VIRGINIA: AT A REGULAR MEETING OF THE BRUNSWICK COUNTY BOARD OF SUPERVISORS HELD ON WEDNESDAY, AUGUST 19, 2026 AT 7:00 P.M. IN THE BOARD ROOM OF THE BRUNSWICK COUNTY GOVERNMENT BUILDING

BOARD MEMBERS PRESENT:
HONORABLE WELTON TYLER, CHAIR
HONORABLE GLENDA JACKSON GILLIAM, VICE CHAIR
HONORABLE DR. BARBARA JARRETT HARRIS
HONORABLE DR. ALFONZO R. SEWARD
HONORABLE REGGIE OWENS

STAFF MEMBERS PRESENT:
LESLIE R. WEDDINGTON, COUNTY ADMINISTRATOR/CLERK
KIM HITE, ADMINISTRATIVE ASSISTANT II/DEPUTY CLERK
PAUL JACOBSON, COUNTY ATTORNEY
GEORGE MORRISON, DIRECTOR OF PLANNING
MARTHA MYERS, FINANCE SERVICES COORDINATOR
ALFREDA REYNOLDS, DIRECTOR OF ECONOMIC DEVELOPMENT

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Re: Call to Order

Chair Tyler called the meeting to order.

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Re: Closed Session

1. Convening in Closed Meeting

Upon a motion by Supervisor Seward seconded by Supervisor Gilliam and unanimously carried, the Board of Supervisors of Brunswick County, Virginia, convened in Closed Meeting to discuss matters related under the following:

- Code Section 2.2-3711.A.8: Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel, related to (1) legal advice on employment law matters, (2) proposed amendments to County zoning ordinance and County Code tax provisions related to data centers and related to proposed technology overlay zoning district and (3) County owned property adjacent to Food Lion shopping center on Route 58

- Code Section 2.2-3711.A.3: Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining

position or negotiating strategy of the public body, related to County owned property adjacent to Food Lion shopping center on Route 58

- Code Section 2.2-3711.A.5: Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business or industry's interest in locating or expanding its facilities in the community

2. Reconvene in Open Meeting

I hereby move that the Board of Supervisors of Brunswick County, Virginia, reconvene in Open Meeting.

3. Resolution of Certification of Discussions in Closed Meeting

WHEREAS, the Board of Supervisors of Brunswick County, Virginia ("Board"), convened a Closed Meeting on this date pursuant to an affirmative recorded vote in accordance with the provisions of the Virginia Freedom of Information Act; and,

WHEREAS, Section 2.2-3712 of the Code of Virginia, 1950, as amended, requires a certification by the Board that such Closed Meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby certifies that to the best of each member's knowledge:

(i) only public business matters lawfully exempted from Open Meeting requirements by Virginia law were discussed in the Closed Meeting to which this certification resolution applies, and

(ii) only such public business matters as were identified in the motion convening the Closed Meeting were heard, discussed or considered by the Board.

WILL EACH MEMBER NOW SO CERTIFY

Supervisor Gilliam: Aye
Supervisor Harris: Aye
Supervisor Owens: Aye
Supervisor Seward: Aye
Supervisor Tyler: Aye

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Re: Call Back to Order – 7:00 p.m.

Chairman Tyler called the meeting to order.

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Re: Invocation and Pledge of Allegiance

Chairman Tyler opened the meeting and invited anyone in the audience who would like to participate in the invocation with the Board members to please stand and join them. Supervisor Harris gave a brief moment of silence followed by the Pledge of Allegiance.

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Re: Approval of Agenda

Ms. Leslie Weddington, County Administrator, requested the following changes to the agenda:

- Add under Planning Director's Report:
    - Item 18.8 - 2232 Review for Conditional Use Permit Case #26-024. Submitted by NOVI Energy (Honeybee Solar Energy (Honeybee Solar Energy, LLC)
    - Item 18.6 - Schedule Public Hearing: Conditional Use Permit Case #26-034 – Submitted by Rita Goodrich applicant/owners
    - Item 18.7 – Special Entertainment Permit – St. Paul's Leadership Institute

Upon a motion by Supervisor Gilliam, seconded by Supervisor Harris and unanimously carried, the Board approved the agenda as amended.

Ayes: Gilliam, Harris, Owens, Seward, Tyler; Nays: None

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Re: Public Hearings

Public Hearing: Ordinance Amendment Case #26-015 Submitted by Virginia Trees. LLC – Requesting an amendment to Article 4. Agricultural District, A-1; Section 4-1. Use regulations; Subsection 4-1-56 of the Brunswick County Zoning Ordinance

Mr. George Morrison, Director of Planning, stated that the applicant, C.K. Greene, owner of Virginia Trees, LLC, is requesting approval of an ordinance amendment to permit use not otherwise provided for as provided by Section 1-4 of the Brunswick County Zoning Ordinance. Specifically, the applicant is requesting that Contractor's Equipment Storage Yard be permitted in the Agricultural (A-1) Zoning District. Currently, the Zoning Ordinance

allows Contractor's Office and equipment storage yard by right. The request is to allow a contractor's equipment storage yard as the main use of the property without an office with approval of a Conditional Use Permit

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Mr. Morrison stated that the case was heard by the Planning Commission for its Public Hearing on Tuesday, July 14, 2026. Applicant/Owner, Mr. C.K. Greene, spoke and presented the case. Speaking in favor of the application was Mrs. Ann Moore. No one spoke in opposition to the case. At its July 14, 2026 meeting the Planning Commission voted unanimously to recommend approval of Ordinance Amendment Case # 26-015. Staff recommends advertisement of Rezoning Case# 26-015 for the Board of Supervisors' August 19, 2026, regularly scheduled meeting.

The Chair opened the public hearing. No citizens spoke. The Chair closed the public hearing.

Upon motion by Supervisor Seward, seconded Supervisor Owens and unanimously carried, the Board approved the request as presented.

Ayes: Gilliam, Harris, Owens, Seward, Tyler; Nays: None

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Conditional Use Permit Case #26-016 Submitted by Bobby Green and Michael Hite, applicants/owners to operate a private civic center and grounds to be used for community events, private functions, and public gatherings by the property owners or individuals contracted with the property owners in the Agricultural (A-1) Zoning District

Mr. Morrison stated that the subject properties are located on the north side of Dry Bread Road (State Route 611), located at the intersection of Greentown Drive (State Route 674) and Dry Bread Road, located in the Powellton Magisterial and Election districts, also identified as Tax Map 74, Parcels 29 and 30.

The applicants are requesting approval of a Conditional Use Permit to operate a private civic center and grounds to be used for community events, private functions, and public gatherings by the property owners or individuals contracted with the property owners.

The subject properties are located on the north side of Dry Bread Road (State Route 611), located at the intersection of Greentown Drive (State Route 674) and Dry Bread Road, located in the Powellton magisterial and election districts, also identified as Tax Map 74, Parcels 29 and 30.

This case was heard by the Planning Commission for its Public Hearing on Tuesday, July 14, 2026. Applicants/Owners Mr. Robert “Bobby” Green and Mr. Michael Hite spoke and presented the case. No one spoke in opposition the case. At its July 14, 2026 meeting the Planning Commission voted unanimously to recommend approval of Conditional Use Permit Case #26-016. Staff recommends advertisement of Conditional Use Permit Case #26-016 for the Board of Supervisors’ August 19, 2026, regularly scheduled meeting.

The Chair opened the public hearing. No citizens spoke. The Chair closed the public hearing.

Upon motion by Supervisor Harris, seconded Supervisor Seward and unanimously carried, the Board approved Conditional Use Permit Case #26-016 with the following conditions:

Ayes: Gilliam, Harris, Owens, Seward, Tyler; Nays: None

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Ordinance Amendment Case #26-023 – Proposed Ordinance Amendment to Article 10. Industrial District, I-1, Subsection 10-1-41. Data Centers.

Mr. Morrison stated that the Board of Supervisors are requesting an ordinance amendment to Article 10. Industrial District, I-1, Subsection 10-1-41. Data Centers. Data

Centers are currently permitted by right in the Industrial Zoning District. The Ordinance Amendment as proposed would require Data Centers to be permitted by approval of a Conditional Use Permit in the Industrial Zoning District. This case was heard by the Planning Commission for its Public Hearing on Tuesday, July 14, 2026. Staff presented the case. Mrs. Ann Moore spoke in favor of the application. No one spoke in opposition to the case. At its July 14, 2026 meeting the Planning Commission voted unanimously to recommend approval of Ordinance Amendment Case #26-023 to the Board of Supervisors. Staff recommends advertisement of Ordinance Amendment Case #26-023 for the Board of Supervisors' August 19, 2026 regularly scheduled meeting.

Mr. Morrison also stated that an updated amendment was provided at their seats for the Board's consideration. Paul Jacobson, County Attorney, stated that since the updated amendment is different from the amendment that the Planning Commission approved at its July 14, 2026 meeting, he felt that clarification regarding the update should be provided prior to the public hearing. Mr. Morrison read from the following:

An Ordinance to amend the Zoning Ordinance of Brunswick County, Virginia by amending Article 10, Industrial District, Section 10-1, Use regulations, to add a conditional use permit requirement for data center uses.

WHEREAS, by resolution adopted Juen 17, 2026, the Board of Supervisors of Brunswick County, Virginia the "Board of Supervisors") initiated amendments to the Zoning Ordinance of Brunswick County, Virginia (the "Zoning Ordinance" to address data center uses, private power generation uses, and related buildings and structures; and

WHEREAS, on July 14, 2026, following a duly noticed and advertised public hearing, the Planning Commission of Brunswick County, Virginia, recommended approval of amendment to Section 10-1 of the Zoning Ordinance to impose a conditional use permit requirement for data centers in the I-1 district; and

WHEREAS, on August 19, 2026, the Board of Supervisors held a duly noticed and advertised public hearing on such proposed amendment;

WHEREAS, the Board of Supervisors finds that the below amendment to the Zoning Ordinance is consistent with the public necessity, convenience, general welfare, and good zoning practice.

NOW, THEREFORE, BE IT ORDAINED by the Brunswick County Board of Supervisors as follows:

1. Appendix B (Zoning) of the Code of the Brunswick County, Virginia, Article 10 (Industrial District), Section 10 (Use regulations) shall be, and hereby is, amended to add the following:
   Article 10 – Industrial District
   Section 10-1 – Uses regulations
   In industrial district, I-1, any structure to be erected or land to be used shall be for one or more of the following uses:
   10-1-41. Data Centers, with a conditional use permit.

2. This Ordinance shall become effective immediately upon adoption.

3. This Ordinance shall not apply to properties within the County that satisfy both of the following conditions as of the date of the adoption of this ordinance:
   (1) any portion of the property is located within 1.5 miles of the property boundary of the Dominion Energy Power Plant located on County tax map parcels and 55-64D; and
   (2) such property is either (1) the subject of an application for rezoning to the I-1 district or (2) subject to a pending contract of sale for use of the property as a data center, including but not limited to the following properties subject to such applications/contracts: tax map parcels 55-18A, 55-38, 55-43, 55-45, 55-67, 55-71, 55-71A, 56-64, and 56-65.

All such grandfathered uses and structures shall be considered lawful and not nonconforming and shall not require a Conditional Use Permit for development as a data center subject to the standards contained in the County's Zoning Ordinance as amended at the time of site plan approval.

Adopted this 19th day of August, 2026.

Mr. Jacobson stated that the two properties, the Stonewall property and Brunswick Development LLC, which has been pending for some time, would be grandfathered under this amendment.

The Chair opened the public hearing. The following citizens spoke:

- Ann Moore – stated that she did not receive the updated amendment prior to the meeting; stated she is in favor of the conditional use permit amendment but is opposed to grandfathering the two mentioned projects; she feels that data center

information should be provided to the public prior to the public hearing to allow time for citizens to prepare comments.

- Kendra Gillus – stated she is a truck driver and delivers loads to and hauls all material that is no longer useful from Microsoft's data center in Boydton; stated that the roads are built for the contamination they make and that she hauls loads to Texas to recycle; stated data centers don't bring a lot of jobs but require massive amounts of land, electricity and creates harm for the economy, agriculture and the environment; she stated that communities are suffering because of data centers

No other citizens spoke. The Chair closed the public hearing.

Supervisor Gilliam requested that the case be deferred until the September meeting to allow time for additional information to be received. Supervisor Harris asked what outcome we are looking for in deferring the case. Supervisor Gilliam stated that the Planning Commission is requesting more information as well and would like to include usage reports, electricity, nuclear or energy studies, power studies, whether companies build their own storage, and will residents experience additional electricity costs.

Upon motion by Supervisor Gilliam, seconded by Supervisor Owens, and unanimously carried, this matter was deferred until the September 2026 regular meeting

Ayes: Gilliam, Harris, Owens, Seward, Tyler; Nays: None

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Re: Approval of Minutes

Upon motion of Supervisor Harris, seconded by Supervisor Seward and unanimously carried, the Board approved the following minutes as presented:

- June 29, 2026 – Quarterly Review Meeting Minutes
- July 15, 2026 – Regular Monthly Meeting Minutes

Ayes: Gilliam, Harris, Owens, Seward, Tyler; Nays: None

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Re: Virginia Department of Transportation Monthly Report

Mr. Brad Rogers, Residency Administrator, presented the following monthly report:

MAINTENANCE AREA HEADQUARTER	RECEIVED	CLOSED
LAWRENCEVILLE	21	10
STURGEONVILLE	17	17
TOTAL	38	27

- Primary/secondary mowing underway
- All complaint calls have been closed.
- Performing safety mowing at intersections
- Repaired potholes as needed on various routes
- Litter patrol activities
- VDOT crews are performing brush and limb cutting activities countywide as needed.
- VDOT crews are cleaning pipes and ditches on various routes.
- VDOT crews repaired washed sections by grading and spreading stone on dirt routes as needed,

PLANNED CLOSURES:

Route 712, Old Stage Road between Rt. 58 and Rt. 721, Coon Swamp Road, will be closed August 17 -August 20 for a pipe replacement. project

LAND USE TOTAL PERMITS ISSUED = 4

CONSTRUCTION UPDATE:

Rte. 715 Historic Bridge Rehab at Meherrin River – Brunswick
Project No.: 0715-012-723, B640, M501
Contractor: Freyssinet, Inc.
Construction Manager: Charlene Fallen
Location: Brunswick
Fixed Completion Date: 12/10/2027

- No updates.

2026 Surface Treatment
Project No.: UPC 127758 / ST4B-964-F26, P401
Contractor: Whitehurst Paving Co., Inc.
Construction Manager: Charlene Fallen
Location: Brunswick, Mecklenburg, Lunenburg
Fixed Completion Date: 10/18/2026

- Schedule has been completed – working with vendor on punch list items.

2026 Latex Modified Schedule – Primary / Secondary
Project No.: UPC 127767/ LM4A-964-F26, P401
Contractor: Slurry Pavers, Inc.
Construction Manager: Chris Tavenner
Location: Brunswick, Mecklenburg, Lunenburg, Dinwiddie, Nottoway, Amelia, Chesterfield, Goochland, Powhatan
Fixed Completion Date: 10/18/2026

2026 Plant Mix
Project No.: UPC 127943 / PM4B-964-F26, P401
Contractor: Adams Construction Co., Inc.
Construction Manager: Blake Smith
Location: Brunswick, Mecklenburg, Lunenburg
Fixed Completion Date: 11/20/2026

Mr. Rogers stated that the shopping center project is still ongoing and there will not be a speed reduction for the job site due to the amount of work if takes to reduce the speed, the work will be ¾ to near completion. They have been in touch with the State Police and troopers will be on site to curb speed and help with enforcement. improvement and new adjustments are taking place as well as some corrective work is ongoing. Survey is currently working in the median and Mr. Rogers stated he is working with traffic engineering to reduce the speed going east and west at this location. Completion is set for December 2026.

He said that the Smart Scale project for Route 644 & Route 58 is out for bid and will close on August 25th.

Mr. Rogers stated that the speed and safety studies have been conducted at Route 903 and Shady Shack. He stated the results show there have only been 5 accidents at the site within the last 5 years, with 3 of those being property damage, 1 leaving Shady Shack and 1 leaving an address closer towards 644 which was a side impact. The recommendation was not to lower the speed. However, a recommendation was made to close the passing lane from Shady Shack to 644 so all of those passing lanes will likely be closed.

Supervisor Seward requested clarification about recent work that was done on Route 712. He stated that ditch cleaning and pipe replacement were completed. Supervisor Seward stated there is a field where water is draining into the ditch. Mr. Rogers stated he spoken with his supervisor and they will have a conversation with the land owner regarding

realigning his field to keep drainage from pouring into VDOT's drainage structures. He feels this will fix that issue.

Supervisor Gilliam commended Mr. Rogers for VDOT's grass cutting services. She stated that the residents of McDowell Lane, is a private drive, are in need of VDOT representation to advise what can be done concerning their road. Mr. Rogers will reach out to Mrs. Gilliam to address this matter hopefully within the next 30 days.

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Re: Brunswick County Public Schools Monthly Report

Mrs. Amy Clary, Finance Services Manager, provided the following monthly report:

Description	Budget	YTD	Balance Remaining	Column 1
Revenue from Use of Property	1,000.00	2,200.00	(1,200)	
Expenditure Refund/Dual Enrollment	55,000.00	48,996.88	6,003	
Miscellaneous Revenue	1,500.00	23,362.35	(21,862)	
State Categorical Aid	17,270,154.00	15,051,401.65	2,218,752	
Supplemental in Lieu of Sales Tax (includes SCAP)	13,634,032.00	7,832,779.02	5,801,253	
Benefits from other State Agencies	0.00	0.00	0	
Federal Categorial Aid	1,528,000.00	1,324,194.56	203,805	
Transfers IN (Local Contribution)	8,860,124.00	8,860,124.00	0	
	41,349,810.00	**33,143,058.46**	**8,206,752**	

Description	Appropriation	YTD	Balance	Department
Classroom Instruction	12,471,491.00	11,682,350.10	789,140.90	Instruction
Guidance Services	552,500.00	478,807.15	73,692.85	
Improvement to Instruction	2,902,682.00	2,263,388.99	639,293.01	
Media Services	209,300.00	276,477.25	(67,177.25)	
Office of Principals	1,271,700.00	1,144,368.89	127,331.11	
Board Services	34,950.00	51,475.44	(16,525.44)	Administration
Superintendent's Office	1,141,700.00	1,282,607.83	(140,907.83)	
Health Services	320,950.00	571,991.04	(251,041.04)	Attendance & Health
Psychologist Services	113,045.00	124,017.99	(10,972.99)	
Transportation Administrative	280,169.00	258,848.98	21,320.02	Transportation
Vehicle Operations	3,554,582.00	2,277,657.13	1,276,924.87	
Vehicle Maintenance	188,200.00	184,745.83	3,454.17	
Operation & Maintenance	239,103.00	254,476.33	(15,373.33)	Operations & Maintenance
Building Services	15,591,955.00	14,403,946.14	1,188,008.86	
Equipment Services	404,000.00	287,243.61	116,756.39	
School Food Services	1,615.00	2,848.36	(1,233.36)	
Technology Instructional Support	956,195.00	1,060,771.97	(104,576.97)	Technology
Technology Administrative	986,674.00	336,708.03	649,965.97	
Technology Operation & Maint.	4,000.00	4,453.81	(453.81)	
Debt Service - Bus Lease	125,000.00	120,749.00	4,251.00	Debt Service
	41,349,811.00	**37,067,933.87**	**4,281,877.13**	

Mrs. Clary stated that revenue continues to accrue, with 3.2 million already accrued and another 2.2 million to be accrued in August. The ADM was 1351 at the end of the school year.

Supervisor Gilliam requested to know when Virginia lottery funds will be disbursed. Mrs. Clary stated that they will be disbursed with the State's budget and the schools already has the calculation tool. Supervisor Gilliam requested to know the amount and Mrs. Clary stated she can forward the information to her as she does not have the amount with her and it is characterized in different areas.

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Re: Department/Agency Presentations

HEAT Program Grant FY27

Captain Joey Lopresti, Brunswick County Sheriff's Office, stated that the Virginia State Police has awarded $10,000 to the Sheriff's Office through the Help Eliminate Auto Theft Program. These funds will be used for the purchase of surveillance equipment that will be utilized for investigation or preventing motor vehicle theft, to include catalytic converters. There is no local match required. Therefore, I am requesting that funds in the amount of $10,000 are accepted and appropriated to the FY27 Law Enforcement and Traffic Control departmental budget for this award.

Upon motion by Supervisor Owens, seconded by Supervisor Harris, and unanimously carried, the Board approved the appropriation request.

Ayes: Gilliam, Harris, Owens, Seward, Tyler; Nays: None

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Brunswick County Sheriff's Office Request for Re-Appropriation of FY26 Unexpended Funds

Captain Lopresti stated that the 911 Communications Center Expansion Capital Improvement Project was successfully completed as of June 30, 2026 relative to all equipment, computers and workstations. Due to the efforts of staff in obtaining multiple grants in connection with this project, there was a remaining balance of $52,000 in that budget. He said that as a part of the expansion project, grant funds were used to purchase and enhance a technology platform call Pravado, which is a unified digital identity access and security management application that provides passwordless access, mobile access, and unparalleled cybersecurity protections. This multi factor identification program is a requirement at the communications center to be Criminal Justice Information Services, also known as CEGIS or NCIC and VSIN complaint. The Hardware for this implementation was

already purchased through the grant funds, but the licenses, software updates, and remote support for the platform cost an additional $9,400.00. This was not included in the initial grant funding. As a result, he requested to utilize the unexpended FY26 CIP funds to cover the costs and this will fully complete the project.

He also stated that Brunswick County Sheriff's Office special response vehicle or tactical truck, also known as the Bearcat, has recently experienced some significant mechanical issues while enroute to assist adjoining agencies with strategic law enforcement operations. The quote for the necessary repairs is $18,790 which includes replacement of the fuel injection system and rebuilding the entire rear end of the vehicle. This specialized armored vehicle was purchased in 2012 for $300,000 with grant funding and is the only vehicle of its type in our Southside area and is used quite often to assist multiple adjacent agencies. Fortunately, no significant repairs have been needed to this point. He requested that $19,000 of the remaining CIP funds be utilized to cover the costs of the repairs.

Upon motion by Supervisor Owens, seconded by Supervisor Gilliam and unanimously carried, the Board approved the reappropriation request.

Ayes: Gilliam, Harris, Owens, Seward, Tyler; Nays: None

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Standard Operating Procedures-Brunswick Emergency Medical Services

Mr. Paul Nowell, Emergency Medical Services Supervisor, stated that the purpose of this document is to establish Standard Operating Guidelines (SOGs) for Brunswick Emergency Medical Services (BEMS) to ensure the safe, effective, and legally compliant delivery of emergency medical services within Brunswick County, Virginia. These SOGs establish governance-level policy and delegate operational authority to EMS administration and the Medical Director. Mr. Nowell stated that he met with the County Administrator,

Supervisor Owens & Supervisor Seward and as a result, the following SOGs were established for the agency. Supervisor Harris asked if the SOGs had been provided to the Emergency Services Advisory Board for review and recommendation and Supervisor Seward stated that they had not been. Supervisor Owens suggested that the three agencies, Brunswick, Alberta and Central meet to discuss SOGs to ensure consistency in operations throughout the County. Mr. Nowell felt that the County's Outdoor Festival ordinance and the SOGs should complement each other. The Board felt that these guidelines need to be provided to the Emergency Services Advisory Board for their review and recommendation prior Board action. Mr. Nowell referred to an incident wherein a dedicated unit was at an event and there was not another unit available. In this case, calls would need to be dispatched to either Central or Alberta. Calls should not be dependent upon a unit that is already dedicated to an event. Supervisor Seward agreed there is a need for clarification between the departments on these types of situations and that all agencies must agree on an emergency response protocol and include the dispatch center as well so that everyone is on the same page. Supervisor Gilliam agreed that communication between the departments and the ESAB is important. This matter was tabled until the September meeting.

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New Ambulance Graphics – Brunswick Emergency Medical Services

Ms. Weddington provided information for the Board regarding a graphics update for the new ambulance which will align more with the graphic design that is on the Sheriff's Office vehicles, uses the colors of the County seal and with Brunswick Emergency Medical Services uniforms. She stated that the graphics design has already been completed and this is being provided for the Board's information. Supervisor Gilliam asked if it was too late to make changes and Mr. Nowell advised that it is too late to change the design and that

the update will bring a fresh design to the vehicles. Supervisor Seward felt that the new design should have been presented to the Board prior to a final decision. Ms. Weddington stated that in the past, the County Administrator has moved forward with approving vehicle designs for both Animal Control and Building Official vehicles.

The Board questioned the word “Paramedic” in the design and Mr. Nowell advised that there is always a paramedic on the vehicle. Supervisor Gilliam asked about the cost of the graphics and Mr. Nowell advised that it is included in the cost of the vehicle. She also asked about the make and model and Supervisor Tyler directed that the information be provided to Supervisor Gilliam. She asked for clarification regarding the status of the graphics and Chair Tyler stated that the truck has been ordered, the design was approved and the graphics have been completed and cannot be changed. He stated that future design changes should be brought to the Board prior to approval.

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Herman Road Recreational Access Road Street Acceptance Resolution Template July 2026

Mrs. Dixie Daniel, Tourism & Social Media Manager, stated that it has been brought to her attention by Mr. Rogers with VDOT that a resolution was passed for the funds received on behalf of Brunswick County for the Herman Road Access Funds receipt by the County. She stated that the resolution which was passed did not include the correct code section 33.2-311, 33.2-1510 just for clarification, new resolution with correct code. She has provided an update resolution for the Board’s approval.

RESOLUTION
A RESOLUTION TO AUTHORIZE HIGHWAY SYSTEM CHANGES RELATED TO RECREATIONAL ACCESS PROJECT
Recreational Access to Herman Lake Gaston Day Use Site
Project RECR-012-800 – Brunswick County
Herman Road – Brunswick County

WHEREAS, the Herman Road Lake Gaston Day Use Site has been completed; and

WHEREAS, Route 1043 Herman Road meets the public service criteria of the Secondary Street Acceptance Requirements; and

WHEREAS, at a meeting of the Commonwealth Transportation Board on January 17, 2023, the Board allocated $350,000 for Project RECR-012-800 – Brunswick County; and

WHEREAS, the development sketch and Virginia Department of Transportation Form AM 4.3, attached and incorporated herein as part of this resolution, define additions required in the Secondary System of State Highways as a result of construction; and

NOW THEREFORE, BE IT RESOLVED, certain segments identified on the incorporated Form AM 4.3 are ready to be accepted into the Secondary System of State Highways; now therefore, it

BE IT FURTHER RESOLVED, by the Brunswick County Board of Supervisors this 19th day of August, 2026, that the Virginia Department of Transportation be, and is hereby, requested to add the segments identified on the incorporated Form AM 4.3 to the Secondary System of State Highways, pursuant to §33.2-705 and §33.2-1510 of the Code of Virginia, for which segments this Board hereby guarantees the right of way to be clear and unrestricted, including any necessary easements for cuts, fills, and drainage; and, be it

BE IT FINALLY RESOLVED, that a certified copy of this Resolution be forwarded to the Virginia Department of Transportation.

Upon motion of Supervisor Gilliam, seconded by Supervisor Seward, and unanimously carried, the Board approved the revised resolution as presented.

Ayes; Gillim, Harris, Owens Seward, Tyler Nays: None

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Re: Citizen Comments

Chair Tyler opened the floor for citizen comments. Each citizen is allowed three (3) minutes. The following citizens spoke:

- Ann Moore – stated that she was not aware of the June 29, 2026 Quarterly Meeting and stated that more information was provided at this meeting than at regular meetings such as the former correctional facility; has issue regarding myths regarding data centers which was noted on one of the slides and spoken regarding overall temperatures in the County with both data centers and solar facilities; felt the Brunswick Brief should including upcoming projects in the County
- Robert Hayes – stated he wanted to be clear that he is representing himself as a citizen, not as an ESAB Board member; glad the issue was addressed earlier regarding the incident which happened during the the Taste of Brunswick Festival

mentioned earlier regarding a call wherein he states a citizen could have died; had to pull volunteer members together during the storm to handle this incident; has issues with Brunswick EMS graphic change
- Dan Moyles – spoke about $26-020 CUP submitted by Eddie Morrison & Kevin Graham; an attorney has been hired by the 45 residents and a letter has been sent with conditions recommended by the attorney for example, parking for employees although applicant has stated this should not have been included; also operational report space and objections that lots are not adjoining
- Melissa Lynn – on behalf of a non-profit Shine Forth which began as an orphanage and offers services for children and families; in FY 2025 more than 3,000 children were served with more than 5,600 children in foster card in Virginia alone; requested the Board to spread awareness
- Leonard Rose – spoke regarding the Bible and importance of taking care of our bodies

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Re: Consent Calendar of Reports

Upon motion of Supervisor Harris, seconded by Supervisor Gilliam, and

unanimously carried, the Board acknowledged receipt of the following reports:

- Brunswick Animal Shelter Monthly Report – July 2026
- Brunswick County Industrial Development Authority Minutes – July 2026
- Local Board of Public Welfare Minutes – July 2026
- Southside Behavioral Health Executive Directors Report – July 2026

Ayes: Gilliam, Harris, Owens, Seward, Tyler; Nays: None

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Re: Economic Development Director's Report

Ms. Alfreda Reynolds, Director of Economic Development, provided the following

Information to the Board:

- Governor's Spanberger's Economic Development Policy Meeting-statewide tour to develop comprehensive economic development policy in efforts to grow Virginia's economy; offered perspectives and initiatives pertinent to rural communities such as Brunswick
- Caleb and Kildren Johnson Annual Basketball Camp-bring visitors, energy and economic activity to the community
- Dominion Energy Commonwealth Energy Express-met to learn more about the Proposed high voltage direct current project; a transmission technology designed to move large amounts of power over long distances in an efficient manner
- Jazz Festival – August 22, 2026 4:00 pm until 8:30 pm

- Wardrobe and Vine Soft Opening – August 22, 2026 2:00-6:00 pm
- Sweet Treats and Boutique Sof Opening – August 22, 2026 11:00 am
- National Night Out-enhanced relationship between neighbors and law enforcement
- VACO County Officials Summit-learning, advocating and networking opportunity
- Mike King Roadshow – Tuesday, September 16, 2026 11:00 a.m. Brunswick County Conference Center

Ms. Reynolds introduced Mr. Stephen Hammond, Lobbyist for the Hammond Group to provide an update. Mr. Hammond stated he has been in communication with the Governor's Office and has spoken with Speaker Scott to begin laying the groundwork of conversations with the governor's office, Speaker Scott is laying groundwork in preparation of entering legislation. Mr. Hammond also stated that he has been promoting various events for Brunswick County in hopes of having some members attend. He has also visited the County several times to obtain a better understanding of the needs so that he will be in a better position and more prepared during session. Mr. Hammond stated that pre-filing has started and will continue until October if there is any legislation which needs to be put forward. He stated that he is available for questions at any time.

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Re: Finance Director's Report

Approval of Disbursements

Mrs. Martha Myers, Finance Services Coordinator, presented the following check registers and disbursements to the Board for review and approval:

Check Date	Total
7/21/2026	$2,750.00
7/30/26	$218,232.72
7/30/26	$1,426,591.74
8/13/2026	$8,388.64

8/13/2026	**$1,096,107.35**
Totals	**$2,752,070.45**

Upon motion by Supervisor Gilliam, seconded by Supervisor Seward, and unanimously carried, the Board approved the appropriation as presented.

Ayes: Gilliam, Harris, Owens, Seward, Tyler; Nays: None

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Emergency Services Advisory Board (ESAB) Grant Appropriation

Mrs. Myers stated that Brunswick County Emergency Services Advisory Board was granted the FY2025 Mini-Grant from the Virginia Department of Fire Programs in the amount of $9,024. This grant will allow the fire departments to acquire 66 pairs of structural gloves and 32 particulate blocking hoods replacing a large portion of worn and damaged items. Recommendation is to accept and appropriate $9,024 in state grant funding to the FY27 ESAB Budget to cover the PPE purchases.

Upon a motion by Supervisor Harris, seconded by Supervisor Gilliam and unanimously carried, the Board approved the appropriation as presented.

Ayes: Gilliam, Harris, Owens, Seward, Tyler; Nays: None

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Virginia Federation of Humane Societies Grant Award

Mrs. Myers stated that the Brunswick County Animal Control has received a grant award from the VA Federation of Humane Societies in the amount of $20,000 to be used for direct animal care including vetting, animal food, medications; and supplies such as collars, leashes, beds, and toys; and improvements to animal kennels and exercise areas. An appropriation will be needed to expend the funds.

Recommendation is to accept and appropriate $10,000 of the $20,000 grant to the Brunswick County Animal Shelter's FY27 Budget to cover expenditures related to direct animal care at the shelter.

Upon motion by Supervisor Gilliam, seconded by Supervisor Seward, and unanimously carried, the Board approved the award and appropriation as presented.

Ayes: Gilliam, Harris, Owens, Seward, Tyler; Nays: None

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Re: Planning Director's Report

Conditional Use Permit Case #26-020 Submitted by Eddie Morrison and Kevin Graham, applicants/owners to amend Conditional Use Permit Case #16-024 to operate and maintain an expansion of parking and boat storage for Poplar Pointe Marine and Shady Shack Grill & Bar

Mr. George Morrison, Director of Planning, requested that this matter be deferred until the September 16, 2026 due to additional information of concerning being received.

Upon motion by Supervisor Gilliam, seconded by Supervisor Harris, and unanimously carried, this matter was tabled to the September 16, 2026 meeting.

Ayes: Gilliam, Harris, Owens, Seward, Tyler; Nays: None

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Schedule Public Hearing: Rezoning Case #26-032 Submitted by Kellymacs, LLC d/b/a Willow Oak Farms, applicant and Kevin D. and Terry H. Blackwell, owner to rezone the subject property from Residential, Limited, District (R-1) to Agricultural District (A-1)

Mr. George Morrison stated that the subject property is located on the south side of Liberty Road (State Route 634), located approximately five-tenths (0.5) of a mile west of the intersection of Sturgeon Road (State Route 630) and Liberty Road, located in the Sturgeon Magisterial and Election Districts also identified as Tax Map 44, Parcel 22C. The applicants are requesting to rezone their property from Residential, Limited, District (R-1) to Agricultural District (A-1) to be able to construct, operate, and maintain a wedding and

event venue. The Planning Commission conducted a public hearing on this request at their regularly scheduled meeting on Tuesday, August 11, 2026. Mr. Kevin Blackwell presented his request and no one spoke in opposition to the request. At the conclusion of the public hearing, the Planning Commission voted unanimously to recommend approval of Rezoning Case #26-032 to the Board of Supervisors and request the Board to schedule a public hearing for its September monthly meeting.

Upon motion by Supervisor Harris, seconded by Supervisor Seward, and unanimously carried, the Board authorized scheduling a public hearing for the Board's September monthly meeting.

Ayes: Gilliam, Harris, Owens, Seward, Tyler; Nays: None

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Request to Schedule Public Hearing: Ordinance Amendment Case #26-030 – Proposed Amendment to Article 10. Industrial District, I-1; Section 10-1. Use regulations' Subsection 10-1-42 of the Brunswick County Zoning Ordinance

Mr. George Morrison stated that Virginia Electric and Power Company d/b/a Dominion Energy is requesting approval of an ordinance amendment to permit a use not otherwise provided for as provided by Section 1-4 of the Brunswick County Zoning Ordinance. Specifically, the applicant is requesting that Storage Warehouse with Corporate Office be permitted in the Industrial (I-1) Zoning District. The Planning Commission conducted a public hearing on this request at their regularly scheduled meeting on Tuesday, August 11, 2026. Mr. Andrew White and Dominion Energy representatives presented the request. Mrs. Ann Moore spoke in opposition to the request. At the conclusion of the public hearing, the Planning Commission voted unanimously to recommend approval of Rezoning Case #26-030 to the Board of Supervisors and request the Board to schedule a public hearing for its September monthly meeting.

Upon motion by Supervisor Gilliam, seconded by Supervisor Seward, and unanimously carried, the Board authorized the scheduling of a public hearing for the Board's September monthly meeting.

Ayes: Gilliam, Harris, Owens, Seward, Tyler; Nays: None

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Special Entertainment Permit – Warfield Day

Mr. George Morrison stated that Browntown Farms is requesting approval of a Special Entertainment Permit in accordance with Article II. Outdoor Musical or Entertainment Festivals Ordinance of the Brunswick County Code to hold a Warfield Day on Saturday, August 29th, 2026. The event will be held at Browntown Farms, 255 Browntown Road, Warfield, Virginia. The applicant has advised that the proposed event is an agritourism activity. The Brunswick County Zoning Ordinance does not have a definition for agritourism and does not have it listed as a permitted use in any zoning district. A definition of Agritourism Activity is any activity carried out in association with an agricultural operation that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, wineries, ranching, historical, cultural, harvest-your-own activities, or natural activities and attractions. An activity is an agritourism activity whether or not the participant paid to participate in the activity.

To permit the proposed use at this time, a Special Entertainment Permit for an Outdoor Musical or Entertainment Festival is required. The Planning Department has addressed agritourism in the ongoing process of updating the zoning ordinance. The Warfield Day at Browntown will be conducted on the farm to enjoy an outdoor event of food, family, and fun on the farm to increase exposure to farm operations beginning at 5:00 pm until 11:00 pm. It is anticipated that approximately 300 people will be in attendance. The event will consist of the following:

- Farm products will be sold
- Food Trucks
- Local Vendors

The Browntown Farms Warfield Day is requesting a waiver of the following ordinance requirements:

- Waiver of the Performance Bond and License Tax

Staff recommends approval of the request from Browntown Farms for a Special Entertainment Permit for the Browntown Farms Warfield Day event subject to the following conditions:

1. A plan for total crowd control, which shall be designed to maintain order and prevent spill-over or trespass on adjoining properties not a part of the intended location of the proposed festival, including the number of private security or police personnel to be employed. The plan must be approved by the Brunswick County Sheriff. The Sheriff shall have the authority to designate and shall designate the minimum number of security personnel required for the event.
2. A plan for adequate medical facilities for persons at the event, and a plan for adequate fire protection, including minimizing potential fire hazards at the site shall be approved by the County Emergency Services Coordinator.
3. A plan for adequate medical facilities for persons at the event and a plan for adequate fire protection, including minimizing potential fire hazards at the site shall be approved by the County Emergency Services Coordinator.

Upon motion by Supervisor Seward, seconded by Supervisor Harris and unanimously carried, the Board approved the request as presented.

Ayes: Gilliam, Harris, Owens, Seward, Tyler; Nays: None

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Solar Update

Mr. Morrison stated that the Department of Planning has received a total of fourteen (14) Solar Conditional Use Permit Applications and Amendments. One (1) application has been *withdrawn* from consideration, one (1) project has been terminated, and the remaining twelve (12) are as follows:

CUP #: 21-029	*Large Mouth Bass Cooperative Scale Facility (EDF Renewables)*
CUP #: 21-030	Monarch Solar (Urban Grid)
CUP #: 21-031	Honeybee Solar Energy (Novi Energy)
CUP #: 26-024	**Honeybee Solar Energy (Novi Energy) - Amendment**
~~CUP #: 21-032~~	~~Bellflower Solar (Birdseye Renewables Energy/Dominion Energy)~~
CUP #: 21-034	Great Creek Solar Project (The AES Corp. & Tetra Tech)
CUP #: 22-002	Rocky Run Solar Facility (Dominion Energy)
CUP #: 23-006	Zeus Energy (Zeus Energy, LLC)
CUP #: 23-029	Bright Leaf Solar Farm (CEP Solar, LLC)
CUP #: 24.019	Zeus Energy Solar Facility, Phase II (Zeus Energy, LLC)
CUP #: 24-025	Ambrosia Solar, LLC (Ambrosia Solar, LLC - Sun Tribe Development)
CUP #: 25-005	Planters Solar, LLC (Hexagon Energy, LLC)
CUP #: 25-045	Simmer Solar, LLC (Exus Renewables North America)
CUP #: 26-010	**Red Oak Solar Farm, LLC (CEP Solar, LLC)**

Twelve Solar Conditional Use Permit Applications have received 2232 Review and ten (10) have approved Conditions from the Planning Commission as well as approval from the Board of Supervisors. Red Oak Solar Farm LLC's application was submitted on April 1, 2026 and was deemed Complete and Compliant by Berkley Group on April 28, 2026.

Red Oak Solar Farm, LLC received approval of their 2232 Review by the Planning Commission on June 9, 2026 and was forwarded to the Board of Supervisors on June 17, 2026 to receive the Planning Commission's findings.
Red Oak Solar Farm LLC conducted their neighborhood (Community) meeting on Monday, July 20, 2026. A site visit with the Board of Supervisors and Planning Commission members is recommended for either the week of September 14 or September 21, 2026.

PROJECT APPROVAL - UPDATE:

Bellflower Solar (Dominion Energy) CUP #21-032 – was approved by the Board of Supervisors on July 21, 2025. The project is for a 600-Megawatt Facility with a total Parcel Size of 7,809.06 Acres and Project Size (behind the fence/under panel) of 2,526.60 Acres *(1,768.20 Acres – 70% Calculation).* PROJECT HAS BEEN TERMINATED BY DEVELOPER. The Board of Supervisors adopted a resolution to initiate revocation of CUP #21-032 at its July 15, 2026 meeting. The Planning Commission has placed this item on its September 8, 2026 agenda to commence the revocation process of CUP #21-032.

COMPREHENSIVE PLAN AMENDMENT:

The Board of Supervisors approved the Comprehensive Plan Amendment Case #26-018 to Section 4.6 Utilities – Challenges and Opportunities: Utilities" on July 15, 2026.

INITIATE CONSIDERATION OF AMENDMENTS TO COUNTY ZONING ORDINANCE

The Planning Commission adopted a resolution (see attached) to initiate consideration of amendments to the County Zoning Ordinance Article 23 at their September 8, 2026 regular meeting to consider technical corrections to recent said amendments to clarify terms and conform to requirements of the Code of Virginia.

MONARCH SOLAR DEVELOPMENT UPDATE:

Development Director, Ms. Victoria Alexander with Urban Grid (Monarch Solar Project) has provided an update on the Monarch Solar project. Ms. Alexander shared that the Hearing Examiner issued their recommendation for approval on Monarch's Solar Certificate of Public Convenience and Necessity (CPCN). They are currently waiting on the SCC's final order, which is anticipated during the third quarter of 2026. Their project team continues advancing development activities to place Monarch for execution following the SCC's determination.

Their team has also been actively securing long-lead electrical equipment required for the point of interconnection to support the project's target commercial operation date. They also continue to work closely with Dominion Energy and PJM on interconnection engineering and project execution activities

Ms. Alexander also shared that Monarch is evaluating a minor amendment to the approved Conditional Use Permit to better align the approved project boundary with the optimized layout.

HONEYBEE SOLAR PROJECT UPDATE:

Representatives of NOVI Energy (Honeybee Solar Project) met in person with Staff July 22, 2026, to discuss the status of the Complete and Compliant review by the County's third-party reviewer, The Berkley Group, as well as to discuss the timeframe for the 2232 Review with the Planning Commission and the findings report to the Board of Supervisors; all with an eye towards a pressing deadline for their amended application and project commencement potentially in the first quarter of 2027.

NOVI (Honeybee Solar Energy) was informed at the time that their Complete and Compliant Review had not be finalized by the third-party reviewer and as soon as it is provided back to staff a 2232 Review would be requested to present to the Planning Commission. As an update, the NOVI (Honeybee Solar Energy – Amended Application) Complete and Compliant Review Report has been provided and tentatively, an upcoming 2232 Review report may be provided to the Planning Commission before the end of August 2026.

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Schedule Public Hearing: Conditional Use Permit Case #26-034 – Submitted by Rita Goodrich applicant/owners to operate (Legacy T's) a restaurant and lounge and transform the nine-hole golf course into a recreational golf destination on the subject property in the Business (B-1) District

Mr. Morrison stated that the subject property is located on the east side of Christanna Highway (State Highway 46), 21166 and 21190, approximately seven-tenths (0.7) of a mile south of the intersection of Greens Lane (State Route 749) and Christanna Highway, located in the Totaro Magisterial and Electoral Districts also identified as Tax Map 41, Parcel 82.The applicant proposes to operate and maintain a restaurant and lounge and transform the nine-hole golf course into a recreational golf destination on the subject property in the Business (B-1) Zoning District. The case will be heard by the Planning Commission for its Public Hearing on Tuesday, September 8, 2026. The applicant is requesting that the Board of Supervisors hold their public hearing in the month of September as well. The applicant submitted to the County in a timely manner for approval in September by the Board of Supervisors.

Upon motion by Supervisor Harris, seconded by Supervisor Gilliam, and unanimously carried, the Board authorized scheduling a public hearing for the Board's September monthly meeting.

Ayes: Gilliam, Harris, Owens, Seward, Tyler; Nays: None

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Special Entertainment Permit – Unity Day

Mr. Morrison stated that the Saint Paul's Leadership Institute (SPLI) is requesting approval of a Special Entertainment Permit in accordance with Article III Outdoor Musical or Entertainment Festivals Ordinance of the Brunswick County Code, to hold SPLI Unity Day on Saturday, August 22, 2026. The festival will be held at the Bryant Stith Estate 20927 Christanna Highway, Lawrenceville, Virginia.

The SPLI Unity Day celebration will be conducted from 9:00 a.m. until 7:00 p.m. Attendance is anticipated to be 100 people. The event will consist of the following:

- Alcoholic beverages will be sold or permitted

A donation will be requested and no food or goods will be offered for sale.

SPLI is a tax-exempt organization and they are requesting a waiver of the following ordinance requirements:

- Waiver of performance bond and tax

Staff recommends approval of the request from the Saint Paul's Leadership Institute Unity Day for a Special Entertainment Permit.

The County Attorney stated that effective July 1, 2026 there have been changes as a part of the Freedom and Information Act which governs meetings. He stated that since this item was added after the meeting started, the general rule is that no action may be taken at this meeting unless it was discussed in closed meeting, or it is time sensitive. He stated that referring to a future date, referring to a committee, or referring to staff is not considered final action. However, it appears that final action is being requested and due to the fact that the date of the event is August 22, 2026, it is considered time sensitive. He requested that the minutes reflect that the matter is time sensitive for that reason. Dr. Harris asked if the matter could be acted on this meeting and the County Attorney indicated that it could and state in the motion that the matter is time sensitive. Mr. Owens inquired as to the lateness of the request. Mr. Morrison stated that the committee, including Mrs. Gilliam and Dr. Seward, is currently reviewing this particular Special Entertainment Outdoor Music Festival Ordinance. The requirements state that applications should be received 70 days prior to the event. He stated that the application was submitted the next day after the committee meeting, as late as Monday, August 17, 2026. He stated that the committee is working to

address these items being received. He stated that staff moved forward in a rush to try and accommodate the citizens.

Supervisor Harris made motion to approve the request due to it being time sensitive, just four days away, on August 22, 2026 and requested that the motion state that staff start moving towards having people not wait until the last minute, as we can't continue to do things this way. The motion was seconded by Supervisor Seward, and unanimously carried.

Ayes: Gilliam, Harris, Owens, Seward, Tyler; Nays: None

Dr. Seward felt the ordinance needs updating since it was adopted in 1999 and is requesting that staff draft an update to be provided to the Board by the September meeting.

Dr. Harris requested that the applicant be notified that the Board will not be considering any requests submitted this late in the future.

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2232 Review for Conditional Use Permit Case #26-024. Submitted by NOVI Energy (Honeybee Solar Energy, LLC) in the Agricultural (A-1) Zoning District

Mr. Morrison stated that the subject project is located approximately four miles north of the Town of Alberta adjacent to the west side of United States Route 1 (U.S. 1) and Interstate 85. The Project boundary is located on land that surrounds the Waqua Creek and associated wetlands, along with a mix of mature forest and timber pine stands.

To determine whether the request of Honeybee Solar Energy, LLC (NOVI Energy) for a Conditional Use Permit for a proposed solar energy facility ("the Application"), as a "public utility facility" under Virginia Code Section 15.2-2232(A), is substantially in accord with the Brunswick County, VA Comprehensive Plan 2037 ("the Comprehensive Plan") relative to the general or approximate location, character, and extent of the proposed facility.

Additionally, the project was previously reviewed and issued a CUP. The Applicant is now seeking an amendment of the project as previously approved

The facility proposed under CUP #26-024, having a rated capacity of 300 megawatts (MW), is classified as a Utility-Scale Solar facility (rated capacity greater than five megawatts (5 MW)). The facility is proposed to be developed on twenty-six (26) parcels owned by Carolina Commonwealth Forest Products, Bernard Carl Clary, Jason Carl Clary, Carl & Jason Clary, Bernard Clary Trustee, Herring Family Partnership, EundredTun, LLC, Dick Purcell Land, Cattle and Timber Corporation & Lunenburg Timber Holdings LLC, Kress Hill Land and Timber, LLC, CGS Solar Day, LLC, Argos US Forest Invest Reit LP, Howerton, Billy L & Sherry V, and Rogers, Dale A. The project was previously reviewed and issued a CUP. The Applicant is now seeking an amendment of the project as previously approved to account for increased wetlands protections and continue to generate the anticipated 300MW.

The parcels are currently zoned A-1, Agriculture District, and are located in the northern portion of Brunswick County, Virginia. Site parcels are currently open agricultural fields and large residential properties comprised of multiple buildings in addition to the main structure make up the landscape character. Multiple small ponds dot the landscape and can be recognized by the vegetation at the banks and by the topography of the landscape. The project area of the site totals approximately 4,265 acres (within the fenced areas where the panels and stormwater retention areas are proposed to be located is 1,470 acres). The Application indicates the installation of photo-voltaic (PV) single axis tracking technology solar panels.

Staff/The Berkley Group has recommended that the Planning Commission review the request for determination under Virginia Code Section 15.2-2232 prior to any review of

a Conditional Use Permit (CUP) application. Therefore, the subject hearing is limited in scope to the determination of whether the request made in the Application, CUP #26-024, is 'substantially in accord' with the Comprehensive Plan. During this hearing phase, only those facts that pertain to the broader issues of the Comprehensive Plan will be discussed. Should the request be found to be in accord with the Comprehensive Plan, detailed examination of the Application as a Conditional Use Permit will be addressed in additional hearings before the Planning Commission, with a subsequent hearing before the Board of Supervisors. Should the request be found not to be in accord with the Comprehensive Plan, the Application will be dismissed, and no further hearing nor consideration of the Conditional Use Permit will be conducted; the facility proposed in the Application will not receive approval or permissions to build. The Applicant may appeal this action to the Board of Supervisors.

Staff/The Berkley Group has analyzed the applicable elements of the Comprehensive Plan referenced above, and the proposed location, character, and extent of the project appears to be consistent with the overall policies, goals, objectives, and strategies of the Comprehensive Plan, or reasonably expected with the imposition of conditions as part of the review of the Conditional Use Permit. **Subject to further review of the Conditional Use Permit, Staff/The Berkley Group is of the opinion and recommends that the proposed utility-scale solar facility is substantially in accord with the Comprehensive Plan, or parts thereof.**

As noted at the beginning of this Report, the question before the Planning Commission with this 2232 review is whether the general location or approximate location, character, and extent of the proposed solar energy facility is substantially in accord with the Comprehensive Plan or part thereof. Staff/The Berkley Group suggests that the Planning

Commission consider all relevant portions of the Comprehensive Plan in its analysis, and carefully and thoroughly document the reasons and basis for the action which the Commission takes. Options for Commission action are as follows:

1. By motion, determine that the application is substantially in accord with the Comprehensive Plan, with written reasons for the decision;
2. By motion, determine that the application is not substantially in accord with the Comprehensive Plan, with written reasons for the decision; or
3. By motion, defer action on the review at this time and continue for further discussion and consideration (within the 60-day window).

On a unanimous vote of the nine (9) members present, the Planning Commission found the applicant's proposal to be substantially in accord with the County's Comprehensive Plan 2037.

The Secretary of the Planning Commission was directed to communicate the Planning Commission's finding to the Board of Supervisors.

The aforementioned report is provided for informational purposes only. The Governing Body may overrule the action of the Planning Commission by a vote of a majority of its membership should they be in opposition to the Commission's action.

The applicant has scheduled a site visit to the project site for Tuesday, September 1, 2026 – location and time are to be determined. As soon as location and time are provided the information will be disseminated to the County Administrator to provide to the Board Members and Planning Commission Members. In addition, a Community Meeting will be scheduled in the near future with details to follow.

Dr. Seward asked for clarification regarding the September 1st date and Mr. Morrison stated that this was a site visit, but that may change to a community meeting. He stated that he received an email late with a bit of confusion and he was not able to clarify before the meeting this evening. If so, the community meeting date may change to the following

week. Dr. Seward pointed out that if a site visit is scheduled, only two Board members may attend.

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Re: County Administrator's Report

Ms. Leslie Weddington, County Administrator presented the County Administrator's report for the Board's information. She brought attention to the personnel report and provided updates regarding new hires and resignations for various departments. She stated that 88 applications have been received for the Human Resources Director position and 38 applications received for the Director of Finance position. One application for landfill inspector full time was received and no applications for landfill inspector part-time were received.

Additionally, she provided an update regarding the request from Judge Tomko regarding the Albertis S. Harrison Courthouse. She reminded the Board that communications were sent to the Board on July 13, 2026, including an email from Judge Tomco and a list of concerns for the courthouse. There were lengthy concerns, including the HVAC reliability. The HVAC system is still on order and hopefully will be received in the next couple weeks and coordinate the work with the Commonwealth Attorney's office.

Judge Tomko is also requesting a deep clean of the Courthouse as it receives the most traffic of the county buildings and they understand it is hard to clean the building during court sessions because there are sensitive areas. They are also requesting replacement of worn furniture, carpet and high surface areas. She stated that we have asked them to provide chairs for consideration for replacement as those are the same chairs that were in the building when constructed in 1997 and additional workspace for court personnel. Mr. Owens was a part of the meeting with Judge Tomko. She stated that

one estimate has been requested and staff is in process of trying to obtain two additional quotes if available, although this may not be possible. Mr. Tyler inquired as to why staff could not provide the cleaning and Ms. Weddington explained that this is a very high traffic areas and there are a lot of sensitive areas in the courthouse that cannot be accessed courthouse staff is there.

Ms. Weddington restated that this was at the request of Judge Tomco. Ms. Weddington stated that the cleaning would have to be done on the weekends whether done by a company or by staff and equipment would need to be purchased in order for staff to clean.

She also stated that funds for this project would come from fund balance. Dr. Harris asked about the closing dates for Human Resources Director Mr. Weddington advised that it is August 31, 2026. Mrs. Gilliam requested that a determination of both positions be received by September 16, 2026. Ms. Weddington stated that she will work towards that end.

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Re: County Attorney Report

There was no report.

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Re: Old Business

There was no report.

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Re: New Business

Brunswick County Government Building Security System Project

Ms. Weddington stated that Brunswick County Maintenance Department has solicited bids for a proposed security system to increase safety at the Brunswick County Government Building offices for citizens and staff. Features will include an enhanced camera system throughout the building as well as a door controller with intercom system at each suite entry point. The following three (3) proposals have been received:

• AWARE Security $42,052.10

• BastionPoint Technology $47,705.86

• Atlantic Protective Service $47,778.54

The recommendation is to accept the bid by AWARE Security in the amount of $42,052.10 and authorize the County Administrator to prepare and sign contract documents for this project. Ms. Weddington advised that this project was approved during the budget process. Mrs. Gilliam requested to know where bidders were located. Ms. Weddington provided this information.

Upon motion by Supervisor Harris, seconded by Supervisor Seward, and unanimously carried, the Board approved the request as presented.

Ayes: Gilliam, Harris, Owens, Seward, Tyler; Nays: None

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Request to Schedule Public Hearing – Application for Placement of two (2) No Wake Buoys Submitted by Suzanne Simpson

Ms. Weddington stated that Brunswick County has received an application for placement of two (2) No Wake Buoys in the Stillhouse Subdivision. An application was submitted in 2022 by a different applicant and the request was denied at that time.

However, Mrs. Simpson stated that the area has grown significantly with new properties and she has experienced a concerning situation with a jet ski in this cove and feels that the request needs to be revisited. The recommendation is to advertise the scheduling of a Public Hearing for the Board's September 16, 2026 Regular Board of Supervisors Meeting. Dr. Seward asked why the application was denied previously and was told that the area is more developed and the applicant had experienced a concerning event which led to her request to revisit this.

Mr. Owens would like this matter to be deferred to the September meeting to allow time to meet with the applicant and get additional information regarding the request. Upon motion by Supervisor Owens, seconded by Supervisor Gilliam, and unanimously carried, this matter was tabled to the September 16, 2026 meeting.

Ayes: Gilliam, Harris, Owens, Seward, Tyler; Nays: None

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Re: Appointments

Brunswick County Board of Zoning Appeals

This matter was tabled.

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Brunswick County Litter Control Council

This matter was tabled.

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Meherrin Regional Library Board

This matter was tabled.

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Roanoke River Service Authority

This matter was tabled.

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Re: Adjourn

Upon motion by Supervisor Seward, seconded by Supervisor Owens, the Board adjourned until Wednesday, September 16, 2026 at 7:00 p.m. for the Board's Regular Monthly Meeting.

Ayes: Gilliam, Harris, Owens, Seward, Tyler; Nays: None

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Hon. Welton Tyler, Chair Leslie R. Weddington, Clerk