



BOOK 38
Pages 756-768



AMHERST COUNTY
BOARD OF SUPERVISORS

Board of Supervisors

David W. Pugh, Jr., Chair
District 4
Tom Martin, Vice-Chair
District 1
L.J. Ayers III, Supervisor
District 3
Claudia Tucker, Supervisor
District 2
Drew Wade, Supervisor
District 5

MINUTES

September 20, 2022
Administration Building - 153 Washington
Street - Public Meeting Room
Amherst, Virginia 24521
Meeting Convened - 7:00 PM

County Administrator
Dean C. Rodgers

County Attorney
Mark Popovich

I. Call to Order

At a regular meeting of the Amherst County Board of Supervisors held on September 20, 2022 at 7:00 p.m., the following members were present:

BOARD OF SUPERVISORS:

David W. Pugh, Jr., Chairman
Tom Martin, Vice-Chair
L. J. Ayers III, Supervisor
Claudia D. Tucker, Supervisor
Drew Wade, Supervisor

ABSENT: None

STAFF:

Dean C. Rodgers, County Administrator
David R. Proffitt, Deputy County Administrator
Mike Lockaby, County Attorney
Kristen Freeman, Clerk

Chairman Pugh 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 Supervisor Wade and with the following vote, the Board approved the agenda.

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

NAY: None

ABSENT: None

III. Invocation and Pledge of Allegiance

Supervisor Wade led the Invocation and Pledge of Allegiance.

IV. Citizen Comment

Ms. Sunny Monk spoke to the Board on behalf of Second Stage Amherst. She stated they have today and tomorrow to tell a National Foundation that Amherst County would like to have free concerts in our county. They applied for this in July and are now in the public comment phase and Amherst County is at number 29 and needs to get to 20 to be awarded this opportunity. She said she is asking for votes. She wanted to thank those who have already voted and asked those who have not to please do so.

V. Public Hearing

A. Special Exception 2022-350 James Krueger

Community Development Director Jeremy Bryant presented the proposed request by James and Carolyn Krueger for a special exception in the R-1 Limited Residential District, which would allow a short-term tourist rental of a dwelling. The property is located at 343 Elon Road and is further identified as tax map number 147E-1-1.

The Public Hearing was opened.

Proponents: None

Opponents: None

The Public Hearing was closed.

By motion of Supervisor Ayers and with the following vote, the Board approved the request with conditions recommended by the Planning Commission.

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

NAY: None

ABSENT: None

B. Special Exception 2022-366 Joshua A. Huffines

Community Development Director Jeremy Bryant presented the proposed request for a special exception in the R-1 Limited Residential District to allow a short-term tourist rental of a dwelling. The property is located at 129 Apple Way and is further identified as tax map number 137E-1-71.

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 approved the request with the conditions recommended by the Planning Commission.

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

NAY: None

ABSENT: None

C. Conditional Rezoning 2022-385 Terry Morcom (Lot 160A2-A-19A)

Community Development Director Jeremy Bryant presented the request by Terry Morcom for a conditional zoning request of 15.63 acres from the B-2 General Commercial District to the R-3 Multi-Family Residential District. The purpose of conditional zoning is to allow high-density residential housing that will contain apartments, a community building, a pool, and open space. The property is identified as tax map numbers 160A2-A-19A.

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

The Public Hearing was opened.

Proponents: Calvin Kennon addressed the Board. Mr. Kennon stated he serves on the Economic Development Authority Board. He said this development is a win for Economic Development and this is an anchor type project as there are many facets to it including shopping and retailing, but what really strikes him is being able to have a place for the seniors. Amherst County's seniors have had to go to other areas and he thinks they would like to be able to stay in the area. Mr. Kennon also stated the apartment part of the development is great as we do need affordable housing here in the area. He said this is a wonderful project and asked the Board to support it.

Andrew Proctor addressed the Board and stated he is a member of the Economic Development Authority Board and that he is speaking on behalf of himself and the EDA. He stated he wanted to offer a perspective based on numbers from the most recent census data. He said based on the housing units, this development would mean about 1,000 new residents, which is a 3% increase in our county's population, which is pretty substantial, seeing that in the last decade the county has had a substantial decline in its population. He stated this development would also be a 4.5% increase in available housing and that about 60% of those units or senior housing and that's something that has been called for by county residents in many surveys over the last few years. Mr. Proctor stated that the nice thing about it being senior housing is the minimal impact in the number of additional students that our teachers would have to address. Mr. Proctor stated if you look at the per capita spending based on census data at 1,000 new residents, that's 10 million dollars in additional retail spending in Amherst County businesses, 3.3% more than in 2020. He stated that it does incur more traffic but this property is in the designated growth and opportunity area so it is in the right area and that a project like this would take several years to reach full buildout giving the county and developer plenty of time to work with VDOT to address the valid concerns. He said this development should give the county residents what they said they wanted and for those reasons, Mr. Proctor and the EDA support this development.

Andrew Proctor read a statement from Victoria Hanson, Director of Economic Development Authority (See Attachment 1).

Sabrina Kennon, Chamber of Commerce, addressed the Board. Mrs. Kennon stated she volunteers every week with the senior social and that a few months ago it was realized that some of the senior attending this event were not residents of Amherst County. She stated after having a conversation, the issue was these people were born here, raised here, raised their families here and retired here and when they aged out from independent living they couldn't stay here. She said these seniors still call Amherst home and they come back for every senior social that is held and she would like the Board to consider that. She said VDOT will do what they do which is address the traffic concerns but she thinks as a community we have the opportunity with the Morcom project to serve all of demographics.

Opponents: Mike Ogden addressed the Board and stated he lives in the Merrymoor subdivision and has lived there for 50 years. Mr. Ogden stated there are about 60 homes in that subdivision and currently, when you try to come out of there it is very difficult with the current traffic. He stated during 5 o'clock traffic you can

forget about coming out of that subdivision and going north. Mr. Odgen said that is what concerns him and most of the residents in that neighborhood. He stated this proposed development only has one entrance in and out and asked if there is a way to have a second entrance and exit to assist with traffic flow concerns or if VDOT could do a study regarding a possible second stoplight.

Theresa Ogden stated she lives in the Merrymoor subdivision and that her concern is traffic. She stated it is already very hard to get out of that subdivision now and with the additional traffic it will be impossible. She asked of the Board that when VDOT makes their proposal to please make sure they have a stoplight at their entrance to their subdivision or they will not be able to get out.

Heather Jamerson addressed the Board and stated she lives in the Merrymoor subdivision. She stated she has a senior in high school that has to take a left-hand turn out of the subdivision to get to the stoplight every day so she is also concerned about the traffic and wants the one-way in and out entrance to be addressed. Mrs. Jamerson stated she is not going to stop development nor does she want to. She said it is a lovely idea to have a senior development center but the concerns of the traffic from visitors, employees, and everything that is coming is going to be more for her community. She said mainly her concern is the traffic.

Supervisor Wade read a letter from Chuck and Ann Norwood who are residents of the Merrymoor subdivision. They were also concerned about the traffic and asked Mr. Morcom to consider a fence to help with the safety and privacy of people encroaching on the subdivision.

The Public Hearing was closed.

By motion of Supervisor Wade and with the following vote, the Board approved the request with the proffers volunteered by the applicant.

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

NAY: None

ABSENT: None

D. Special Exception 2022-386 Terry Morcom (Lot 160A2-A-19A)

Community Development Director Jeremy Bryant presented a request by Terry Morcom for a special exception in the R-3 Multi-Family Residential District. The purpose of the special exception is to allow a density bonus from 184 apartment units to 276 apartment units. The property is identified as tax map number 160A2-A-19A.

The development is allowed to construct 184 units based on the acreage and density. Amherst County regulations state: "*801.02. Special exception permit for greater density in R-3 district.* The board may issue a special exception permit to increase the permitted density for multifamily development in the R-3 district as set forth in subsection 801.01 by up to fifty (50) percent. In issuing such a permit, the board shall take into account the nature of the use, the demands of the use on public facilities, availability of public water and sewer, additions to the tax base, addition of desirable living spaces to the county, the surrounding transportation network, the relative demands of the use, the recommendation, if any, of the Virginia Department of Transportation, and such other factors as may be reasonably related to the public health, safety, and general welfare. "

The applicant seeks a density bonus from 184 units (by right) to 276 units (50 percent increase).

The Public Hearing was opened.

Bob Hopkins addressed the Board and stated he lives on Cedar Gate Rd and travels River Rd on a regular basis and one of the things he is seeing is an increase in traffic not just for the local traffic but for the people

coming from west of Elon to get to Lynchburg and use River Rd to bypass Madison Heights. He said he strongly suggested the Board expand the VDOT study to include River Rd.

Proponents: None

Opponents: Michael Ogden addressed the Board for a second time and asked for a little clarification on Mr. Morcom's statement that there was a second entrance and exit on Miller Ln for this proposed development.

Mr. Morcom responded that yes, the design shows a second entrance and exit right in front of Miller Ln.

The Public Hearing was closed.

By motion of Supervisor Wade and with the following vote, the Board approved the request with the conditions recommended by the Planning Commission and to include Merrymoor Dr, River Rd, and Miller Ln in the required VDOT impact analysis.

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

NAY: None

ABSENT: None

E. Rezoning Request 2022-387 Terry Morcom

Community Development Director Jeremy Bryant presented the request by Terry Morcom for a rezoning of 0.3 acres from the R-1 Limited Residential District to the R-3 Multi-Family Residential District. The purpose of the conditional zoning is for the property to become part of a senior living community. The parcel is identified as tax map number 160A1-2-1.

The request includes an amendment to the Future Land Use Map (FLUM) of the Amherst County Comprehensive Plan from commercial and medium-density residential to high-density residential.

The Public Hearing was opened.

Proponents: Terry Morcom addressed the Board and stated that 0.3 acre parcel has been in his family for a long time and he is now the owner and that it wasn't until he got into the planning of this development that he discovered this parcel was zoned R-1 Limited Residential and that all other parcels around it are zoned R-3 Multi-Family Residential and it made sense to change this parcel to R-3 as well.

Opponents: None

The Public Hearing was closed.

By motion of Supervisor Ayers and with the following vote, the Board approved the rezoning request.

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

NAY: None

ABSENT: None

F. Special Exception 2022-388 Terry Morcom (Lot 160-A-14)

Community Development Director Jeremy Bryant presented a request by Terry Morcom for a special exception in the R-3 Multi-Family Residential District. The purpose of the special exception is to allow for an assisted living/memory care facility and an independent living facility for seniors. The property is identified as tax map number 160-A-14.

The proposed two-story independent living senior facility would contain 150 units and the two-story assisted living/memory care facility would contain 140 units.

The Public Hearing was opened.

Mr. Morcom and his architect, Daniel Levy spoke regarding the style of the buildings and the resort-style amenities that will be offered such as firepits, outdoor kitchens, garden spaces, and raised beds. They stated there will be library, internet cafes, grab-and-go food options, as well as fine dining.

Proponents: None

Opponents: None

The Public Hearing was closed.

By motion of Supervisor Wade and with the following vote, the Board approved the request with the conditions recommended by the Planning Commission.

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

NAY: None

ABSENT: None

Jamie Gillispie of the Lynchburg Regional Business Alliance was then invited to speak. She stated Mr. Morcom had reached out to her and the alliance is a partner with Amherst County and the EDA. She stated the first thing they evaluated was the construction impact and that it was looked at as a project over the five-year period. She said this project is looking at supporting about 530 jobs and most of those being directly in the construction field. She said they also looked at labor income of about \$24.5 million over that five-year period and an increase in tax revenue on that and that is going to include sales tax, licensing fees etc. She said, secondly, they looked at the household increases and there would be about 129 supported jobs or induced jobs and said they expect a labor income of about \$3.7 million there and a total economic impact of about \$15 million.

VI. Consent Agenda

By motion of Supervisor Tucker and with the following vote, the Board approved the remainder of the Consent Agenda for September 20, 2022.

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

NAY: None

ABSENT: None

A. Minutes - September 6, 2022

It was moved that the Board adopt the Minutes of September 6, 2022.

Mr. Ayers and Mr. Wade abstained from this vote due to being absent at the September 6, 2022 meeting.

B. Appropriations-Commonwealth's Attorney

It was moved that the Board approve the appropriations of funds from the Equipment line account to the Asset Forfeiture account.

C. DSS Reimbursement Revenue Appropriation

It was moved that the Board appropriate funds received into the Social Services budget as described.

D. FY 2022 Transfer for Juvenile Detention Expenses

It was moved that the Board approve the transfer of funds to cover Amherst County's share of the Regional Juvenile Detention Home FY 2022 as described in the attachment.

E. FY 2022 Transfer for Dispatch

It was moved that the Board approve the FY 2022 transfer for Dispatch expenditures as described in the attached.

F. FY 2022 Transfer for Public Safety

It was moved that the Board approve the FY 2022 Public Safety transfer for overtime expenses as described in the attachment.

G. FY 2022 Transfer for Building Inspections

It was moved that the Board approve the FY 2022 Building Inspections transfer as described in the attachment.

H. Carryforward for GIS

It was moved that the Board approve the GIS carryforward in the amount of \$7,501.50 for FY 2023.

I. Appropriation of Additional Compensation Board Revenue

It was moved that the Board appropriate the additional Compensation Board revenue into the FY 2023 budget as described.

VII. Special Presentation

A. Commemorative Resolution 2022-6-CR - Sam Bryant

By motion of Vice-Chair Martin and with the following vote, the Board adopted Commemorative Resolution 2022-6-CR as presented.

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

NAY: None

ABSENT: None

VIII. Old Business

A. Strategies for Goals & Objectives

County Administrator Dean Rodgers spoke regarding the Goals & Objectives from the August 15, 2022 Board of Supervisors Planning Workshop. At that workshop the Board took the existing eight objectives and turned them into four goals and nineteen objectives. Staff then had their own workshop meeting and tried to develop strategies to achieve each of those objectives. Mr. Rodgers stated this is a lot to try and accomplish in a year so staff is seeking guidance on which of these the Board wants to keep and which of these the Board is willing to let go.

Supervisor Tucker suggested color coding the list based on how much of the particular topic has been completed and if it has budget implications, etc.

The Board directed staff to color code and bucket this list by department responsibility and bring it back to them for discussion.

B. Gateway Sewer Project

County Administrator Rodgers addressed the Board stating that the Morcom development needs a sewer line that can service it and, as part of the Board's ARPA Spending Plan, the Board gave the Service Authority one million dollars towards a sewer line along the river that would come up far enough and be robust enough to service this and perhaps other developments in the area. He stated that at a previous meeting Bob Hopkins indicated that \$1 million would not be enough, so the Board directed staff to get together with the Service Authority and try to calculate the actual costs.

Bob Hopkins, Service Authority Director, addressed the Board and stated when this was first visited several months ago they were looking at an 8-inch sewer between Kings Rd and Thomas Rd along with the pump station the cost estimate for that was 1.7 million and that estimate was before inflation. He said the Board then requested he look at expanding the sewer to the Morcom property and he got together with Hurt & Proffitt and came up with a scope of work for the expanded project and it came to over \$3 million if the work could be done by the end of 2023. Mr. Hopkins said he questions if that is feasible and he thinks the end of 2024 is a more likely deadline for getting that done.

Supervisor Tucker asked if Mr. Morcom could start building without the sewer being in place or if the sewer needs to be in place first.

Mr. Morcom replied that if you know it is coming you can work on the infrastructure and continue forward with planning. He said it would be this time next year before they are able to start breaking ground. He said they don't intend to do anything without some sort of assurance they will have a sewer line to connect to.

Supervisor Ayers asked Bob Hopkins if he had any idea how many parcels this would open up sewer availability to and if this will address and get sewer to other potential developments in the future.

Mr. Hopkins said it depends on how they are developed. He said this is a phase 1 project that will take care of the failing system on River Rd and accommodate the Morcom project. It will have to be upgraded down the road to accommodate other properties from a 2.5-inch force main to a 4-inch force main.

Supervisor Tucker said she really supports this project and she will do everything she can to get us to yes. She asked if there are grants or anything to help with these costs.

Supervisor Ayers asked County Administrator Rodgers if the approximately 3 million dollar cost included the 1 million dollars set aside by the Board.

Mr. Rodgers stated it was in addition. He said the Service Authority has 2 million right now from the county from different sources and that what is being discussed is finding an additional \$1 million and that Stacey McBride would explain.

Stacey McBride, Finance Director, addressed the Board about financing options for the additional funds. She said so far there has been \$2 million allocated for two different purposes. She said she had spoken with Davenport today and she was going to talk the next day with Mr. Taylor. She said she looked at the USDA grant loan option and she thinks we qualify because this area is in a census tract of impoverishment and these grants have a lot of forgiveness in them right now because of ARPA. She said the ARPA money the county has set aside can be used to match any grant. Mrs. McBride said on the outside that the county would have to do any borrowing, even with a USDA loan the county would have to do some interim borrowing. She said VRA is always an option but they would need to be pulled in and talked to as well. She said the county wouldn't be able to do anything with VRA until the spring so that option would also require interim

financing. She told the Board they always have the option to cash fund the difference. She also stated that the Service Authority has a second million of ARPA money that has not been spent yet, three years of what would normally be given to the Service Authority in the budget is encompassed in that million. She said if the million is reallocated back over to this project and give Mr. Hopkins the cash that equals those three years and put him back in the budget process then there is only a need to look for another million to fund opposed to two either by grant or by cash or by borrowing.

Vice-Chair Martin commended Mrs. McBride on being so creative with the ideas and stated he was appreciative of that. He said to Mrs. McBride that when she is talking about someone issuing debt he is assuming she is talking about the Service Authority and not the county.

Mrs. McBride said that is a question that Mr. Taylor and her talked about today and she is not sure. She said normally you issue debt and it is tied to whoever owns the asset. She said she might be able to get creative with that to, this is just something that is being talked through and that it could possibly be borrowed and run through the EDA in some way and pass it on. She said she just needs time to work all of those pieces out a little bit more. Mrs. McBride said there are a lot of options to do this just need to nail down the best one for the County and the Service Authority.

Vice-Chair Martin stated the Service Authority needs to have a hand in helping with this funding and he would not support spending it out of the reserve account. He said he would encourage Mr. Hopkins to get together with Mrs. McBride and get creative about how to come up with the extra million and in the meantime if we know the 2.5-inch line is not going to be sufficient and it is known that money will have to be borrowed he suggested looking into upgrading that line to a 4 inch. He said he would like Mr. Hopkins to go out and get a cost estimate to do it right the first time. He said it would be preferable that the Service Authority front that debt as the county has already contributed \$2 million.

Supervisor Ayers said he thinks the Board is in support of this project as well as fixing the failing infrastructure just below this construction and he supports Vice-Chair Martin in knowing there are several large tracts of property that could potentially be developed, so he strongly encourages the county and Mr. Hopkins to go ahead and look at the cost of changing that 2.5-inch to a 4-inch force main. He said Davenport usually comes back with two or three different ways of financing and instructed staff to get those options and costs and come back to the Board in the very near future and discuss what are the best options and ways to pay for it.

Mr. Hopkins said he would like to make a point on the second one million dollars discussed. He said as far as he looks at it that money is already planned for the replacement of two wastewater plants off of Winesap Rd. with similar pump stations and it is going to take at least a half a million dollars to do that project. He said with that project they are eligible for at least half a million in grants from DEQ and if that money is taken away that grant money will be lost.

IX. New Business

A. Parking Ordinance 2022-11

Supervisor Wade spoke to the Board stating some constituents have reached out to him regarding people parking on the sidewalks in the Old Town Madison Heights area. He reached out to County Administrator Rodgers and County Attorney Mark Popovich regarding this matter. He stated the Board passed an Ordinance in 2020 that comes into play. He said the idea is essentially to stop people from parking on the sidewalks and keep those clear.

Chairman Pugh asked what was the main grievance that brought this about.

Supervisor Wade said parking on the sidewalks is the main complaint.

Vice-Chair Martin asked if they are parking on the sidewalk because there is no feasible parking or out of spitefulness.

Supervisor Wade said there is plenty of room to park aside from parking on the sidewalk from what he has witnessed.

The Board decided to have Supervisor Wade pair down the proposed ordinance a little and bring it back for discussion next month.

X. County Administrator's Report

A. Project Status Report

For the Board's information only.

During this discussion, the Board directed the County Administrator to invite other partners to participate in the ANAC project.

B. County Administrator Change (CAC) to HR Regulation Chapter 6.12 Civic and Volunteer Leave

County Administrator Rodgers notified the Board that there would be a County Administrator change to the HR Regulation Chapter 6.12 Civic and Volunteer Leave.

XI. County Attorney's Report

The County Attorney had no matter to discuss.

XII. Liaison and Committee Reports

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

Vice-Chair Martin said the Parks & Rec Board was very appreciative of the bus repairs and moving the new bus purchase forward. He said Parks & Rec will be hosting the Halloween Spooktacular on Friday, October 28th from 6-8 pm at Coolwell Recreation Center.

B. Planning Commission - David Pugh

Chairman Pugh reported that another short-term tourist rental is coming forward to the Board. He said there is also a special exception forthcoming for Route 130 in the Naola vicinity to allow for a manufactured home to be set and it is an overlay district because of the scenic byway, so it has to come before the Board as it is a non-conforming lot.

C. Agriculture Committee - Claudia Tucker

Supervisor Tucker had nothing to report.

D. Blue Ridge Regional Jail Board of Directors Meeting, September 1, 2022.

For information only.

XIII. Citizen Comment

There was no public comment.

XIV. Matters from Members of the Board of Supervisors

Supervisor Wade expressed congratulations to former Board member Jennifer Moore on her marriage over the weekend. She is now Mrs. Raines.

Supervisor Tucker had no matter to discuss.

Chairman Pugh had no matter to discuss.

Vice-Chair Martin had no matter to discuss.

Supervisor Ayers spoke regarding the Dixie Youth Baseball World Series. He said in 2001, 2007, and 2011 Amherst County hosted the World Series event. Mr. Ayers stated Amherst County was denied this year due to the aesthetic of the Madison Heights corridor. Mr. Ayers asked Ronnie Adams to come forward and speak.

Mr. Adams addressed the Board and stated that in order to bid to host a World Series you have to apply two years ahead of time. He said there are three areas that are graded. Those areas are lodging, complex, and community appearance. A representative from Dothan Alabama was sent and Mr. Adams stated there were many complaints. Some of those complaints included the tall overgrown grass in front of many businesses, such as CVS and Dollar General, and dirty curbs and sidewalks. The Route 29 business corridor received an F.

Supervisor Tucker asked about hosting the State Championship. Is there a chance the county can do that again?

Mr. Adams said Amherst County has secured that bid for next year.

Supervisor Ayers asked County Administrator Rodgers to look at some ways of improving the aesthetic of the Route 29 Business corridor. He stated we still have half of a dilapidated motel sitting right along 29 and the county has several old buildings that look absolutely horrendous as well as overgrown grass and dirty storm drains full of trash. Mr. Ayers asked staff to look into what options the county has and what things VDOT can assist with.

XV. Closed Session

- A. A closed session, pursuant to Section 2.2-3711(A)(1) of the Code of Virginia, 1950, as amended, to evaluate the performance of the County Administrator.

Chairman Pugh moved that the Amherst County Board of Supervisors convene in closed session pursuant to Section 2.2-3711 (A)(1), of the Code of Virginia, 1950, as amended, to evaluate the performance of the County Administrator.

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

Chairman Pugh motioned to come out of closed session and was approved with the following vote:

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

County Administrator Rodgers tendered his resignation effective in two weeks time.

XVI. Certification of Closed Session

Chairman Pugh moved 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. Pugh: AYE
Mr. Martin: AYE
Mr. Ayers: AYE
Mrs. Tucker: AYE
Mr. Wade: AYE

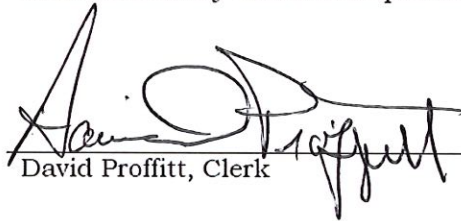
XVII. Adjournment

By motion of Chairman Pugh and with the following vote, the Board adjourned at 10:20 pm.

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



David W. Pugh, Jr., Chair
Amherst County Board of Supervisors



David Proffitt, Clerk



Sept. 20, 2022

Dear Board of Supervisors:

The Economic Development Authority of Amherst County (EDA) supports the Morcom Conditional Rezoning and Special Exception project that will provide much needed senior housing choices for Amherst residents. There are very few choices for Amherst County elderly residents who want to age in place in their home community. Many residents of Amherst County have made the tough choice of placing their beloved parents in assisted living facilities outside of Amherst County, forcing them to drive a distance to visit them, when they would have preferred to have a facility in the County.

The EDA believes the Morcom project will meet a real need for senior housing and facilities and while also increasing economic activity. The new families in the market rate apartments and the independent seniors will visit nearby restaurants, retail and service businesses. Families visiting their parents or grandparents mean more visitors spending at Amherst County businesses as they stop for gas, shop for groceries or building supplies (Lowe's), and eat at restaurants. Retail and businesses in the commercial development in the project area will bring sales tax revenue to Amherst County and jobs. The Lynchburg Regional Business Alliance impact study estimates an increase in annual tax revenue based on additional residents alone is \$597,911 annually.

The Morcom project is located within the designated growth area and meets two of the Board of Supervisors goals: Promote business growth and residential growth in designated areas. VDOT will address the traffic needs of the new project through the traffic study.

Thank you.

Victoria Hanson
Executive Director