



BOOK 39
Page 215-220



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

September 2, 2025
Administration Building - 153 Washington
Street - Public Meeting Room
Amherst, Virginia 24521
Meeting Convened - 3:00 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 September 2, 2025, at 3:00 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 3:00 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.

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

NAY: None

ABSENT: None

III. Invocation and Pledge of Allegiance

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

IV. Citizen Comment

John A. Marks Jr. addressed the Board. (See Attachment 1)

V. Consent Agenda

By motion of Supervisor Adams and with the following vote, the Board approved the Consent Agenda for September 2, 2025.

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

NAY: None

ABSENT: None

A. Minutes - August 19, 2025

It was moved that the Board adopt the minutes of August 19, 2025.

B. FY 26 Appropriation of Revenue - Sheriff's Office

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

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

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

VI. Ordinance - First Read

A. Ordinance No. 2025-1 - Energy Storage

Amending and enacting §§ 302 of Article III – Definitions of terms and use in this Ordinance, §§ 708 of Article VII – Use Requirements by Zoning Districts, and §§ 925 of Article IX– Special Provisions, of Appendix A – Zoning and Subdivisions Ordinance to the Code of the County of Amherst, Virginia. The purpose of the ordinance is to allow energy storage facilities as a special exception in the M-1, Industrial District and set forth developmental standards and requirements for such facilities, such as, but not limited to: setbacks, screening of the facility, fire safety and environmental protections such as an emergency response plan and soil testing, revenue sharing, and decommissioning.

Vice-Chair Martin asked if the ordinance is specifically only allowing them by special use permit in the industrial district, "why don't we specifically state that within the comprehensive plan." Mr. Creasy stated it was a mishap to not include industrial language in the comprehensive plan, however, it can easily be put into place. Mr. Creasy said that it was carryover language from solar where the district was not indicated and now solar is allowed in multiple zoning districts and he believes it to be a great recommendation of the Board's to include the industrial areas in the comprehensive plan language.

By motion of Supervisor Adams and with the following vote, the Board directed staff to advertise Ordinance 2025-1 (with discussed changes) for a public hearing on September 16, 2025, at 7:00 p.m.

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

NAY: None

ABSENT: None

B. Amherst County Comprehensive Plan Update

Update to the 2007-2027 Amherst County Comprehensive Plan proposes additional language to the Land Use section for Goals, Objectives, and Strategies. The proposed change would incorporate energy storage facilities and promote the use East of Route 29 and 29 Business and in areas that do not have a negative impact on adjoining property, natural resources, or Amherst County residents.

By motion of Vice-Chair Martin and with the following vote, the Board directed staff to advertise the proposed comprehensive plan language regarding energy storage facilities for a public hearing including the language discussed regarding Industrial District.

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

NAY: None

ABSENT: None

C. Ordinance 2025-6 Inoperable Motor Vehicle Revisions

In recent years, the County has experienced a significant increase of inoperable motor vehicles. The Sheriff's Office, in seeking to enforce the ordinance, had requested a review of the ordinance to determine if there was any possibility of streamlining the process of collecting and disposing of unclaimed inoperable motor vehicles. The proposed edits will effectuate a more streamlined and more efficient means by which to remove and dispose of unclaimed inoperable motor vehicles.

By motion of Supervisor Wade and with the following vote, the Board set Ordinance 2025-6 for public hearing at its meeting on October 21, 2025.

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

NAY: None

ABSENT: None

VII. Old Business

A. Resolution 2024-11 - Timothy Waldren

A public hearing to consider a resolution for the revocation of Special Exception 2020-380 pursuant to Section 1003.03(11) of the Amherst County Zoning Ordinance. Special Exception 2020-380, with conditions, was previously approved by the Board of Supervisors for a trucking business and is located at Tax Map No. 82-A-15A. The Commission, at their October meeting, tabled the resolution to provide the property owner more time to correct the entrance issues with the Virginia Department of Transportation.

The Board of Supervisors tabled the resolution at their January 21, 2025, meeting to allow the landowner to bring the site into compliance with the approved site plan.

Site conditions from the past year are attached.

The Planning Commission recommended denial of resolution 2024-11 with a 4 to 1 vote.

By motion of Vice-Chair Martin and with the following vote, the Board denied resolution 2024-11, which allows the applicant the ability to operate provided he follows all applicable regulations.

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

NAY: None

ABSENT: None

B. Blue Ridge Railway Trail

The Board received information regarding the Planning Commission's review of a possible ordinance for the Blue Ridge Railway trail.

Vice-Chair Martin stated he does not want to lose sight of the importance of the trail. He stated it is an essential part of the county's recreation and it is used heavily by people from all over bringing visitors. Mr.

Martin asked staff to look into whether there are possible opportunities for the county to obtain additional easements, possible incentives to give to property owners, and the history of how the trail came to be.

No motion. For the Board's information only.

VIII. New Business

A. Request for grant match funding for new SRO grant application

The Sheriff's Office has applied for a grant that would increase the total number of SRO positions to eleven, consisting of one at every school and an additional one at the high school. The high school has increased square footage with the new addition, which the Sheriff finds necessitates the need for an additional officer. The Sheriff is asking that the board fund the required match of 30% if the grant is awarded. The match would be in the amount of \$28,130.

By motion of Supervisor Adams and with the following vote, the Board approved to fund the grant match in the amount of \$28,130 from the Unobligated General Fund Balance.

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

NAY: None

ABSENT: None

B. Waste Convenience Centers - Expansion of Hours of three sites (60 East, Dodd's Store, and Warrick Barn)

The Board is being asked to discuss the extension of the hours of three waste convenience centers. Warrick Barn, 60 East, and Dodd's Store to reflect the same operational hours as the other sites. This would cost the County an additional \$80,000, and Public Works would need to hire an additional four part-time personnel. Below are the tonnages for 2024 for each site.

1. 60 East: 295 tons
2. Dodd's Store: 532 tons
3. Warrick Barn: 723 tons
4. Boxwood Farm: 879 tons
5. Pedlar: 1217 tons
6. Coolwell: 3567 tons

By motion of Chair Tucker and with the following vote, the Board directed staff to move forward with the extension of hours for these sites and appropriate funding from the Unobligated General Fund Balance.

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

NAY: None

ABSENT: None

C. VBRSP Grant Match Funding for the Dillard Site

The EDA has received an \$850,000 Virginia Business Readiness Site Program (VBRSP) grant to purchase the Dillard Site. The Dillard site is 545 acres of privately owned land that is zoned industrial (M-1) in Madison Heights. This greenfield site is unique in the region for having high-power transmission lines, gas, water, sewer, and rail service. The EDA is requesting the Board of Supervisors appropriate \$450,000 for the required grant match.

The Dillard site has gained a lot of attention from prospects for its unique assets, especially the power transmission lines. The Dillard Site has 2 current Major Employment and Investment (MEI) prospects, one which has a capital investment of \$1.53 billion/613 jobs. The Dillard Tract represents a transformative

opportunity for Amherst County and transitioning this site from private to public ownership is essential to safeguarding its unique potential as a Major Employment and Investment (MEI) manufacturing site. By securing this property for advanced manufacturing, we ensure it is preserved for its highest and best use, maximizing long-term returns in quality jobs, economic development, and tax revenue.

Public ownership ensures control over this premier site, protecting the investments already made by Amherst EDA and VEDP to elevate the Dillard Tract to a Tier 4 site. These investments were specifically designed to position the property as a competitive, ready site for advanced manufacturing. This vision aligns with the needs of Amherst County residents, who deserve access to quality local jobs that reduce out-commuting.

Amherst County relies on a strong tax base to fund essential services, including education, emergency response, and local government operations. A manufacturing project at the Dillard Tract would create not only immediate economic benefits but also enduring community prosperity.

By motion of Supervisor Adams and with the following vote, the Board approved \$450,000 for the VBRSP grant match to purchase the Dillard Site, Funds would be appropriated from the Unobligated General Fund.

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

NAY: None

ABSENT: None

IX. County Attorney's Report

The County Attorney had no matter to discuss.

X. Liaison and Committee Reports

A. Planning Commission - David Pugh

Supervisor Pugh reported that the Planning Commission recently heard a special exception for a short-term tourist rental at 149 Indigo Road, and that request was tabled, as well as a rezoning of an A1 Agricultural Limited Zoning District, to an R2 General Residential Zoning District for the purpose of a duplex, which was tabled for more information.

XI. Citizen Comment

There was no public comment.

XII. Matters from Members of the Board of Supervisors

Chair Tucker had a thank you to express, she stated that where she lives on Indian Creek Road, all the way at the top of the mountain, there have been many instances of tractor-trailers following their GPS and going up that road even after it turns from pavement to dirt. The tractor-trailers are then getting stuck and turning around in a homeowner's yard. Mrs. Tucker stated she had gotten Mr. Bryant involved and VDOT involved, wanting a sign that stated road ends, not fit for commercial traffic, or something to that effect, and she said in less than one week, there were two signs up on Indian Creek Road.

Vice-Chair Martin wanted to remind citizens of the fair that starts on September 4 and runs to September 7.

Supervisor Pugh stated there was some code enforcement issues that he had forwarded to Mr. Creasy and that he knows that is a hard job that the Sheriff's deputies have to do and he asked if that position had been filled yet to which Mr. Creasy and Mr. Ayers stated it has been filled. He stated he knows that it can be a hard and time-consuming job, and he is appreciative of all the work that they do, and that it does play a big part in trash and refuse and cleaning up the community.

Supervisor Adams stated he had sent a message to Sheriff Ayers's Chief Deputy during the current meeting, asking for enforcement to be stepped up on the panhandling situation.

Supervisor Wade stated that at the last meeting, there was a member of the CVPDC here to talk about a block grant for the Madison Heights area for people struggling with infrastructure needs, and that, unfortunately, the Board found out the county did not get the grant due to it not being submitted on time by the CVPDC. Mr. Wade stated the Board will be addressing that with the CVPDC at a later date.

XIII. Adjournment

By motion of Supervisor Adams and with the following vote, the Board adjourned at 4:05 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

September 2, 2025 Presentation to Board of Supervisors

Good evening members of the Board and Staff, my name is John A. Marks, Jr and I reside in District Number 5.

When the contract for the sale of Winton was prepared it is obvious that the drafters of the contract were concerned about the preservation of the Historic Manor House. For that reason, Para 14.a of the contract states "Historic Manor House. The Historic Manor House shall be preserved in accordance with federal requirements in partnership with the Sarah Henry Manor House Preservation Society. The Manor House will be used as an events center, lodging facility and/or other use consistent with its historical or residential nature."

Unfortunately, it has been determined by the Amherst County Building Inspector that "in a situation such as this there are no federal requirements for maintaining the Manor House." It is my understanding that the Manor House has not been maintained very well and has fallen into some disrepair. That is unfortunate since next year the country celebrates the 250th birthday of our great nation, and how great it would be if the Manor House, because of its historic background, could be a part of that celebration.

The county will soon enter negotiations with Waukeshaw regarding potential changes to the Winton sale agreement. I would like to recommend that the maintenance and upkeep of the historic Manor House be an item included in these negotiations, to establish some specific and enforceable obligations for maintenance and preservation of the Manor House before it is too late.