

At the recess meeting of the Giles County Board of Supervisors held on Thursday, March 20, 2025, at 6:30 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
Chris McKlarney	County Administrator
Catherine Ballard	Finance Director – Absent
John Ross	Building Official
Richard Chidester	County Attorney
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 5, 2025, minutes. Mr. McCoy seconded the motion. The motion was approved as presented 5-0 as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin, Mr. McCoy and Mr. Morris

PUBLIC COMMENTS

Mr. Billy Meadows – Mr. Meadows indicated he was there to clarify rumors going around about the Glen Lyn Fire and Rescue Department regarding money and police issues. He stated the rumors are unfounded, and everything had been accounted for, adding the department was shut down by the town for those two reasons, which were found to be fake and lies. Mr. Meadows related members would like to get back to helping people in the county.

Mr. John Ratcliffe – Mr. Ratcliffe, a resident on Cross Avenue, stated he is hoping and praying that the county gets the grant to extend water along Cross Avenue and to his house. Mr. McKlarney explained the grant process, and related he thinks the county has a good chance at getting the grant.

Mr. Zak Saenz – Mr. Saenz advised he had moved to the area 11 years ago and had built a small house and drilled a well. He explained all the issues he has had with the well and the cost of repairs over the past 10 years. Mr. Saenz related he also has cancer and water is very important with his health issues, and lack of water causes him psychological stress as well. He reported his homeowner’s insurance had cancelled

him due to having so many claims on the well, and others in the Cross Avenue area have well and spring issues. He hopes the grant is awarded to get water to the area.

PAYMENT OF WARRANTS

Mr. Baker motioned to approve warrants in the amount of \$2,316,414.52, and Mr. McCoy seconded the motion. The motion was approved 5-0 as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin, Mr. McCoy and Mr. Morris

SCHOOL BOARD APPROPRIATIONS

Mr. Lawson made a motion to approve \$3,325,000 for April 2025 school appropriations. Mr. Martin seconded the motion. The motion was approved 5-0 as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin, Mr. McCoy and Mr. Morris

SOCIAL SERVICES APPROPRIATIONS

Mr. Martin motioned to approve \$435,000.00 for the April 2025 Social Services appropriations. Mr. Lawson seconded the motion. The motion was approved 5-0 as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin, Mr. McCoy and Mr. Morris

FY 2025 BUDGET SUPPLEMENTS

Mr. McCoy motioned to approve FY 2025 budget supplements in the amount of \$1,839,525.52. Mr. Baker seconded the motion. The motion was approved 5-0 as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin, Mr. McCoy and Mr. Morris

EXECUTIVE SESSION

Mr. McCoy motioned to go into executive session as permitted by Virginia Code 2.2-3711 A (29) Contracts. Mr. Baker seconded the motion. The motion was approved 5-0 by rollcall vote as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin, Mr. McCoy and Mr. Morris

Mr. McCoy 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 5-0 by rollcall vote as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin, Mr. McCoy and Mr. Morris

PUBLIC COMMENTS

Mr. Roger Snider – Mr. Snider, from the Cross Avenue area, stated his house has spring water, which he feels is not safe. He stated he buys bottled water to drink at his

home, and he and neighbors have to dig out the springs after storms and could be days without water during repairs. Mr. Snider indicated he and his neighbors would appreciate water extended to the Cross Avenue area.

PUBLIC HEARINGS

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

Mr. Morris opened the public hearings. Mr. McKlarney explained the purpose of the 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 cost is estimated at \$33,650. Mr. McKlarney reported there would be a clean up event the first Saturday in April, where 500 Virginia Tech Corps of Cadets would be in attendance to volunteer as well as others. He indicated the funding would help to offset the cost for time, vehicles, equipment and food to feed the volunteers. 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 WATER LINE EXTENSION

Mr. McKlarney explained this public meeting is to make the community aware that the county intends to apply for CDBG funding to extend county water lines along Cross Avenue in Pearisburg. He noted the county had applied the previous year, but there was not enough funding for the project. Mr. McKlarney noted aspects of the project such as a 65 percent LMI rate, 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. He indicated the county would hear back within around 60 days after submission if the application will be funded. Mr. Morris asked for any questions or comments.

Mr. John Ratcliffe inquired what had happened with the inmates that used to come work from the regional jail. Mr. McKlarney related the jail no longer has inmates that are eligible to work outside the jail due to the state picking up prisoners very shortly after they are sentenced. He explained these inmates used to stay at the jail a long time, but this changed with the new Governor's administration. Mr. Richard Chidester related the jail does not have enough eligible inmates for the work that needs done around the jail itself. Hearing no other comments or questions, Mr. Morris closed this portion of the public hearings.

PROPOSED REZONING IN NEWPORT – WINDING WAY DRIVE

Mr. Taylor called the Planning Commission to order. Members present were as follows: Mr. Berkman, Mr. Baker, Mr. G. Snider, Mr. I. Snider, Mr. Taylor, Mr. Hackney and Mr. Thompson.

Mr. Ross presented 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 stated these properties are located generally between and along Winding Way Drive and Virginia Avenue.

Mr. Ross explained this was prompted from receiving a call from Mr. Lafon who owns a garage on Winding Way. Mr. Lafon wants to expand his business by placing another building on the property, which is not a permitted use in the RRA-1 zoning designation. Mr. Ross presented an aerial view of the property demonstrating that most of the parcels are occupied by businesses. He stated rezoning the area to a B2 designation would allow businesses in that area an opportunity for expansion as a permitted use while also enabling them to meet setbacks. Mr. Morris asked for any questions or comments. Hearing none, he closed this portion of the public hearings.

PROPOSED AMENDMENT TO THE GILES COUNTY COMPREHENSIVE PLAN, FUTURE LAND USE MAP, WINDING WAY DRIVE

Mr. Ross stated a proposed amendment to the Giles County Comprehensive Plan would be required 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). These properties are located generally between and long Winding Way Drive and Virginia Avenue. Mr. Morris asked for any questions or comments. Hearing none, he closed this portion of the public hearings.

PROPOSED REZONING IN NEWPORT, SMITH BROTHERS ROAD AND MOUNTAIN LAKE ROAD

Mr. Ross stated this is 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. These properties are located generally between and along Smith Brothers Road, Virginia Avenue, and Mountain Lake Road. He explained how this is similar to the proposed amendment on Winding Way. Mr. Smith, who owns a business on Smith Brothers Road, wishes to add an accessory structure on his property, which is currently not a permitted use in the RRA-1 zoning designation. Mr. Ross displayed an aerial view of the parcels demonstrating how the character fits more of a business use. He stated rezoning the area to a B2 designation would allow businesses in that area an opportunity for expansion. Mr. Ross read an email he received from an adjacent property owner, Mr. Dave Youlton, with concerns of traffic and business growth in the area. Mr. Morris asked for any questions or comments. Hearing none, he closed this portion of the public hearings.

PROPOSED AMENDMENT TO THE GILES COUNTY COMPREHENSIVE PLAN, FUTURE LAND USE MAP, SMITH BROTHERS ROAD AND MOUNTAIN LAKE ROAD

Mr. Ross explained a proposed amendment to the Giles County Comprehensive Plan would be required 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). These properties are located generally between and along Smith Brothers Road, Virginia Avenue and Mountain Lake Road. Mr. Morris asked for any questions or comments. Hearing none, he closed this portion of the public hearings.

CONDITIONAL USE PERMIT – 5 MWAC SOLAR ARRAY NEAR HOUSTON LANE, GLEN LYN

Mr. Ross stated he received a request for 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, in 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. The property is in the RRA-1 (Residential/Agricultural) zoning district.

Ms. Jessie Robinson with New Leaf Energy and Mr. Bill Lane with Hurt & Proffitt presented information relating to the proposed project. They provided information on the history of the company, how the project complies with or exceeds the requirements set forth by the zoning ordinance, the type of panels to be used and the project location, studies conducted to ensure the least impact to adjacent neighbors, visual simulations of the project, information on construction, operations/maintenance and decommissioning of the project, stormwater management requirements, compliance with the Giles County Comprehensive Plan, community outreach conducted, panel composition, and frequently asked questions. Ms. Robinson provided information on the opportunity for community members to subscribe and save on their electric bills, as well as other benefits of the project to community.

One question asked from the public was if New Leaf plans on coming back later to add additional panels. Ms. Robinson stated that it was already 4.9 MWAC, and the maximum is 5 MWAC. She also stated that New Leaf would have to reapply with the county and go through conditional use process again.

Another resident asked if the energy produced would remain in Virginia only or if it would expand into West Virginia. Ms. Robinson stated if American Electric Power serves West Virginia, it could expand there as well.

Mr. McKlarney asked if there was a power outage in Glen Lyn or a black out, if the panels would continue operating and provide power. Ms. Robinson confirmed that the panels would not continue providing a source of power if AEP lines were without power.

Mr. Morris asked for any other questions or comments. Hearing none, he closed the public hearing and indicated the items would be returned to the Planning Commission for further recommendations. Mr. Taylor adjourned the Planning Commission, and Mr. Ross stated the Commission would meet Tuesday, March 25, 2025 at 5:00 PM.

OLD BUSINESS

COUNTY ENGINEERING SERVICES

Mr. McKlarney reported procurement was recently done for engineering services and recommended individual firm contracts be drawn up with Thompson & Litton, Hurt & Proffitt, and L.A. Gates Company for county engineering services.

Mr. Baker made a motion to approve county engineering service contracts be put in place with Thompson & Litton, Hurt & Proffitt, and L.A. Gates Company as recommended. Mr. McCoy seconded the motion. The motion was approved 5-0 as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin, Mr. McCoy and Mr. Morris

HISTORICAL SOCIETY

Mr. McCoy indicated that the Andrew Johnston house was in need of a roof, and the Historical Society had asked if the Board would be willing to participate. Mr. McKlarney stated a synthetic slate roof, keeping in line with the historical aspect of the building, had been estimated at \$62,500; and Mr. McCoy asked members to consider helping. He spoke of the value of the property to the county and that the Historical Society had made progress with their restructuring. Members discussed options, and Mr. Lawson inquired if the town would be helping with that as well. Members concurred to look at the need on the back end after grant applications were awarded. Mr. McCoy suggested Mr. Jeff Dinger help with the application process.

COYOTE BOUNTY

Members discussed the low amount of funds left in the coyote bounty allocation. Mr. McCoy agreed to contribute \$2,500 of his recreation funds to continue the coyote bounty.

ADJOURN

With no further business, the meeting was adjourned. The next Board of Supervisors meeting will be held on Wednesday, April 2, 2025, at 3:00 PM. The meeting will be held at the Giles County Administration Office located at 315 North Main Street, Pearisburg.

APPROVED:

Chair**ATTEST:**

Clerk

BUDGET SUPPLEMENTS
March 20, 2025 BOARD MEETING

SUPPLEMENTS	CODE	AMOUNT	OFF-SETTING REVENUE
	100-12410-3161	\$23,000.00	YES- DMV Stops
	100-12415-1136	\$46,680.00	YES-DMV Select Services
	100-12410-5540	\$8,000.00	No - Treasurer Requested
	100-12410-5510	\$2,000.00	No - Treasurer Requested
	100-12410-5860	\$2,000.00	No - Treasurer Requested
	100-12410-5210	\$30,000.00	No - Treasurer Requested
	100-81700-3600	\$43,128.00	Partial-Tourism advertising
	100-32400-5655	\$25,000.00	Previous Year Pumper Allocation - Giles Rescue
	100-35500-5899	\$42,910.00	Disaster Recovery - General
	100-81210-5673	\$176,182.00	NRV Regional Commission - Office Space Project
	100-33120 and 33130	\$200,000.00	Partial - Recovery Court Expenditures - OAA and nonOAA
	200-96000-5899	\$90,947.39	Yes, Disaster Relief Donated Funds
	305-94000-8417	\$544,617.61	Partial Revenue- Radio tower project
	305-94000-8536	\$300,475.00	Partial -Courthouse Reno
	305-94040-0050	\$304,585.52	Partial - Broadband Clawback/Gigabeam Payment

TOTAL \$1,839,525.52