



BOOK 40
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AMHERST COUNTY
BOARD OF SUPERVISORS

Board of Supervisors

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

MINUTES

February 17, 2026
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 February 17, 2026, at 7:00 p.m., the following members were present:

BOARD OF SUPERVISORS:

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

ABSENT: None

STAFF:

Jeremy S. Bryant, County Administrator
Matthew Schmitt, County Attorney
Kristen Freeman, Clerk

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

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

NAY: None

ABSENT: None

III. Invocation and Pledge of Allegiance

Supervisor Tucker led the Invocation and Chair Martin led the Pledge of Allegiance.

IV. Citizen Comment

Christina Woodburn addressed the Board, asking them to fund the study rooms at the libraries presented at the 5:00 pm Budget Workshop.

Jeff Porter, a citizen in District 5, addressed the Board on his concerns about the process for notifying adjoining property owners about balloon tests.

V. Public Hearing

A. Ordinance 2026-2 Town Precinct

The Board is being asked to approve the creation of a new voting precinct for Town of Amherst residents. By creating this new voting precinct, it would eliminate the need for 2 ballot styles in the current Courthouse Precinct (201).

Currently, the Courthouse Precinct (201) contains the Town of Amherst voters, which requires there to be 2 ballot styles when the election includes Town only races. By creating this new voting precinct, it would eliminate the need for 2 ballot styles in the current Courthouse Precinct (201). This will ensure that voters receive the correct ballot style. The local governing body is responsible for establishing and relocating polling places; this must be done by passing an ordinance. As of 11/10/25, there are 1,662 registered voters within the Town of Amherst.

The Public Hearing was opened.

Proponents: None

Opponents: None

The Public Hearing was closed.

By motion of Supervisor Tucker and with the following vote, the Board adopted Ordinance 2026-2, noting the location of Emmanuel United Methodist Church in the Ordinance.

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

NAY: None

ABSENT: None

B. Special Exception 2025-728 Cellco Partnership d/b/a Verizon Wireless

Request by Cellco Partnership d/b/a Verizon Wireless for a special exception in the P-1, Public Lands District. The purpose of the special exception is to allow a 199-foot overall height wireless communications facility within a 50'x 50' fenced equipment compound. The property is located at 257 Trojan Road and is further identified as tax map number 148-A-65.

Conditions:

1. The property shall be developed, maintained, and operated in substantial compliance with the "29 Madison-A Verizon Rawland NB+C Project#: 100374" site plan dated December 9, 2025.
2. Screening shall be installed and maintained around the equipment compound to screen ground-level facilities from adjacent properties and public rights-of-way. Screening shall consist of a double staggered row of evergreen trees planted at a minimum of 4' in height. Existing vegetation, as approved by the zoning administrator, may satisfy this condition.
3. The tower shall not be artificially lighted except as required by the FAA or other applicable regulatory authority.
4. Any transfer of ownership shall require written notice to the County within 30 days of the transfer.

Lori Schweller of Williams Mullen gave a presentation on the proposed wireless tower.

The Public Hearing was opened.

Proponents: John Weatherford - District 5

Opponents: Jeff Porter - District 5, Angela Sweet - District 5

The Public Hearing was closed.

By motion of Supervisor Campbell and with the following vote, the Board denied Special Exception 2025-728.

AYE: Mr. Campbell

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

ABSENT: None

By motion of Vice-Chair Adams and with the following vote, the Board approved Special Exception 2025-728 with the listed conditions.

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

NAY: Mr. Campbell

ABSENT: None

C. Special Exception 2025-732 The Towers LLC

Request by The Towers LLC c/o Stuart Squier for a special exception in the A-1, Agricultural Residential District. The purpose of the special exception is to allow a 199-foot overall height wireless communications facility within a 50'x 50' fenced equipment compound. The property is identified as tax map no. 150-A-19.

Conditions:

1. The property shall be developed, maintained, and operated in substantial compliance with the "HICO Verizon Rawland NB+C Project#: 100912" site plan dated September 16, 2025.
2. Screening shall be installed and maintained around the equipment compound to screen ground-level facilities from adjacent properties and public rights-of-way. Screening shall consist of a double staggered row of evergreen trees planted at a minimum of 4' in height. Existing vegetation, as approved by the zoning administrator, may satisfy this condition.
3. The tower shall not be artificially lighted except as required by the FAA or other applicable regulatory authority.
4. Any transfer of ownership shall require written notice to the County within 30 days of the transfer.

Lori Schweller, with Williams Mullen, gave a presentation on the proposed wireless tower.

The Public Hearing was opened.

Proponents: None

Opponents: Jeff Porter - District 5, Glenn Vetzikian - District 5

The Public Hearing was closed.

By motion of Chair Martin and with the following vote, the Board approved Special Exception 2025-732 with listed conditions.

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

NAY: Mr. Campbell

ABSENT: None

VI. Consent Agenda

By motion of Supervisor Pugh and with the following vote, the Board approved Items B. and C. of the Consent Agenda for February 17, 2026.

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

NAY: None

ABSENT: None

A. Minutes - February 3, 2026

By motion of Supervisor Pugh and with the following vote, the Board approved the minutes of February 3, 2026.

AYE: Mr. Martin, Mr. Adams, Mr. Pugh, Mr. Campbell

NAY: None

ABSENT: None

ABSTAIN: Mrs. Tucker

B. Appropriation of Revenue - EDA Incentives

It was moved that the Board appropriated revenue into the FY2025 budget as described.

C. Appropriation of Insurance Payout - Amherst Library

It was moved that the Board appropriated the \$3,200 of insurance payout revenue into the library's current FY26 budget.

VII. Old Business

A. CVTC SMART Scale Options

By motion of Supervisor Pugh and with the following vote, the Board directed staff to proceed with Option C for the CVTC SMART Scale application.

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

NAY: None

ABSENT: None

VIII. New Business

A. Contribution to Amherst Fire Department from Emergency Services Council (ESC) Capital Funds

Chair Martin recused himself from this topic and the vote and left the room.

By motion of Supervisor Tucker and with the following vote, the Board approved a \$1,000 contribution to the Amherst Fire Department from the Emergency Services Council (ESC) capital budget reserves to support the installation of a generator at their fire station, including associated fencing and screening.

AYE: Mr. Adams, Mr. Pugh, Mr. Campbell, and Mrs. Tucker
NAY: None
ABSENT: None
ABSTAIN: Mr. Martin (was not present in the room during the vote)

B. Transportation Safety Action Plan

Kelly Hitchcock with the Central Virginia Planning District Commission gave the Board a presentation regarding the Transportation Safety Action Plan.

By motion of Chair Martin and with the following vote, the Board approved the Central Virginia Safety Action Plan — Safe Streets for All Resolution as presented.

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

IX. County Administrator's Report

A. Agriculture Committee Vacancy

By motion of Vice-Chair Adams and with the following vote, the Board appointed Ron Fisher to serve a four-year term on the Agriculture Committee.

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

Chair Martin reported that at the last Parks and Rec Board meeting, Mr. Tyler Creasy gave an overview on a conceptual plan that is being developed for the Kilgore Community Park and received feedback from that board. Mr. Martin reminded citizens that Amherst County Day and the annual Easter Egg Hunt will be held at Sweet Briar College on Saturday, March 28th, from 11:00 am to 4:00 pm, with the Easter Egg Hunt scheduled for 3:00 pm. He also stated that there have been three senior luncheon dates scheduled for this year: May 19th, August 18th, and November 10th. Mr. Martin stated that Randy Nixon updated the board on some upcoming programs, reporting that flag football registrations are well underway, with registration closing March 7th, and soccer registrations are still being accepted, with the draft taking place on March 27th.

B. Agriculture Committee - Claudia Tucker

Supervisor Tucker reported that the Agriculture Committee is working on doing a Farm Field Day, she stated this would be collaborating with local farms who may be interested in participating and this event would be inviting members of the agricultural community to go and look at innovative things that they're doing on their farm. Mrs. Tucker stated she has been to a number of these throughout different counties and they're really interesting and helpful. She also stated the committee is working on a resource guide to put on the county website. Mrs. Tucker stated the Ag Committee is also always working on the fair and thanked all the staff who

are helping with that.

Supervisor Pugh asked Supervisor Tucker if the Ag Committee had been in touch with any of the horse clubs in the county to see if there is any interest or any type of way to work with those individuals as horses are a big item in the county. Supervisor Tucker stated that Ag Committee member Meridith Newman who owns Kenmore Farms is the horse person on the committee and she is very much in touch with them as well as the 4-H Director.

XII. Citizen Comment

Sam Soghor addressed the Board stating he would like to make sure the county is making sure that the Registrars Office has all the resources that it needs and is being supported.

XIII. Matters from Members of the Board of Supervisors

Supervisor Tucker had no matter to discuss.

Supervisor Campbell stated he has a constituent that lives in Old Town Madison Heights whose property is across the street from a home that was torn down recently by the county and when it rains the resident gets a massive amount of water across his property, he asked staff to reach out to VDOT and see if they could have someone go speak with the resident and see if there is anything that can be done to divert the water.

Supervisor Pugh had no matter to discuss.

Vice-Chair Adams stated as a point of clarification in dealing with the Shrader house that was torn down recently, he asked about the bushes that are around the property, if those were going to be taken down as well. Mr. Bryant stated that there had been preliminary discussions at one time about turning that property into a park; however, it is included in the Parks and Recreation Master Plan to consider options for that property. He stated that at the moment, no decisions have been made, and he is asking the Board for guidance on what they would like staff to do with that property. Vice-Chair Adams stated that his thoughts are that those bushes were not groomed and maintained and his opinion is to get them taken down and the property seeded and strawed. Mr. Adams also stated that Mrs. Tucker and him had spoken recently about the intersection of Route 60 and Route 29 interchange, he said that during busier times of the day he sees that intersection becoming more and more of a issue for Public Safety and he asked if Mr. Bryant to reach out to VDOT to see if they are seeing any issues there as well and discuss possible ways of getting ahead of that.

Chairman Martin stated that the Board adopted the Parks and Recreation Master Plan that the Shrader property would be turned into a park area. Mr. Bryant asked Mr. Nixon if there were options for that property in the Parks and Recreation Master Plan. Mr. Nixon noted that there were options in the way of would the house be demolished or not. Mr. Martin asked for confirmation that the plan did not state that it would be turned into a parking lot, Mr. Nixon said no it did not. Mr. Martin said if the boxwood are torn down it would add insult to injury to those he has been fielding complaints from. He stated that the entire area up there was once a neighborhood and that that was the last house and has now been torn down, Supervisor Tucker stated that her concern was the boxwoods and she did not think they all needed to go but they have not be cared for properly. Vice-Chair Adams said that he was not promoting a parking lot but that he also believed they had not been properly cared for and that there is now plans for Kilgore Park and another park the Town is working towards and that he does not know how many parks the Town of Amherst can accommodate from the fiscal side of things, he said the bushes look horrible and he was not saying remove them all if some can be preserved for the heritage of that area and suggested putting some picnic tables up for the community. Chair Martin directed Public Works staff use their best judgment on the bushes.

XIV. Closed Session

- A. A closed session for the limited purpose of a discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community in the eastern half of Amherst County pursuant to Section 2.2-3711(A)(5) of the Code of Virginia.

Chair Martin motioned to go into closed session and was approved with the following vote:

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

NAY: None

ABSENT: None

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

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

NAY: None

ABSENT: None

XV. 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.

Mr. Martin: AYE

Mr. Adams: AYE

Mr. Pugh: AYE

Mr. Campbell: AYE

Mrs. Tucker: AYE

XVI. Adjournment

By motion of Vice-Chair Adams and with the following vote, the Board adjourned at 8:57 pm.

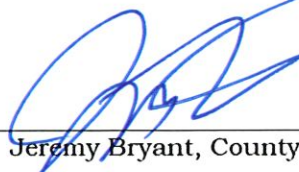
AYE: Mr. Martin, Mr. Adams, Mr. Pugh, Mr. Campbell, and Mrs. Tucker

NAY: None

ABSENT: None



Tom Martin, Chair
Amherst County Board of Supervisors



Jeremy Bryant, County Administrator