adams and Mr. Wade

NAY: None

ABSENT: None

VI. Consent Agenda

By motion of Supervisor Wade and with the following vote, the Board approved the Consent Agenda for August 19, 2025.

AYE: Mrs. Tucker, Mr. Martin, Mr. Pugh, Mr. Adams and Mr. Wade

NAY: None

ABSENT: None

A. Minutes - August 5, 2025

It was moved that the Board adopt the minutes of August 5, 2025.

B. Appropriate Transfer for Forfeited Assets

It was moved that the Board appropriate \$600.00 to be transferred to the Forfeited Assets fund.

C. Resolution 2025-11-R Settlement with Purdue

It was moved that the Board adopt Resolution 2025-11-R as presented.

D. Resolution 2025-12-R Manufacturers Settlement

It was moved that the Board adopt Resolution 2025-12-R as presented.

E. FY 25 Appropriation of Revenue - Sheriff's Office

It was moved that the Board approve the appropriation of funds as described.

F. Declaration of the Statement of Subdivision of Amelon Commerce Center

It was moved that the Board direct the County Administrator to sign the attached letter.

VII. Special Presentation

A. Commemorative Resolution 2025-3-CR

The Board honored and recognized Mack Mays, who displayed a life committed to Amherst County and who recently passed away.

By motion of Chair Tucker and with the following vote, the Board approved Commemorative Resolution 2025-3-R as presented.

AYE: Mrs. Tucker, Mr. Martin, Mr. Pugh, Mr. Adams and Mr. Wade

NAY: None
ABSENT: None

VIII. New Business

A. ISO Rating Recognition

The Amherst County Board of Supervisors recognized the most recent ISO ratings for both the Amherst Fire Department and the Monelison Volunteer Fire Department.

IX. County Administrator's Report

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

The Board interviewed Mr. Martineau during the meeting.

By motion of Vice-Chair Martin and with the following vote, the Board reappointed Mr. Martineau for a four-year term as an at-large member on the Planning Commission.

AYE: Mrs. Tucker, Mr. Martin, Mr. Pugh, Mr. Adams and Mr. Wade
NAY: None
ABSENT: None

Mr. Wade made a motion to reappoint Ms. Catherine Gamble, the vote failed 2-3. Wade and Pugh voting yes, Tucker, Martin and Adams voting no.

By motion of Vice-Chair Martin and with the following vote, the Board appointed Mrs. Schjonning to serve a four-year term on the Planning Commission.

AYE: Mrs. Tucker, Mr. Martin, Mr. Adams
NAY: Mr. Pugh, Mr. Wade
ABSENT: None

B. Reassessment/Board of Equalization

By motion of Vice-Chair Martin and with the following vote, the Board recommends to the Circuit Court Judge the appointment of Kenneth Campbell, Walter Sturfels, David Emmert, Andrew McCarty, and David Scruggs as regular members for the Board of Equalization and Kevin Peterson and Jenny Woollett as alternate one and two members.

AYE: Mrs. Tucker, Mr. Martin, Mr. Pugh, Mr. Adams and Mr. Wade
NAY: None
ABSENT: None

X. County Attorney's Report

The County Attorney had no matter to discuss.

XI. Liaison and Committee Reports

A. Parks, Recreation & Cultural Development Board- Tom Martin

Vice-Chair Martin reported that the new windows are currently being installed at the Parks and Recreation building and should be completed in 2 to 3 weeks. Mr. Martin said there are lots of sports activities going on and mentioned the Amherst County Fair coming up on September 4th through 7th and stated volunteers are still needed.

B. Agriculture Committee - Claudia Tucker

Chair Tucker reported the Agriculture Committee is staying busy with fair preparations. Mrs. Tucker also stated that citizens should come out and see the mutton busting at the county fair. Mrs. Tucker also expressed her gratitude to the agriculture committee, staff and volunteers for the hard work put into the fair.

XII. Departmental Reports

A. Treasurer's Report

For the Board's information.

XIII. Citizen Comment

Jim Thompson addressed the Board, stating he is highly disappointed that the Board did not reappoint Mrs. Gamble to the Planning Commission.

XIV. Matters from Members of the Board of Supervisors

Chair Tucker stated she had some constituents call her about some activity in the Seminole Shopping Center, she rode out there and noticed there were a couple of homeless people out front of the old Big Lots building as well as behind the building. She stated she called Mr. Bryant and they will be tending to that matter. Mrs. Tucker also reported that the Warrick Barn Convenience Center on 60 West, when closed on Tuesdays and Thursdays, that people will drop their bags of trash at the gate. She stated that she has contacted Mr. Bryant asking about putting up cameras in that area to capture license plates for the Sheriff. She questioned putting up signs that the area is monitored and installing game cameras.

Vice-Chair Martin asked that regarding the Board's upcoming retreat, could they have a discussion about affordable housing. He stated that it does not happen that often, but periodically they have to approve double-wides or manufactured homes, and questioned if that is something the county really needs to be putting the citizens through. He also thanked Public Safety staff for taking good care of him recently when he needed to utilize the ambulance service.

Supervisor Pugh had no matter to discuss.

Supervisor Adams stated that the Board has dedicated a lot of time, money, and effort to groups for the 29 beautification committee going south and that the panhandling situation does not sit well with him. He stated that he called Mr. Creasy and Mr. Bryant who researched and discovered that the county already has an Ordinance in place to address this matter, Mr. Adams stated he contacted the Sheriff and let them know of the Ordinance and since the panhandling situation seems to have been taken care of. Mr. Adams thanked the staff for helping with that and recognized that the Sheriff's Office is being vigilant of this matter and taking care of it. Supervisor Adams also stated that he spoke with Mr. Bryant recently about ambulance billing going into this new budget year and he stated there may be some changes coming soon with the billing structure for that and he asked if Mrs. McBride could break those revenues out to see how they trend to which Mrs. McBride stated she does already do.

Supervisor Wade stated that, based on the special exception that was heard earlier in the meeting for solar, he would like the Board to take into consideration at their upcoming retreat, trying to clarify expectations for those wishing to pursue utility-scale solar in the county.

XV. Adjournment

By motion of Supervisor Adams and with the following vote, the Board adjourned at 9:23 pm.

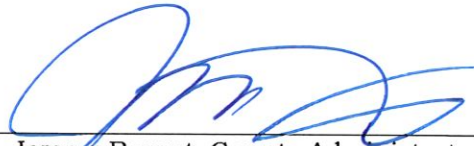
AYE: Mrs. Tucker, Mr. Martin, Mr. Pugh, Mr. Adams and Mr. Wade

NAY: None

ABSENT: None



Claudia D. Tucker, Chair
Amherst County Board of Supervisors



Jeremy Bryant, County Administrator