

At the regular meeting of the Giles County Board of Supervisors held on Wednesday, April 2, 2025 at 3:00 PM in the Giles County Administration Building located at 315 N. Main Street, Pearisburg, the following members were present unless noted absent.

Jeff Morris	Chair (Central District)
Paul “Chappy” Baker	Vice-Chair (At-Large Supervisor)
John C. Lawson, Jr.	Western District
Perry Martin	Eastern District
Richard McCoy	At-Large Supervisor – Absent
Chris McKlarney	County Administrator
Catherine Ballard	Finance Director – Absent
John Ross	Building Official
Richard Chidester	County Attorney – Absent
Missy Bray	Board Secretary

CALL TO ORDER/INVOCATION

Mr. Morris called the meeting to order, and Mr. McKlarney offered the invocation and led the Pledge of Allegiance.

APPROVAL OF MINUTES

Mr. Baker motioned to approve the March 20, 2025, minutes as presented. Mr. Martin seconded the motion. The motion was approved 4-0 as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin and Mr. Morris; Absent: Mr. McCoy

VDOT REPORT

Mr. David Clarke updated members on road maintenance within the county including the machining of gravel roads, getting roads ready on the overlay schedule, patching on Mountain Lake Road and Routes 219 and 460, ditching on Route 219, clean out on Doc Carr as well as some storm clean up. He noted the public hearing for the VDOT Six-Year Plan is scheduled for the April recess meeting.

Mr. Baker related Old Bridge Road had not yet been worked on and has a huge pothole almost all the way across the road and reported potholes on Main Street and Mary Street. Mr. Martin reiterated the need for work on Winding Way due to water going into a property owner’s garage from the run off. He related Kow Camp has rough spots in the graveled section and needs some ditch work, some of which are too deep. Mr. Martin reported a hole has opened up at the edge of the road on Clover Hollow at Sexton Lane, and Lucas Road and Rocky Sink has damage from the flooding. He inquired if there was any update on the brush cutting agreement with the county. Mr. Clarke related some of the language needs ironed out in the agreement. Mr. Martin stated there are still a lot of downed trees from winter icing and other storms. Mr. Morris reported water cutting across on Bales Road and requested drain pipes be cleaned out.

Mr. Clarke presented a resolution to allow for work to begin on Prospectdale Road with smaller design standards and requested approval. A copy is attached at the end of these minutes.

Mr. Baker made a motion to approve the resolution to begin work on Prospectdale Road as requested. Mr. Martin seconded the motion. The motion was approved 4-0 as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin and Mr. Morris; Absent: Mr. McCoy

Mr. Lawson reported a pavement and sinkhole issue on Whitlow Road at Midway.

SCHOOL BOARD REPORT

Mr. McKlarney updated the board on current enrollments. He stated there are currently 2,135 students, which is a decrease of 4 from the previous month.

NEW BUSINESS

RIVER CLEAN UP

Mr. McKlarney related a river clean up event would be held this weekend with 525 Virginia Tech Corps of Cadets scheduled to attend. He indicated the group would be split up in nine different locations, and staff has been out on islands all week cutting up frames into pieces. Mr. McKlarney stated these pieces would be loaded on boats to be hauled off the islands. He believes the crews can get most of what is visible, and related FEMA has denied any funding for the cleanup of waterways.

GEORGE MASON UNIVERSITY PEER RECOVERY SPECIALIST AGREEMENT

Mr. McKlarney presented an agreement with George Mason University to provide training for peer support specialists for people who have been in recovery over a year. He indicated the training lasts for nine months and a stipend will be paid to those in training. He recommended approval and noted the work of Ms. Emilee Kessinger in getting the training put together.

Mr. Lawson made a motion to approve the agreement with George Mason University for peer support training. Mr. Martin seconded the motion. The motion was approved 4-0 as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin and Mr. Morris; Absent: Mr. McCoy

LETTER OF SUPPORT REQUEST – TOWN OF NARROWS

Mr. McKlarney presented a letter of support regarding a DCR grant application for the Town of Narrows to make improvements to Mill Creek.

Mr. Lawson made a motion to approve the letter of support for the Town of Narrows as requested. Mr. Martin seconded the motion. The motion was

approved 4-0 as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin and Mr. Morris; Absent: Mr. McCoy

BUS GARAGE ROOF REPAIR

Mr. McKlarney stated he had just received bids from the school for the repair of the bus garage roof. He recommended the county pay half at \$126,650 and work out with the PSA how much it will contribute.

Mr. Baker made a motion to allocate \$126,650 to assist with roof repair at the school bus garage. Mr. Lawson seconded the motion. The motion was approved 4-0 as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin and Mr. Morris; Absent: Mr. McCoy

VATI GRANT UPDATE

Mr. McKlarney provided an update on the progress of the current VATI grant, noting Pemtel was 85 percent complete on the mapping, and construction is slated to begin in May in the White Gate area. He related there had been 65 structures that were not included in any of the latest BEAD applications, of which most were in the Western District in the Midway and Rich Creek areas. Mr. McKlarney advised Comcast has also submitted a BEAD application.

LETTER OF SUPPORT REQUEST – FLOYD COUNTY

Mr. McKlarney presented a letter of support regarding a DHCD grant application for Floyd County relating to agricultural digital technology, for which Giles would be a partner. He related there is no match required.

Mr. Baker made a motion to approve the letter of support for the DHCD grant application for Floyd County as requested. Mr. Lawson seconded the motion. The motion was approved 4-0 as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin and Mr. Morris; Absent: Mr. McCoy

NARROWS ELEMENTARY MIDDLE SCHOOL CONTRACTS

Mr. McKlarney related the schools had bids back on the renovation at Narrows Elementary Middle School with the low bid coming in at \$1,885,000. Mr. Martin inquired about the status of the HVAC at Eastern. Mr. Ross advised the preconstruction meeting was held the previous day, and he anticipates the roof to be done during the summer and the HVAC to be done within about a year and a half.

GILES COUNTY PURCHASING POLICY

Mr. McKlarney requested the purchasing policy be tabled until all members are present. Members concurred.

PAYMENT OF WARRANTS

Mr. Baker motioned to approve warrants in the amount of \$1,123,213.20, and Mr. McCoy seconded the motion. The motion was approved 4-0 as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin and Mr. Morris; Absent: Mr. McCoy

PUBLIC HEARINGS

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION FOR URGENT NEED FUNDING

Mr. Morris opened the public hearings. Mr. McKlarney explained the purpose of this second hearing was to make the community aware that the county intends to apply for a Community Development Block Grant for Urgent Need funding. He related the funds would be used, if awarded, for the clean-up of debris in the county left from Hurricane Helene, and the cost estimate has risen to approximately \$60,000. Mr. McKlarney reported there would be a clean-up event the first Saturday in April, where 525 Virginia Tech Corps of Cadets would be in attendance to volunteer as well as others. He noted an additional clean-up will be held in the fall, and the hope is the funding will help to offset some of the cost for time, equipment, vehicles and food. He noted no match is required. Mr. Morris asked for any comments or questions. Hearing none, he closed this portion of the public hearings.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION FOR CROSS AVENUE WATERLINE EXTENSION

Mr. McKlarney explained this second public meeting is to make the community aware that the county intends to apply for CDBG funding to extend county waterlines along Cross Avenue in Pearisburg. He noted aspects of the project such as a 65 percent LMI rate, up to 20 homes that would have access to county water, and 7,900 linear feet of 4-inch pipe at an estimated cost of \$987,100. Mr. McKlarney advised there is a definite need in that area for the waterline extension, and a project summary had been posted as required. He informed those in attendance that the summary as well as a draft of the application was available at the meeting. He noted the county had applied the previous year, but there was not enough funding for the project. He indicated the county would find out about awards within 60 to 90 days after submission. Mr. Morris asked for any questions or comments.

Mr. John Ratcliffe, who lives in that area, expressed the need in the community for the waterline extension and provided issues residents are having with water along Cross Avenue, such as springs drying up and wells no longer producing. He indicated there are several new land owners who have not built homes due to the water issues. Mr. Ratcliffe stated the elderly along Cross Avenue are no longer able to work on springs and wells, and the money will eventually come back to the county and increase property values. Hearing no other comments or questions, Mr. Morris closed this portion of the public hearings.

OLD BUSINESS

PLANNING COMMISSION RECOMMENDATIONS – CONLEY SUBDIVISION PLAT

Mr. Bryan Reed presented a requested subdivision plat of Tax Parcel 27-28 prepared for Ms. Pamela Conley. He showed a third and fourth split with no septage evaluation required, and frontage along Curve Road. Mr. Reed related the Planning Commission had recommended approval.

Mr. Baker made a motion to approve the subdivision plat for Pamela Conley as recommended by the Planning Commission. Mr. Martin seconded the motion. The motion was approved 4-0 as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin and Mr. Morris; Absent: Mr. McCoy

PLANNING COMMISSION RECOMMENDATIONS – PROPOSED NEWPORT REZONING AND SOLAR ARRAY

Mr. Ross explained he would present each recommendation individually as listed on the recommendation memo from the Commission. He presented a recommendation of approval for a proposed rezoning in the Newport area of Tax Parcels 45-33A (190 Winding Way Drive), 45-35E (174 Winding Way Drive), 45-35J (148 Winding Way Drive), 45-35D (146 Winding Way Drive), and 45-35 (132 Winding Way Drive) from the current zoning designation of RRA-1, Rural Residential and Agriculture, to the B-2, General Business, zoning designations. He related these properties are located generally between and along Winding Way Drive and Virginia Avenue.

Mr. Baker made a motion to approve the rezoning along Winding Way Drive as recommended by the Planning Commission. Mr. Lawson seconded the motion. The motion was approved 3-0 as follows: Voting Yes: Mr. Baker, Mr. Lawson and Mr. Morris; Abstaining: Mr. Martin; Absent: Mr. McCoy

Mr. Ross presented a recommendation for approval of a proposed amendment to the Giles County Comprehensive Plan to change the Future Land Use Map designation from the Agriculture designation to Commercial designation for Tax Parcels 45-33A (190 Winding Way Drive), 45-35E (174 Winding Way Drive), 45-35J (148 Winding Way Drive), 45-35D (146 Winding Way Drive), and 45-35 (132 Winding Way Drive). He noted these properties are located generally between and along Winding Way Drive and Virginia Avenue.

Mr. Baker made a motion to approve the future land map change along Winding Way Drive as recommended by the Planning Commission. Mr. Lawson seconded the motion. The motion was approved 3-0 as follows: Voting Yes: Mr. Baker, Mr. Lawson and Mr. Morris; Abstaining: Mr. Martin; Absent: Mr. McCoy

Mr. Ross presented a recommendation for approval of a proposed rezoning in the Newport area of Tax Parcels 45-42 (145 Smith Brothers Road), 45-39C (136 Smith Brothers Road), 45-40B2 (112 Smith Brothers Road), 40-40B (no address assigned), and 45-40B1 (134 Mountain Lake Road) from the current zoning designation of RRA-1, Rural Residential and Agriculture, to the B-2, General Business, zoning designations. He noted these properties are located generally between and along Smith Brothers Road, Virginia Avenue and Mountain Lake Road.

Mr. Baker made a motion to approve the rezoning along Smith Brothers Road and Mountain Lake Road as recommended by the Planning Commission. Mr. Martin seconded the motion. The motion was approved 4-0 as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin and Mr. Morris; Absent: Mr. McCoy

Mr. Ross presented a recommendation for approval of a proposed amendment to the Giles County Comprehensive Plan to change the Future Land Use Map designation from the Agriculture designation to Commercial designation for Tax Parcels 45-42 (145 Smith Brothers Road), 45-39C (136 Smith Brothers Road), 45-40B2 (112 Smith Brothers Road), 40-40B (no address assigned), and 45-40B1 (134 Mountain Lake Road). He noted these properties are located generally between and along Smith Brothers Road, Virginia Avenue and Mountain Lake Road.

Mr. Martin made a motion to approve the future land use map change along Smith Brothers Road and Mountain Lake Road as recommended by the Planning Commission. Mr. Baker seconded the motion. The motion was approved 4-0 as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin and Mr. Morris; Absent: Mr. McCoy

Mr. Ross presented a recommendation for approval of a Conditional Use Request for the issuance of a conditional use permit pursuant to sections 802.04 and 716 of the Giles County Zoning Ordinance, specifically to allow for the construction and operation of a 5 MWAC solar array and facility to be established at or near Houston Lane, Glen Lyn, Virginia. The property associated with this request is specifically identified as Tax Parcel 12-18, is owned by Adam Thompson, Terry Lee Fleeman, and Hunter Lee Fleeman and is in the RRA-1, Residential/Agricultural, zoning district. Mr. Ross outlined the following as conditions set forth by the Commission:

1 - Construction cannot begin until the project is accepted into the AEP Shared Solar Program, then prior to beginning commercial operation of the solar facility, the applicant shall use good faith efforts to identify residents of Giles County, Virginia to voluntarily subscribe to its shared solar facility, provided that the initial outreach shall be to community members within a 5-mile radius of the solar facility (Local Potential Subscribers). Good faith efforts to identify means using commercially reasonable methods to identify occupants of residences and sending to such occupants by U.S. Mail, information regarding the opportunity to subscribe to the shared solar facility. After the outreach to local potential subscribers is completed, the applicant shall use good faith efforts to identify other residents of the county.

2 – The project shall comply with all aspects of the Giles County Solar Ordinance (Section 716 of the Giles County Zoning Ordinance) unless otherwise noted. In this case, the only exception requested is to utilize existing trees and other vegetation to comply with the planting requirement of the ordinance. These existing trees must be maintained for the life of the project or replaced with plantings which meet the ordinance requirements if they are destroyed by any means.

3 - All other required permits to be obtained and all other applicable regulations to be followed.

4 - Deliveries made by three-axle trucks or larger shall not occur between 7:00 AM and 8:30 AM or 3:00 PM and 4:30 PM during the construction phase of the project.

Mr. Ross noted a potential change in the right of way, which will move the access road closer to the solar array. He will confer with Mr. Chidester to confirm this is not an issue. He noted a question from the previous Planning Commission meeting, and feels that question was answered sufficiently. He noted a question received about the requirement to be put in use within six months, and related obtaining the pertinent permits would meet that requirement.

Mr. McKlarney inquired if the company and land owners would be willing to allow the county to utilize the access road to get to the walking trail in Glen Lyn for maintenance and emergency access. He indicated there is not a good way to get to it unless the county can obtain access through that property. Ms. Jessie Robinson, with New Leaf Energy, indicated it should not be an issue as long as access is not blocked off to workers on the site.

Mr. Baker made a motion to approve the conditional use permit as recommended by the Planning Commission as the conditions were set forth and to include the request by the county for access to the walking trail. Mr. Lawson seconded the motion. The motion was approved 4-0 as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin and Mr. Morris; Absent: Mr. McCoy

EXECUTIVE SESSION

Mr. Lawson motioned to go into executive session as permitted by Virginia Code 2.2-3711 A (1) Personnel and (29) Contracts. Mr. Baker seconded the motion. The motion was approved 4-0 by rollcall vote as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin and Mr. Morris; Absent: Mr. McCoy

Mr. Lawson motioned to return to open session and he certified that in the closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be discussed under the provisions of the Virginia Freedom of Information act cited in that motion. Mr. Baker seconded the motion. The motion was approved 4-0 by rollcall vote as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin and Mr. Morris; Absent: Mr. McCoy

ADJOURN

With no further business, the meeting was adjourned. The next Board of Supervisors meeting will be held on Thursday, April 17, 2025, at 6:30 PM. The meeting will be held at the Giles County Administration Office located at 315 North Main Street, Pearisburg.

APPROVED:

Chair**ATTEST:**

Clerk

The Board of Supervisors of Giles County, in regular meeting on the 2nd day of April 2025, adopted the following:

RESOLUTION

WHEREAS, Section 33.2-332 of the *Code of Virginia*, permits the hard surfacing of certain unpaved roads deemed to qualify for designation as a Rural Rustic Road; and

WHEREAS, any such road must be located in a low-density development area and have no more than 1,500 vehicles per day; and

WHEREAS, the Board of Supervisors of Giles County, Virginia ("Board") desires to consider whether Prospectdale Road, Route 659 From: Route 100 To: intersection of Route 663 should be designated a Rural Rustic Road; and

WHEREAS, the Board is unaware of pending development that will significantly affect the existing traffic on this road; and

WHEREAS, the Board believes that this road should be so designated due to its qualifying characteristics; and

WHEREAS, this road is in the Board's six-year plan for improvements to the secondary system of state highways.

NOW, THEREFORE, BE IT RESOLVED, the Board hereby designates Route 659 Prospectdale Road a Rural Rustic Road, and requests that the Resident Engineer for the Virginia Department of Transportation concur in this designation.

BE IT FURTHER RESOLVED, the Board requests that this road be hard surfaced and, to the fullest extent prudent, be improved within the existing right-of-way and ditch-lines to preserve as much as possible the adjacent trees, vegetation, side slopes, and rural rustic character along the road in their current state.

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the Virginia Department of Transportation Resident Engineer.

Recorded Vote

Moved By:

Seconded By:

Yeas:

Nays:

PAUL BAKER
PERRY MARTIN
4
0

A Copy Teste:

Signed

Printed Name

Title

Chris McKarney
CHRIS MCKARNEY
COUNTY ADMINISTRATOR/CLERK