



BOOK 39
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**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

November 18, 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 November 18, 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
Christopher Dadak, Guynn Waddell Law Firm
Kristen Freeman, Clerk

Chair Tucker called the meeting to order at 7:00 p.m.

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

II. Approval of Agenda

By motion of Supervisor Adams 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

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

IV. Citizen Comment

Greg Freshour, Joanna Panzarino, Whitney Gregory, Jacqueline Campbell, Jim Vazquez, Tammy Vazquez, and John Ledingham addressed the Board, requesting consideration of revoking Special Exception 2024-154.

Robert Richards addressed the Board regarding the twenty-five-dollar fee on Personal Property taxes, asking what that fee is and where those funds go.

V. Public Hearing

A. Resolution 2025-14-R Road Abandonment Route 9017

Pursuant to VA State Code 33.2-909, Amherst County has received a written request from the property owners of 229 Dancing Creek Road (former Pleasant View Elementary School) to abandon SR 9017.

The Public Hearing was opened.

Proponents: None

Opponents: None

The Public Hearing was closed.

By motion of Supervisor Adams and with the following vote, the Board adopted Resolution 2025-14-R as presented.

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

NAY: None

ABSENT: None

B. 2025-510 James & Adriana Carter - Special Exception

Request by James L. and Adriana E Carter 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. The parcel is located at 2390 Pera Road and is further identified as Tax Map No. 74-A-4.

The Planning Commission recommended approval of Special Exception 2025-510, 5-0.

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: 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. Amherst County Fire and EMS: The owner shall meet all requirements set forth by the Director and Fire Marshal of Amherst County Fire and EMS as it has to do with access to the property.*
- 5. Short-term Tourist Rental: The applicant shall meet all requirements of Section 916.*

James Carter addressed the Board.

The Public Hearing was opened.

Proponents: None

Opponents: None

The Public Hearing was closed.

By motion of Supervisor Adams and with the following vote, the Board approved Special Exception 2025-510.

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

NAY: None

ABSENT: None

C. 2025-412 Walter and Patricia Prillaman -Special Exception

Request by Walter and Patricia Prillaman 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. The parcel is located at 149 Indigo RDG and is further identified as Tax Map No. 92-7-6.

The Planning Commission recommended approval of Special Exception 2025-412, 4-0.

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: 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. Amherst County Fire and EMS: The owner shall meet all requirements set forth by the Director and Fire Marshal of Amherst County Fire and EMS as it has to do with access to the property prior to the issuance of a zoning permit.*
- 5. Short-Term Tourist Rental: The applicant shall meet all requirements of Section 916.*
- 6. The property shall not be used as a short-term tourist rental between November 1st - March 31st.*

Walter Prillaman addressed the Board.

The Public Hearing was opened.

Proponents: None

Opponents: John Kempt

The Public Hearing was closed.

By motion of Supervisor Adams and with the following vote, the Board approved Special Exception 2025-412.

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

NAY: None

ABSENT: None

VI. Consent Agenda

By motion of Vice-Chair Martin and with the following vote, the Board approved the Consent Agenda for November 18, 2025.

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

NAY: None
ABSENT: None

A. Minutes - October 21, 2025

It was moved that the Board adopt the minutes of October 21, 2025.

VII. Special Presentation

A. VLEPSC Certificate of Accreditation - Sheriff's Office

Presenters from the Virginia Law Enforcement Professional Standards Commission presented the Sheriff's Office with the achievement of re-accreditation.

The Sheriff's Office has achieved re-accreditation with the Virginia Law Enforcement Professional Standards Commission. A presentation will be made to the Sheriff's Office in acknowledgment of this achievement. Presenters will be Todd Clingenpeel, Program Manager for the Virginia Law Enforcement Professional Standards Commission, and the Honorable Sheriff Antonio Hash, Sheriff of Roanoke City and a Virginia Law Enforcement Professional Standards Commissioner. The Sheriff's Office is an accredited agency through the Virginia Law Enforcement Professional Standards Commission. This is a state accreditation and is the best measure of an agency's compliance with professional law enforcement standards, as determined by the Virginia Law Enforcement Professional Standards Commission. The Commission consists of Virginia sheriffs and police chiefs selected for their expertise and knowledge. Adherence to an acknowledged body of professional standards may help protect an agency against a variety of potential liability problems. The accreditation process required the Sheriff's Office to undergo a complete review of its policies and procedures for evaluation against established measurements of the Virginia Law Enforcement Profession Standards Committee. The Sheriff's Office became accredited in 2021. Every 4 years the Sheriff's Office must go through an intense assessment to ensure continued compliance in order to continue the title of an accredited agency. The Sheriff's Office was assessed in June 2025 and was found to be in compliance.

VIII. New Business

A. Introduction of New Finance Director

The Board was introduced to the new Finance Director, Tracie Morgan.

The hiring committee for the Finance Director position unanimously made an offer to Tracie Morgan to be Amherst County's next Finance Director. Tracie brings with her nearly 20 years of public sector experience, including six years here in our own Finance Department, where she served as Assistant Finance Director from 2007 to 2013. Most recently, she has held dual roles with the Town of Amherst as both Treasurer and Deputy Town Manager.

She earned a Bachelor's degree in Business Administration with a concentration in Accounting, as well as a Virginia Contracting Associate certification. She is certified through the Virginia Government Finance Officers' Association (VGFOA) and holds a Graduate Certificate in Local Government Management from Virginia Tech. She also plans to pursue the Certified Public Finance Officer (CPFO) credential.

Colleagues and references speak very highly of her. One described her as "a person you can rely on completely—when something needs to get done, you can guarantee it will be done correctly." Others have praised her as "meticulous" and "above reproach." An auditor who worked with her called her "a diligent worker—always prepared, responsive, and knowledgeable."

Tracie joined the team on November 17, 2025.

B. Follow-up - Amherst County Commonwealth's Attorney

By motion of Vice-Chair Martin and with the following vote, the Board directed the County Attorney to send a request to the Commonwealth Attorney requesting proof that Major Begley was untruthful on matters mentioned in a recent Brady letter and the Board directed the County Administrator to put together a Legislative Agenda to send to the General Assembly.

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

NAY: None

ABSENT: None

C. Shrader House Discussion (TM # 96A4 A 141)

Amherst County owns 102 Mountain View Drive, located in the Town of Amherst adjacent to the Courthouse and Amherst County Sheriff's office. The Board will be discussing the future of the single-family dwelling that sits on the property. The adopted Parks and Recreation Master Plan foresees that property being a park, however, it provides options on whether to keep the dwelling or remove it.

Public Works staff can remove the dwelling and transport it to the landfill (if the Board decides), within the adopted budget.

Vice-Chair Martin stated "I have made my opinion clear that I would not support demolishing the structure because it's demolishing our history, and if we continue to do that, then there will be nothing left. I know the way that this is going to go. I'm old enough to know that I don't always get what I want. So, when you decide to demolish the structure, I would hop that it is put back to grass. It's seeded, mulched, and not turned into a parking lot for whomever, that we move forward in due time to turn it into the pocket park, as recommended in the Parks and Recreation Master Plan."

By motion of Supervisor Wade and with the following vote, the Board directed staff to demolish the dwelling at 102 Mountain View Drive in the Town of Amherst.

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

NAY: Mr. Martin

ABSENT: None

IX. County Administrator's Report

A. Boards/Commissions/Committees - Upcoming Vacancies Update

For the Board's Information.

X. County Attorney's Report

The County Attorney had no matter to discuss.

XI. Liaison and Committee Reports

A. Emergency Services Council - Chris Adams

Supervisor Adams stated he was unable to attend the last meeting, therefore had nothing to report.

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

Vice-Chair Martin reported that the Halloween Spooktacular at Coolwell Recreation Center had over 400 participants this year. He also said Fall Soccer has finished up and the last Senior Social had 275 participants.

C. Agriculture Committee - Claudia Tucker

Chair Tucker stated she would not be reporting on this as Tyler Price is presenting the annual report for the Agriculture Committee during the next agenda time.

XII. Departmental Reports

A. Agriculture Committee-Annual Report

Tyler Price, Agriculture Committee Chair, gave an annual report to the Board.

XIII. Citizen Comment

Kim Wood addressed the Board regarding concerns with the Commonwealth Attorney.

Christy Eubank addressed the Board regarding concerns with the Commonwealth Attorney.

XIV. Matters from Members of the Board of Supervisors

Supervisor Wade stated he would like the Board to consider starting the revocation process of Special Exception 2024-154. Vice Chair Martin responded stating "

Supervisor Adams stated he agrees with Mr. Wade on starting the process of revoking Special Exception 2024-154. Mr. Adams also stated he had a citizen call him over the weekend with some concerns of Public Safety from the exit of Biscuitville, Route 29 South.

Supervisor Pugh stated he agrees with Supervisor Wade and Supervisor Adams.

Chair Tucker asked the County Attorney for advice on how to go about starting the revocation process.

Vice-Chair Martin said "Mr. Wade, sir, thank you for bringing that up because I was going to bring it up. I'm here for you and I think we have a process in place. It's the same process that we used for the trucking lot that you discussed. As we know, it'll have to go back through public hearings before the planning commission. It'll have to go back before this board. One thing I heard tonight was that some of the neighbors were saying revoke it, some of them were saying ensure proper safe conditions, and that all needs to be part of the discussion. I would also like a presentation on the county's noise ordinance, as I just reviewed it. If any of you thought I was ignoring you, I was not. I was reading our noise ordinance, which stinks. I don't know how you would enforce it. I think we should revise that and County Attorney, if you could help us with that, I'd greatly appreciate it. So, yes, I do support bringing that back, and you let everyone have another chance to speak on this. It has been going on far too long. That being said, something else that has been going on far too long. We heard presentations, formed a committee for a history tablet, and we said we'd get back to it after the budget was done, and we're getting ready to go into a doozy of one. So, we need to go ahead and put that one to rest. Either do it or not." Mr. Martin said he would like to go ahead and have the Board make a decision on the Monument at the Courthouse. Mr. Bryant and Mrs. Tucker stated that the item will be on the agenda for the December 2, 2025, meeting.

XV. Closed Session

A. A closed session under Section 2.2-3711(A)(3) as a discussion regarding the acquisition and disposition of public property.

Supervisor Wade motioned to go into closed session and was approved with the following vote:

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

NAY: None

ABSENT: None

Supervisor Wade motioned to come out of closed session and was approved with the following vote:

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

NAY: None

ABSENT: None

XVI. Certification of Closed Session
CERTIFICATION OF CLOSED MEETING

I move that the Amherst County Board of Supervisors certify by a recorded vote that, to the best of each Board member's knowledge, only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the motion authorizing the closed session were heard, discussed, or considered in the closed session.

Mrs. Tucker: AYE

Mr Martin: AYE

Mr. Pugh: AYE

Mr. Adams: AYE

Mr. Wade: AYE

XVII. Adjournment

By motion of Supervisor Wade and with the following vote, the Board adjourned at 10:00 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