

**BOARD OF SUPERVISORS  
ADJOURNED MEETING  
DECEMBER 18, 2018**

At an adjourned meeting of the Board of Supervisors of Floyd County, Virginia, held on Tuesday, December 18, 2018 at 6:00 p.m. in the Board Room of the County Administration Building thereof;

PRESENT for the Board of Supervisors: 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.

PRESENT for the Planning Commission: Becky Howell, Chair; Jeremy Yuvanavattana, Vice Chairman; Deborah Baum and W. Justin Coleman, Planning Commissioners; Karla Turman, County Planner; Angela Ellis, Accounting/Purchasing Clerk.

ABSENT for the Planning Commission: Mark Sowers, Planning Commissioner.

Planning Commission Chair Howell called the meeting of the Planning Commission to order at 6:00 p.m.

Because Chairman Yoder was delayed in traffic, Vice Chairman Turman called the Board of Supervisors meeting to order with the reading of the handicapping statement.

Agenda Item B. – Opening Prayer.

The Opening Prayer was led by Supervisor Coleman.

Agenda Item C. – Pledge of Allegiance.

Supervisor Kuchenbuch led in the Pledge of Allegiance.

Agenda Item D. – Joint Public Hearing between Floyd County Board of Supervisors and Floyd County Planning Commission – Townhouse Subdivisions and Other Updates to the Subdivision Ordinance.

Ms. Morris – Read the call for the Joint Public Hearing on certain revisions to the Floyd County Subdivision Ordinance, relating to Townhouse Subdivisions.

Ms. Turman – The changes to the ordinance are related to the Townhouse regulations. The current regulations are pretty vague; they give a lot of openness to how the Planning Commission wishes to grant planned subdivisions. We have had a proposal come before the Planning Commission regarding a townhouse development. In looking at the regulations, the Planning Commission decided they would like to go ahead and update the regulations for everyone. There were several changes that had to be made to the subdivision ordinance outside

of the particular section for townhomes to bring it all into compliance and so that it would be a cohesive ordinance.

Vice Chairman Turman declared the Public Hearing open for comments.

**Mr. Bob Smith, Indian Valley District** – As we know, there are already strict limits on high density development – cluster and townhouse – in the existing subdivision ordinance, but I believe we can live with what we have at this time. A major worry is that once a change permitting greater density is permitted, we leave ourselves open to a flood of problems as the demand for services as described below plays out over time. Below are a few specific objections and observations on development in this area. I will go ahead and mention 2-43-5 appears to not specify a minimum lot size and 2-43-5(h) states that “each townhouse may be designed to permit individual and separate ownership” as opposed to what would be preferable which would be “individual homeowners.” First I want to say that no one wishes to impose additional restrictions on the current subdivision ordinance. But we do believe it would be an unwise move over the long-term, and we have to take a long-term view, to loosen the current requirements. We must keep potential and irreversible future effects in mind. Why in a rural and primarily agricultural area would there be a demand for high-density development? What empirical evidence do we have of such an urgent need? I have some statistics that I acquired yesterday. The average in-County weekly wage rate of \$557 is one of, if not the lowest, in the New River Valley. In the past several years we’ve had almost 95 new businesses and nearly 500 new jobs and a 2.3% unemployment rate. We seem to be on the right track in bringing in businesses, but we are on the wrong track in terms of the types of jobs these businesses generate. Specifically would these housing units provide living space for young, ambitious, first-time homeowners, or become rental or government-subsidized units for low-income persons? Would such housing not have a negative and suppressive effect, subsidizing low-skill labor further pushing down wages and benefits for those working in the County? Is the County in effect bringing in low-wage employment, then appearing to use this circumstance to foster demand for low-income housing? Another major concern is that the introduction of such housing would have an overall negative and irreversible effect for all Floyd Countians. Specifically once in place, in the window area which surrounds the Town of Floyd, we would doubtless see a direct increase in demand for police, fire, EMS, trash collection, social services, and public assistance. As it surely will over time, the window grows, with an ever increasing need for expansion at public expense of schools, roads, and water and sewer systems. New infrastructure is pushed further and further outward into the once rural areas of the County. Concurrently with such growth comes a massive cascade of costs to be borne by County taxpayers. Development of this type would inevitably be a magnet for those who move in and stay at the expense of others and who never seem to be able to become self-sufficient. Specifically in my lifetime I have observed this effect over the past 50 years as once rural and sylvan areas of the Potomac and Chesapeake basins have been cleared and paved over in pursuit of profit for builders and tax revenues and voters for politicians. Once this process is allowed to begin, the result is inevitable – more taxation, more regulation, more crime and more dependents in our midst. Verdant fields, lush forests, and working farms vanish; replaced by hundreds or thousands of low quality housing units and a diminished quality of life. Build it and they will come. It is our hope that you as our representatives on the Board of Supervisors, will hold the line on any increase in the density of permitted subdivisions, and instead perhaps look to fostering and incentivizing the rehabilitation

of existing housing in the uninhabited houses you see all over the County. And proactively promoting the expansion of high wage job and income producing business activity here in Floyd.

**Mr. Leon Moore, Burks Fork District** – I’ve read these changes over and looked at them. In my limited experience and background in business, I think we really need to change this to call it what it is – high-density apartments, because it is not townhouses. If you read through it and know anything about townhomes, apartments and whatever, done any financing on it, looking at it you could see the difference. One of the first things you see here, it says all of the units individually owned. Townhomes are individually owner occupied. You are talking about up to 12 per acre. You don’t get 12 townhomes of any quality on an acre of land. I’ve heard many of you talk about, “Well, I don’t want to tell a property owner what they can do with their land.” I want to turn that around and ask you another question. Why should you allow a property owner to do something that is going to damage my property, your property, or someone else’s? And if you get into this, you will find out very quickly that you can do that. Personally, looking at it and reading through it, I think you really need to go back to the drawing board and design it for what it is. Personally I know of a couple things here in the County that would come under this. Thank you.

**Ms. Shelley Fortier** – I live in Montgomery County. I’m here as the Director of Habitat for Humanity. I just wanted to remind you of why now this is an important consideration. The County, in conjunction with Habitat for Humanity, has in excess of \$260,000.00 for affordable housing, not subsidized housing. The County of Pulaski has access to \$220,000.00 that they are willing to let us have for their turn because they have no plan to use it at this time. We have an opportunity then to combine those funds and apply for State HOME funds, which are up to \$700,000.00. That application is due in March. We can’t apply for that unless there is an ordinance that actually a townhome project can be built in. This ordinance as it stands today is contradictory to that effort. So the timing of it I want to remind you, that’s why. I also want to remind you of the homeowner, these are owner-occupied units we are talking about. The homeowner for a family of four is earning between \$30,000.00-\$48,000.00 in the County this year. So we are talking about people that you know, that you go to church with, they pay their bills on time, they have a credit score of 640 or better. Keep in mind, as I have spoken to many of you, who buys these houses. Thank you.

Chairman Yoder arrived at the meeting at 6:15 p.m.

The Vice Chairman turned the Chair over to the Chairman.

**Mr. Charles Whiting, Indian Valley District** – The more I look into the possibility of what is sometimes called cluster housing, density housing, something that is going to probably overload an already strained system. I don’t know if anybody here is very familiar with how long it takes for a sheriff’s deputy to get from one end by Roanoke County to the Carroll County end. That, in and of itself, is of some concern. But infrastructure, there may be a few, the needs of large population areas are vast. We’ve got problems with our schools now. Not with the teaching and what it offers, but accommodating. It will strain bus systems. There is pretty much nothing that won’t have increased difficulties. Just supplying water to many hundreds more, if not thousands more depending on the developer’s plans. I know you won’t answer, but can the County and Town supply such water and water treatment needs. We are at this point in Floyd

County, roughly 14,000 I believe in population. It is somewhat a bedroom and retirement community at this point, aside from those who have lived, toiled and raised their children here for generations. Those cannot be ignored at all, but I am just saying that as a current population we are the affordable housing certainly for Blacksburg and Montgomery County, Roanoke to our east. We have a very unusual geography. There are a lot of things about this little County that really don't support a lot of development. Water alone can be a problem. Two-lane roads in and out. We can be overwhelmed if there is an accident going northbound toward Christiansburg. It shuts things down. That's true anywhere, but I just don't see how this little County with its tax base right now how we can support large development projects that are not fully thought out and accounted for ahead of time. And would this be low-income housing supplemented by Federal and State support? What would this be for? Is there a great need right now? Or is this looking to bring in others who don't currently reside here? There has to be some explanation from those of you entrusted to make good decisions for the whole of us before you plop it down. Because once you open that so-called Pandora's box, it is hard to get back. So thank you.

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

Supervisor Kuchenbuch – I would like to read a statement. Today's discussion involves possible revisions to the County subdivision ordinance. As many of you know I am a real estate professional serving clients in Floyd County and beyond. However, I have no current or prospective clients who would be affected by matters under consideration tonight. I have not been engaged directly to represent any clients who currently propose or contemplate a townhouse subdivision development. With regard to proposed revisions to the subdivision ordinance the proposal would affect all landowners in Floyd County generally and all real estate professionals doing business in Floyd County generally and not myself individually. As a consequence I am a member of a group of three or more individuals who own land in Floyd County or who work as real estate professionals in Floyd County each of which will be generally affected but not specifically affected by the decisions on the proposed ordinance. Therefore in this situation the exception to the Virginia State and Local Government Conflicts of Interest Act, VA Code Section 2.2-3112(b)(1) applies to this situation. In compliance with that Section I hereby state that I am able to participate in this discussion and voting on this topic fairly, objectively and in the public interest. Thank you.

Vice Chairman Turman – I have a real estate license but I don't actively engage in real estate. I got mine more or less to go along with my auctioneering license. For the record, I make the same statement as Supervisor Kuchenbuch.

Supervisor Boothe – I need to make a statement. Today's discussion involves the consideration of changes to the County subdivision ordinance. As currently proposed the changes to the ordinance could affect more than 70 properties located in the County, and within 500 feet of public water, one of these parcels is co-owned by an immediately family member. The proposed ordinance would be generally applicable to all of these properties and would not have application to my immediate family members' property in a manner that is materially different from all of those similarly situated parcels. Together, the owners of these parcels constitute a group of three or more individuals who are similarly affected by the discussion, therefore, the exception to the Virginia State and Local Government Conflicts of Interest Act,

VA Code Section 2.2-3112(b)(1) applies to this situation. I hereby state that I am able to participate in this discussion fairly, objectively and in the public interest.

Vice Chairman Turman – I would like to make a further statement. Most of you know that I spent a lot of years in law enforcement so I have a pretty thick skin. But when I get an email insinuating that I or any member of this Board is using this subdivision ordinance for financial gain, I take it as a big insult. I think anybody that knows any member of this Board...they can look at our paycheck and see we are not doing it for financial gain. I do take it sort of personal. It hit me wrong. I do take it very personal that they would slam this Board with an accusation like that without anything to back it up.

Supervisor Boothe – I definitely ditto that [Vice Chairman Turman's statement]. We keep talking about this around the Town where sewer and water are available. If anybody owns 30 acres in the heart of Indian Valley and they create a centralized water and sewer system on site with the intent of turning that over to a homeowners' association, would these same rules and regulations apply? Would a water and sewer in that instance be defined under the State definition as public water and sewer?

Mr. Steve Durbin – That would be a multi-user, but it would not be public water and sewer. What is intended is that it be the Public Service Authority (PSA).

Chairman Yoder – The real question is what is considered public water and sewer?

Mr. Durbin – We are talking about PSA. That is not to say that you can't take advantage of other provisions already in existence in the subdivision ordinance to do a development serving multiple units with centralized water. But the proposed revisions to the subdivision ordinance are really keyed on there being public water and sewer available to get the density.

Planning Commissioner Chair Howell – Can we put in the ordinance the Floyd-Floyd County Public Service Authority instead of just saying public water and sewer?

Mr. Durbin – Yes, I don't think that would be something that would be problematic in terms of what was advertised.

Ms. Turman – Could we just add a definition for public water and sewer because there are numerous places in the ordinance that refer to public water and sewer. It is not just in this section.

Mr. Durbin – I think you could clarify if that is the pleasure of the Planning Commission and Board.

Supervisor Boothe – What about one where the PSA takes it over and it is actually under their purview?

Mr. Durbin – If the PSA acquires that as part of their system, then it would be part of the PSA system.

Supervisor Boothe – So there is at least one scenario where it might not just be limited to around the Town of Floyd?

Mr. Durbin – Yes.

Planning Commission Chair Howell – The schools have their own water and septic system. So someone couldn't hook up to their system and be considered public?

Supervisor Boothe – Could the school water system be considered public if they sold it to someone offsite?

Mr. Durbin – I don't think they would have authority to sell water and sewer, especially if there is an already existing PSA. They would have an exclusive service area. I would be happy to double check that, but I don't believe the school has the authority to sell water publicly.

Vice Chairman Turman – If you had a cluster subdivision and they put in their own well and septic, it would still be private unless they let someone offsite hook to it then it becomes public.

Mr. Durbin – No. It has to be owned by the public. Multiple user does not equal public water.

Supervisor Boothe – If the PSA took over that central system, then it would become public.

Mr. Durbin – Yes. Because the PSA is public.

Chairman Yoder – The way the Code reads now, is that in there?

Ms. Turman – Yes, in 4-4-9 a.

Planning Commission Chair Howell – The problem is it doesn't really define what public water and sewer is, so we are talking about inserting a definition of it being Floyd-Floyd County Public Service Authority.

Mr. Durbin – I apologize for being late to the meeting. It has never taken me an hour to get to Floyd from Christiansburg. With that being said, I have a brief overview of the ordinance:

- 1) The subdivision ordinance provisions before you tonight are to clarify provisions regarding the development of townhouses and to clean up a few definitions in other provisions that no longer apply.
- 2) For example, we are revising a definition of the Planning Commission itself because the previous ordinance included Floyd-Floyd County Planning Commission, which is no longer applicable.
- 3) Some people might not be aware that the County Code currently permits townhouse subdivisions, but the requirements can stand to have some clarification. You can already do townhouses under our current subdivision ordinance. Standards are not as clear as they could be.

- 4) One of the public comments tonight was that this looks like apartments. That has nothing to do with subdivision. You can do apartments currently, because you are not subdividing land. There is no zoning or land use controls here in Floyd County. There is nothing that would prevent someone from doing high density apartments now. There is nothing proposed tonight that would either prevent or promote that. It is simply neutral on an issue like that.
- 5) Currently the County Code provides that a townhouse subdivision can be done on any property that has two acres or more, has frontage on a public street, and meets the requirements outlined for standard subdivisions, which include 50' of frontage, 30' on a cul de sac, public water and sewer available, reduced lot sizes to .26 acre, with 75' at the setback, and there may be other limitations.
- 6) I think the key issue is that although it nominally says you have to comply with the requirements for standard subdivisions, there are provisions that allow the Planning Commission to approve townhouse subdivisions notwithstanding those.
- 7) Under the current ordinance, with Planning Commission approval, you can reduce the lot sizes.
- 8) As it is currently written you can have a higher density than the ordinance nominally provides. You can reduce width requirements, side yard requirements, side lot lines may be varied.
- 9) It does currently require 50% of open space to get those varied standards.
- 10) It says you must have adequate parking, water, and waste water treatment, but those are not clearly defined under the current ordinance.
- 11) The proposals are intended to clarify that and set more objective standards, rather than having so much undefined and discretionary.
- 12) There are some issues where clarity would be helpful. The new ordinance requires 50' of frontage, but it is not clear if that frontage requirement is for each individual townhouse unit or whether that is for the master lot. There is language on both sides, but as written I think it applies to the master lot.
- 13) The current ordinance does not contain a hard density requirement.
- 14) The idea is to have some objective standards or limits that would allow both the Planning Commission to know when the subdivision is in compliance and to allow the public to know what is permissible and not.
- 15) The current townhouse ordinance for open space calls for 50% but it doesn't set clear standards on what qualifies. It has no provision for protecting the open space or enforcing those standards by either the County or the homeowner. The proposed ordinance addresses that and gives a specific right to the County to enforce protection of the open space and also allows the homeowner to protect open space.
- 16) The current ordinance is not clear on whether access to public streets would be regulated at all. The proposed ordinance would require a commercial entrance to prevent the possibility of a townhouse fronting on a public street with individual driveways in close proximity to each other.
- 17) It requires the developer to be responsible for open space and then transferring it to a required homeowners' association.
- 18) It also gives requirements for side yards and setbacks.
- 19) There are some concerns about opening the door to much density. But currently there is no limitation on some certain kinds of developments, so someone could do a high density apartment complex at any time and as long as they are complying with the Building Code, it

would be permitted. Currently public water and sewer are only available in a limited area in the County so that would be a limiting factor.

20) In terms of are you encouraging dense development, I leave it to the Commission and Board to determine whether 12 is the appropriate density or some other number, but the idea is to have some objective standards so that everyone knows the density.

Chairman Yoder – In some ways we are tightening this up. In the past it has been vague and the Planning Commission could have gone in many different directions.

Mr. Durbin – Currently if you are on public water and sewer, if you have a lot that is 2 acres in size, theoretically you could ask the Planning Commission for approval.

Chairman Yoder – That is one of the keys to remember about all of this. We are talking about subdividing land. We are not talking about what kind of building is built on the property. People can come in and build anything they want to because we don't have zoning. We're talking about if they want to subdivide that land, what they can do.

Mr. Durbin – The thought is that the proposed revisions sets objective standards. It protects developers, homeowners, neighbors, because everyone knows what the rules of the game are. It also protects the Planning Commission to some extent. They are not going to be subject to criticism for granting reduced lot sizes in one situation and not in another. You are not being arbitrary because you have more objective criteria. That is the logic behind the proposed revisions.

Supervisor Boothe – In 2-43-5 there is a line drawn through condominium.

Mr. Durbin – The Code of Virginia already provides that whatever your local regulations are for a physically identical piece of property that is what would be applicable to a condominium development. In order to do a condominium you would have to file in Richmond for approval and go through that process. As far as the local land regulations, they would apply to whatever you are building. If you did a collection of single family homes with condominium ownership, then the requirements that we have for single family homes would be applicable. If you did a townhouse type development, the regulations that would be applicable to this section of the code would apply to condominium ownership. We do have a provision that actually states that.

Ms. Turman – We actually did create a condominium subdivision which is separate from the townhouses now. On the very last page of the proposed changes 4-4-A for the townhouses it states, "All condominiums will comply with the subdivision regulations applicable to a physically identical development held in any other kind of ownership..."

Mr. Durbin – That is a catch all provision so that if you adopt other regulations in the future, it will be applicable to condominium ownership.

Supervisor Boothe – I am thinking normal condominiums and normal townhouses, you have similar constructed structures and one is considered a condominium and one is considered a townhouse, will they be on the same lots.

Mr. Durbin – Yes. Identical terms will apply.

Planning Commission Chair Howell – I have a question on 2-43-5 (h) where it says, “The lots or assigned land area, utilities and other improvements for each townhouse may be designed to permit individual and separate ownership of such lots and dwelling units.” Are we going to leave that as “may” or should we change it to “shall.”

Ms. Turman – I think that if you did a “shall” there, then the same owner could not own more than 1 unit.

Planning Commission Chair Howell – But isn’t that the idea – to have individual owners to avoid the possibility of renters?

Ms. Turman – The question is do we want to prevent rentals? But that is not the Planning Commission’s or the Board’s job. We don’t have the authority to do that. It is just the subdivision of the land, not the building on it.

Mr. Durbin – We don’t prohibit rentals.

Commissioner Yuvanavattana – I think you are focusing on the wrong word. You are focusing on “may” and I think you should be focusing on “permit.” Permit is to allow, not to mandate. We are just allowing; we are not forcing anything. You are not saying you have to do this. You are just allowing the possibility of it.

Mr. Durbin – I don’t see a problem with changing “may” to “shall” for the same point that Commissioner Yuvanavattana said. It shall be designed to permit it, but not to require it. I think that is a change you could make. The purpose is to make sure the lots are designed so that they can be purchased separately. Not that they must be.

Planning Commission Chair Howell – I have another question under definitions. 2-8 Area says, “Unless otherwise specifically provided herein, all lots created in any subdivision shall be of that size as provided in Section 2-43 of this Ordinance.” I didn’t see anything in 2-43 about size.

Ms. Turman – Under subdivision as it currently stands there is 2-43-1 which is Standard Subdivision stating it must be at least 2 acres. There is the Family Subdivision stating it must be at least 1 acre. It is to whatever that section says the lot size must be for the area. “Any subdivision shall be of that size as provided in Section 2-43 of this Ordinance.” This is for all subdivision ordinances.

Chairman Yoder – Is it generally agreed that we will put “shall” instead of “may”? You also need to figure out if you are going to add a definition of public water.

Planning Commission Chair Howell – I have another question just for clarification. Section 4-4-1 on Density says, “The maximum density of townhouses shall be twelve (12) units

per acre of master tract.” Does that mean if someone had a master tract of 1 acre and had to have 50% open space, they could have 12 units on half an acre?

Ms. Turman – Yes, if they could meet all other requirements.

Supervisor Boothe – In reality what would be the minimum lot size?

Planning Commission Chair Howell – We just had the setback, the lot widths, which are under section 4-4-3 Frontage and Access.

Vice Chairman Turman – How did you come up with the 12?

Ms. Martin – Originally it was 10 and at the Planning Commission it went up to 12 with the thought being to not limit property rights as long as it was safe.

Chairman Yoder – Lot by lot will determine size dimensions because of setbacks and those type of things will limit you more than 12. It would have to be the perfect lot to get 12. The setbacks will take care of the size.

Supervisor Boothe – You can have a multiple level and have it considered a townhouse.

Mr. Durbin – You can have a multiple level townhouse but you can’t have separation at multiple levels in ownership, because that would be a condominium.

Supervisor Boothe – There is nothing in here that says you can’t have another unit on top.

Mr. Durbin – It would be a condominium if you had two owners on top of each other.

Mr. Mark Bolt – The building code does not allow a townhouse on top of a townhouse.

Supervisor Boothe – But it will a condominium on top of a condominium?

Mr. Bolt – Yes.

Chairman Yoder – But that is not in the subdivision ordinance.

The Board recessed for 30 minutes while the Planning Commission met to discuss proposed changes to the Subdivision Ordinance relating to Townhouse Subdivisions.

Planning Commission Chair Howell – The Planning Commission has met and we have a recommendation that you accept this proposal with a couple of changes. We are recommending we change “may” to “shall” in 2-43-5 (h). The other change is to 4-4-9 a. Utility Requirements, “All townhouse lots shall be served by the Floyd-Floyd County Public Service Authority or other municipal service.” We unanimously decided that we were going to present this to you for your consideration with those two changes.

On a motion of Supervisor Kuchenbuch, seconded by Supervisor Coleman, and carried, it was resolved to adopt the Floyd County Subdivision Ordinance relating to Townhouse

Subdivisions with the specified changes as recommended by the Floyd County Planning Commission (Document File Number 1022).

Supervisor Boothe – no  
Supervisor Coleman – yes  
Supervisor Kuchenbuch – yes  
Supervisor Turman – no  
Supervisor Yoder – yes

On a motion of Commissioner Yuvanavattana, seconded by Commissioner Baum, and carried, it was resolved to adjourn the Floyd County Planning Commission meeting to January 15, 2019 at 6:00 p.m.

Agenda Item E. – Approval of transmittal of wire for the purchase of Dreaming Creek property.

Mr. Durbin – I think the Board has taken all the necessary action to approve the loan agreement, the deed of trust, and the note. There is an additional sum of closing costs and the latest figure we received is \$2,840.00. To be on the safe side I would ask the Board to appropriate closing costs to be tendered to the EDA up to \$5,000.00 in case there is something unforeseen.

On a motion of Supervisor Boothe, seconded by Supervisor Turman, and carried, it was resolved to appropriate up to \$755,000.00 and authorize the appropriate County representatives to sign the closing documents for the purchase of the Dreaming Creek property (Document File Number 1023).

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

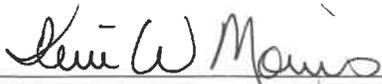
Chairman Yoder – I appreciate all the work that the staff has done on this project.

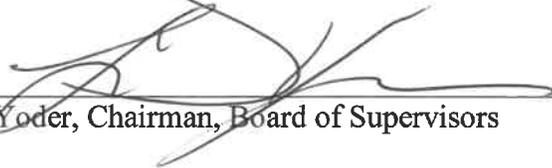
Supervisor Boothe – I want to thank staff for all of their work through this whole process and the Economic Development Authority too.

Agenda Item F. – Adjournment.

Chairman Yoder – Before we adjourn I would like to thank the Board for the trust they put in me this year. It has been a learning experience. This is the last meeting of the year. It has been a good year, I think. I appreciate each one of you. Each one of you brings something special to this Board. We have a good Board and good staff and I appreciate everybody.

On a motion of Supervisor Kuchenbuch, seconded by Supervisor Coleman, and carried, it was resolved to adjourn the meeting to the Working Retreat on January 5, 2019 at 9:00 a.m. at Sands Anderson office on the 4<sup>th</sup> floor of 150 Pepper Ferry's Road, Christiansburg, Virginia.

  
\_\_\_\_\_  
Terri W. Morris, County Administrator

  
\_\_\_\_\_  
Lauren D. Yoder, Chairman, Board of Supervisors