



**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

August 18, 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 August 18, 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
Mark Popovich, County Attorney
Kristen Freeman, Clerk

Chair Martin called the meeting to order at 7:01 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 Tucker and with the following vote, the Board voted to move Section VII. Special Presentation Item A. Intelligent Harvest before Section V. Public Hearing.

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

NAY: None

ABSENT: None

By motion of Vice-Chair Adams and with the following vote, the Board approved the agenda with the agenda amendment.

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 Vice-Chair Adams led the Pledge of Allegiance.

IV. Citizen Comment

Barry Lundgren, District 1, addressed the Board with frustrations and concerns over the Winton property.

Rebecca Ledingham, District 5, addressed the Board regarding values.

Jeff Porter, District 5, addressed the Board with questions regarding a questionnaire that went out to citizens in July regarding data centers.

Richard Jordan, District 5, addressed the Board regarding the Library. (See attachment 1)

(Section moved per Agenda Amendment.)

VII. Special Presentation

A. Intelligent Harvest

Andrew Potter gave a presentation to the Board on what Intelligent Harvest is and how it could benefit the county if a data center were to come to the county.

V. Public Hearing

A. Special Exception 2026-349 Harris

Request by James E Harris, III and Crystal Harris for a special exception in the A-1, Agricultural Residential District. The purpose of the special exception is to allow a photography venue and special events that will include, but are not limited to, weddings, outdoor movies, and farmers' markets. The property is located at 1607 N. Amherst Hwy and is further identified as tax map number(s) 67-A-26A and 26B.

The Planning Commission recommended approval of Special Exception 2026-349, 6-0, to the Board of Supervisors with added Condition No. 10.

Conditions:

1. Attendance for any individual event shall not exceed 500 persons, including guests, vendors, and event staff.
2. Time and Hours of Operation for event(s) shall adhere to the following:
 1. Farmers' Market
 - Twice a month from June – September
 - 8:00 am – 12:00 pm
 2. Farm Visits
 - Appointment Only from 10:00 am to 5:00 pm
 3. Outdoor Movies
 - Once a month and only on Saturdays

- Movies shall stop at 10:00 pm.
4. Haunted Woods
 - Only on Saturdays during October
 - 6:00 pm – 9:00 pm
 5. Weddings and Similar Events
 - All amplified music shall cease by 10:00 pm
3. Prior to the issuance of a zoning permit, the applicant shall receive approval for their entrance from the Virginia Department of Transportation.
 4. Parking shall be limited to the area shown on the conceptual plan, and no parking shall be allowed on neighboring properties or the right-of-way.
 5. Events exceeding 250 persons shall have adequate traffic management personnel to facilitate parking and ingress and egress into the site.
 6. Portable restroom facilities shall be provided consistent with applicable Health Department requirements and event attendance.
 7. Any outdoor lighting shall be shielded and directed downward to minimize impacts on adjacent properties.
 8. All applicable Fire Marshal requirements shall be satisfied before the issuance of a zoning permit, and fire lanes, access roads, and emergency entrances as shown on the conceptual plan dated June 24, 2026, shall remain unobstructed during all events.
 9. The development shall be consistent and operate in general conformance with the submitted special exception application and conceptual plan dated June 24, 2026.
 10. All wedding receptions shall be located near the existing barn as depicted on the submitted conceptual plan dated June 24, 2026.

The applicants addressed the Board.

The Public Hearing was opened.

Proponents: Ned Kable - District 1, Lynn Kable - District 1, George Cheape - Nelson County Resident, Michael Dawson - District 1, Charlie Tysver - District 3, Alana Bryant - District 2, Christopher Corus - Nelson County Resident,
Opponents: None

The Public Hearing was closed.

By motion of Chair Martin and with the following vote, the Board approved Special Exception 2026-349 with the listed conditions.

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

NAY: None
ABSENT: None

B. Special Exception 2026-356 Harper

Request by Jessica Harper to amend a condition associated with special exception no. 2017-01, which allowed a kennel that provides boarding and grooming services in the A-1, Agricultural Residential District. The proposed amendment would increase the number of dogs that are allowed to be boarded from 20 to 45. The proposal also includes the conversion of an existing structure into a grooming facility and the construction of a kennel and office space. The property is located at 144 Geddes Mountain Road and is further identified as tax map no. 54-A-18A.

The Planning Commission recommended approval of Special Exception 2026-356 to the Board of Supervisors, 4-2 with the following recommended and additional proffered condition(s)

*** Staff recommends updating condition no. 2 to include the revision date of 8.10.2026.*

1. At no time shall the total number of boarded dogs on the property exceed forty-five (45).
2. The site shall be developed in general conformance with the submitted special exception application and conceptual plan dated June 24, 2026. A site plan in accordance with Article XI shall be submitted and approved from all applicable agencies and departments for a zoning permit to be obtained.
3. A single row of evergreen trees shall be planted between the new proposed kennel and runs and parcel ID 54-A-19. The species of trees shall be from section 1610.d, planted 10' on center and at a minimum height of 4' feet.
4. Prior to the issuance of a zoning permit, the applicant shall receive approval from the Virginia Department of Health and/or the Department of Environmental Quality for the proposed septic tank and drainfield.
5. Entrance: The existing entrance shall be maintained in a safe condition, and any modifications required by VDOT shall be completed prior to occupancy of the proposed kennel building, if applicable.
6. All requirements set forth by the Fire Marshall regarding fire access shall be met prior to occupancy of the proposed kennel building, if applicable.
7. The proposed barn to be converted to a groom shop shall be required to obtain a change of use permit and receive approval from the Division of Building Safety and Inspections.
8. Noise: No animal shall howl, bark, whine, meow, or make other such noises which are plainly audible on the property of another person and which occur repeatedly or continuously for a period of thirty (30) minutes or more in duration.
9. Hours of Operation for customers: Monday – Sunday 8:00 am – 8:00 pm
10. 6ft fencing and the back fencing lining the property adjoining tax map no. 54-A-19 will be solid composite or wood with no gaps. **(Proffer Condition from revised application dated 8.10.2026)**

The applicant addressed the Board.

The Public Hearing was opened.

Proponents: Phillip White - District 2, Crystal Morany - District 2, Ned Kable - District 1, Barbara Pryor - District 3

Opponents: None

The Public Hearing was closed.

By motion of Chair Martin and with the following vote, the Board approved Special Exception 2026-356 with the updated conditions and added proffer from August 10, 2026.

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

NAY: None

ABSENT: None

C. Ordinance 2026-5 Vape Shops and Medical Cannabis

Amending and reenacting the Amherst County Code by amending and reenacting Appendix A, Zoning and Subdivisions, Article III, Definitions of Terms used in this Ordinance, Section 302, Specific Definitions, Article VII. Use Requirements by Zoning Districts, Sections 706, 707, 711, and 712, and Article IX. Special Provisions. The purpose of this ordinance is to define recreational substance retailers (vape shops) and medical cannabis dispensing facilities and classify them as a special exception in the V-1, Village District, B-2, General Commercial District, Mixed Use/Traditional Neighborhood District, and the RMU-1, Residential Mixed Use District. The proposed ordinance also provides specific requirements that recreational substance retailers (vape shops) and medical cannabis dispensing facilities shall meet, which include the following, but are not limited to: separation from other uses, operational standards, and site design.

The Planning Commission recommended approval of Ordinance 2026-5, 6-0, to the Board of Supervisors.

The Public Hearing was opened.

Proponents: None

Opponents: None

The Public Hearing was closed.

The Board asked Sheriff Ayers for his input on the proposed Ordinance. Sheriff Ayers stated he supports Ordinance 2026-5.

By motion of Vice-Chair Adams and with the following vote, the Board adopted 2026-5 as presented.

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

NAY: None

ABSENT: None

D. Ordinance 2026-6 Data Centers

The proposed ordinance amends and reenacts the Amherst County Code by amending and reenacting Appendix A, Zoning and Subdivisions, Article III, Definitions of Terms used in this Ordinance, Section 302, Specific Definitions, Article VII. Use Requirements by Zoning Districts, Section 708 and Article IX. Special Provisions. The purpose of this ordinance is to update the definition of data centers, reclassify data centers from a by-right use to a special exception use in the M-1, Industrial District, and provide specific regulations relating to special exception submission requirements and development standards.

The Planning Commission recommended approval of Ordinance 2026-6, 6-0, to the Board of Supervisors.

The Public Hearing was opened.

Proponents: Jeff Porter - District 5, Tracy Charles - District 3, Teresa Almond - District 3, Barbara Pryor - District 3, Laura Henry-Stone District 2, Carol Nasef - District 5, Gary Eaton - District not provided, Ashley Jacobs - District 4, Wilder Jacobs - District 4, Daniel Opoka - District 2, Stacey Tursiella - District 4,

Suzanne Bessenger - Lynchburg Resident, Peter Charles - District 3, Matt Weiss - District 4, Meghan (last name not provided) - District 1, Lisa Jonas - District 4, Sky Pacot - District 4, Kevin Whitman - District 2, Jacob Aliff - District 5, Charlie Tysver - District 3, Tobey Thurston - District 1, Travis Klaus - District 2, Michelle Anderson - District 3, Murphy Pacot - District 4, David Sickman - Lynchburg Resident, Jeanette Arrington - District 3, Ethan Hope-Ogden - District 1

Opponents: Sam Patel - District 5, Bif Johnson - District 3, Andrew Proctor - District 1, Tim Beverly - District 5, Greg White - District 5, Shelly Hunt - District 4, Megan Lucas - Lynchburg Resident, Kyle Murphy - District not provided

The Public Hearing was closed.

By motion of Supervisor Tucker and with the following vote, the Board voted to table this item until September 22, 2026, and hold a workshop to get more information.

AYE: Mr. Adams, Mrs. Tucker

NAY: Mr. Martin, Mr. Pugh, Mr. Campbell

ABSENT: None

By motion of Supervisor Pugh and with the following vote, the Board approved Ordinance 2026-6 as presented.

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

NAY: Mr. Adams, Mrs. Tucker

ABSENT: None

VI. Consent Agenda

By motion of Supervisor Pugh and with the following vote, the Board approved the Consent Agenda for August 18, 2026.

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

NAY: None

ABSENT: None

A. Minutes - August 4, 2026

It was moved that the Board adopt the minutes of August 4, 2026.

B. FY 26 Appropriation of Drug Asset Funds - Sheriff's Office

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

C. FY 26 Appropriation of VaCorp Insurance Claims - Sheriff's Office

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

D. FY 26 Appropriation of ICE Funds - Sheriff's Office

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

E. Appropriation of Fine Revenue - Sheriff's Office

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

F. FY26 Appropriation of Grant funds - Fire/EMS

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

G. FY26 Appropriation of Grant Funds - Fire/EMS Dispatch

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

H. FY26 Appropriation of Grant Funds- Sheriff's Office

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

VII. Special Presentation

A. Intelligent Harvest

Section and Item moved by agenda amendment.

VIII. New Business

A. FY27 Fair and CSA Budget Adoption

By motion of Vice-Chair Adams and with the following vote, the Board adopted Resolution 2026-18-R.

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

NAY: None

ABSENT: None

B. MOA County and Schools - Kilgore Park

By motion of Supervisor Pugh and with the following vote, the Board directed the County Administrator to sign the Memorandum of Agreement as presented.

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

NAY: None

ABSENT: None

C. Brown Edwards Audit Discussion

As previously reported to the Board, Brown Edwards was on site to begin the FY25 audit. Following its initial review of the County's financial records, reports, and supporting documentation, Brown Edwards determined that additional assistance is needed to complete the audit process.

Brown Edwards has proposed an alternative approach under which one of its team members could assist the County with the necessary pre-audit work to prepare the financial records for audit. If this approach is pursued, the County would then need to contract with another qualified auditing firm to conduct the actual FY25 financial statement audit.

Brown Edwards is attending this meeting to explain its findings, provide additional information regarding the proposed approach, and answer questions from the Board. Staff is requesting that the Board authorize the County Administrator to sign the attached agreement.

By motion of Vice-Chair Adams and with the following vote, the Board authorized the County Administrator to sign the agreement with Brown Edwards as attached and not to exceed \$100,000.

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

NAY: None
ABSENT: None

D. Purchase of Capital Items

As part of the adopted budget, the Board approved approximately \$7.1 million in capital expenditures, including approximately \$5.9 million in capital items anticipated to be financed and approximately \$1,192,000 in capital items anticipated to be purchased with available cash.

Since adoption of the budget, staff has received information from Brown Edwards regarding the completion of the FY25 audit that has created an unexpected delay in the County's ability to obtain financing for the planned capital purchases. Given the current circumstances, staff is recommending that the County proceed with the cash purchase of four priority capital items rather than delay these operational needs while awaiting the ability to secure financing.

The four requested purchases are:

- Landfill Roll-off Truck – including an approximately \$80,000 savings compared to the amount originally anticipated.
- Sheriff's Office Patrol Vehicles and Outfitting
- Sheriff's Office Body Cameras
- Public Safety Equipment

The total cost of these four items is approximately \$1,182,000, which is approximately \$10,000 less than the \$1.192 million originally included in the adopted budget for cash-funded capital purchases.

This request does not increase the overall capital expenditure authorization; rather, it changes the anticipated funding source for these priority items from financing to available cash due to the current delay in the County's ability to obtain financing.

By motion of Vice-Chair Adams and with the following vote, the Board approved to change the funding sources for the purchase of the four requested capital items and purchase these items through cash rather than financing in the current year's budget.

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

IX. County Administrator's Report

A. Boards/Commissions/Committees - Library Board of Trustees

By motion of Supervisor Tucker and with the following vote, the Board appointed Sandra Kirk-Rodgers to serve a four-year term on the Library Board of Trustees.

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 there have been some problems with alcohol and marijuana at Mill Creek Lake. He stated that Sheriff Ayers has been working with the Parks and Recreation Board on ways to make sure that everyone knows that it is prohibited on Mill Creek Lake. Mr. Martin stated that there have also been issues with high-speed motorboats on the lake, and the Parks and Recreation Department is working on a policy allowing only trolling motors. He stated they are also working on renaming the ball field for John Mann and the Coolwell Community Room for JoJo Alcock. Mr. Martin stated there are a lot of activities coming up in the Parks and Recreation Department and that they are doing great things.

B. Agriculture Committee - Claudia Tucker

Supervisor Tucker reported that the new Fair poster was recently released. She reported that there will be lots of shows and exhibits at the Fair, and the home-making competitions will now be open to residents outside of Amherst County. Mrs. Tucker stated that the Agriculture Resource Listings continue to grow and will eventually be on the county website.

XII. Citizen Comment

Tobey Thurston, District 1, addressed the Board asking citizens to consider volunteering for the County Fair.

XIII. Matters from Members of the Board of Supervisors

Supervisor Tucker had no matter to discuss.

Supervisor Campbell stated that at a previous meeting he brought up discounts on early tax payments being a matter he wishes the Board to look into and that at this moment he would like to put that on a hold for now but revisit in the future along with some other possible ways to assist citizens. Mr. Campbell also brought up some issues with extreme speeding taking place on Main Street in Madison Heights; he wanted to notify law enforcement and asked if they could look into that situation. He also stated that Supervisor Tucker had come up with a draft resolution pertaining to senior citizens that come to speak during citizen comment and giving them a bit more talking time than the allowed 3 minutes.

Supervisor Pugh had no matter to discuss.

Vice-Chair Adams asked that Mr. Bryant notify the school board that County staff has been asked to limit any spending for now to essential only, as he would like the schools and constitutional offices to consider doing the same. Mr. Adams stated he had a citizen email him that the Pleasant View Historic District Meeting had been moved and he would not be able to attend due to a conflict with another meeting at the same time.

Chair Martin stated that due to surgery, he will not be in attendance at the September 15, 2026 meeting. He also asked Major Begley to look into the matter of speeding that Mr. Campbell had brought up.

XIV. Adjournment

By motion of Vice-Chair Adams and with the following vote, the Board adjourned at 11:27 pm.

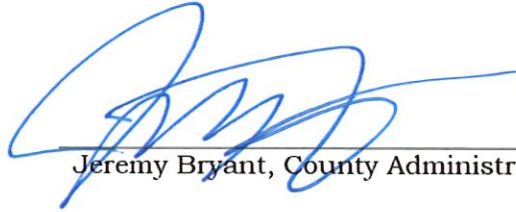
AYE: Mr. Martin, Mr. Adams, Mr. Pugh, Mr. Campbell, and Mrs. Tucker

NAY: None

ABSENT: None



Tom Martin, Chair
Amherst County Board of Supervisors



Jeremy Bryant, County Administrator

Attachment 1

1
MR. CHAIRMAN
BOARD

DISTRICT 5
MY NAME IS / MADISON HGTS
RICHARD TIM JORDAN
I AM EMPLOYEE OF A C
I AM A LIBRARY TRUSTEE

I AM HERE TO TALK ABOUT
THE M H LIBRARY
AND A LETTER THAT
CROSSED YOUR DESK LAST WEEK
MY LETTER.

~~RECENTLY, A NEW EM~~

[YOU ARE GOING TO HEAR SEVERAL
THANK YOUS TONIGHT.

2

RECENTLY A NEW EMERGENCY
EXIT SIDEWALK WAS INSTALLED
AT THE M H LIBRARY.

THIS SIDEWALK WAS FUNDED
BY THE FRIENDS OF THE M H LIB.

#1 THANK-YOU TO THE FRIENDS MHL

HOWEVER - THERE IS A PROBLEM,
A BIG PROBLEM.

AN ANGLE IRON BORDER WAS
INSTALLED AROUND THE PERIMETER
OF THE SIDEWALK.

THE PROBLEM: THIS ANGLE IRON
BORDER IS A TRIP HAZARD.

THIS ANGLE IRON BORDER IS
A TRIP HAZARD ON THE
SIDEWALK A FEW STEPS FROM
THE LIBRARY OFFICE DOOR.

3

I IDENTIFIED THIS ANGLE
IRON BORDER, AS A TRIP
HAZARD, IN WRITING,
WITH PHOTOGRAPHS.

I IDENTIFIED THIS TO THE
LIBRARY DIRECTOR AND THE
LIBRARY TRUSTEES.

THERE WAS DISCUSSION, BUT
NOTHING HAPPENED. NO
ACTION WAS TAKEN.

DAYS PASSED.

ON AUGUST 4TH, I E-MAILED
AND SENT A HARD COPY OF
THIS ULTIMATUM TO THE
LIBRARY DIRECTOR AND BOARD
OF TRUSTEES.

4

THE LIBRARY DIRECTOR SENT
A COPY OF THIS ULTIMATUM
TO JEREMY BRYANT.

JERMEY SENT A COPY TO
YOU.

#2. THANK YOU NO. 2, THANK YOU
THE LIBRARY DIRECTOR FOR
SENDING THIS TO JEREMY.

#3 THANK YOU JEREMY FOR SENDING
THIS TO THE BOARD.

INTENT: THE LIBRARY DIRECTOR
SENT THIS ULTIMATUM TO
JEREMY TO DOCUMENT THAT
I WAS NOT A TEAM PLAYER.

THE LIBRARY DIRECTOR SENT THIS
AS A BITTER CRITICISM OF ME.

5

BUT WE ALL KNOW - SOMETIMES
THE MOST BITTER CRITICISMS
ARE ~~BE~~ ACTUALLY - ~~THE~~ GREAT
COMPLIMENTS

IN WHAT WAS INTENDED TO
BE A DOCUMENTED CRITICISM
OF ME ... DOCUMENTING
THAT I WAS NOT A "TEAM PLAYER"

WHAT THE LIBRARY DIRECTOR
ACTUALLY SHOWED YOU

WERE "UNGUARDED TRIP HAZARDS"
ONE BEING RIGHT OUTSIDE
OF THE OFFICE DOOR.

FRANK CAMPBELL WENT TO THE
M H LIBRARY, AND TOOK A LOOK.

φ

FRANK CAMPBELL WROTE:

"THE ANGLE [IRON], THOUGH
INSTALLED WITH GOOD
INTENSIONS, CREATES MORE
PROBLEMS THAN SOLUTIONS."

AMEN! AMEN!

#4 THANK YOU FRANK CAMPBELL.

NOW - ONE MORE THANK-YOU.

MY TERM AS LIBRARY TRUSTEE
EXPIRES NEXT JULY. I SEEK
RE-APPOINTMENT.

#5 SO THANK YOU BOARD FOR YOUR
VOTE AND YOUR SUPPORT
ON MY RE-APPOINTMENT
NEXT JULY.

REQUESTSCRIPT: I HAVE READ FROM A
SCRIPT. I REQUEST THAT THIS
SCRIPT BE ADDED TO THE RECORD.