

**BOARD OF SUPERVISORS
REGULAR MEETING
JANUARY 26, 2016**

At a regular meeting of the Board of Supervisors of Floyd County, Virginia, held on Tuesday, January 26, 2016 at 7:00 p.m. in the Board Room of the County Administration Building thereof;

PRESENT: Case C. Clinger, Chairman; Joe D. Turman, Vice Chairman; J. Fred Gerald, Linda Devito Kuchenbuch, Lauren D. Yoder, Board Members; Terri W. Morris, County Administrator; Cynthia Ryan, Assistant County Administrator.

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

The Opening Prayer was led by Supervisor Gerald.

Supervisor Lauren Yoder led in the Pledge of Allegiance.

Agenda Item 4 – Chairman Clinger called for the Public Comment Period. No one came forward to speak.

Agenda Item 5 – Approval of month-end disbursements.

On the motion of Supervisor Turman, seconded by Supervisor Yoder, and unanimously carried, it was resolved to approve the January 2016 month-end disbursements.

Supervisor Gerald – aye
Supervisor Kuchenbuch – aye
Supervisor Yoder – aye
Supervisor Turman – aye
Supervisor Clinger – aye

Agenda Item 10.a. – Appointment of member to New River Valley Regional Jail Board of Directors for a two year term – Ms. Morris explained that Supervisor Turman's position on the Jail Board expired on December 31, 2015.

Vice Chairman Turman expressed his interest in continuing on the New River Valley Regional Jail Board of Directors.

Supervisor Yoder asked if Vice Chairman Turman's son still worked at the jail? Upon being told that he did, Supervisor Yoder said he himself would not serve on the Public Service Authority because he has a family member employed there. Supervisor Yoder expressed his concern about Vice Chairman Turman serving on the Jail Board with family employed at the jail. Supervisor Yoder said he did not want to imply that Vice Chairman Turman was doing anything wrong, but he was thinking about the perception.

Supervisor Kuchenbuch asked if Supervisor Yoder was concerned about the perception of conflict of interest? She said that at the New Board Member training she recently attended, the importance of avoiding the perception of conflict of interest was drilled into the new members.

Vice Chairman Turman said there are other Board members who have family employed at the jail.

Supervisor Clinger suggested that it be handled in the same manner as when Bill Gardner was on the Board of Supervisors and was an employee of the School Board. Any motion that affects you or your family, you state your conflict beforehand and abstain from voting like Supervisor Yoder.

Supervisor Yoder said he is a volunteer with Fire and Rescue and does not benefit financially from his role. He said he still abstains when he needs to or puts in a statement of conflict, but it is a little different.

Supervisor Clinger said when we worked on the School Budget, it indirectly affected Supervisor Gardner and he would abstain. We can reappoint Vice Chairman Turman. Chairman Clinger said that because the appointee had to be a member of the Board of Supervisors and no one else had expressed interest in serving on the Jail Board, he would call for a vote without a second on the motion.

On a motion of Supervisor Gerald, called for vote with lack of a second, and carried, it was resolved to reappoint Vice Chairman Joe D. Turman as a member to the New River Valley Regional Jail Board of Directors for a two year term.

Supervisor Gerald – aye
Supervisor Kuchenbuch – no
Supervisor Yoder – no
Supervisor Turman – aye
Supervisor Clinger – aye

Agenda Item 10.b. – Appointment to the New River/Mount Rogers Workforce Development Board – Ms. Morris explained that at the Board's request this item is being brought up at each meeting until the appointment is filled. We need a business representative and we have not been able to find anyone. Citizens and Hollingsworth & Vose were contacted. Businesses that are members of the Chamber of Commerce do not really qualify for the appointment. This item will be added to next month's agenda until the appointment is filled.

Agenda Item 10.c. – Lease Extension between Floyd County, Virginia and Friendly Hearts, Ltd/. DBA Legacy – Ms. Morris stated that this is our lease extension agreement with Legacy Linens. There were no changes in the lease agreement that was approved last year. Mr. Dan Ryan, President of Legacy would very much like to continue the lease for another year.

On the motion of Supervisor Gerald, seconded by Supervisor Yoder, and unanimously carried, it was resolved to approve the lease extension between Floyd County, Virginia and Friendly Hearts, Ltd., DBA Legacy for one year on the same terms as the previous lease

(Document File Number 856).

Supervisor Yoder – aye
Supervisor Gerald – aye
Supervisor Kuchenbuch – aye
Supervisor Turman – aye
Supervisor Clinger – aye

Agenda Item 10.d. – Grayson County Resolution – Official Position on Attorney General Herring’s Directive to Revoke Concealed Handgun Permit Recognition from 25 Reciprocal States – Ms. Morris explained that Grayson County took an official position on the Attorney General’s directive and asked County Administrators of other counties to share Grayson County’s resolution with their boards. Ms. Morris asked if Floyd County Board members were interested in adopting something similar?

Supervisor Kuchenbuch asked if a resolution would be drafted similar to the one Grayson County passed?

Supervisor Yoder said he thinks this is a problem that the State needs to fix. He said this will cause a hardship to a number of citizens, especially here in Floyd County where people travel a lot to work. This makes it more difficult for those who carry a concealed weapon.

Vice Chairman Turman said this was an overreach on the part of the Attorney General.

Supervisor Yoder pointed out that some of the language in Grayson County’s resolution did not apply to Floyd.

Supervisor Kuchenbuch requested that Ms. Morris draft a resolution for the Board members to consider at the next meeting. Supervisor Kuchenbuch said she wanted to think about this. She agreed with Vice Chairman Turman that the Attorney General overreached in making his directive.

Supervisor Yoder said if this directive holds it would make sense for people to go to Utah to get an out-of-state permit which would be valid in most other states. In a way Virginia would be losing control.

It was the consensus of the Board for County Administrator Morris to draft a resolution regarding Attorney General Herring’s Directive to Revoke Concealed Handgun Permit Recognition from 25 Reciprocal States. The draft resolution will be considered at the next Board meeting.

Agenda Item 6. – At 7:15 p.m., Chairman Clinger called for the Public Hearing on a proposed ordinance known as “An Ordinance to Authorize Participation by the County of Floyd in the VACo/VML Virginia Investment Pool Trust Fund for the Purpose of Investing in Accordance with Section 2.2-4501 of the Virginia Code.”

County Administrator Morris read the call for the Public Hearing.

Chairman Clinger opened the Public Hearing for comments from the audience. After no comments from the audience, the Chairman declared the Public Hearing closed.

On the motion of Supervisor Turman, seconded by Supervisor Kuchenbuch, and unanimously carried, it was resolved to approve the Ordinance to Authorize Participation by the County of Floyd in the VACo/VML Virginia Investment Pool Trust Fund for the Purpose of Investing in Accordance with Section 2.2-4501 of the Virginia Code (Document File Number 857).

Supervisor Kuchenbuch – aye
Supervisor Gerald – aye
Supervisor Yoder – aye
Supervisor Turman – aye
Supervisor Clinger – aye

Agenda Item 11 – Old/New Business

Ms. Morris explained that on January 21, 2016 the Chairman of the Board of Supervisors signed a declaration of emergency due to the winter storm warnings. The Emergency Management Coordinator took off the declaration the day before. Final situation reports will be provided to Board members as soon as possible.

On the motion of Supervisor Yoder, seconded by Supervisor Kuchenbuch, and unanimously carried, it was resolved to consent to the declaration of emergency for the dates of January 21, 2016 to January 25, 2016 (Document File Number 858).

Supervisor Gerald – aye
Supervisor Kuchenbuch – aye
Supervisor Yoder – aye
Supervisor Turman – aye
Supervisor Clinger – aye

Supervisor Kuchenbuch said she wanted to go on record to state her appreciation of the outstanding job done by all those involved in the situation, including Kevin Sowers, Chairman Clinger, the Sheriff's Department, and the Fire and Rescue Crews.

County Administrator Morris said that a position on the New River Valley Regional Planning Commission needs to be filled. Ms. Evelyn Janney's term ended June 30, 2015. The term of appointment is three years.

Supervisor Yoder asked if it could be a member from Floyd's Planning Commission? He also asked about a Board member serving?

Ms. Morris replied that it could be a member of the Floyd Planning Commission, but does not have to be. Supervisor Gerald already serves as the Board appointee to the Regional Planning Commission so this appointee should be a community member.

It was the consensus of the Board for County Administrator Morris to advertise for those interested in serving on the New River Valley Planning Commission to submit letters of interest.

Supervisor Kuchenbuch said that VACo has declared the first week of April as Local Government Education week. There are many different ways for civic engagement. They want each locality to develop an engagement plan. Each supervisor could talk in their district's elementary school about what you do and who you are. VACo has templates available for our planning. Students could come here and see what we do.

Supervisor Yoder said that the Tourism Council is restructuring the County Fair. He has been asked to serve on an advisory board. Farm Bureau will continue to be involved in some aspect, but Chantilly Farm is taking on a larger role. Since this is a County Fair, Supervisor Yoder was asked to serve as the County representative. Supervisor Yoder asked for consensus from the Board as to his serving on the advisory board.

Chairman Clinger said he has always felt that we should support it more than we have.

Supervisor Yoder responded that he was sure that the advisory board would want to come to a Board of Supervisors meeting at some point and talk about their plans. Right now the County Fair is going through a transition. It is hard to ask for support without having a starting point.

Supervisor Kuchenbuch said that traditionally when you think about a County Fair you think about a fairground. It was first held at the Recreation Park which is county land. It was held behind this building. The plan to hold the County Fair on private property gives it a new dimension.

Chairman Clinger said that because this is an unofficial position on an advisory board, he did not see a problem with Supervisor Yoder serving on the board.

Agenda Item 7. – At 7:30 p.m., Chairman Clinger called for the Public Hearing on a proposed ordinance known as “An Ordinance Amending the Previously Adopted Ordinance Establishing District Boundaries and Polling Places in the County of Floyd, Virginia.”

County Administrator Morris read the call for the Public Hearing.

Chairman Clinger opened the Public Hearing for comments from the audience.

Mr. Kline Hall came forward and said that he is a member of the electoral group who works at the polls. For a number of years he has served at the Rescue Squad. When it is a primary there is not too much of a problem. But when we have a major election like a gubernatorial or presidential election, it gets to be a serious situation. I have been asked by Registrar Amy Ingram to represent her tonight. When we do have a major election there, it is crowded. There aren't enough parking spaces. They have to park all over the road. We go across the grass and mess up the grass at the Rescue Squad. Sometimes we have two or three deputies directing traffic. It is a serious situation when you have cars coming in and out at the same time others are driving on Rt. 221. We find it is a major traffic problem for one thing. On a really cold day that room where the election is held is cold and uncomfortable. A crowd gathers around 5:00-6:00 p.m. before the polls close and there is a problem with overcrowding.

Those are the issues from the Electoral Board point of view. Another point of view is that we are hindering Rescue Squad operations. We have considered other locations within the district. But we have not found any that serve us adequately. On behalf of Ms. Ingram, I request that we move the polling place to Floyd Elementary School.

Supervisor Kuchenbuch said that Mr. Roger Hollandsworth called her earlier and spoke on behalf of the Rescue Squad. They are all in favor of moving the polling place because of safety issues: being able to serve the community if an emergency were to happen on Election Day, and also the safety of citizenry coming and going out of the area, and traffic concerns on Rt. 221.

Mr. Kerry Whitlock said look at the map on the wall and see how the districts are, what is going to happen in 2021? This is history in that we are putting one district's voting place in a different district. In 46 years we have gone from 3 voting places in the district to none. I was instrumental in moving the voting from El Tenador. It went from a 55 mph zone to a 45 mph zone. This could be taken down to a 35 mph zone if you wanted to because it is a business district. The Town of Floyd needs to make a left hand turn lane in the middle of the 35 mph zone that we've got now. We need to make it 25 mph all the way past Dollar General. Also we need to cut out this right hand passing. I see it every day and it is time that we look at those situations. I applaud whatever they do to move the district. I work at the polls. I like working at the polls. I go to the Courthouse and vote absentee. If you really want to know the history of the district. Little River District had three precincts in it. It had El Tenador, Pizzaro, and Rifton. All other 6 districts that we had at the time were the same way – they had 3 areas. The one thing that is unique about all the other polling places is that they are at schools. You got a unique thing. The 25 mph zone is ingrained in people because they know they are at schools. They know they are there, so they automatically cut their speed. Why isn't there a flashing light out there at the Rescue Squad that is triggered by E911 when a call comes in? Because they have just as much right to be safe when coming out onto the street. If you look at other areas where there are rescue squads and fire departments, they do have a system to signal that something is going on. Thank you for your time. Whatever you do to make it safe for the public, I am for it. But I have questions.

Supervisor Kuchenbuch said she was in favor moving the polling place for all the reasons stated, but she is concerned about confusion with voters. People will go to the high school then the elementary school. If we adopt this ordinance, and it will be on the electoral board as well, we either have good signs made up that specify Little River District voting and Courthouse District voting. We need signs to assist people in knowing where to go. For the first year, there should also be poll workers outside the area directing people where to go. There will be inherent difficulties but we can overcome them. We have to adequately prepare the citizenry of Little River District.

Mr. Mike Maslaney, an electoral board member, explained that a letter has to be sent to every voter in the district informing them of the change. We have discussed exactly the items you brought up. We are preparing to make it very clear for people, especially for this first election, directing voters where they have to go. We will do everything we can.

Chairman Clinger suggested that signage also be placed at the Rescue Squad directing people to Floyd Elementary School.

Supervisor Yoder agreed with Mr. Hall that we are getting in the way of the Rescue Squad. They have been gracious to host us there. Even when the building is empty, traffic is bad. Mr. Whitlock proposed a good idea about a light out there. People fly through there.

Chairman Clinger stated to change the speed limit we have to get VDOT to do a traffic study.

Supervisor Yoder suggested that Supervisor Kuchenbuch bring up the light idea to VDOT since the Rescue Squad is in her area.

Supervisor Kuchenbuch agreed and said that she would bring it up. Supervisor Kuchenbuch said that she had reservations about moving the voting place out of the district, but there really isn't any other location that meets all the needs including accessibility for those with disabilities.

On the motion of Supervisor Kuchenbuch, seconded by Supervisor Yoder, and unanimously carried, it was resolved to approve the Ordinance Amending the Previously Adopted Ordinance Establishing District Boundaries and Polling Places in the County of Floyd, Virginia to relocate the polling place for the Little River Election District B from the current location of the Floyd County Rescue Squad Building, Station 1, to Floyd Elementary School, 531 Oak Hill Drive, Floyd, Virginia (Document File Number 859).

Supervisor Gerald – aye
Supervisor Kuchenbuch – aye
Supervisor Yoder – aye
Supervisor Turman – aye
Supervisor Clinger – aye

Agenda Item 8. – Closed Session – Personnel §2.2-3711 A. 1.

On a motion of Supervisor Yoder and seconded by Supervisor Kuchenbuch, and unanimously carried, it was resolved to go into closed session under Section 2.2-3711, Paragraph A.1, Discussion, consideration, or interviews of prospective candidates for employment, assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body.

Supervisor Gerald – aye
Supervisor Kuchenbuch – aye
Supervisor Yoder – aye
Supervisor Turman – aye
Supervisor Clinger – aye

On a motion of Supervisor Yoder, seconded by Supervisor Kuchenbuch, and unanimously carried, it was resolved to come out of closed session.

Supervisor Gerald – aye
Supervisor Kuchenbuch – aye

Supervisor Yoder – aye
Supervisor Turman – aye
Supervisor Clinger – aye

On a motion of Supervisor Gerald, seconded by Supervisor Turman, and unanimously carried, it was resolved to adopt the following certification resolution:

**CERTIFICATION RESOLUTION
CLOSED MEETING**

WHEREAS, this Board convened in a closed meeting on this date pursuant to an affirmative recorded vote on the motion to close the meeting to discuss property in accordance with Section 2.2-3711, Paragraph A.3 of the Virginia Freedom of Information Act;

WHEREAS, Section 2.2-3712 of the Code of Virginia 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 (1) only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act were heard, discussed or considered in the closed meeting to which this certification applies; and (2) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting to which this certification applies.

Supervisor Kuchenbuch – aye
Supervisor Yoder – aye
Supervisor Gerald – aye
Supervisor Turman – aye
Supervisor Clinger – aye

On a motion of Supervisor Turman, seconded by Supervisor Yoder, and unanimously carried, it was resolved to appoint Mr. Jason Dalton as a member of the Floyd-Floyd County Recreational Authority representing the Burk's Fork District to fill an unexpired term ending December 16, 2016.

Supervisor Yoder – aye
Supervisor Kuchenbuch – aye
Supervisor Gerald – aye
Supervisor Turman – aye
Supervisor Clinger – aye

Agenda Item 9. – Lydeana Martin – Presentation on Ridgeway Project – Ms. Martin gave a little bit of background on a housing development conceptual sketch brought forth by Mr. Bill Lavancher to the Planning Commission. The development would be just outside the town limits. It would be mixed income, mixed use so it would have a variety of house sizes. It has some businesses planned there as well. The Planning Commission sent this on to you to see if you would be interested in a revision of the subdivision ordinance. They didn't want to invest a lot of time into potentially revising the ordinance until they knew what you thought about it.

According to Ms. Martin, Mr. Lavancher has indicated that he needs to raise funds. He cannot raise the funds until he finalizes a plan and he can't finalize a plan until he understands what the rules are. It is kind of a "chicken and egg thing." Hopefully we can clarify what's possible. Anyone can build as many rental houses on their property as they would like. The only reason this has come to the Planning Commission is because he is proposing to divide the property. A townhouse is not defined in our subdivision ordinance, unfortunately. Traditionally it is understood to be a dwelling that shares a common wall with another dwelling side by side. The owner owns the footprint of where the building is. The ordinance already allows smaller lot size with common water and sewer. If you are on private water and sewer, the minimum lot size is 2 acres. If you are on public water and sewer, the minimum lot size goes down to .26 acres. Further the subdivision ordinance, through the townhouse section, allows that to be further reduced if the developer is setting aside at least 50% open space. Mr. Lavancher's conceptual sketch does that. So it is not so much the size of the townhouse lot, it is more about access and what defines a townhouse.

I have spoken to the PSA engineer and they are only at 55% of capacity. There is ample water for both the Jubilee project on Needmore Lane and the Ridgeway project as currently envisioned.

As you can see on the 2nd page of the handout I included in your board packet, the pertinent section from the Floyd County Subdivision Ordinance does not have much to say about this proposed concept. It references the standard subdivision and details a little bit about what distinguishes it. Section 4-4-1 does not make a lot of sense to me. I think it was left over from a template because there is not a side yard requirement anywhere else in the ordinance.

County Attorney Jim Cornwell and I have looked at this and shared with the Planning Commission. Without the ordinance specifically defining "townhouse," the best thing would probably be to look at the building code, which does have a working definition of townhouse. That definition is at least 3 units that share a common wall. The current ordinance requires that each townhouse have frontage on a state-maintained road. That could be either an inner ring or an outer ring. It could be smaller than .26 acres. One option would be smaller houses like 800 square foot houses on a smaller lot.

Chairman Clinger questioned what they were looking at doing? Townhouses would be 3 units with adjoining walls in the definition so would it be a smaller footprint?

Ms. Martin replied that they would consider recognizing detached dwellings as essentially townhomes because they will still be small and part owners of the common area.

Supervisor Kuchenbuch said "But they won't have a shared wall."

Ms. Martin confirmed that they would not have a shared wall.

Chairman Clinger pointed out that state code had the shared wall part.

Ms. Martin explained that the state code does not define townhouse either. Only the building code does. There could be flexibility in changing that definition but it would run counter to the building code.

Chairman Clinger said he was trying to make sure that it does not contradict the building code where it says shared walls and a condominium the same way. We are looking at smaller lot size to accommodate a smaller footprint.

Ms. Martin said it would be an option for you to lower that .26 acres for any kind of lot where there is public water. I think Roanoke and Montgomery counties go as low as 4000-6000 square feet. I think it is feasible since there is central water and sewer. In other places by the time you separate 100' between a well and septic and then you count for separations of an adjoining lot, it can take up a lot of space. But if you don't have to have that space you can go down.

Chairman Clinger pointed out that in town they have smaller lot size as well.

Ms. Martin said that would be one option but it would not address the question of state road frontage. You could have the option of allowing cluster development on a private road. That would be up to you. Right now with requiring something to state standard, VDOT has to review the proposed road. If the County set its own standard – what other places do – is require the developer to pay a review fee large enough to hire an engineer to do that review. We would have to have help in developing standards.

Supervisor Kuchenbuch asked if the County set standard would not be a state VDOT standard?

Ms. Martin clarified that the Board has the option to allow that. One downside is if it is not done to state standards in the beginning, it is highly unlikely that it would ever be accepted by the state later. They want to see it as it is being built. The other downside is you don't want to cluster housing too close if there is not central water and sewer.

Chairman Clinger asked if it would make more sense on a private division if you were clustering homes? That way you would have more room for the drain fields and water?

Ms. Martin replied that if you do centralized it does not have to be public. But at that point you probably want to look at doing a shared water and sewer. Right now the ordinance talks about public water and sewer, but amend that to say centralized, so it could be PSA offered service or something that is operated on their own. A lot of times what happens, I think, is that a developer puts in a water system. Once everything is sold and the developer is out of the picture, PSA is asked to take it over. Some communities have used that intentionally as a way to get public water and sewer extended. They will set the standard of what it needs to be. If it happens in a progression it allows you to extend public water.

Chairman Clinger said other counties have used it as well to help fund part of it. The cluster of homes helps justify funding for the water and sewer.

Supervisor Kuchenbuch said that Needmore is in the county but it is served by our PSA.

Ms. Martin responded part of Needmore is served but maybe not sewer on all of it. Jubilee will have access to public water and sewer. I think there is a stretch of Needmore that does not have public sewer. You could consider a private road, you could lower the lot size. There is already the flexibility in the ordinance to lower it for townhouses. You could do likewise for other kinds of lots. The bond would have to be posted for construction of a road to state standard. If you consider doing a private road I think you would want to do likewise. You don't want someone to commit to it and start selling lots and then they don't carry through with it.

Chairman Clinger said that he gets phone calls from residents on Phlegar. They relate to him that the developer told them that once all the lots were sold that the County would take it over. There is nothing that the County can do. It is between them and the developer. That was developed so long ago that I think the VDOT regulations have changed and they would have to go through and do some more work. Two people have called and asked what do we have to do to get the County to take it over?

Supervisor Kuchenbuch said the same thing happened up in her end of the County with Eagle's Nest.

Ms. Martin said it has gotten a lot harder to get roads taken into the State system now that the regulations are tighter. For changing the ordinance you would want to set some type of standard of your own. You could probably borrow some wording and ideas from other localities. You could allow a townhouse subdivision to not have an internal street. Mr. Lavancher will show you his proposal. In essence he is putting common parking lots around the edge. It could be for a townhouse development you just require the main body to front on a state maintained road and not have the interior parcels to have state maintained roads. He asks specifically about whether you could have access by alleys for emergency vehicles. The subdivision ordinance recognizes alleys, not as the preferred route, but as a possible means. You could reduce minimum lot size overall. Or you can just reduce the minimum lot size where there is cluster development and central water and sewer.

Ms. Martin also explained that Virginia Housing Authority has a planning grant program that is specifically for mixed use, mixed development s like this because they are trying to encourage them. They are looking at this as a best practices when doing affordable workforce housing. You don't want it all tightly clustered together. You want to have a mixture of incomes.

Chairman Clinger asked if she was talking about LMI [lower middle income]?

Ms. Martin replied they want to see a mixture. The Housing Authority is interested in maybe a few affordable houses and some that are more upper end. The grant program is for that as well as mixed use...having some commercial service components. The grant program is \$20,000 and does not require a private match. The pro and con on that is that we don't know if we would get it. If we go into that process it could give us a lot more depth of understanding of potential changes to the ordinance, but it could also stretch out the time required. It would take

2-3 months probably to get that approved. I wanted to mention that to you because it is an avenue to pay for some of the legal costs of developing the ordinance and seeking out public input.

Ms. Martin said she could not provide a potential economic impact because she has not seen business plans on any of the business components. When we did the last comprehensive plan, there is a lot of interest in the community for an assisted living component. A lot of people have to place family members in Christiansburg or Roanoke. Additional housing options could be of interest to young entrepreneurs or any entrepreneurs who are looking for different opportunities. I can't speak to how many children might be in this development.

Supervisor Yoder said lots that are hooked to public water are supposed to be .26 acres and be on a state maintained road. Do you know what the road frontage requirements are?

Ms. Martin responded I think lots with public water and sewer are either 30' or 50' road frontage and a minimum width of 75'. If you look to reduce the minimum lot size, you would also want to look at reducing the minimum width and frontage requirements.

Supervisor Yoder replied that for frontage you really want at least 30'. I am concerned about trying to get 40,000 lb. rescue trucks into clusters serviced by alleys and non-state maintained roads. Going into individual private homes is very difficult. On a fire a couple of weeks ago I am pretty sure the culverts were not heavy enough.

Ms. Martin said she is pretty sure that is why the ordinance specifies state maintained roads.

Supervisor Kuchenbuch said that she knows Bill Lavancher and has talked to him about this. I want to go on the record that I know a lot about the previous plan and have some knowledge about this plan. From a Supervisor's point of view, I agree this is a trend in the future. I agree that the comprehensive plan did talk about assisted living. This is only the start for us here in Floyd County. Whatever decisions we make here have to be made not just for Ridgeway but for anything that is to come before us. I think this gives us an opportunity to address some things that would be a help to this particular plan. But we have to look at this for what we need 10, 15, 20 years down the line. However we structure our subdivision ordinance we must keep that in mind. If we are going to open up this box we need to address all of these issues.

Chairman Clinger said the main point is the Planning Commission wants to know our thoughts before they go forward so they don't put a lot of time and effort into it. Are you looking for us to define what a townhome is? Give us an overview so we can have a discussion here. You have multiple things listed but which ones make more sense to you and which way would you be more likely to go? We need some more input from you before we go too far down the way.

Supervisor Kuchenbuch asked if there needed to be a meeting where everyone got together?

Chairman Clinger said they need to brainstorm this and bring them back to us.

Ms. Martin said the Planning Commission could form questions and make recommendations to the Board of Supervisors.

Mr. Lavancher told some of his personal background and then discussed the concept of the Ridgeway Development. I have a great education that I have utilized in a number of ways throughout my career. I have been a project manager for multi-million dollar construction projects. I have worked for Colonial Williamsburg restoration projects and Busch Gardens. I have done roadwork and bridgework. I have a varied construction background, mostly in project management. In terms of how these things are put together I have a fairly decent understanding of all of that.

I was invited to come down to Blacksburg after I retired from the commercial construction game by Snyder Associates. They contacted me because of my restoration background. When they proposed the idea of coming to Blacksburg to do a construction project, I was interested in knowing about the project. It was the restoration of the Alexander Black house. They moved it from Main Street to Draper and elevated it up on that little hill and it sat for years, twelve years while they tried to raise funds to do the restoration. When I was told that and watched the movie they had on YouTube about the move, the one thing that struck me the most was the community involvement people had with the project. It wasn't just another construction project that I wanted to get involved in; it had to do with community and what people really felt and cared about. It began 15 months of an absolute joy. It was a challenge and a half to rebuild a late 19th century home with 20th century technology. Modern carpenters just aren't familiar with building turrets and spiral porches. That was a challenge; a great one for that matter.

I had heard about Floyd years ago when I was in upstate New York. I watched a Sunday morning program and there was an expose about the Floyd Country Store. Somewhere in the back of my mind it registered that I would be coming. Lo and behold I did. I have a very personal connection to the area as well. I am the son of a war veteran who unfortunately died in a plane crash in Laurel Fork. I didn't know about that until much later in my life. So there was a quest I had when I came down here to find that site which I did. That was very emotional. My sister went with me. I have found that for most of my adult life I have been drawn to Virginia. I went to military school in Staunton when I was a kid. I moved away and went to LSU to school and came back and lived in Virginia again. I went up to New York and was drawn back to Virginia because my wife at that time, her mother was living in Yorktown. I have always had this magnet toward Virginia. I think I know why. I found the connection with my family. One day I was stranded in Willis and got dropped off back in Floyd and wandered into the Republic of Floyd. I met Connie, that little angel, there. She handed me and my dog a sign that said "Maggie's and my car broke down. We need a ride to Blacksburg." Within 10 minutes people stopped and said they would take us. I said this is most incredible. That was about 2 ½ years ago.

Since then I looked on the internet and found some property and thought I am going to see if I can move to Floyd. I located some property on the Little River and I knew that was it. I purchased that property and put up a little house so I could start the process of moving from

Williamsburg to Floyd and be a member of the community. Unfortunately that little house was swept away in the flood, but that is not a big deal. I am in the process of rebuilding that.

I shared with Dale a dream of a community development. He showed me the industrial property right down the street behind Food Lion. That started my interest in identifying what does this community need. It is not necessarily what I want to do as a person to bring housing here or commercial construction. I want to be a member of the community. I want to know what I can bring that will really enhance the whole Floyd community. I had my architect and project person come down from Bainbridge Island, just off the coast of Seattle. We were focusing and still are, on a highly sustainable approach to construction, community, a zero carbon approach. It is a wonderful way to do development. Fortunately that plan fell through because if hadn't Dale wouldn't have shown me this property right outside of Town.

This project to me is about affordable housing for the area. This project is designed to bring affordable housing for workforce folks, families and seniors. There are those in the community who moved here themselves years ago and live in the far reaches of Floyd County. As they get older they are interested in moving in closer to Town. They want the opportunity to have the amenities available. They want to be able to walk to the store and walk downtown. People have expressed a high desire for this. Assisted living is a very high priority for us and also independent living seniors. The residences we have planned will allow people to age in place. There are other commercial opportunities in the plan. We have the opportunity to purchase the property along with a herd of horses. Out of that we have developed a business plan. There are at least 20+ revenue resources there: summer camping, lessons, therapeutic riding, all of the things an equestrian component can offer to a community. We are also utilizing a very holistic approach to manage that particular herd. It is called a paddock paradise. It is the way to take care of horses. It takes the 80 acres where the horses are grazing now and moves it down to a 5 acre tract, which frees up so much more property for a farming component and a residential piece.

Right now the cost of the land is a major expense when trying to build a home. In this area of Floyd and Appalachia it is difficult for folks to find a home that they can afford. If you have to spend \$6000-\$8000 an acre and purchase 2 ½ acres that is a big cost of up to \$25,000 for the land. If you can reduce that down to a 3000-5000 square foot piece of property then the land costs becomes incidental to the homes themselves. I have worked with Jonathan Davis who is the architect for the project and he does fantastic work. His focus is on modular-type construction built to very specific high standards. We have sat with several of the local modular home builders in Rocky Mount and Martinsville. We have landed on a group called Nationwide that has an eco-cottage line. They are familiar with the specification of what we are trying to do. They have come back to me with square foot pricing that is unimaginable. They are looking at volume and the exposure. They are looking at a new wave in modular construction and taking the stigma out of it. You can do any type of design and do it modularly. They are built indoors, delivered, and assembled on site in a relatively quick amount of time. With the specification that we have put together, they become very healthy homes and that is the key. Another key too is to not square foot these things. You have to keep it down so it is manageable. The affordability is really starting to look pretty nice.

We have developed what is considered flex townhomes. The townhomes are three stories with the first story able to be income-producing property. The second and third stories can be independent or conjoined with the first story. The first story can be an income-producing property for the owner of the townhome. It can be either a commercial piece, a rental piece, or a mother-in-law apartment. It can be something that is incorporated into your townhome. You can buy a townhome for \$215,000 which sounds like a lot of money for an affordable house. But your actual monthly outlay is only \$575. There are also the amenities that are available as a result of the location. On the map in the handout provided in the Board packet you can see the location. This is Jerry Duncan's property. One of the desires we have for the community is to improve the trail behind the library as a walking trail and make it available to the entire community. For folks who like to walk from downtown to the cemetery, you don't have to walk on Rt. 8. You would be able to use this trail to the cemetery or to Jacksonville Arts Center. It would be a huge amenity to this community. This type of development spans multi-generations. There would not be a flood of little kids coming in here, but probably some. Of the 35-40 residences that would be placed here, maybe 10-15 more children would be in the school system. In other similar developments, a lot of single homeowners are attracted to the idea.

I met with VDOT about the development and this other map in your packet shows some of the requirements. Heading south on Rt. 221, there would have to be a left-hand turn lane and commercial entrance. That would have us peel back the bank on the right hand side. That opens up visibility on the curve by the Little Dress Shop. Turn lanes offer their own kind of traffic control feature. Most generally folks will slow down when they see a turn lane ahead. The other part that is really significant here at Rt. 221 there is opportunity for some 5+ acres of commercial or mixed use development. We don't really have a design for that. We are focused more on the upper residential site development property. There has been some inquiry relevant to developing that piece down here along Rt. 221, which we will entertain. But for all intent and purposes, we would be putting a state maintained public access road all the way up to the project.

Where it becomes a little bit interesting is when you get up to the project, how we manage the type of construction that we would like to do given the subdivision ordinance. It would be important to have the road incorporated into the state system. We fully understand that because the utility would follow that road up. I don't see it as anything we would want to take over as developers or homeowners' association maintenance. The thing that is most telling here I think is this little project map. In the interest of fairness what we have done here is a development that isn't unlike the one we thought about doing down here in town. This particular concept was put together to literally challenge the subdivision ordinance. Our intention is to bring cluster type housing development, which the Code of Virginia recognizes as a legitimate way to do housing within the concept of PSA services. How do we do this?

These have occurred all over the country. This is a trend that was literally started in the early 20th century with bungalow courts in Pasadena with pocket neighborhoods. There are so many advantages of living in a community development with caring people. We can entertain readjusting in a way that we still retain community and smaller type lots. Just for some clarity I put together a cluster housing development. All that really does is demonstrate some of the areas where cluster type housing we would really like to see the Board of Supervisors and/or Planning Commission entertain. It would take potential changes to the subdivision ordinance in areas where PSA services are available. We have a lot of respect for how the impact of what we may

decide here will stretch out to the larger community or the county itself. I have had it pointed out to me – and I respect it with all integrity – people have moved to Floyd because they love the independence of being able to use their property in a way that suits their needs and dreams. I have a tremendous amount of respect for that. The last thing I would try to propose is all kinds of regulations on development. Where we have development enterprise zones is where those services are available. I would to see us consider how to make this work within the concept of proximity of the town. If you haven't been up to the top of the property just let me know. I would love to take you up there. The picture on the cover was taken from the top of the property on a lovely day. In the center you can see Buffalo Mountain. It is tranquil. It is heaven on earth. If you can imagine living there and being able to walk to Food Lion or downtown and walk home in 15 minutes. This is our goal. Thank you very much. I would love to answer any questions if you have some.

Supervisor Kuchenbuch asked how many acres of development would be on the property?

Mr. Lavancher answered that he anticipated 15 acres.

Supervisor Kuchenbuch asked with parking lots and everything would it be about 20 acres of the 80?

Mr. Lavancher clarified that the 15 acres would include the parking areas.

Supervisor Kuchenbuch asked about the plans for the other 65 acres. Did he anticipate developing those acres in the future?

Mr. Lavancher responded that while he can't say no, there really isn't any plans for it at this time. Most of it we want to dedicate to the equestrian component and the farming component. I don't really want to encroach on those particular amenities.

Supervisor Kuchenbuch asked if there was a lot of water on this property?

Mr. Lavancher replied that there is definitely and that is a plus.

Supervisor Kuchenbuch explained that while it is a plus it will probably require a lot of DEQ involvement and maybe the Army Corps. You just have to look at this tax map and see there is a ton of water on it.

Ms. Martin said that the public access road will be crossing a stream and will require their involvement. In terms of DEQ they become involved if you disturb an acre or more.

Chairman Clinger added that with the parking lots going in there will have to be holding ponds for the storm water run-off.

Supervisor Yoder said the nice thing about the way it is laid is it falls off down to the stream but where you are talking about building is not a low lying area.

Mr. Lavancher stated that he checked with an engineer about the site as well as the one downtown and we have some great green garden concepts to manage the storm water and hold the runoff to a very minimum.

Supervisor Turman asked how many people did Mr. Lavancher envision being able to stay at the assisted living component?

Mr. Lavancher replied that initially 25 beds were planned with areas for expansion. I had the opportunity to go to the assisted living facility down in Martinsville and that is the Cadillac version. The thing that was very interesting was that those who are independent livers have the opportunity to buy a home within the complex so they then have medical care available if they need it. Our mini version of that will be townhome placements with suites that are managed by the assisted living facility. Health care will be available to those independent livers who want to stay in a smaller suite. It is an expanding process honestly.

Supervisor Turman responded that assisted living is something this county has needed for a long time.

Supervisor Yoder agreed and said we have an aging population. A lot of retirees move here for good reason. My main concern goes back to what we were discussing about planning for land use and the ability of emergency personnel to be able to get in when needed.

Mr. Lavancher agreed and said he talked to Kevin Sowers several months back.

Supervisor Yoder reiterated that is my main concern. But I do think that while it might not be something I would want to live at, I do think many people would enjoy living in that type of community. I would definitely be in favor of trying to make all types of living arrangements possible in this county. It is not really for us to say how people want to live. We should give people the freedom to decide when possible.

Supervisor Kuchenbuch said it is about how we measure growth. If one project comes in and we open up the box we have to fulfill whatever we change, amend, or do and look in our crystal ball and make sure we address whatever we can. You just have to turn on any of the TV stations and hear "We love our tiny house. We wanted to get away from our 3000' house." There is a need for this. However many people who come to Floyd are not building tiny houses, but there are a lot of people who are and do desire it. If I may take from Field of Dreams, "if we build it, they will come." But from our point of view, we need to give Lydeana some marching orders to take back to the Planning Commission and they come back to us. I'm sure we will try to give it as much time as we can as long as everyone keeps this dialogue running smoothly. We will certainly look at it. I personally understand your "chicken and egg" situation. I think we will see where our next directives come from the Planning Commission and go from there. This is something that is needed and we shouldn't be telling people how to live. But we have to make sure whatever directions we head, that everyone who will come before us will have a map laid out for them. That is what the subdivision ordinance was. When was the subdivision ordinance done up?

Ms. Martin replied that it was last updated in 2002.

Ms. Morris said that it was originally adopted in 1978.

Supervisor Kuchenbuch said the world is a completely different place, even from 2002. People have changed how they are living.

Mr. Lavancher said to make sure there is no confusion he wanted to add that the development will include market rate homes. They will provide the balance in being able to offer more affordable homes. For those with means, hopefully this will be attractive enough for them to want to purchase in this community. This will be a component too.

Supervisor Yoder asked if Mr. Lavancher thought some people might be interested in purchasing these homes as 2nd homes for weekends?

Mr. Lavancher responded "Absolutely." The intent here is what is best for the community. Now that we realize the ordinance needs some modifications, nothing too extreme, but something closer to what we need to do. This isn't something carved in stone. You understand our desires. If you have any suggestions about what I can do to help.

Chairman Clinger explained that I am sure Lydeana has told you the process. It goes to the Planning Commission, they come up with an idea and present it to us. We have to advertise it and have public hearings. It is not something that happens overnight. You are talking at least a couple of months and I am sure it will not be a couple of months. It will probably be six months or more by the time the Planning Commission gets it, it has been vetted, and to the hearings and so forth.

Supervisor Yoder said a suggestion they can make to us would be houses connected with an alley but not state road.

Mr. Lavancher said on the cluster housing you will see there is a state maintained alley that serves around the back of all and the front will be a green space or common area.

Supervisor Yoder asked if that is one of the main holdups to the whole project, maybe more so than the acreage size? Or is acreage size also a holdup? Supervisor Yoder asked if this could be redesigned so each home was on .26 acres? Is it lot size or state road that is the main holdup?

Mr. Lavancher replied, "It is 'yes' to both." The desire is to maximize the use of the property.

Supervisor Yoder said if we came back and said here is an alley system that would work with standard emergency vehicles, but we must maintain the .26 acres. If that is what we came back with, would that kill your project? Or would there be a way you could work your project out?

Mr. Lavancher said that with the .26 acres it far exceeds affordable use of the property. That is what is really helping us lower the costs. It would jump maybe 2 or 3 times the value.

I'm not saying we would have to come down to zero lot lines. Lot size and road accessibility are the two main holdups.

Ms. Martin added that Montgomery and Radford will recognize the entire townhouse development as meeting the state road requirement. It is considered a master lot. Could alleys off of that or could the state road wrap around two sides with alleys across it provide access? That would be part of what we would have to look at.

Supervisor Kuchenbuch said I have seen this kind of development where it is a state maintained road that comes around. It is literally like a driveway to each one. From the fire and safety aspect there is something to think about.

Mr. Lavancher said that is why we met with Kevin. There needs to be no greater than 150' from any fire hydrant and no more than 10' egress for vehicles and substantial enough to support a fire truck. That might be concrete grass pavers that you could get into a good base. We will make considerations for that certainly.

Chairman Clinger said you mentioned a 3-story idea where you could rent the bottom one out. Would that be one person owning all three? So it wouldn't be like a condominium where a different person owns each floor?

Mr. Lavancher said it would just be a way to generate some cash flow. Condominiums will not take place on this property. I'm not interested in a condominium approach.

Supervisor Kuchenbuch added you were thinking that the bottom floor could be used as a commercial place for the owner.

Chairman Clinger explained that he just wanted to make sure that this would not fall under the condominium rules because there are different setbacks, dues, and homeowners associations. I just wanted to make sure we weren't going down that route because the State regulates that, not us.

Ms. Martin replied that section does not really even belong in our ordinances because it is regulated by the State and not us.

Chairman Clinger asked Ms. Martin if she thought the whole grant would be used up by attorney's fees?

Ms. Martin replied that would be a lot of attorney's fees but I can see this becoming fairly complex depending on what you wanted to do with the private road. If you wanted us to draft something on that it would add complexity to it.

Supervisor Kuchenbuch added especially if you are looking at it for the long term and not just this specific project.

Chairman Clinger said the grant would only cover 60 hours of attorney fees. If this started costing us money to do this, should we be footing the bill for a commercial development?

Supervisor Yoder responded it is if you think it is for multiple projects in the county.

Chairman Clinger said we couldn't tailor it to work specifically for this project, but so it would work anywhere in this county. Then I can see us going down this road.

Supervisor Kuchenbuch agreed and said we have to wait for the Planning Commission to come back with their input but personally I think this is a great project. I think it is a great use of 80 acres right near town. But all the work that is going into this needs to be addressed. This is a much bigger fish we are frying than just yours. This is going to be countywide. Check is a bedroom community to Roanoke.

Supervisor Yoder pointed out that it doesn't have public water and sewer.

Chairman Clinger explained that what he and Ms. Martin mentioned earlier was clusters with common water. In my personal opinion it would need to work anywhere in the county and not just for this one deal. If we are trying to put all this money to making it work for you, then in essence we have become investors.

Supervisor Yoder pointed out that some of the issues on the Ridgeway Project would be the same issues others would face. It is not specifically focused on him. If we find out what works for this project it will lead us to other conversations we need to have about the county.

Supervisor Kuchenbuch agreed and said if we are going to do the subdivision ordinance and look at it for cluster housing, it is important we look at it from an overall perspective on how we are going to address this in other places. Because shared water is something you have a lot of out in Check. I can see somebody if they find out about this – you have a water table out in Check – somebody could drill a well and have a clustered housing development.

Supervisor Yoder said the way the ordinance reads now is it for public water or is it for shared water? Because there is a difference between the two.

Mr. Lavancher said that is a very good point because part of the ordinance describes the public sewer and water as a controlling factor for this type of development. This part references adequate water...wastewater treatment facility. It is up to someone to define what that actually means.

Supervisor Kuchenbuch said it could be a septic system; it could be a holding tank.

Mr. Lavancher said that would make it cost prohibitive.

Chairman Clinger said that was your whole point when you said open space when you got down to your quarter acre and had drain fields out with a larger area. If we say it has to be on town water and sewer then it limits it to just this one development or very minimally around here.

Supervisor Yoder said Jubilee could fall under these same changes.

Supervisor Kuchenbuch said there are a couple of other open spaces around town.

Ms. Martin explained that the subdivision ordinance talks about public utilities. But honestly the health department language they use when you get to a certain number of connections, if it is a private system you get to a certain number of users or connections, they may call that a public system. That gets a little bit gray. I'll look at that a little bit closer. It would be helpful if you have some sort of general consensus to pass back because otherwise the possibilities are very big.

Chairman Clinger asked what do they need? What does that board want direction on? If we think it has gone too far then we can reign in, and from our discussion if we think it should encompass more, we can send that back.

Ms. Martin said the two items Supervisor Yoder highlighted are what I think are the two critical things that have come up so far. Are you interested in looking at potentially private streets? Are you interested in lowering the minimum lot size where there is central public water and sewer? And do townhomes have to front on a state road? Since they are a different creature can they be served by alleyways?

Chairman Clinger said that is another thing we are calling these townhomes even though some don't have adjoining walls. Perhaps we should redefine it as a micro home with the square footage below a certain amount.

Ms. Martin said she was talking just about the true townhomes.

Supervisor Kuchenbuch asked this project doesn't have any true townhomes encompassed in this complex, does it? Are there any with shared walls?

Ms. Martin replied one option would be to keep the townhomes with shared walls kind of in the interior part and where he does have the state road put the smaller lots with the small homes along there. He has some options now but it would be helpful if you could give general consensus on those three points back to the Planning Commission.

Mr. Lavancher said when you read the ordinance 4-4-5 Townhouse and condominium subdivisions and then it has all the subcategories...given the handout I gave you with the clustered home development...if it were to read townhouse, condominium, and cluster housing development, then the rest of these could very easily provide the freedom for adjusting lot size. It could be grouped in just that particular section I think. And then where public service authority amenities are available. And use that phrase instead of facility.

Supervisor Yoder asked are you saying there is a possibility there is a way to include in the subdivision ordinance some type of clustered housing with reduced lot sizes, attached green space, all within a special section of the ordinance? We are really zoning here is what it boils down to.

Ms. Martin stated the Code of Virginia as of 6 or 7 years ago does recognize the ability to cluster housing even with subdivision ordinances. It is a little bit complicated. I have talked to

Jim Cornwell about it and he said he would have to dig deeper. It does say an optional provision under subdivision ordinance, cluster houses allow for greater density where there is set aside open space. It does seem like there is an opening there. That is yet another option. You wouldn't have to do the minimum lot size for all places where there is shared public water and sewer. You could just do it where overall density would be the same but a portion of it would be set aside and not developed. You are essentially pushing development closer together. This would normally be handled under something called a planned unit development where you have various districts and look at the plan and ask does this make sense for everything around it. This only happens where there is zoning. This is trying to carve out new territory.

Supervisor Yoder said personally that is the route I want to go down because I think it is a unique situation. I don't think there is anything wrong with it. I think it would be great to have several of them around town where you have small clusters. People probably would like to have social situations where they can interact, but yet have property they can go to for a little quiet. I can see how that can work.

Supervisor Kuchenbuch agreed and said that is why it is incumbent on what we do for this one be suitable or at least have a framework that others can come and do just that. I think that is what is important. How does cluster housing look to the Planning Commission?

Ms. Martin responded the Planning Commission did not dig deeply into any specific recommendations because they just wanted to get a sense from you as to whether you are interested in the concept. Is it something they should invest time on? It sounds like you are saying 'yes' they should invest time on it. They should come up with specific questions or recommendations.

Supervisor Kuchenbuch said do they want to look at that reduced lot size? You keep on saying that to us. Well, let our Planning Commission say 'yes.' Do they want to look at reducing the lot sizes and if so how do we measure the ability of our fire and rescue? Do we just have alleys? Do we have roads? Do some of the townhomes just link with driveways? Any and all of that is important. I can't imagine you go with less than 30'. I just don't know. These are things the Planning Commission needs to do.

Ms. Martin said the planning grant application either needs to come from the Board of Supervisors or the EDA. If you are interested in pursuing that we need to do it now to start covering any expenses. First we would have to see if we can get it. If you are interested in that I would encourage you to do that now so that as legal bills develop there is help to pay for that.

Chairman Clinger agreed I would like to see us pursue the grant through the Board rather than the EDA because it is more of a Planning Commission type thing. Moving forward as to whether we call them cluster homes, mixed use homes, whatever; we are going to have a lot of costs on this. We have to make sure it is something that can be used everywhere. I don't want it to cost us \$100,000 just to get this done and there is the potential for that by the time you look at all the things that are involved. We want to apply for the grant. This board can give consensus on that. We are looking at either revising the townhome/condominium part of it or looking at adding a cluster home, whichever one you think would work best and throughout the county. I

think the cluster home would have a better effect working throughout the county because it does not specify town water.

Ms. Martin said you would still have to have central water. Not PSA water, let's say it that way.

Chairman Clinger said I can see a lot of land out in the county where people would like to develop with less than the 2 acres; where they can cluster down and still keep the grazing fields. They would not mind investing in a larger water and more septic.

Mr. Lavancher said the ordinance does address the level of services that are available. If water is available you can do this, if water and sewer are available you can do this.

Ms. Martin said the interesting thing about the ordinance is that at the time it was written they were trying to encourage people to build roads to state standards, so where there is a new road to state standards it reduces already from 2 acres to 1 acre. If he puts in a road to state standards all the way to the back of the property the potential for development on that property is going to be huge, unless there is a dedication or commitment to leave it open space.

Supervisor Kuchenbuch said this could turn out to be some major overhauls.

Ms. Martin thanked them for their input and said she will work on the grant.

Agenda Item 11 – Old/New Business

Chairman Clinger said let's discuss the Strategic Session in two parts. He asked if the schedule of events drafted by Ms. Morris and included in their board packet was acceptable to everyone?

Ms. Morris said they had discussed the chairs of the boards and authorities and mayor for each one do the presentations instead of staff.

Chairman Clinger said this might help keep down the time and be informal.

Ms. Morris said it seems like you want more social time for the first time to get to know each other. This might lead to other sessions.

Supervisor Kuchenbuch said the only thing she would add after the social before we finish is to decide when the next one is going to happen. Let's not leave it ambiguous. Let's go ahead and say we will do this on a quarterly basis.

Ms. Morris said the Town has offered to host the next one.

Chairman Clinger explained that the reason he suggested holding the session at the Eco-Village was to have a venue that was large enough, have all of us on the same level, and have room for other people there too. It will be nobody's home court advantage. Maybe the Innovation Center if we needed that space.

Ms. Morris said the dates the Town came up with were Monday or Tuesday nights. They said 15, 16, 22 or 29. Any of those would be good for them. I don't know about dates for the EDA. Have you talked about it?

Ms. Martin said Monday and Tuesday evenings work best for the Chairman.

After discussion of the pros and cons of various dates, Chairman Clinger suggested February 29. He said if there is a date on there that works for us and the Town then we have two committed to it. The Chairman of the EDA prefers Mondays so the 22nd or 29th.

Supervisors Yoder and Kuchenbuch concurred with February 22nd or 29th.

Chairman Clinger requested that Ms. Morris to send both dates to EDA and the School Board and see if either date works for them.

Ms. Morris said she drafted possible topics for their part of the presentation for them to consider.

Chairman Clinger said one of the main things is the land purchase. We have never come out and said what our plans are for it. I think we all thought we wanted to keep some of it for the school, some in case the Recreation Authority ever came in. While we are with the School Board let them know part of that land is open if they come up with a middle school.

Supervisor Yoder said in the community we have talked for years about the need to plan for long term school replacement. The conversation should be between us and the School. I wonder if this provides an opportunity to mention that.

Chairman Clinger said we are going to be the last speakers. When we talk about the land purchase we can let them know we are thinking about a career/technical center...we have the land, the debt is coming off...instead of going through the whole thing again and instead of putting \$2 million into every school, what is our long term goal? Are we going to need an intermediate school? Then let's put it up there. We are asking that.

Supervisor Yoder added part of what we need to say is we would like to be part of that discussion.

Supervisor Kuchenbuch replied absolutely. That is what this is all about.

Supervisor Yoder reiterated that he felt it actually needs to be said.

Chairman Clinger said we need to ask how can we best utilize what we have.

Supervisor Yoder said this will need to go through several years of planning. It can't be - the debt is coming off in 2025 and that year you tell us what you want and we'll go build it.

Chairman Clinger said we know the debt is coming off in 2025 and if we know there is a five year plan, then we could take those payments and put them back into the general fund or somewhere else and build our base up so we are not borrowing as much and can get lower interest rates. We have more cash now to help pay it down that we've had in a long time. There are a lot of things coming into play to do it.

Supervisor Yoder said part of it has to be some planning on how the whole school system looks. What really scares me is the idea they come back and say we need one of each of what we already have.

Chairman Clinger said you and I went along when they did the tours and with what the engineering firm has told them, it is hard to justify a new any of them. They said there are good bones, plenty of height; they good update everything in it and have a good structure. Crowding is the biggest problem. If you do an intermediate school, which is up to them to decide, you could take out the 7th and 8th grade from the other schools and free up space without having a \$20 million project. You would have a \$10 million new building. Those are some of the things the school needs to address.

Supervisor Yoder stated but we still need to be involved to a degree. Obviously we are not going to tell them what grades to send where. But I do think it needs to be a comprehensive plan that says this is what the school system is going to look like ten years from now, 20 years from now, and this is how we are going to fund it.

Chairman Clinger reminded the Board that we gave them \$50,000 two years ago to do that study.

Supervisor Yoder agreed and said that is what we are looking for rather than just saying we got this land and have your dream.

Chairman Clinger said part of this presentation is letting them know and the EDA know...the same thing with the EDA, give us some long term goals so we can start planning for it. In the end we want a 50,000 square foot building. We would all love to get there but how can we get there. This year if we have extra money what can we do to get a lot ready. Can we get the road frontage opened up? I would like to see the long term goals of 5 and 10 years and then what we can do step by step to get there. Same thing with the Town if there are any projects we can partner on.

Supervisor Kuchenbuch said we are at a really good point in our County's history. Financially we are in the best shape we have ever been in in a long time. These talks are way overdue.

Supervisor Yoder said I also have some real issues. I agree we are in good shape for a county financially but we have old school buildings...jobs in the county...we are one of the poorest counties in the state. There is no easy solution.

Chairman Clinger authorized Ms. Morris to send those dates out and put this as an agenda item at the next meeting. Also, when do we need to start budget work sessions? I know Ms. Morris has been slaving away on it.

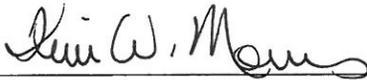
Ms. Morris said just about all the budget requests have come in. The regional budget meeting will be Monday. We will be over there all day listening to all the different agencies.

Chairman Clinger said after the regional meeting on February 1 have the request books ready to hand out at the February 9 Board of Supervisors meeting. After that we will plan on a couple of night meetings.

Ms. Morris said that several groups have requested to come and speak to you. We will get those lined up.

Supervisor Turman said that New River Community College was supposed to have gotten back to him after Mr. Gardner got the numbers to them to figure out how much money the County was looking at. I need to get hold of Ms. Covey and see where they are at on that.

On a motion of Supervisor Turman, seconded by Supervisor Kuchenbuch, and carried, it was resolved to adjourn to Tuesday, February 9, 2016 at 8:30 a.m.



Terri W. Morris, County Administrator



Case C. Clinger, Chairman, Board of Supervisors