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(2) **PROPOSED REZONING** - CEMA CORP, 440 Green Spring Road, Abingdon, VA 24211, applicant, application to rezone property, namely **Tax Map No. 021-1-5; Tax Map No. 021-1-5B; and a portion of Tax Map No. 105-A-39**, consisting of approximately 33.189 acres, more or less, from AFOS Agricultural, Forestal, and Open Space District to B-2 General Business District.

Mr. Johnson introduced the application for the rezoning of the property listed above from AFOS, Agricultural to B-2, Business and Commercial. This will be a commercial development plus approximately 40 acres which is proposed to be acquired by the Town of Abingdon for a sports complex. The 50,000 square feet of retail space triggers the need for the additional Special Use permit, which will be the second Public Hearing of this meeting. The sports complex component is not the focus on this evenings meeting. Special conditions for consideration of the development are as follows: all utility lines along the front faces of the buildings shall be placed underground; corrugated siding, vinyl siding, concrete block are prohibited; buildings shall be designed to avoid lengthy unbroken façades; sloped roofs used in combination with flat roofs may be used to vary the building profile; signage will be governed by a comprehensive signage plan that will be reviewed by the Planning Commission in the future; lights will not be used above twenty-four (24) feet. The applicant has agreed to have both an environmental and an archeological study performed. Any out parcel development will come back before the Board for a Certificate of Appropriateness. The property will not be subdivided at this time; if the parcels will be sold off, an application for subdivision must be submitted.

Mr. Dew addressed the proposed road realignment. There will be a traffic impact analysis performed for this development. The realignment will make Green Spring Road meet up with Cook Street at the existing signal light on Cummings Street.

At this time Mr. Austin opened the Public Hearing.

Mr. Jeff Johnson, representative to CEMA Corp., addressed the Commission. Mr. Steven Spangler, representative to Marathon Realty Corporation, summarized the development. There is a 40 acre buffer between their proposed development and the Creeper Trail. That is the same 40 acres that may go to the Town to be developed as a sports complex.

Mr. Joseph LeVine addressed the Commission pointing out that the back side of the buildings and trash area is what the Creeper Trail will be looking at. He showed a picture of the Future Land Use plan for the area from Abingdon's Comprehensive Plan, which shows this land as agricultural. His concern is that this development will be visible from the Creeper Trail.

Mr. Barry Proctor addressed the Commission stating that you can find every box store and retail development imaginable between exit 19 and the Tennessee border, but the Creeper Trail is only here and depends on the vigilance of the Commission to protect it and not sacrifice it to commercial interests that can go in anywhere. He asked that they give more time for the community to respond.

Other members of the community addressed the Commission remarking that this project has not provided the public adequate time to respond or be involved in the process; asking that agreements with property owners be acquired prior to the rezoning; that the historic flavor of Abingdon will be detracted from if new buildings are constructed instead of renovating centers that already exist, many of which stand half empty, are under-utilized, and already zoned for business and retail purposes; that Abingdon should be providing incentives for the revitalization of centers that are already in place; that this development is consumer oriented, not the cultural and creative center Abingdon tries to be; and that the trail will be damaged

irreparably by noise and light pollution. One speaker mentioned concern that the staff report in the packet for this meeting states that a traffic impact analysis is not required to be done even though this project is so large. Others asked that evergreen trees be planted along the border as a buffer if this development goes through; voiced concern for water pollution of the springs in the area; concern for the cemetery on the property; concern that The Meadows house will be torn down; voiced the importance of protecting the very first mile of the trail due to the population groups who use it; and mentioned that creating a younger, more vibrant community that attracts businesses offering good salaries is not accomplished with another shopping center.

Mr. Jim Brown then addressed the public by stating that the realignment of Green Spring Road will improve traffic flow through the area, said that the closest building will be two football fields away from the Creeper Trail, and said he cannot think of anything more appropriate to join the Creeper Trail than ball fields. He also stated that you will see "very little" of the development from the trail.

Mr. Steve Smith then addressed public concern by stating that they will try to do a good job with the center, that Mr. Brown has a right to use his property as he sees fit, and that they have an absentee landlord in their current location.

After several speakers and much public comment, the Public Hearing portion of the meeting was closed.

Ms. Costello then directed the following questions to John Dew:

1. Will it cause an undue increase in traffic? How do we address this with our current traffic problems on Cummings Street?
2. Green Spring Road is classified as a local road; will traffic be increasing on this road? If so, this road will need to be upgraded to a collector road. How will that affect the nearby homes and residents?

Mr. Dew addressed these questions by stating that the traffic increase will be estimated by the Traffic Impact Analysis. The potential to upgrade Green Spring Road to a collector road will also be identified in the Traffic Impact Analysis and recommended if that is what the study shows. The concept plan does show an upgrade of the realigned section of Green Spring from the north end of the development to Cook Street. The impact analysis will also look at the existing section of Green Spring Road back to Main Street and make recommendations for improvements to that section as well. Any design will have to go through the same process all developments over 10,000 square feet and will have to comply with state regulations for storm water management.

Ms. Costello directed the following questions to Mr. Spangler:

1. Will nearby residents suffer from glare or loss of night sky view?
2. Will nearby homes and sensitive areas be affected by noise?
3. How will it affect the value of nearby homes and land?

Mr. Spangler addressed these questions by stating that their lighting plan will go above the requirements for the Entrance Corridor. They will use LED lights and other lights that do not emit a lot of light. They will work

with town staff to develop proper buffers to shield the trail from noise as much as possible. His opinion is that this will increase the value of surrounding properties. He reiterated that the house on the property is not part of this tract of land and they will not be in control of the tract that contains it. He also stated that it is their plan to repurpose the current Food City building and not leave it vacant. He stated that they have been successful in repurposing other Food City locations.

Mr. Kelly stated that the Town has a strong interest in this development because a sports complex is something the Town has been looking to develop for a long time.

At this time, Mr. Austin called for a motion. Ms. Reeves moved to recommend to Town Council the approval of the rezoning request. Second by Mr. Kelly.

Roll call vote as follows:

Ms. Costello- Nay
 Ms. Reeves- Aye
 Mr. Austin- Aye
 Mr. Shuman- Abstain
 Mr. Kelly- Aye
 Councilman Humphreys- Aye

Majority Aye vote, motion to recommend approval to Town Council carried.

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(3) **SPECIAL USE PERMIT** - pursuant to Section 18-9 - Historic District Entrance Corridor Overlay District; Section 18-9-4 Zoning Ordinance, Article 3, AFOS Agricultural, Forestal, and Open Space District, Section 3-2, Special Uses regarding CEMA CORP, 440 Green Spring Road, Abingdon, VA 24211, namely **Tax Map No. 021-1-5; Tax Map No. 021-1-5B; and a portion of Tax Map No. 105-A-39**, consisting of approximately 33.189 acres, more or less.

Mr. Austin opened the Public Hearing.

Mr. LeVine addressed the Commission and asked about façades, screening storage areas, signage, and whether they will be visible from the Creeper Trail.

Mr. Johnson addressed the Commission regarding the questions posed by Mr. LeVine stating that the Special Use permit is separate from a Certificate of Appropriateness. He said that conditions and language can be added to the Certificate of Appropriateness at that time.

The Public Hearing was closed.

Ms. Reeves made a motion to recommend approval of the Special Use permit to Council. Second by Councilman Humphreys.

Roll call vote as follows:

Ms. Costello- Nay
 Ms. Reeves- Aye

Mr. Austin- Aye
Mr. Shuman- Abstain
Mr. Kelly- Aye
Councilman Humphreys- Aye

Majority Aye vote, motion to recommend approval of the Special Use permit to Town Council carried.

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There being no further business, Mr. Kelly moved to adjourn. Second by Councilman Humphreys. The Planning Commission meeting adjourned at 9:52 p.m.

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Gregory W. Kelly, Secretary

Wayne Austin, Chairman