

**BOARD OF SUPERVISORS
ADJOURNED MEETING
AUGUST 21, 2018**

At an adjourned meeting of the Board of Supervisors and the Planning Commission of Floyd County, Virginia, held on Tuesday, August 21, 2018 at 8:30 a.m. in the Board Room of the County Administration Building thereof;

BOARD OF SUPERVISORS PRESENT: Lauren D. Yoder, Chairman; Joe D. Turman, Vice Chairman; Jerry W. Boothe, W. Justin Coleman, and Linda DeVito Kuchenbuch, Board Members; Terri W. Morris, County Administrator; Cynthia Ryan, Assistant County Administrator.

PLANNING COMMISSIONERS PRESENT: Rebecca Howell, Chair; Debra Baum, Vice Chairman; W. Justin Coleman, Linda Wagner, and Jeremy Yuvanavattana, Commissioners; Karla Turman, Planner; Mark Bolt, Building Official; Nicole Carr, Permit Technician, GIS & E911 Data Technician.

Chairman Yoder called the meeting to order at 7:00 p.m. with the reading of the handicapping statement.

Chairwoman Howell reconvened the Planning Commission from a recess.

Agenda Item 1.a. – Joint Public Hearing with Floyd County Planning Commission on Addition of new section 4-2-11 – Family Subdivisions of Property Held in Trust and Clarifications of various other sections of the Floyd County Subdivision Ordinance.

Ms. Morris read the call for the Public Hearing and noted that it was published in the August 2, 2018 and August 9, 2018 editions of *The Floyd Press* and also posted on the County's web page.

Chairman Yoder declared the Public Hearing open for comments.

Bob Smith, Indian Valley District – I would like to say hello to everyone this evening and once again I want to reiterate my unchanging opinion on this. Vote no on cluster development. Preserve Floyd County as it is. Thank you.

Chairwoman Howell declared the Public Hearing open.

Bob Smith, Indian Valley District – Vote no on cluster development. Please preserve Floyd County. Thank you.

Hearing no further comments from the audience, Chairman Yoder declared the Public Hearing closed.

Hearing no further comments from the audience, Chairwoman Howell declared the Public Hearing closed.

Mr. Stephen Durbin of Sands Anderson, who provides legal counsel to Floyd County, explained the purpose of the addition of a new section 4-2-11 – Family Subdivisions of Property Held in Trust and clarifications of various other sections of the Floyd County Subdivision Ordinance.

On a motion of Commissioner Wagner, seconded by Commissioner Yuvanavattana, and unanimously carried, it was resolved to recommend to the Board of Supervisors the addition of a new section 4-2-11 – Family Subdivisions of Property Held in Trust and making clarifications to various other sections of the Floyd County Subdivision Ordinance.

Commissioner Yuvanavattana – yes
Commissioner Coleman – yes
Commissioner Howell – yes
Commissioner Baum – yes
Commissioner Wagner – yes

On a motion of Supervisor Boothe, seconded by Supervisor Kuchenbuch, and unanimously carried, it was resolved to adopt Section 4-2-11 – Family Subdivisions of Property Held in Trust and to adopt clarifications to various other sections of the Floyd County Subdivision Ordinance (Document File Number 990).

Supervisor Boothe – yes
Supervisor Coleman – yes
Supervisor Kuchenbuch – yes
Supervisor Turman – yes
Supervisor Yoder – yes

Agenda Item 1.b. – Ms. Karla Turman, Planner.

Potential Townhouse Development

Ms. Shelley Fortier, Executive Director of Habitat for Humanity of the New River Valley – I appreciate your hustle up to let us talk to you about this opportunity. Non-profits are quite often opportunistic. We have spent the last 5 years trying to marry strategy with opportunity. We think we've got that opportunity presenting in Floyd and I want to tell you about that. First, I want to make sure everybody knows who or what Habitat is because there are some myths I'd like to debunk. The first myth is that Habitat for Humanity gives houses away. We do not. We believe we help build communities. We build strength, stability, and self-reliance at the home. We start with shelter. We believe that is the foundation of strong communities. Strong communities are the foundation of strong economies. It is important to have a balance for all of these. When you hear the term affordable housing, we all no matter what our income level is, we want our house to be affordable to us. That is where we come in.

Our homebuyers are:

- Have steady incomes for a minimum of 2 years;
- In Floyd County a household of 4 is earning between \$30,000 - \$48,000 a year;
- Pay their bills on time;
- Credit scores of 640 or better;

- We spend 3 times as much on budget and financial counseling with families than we do building their home;
- They don't transact with us until we find their level of financial literacy ready for the responsibility of a mortgage;
- Target mortgage payment between \$550 - \$700 per month.

Our last homebuyers were: a veterinary technician who lives in Radford, a County Deputy, an administrative assistant in human resources at the school system, quality assurance for paint at Volvo Truck, 3 Virginia Tech staff who work in the Bursar's Office/Accounting Office. These are the people who bought our last houses to give you some insight into who our homebuyer is. We believe we are giving a hand up and not a hand out.

The beauty of the Habitat model is that we control the cost of the house through donated materials, volunteer labor, and sometimes donated land. We sell the house at what it costs us to build. There is no profit. There is no interest on the loan. We are also a mortgage lender. That is how we do what we do. The donor's dollar keeps giving through the mortgage payment back to us and that is how we have been able to be a successful non-profit. Locally we have been here 31 years.

There is a program at HUD (Housing and Urban Development) called HOME (Home Ownership Made Easy). We are all part of a regional HOME group. The money that is distributed for this program is for home ownership or rental options. The four Counties and the City of Radford decided that they would rather pool that money for an annual distribution and get their distribution once every five years so that there is a little more money there to actually do something with. They were finding particularly with smaller populations that they weren't getting enough to attract the kind of project I am going to tell you about:

- In 2017 Floyd's distribution was \$260,000 from this HOME program.
- I have spent the last year and a half trying to find property in Floyd where we can utilize those funds to build an affordable house for the buyers I just described.
- We have 2 years to create the project. That is HOME's standard. If not, the money can go back up to the bigger group. That's where Karla and some volunteers are helping to try to pull the project together.
- In this process we looked at the \$260,000 and thought we might be able to get 2 houses, but we wanted a bigger impact. It has become apparent to me the lack of available housing in Floyd is very similar to the lack of available housing in Montgomery County. You can't find accessible land for a non-profit like ours in Floyd. The strategy we adopted in Montgomery County is: if we do a project we need to put multiple units on it, so that we maximize the land we do get our hands on to house as many families as we can.
- I just came off of a project in Pulaski and I know that there is \$220,000 in HOME money there for a secondary project that went idle and there is no foreseeable use for that. I sit on the HOME Board as an ex-officio member and asked could that money be moved to Floyd? Pulaski said yes.

- There are HOME program funds at the State level. It is a competitive bidding process, but you have to have local monies to match what you are asking for. We can take that \$480,000 and ask up for up to \$500,000 in State HOME funds.
- We are now looking at a project that could be really significant. It is a competitive bid and we have never applied for one. Other Habitats have won it so it is not out of the question.
- The deadline is October 31, so that is why we are hopping pretty quickly here today.

I'm not asking for a strong commitment. Being a non-profit we marshal our resources very carefully. If this is a total thumbs down idea for you, tell me tonight and we won't do what it takes to get this application in. But if you think you like it, and that is all I'm asking for is you telling us to go for it. You are not committing to do anything, but if you're favorable, thumbs up, we would do what it takes to get this application in.

We have received an affirmative response on acquiring land with 1.85 acres on public water and sewer and with 455' road frontage. I would like you to consider us putting 6-8 townhouse units on half of this parcel. The townhouses are:

- Two-story;
- 22' wide;
- Zero interior lot line because they are stuck together;
- It will meet all the setback requirements;
- One entrance from the street;
- Parking will be in the rear, but we are flexible about this.

We hope to break ground this October on a townhouse project in Blacksburg. We have a rendering we used in the rezoning process. These are 3 bedrooms and 2 bathrooms with 1288 s.f. They all have a zero step front entrance for accessibility and visibility. The two ends have an aging in place unit with a bedroom on the ground floor. They all have back porches except for the end units. The floor plan has a big great room, big eat-in kitchen, laundry room, ½ bath on first floor. The second floor has 3 bedrooms, a master bathroom, and a hall bathroom. We pursue energy efficiency. Our project in Blacksburg will be earth craft certified. We build to that standard. Paying for that certification may be one of the requirements of using HUD money. The house we built on New Town Road has the best energy efficiency in the highest demand area. Their highest bill has been \$97. We are building good, tight energy efficient buildings.

Ms. Turman – The County's Townhouse and Condominium Subdivision regulations are a bit vague in some points. It leaves a lot open to interpretation the way they are currently drafted. They do require that all the requirements of the standard subdivision be met. This property is on public water, public sewer, and a state-maintained road. They could be on .26 acres, with 50' road frontage and 75' wide at the setback line. With townhomes that just doesn't work, unless your townhome is going to be 75' wide. What we are suggesting is that the Planning Commission can approve a townhouse subdivision based on some options that are in the subdivision ordinance:

- 1) Reduced side yard requirements for structures interior to main lot, for example a zero lot line because they have a shared wall;

- 2) Reduced lot size restrictions, which require 50% open space, and land associated with any dwelling is dependent upon undivided interest, for example, 50% open space could include driveway and parking area, as long as it has an impervious surface;
- 3) Side lot lines that are not perpendicular or radial to the street line; and
- 4) Reduced lot width at the setback requirements, for example, 22' width at the setback line.

Commissioner Yuvanavattana – These would be half the size of an average townhouse at 900 s.f.

Ms. Fortier – No, the footprint is 900 s.f. but you have a second floor. It is 1500 s.f. The extra square footage includes the front porch and back porch. The units themselves are about 1500 s.f.

Commissioner Yuvanavattana – You propose to build on half the lot. What are the plans for the other half of the lot?

Ms. Fortier – Someday funding will come around to Floyd and we will be ready for it. We hope to do another project when we've funded it.

Commissioner Yuvanavattana – Who will be responsible for maintaining the yard and parking lot?

Ms. Fortier – In Blacksburg we have an HOA and Habitat is going to keep up the maintenance of snow removal and exterior upkeep. We could do that here. It raises the expense for the homebuyer so we would either have covenants that the homebuyers would maintain it or it could become a requirement that Habitat hold it and run an HOA.

Supervisor Boothe – Could we require an HOA?

Mr. Durbin – All we can go on is what is currently in the ordinance and it does allow you to do reduced side yard requirements and reduced lot size restrictions and requiring 50% open space.

Commissioner Wagner – Does this meet the 50% open space.

Ms. Fortier – I think it would. I am not a civil engineer. I think we have plenty of room to meet the requirements.

Supervisor Boothe – For the first part of the development are you using the undeveloped part of the lot to meet the 50% open space requirement?

Ms. Fortier – No. If we divide this in half, which will be about .9 acres for each, there will be 50% open space on the one we are proposing to build now and 50% on the one we build in the future. If this funding comes together it will allow us to do a project on this scale and

scope. It is very possible that the next round of Floyd funding will only afford single family houses.

Supervisor Boothe – Will these townhouses have to have sprinkler systems?

Mr. Bolt – The pressure would be based on PSA, but the Code states you can do a townhouse without a sprinkler if there is a two-hour separation or you can do it with a sprinkler and one-hour separation. It is more of an engineer or architect call.

Ms. Fortier – We are using the shaft wall which has a two-hour separation.

Mr. Bolt – Then no sprinkler is required.

Mr. Durbin – To follow up on Mr. Boothe's question. It does call for 50% open space and land associated with any dwelling is dependent on undivided interest. I am reading that the open space has to be undivided interest. I think the Planning Commission could require either an HOA or approval of the restrictive covenants that say it is going to be common maintenance or set aside for open space and no one can develop that property. There has to be some restrictive covenants governing the use and the maintenance before the Planning Commission would give that approval.

Commissioner Yuvanavattana – But it has to be impervious, which means it will be a gravel parking lot.

Commissioner Wagner – Who will be responsible for project B's property in the interim?

Ms. Fortier – We are the owners of the land so it will be maintained by Habitat. It is currently forested. It is totally undeveloped.

Commissioner Yuvanavattana – If you apply for and do not get the additional \$500,000, what is the likelihood of the project proceeding?

Ms. Fortier – Nil as townhomes. We will do something but half the potential capacity would go away. My guess is we would do duplexes at the most. Without the State HOME funds, we would rethink how to develop it.

Chairman Yoder – But you would still be interested in developing it?

Ms. Fortier – Yes, absolutely. It would just be what we could build. Lydeana [Martin] told me one business relocation did not happen because there was no place for employees to live. Our goal is to provide the opportunity to put more people into homes.

Commissioner Wagner – Have you already acquired the property?

Ms. Fortier – We have a verbal agreement while we are thinking through these kinds of considerations.

Chairman Yoder – This is just an idea right now. If you acquired the property and ended up needing to take 60% of the property to get the required open space to make it work, then that is what you would have to do. It is a little bit fluid.

Ms. Fortier – Yes, that is why we put 6-8 townhomes to comply with the open space rules.

Chairman Yoder – You would come back with the exact numbers for the Planning Commission before they could give final approval.

Ms. Fortier – Sure, I am really just trying to see if you have an appetite for a project like this with these kinds of considerations for this application to be submitted.

Chairman Yoder – One of the things I would question on that property is VDOT right of way for an entrance.

Ms. Fortier – I talked to Will Dotson at VDOT. We believe that there is a possibility to comply.

Supervisor Boothe – Let's say in this process the Planning Commission does reduce the requirement for the size of lots. Does that apply to the back side of this that is being held open also?

Mr. Durbin – Approval of one is not approval of any other in the future. It would be based on the merits of each particular project.

Supervisor Boothe – The reason I ask is I can see a very good way to get around our .26 acre lots by somebody who wanted to do a cluster, even though we do not have a cluster. You could go in the front and put a few townhomes in, then you could go behind and you could chop that land up any way you want to and put a bunch of housing on it.

Mr. Durbin – This is specifically under the townhouses.

Supervisor Boothe – If they couldn't do townhouses on the back of the lot that they are reserving, then it would have to go back to the Planning Commission for approval for them to put single houses on it?

Ms. Turman – Only if it is four lots or more.

Chairman Yoder – In this case it isn't a back lot, it is a side lot.

Supervisor Boothe – One side would have townhomes on it and she mentioned the possibility depending on funding they may put single family houses on the other. You could only get three unless they reduce the lot sizes.

Mr. Durbin – You can't reduce lot sizes except for townhomes.

Ms. Turman – For the second one, they could have three .26 acre lots and put three single family homes.

Supervisor Boothe – Normal building as it already is in the subdivision ordinance. In that scenario the Planning Commission would not be able to reduce the lot sizes because they are not townhouses, they are just individual homes.

Mr. Durbin – Right, there is no authority otherwise to do it, except for townhouses.

Ms. Fortier – I would also like to add we are a community organization and we don't do anything that is going to tick off the community.

Supervisor Boothe – I didn't want you to take it that way. When I look at something, I look at how somebody else down the road might try to get around the system. I don't expect you to do that, but I wanted to make sure we all understand the process for down the road because it could come up and not be Habitat. It could be somebody else.

Supervisor Kuchenbuch – Did you have to hold the land in Blacksburg for a long time?

Ms. Fortier – I pounded a lot of pavement there with Montgomery County churches. Developers hold a lot of the land so I went to churches first and a church was holding this land. It is highly compromised. It is basically a runoff ditch and that is why it hadn't been developed for the last 60 years. It is located on Hemlock and Church Street. It is a great downtown location on a bus route. The church owned it and they donated it to us once we got the property rezoned.

Supervisor Boothe – Should the Planning Commission, for whatever reason, decide not to reduce the lot size requirements what does it do to the property?

Ms. Fortier – It would make it a single family project on a .26 acre. We won't apply for State HOME funds. We could apply for them for single family homes, but it is less likely that we would score enough points to win that scenario.

Supervisor Kuchenbuch – It would reduce the number of houses available for families who are in need of housing in this community and meet the criteria.

Ms. Turman – I would like to just point out that any subdivision plan that is denied or not approved by the Subdivision Agent or the Planning Commission, can be appealed to the Board of Supervisors.

Supervisor Boothe – And if it is not approved by the Board of Supervisors, it can be appealed to the Circuit Court.

Chairman Yoder – This does fall within the purview of the existing subdivision ordinance. It is a normal step to take by the Planning Commission, if they wish to move forward with it. This isn't changing our ordinance. It seems unusual. For me it is unusual because we

don't see townhouses in Floyd. Over the last year or two as we talked about cluster subdivisions, I have had a lot of younger professional people who are looking for something like this.

Ms. Fortier – The other fastest growing population is my age and up who want the same thing. We are asking the Planning Commission if they are interested in this project.

Commissioner Yuvanavattana – We are not deciding the specifics tonight. We are just being asked to be willing to take a look at it in the future.

Ms. Fortier – I am asking if this is a favorable concept to you?

Commissioner Wagner – Where is this because that makes a difference as well.

Chairman Yoder – It is on New Town Road.

Supervisor Boothe – It is in the County, but not in the Town.

Chairman Yoder – It is probably one of the better places for a townhouse. It is on a slow street. It is not on Rt. 8.

Commissioner Wagner – Does VDOT have a plan to put in sidewalks on that road for access to Town?

Supervisor Kuchenbuch – Not right now, but that is not to say there won't be in the future.

Commissioner Wagner – We have the problem with Blue Ridge Manor Apartments and Pine Ridge Apartments right now as far as accessibility to Town.

Chairwoman Howell – Is it an issue for you to put in sidewalks?

Ms. Fortier – We do it when required.

Supervisor Boothe – They are not talking about on your property. They are talking about on the state maintained road.

Commissioner Wagner – New Town Road is very narrow.

Chairwoman Howell – Is it an issue for you that there is not a sidewalk?

Chairman Yoder – I think you are asking if that is a concern for Habitat?

Commissioner Wagner – That is what she is asking. I am just more concerned about the residents.

Ms. Fortier – Having just talked to VDOT yesterday about this similar issue with that being a 30' road to do a pedestrian project and sidewalks, they would require acquisition of land.

Chairman Yoder – The houses are right on the road.

Ms. Fortier – We don't have a single homebuyer that doesn't have a car.

Chairwoman Howell – So not having a sidewalk is not an issue for Habitat?

Ms. Fortier – No. We are building a townhome as a duplex in Christiansburg. We think the cost of the house once complete will be \$125,000.

Supervisor Kuchenbuch – \$125,000-\$135,000 is the price of a 1963 brick ranch in Floyd right now. It would need windows, a new heating system, and everything. If I had them to sell, I could sell them every day to people who are willing to work on them as they go. To have something like this for a young or an older person who is either starting out or ready to downsize would be amazing. I have been asked by a Housing Committee that I am part of, is there an appetite for this. More often than not we keep coming back to people who want to rent. There is a sizeable amount of people in Floyd County and coming to Floyd County who would jump at the chance of these townhomes.

Commissioner Wagner – Can these be rented?

Ms. Fortier – No.

Commissioner Wagner – People have to live there?

Ms. Fortier – They have to live there. Particularly with HOME monies in a project, for 99 years those houses have to be sold to other income qualifying families. So the subsidy we put into those homes is maintained for 99 years. They appreciate, but they appreciate at the rate of median income and not on real estate. The price of the house is tied to the value. We built this one up here and we sold it at \$115,000, but it appraised at \$180,000. The equity is protected and when sold it is tied to income and not the real estate market.

Supervisor Boothe – It keeps the affordability perpetual.

Ms. Fortier – It must be owner occupied and it can't become an investment property at any time in that 99 years.

Commissioner Yuvanavattana – I assume it has central air and appliances are included.

Ms. Fortier – Yes, an efficiency washer and dryer, refrigerator, dishwasher. If you hate this idea, tell me.

On a motion of Commissioner Wagner, seconded by Commissioner Yuvanavattana, and unanimously carried, it was approved to take the concept of townhouses proposed by Habitat for Humanity of the New River Valley to the table at the Planning Commission to look at it further.

Commissioner Yuvanavattana – yes

Commissioner Coleman – yes

Commissioner Howell – yes
Commissioner Baum – yes
Commissioner Wagner – yes

Supervisor Boothe – If this should not work out, FISH (Floyd Initiative for Safe Housing) has identified unoccupied homes in Floyd County. Is there anything in your program that would help ones that need fixing up so the person could sell it?

Supervisor Kuchenbuch – I think it is 409 homes.

Ms. Fortier – I am sitting on all three FISH committees. We absolutely could take a unit and rehab it. There are a couple of things to know about that process. The first is that it is hard to attract this HOME money. The second is it is a lot more complicated today to rehab homes that are older than 1973 because of lead and asbestos issues and still maintain the affordability. We've done it and it can be done, but there are some complications with the funding and the complexity of the work.

Supervisor Boothe – What I am getting at is if you identified a home that fit into your specifications, the owner would have to sell you the property and then you would handle it from there?

Ms. Fortier – Yes.

Supervisor Boothe – I am just saying if there is a housing problem and this doesn't go through there are other ways we might be able to help out.

Commissioner Wagner – The 409 homes that are vacant or lived in but need repair, does Habitat go in and help people age in place in some of those less than habitable conditions?

Ms. Fortier – We are helping FISH with their repair program. We are the backbone on how to do it. We are partnering with FISH volunteers to do those projects.

Supervisor Boothe – Should this not work out, there are other things that we could be doing as this Board and the Planning Commission working through these groups that we could be doing to address some of the housing problems.

Supervisor Kuchenbuch – One of the things that is paramount with the support so that Habitat can go on is the fact of leveraging this kind of money at this time to do this kind of project. This doesn't happen very often. It just so happened it is right now in Floyd. We have a real need, Shelley is a very conservative person when it comes to deadlines and grants. October 31 is looming. They may look at us and say we'll wait until the next round which is 6 months later. I truly believe that this project looks so good to so many people on that Board that I am hoping and will continue to put my energies and thought to it that we get this kind of grant money. We will be working with close to \$1 million to build this. It is a wonderful thing.

Commissioner Wagner – What are the deadlines you have to meet?

Ms. Fortier – July of next year we must have a contract. The underwriting is extensive. I have to draw up initial plans. I have to do an environmental on the land. We have to have post-construction appraisals.

Commissioner Yuvanavattana – If it does get approved, we will have to move quickly.

Chairwoman Howell – Do you need anything else from us to meet the October 31 deadline?

Ms. Fortier – I am going to do some research and find out what kind of commitment I have to you because it is an exception to your ordinance. I may need that exception in writing for this submittal. I'm not 100% sure if I need that for the October 31 deadline.

Ms. Turman – The Planning Commission may want to consider a called meeting between now and your next regularly scheduled meeting.

Commissioner Wagner – We need a plan submitted so we will have something to accept. How soon can you get that to us?

Ms. Turman – I thought you just needed approval of the concept in order to apply.

Commissioner Wagner – But we don't have that. How soon can it be presented?

Ms. Fortier – To get approval of concept...will you approve how much of the concept we have to...I have to get an engineering firm. I have to get it surveyed.

Supervisor Wagner – So what kind of time if we were to call a meeting. Our next meeting is September 18.

Ms. Fortier – I need an engineering firm to take it. I am going to see if I can find one tomorrow to get this done by the 18th.

Commissioner Yuvanavattana – If you need exceptions for the application.

Supervisor Boothe – Right now we are looking at doing this for Habitat for Humanity. In the future it could just be a regular developer. If the Planning Commission waives certain requirements for the application, isn't that kind of setting a precedent that could apply across the board?

Chairman Yoder – The precedence is there though, isn't it? It is in our...

Supervisor Boothe – I'm talking about as far as presented for them to consider. I'm not talking about the other.

Mr. Durbin – If you approve something of this size with these types of covenants with this amount of open space, you are establishing a reasonable expectation that the next one with

similar standards would be approved. If you didn't approve when they were very comparable, then there could be a claim the Planning Commission acted arbitrarily and capriciously.

Supervisor Boothe – That is what I am saying. It could apply to more than just this project.

Mr. Durbin – Right, in giving your approval, if you vote to do so, you would want to be comfortable with similar projects in the future that meet the same standards.

Chairman Yoder – A lot of things we probably don't fully understand yet. The Planning Commission has to do some work and probably talk with staff and work out some of these issues that we won't know tonight. If there needs to be a called meeting you can discuss that with the Chair. That being said, if our Board is interested in supporting this concept, it would be a good idea to have a motion to support Habitat in their attempt to receive these State HOME funds and support the Planning Commission in their quest to try to make this work. I'm not saying you have to make it work. I think a resolution of support from us would be a good thing to show that everybody is on the same page.

Mr. Durbin – A nonbinding resolution of support of a concept.

On a motion of Supervisor Kuchenbuch, seconded by Supervisor Coleman, and unanimously carried, it was resolved to approve a nonbinding resolution in support of the concept of Habitat for Humanity applying for State HOME funds with the intention to build townhouses on public water and sewer in Floyd County.

Supervisor Boothe – yes
Supervisor Coleman – yes
Supervisor Kuchenbuch – yes
Supervisor Turman – yes
Supervisor Yoder – yes

Floyd County Planning Needs

Ms. Turman discussed items to be considered for planning for Floyd County:

- 1) Subdivision Ordinance
 - Last time it was fully adopted was in 2002;
 - Since that time there have been “Piecemeal” updates;
 - Needs to be reviewed and possibly amended.
 - Recommend that a Subdivision Ordinance Committee be appointed by the Board of Supervisors and the committee include Planning Commissioners, Supervisors, property owners from each district and other interested parties. This committee would report back to the Planning Commission.

- 2) Transportation
 - Possibly pursuing VDOT funding for bike and pedestrian improvements on 6 identified areas, but particularly between Blue Ridge Manor and Rt. 221.

- Transportation Alternatives Program – \$1,000,000 per year per district and requires 20% local match. For smaller scale, non-traditional projects, includes Safe Routes to School.
- Highway Safety Improvement Program – \$5,000,000 per year max/per locality and requires 0% match. Could include pedestrian improvements at intersections. Annual application due November 1. VDOT will handle all aspects of the project including: application, grant administration, preliminary engineering, determining cost estimates, and easements/acquisitions.
- Smart Scale – A lot of VDOT funding provided through competitive process through Smart Scale. Floyd County does not meet any of the 4 eligibility criteria: 1) Corridors of statewide significance, 2) Regional networks, 3) Top 100 safety needs identified in VTRANS 2040, or 4) Adopting a Designated Growth Area, which are policy designations and not the same thing as zoning. The last method is the only tool that Floyd County can control. If interested in pursuing adoption of Designated Growth Areas can apply for a grant up to \$65,000 from the Office of Intermodal Planning and Investment. If approved the funding could be used for technical assistance from a professional planning consultant to determine where the Designated Growth Area would be and to update the Comprehensive Plan. After tier 1 then we could apply for another \$65,000 to help update the Subdivision Ordinance. Both the Comprehensive Plan and Subdivision Ordinance require public participation.

3) Comprehensive Plan

- The framework for Designated Growth Areas is already in the Comprehensive Plan.
 - Goal 1: Farms and forests are valued and protected.
 - Goal 2: Water is better understood, valued, and protected.
 - Goal 7: Safe, affordable and energy-efficient housing for all income levels is available in Floyd County.
 - Goal 10: Safe and convenient transportation routes and modes are available to residents, businesses, and visitors.

Questions were asked and discussion was held on each of the Floyd County Planning Needs. The Board of Supervisors and Planning Commission each came to consensus on the following:

1) Subdivision Ordinance – Ms. Turman will identify and make available the correct Subdivision Ordinance, including the changes approved at this meeting. The Board of Supervisors and Planning Commission will each hold work sessions to review the ordinance separately and then come together for joint discussion.

2) Transportation – Schedule Mr. Jay Knight and Mr. Paul Brown from VDOT to attend the September 11, 2018 Board of Supervisors meeting to provide further information regarding bike and pedestrian improvements and grant application process for that project. Not interested in pursuing Designated Growth Area.

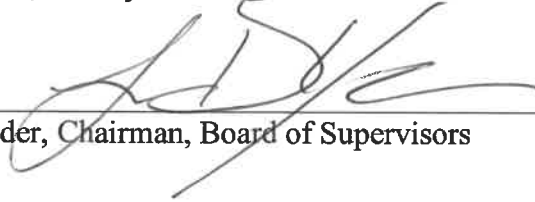
Agenda Item 9. – Adjournment.

On a motion of Commissioner Wagner, seconded by Commissioners Baum and Yuvanavattana, and carried, it was resolved to adjourn to September 18, 2018 at 6:00 p.m.

On a motion of Supervisor Boothe, seconded by Supervisor Kuchenbuch, and carried, it was resolved to adjourn to August 28, 2018 at 7:00 p.m. for a regular meeting.



Terri W. Morris, County Administrator



Lauren D. Yoder, Chairman, Board of Supervisors

