

At the closeout meeting of the Giles County Board of Supervisors held on Thursday August 20, 2026, at 6:30 PM in the Giles County Maintenance Building located at 315 N. Main Street, Pearisburg, VA, the following members were present unless noted absent.

Jeff Morris	Chair (Central District)
John C. Lawson, Jr.	Vice-Chair (Western District)
Perry Martin	Eastern District
Paul “Chappy” Baker	At-Large Supervisor
Richard McCoy	At-Large Supervisor
Chris McKlarney	County Administrator
Catherine Ballard	Finance Director - Absent
Jon Butler	Emergency Services Coordinator
Richard Chidester	County Attorney
Gracie Howard	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. McCoy motioned to approve the August 5, 2026 minutes, as presented. Mr. Baker seconded the motion. The motion was approved by a 5-0 vote as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin, Mr. McCoy and Mr. Morris

NEW BUSINESS

FY2027 FIRE PROGRAMS FUND DISBURSEMENT

Mr. Butler stated that he would handle the Fire Programs Fund disbursement item. He explained that the funds are split seven ways, with each town department receiving approximately \$5,600 to \$5,850 and the three county departments receiving \$12,158 each. Mr. Butler requested Board approval of the Fire Programs Fund disbursement as presented in the packet.

Mr. McCoy motioned to approve the Fire Programs Fund Disbursement as presented and Mr. Baker seconded the motion. The motion was approved by a 5-0 vote 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 (1) Personnel, and (29) Contracts. Mr. Baker seconded the motion. The motion was approved by a 5-0 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 by a 5-0 rollcall vote as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin, Mr. McCoy and Mr. Morris

PUBLIC HEARING

AMENDMENTS TO ZONING ORDINANCE TO PERMIT MOBILE HOMES IN CERTAIN DISTRICTS PURSUANT TO VIRGINIA CODE SECTION 15.2-2290

Mr. Morris opened the public hearing. Mr. Taylor called the Planning Commission to order. The following Planning Commission members were present: Leon Law, Steve Taylor, Mike Thompson, Grant Snider, and Paul “Chappy” Baker.

Mr. Chidester explained that recent legislative changes to the affordable housing code require any zoning district that permits single-family dwellings to also permit mobile homes that are less than five years old, based on the manufacturer’s data plate. He stated that the purpose of the proposed ordinance amendment is to update the County’s zoning ordinance to comply with state code. The proposed changes would allow qualifying mobile homes in the R-1, R-2, R-3, R-4, and business zoning districts where residences are permitted. He noted that the ordinance would not apply to I-1 or M-1 districts, and that single-wide mobile homes are already permitted in C-1, A-1, and RA-1 districts; therefore, the age restriction and requirement to convert the unit to real estate would not affect those districts.

Mr. Chidester further explained that the mobile home must be placed permanently on the property, with all towing equipment removed and the title surrendered to DMV. In response to a question about the timeframe for removing the axles and wheels, he stated that the ordinance proposes a 30-day period following issuance of the certificate of occupancy, acknowledging that the process may take additional time in some cases. He stated that the intent is for applicants to complete the required steps in good faith.

After discussion, the Planning Commission recessed briefly to consider the matter and returned with a recommendation for approval. Steve Taylor adjourned the Planning Commission.

Mr. McCoy motioned to approve the amendment to the Zoning Ordinance and Mr. Baker seconded the motion. The motion was approved by a 5-0 vote as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin, Mr. McCoy and Mr. Morris

PAYMENT OF WARRANTS

Mr. Baker motioned to approve payment of FY 2026 warrants in the amount of \$1,134,231.91, and Mr. McCoy seconded the motion. The motion was approved by a 5-0 vote as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin, Mr. McCoy and Mr. Morris

SCHOOL BOARD APPROPRIATION

Mr. Lawson motioned to approve \$3,658,000.00 for September general operations. Mr. Martin seconded the motion. The motion was approved by a 5-0 vote as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin, Mr. McCoy and Mr. Morris

SOCIAL SERVICES APPROPRIATION

Mr. Martin motioned to approve \$430,000.00 for the September 2026 Social Services appropriations. Mr. Lawson seconded the motion. The motion was approved by a 5-0 vote as follows: Voting Yes: Mr. Baker, Mr. Lawson, Mr. Martin, Mr. McCoy and Mr. Morris

APPOINTMENTS

Mr. Baker made a motion to appoint Mr. Jon Butler to the New River Valley Regional Jail Board effective October 1. 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

Mr. McCoy made a motion to appoint Mr. Jon Butler to the New River Valley Criminal Justice Board. 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

ANNOUNCEMENTS

Mr. Chidester stated that Social Services is in significant need of individuals willing to serve as guardians and conservators for older adults who do not have family members available or willing to serve in that capacity. He explained that the state has an agency intended to handle such cases, but there have been issues with responsiveness and a lack of available resources. He noted that Social Services had previously served in that

role when no guardian or conservator could be found, but the state has now advised that Social Services can no longer do so. As a result, there are several pending cases that need to be filed, but no available individuals to appoint.

In response to a question about what serving as a guardian or conservator entails, Mr. Chidester explained that, in many cases, the individual is already in a nursing home or similar facility and needs someone to make medical decisions and help manage any limited funds they may have. He stated that most of the individuals involved do not have substantial resources and may simply need someone to check on them occasionally and make decisions regarding their care. He acknowledged that it can be a serious responsibility, especially when medical decisions are involved, but emphasized that these individuals often have no one else available to assist them.

ADJOURN

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

APPROVED:

Chair _____

ATTEST:

Clerk

ORDINANCE AMENDING THE GILES COUNTY ZONING ORDINANCE TO INCLUDE
PROVISIONS REQUIRED PURSUANT TO 2026 AMENDMENTS TO
VIRGINIA CODE SECTION 15.2-2290.

WHEREAS the Virginia General Assembly adopted amendments to Virginia Code Section 15.2-2290 to require that mobile homes less than five (5) years old placed permanency on lots with title surrendered pursuant to Virginia Code Section 46.2-653.1 be permitted in any zone that allows site built residential structures, and

WHEREAS the current Zoning Ordinance permits mobile homes on properties zoned A-1, C-1 and RRA-1, and

WHEREAS site built homes are permitted in zones R-1, R-2, R-3, R-4, B-1, B-2 and B-3, and

WHEREAS a joint public hearing with the Board of Supervisors and Planning Commission was held on August 20, 2026, pursuant to notice published in the Virginian Leader on August 5th and 12th, 2026, and recommendation of approval from the Giles County Planning Commission has been received,

NOW THEREFORE BE IT ORDAINED by the Board of Supervisors of Giles County, Virginia that the following sections are added to the Giles County Zoning Ordinance to bring such ordinance in compliance with the 2026 amendments to Virginia Code Section 15.2-2290.

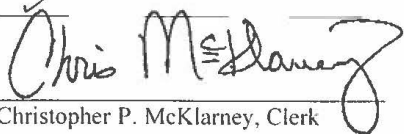
- 707.01-5 Mobile/Manufactured homes placed in the R-1, R-2, R-3, R-4, B-1, B-2 and B-3 zoning districts are required to be (i) converted to real property in accordance with Virginia Code Section 46.2-653.1 within thirty (30) days of placement, and (ii) constructed so that the certificate of occupancy is issued within five years following the date of manufacture listed on the home's data plate, and, (iii) placed on individual lots, and (iv) subject to the same terms and conditions applicable to single family dwellings.
- 707.01-6 Nothing in this Section shall relieve owners of lots or parcels from obligations relating to manufactured housing units imposed by the terms of a restrictive covenant.
- 604.02-7 Mobile/Manufactured homes subject to the conditions imposed by Section 707.01.5 of this Ordinance.
- 605.02-8 Mobile/Manufactured homes subject to the conditions imposed by Section 707.01.5 of this Ordinance
- 606.02-11 Mobile/Manufactured homes subject to the conditions imposed by Section 707.01.5 of this Ordinance

- 607.02-5 Mobile/Manufactured homes subject to the conditions imposed by Section 707.01.5 of this Ordinance
- 609.02-39 Mobile homes subject to the conditions imposed by Section 707.01.5 of this Ordinance
- 610.02-41 Mobile homes subject to the conditions imposed by Section 707.01.5 of this Ordinance
- 611.02-35 Mobile homes subject to the conditions imposed by Section 707.01.5 of this Ordinance

Adopted at a meeting of the Board of Supervisors of Giles County, Virginia, held on September 2, 2026.

	voting for	voting against	abstain	absent
Morris	✓	_____	_____	_____
Lawson	✓	_____	_____	_____
McCoy	✓	_____	_____	_____
Baker	✓	_____	_____	_____
Martin	✓	_____	_____	_____

Attest:


Christopher P. McKlarney, Clerk

Approved as to form:


County Attorney