

**Minutes**  
**Floyd County Board of Supervisors**  
**Regular Meeting**  
**February 25, 2025**

**1. Called to Order** – Chairman Turman called the meeting to order at 6:00 pm or soon thereafter.

**2. Opening Prayer** – The opening prayer was offered by Supervisor Bechtold.

**3. Pledge of Allegiance** – Supervisor Kuchenbuch offered the Pledge of Allegiance.

**4. Quorum** – Linda Millsaps called the roll. A quorum was found.

PRESENT: Joe D. Turman, Chairman; Jerry W. Boothe, Vice Chairman Kalinda Bechtold, Linda DeVito Kuchenbuch, and Levi Cox (in a secure remote location), Board Members; Linda Millsaps, County Administration, Kim Chiddo, Deputy County Administrator/CFO, and Danny Lowery IT Operations Manager to live stream and film the meeting.

**5. Approval of Agenda –**

On a motion by Supervisor Boothe, seconded by Supervisor Kuchenbuch and carried to approve the agenda as amended:

The amendments were as follows:

Adding 12 c. Multiple Sclerosis Proclamation  
Remove the action item under 12 a

**6. Approval of Disbursements –**

On a motion by Supervisor Boothe, seconded by Supervisor Kuchenbuch and unanimously carried to approve the disbursements as presented.



2019

- Board appointed 7 community members to serve on an SDO Committee to guide creation of a streamlined SDO

2020

- COVID halted work

2021-2022

- SDO Committee resumed work and presented a draft new ordinance to the Planning Commission

2023

- PC held a public hearing and recommended a new ordinance to the Board

2024-2025

- Board held workshops, made changes to proposed ordinance, and scheduled a public hearing



Why a New Ordinance Now?

The current subdivision ordinance is a complex maze, last fully adopted in 2002

In general, the proposed new Land Division Ordinance is meant to make divisions with a few new parcels easier and limit divisions with large numbers of parcels



## Key Features of the Proposed Land Division Ordinance

Reduced lot sizes available if a private centralized water system and/or a private centralized wastewater system planned

Townhouse Divisions will be allowed on a private centralized water system

Divisions will be allowed on an approved private division road

Agent will be able to review and approve plats with up to 6 parcels, including the residual lot

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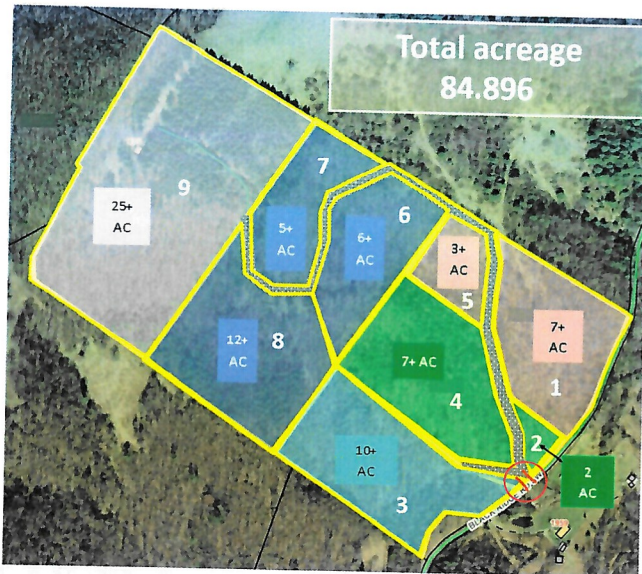
## Key Features of the Proposed Land Division Ordinance


Any Division served by private, individual water systems is limited to 10 new lots, including the residual lot

Any Division served by a private centralized water system/s is limited to 10 new lots, including the residual lot

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## Examples of a Division With One Private Division Road



 Private Division Road (PDR)  
Connection to Public Road

Private Division Roads have a 10- lot maximum per connection to a public road

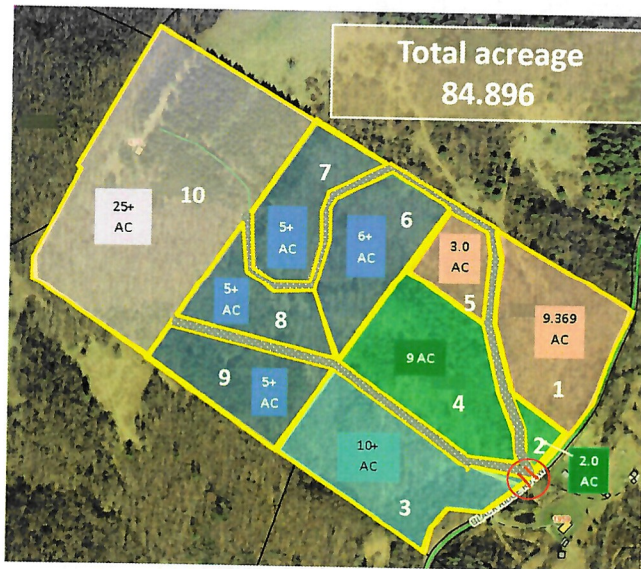
Lots 1, 2, and 3 have frontage on a VDOT road, but use PDR for access


Lots 4 – 9 have the required frontage on one approved PDR

**One additional lot could be created on this PDR**

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## Examples of a Division With Two Private Division Roads



 Private Division Road (PDR)  
Connection to Public Road

Private Division Roads have a 10- lot maximum per connection to a public road

Lots 1, 2, 4, 5, 6, 7, 8, and 10 have frontage on the first approved PDR

Lots 2, 3, 4, 8, 9, and 10 have the required road frontage on the second approved PDR

**Although there are two PDRs, there is only one connection to a VDOT road. No more lots can be created on this PDR**

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- Stated Rescue squads are empty
- Why put more people in the county that will die from no help?

Candice Quesinberry – Indian Valley District

- Shared her love for Floyd and all it has
- Generations of family have lived in Floyd
- What makes us unique will go away
- Wants to keep it safe and not have more housing

Joshua Boothe – Courthouse District

- Noted various changes with the Sub-Division ordinance that he agrees with, Pre-perking residual survey, additions of easements and lot size requirements.
- Any existing lot with an existing well/septic system would be allowed under a 1-acre division instead of the 2-acre division.
- 10 new lots seem arbitrary

Jack Wall – Little River District

- Noted there is not enough housing
- Only 7 units per acre is very restrictive
- In the right direction, but change in density

Darrel Underwood - Courthouse District

- Property in all four districts, taxes will be higher
- Strain on 1<sup>st</sup> responders and VDOT

Jeremy Yuvanavattana – Little River District

- He was on the Planning Commission and was part of the process over the years.
- The board once asked him what the purpose of the Planning Commission was, and he stated he believed it was to limit chaos while respecting property owners' rights.
- Shared that he believes this ordinance does just that.
- Noted if things remain the same, his nine children will not be able to afford to live in Floyd

## Concerns / Questions

- ① Does this make it easier to develop smaller pieces of land?
- ② Does this remove the restriction that a certain amount of road frontage is needed to sell a plot of land?
- ③ Does this mean that more houses can be built on top of the mountains where they mar the views from below?
- ④ Will we lose the wild places to development?
- ⑤ What about a potential water shortage with too many wells?
- ⑥ What about road maintenance and garbage removal with increased development?
- ⑦ Is the increase in assessed property value going to increase the sale of land to developers?
- ⑧ Is it a conflict of interest that two of our supervisors are real estate agents?

Karl Slyboom - Little River District

- Floyd is beautiful, and I would hate to see more housing developments ruin what makes it special
- Agree with the previous statements of putting it on the Ballot.

Paul Kitchen – Little River District

- Noted we need affordable housing, rental housing
- Not mega subdivisions
- Shared agreement with putting it on the ballot

Robert McNab - Little River District

- Noted that he has subdivided his property already under old ordinance and that land went to his son.
- 5-year wait is not a bad idea
- Slows down development

Deborah Tome – Court House District

- Moved to Floyd in 1998
- Water is a concern
- Wants to wait to find out what resources we have until the Water Study is completed.

Steve Durbin, County Attorney, offered the following comments:

You have before you a proposed comprehensive overhaul of the County's ordinance governing the division of land within the County. Under the Code of Virginia, Va. Code Section 15.2-2240, the governing body of every locality **shall** adopt an ordinance to assure the orderly subdivision of land and its development.

This is a mandatory requirement of state law. You must have a subdivision ordinance.

You have an old ordinance, adopted years ago and amended in piecemeal fashion, resulting in some anachronistic provisions, and so comprehensive reworking is appropriate. Not telling you what to adopt, but it needs to be updated.

Supervisor Turman read the handicap statement for public comments.

## 10. Public Comments

Coy Mitchell, Indian Valley District

Shared he is concerned about the recent assessment. Stated that the County needs to run as a business. I would like to see the taxes spent on schools, fire, rescue, all the rest is frivolous.

Jack Wall – Little River District

Stated he participated in the Work Leadership Conference. - Noted a presentation regarding energy and solar farms and electric energy. I would like to see more studies regarding this and more money coming into the County

Darrell Underwood - Noted my property taxes went up 75%. Why are they taxing all of us so high? Shared he would like to know where this money is going to go.

Robert Woolson - Shared is personal assessment values. Also stated that he understands the board doesn't make the values but hires the company who does. It is shared that there are two Real Estate agents on the board. Expressed his thoughts of a board member and questioned if that board member should of recused themselves from any of the votes and stated that this seems to be a lack of ethics.

## 11. Old Business:

### a. Tax Date Change Ordinance


On a motion by Supervisor Boothe, seconded by Supervisor Kuchenbuch and unanimously carried to approve the Ordinance to Amend the June Payment Date for Real Estate Taxes from June 5<sup>th</sup> to June 26<sup>th</sup> of each tax year.

## 12. New Business:

### a. Land Division Ordinance



The following PowerPoint was presented and discussed at various times during the meeting:

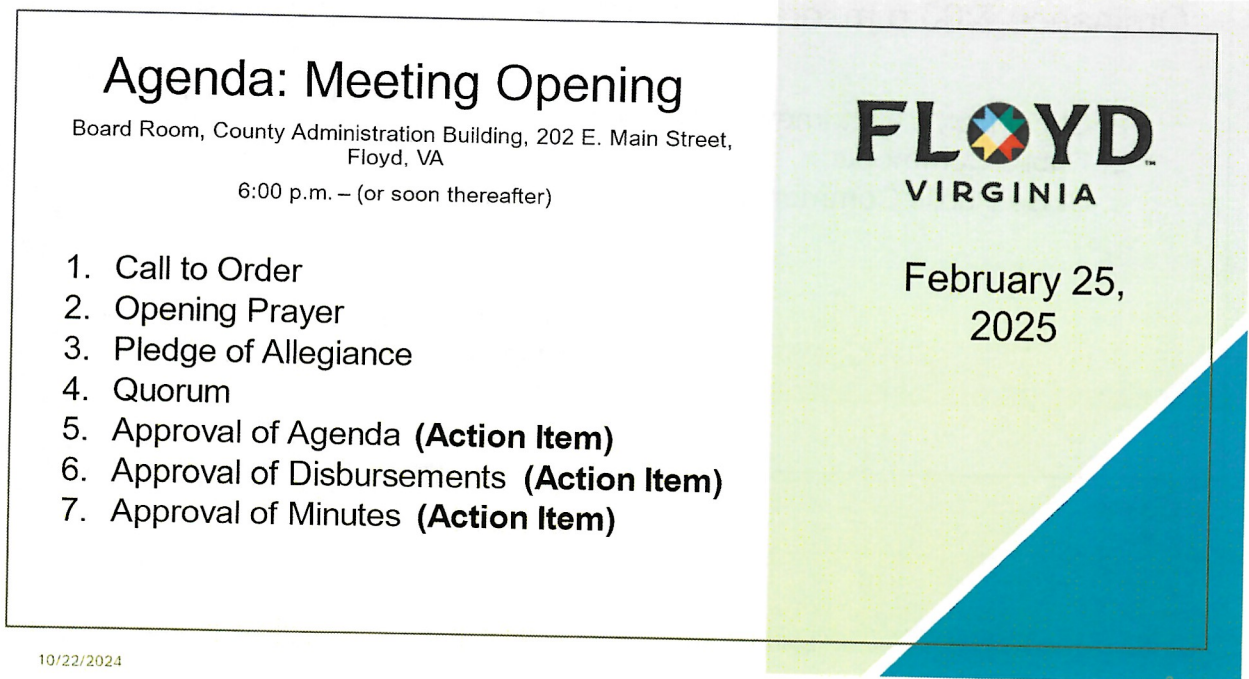


A PowerPoint slide with a white background and a blue diagonal graphic in the bottom right corner. The slide features the Floyd Virginia logo on the left and meeting details on the right.

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Board of Supervisors Meeting  
February 25, 2025

10/22/2024



A PowerPoint slide with a white background and a teal diagonal graphic in the bottom right corner. The slide features the Floyd Virginia logo on the right and an agenda list on the left.

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February 25, 2025

**Agenda: Meeting Opening**  
Board Room, County Administration Building, 202 E. Main Street,  
Floyd, VA  
6:00 p.m. – (or soon thereafter)

1. Call to Order
2. Opening Prayer
3. Pledge of Allegiance
4. Quorum
5. Approval of Agenda **(Action Item)**
6. Approval of Disbursements **(Action Item)**
7. Approval of Minutes **(Action Item)**

10/22/2024

## 10. Public Comments

Limit Comments to 4 minutes  
One way Communication  
Alert Staff to Any ADA Needs

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## 11. Old Business

a. Tax Date Change Ordinance  
(Action Item)

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10/22/2024

## 14. County Administrator's Report

- a. Emergency Wrap-up – next steps, Sen. Stanley, emergency notice sign-up, lessons learned
- b. After Action Meeting
- c. Radford University– Economic Development, Parks and Recreation, Interns, Wicked Problems
- d. Opioid Abate Eco-System – Local Government next steps
- e. FOIA update – Opioid
- f. EMS Update
- g. Slaughterhouse Conversation
- h. Water Supply Planning Meeting

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## 15. Correspondence

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**6. Approval of Disbursements** –

On a motion by Supervisor Boothe, seconded by Supervisor Kuchenbuch and unanimously carried to approve the disbursements as presented.

**7. Approval of Minutes –**

On a motion by Supervisor Kuchenbuch, seconded by Supervisor Bechtold and unanimously carried to approve the minutes from 02/11/2025.

**8. Public Hearing: Land Division Ordinance 6:15 or soon thereafter**

Chairman Turman opened the public hearing

**a. Presentations: Karla Turman, Planner –**

Ms. Turman presented the following PowerPoint presentation.

# Proposed Floyd County Land Division Ordinance





2019

- Board appointed 7 community members to serve on an SDO Committee to guide creation of a streamlined SDO

2020

- COVID halted work

2021-2022

- SDO Committee resumed work and presented a draft new ordinance to the Planning Commission

2023

- PC held a public hearing and recommended a new ordinance to the Board

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- Board held workshops, made changes to proposed ordinance, and scheduled a public hearing



Why a New Ordinance Now?

The current subdivision ordinance is a complex maze, last fully adopted in 2002

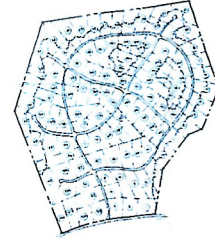
In general, the proposed new Land Division Ordinance is meant to make divisions with a few new parcels easier and limit divisions with large numbers of parcels



## Why Change the Name to Land Division Ordinance?



The word “subdivision” was confusing for many property owners, who thought it meant dividing property in order to build a lot of houses



Land Division Ordinance describes more closely why the Code of Virginia requires this ordinance – simply for the orderly division of land



## Key Features of the Proposed Land Division Ordinance

Pre-perking will no longer be required (i.e. no health department approval required) for plat approval

A survey of the residual parcel will no longer be required in most cases

Easements will be allowed for private, individual wastewater systems

Rather than having to be deeper than wide, new lots will have to meet a minimum depth



## Key Features of the Proposed Land Division Ordinance

Reduced lot sizes available if a private centralized water system and/or a private centralized wastewater system planned

Townhouse Divisions will be allowed on a private centralized water system

Divisions will be allowed on an approved private division road

Agent will be able to review and approve plats with up to 6 parcels, including the residual lot

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## Key Features of the Proposed Land Division Ordinance

Any Division served by private, individual water systems is limited to 10 new lots, including the residual lot

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## Key Features of the Proposed Land Division Ordinance

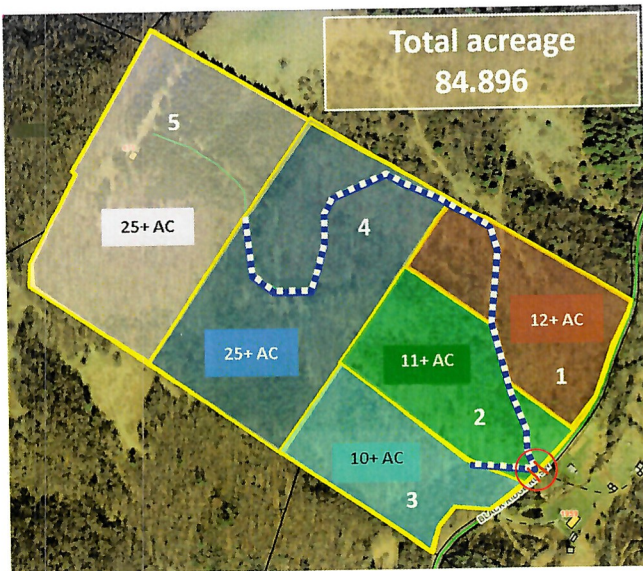
A Private Division Road cannot serve more than 10 new lots, including the residual lot, per intersection with a Public Road

Any Division on an existing public road is limited to 10 new lots, including the residual lot

A new public road created after the adoption of this ordinance cannot serve more than 10 new lots, including the residual lot

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## Examples of a Current Subdivision on a Right-of-Way



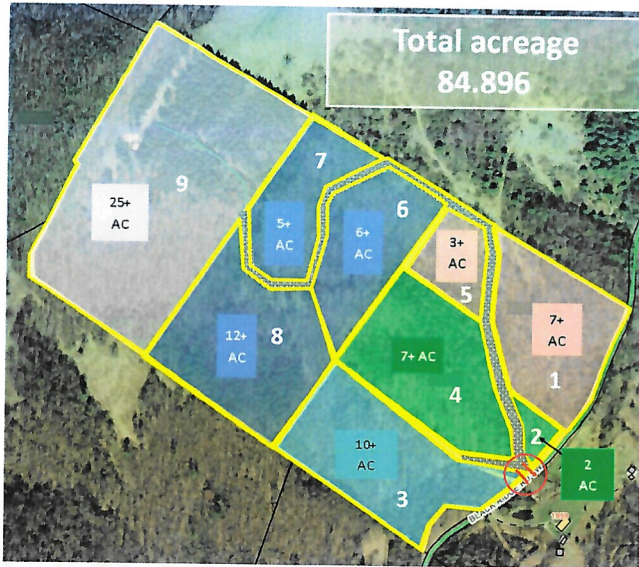
--- 50 ft right-of-way  
Ⓜ Connection to Public Road

Lots 1, 2, and 3 have required road frontage

Lots 4 and 5 are 25+ acres and are allowed to be accessed by a 50 ft. right-of-way

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## Examples of a Division With One Private Division Road



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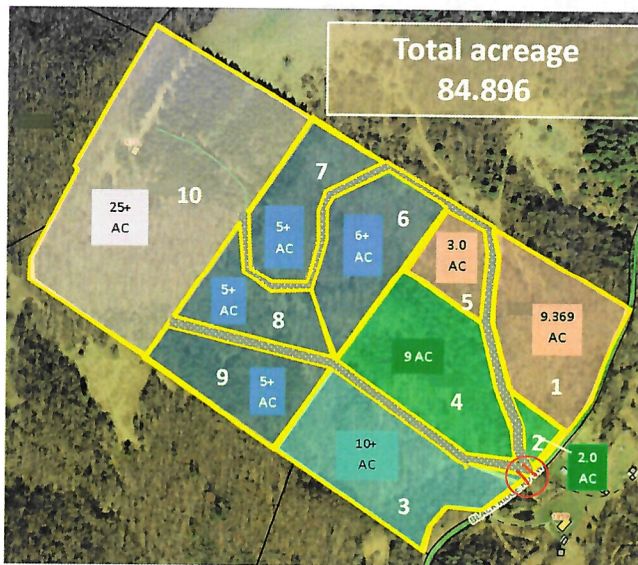
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# Questions?



## **b. Public Comments: The following are summarized comments**

Tanja Vidovic – Little River District

- Encourages the county to have a tree ordinance put in place
- Developers need to pay for future infrastructure
- Real Estate agents need to recuse themselves from the decision.

John Hylton – Burks Fork District

- Noted if 1 acre – if he divides the property, taxes go up.
- Reminded me how Riner exploded, and look how horrible the roads are with increased traffic
- This needs to go on the ballot for election in November.

Gerald Vest – Locust Grove District

- Noted his frustration with the assessment

- Stated Rescue squads are empty
- Why put more people in the county that will die from no help?

Candice Quesinberry – Indian Valley District

- Shared her love for Floyd and all it has
- Generations of family have lived in Floyd
- What makes us unique will go away
- Wants to keep it safe and not have more housing

Joshua Boothe – Courthouse District

- Noted various changes with the Sub-Division ordinance that he agrees with, Pre-perking residual survey, additions of easements and lot size requirements.
- Any existing lot with an existing well/septic system would be allowed under a 1-acre division instead of the 2-acre division.
- 10 new lots seem arbitrary

Jack Wall – Little River District

- Noted there is not enough housing
- Only 7 units per acre is very restrictive
- In the right direction, but change in density

Darrel Underwood - Courthouse District

- Property in all four districts, taxes will be higher
- Strain on 1<sup>st</sup> responders and VDOT

Jeremy Yuvanavattana – Little River District

- He was on the Planning Commission and was part of the process over the years.
- The board once asked him what the purpose of the Planning Commission was, and he stated he believed it was to limit chaos while respecting property owners' rights.
- Shared that he believes this ordinance does just that.
- Noted if things remain the same, his nine children will not be able to afford to live in Floyd

- The biggest concern was the water.
- Thanked Karla for all her hard work over the years.

Shirley Ann Burgess - Little River District

- Moved here because of the water
- Many droughts and wells dry up
- The concern is how we address the subdivisions on our local aquifers

Eli Schwartz – Gralla - Locust Grove District

- Water is the 1<sup>st</sup> concern with this
- Wells dry up
- Droughts
- Request to wait til the water study before taking a vote

Quinn Yard- Gralla – Locust Grove District

- 12 years old and born and raised in Check
- Loves how un-populated it is
- Most beautiful place on earth
- Loves how clean and good the water is
- As more people move the wells will dry up and she does not want that to happen.

Toni Lambert, – Little River District (Ms. Lamberta provided the following that was read during the meeting)

## Concerns / Questions

- ① Does this make it easier to develop smaller pieces of land?
- ② Does this remove the restriction that a certain amount of road frontage is needed to sell a plot of land?
- ③ Does this mean that more houses can be built on top of the mountains where they mar the view from below?
- ④ Will we lose the wild places to development?
- ⑤ What about a potential water shortage with too many wells?
- ⑥ What about road maintenance and garbage removal with increased development?
- ⑦ Is the increase in assessed property value going to increase the sale of land to developers?
- ⑧ Is it a conflict of interest that two of our supervisors are real estate agents?

⑨ Why hasn't the public been involved in the planning of major changes to our land development?

⑩ Yes, we need more housing, but for the people already here - not for a big influx of outsiders creating higher taxes

David Grimsley – Little River District

- Noted newly appointed on the Planning Commission
- Concerned that we are one of two counties without an aquifer
- Interested in the sustainability of Floyd
- Requests to wait for the water study to come out before taking a vote.

Jeff Walker – Little River District

- Cut ties with perking lots for dividing
- Current ordinance is an atrocity and needs to be re-written
- Conflicts with State law

Sarah McCarthy – Burks Fork District

- Residence for 25 years; moved to these hills for the simplicity of the lifestyle, the quiet, and the farming community
- Worried about the subdivision idea
- Do not need more Roanoke's or Blacksburg's
- Want to preserve the land

Karl Slyboom - Little River District

- Floyd is beautiful, and I would hate to see more housing developments ruin what makes it special
- Agree with the previous statements of putting it on the Ballot.

Paul Kitchen – Little River District

- Noted we need affordable housing, rental housing
- Not mega subdivisions
- Shared agreement with putting it on the ballot

Robert McNab - Little River District

- Noted that he has subdivided his property already under old ordinance and that land went to his son.
- 5-year wait is not a bad idea
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Deborah Tome – Court House District

- Moved to Floyd in 1998
- Water is a concern
- Wants to wait to find out what resources we have until the Water Study is completed.

Steve Durbin, County Attorney, offered the following comments:

You have before you a proposed comprehensive overhaul of the County's ordinance governing the division of land within the County. Under the Code of Virginia, Va. Code Section 15.2-2240, the governing body of every locality **shall** adopt an ordinance to assure the orderly subdivision of land and its development.

This is a mandatory requirement of state law. You must have a subdivision ordinance.

You have an old ordinance, adopted years ago and amended in piecemeal fashion, resulting in some anachronistic provisions, and so comprehensive reworking is appropriate. Not telling you what to adopt, but it needs to be updated.



*Unlike some states, Virginia is highly restrictive of what can be put on the ballot for referendum. Only topics specifically authorized by statute can be put on the ballot. Here is a direct quote from Va Code section 24.2-684: No referendum shall be placed on the ballot unless specifically authorized by statute or by charter. Floyd County has no charter, so we need to find a statute that would allow that, and I'm not aware of any statute that would allow that.*

*Unfortunately, this falls to the Board to decide.*

A conversation ensued amongst the board members regarding processes, history, care, and due diligence to make the best decision for the County and its Citizens.

### **Chairman Turman closed the public hearing**

#### **9. Public Hearing Tax Date Change Ordinance 7:00 p.m or soon thereafter**

##### **a. Steve Durbin, Attorney – Mr. Durbin offered the following overview:**

- Ordinance to change the date of the first installment of the annual real estate taxes
- Move the date from June 5<sup>th</sup> of each year to June 26<sup>th</sup> of each year
- Noted that this ordinance has nothing to do with the tax assessment and the board has no authority to determine the value of someone's land; that is not a function of the board, and that's not for discussion tonight.
- Pursuant to Virginia code section 58.1-3970.1
- The date change would give citizens three more weeks in which to pay that first installment. December 5<sup>th</sup> due date for each will remain unchanged.

##### **b. Public Comments**

No one in the Public signed up for comments

### **Chairman Turman closed the public hearing**

Supervisor Turman read the handicap statement for public comments.

## 10. Public Comments

Coy Mitchell, Indian Valley District

Shared he is concerned about the recent assessment. Stated that the County needs to run as a business. I would like to see the taxes spent on schools, fire, rescue, all the rest is frivolous.

Jack Wall – Little River District

Stated he participated in the Work Leadership Conference. - Noted a presentation regarding energy and solar farms and electric energy. I would like to see more studies regarding this and more money coming into the County

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Robert Woolson - Shared is personal assessment values. Also stated that he understands the board doesn't make the values but hires the company who does. It is shared that there are two Real Estate agents on the board. Expressed his thoughts of a board member and questioned if that board member should of recused themselves from any of the votes and stated that this seems to be a lack of ethics.

## 11. Old Business:

### a. Tax Date Change Ordinance

On a motion by Supervisor Boothe, seconded by Supervisor Kuchenbuch and unanimously carried to approve the Ordinance to Amend the June Payment Date for Real Estate Taxes from June 5<sup>th</sup> to June 26<sup>th</sup> of each tax year.

## 12. New Business:

### a. Land Division Ordinance

A conversation ensued regarding the land division process, the implications on taxes, and the responsibility of the board regarding the implication of the real estate tax increase.

**b. Declaring the State of Emergency Ended**

On a motion by Supervisor Boothe, seconded by Supervisor Bechtold and unanimously carried to approve the resolution ending declaration of local emergency due to severe winter storms.

**c. Multiple Sclerosis Proclamation**

On a motion by Supervisor Kuchenbuch, seconded by Supervisor Boothe and unanimously carried to approve March of 2025, is Multiple Sclerosis Education and Awareness Month in the County of Floyd, Virginia.

**13. Board Time**

Supervisor Turman stated that he has had a number of people over the last 6 months ask about Shredding like the Farm Bureau does every so often, but they don't feel like they got enough to take it to the Farm Bureau. Supervisor Turman asked to do some research if we could get a small shredder on the trucks, then people could bring their papers when they bring their trash and then they can run it through there. Noted this would be another asset to help the Community out.

**14. County Administrators Report**

- a. Emergency Wrap-up
- b. After Action Meeting
- c. Radford University
- d. Opioid Abate Eco-system
- e. FOIA update
- f. EMS update
- g. Slaughterhouse Conversation
- h. Water Supply Planning meeting

The following PowerPoint was presented and discussed at various times during the meeting:

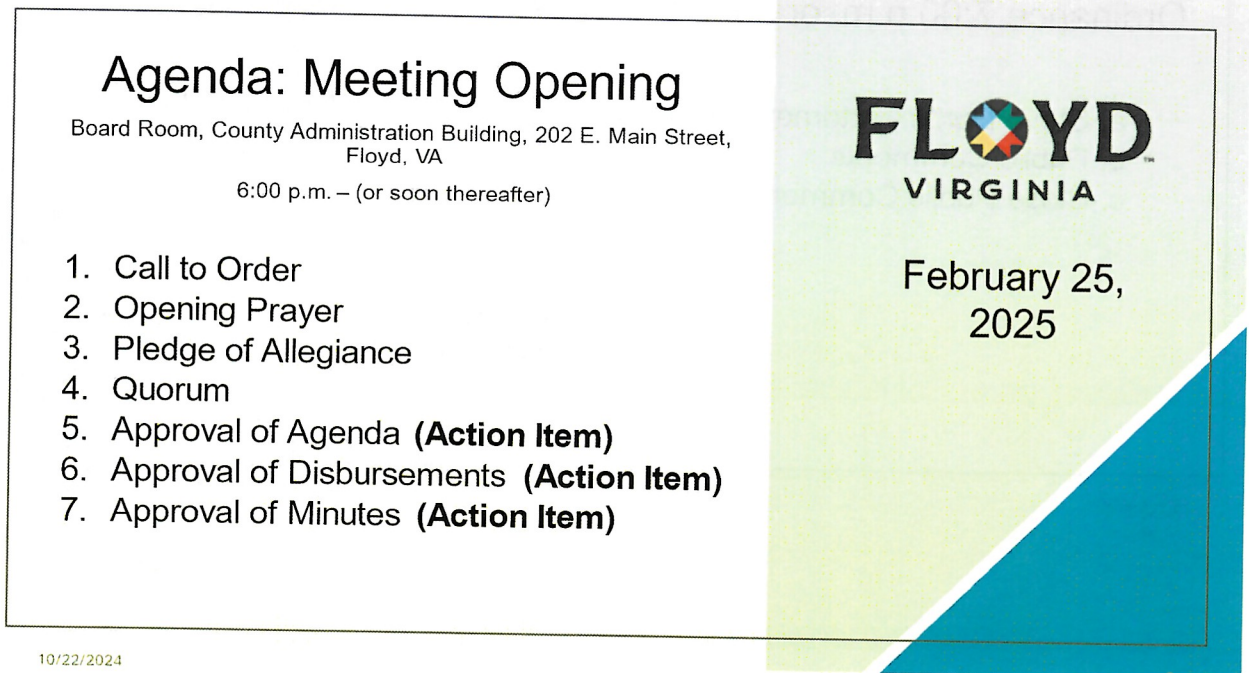


**FLOYD**  
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Board of  
Supervisors  
Meeting

February 25, 2025

10/22/2024



**Agenda: Meeting Opening**

Board Room, County Administration Building, 202 E. Main Street,  
Floyd, VA

6:00 p.m. – (or soon thereafter)

1. Call to Order
2. Opening Prayer
3. Pledge of Allegiance
4. Quorum
5. Approval of Agenda **(Action Item)**
6. Approval of Disbursements **(Action Item)**
7. Approval of Minutes **(Action Item)**

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February 25,  
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8. Public Hearing: Land Division  
Ordinance 6:15 p.m. or soon thereafter

- a. Steve Durban, Attorney, and  
Karla Turman, Planner – Overview
- b. Public Comments
- c. Close Public Hearing



February 25,  
2025

Limit Comments to 4 minutes  
One way Communication  
Alert Staff to Any ADA Needs

10/22/2024

9. Public Hearing: Tax Date Change  
Ordinance 7:00 p.m. or soon thereafter

- a. Steve Durbin, Attorney – Overview
- b. Public Comments
- c. Close Public Comments



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a. Tax Date Change Ordinance  
(Action Item)

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10/22/2024

## 12. New Business

- a. Land Division Ordinance (No Action today)
- b. Declare the State of Emergency Ended (Action Item)

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## 13. Board Time

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2025

10/22/2024

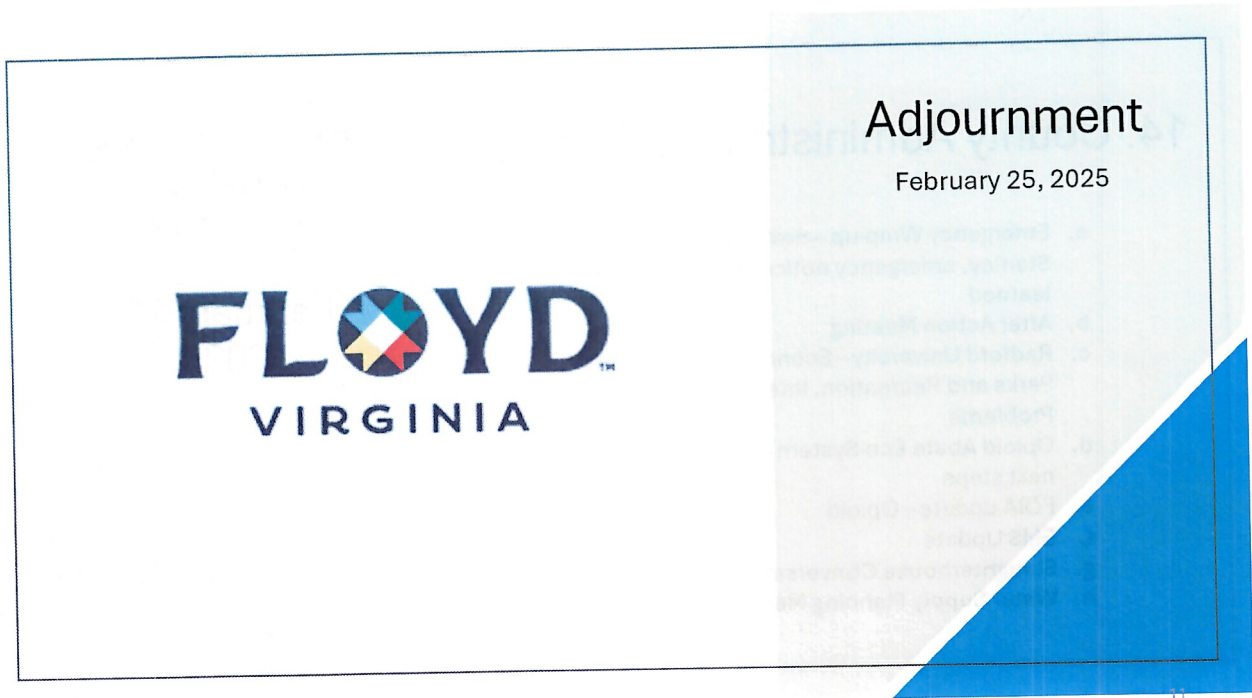
## 15. Correspondence

**FLOYD**  
VIRGINIA

February 25,  
2025

10/22/2024





10/22/2024

**16. Correspondence**

The Deputy County Administrator/CFO read the contents of the correspondence folder.

**17. Adjournment** – On a motion by Supervisor Boothe, seconded by Supervisor Bechtold, and unanimously carried, the Board voted to adjourn until the next meeting on 03/11/2025 at 8:30 a.m. (or soon thereafter).

*Joe D Turman*  
Chairman Joe Turman

*Linda Millsaps*  
County Administrator Linda Millsaps