



**BOOK 38**  
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**AMHERST COUNTY**  
**BOARD OF SUPERVISORS**

**Board of Supervisors**

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

**MINUTES**

**October 17, 2023**  
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 October 17, 2023 at 7:00 p.m., the following members were present:

**BOARD OF SUPERVISORS:**

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

ABSENT: None

**STAFF:**

Jeremy S. Bryant, County Administrator  
Stacey McBride, Deputy County Administrator/Finance Director  
Mark Popovich, County Attorney  
Kristen Freeman, Clerk

Chairman Martin called the meeting to order at 7:06 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 Wade and with the following vote, the Board approved the agenda with the amendment of adding a new Section XI. Closed Session and Section XII. Certification of Closed Session.

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

NAY: None

ABSENT: None

**III. Invocation and Pledge of Allegiance**

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

**IV. Citizen Comment**

There was no public comment.

## V. Public Hearing

### A. Special Exception 2023-428 Matthew Wiese

Request by Matthew Wiese for a special exception in the R-2, General Residential district. The purpose of the special exception is to allow a short-term tourist rental of a dwelling. The property is located at 430 River Road and is further identified as tax map number 160-A-6.

#### Planning Commission's Recommended Conditions

1. Lighting: All outdoor lighting will be glare-shielded and directed so as to prevent illumination across the property line.
2. Parking: Guests 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.
3. Transportation: The applicant shall work with the Virginia Department of Transportation for an entrance permit, if applicable.
4. Public Safety: The owner shall meet all requirements set forth by the Director of Public Safety as it has to do with access to the property.
5. Short-Term Tourist Rental: The applicant shall meet all requirements of Section 916 which regulates short-term tourist rental of dwellings.

The applicant spoke at the meeting and explained that he wanted to share his property with other people and enjoy the beautiful views of the James River. He also explained that he lived beside the property being considered for a short-term tourist rental.

The Public Hearing was opened.

Proponents: None

Opponents: None

The Public Hearing was closed.

By motion of Vice-Chair Wade and with the following vote, the Board approved special exception 2023-428 with the Planning Commission's recommended conditions.

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

NAY: None

ABSENT: None

### B. 2007-2027 Amherst County Comprehensive Plan Update

Todd Gordon, consultant from EPR, presented the Madison Heights Conceptual Master Plan, explaining the process and content in the plan.

Update to the 2007-2027 Amherst County Comprehensive Plan includes the incorporation of the Madison Heights Conceptual Master Plan as Appendix B. This master plan creates a blueprint for Madison Heights that guides future public investment and private development in ways that contribute to a successful and prosperous community. The master plan reinforces a sense of local community, provides ways to improve the

area's overall quality of life, plans for necessary expansion of public facilities and services, and provides ways to increase positive economic development.

The Public Hearing was opened.

Proponents: None

Opponents: None

The Public Hearing was closed.

By motion of Supervisor Pugh and with the following vote, the Board approved the update to the 2007-2027 Amherst County Comprehensive Plan by incorporating the Madison Heights Conceptual Master Plan as Appendix B.

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

NAY: None

ABSENT: None

### C. Ordinance 2023-6, Revenue Sharing

Staff worked with the County Attorney to determine how the county should pursue taxing of utility-scale solar farms. Currently, utility-scale solar farms are taxed through the machinery and tools (M&T) tax. The ordinance attached proposes a code change to allow such facilities to be taxed through a revenue share agreement. Staff believes that through this ordinance, the County is able to receive higher tax revenue from utility-scale solar generation facilities.

The Public Hearing was opened.

Proponents: None

Opponents: None

The Public Hearing was closed.

By motion of Vice-Chair Wade and with the following vote, the Board approved Ordinance 2023-6.

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

NAY: None

ABSENT: None

## VI. Consent Agenda

By motion of Supervisor Tucker and with the following vote, the Board approved the Consent Agenda for October 17, 2023.

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

NAY: None

ABSENT: None

### A. Minutes - October 3, 2023

It was moved that the Board adopt the minutes of October 3, 2023.

### B. Appropriation of Revenue - Sheriff's Office

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



C. Appropriation of Revenue - Social Services

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

D. Appropriation FY 2023 4 for Life Revenue

It was moved that the Board appropriated \$36,108.10 into the FY 2023 operating budget to cover the expenditures of disbursing 4 for Life funding.

E. FY 2023 Appropriation of Bond Proceeds

It was moved that the Board appropriate \$398,550.69 of bond proceeds into the FY 2023 operating budget for the payment of interest due during FY 2023.

F. FY 2023 Appropriation of Revenue Commonwealth Attorney

It was moved that the Board appropriate \$410 into the Commonwealth Attorney's FY 2023 operating budget.

G. FY 2023 Appropriation NG911 State funding

It was moved that the Board appropriated \$47,121.72 of funding from the Commonwealth of Virginia into the Public Safety FY 2023 operating budget.

H. FY 2023 Transfers

It was moved that the Board approved the FY 2023 transfers as described in the attachment.

I. FY 2024 Carryforwards

It was moved that the Board appropriated \$3,500 into the Human Resources FY 2024 budget and \$5,261 into the Volunteer Fire FY 2024 operating budget from the Unobligated General Fund Balance.

J. FY 2024 Appropriation of Compensation Board funds

It was moved that the Board appropriated \$169,697.00 of additional Compensation Board funding into the FY 2024 budget as described.

**VII. County Administrator's Report**

A. Project Status Report

For the Board's information.

B. Boards/Commissions/Committees - EDA Vacancy - At-Large

By motion of Supervisor Tucker and with the following vote, the Board appointed Ms. Christine Vrooman to serve the remainder of Mr. Dreher's term and a four-year term starting January 18, 2024.

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

NAY: None

ABSENT: None

**VIII. County Attorney's Report**

The County Attorney had no matter to discuss.

**IX. Citizen Comment**

Sam Soghor addressed the Board stating he is a candidate for House District 53 and that he believes people on both the right and left are angry and feel justified in their anger and that there are some politicians

exploiting that anger and he thanked the Board for conducting themselves the way they do and being able to come together and make decisions for Amherst.

**X. Matters from Members of the Board of Supervisors**

Chair Martin had no matter to discuss.

Vice-Chair Wade had no matter to discuss.

Supervisor Tucker had no matter to discuss.

Supervisor Pugh had no matter to discuss.

**XI. Closed Session ( Added by Agenda Amendment)**

A. A closed session pursuant to Section 2.2-3711(A)(8) of the Code of Virginia (1950, as amended) for consultation with legal counsel employed or retained by Amherst County regarding a monument on county property.

Vice-Chair Wade motioned to go into closed session and was approved with the following vote:

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

NAY: None

ABSENT: None

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

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

NAY: None

ABSENT: None

**XII. Certification of Closed Meeting (Added by Agenda Amendment)**

**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. Wade: AYE

Mrs. Tucker: AYE

Mr. Pugh: AYE

**XI. Adjournment**

**(Now section XIII. by Agenda Amendment)**

By motion of Supervisor Tucker and with the following vote, the Board adjourned at 8:07 pm.

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



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Tom Martin, Chair  
Amherst County Board of Supervisors



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Jeremy Bryant, County Administrator