VIRGINIA:

At a regular meeting of the Washington County Board of Supervisors held Tuesday, June 12, 2012, at 6:30 p.m., at the County Administration Building in Abingdon, Virginia the following were present:

PRESENT:

Joseph C. Straten, Chairman Phillip B. McCall, Vice Chairman William B. Gibson Dulcie M. Mumpower Odell Owens Randy L. Pennington C. Wayne Stevens, Jr.

Mark K. Reeter, County Administrator Lucy E. Phillips, County Attorney Mark W. Seamon, Director of Budget & Finance Naoma A. Norris, CAP, Executive Assistant/Recording Clerk

1. Call to Order

The meeting was called to order by Mr. Joe Straten, Chairman of the Board, who welcomed everyone in attendance.

2. Invocation and Pledge of Allegiance

Mr. Odell Owens gave the Invocation and led the Pledge of Allegiance.

3. Public Comment

The following individuals addressed the Board:

- Jim Sullivan
- Larry Hines

4. Approval of Agenda

Mr. Reeter provided a review of additional materials given to the Board relating to the proposed Love's Travel Stops & Country Stores matter.

On motion of Mr. Owens, second by Ms. Mumpower, it was resolved to approve the agenda as presented.

The vote on this motion was as follows: (7-0)

Mr. Gibson Aye
Mr. McCall Aye
Ms. Mumpower Aye
Mr. Owens Aye
Mr. Pennington Aye
Mr. Stevens Aye
Mr. Straten Aye

5. Consent Agenda:

On motion of Ms. Mumpower, second by Mr. Pennington, the Board acted to approve items a, b, and c of the Consent Agenda as set forth below.

- a. Approval of Minutes:
- 1. May 17, 2012 Recessed Meeting
- 2. May 22, 2012 Regular Meeting
- b. Approval of Routine Financial Matters:
- 1. Request for Revenue Refunds Washington County Sheriff's Office Animal Sterilization Fees
- 2. Request for Inter-Departmental Transfers Various Departments & Agencies
- 3. Request for Supplemental Appropriation Solid Waste Department Tipping Fees
- 4. Transfer from Reserve for Contingencies Washington County Assessor Budget
- 5. Payment of Bills From April 11, 2012 Thru May 10, 2012
- c. Award of Bids and Approval of Contracts:

No bids or contracts were presented to the Board.

- d. <u>Authorization of Routine Business Matters</u>
- 1. Approval of Certificate of Recognition Commemorating the 100th Birthday of Mary Alice Jones Hardwick of Abingdon
- 2. Authorization for Records Destruction, Office of County Attorney
- 3. Authorization for Public Hearing Concerning Easement Across County Property Requested by Bristol Virginia Utilities Authority

4. Adoption of Resolution Concurring with School Board's Election of Virginia Retirement System Certified Rate – Approved as follows:

RESOLUTION 2012-21

BE IT RESOLVED, that the Washington County Board of Supervisors 55195 does hereby acknowledge that the Washington County School Board 55595 has made the election for its contribution rate to be based on the employer contribution rates certified by the Virginia Retirement System Board of Trustees pursuant to Virginia Code § 51.1-145(I) resulting from the June 30, 2011 actuarial value of assets and liabilities (the "Certified Rate"); and

BE IT ALSO RESOLVED, that the Washington County Board of Supervisors 55195 does hereby certify to the Virginia Retirement System Board of Trustees that it concurs with the election of the Washington County School Board 55595 to pay the Certified Rate, as required by Item 468(H) of the 2012 Appropriation Act; and

NOW, THEREFORE, the officers of Washington County Board of Supervisors 55195 are hereby authorized and directed in the name of the Washington County Board of Supervisors to execute any required contract to carry out the provisions of this resolution. In execution of any such contract which may be required, the seal of the Washington County Board of Supervisors, as appropriate, shall be affixed and attested by the Clerk.

The vote on this motion was as follows: (7-0)

Mr. Gibson	Aye
Mr. McCall	Aye
Ms. Mumpower	Aye
Mr. Owens	Aye
Mr. Pennington	Aye
Mr. Stevens	Aye
Mr. Straten	Aye

6. Public Hearings:

a. Request for Special Exception Permit:

1. Mark E. Thomas, Tax map #167A-2-115: Request for a Special Exception Permit to construct and operate two self storage facilities on property located on the south side of State Route 664 (Aven Lane) near the intersection of State Route 664 (Aven Lane) and State Route 670 (Green Springs Church Road) in an SR (Shoreland Recreation) zone, Madison Magisterial District

Ms. Cathie Freeman, County Zoning and Subdivision Official, provided an overview of the public hearing before the Washington County Planning Commission on this matter held May 21, 2012. Ms. Freeman explained that Mr. Mark E. Thomas applied for a Special Exception Permit to construct and operate two self storage facilities on property formerly known as Widener Brothers Junkyard. The storage units will be used primarily for boat storage. Ms. Freeman stated that Mr. Thomas told the Planning Commission the lighting on the front side of the buildings would be shielded to protect adjacent property owners. Ms. Freeman further explained there were two adjacent property owners that spoke at

the Planning Commission's public hearing in opposition to the request. The Planning Commission on a 7-0 vote recommended approval of the Special Exception Permit because the property was formerly used as an auto salvage yard and the general area consists of a mixed use.

Mr. Straten opened the public hearing and invited comments in support of and in opposition to the request for a Special Exception Permit. The following people addressed the Board:

Mr. Michael Glover spoke in favor of the request.

Mr. Tom Colley spoke in opposition to the construction of mini storage units. Mr. Colley explained he owns six lots adjoining the property in question and stated that there are issues with deeded easements. Mr. Colley expressed concerns that the storage units would devalue his property and would be an eyesore to the community.

Ms. Martha Aven Burnette spoke in opposition to the request citing concerns with noise and aesthetic damage. Ms. Burnette owns property across the street from the property where the storage units would be constructed, and her driveway is in front of the entrance to Mr. Thomas' property. She is concerned about increased traffic on State Routes 664 and 670. Ms. Burnette requested if the Board grants the Special Exception Permit to Mr. Thomas that conditions be placed on the permit requiring a fence/trees be planted to block the view.

Mr. Mark Thomas addressed the Board and explained the easements referred to by Mr. Tom Colley did not go through his property.

There being no further comments, Mr. Straten declared the public hearing closed.

Mr. Owens asked Mr. Thomas if he had future plans to expand the storage unit facility. Mr. Thomas explained the units in his current proposal are all that will fit on the property. He further explained there is only one similar storage facility at the lake and the need exists for more boat storage space.

Mr. Gibson asked if a fence would be constructed around the property. Mr. Thomas replied that a fence would be constructed, and there are already trees planted on both sides of the property.

On motion of Mr. Gibson, second by Mr. Pennington, the Board acted to follow the recommendation of the Washington County Planning Commission and approve the application of Mark E. Thomas for a Special Exception Permit to construct and operate two self storage facilities on property located on the south side of State Route 664 (Aven Lane) near the intersection of State Route 644 (Aven Lane) and State Route 670 (Green Springs Church Road) in an SR (Shoreland Recreation) zone, Madison Magisterial District.

The vote on this motion was as follows: (7-0)

Mr. Gibson	Aye
Mr. McCall	Aye
Ms. Mumpower	Aye
Mr. Owens	Aye
Mr. Pennington	Aye
Mr. Stevens	Aye
Mr. Straten	Aye

At this time, Mr. Straten reviewed the procedures for the public hearing on the zoning matters pertaining to Love's Travel Center.

b. Request for Rezoning:

1. Patricia Williams Bradford, Property Tax Map #067A-4-14: Request to Rezone approximately 13.95 acres of property located on the east side of State Route 80 near the intersection of State Route 80/State Route 609 from A-2 (Agricultural, General) to B-2 (Business, General), Monroe Magisterial District

Ms. Freeman provided an overview of the public hearing before the Planning Commission held May 21, 2012 on the rezoning and Special Exception Permit requests for Love's Travel Center. Ms. Freeman explained the Planning Commission acted to combine the Requests for Rezoning and Special Exception Permit applications by Patricia Williams Bradford into one public hearing. Ms. Freeman stated that much opposition was expressed to the Planning Commission about the requests. The Planning Commission acted, by 5-2 vote, to recommend denial of the application to rezone the Patricia Williams Bradford Property and clarified the reasons for the denial to be because of the Commission's concerns with safety of the interstate exchange, potential for toxic risks, environmental risks for the children and teachers at Meadowview Elementary School, lack of a comprehensive environmental impact study, increased number of strangers in close proximity to the School, proposal being contrary to the Comprehensive Plan, not acceptable to build within 1,000 feet of a school, expectation that the proposed development would stifle economic development because of a truck stop, and the PTA Board having major concerns. No action was taken by the Planning Commission on the Request for Special Exception Permit because it was contingent upon approval of the Rezoning, for which the Commission had recommended denial.

After Ms. Freeman concluded her comments, Mr. Rick Shuffield, Director of Real Estate Development for Love's Travel Stops & Country Stores presented the Board with an overview of the proposed Project. Mr. Shuffield noted that Love's has worked on this project for awhile and provided a substantial amount of written material to the Board. Mr. Shuffield explained that, due to the limitation on time allowed for his presentation, he would ask Love's traffic engineer to give the majority of the Love's presentation to focus on technical issues since it appears traffic is one of larger issues as it relates to this project overall. Mr. Shuffield explained the written information provided to the Board includes discussion of economic benefits, information relating to air emissions, examples of other schools in close proximity to truck stops, and information regarding the Petro Travel Center (provided because of the similarities in the two projects). Mr. Shuffield stated to the best of his knowledge no issues have been brought up relating to the Petro development. They are a good corporate citizen and have been a positive addition to the Exit 29 interchange. He said that he hopes to show the Board that the proposed Love's Travel Center will be the same to Exit 24. Mr. Shuffield reviewed the following points:

1. Rezoning Request- The actual property in question for rezoning is about 4.75 acres requested to be rezoned from A-2 (Agricultural, General) to B-2 (Business, General). Mr. Shuffield said that the Love's Travel Center Project, when broken into individual components, would be allowed uses without the need for a special exception permit. However, in the context of the complete project and because of the complexity of the project, the County defined the project to be a "truck stop," which requires a special exception permit.

Mr. Shuffield noted an important point that, in general, the A-2 zoning designation covers the portion of the County into which urban type development could logically expand as the need occurs. Also,

Mr. Shuffield said that when you look at the property Love's is asking to be rezoned, the reality is the request is for small amount of property to be rezoned B-2 adjacent to a larger property that is already zoned B-2. He asserted, therefore, when you look at things logically and even within the intent of A-2 zoning, a travel center is a logical utilization of the property. A vast majority of the individual components proposed in the project are automatically allowed under a B-2 zoning designation. He argued that if Love's were to eliminate the truck parking component all the other proposed components of use would be allowed, without the option of including conditions as is possible with a special exception permit. He pointed out that permitted uses under the B-2 zoning designation include automotive repair garages, fuel service stations with or without convenience stations, general merchandise, a huge food store, gift/novelty retail sales, parking lot, restaurants, and other eating establishments. Mr. Shuffield concluded that it was important point out that when considering the size of the property and the various components that could locate on the property, you are looking at a property that under today's standards could have quite a bit of development placed on it without the need for a special exception permit.

2. Proposed Project Description - the proposed project itself includes fueling for 16 passenger vehicle stations; providing truck and recreational vehicle fueling for 8 stations; a 10,800 square foot building; a 2,800-3,000 square foot McDonalds; 1,300 square foot Subway; and the remaining space would be for a gift shop, convenience store, and other merchandising. In addition, Love's is asking for a small change from the original plan submitted in 2009. The company has gotten into the tire care business, so they are asking for a 1,200 square foot ancillary building to provide tire care service to trucking customers, mainly on basis of emergency need. Customers have asked for this service from a safety standpoint, so it's something the company has rolled out nationally.

Mr. Shuffield compared the preliminary site plan for the Love's truck stop to the Petro Travel Center in Glade Spring. Mr. Shuffield noted that he kept referencing back to the travel center in Glade Spring because of the similarities, but he pointed out on the drawings that the proposed Love's project is, particularly on the truck side of things, about half the size of the Glade Spring travel center. Mr. Shuffield stated the size difference reflects differences in business models. He said that while he acknowledges that Love's is in the truck fueling business, a very large component of Love's business is oriented for four wheel customers and recreational vehicles: providing fuel, food services, convenience, and a place for passenger vehicles to stop while traveling.

3. Compatibility with the County Comprehensive Plan. Mr. Shuffield stated it was interesting to look at Exit 24 at Meadowview and read from the Comprehensive Plan which states, "basically provides interstate access to Meadowview community and commercial development of this interchange is to be expected..." When the County was doing the Comprehensive Plan, he noted it was envisioned that there would be commercial development at this interchange, which is logical because of a full interchange and very limited areas within the County to take advantage of the retail environment that Interstate 81 affords to the County. Mr. Shuffield explained the Comprehensive Plan further states that "commercial development in this area should be guided by design controls." He stated his belief that the County's Special Exception Permit requirement has afforded those design controls.

Mr. Shuffield added to his comments about design controls and explained the rezoning and special exception permit requests are only one phase of project. Should the Board allow Love's to proceed; the special exception permit is just the beginning. Love's has worked with the County for a long period of time in regards to how to deal with additional access on property; what are the things County would like to see; issues relating to site lighting, fencing, etc.; however, there are many more issues to resolve. Love's will continue to work with County staff as it relates to design controls. In

addition, there are seven different agencies Love's has to deal with including the County, Washington County Service Authority, Virginia Department of Environmental Quality, Virginia Department of Health, Virginia Department of Conservation and Recreation, and Virginia Department of Transportation (VDOT) before Love's may begin construction. Love's must meet stringent regulatory standards. Mr. Shuffield referred in particular to the work with VDOT on traffic engineering, which he noted would be covered in more detail by the Love's traffic engineer. This concluded Mr. Shuffield's presentation. He invited questions from the Board.

Following Mr. Shuffield's presentation, Mr. Kevin Cole, PE, provided a detailed presentation on behalf of Love's covering the Traffic Impact Analysis and Addendum conducted for the Exit 24 interchange.

Upon conclusion of Mr. Cole's presentation, a lengthy question and answer period ensued among the Board and Mr. Shuffield concerning the Traffic Impact Anaylsis.

Mr. Gibson referred to the site plan and asked if the plan was to signalize both north and south bound exits. Mr. Shuffield replied yes.

Mr. Straten explained he had the privilege to go with a professional driver in a tractor-trailer truck, with a trailer, to drive each of the acceleration/deceleration lanes at I-81, Exit 24. Their findings and what the driver told him basically agree with information presented. However, the driver had a 73,000+ pound load and the acceleration was less than what was indicated it should to be; it was about 45 mph when they got to the merge rather than 55 mph. Mr. Straten asked why the truck did not get to the speed suggested in the Traffic Impact Analysis.

Mr. Shuffield explained having not been there he could not answer the question with certainty. Information in the Traffic Impact Analysis was generated by Highway Capacity Manual software using various factors; the engineers and VDOT agreed to this software for review. Mr. Shuffield further explained truck speeds will vary based on the model, load, driver and other variables.

Mr. Straten inquired about the plan to correct the radius when exiting north bound off Interstate 81, explaining that when he rode in the tractor-trailer off this exit the radius was tight when making the turn toward the proposed travel center site.

Mr. Shuffield explained the turning area would be widened and a turn lane constructed for entrance into the travel center. He stated it is to the benefit of Love's to have smooth operations; otherwise customers will not want to visit the facility (cars or trucks).

Mr. Straten asked about air quality issues relating to Meadowview Elementary School.

Mr. Shuffield explained the proposed travel center building will be located approximately 1,800 feet from the school. In Glade Spring, the Petro is about 2,500 feet from Glade Spring Middle School. At the proposed location in Meadowview, the wind does not blow toward the school; 70% of the time the wind blows from the school toward the proposed site. It is different situation in Glade Spring, the wind blows from the truck stop toward the middle school. Mr. Shuffield addressed the new emission standards placed on trucks model year 2010 and above. He stated that not all trucks on the roadway today have the new measures; however, the average life of a truck is about seven years. Most of the trucks coming to the Love's Travel Centers are long haul – 150,000+ miles.

Mr. Gibson asked if the exit ramps would be extended.

Mr. Shuffield explained the plans are not showing any issue with the queue lanes because of signalization. There are no plans at current time to extend the ramps. These issues are subject to approvals from VDOT. If VDOT requires the ramps to be extended to provide a safe situation, Love's will comply.

Mr. Owens asked if Love's anticipates having a substantial number of trucks parked overnight at the proposed travel center.

Mr. Shuffield explained it is common to have trucks parked overnight at travel centers and believes there will be trucks parked overnight at the proposed travel center. He noted that the proposed plan limits truck parking places to 73. Mr. Shuffield discussed the changes to the hour limitations rules applicable to long-haul truckers and the need for more places for truckers to take the required rest periods. Mr. Shuffield further explained he sees the overnight parking as a benefit because it keeps truckers from parking on ramps and at off streets parking sites (i.e. Wal-mart parking lots, etc.).

Mr. Owens asked if trucks idle overnight, and Mr. Shuffield explained that depends on weather conditions.

The first round of questions concluded.

Mr. Straten next invited to the lectern Mr. Carl Hultgren, P.E. with Ramey Kemp and Associates, a traffic engineer retained by the citizen's group. Mr. Hultgren presented testimony about discrepancies he had noted in the Traffic Impact Analysis prepared for the proposed travel center.

Ms. Mumpower asked if Ramey Kemp & Associates and Associates was involved with other traffic engineering design consultant work in Washington County. Mr. Hultgren answered that his firm had completed a traffic study for the proposed Wal-mart at I-81, Exit 14 in Abingdon. Ms. Mumpower next asked if Ramey Kemp and Associates was involved with the new design of Exit 14. Mr. Hultgren replied yes and stated that his company does work throughout Virginia.

Mr. Stevens questioned Mr. Holtgren's analysis in comparing traffic in Washington County to Harrisonburg, VA. Secondly, he questioned the comments about the software used to prepare the Traffic Impact Analysis for the proposed Love's Travel Center stating that VDOT accepts both types of software.

The presentations concluded and the Board of Supervisors took a ten minute recess prior to opening the public hearing.

The meeting reconvened and Mr. Straten opened the public hearing and invited comments regarding the rezoning request.

The following individuals addressed the Board regarding the Love's Travel Stops & Country Stores application for rezoning:

 Jim Sullivan, 812 Thompson Drive, Abingdon, VA, spoke on behalf of the Washington County School Board to reiterate the following concerns: Increased traffic; increase of potentially harmful exhaust; toxic chemical spill potential; risks associated with increased strangers in vicinity of Meadowview Elementary School. Mr. Sullivan asked the Board to keep these concerns in mind during deliberations.

- Bonnie Wilcox, 27499 Overbrook Drive, Meadowview, VA, spoke in support stating that the travel
 center would create jobs and provide a different option for places to fuel and or people to get
 something to eat.
- John Wilcox, 27499 Overbrook Drive, Meadowview, VA, spoke in favor.
- Ashley Ryan, 28313 Hawthorne Drive, Meadowview, VA spoke in favor.
- Celeste Gaia, 11982 Waterhouse Lane, Emory, VA, spoke in opposition citing concerns with road engineering and traffic safety, as well as asserting that the proposed travel center is not compatible with the County Comprehensive Plan or vision of the Board of Supervisors.
- Jennifer Wagner, 14139 Glenbrook Avenue, Meadowview, VA, spoke in opposition citing road engineering and traffic safety.
- Rachel Denham, 11020 Mt Calm Drive, Glade Spring, VA, spoke in opposition citing road engineering and traffic safety.
- Link Elmore, 520 Court Street, Abingdon, VA, spoke in opposition to the location proposed for the travel center because of road engineering and traffic safety.
- Hayden Foulke, 12104 Linen Street, Emory, VA, spoke in opposition citing air quality issues for the children in the Meadowview Elementary School and general vicinity.
- Shelley Koch, 12104 Linen Street, Emory, VA spoke in opposition citing concerns about potential hazardous materials spills and safety of the children in Meadowview Elementary School.
- Bob Denim, 11020 Mt Calm Drive, Glade Spring, VA spoke in opposition citing compatibility with the County Comprehensive Plan.
- Will Copenhaver, 14041 Glenbrook Avenue, Meadowview, VA spoke in support citing economic benefits and job creation.
- Lew Harvey, 13470 Glenbrook Avenue, Meadowview, VA spoke in opposition citing concerns for safety, noise, water runoff and traffic.
- Charles Darnell, 26251 Northridge Road, Meadowview, VA, spoke in support and asked the Board to approve the request for rezoning.
- John Boyd, 29233 Hillman Highway, Meadowview, VA spoke in support citing economic development and growth benefits.
- Danny Gregory, spoke in support.
- Ben Casteel, spoke in opposition citing concerns about the detrimental effect on the rural landscape of Meadowview, road engineering and traffic safety, and safety of children.
- Bradley Heath, 13390 Glenbrook Avenue, Meadowview, VA, spoke in opposition citing concerns for his family, devaluation of property, anticipated costs to residents of Glenbrook Avenue for required connection to the Washington County Service Authority's sewer system.
- Stephen Jett, 333 Court Street, Abingdon, VA spoke in opposition citing issues with noise disruption to residents in the vicinity, and the faculty, staff and students in Meadowview Elementary School.
- Buckey Boone, 19300 Tulip Tree Lane, Meadowview, VA, spoke in opposition citing concerns about air quality issues for the children in Meadowview Elementary School and general vicinity.
- Bill Mink, 29268 Hillman Highway, Meadowview, VA spoke in support.
- Grey Preston, 32059 Rebel Records Lane, Meadowview VA, spoke in support citing economic benefit.
- Robin Grossman, spoke in opposition stating that the proposed travel center does not fit in with the rural community of Meadowview.
- Crystal Miller representing the Parent Teachers Association spoke in opposition.
- Mark Hainsworth, 33574 Spring Hill Drive, Glade Spring, VA, spoke in opposition citing concerns with air quality issues for the children in the Meadowview Elementary School and general vicinity.

- Tom Taylor, 30015 Smyth Chapel Road, Meadowview, VA, spoke in opposition citing concerns with air quality issues for the children in the Meadowview Elementary School and general vicinity.
- Sara Bier, 18109 Wild Turkey Trail, Glade Spring, VA, spoke in opposition citing concerns about road engineering and traffic safety, air quality issues for the children in the Meadowview Elementary School and general vicinity, potential hazardous materials spills, and proposed travel center is not compatible with the County Comprehensive Plan.
- Steven Hopp, 11337 Poppy Lane, Meadowview, VA, spoke in opposition citing concerns with stranger danger.
- Gene Copenhaver, 14041 Glenbrook Avenue, Meadowview, VA spoke in support citing economic benefits and job creation.
- Bob Eades, Mallicotte Drive, Abingdon, VA, spoke in support, stating his opinion that the concerns stated in opposition were without factual basis.
- Pat Bradford, Greenville, TN spoke in support.
- Ed Clark, 19160 Amelia Drive, Abingdon, VA, spoke in opposition stating the primary function of government is health, safety, and education of its citizens.
- Rees Shearer, 12042 Waterhouse Lane, Emory, VA, spoke in opposition citing concerns about the safety of children in Meadowview Elementary School and general vicinity.
- Homer Marmalejo, spoke in opposition citing concerns about public safety and air quality issues for the children in the Meadowview Elementary School and general vicinity.
- Larry Harley, 951 Woodlawn Terrace, Abingdon, VA, spoke in opposition and requested that if the Board of Supervisors were to approve the Rezoning and Request for Special Exception Permit that consideration be give to the proposed conditions he sent them via e-mail.
- Rick Armstrong, spoke in support.
- Joe Lane, spoke in opposition citing concerns about air quality issues for the children in Meadowview Elementary School and general vicinity.
- Jim Tracy, 30227 Smyth Chapel Road, Meadowview, VA, spoke in opposition.
- John Lentz (Planning Commission Member) spoke in opposition citing incompatibility with the County Comprehensive Plan.

At this time, the Board of Supervisors discussed whether to continue with the meeting as the Board By-Laws state that all meetings shall conclude by 10:00 p.m. and the time was 10 p.m. The following action was taken:

On motion of Mr. Owens, second by Mr. McCall, the Board acted to continue with the public hearing, and at the conclusion of the public hearing, make a decision regarding the remainder of the agenda items.

The vote on this motion was as follows: (7-0)

Mr. Gibson Aye
Mr. McCall Aye
Ms. Mumpower Aye
Mr. Owens Aye
Mr. Pennington Aye
Mr. Stevens Aye
Mr. Straten Aye

The public hearing continued with the following individuals addressing the Board:

- Neel Rich, spoke in opposition citing concerns with the health and safety of the children in Meadowview Elementary School and general vicinity.
- Darrell Martin, 13120 Holly Lane, Meadowview, VA spoke in support citing economic benefits and job creation.
- Krista Clark, spoke in opposition citing concerns about the unanswered questions.
- Sharon Hagy Stevens, 27260 Lee Highway, Abingdon, VA, spoke in support citing economic benefits.
- Paul Blaine, spoke in opposition.
- Mike Anderson, 1374 Mallicote Drive, Abingdon, VA, spoke in support.
- Tammy Martin, Hillman Highway, spoke in opposition citing concerns about road engineering and traffic safety.
- Cherie Wagner, Glenbrook Avenue, Meadowview, VA spoke in opposition.

There being no further comments, Mr. Straten declared the public hearing closed.

On motion of Mr. Stevens, second Mr. McCall to finish the matter of Love's Travel Stops and Country Stores request for rezoning.

The following motion was made regarding the Love's Travel Stops & Country Stores Request to Rezone Property:

On motion of Mr. Stevens, second by Mr. Owens, to approve the request of Patricia Williams Bradford to rezone approximately 13.95 acres of property located on the east side of State Route 80 near the intersection of State Route 80/State Route 609 from A-2 (Agricultural, General) to B-2 (Business, General), Monroe Magisterial District.

The following discussions ensued concerning the proposed motion:

Mr. Stevens stated that he represents the Monroe District, has listened to constituents on both sides of the issue, and has studied the written materials. The majority of the site for the proposed travel center is already zoned B-2; a large service station could located there by right. Love's has offered options and the County is working on improving those options. He pointed out that another prospect for the site may not offer to make a financial investment in the sewer system. The Board of Supervisors needs to move forward and resolve this issue as it has gone on for too long. The economic benefits of the proposed travel center should be considered; jobs are needed, the Board raised the real property tax rate by \$.05 cents because of the need to generate additional revenue. The proposed travel center would provide revenue to the County.

Ms. Mumpower expressed her concerns about potential health issues to the children of Meadowview Elementary school and general vicinity and traffic safety issues. She serves on the County Economic Development Committee and understands the importance of bringing jobs into the County. Ms. Mumpower explained it is her belief that approving the request for rezoning goes against the intent of the B-2 zoning designation and locating a travel center on the proposed site is not in conformity with the County's Comprehensive Plan. Ms. Mumpower stated that Love's is a wonderful company; however she is not willing to take a chance at putting the health, welfare and safety of the children at risk.

Mr. Pennington stated that he grew up in Meadowview and has four children that went through Meadowview Elementary School; he supports the school. He sees the issue is the majority of property in

question is already zoned B-2. The property across the street from the proposed site is zoned B-2. There are many permitted uses that could locate on the property. At some point the property will sell with the County having no say as to what locates there. The County has the opportunity now to select a good corporate citizen and the ability to have scrutiny with the Special Exception Permit. Mr. Pennington stated if the property in question was zoned all agriculture or residential he would stand on the side of opposing the travel center.

Mr. Gibson stated that Love's is a good company and has complied with all the County's requests. The company has not asked the County for an economic incentive package, which he stated is rare for new business. The company has offered to provide sewer to Meadowview Elementary School, may be willing to help 11 property owners on Glenbrook Avenue with connection fees, and will make improvements to the road (SR 80). Mr. Gibson stated his faith in the Washington County Sheriff's Office to control traffic in the area. Mr. Gibson said the people in Meadowview deserve the opportunity to grow and prosper.

Mr. Owens concurred with Mr. Pennington's remarks explaining that about 9.2 acres of the property in question is already zoned B-2. A number of businesses could locate there and the Board would not be involved in rezoning. According to the Love's Travel Center site plan it appears the 4.75 acres that would be rezoned to B-2 will be used for parking. Mr. Owens addressed air quality issues and stated that the federal government is working toward clean air. Mr. Owens concluded his remarks by stating he thinks Love's would be a good neighbor to Meadowview and the property surrounding the proposed travel center would increase in value; additionally, the County could benefit from this business.

Mr. McCall stated that he sat on the Board in 2009 when the Love's Travel Center application first came before the Board, and he voted in favor of the proposal. He explained before he made a decision on the proposal this time around that he was waiting to see if there were any significant changes and there were none presented. Mr. McCall talked about exhaust fumes the children at Meadowview Elementary School are already inhaling from the busses and believes they will inhale more fumes from busses and cars at the school then they will from the truck stop. He explained his primary concerns are with the bridge and interchange. However, he noted that he does not have the expertise to make decisions about roads; those are VDOT decisions. Mr. McCall echoed the remarks of several board members that other types of business could locate on the property in question without making the improvements that Love's has offered. In addition, he pointed out that the Board can place conditions on the Special Exception Permit.

Mr. Straten stated the Love's Travel Center proposal is a volatile issue, and one of the toughest decisions he has been faced with since his time on the Board. He noted that the Board's vote on the motion to Rezone was not the final action on the proposal because it would still be necessary for the Board to consider the application for Special Exception Permit.

The following motion was brought back to the floor for a vote:

On motion of Mr. Stevens, second by Mr. Owens, to approve the request of Patricia Williams Bradford to rezone approximately 13.95 acres of property located on the east side of State Route 80 near the intersection of State Route 80/State Route 609 from A-2 (Agricultural, General) to B-2 (Business, General), Monroe Magisterial District.

The vote on this motion was as follows: (6-1)

Mr. Gibson Aye

Mr. McCall	Aye
Ms. Mumpower	Nay
Mr. Owens	Aye
Mr. Pennington	Aye
Mr. Stevens	Aye
Mr. Straten	Aye

11. Adjourn or Recess

On motion of Mr. Owens, second by Ms. Mumpower, it was resolved to recess until 6:30 p.m. on Thursday, June 14, 2012 to continue with the remainder of the agenda items.

The vote on this motion was as follows: (7-0)

Mr. Gibson	Aye
Mr. McCall	Aye
Ms. Mumpower	Aye
Mr. Owens	Aye
Mr. Pennington	Aye
Mr. Stevens	Aye
Mr. Straten	Aye

Prepared by:

Naoma A. Norris,	Recording Clerk
Approved by the of Supervisors:	Washington County Board

Joseph C. Straten, Chairman