

VIRGINIA:

At a joint recessed meeting of the Washington County Board of Supervisors and Washington County Planning Commission held Monday, June 30, 3008, at 6:00 p.m., at the County Administration Building in Abingdon, Virginia the following were present:

PRESENT:

Board of Supervisors:

Kenneth O. Reynolds, Chairman
Jack R. McCrady, Jr., Vice Chairman
Phillip B. McCall
Dulcie M. Mumpower
Odell Owens
Paul O. Price
Thomas G. Taylor

Mark K. Reeter, County Administrator
Lucy E. Phillips, County Attorney
Naoma A. Norris, Recording Clerk

Planning Commission:

Dr. Stephen L. Fisher, Chairman
Joe H. Hutton, Vice Chairman
Bill S. Canter, Jr.
Dr. John Lentz
Phillip L. McCroskey, Sr.
Jack C. Phelps, Jr.
Mickey E. Tyler

Cathie E. Freeman, Zoning and Subdivision Official

1. Call to Order

Board of Supervisors:

The meeting was called to order by Mr. Kenneth Reynolds, Chairman of the Board.

Planning Commission:

Dr. Stephen Fisher called the Planning Commission to order.

2. Approval of Agenda

Board of Supervisors:

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

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

<i>Mr. McCall</i>	<i>Aye</i>
<i>Mr. McCrady</i>	<i>Aye</i>
<i>Mrs. Mumpower</i>	<i>Aye</i>
<i>Mr. Owens</i>	<i>Aye</i>
<i>Mr. Price</i>	<i>Aye</i>
<i>Mr. Reynolds</i>	<i>Aye</i>
<i>Mr. Taylor</i>	<i>Aye</i>

Planning Commission:

On motion of Mr. Tyler, second by Mr. Hutton, it was resolved to approve the agenda as presented.

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

<i>Mr. Canter</i>	<i>Aye</i>
<i>Dr. Fisher</i>	<i>Aye</i>
<i>Mr. Hutton</i>	<i>Aye</i>
<i>Dr. Lentz</i>	<i>Aye</i>
<i>Mr. McCroskey</i>	<i>Aye</i>
<i>Mr. Phelps</i>	<i>Aye</i>
<i>Mr. Tyler</i>	<i>Aye</i>

3. Presentation and Public Comments Concerning Proposed Relocation of Johnston Memorial Hospital

Dr. Fisher provided introductory remarks concerning the presentation by Johnston Memorial Hospital.

a. Purpose of Presentation and Relevance to County Comprehensive Plan

Mr. Reeter explained that the purpose of the meeting is to allow the consultants and officials of Johnston Memorial Hospital (JMH) to present the plan for relocation of the hospital from within the Town of Abingdon to a site in Washington County next to the existing JMH Cancer Center along U. S. Highway 11.

Mr. Reeter explained that the 2002 Washington County Comprehensive Plan will need to be updated to reflect this relocation decision and its land-use and development implications for the surrounding properties and community as a whole. The input from consultants and JMH officials will help Washington County update the 2002 Plan to reflect the hospital as an element of the Comprehensive Plan and to provide guiding language associated with the relocation of the hospital into the Comprehensive

Plan that will guide the Planning Commission and Board of Supervisors in future land use decisions relative to relocation of the hospital.

At this time, Mr. Reeter introduced Mr. Brad Lipsy, Project Manager with Littlejohn Engineering, who will be making a presentation of the proposed relocation project.

b. Presentation of Proposed Relocation Project

Mr. Lipsy addressed the Board of Supervisors and Planning Commission explaining that Mr. Steve Givens, Chief Financial Officer with JMH would speak on behalf of the hospital prior to his presentation.

Mr. Givens addressed the group and thanked them for the opportunity to have this meeting. He explained that the hospital began a planning process two years ago to develop a master facility plan for JMH and all properties owned by the hospital. The master facilities plan reveals several major issues. The number one issue is that two-thirds of the rooms at JMH are semi-private rooms. In the years since the hospital was built the industry and desire of patients is moving away from semi-private rooms to private rooms. Also, a clinical reason to look at private rooms as opposed to semi-private rooms is to contain the spread of infectious diseases. Other issues identified in the master facility plan include the need for a larger emergency room, a larger radiology department, larger maternity and operating rooms and more parking. Also, JMH would like to add medical office space and there is no room at the existing facility to add this space.

Mr. Givens explained that JMA considered several options. One of the options was renovation of the current hospital. It was identified that several issues could not be addressed in a renovation project. One of the issues that could not be addressed is parking. Also, in studying a renovation of the existing facility it was determined that if an addition were added to the hospital there would be no space left for future expansion. He further explained that in looking at the costs of renovation as opposed to the construction of a new facility the costs were not that different. He stated that when property was purchased to build the JMH Cancer Center additional property was purchased for consideration of constructing a new hospital near the Cancer Center.

Mr. Givens explained that the new hospital will be an updated facility to meet patient's demands and will include 116 private rooms, an emergency room with 16 to 30 treatment spaces, larger operating rooms and radiology suites. There are plans to build a medical office building adjacent to the hospital. JMH is currently doing a market study with the physicians concerning the proposed medical office building.

Mr. Givens stated that JMH Board of Directors believe that relocating the hospital to another site is needed because the current facility would not serve in the long run. Further once the new hospital project is completed on the new site there is room for future projects.

At this time, Mr. Lipsy provided the group with a review of the site and design plans for the new hospital facility which shows the existing Cancer Center, the layout of the new campus and the design of the new hospital and medical office building as well as the floor plans for the interior of the hospital. The following is an overview of his presentation:

Site Location and Access:

The site is located south of Interstate 81 (off of Exit 22) and north of U.S. Route 11 (Lee Highway). The site is bordered to the northwest by Interstate 81, to the southwest by U. S. Route 11 and to the northeast and southwest by private properties. Access to the site will be from U. S. Route 11 via an existing

entrance and a proposed entrance. Any necessary improvements will be made to Lee Highway to ensure ingress and egress with minimal disruption to local traffic.

Site Layout:

The overall site design will incorporate a twenty-four foot wide continuous drive loop surrounding the campus and connecting to the existing drive at the front and rear of the Cancer Center. The continuous loop will not only serve as access for patients, employees and deliveries, but also allow access by fire and emergency personnel to any part of the new facility.

Patient and visitor parking is provided near the front entrance, parking for the physicians' office building is located adjacent to that building, and generous employee parking is located at the rear of the hospital. Additional overflow parking has been designed on the outside of the loop road. Parking lots and drives will be separated by large landscaped islands.

Scrivener's Note: The Presentation of the Proposed Relocation is included as Minutes Exhibits Item 2008-06-30-A.

c. Questions from Board of Supervisors and Planning Commission

A discussion and question period ensued among the group with input from Mr. Lipsey and Mr. Givens.

Mr. Taylor inquired about the access road adjacent to Interstate 81 as it was not reflected on the site plan. Mr. Lipsey explained that the location of the access road will be marked on the next site plan submittal.

Further discussions ensued about the access road and additional traffic generated on U. S. Highway 11 resulting from the hospital facilities.

Mr. Lipsey explained that a traffic impact study was used to determine the extent of improvements from the right of way to U. S. Highway 11 (Lee Highway). Improvements under consideration include acceleration and deceleration lanes at both campus entrances, and turning lanes from Lee Highway into the campus at both entrances. Some or all of the measures may be required, as well as determined by the completed study. He stated that a traffic signal is not being considered at this time. Mr. Lipsey further explained that in regards to U. S. Highway 58 the traffic impact study showed that striping was the only improvement necessary.

Mrs. Mumpower inquired about the number of beds currently at JMH. Mr. Givens explained there were 135 beds. Mrs. Mumpower asked for the reason that the new hospital will be downsized to include only 116 beds. Mr. Givens explained that the current facility has 135 beds, but only 90 patient rooms. The new facility will have 116 private patient rooms. He further explained that at the current facility the average daily census is 60 patients; therefore the 116 beds proposed for the new hospital is above the average daily census. Mr. Givens stated that the high census for the hospital is 100 patients. He added that JMH is considering the addition of a fourth floor to the new hospital that could be used for up to 60 beds.

Dr. Lentz asked if the hospital has a contingency plan in place in the event there is a chemical spill on Interstate 81, and the hospital is required to shutdown because of the spill. Mr. Givens explained that JMH has a contingency plan in place for the current facility and the plan will be adapted to the new facility.

Dr. Fisher inquired about the time line for submittal of the special exception permit documents to the Planning Commission and Board of Supervisors. Mr. Lipsey explained that July 15, 2008, is the proposed date for submittal of the Special Exception Permit materials. He further explained that the plan is for the special exception permit request to be heard before the Planning Commission on August 25, 2008, and before the Board of Supervisors on September 9, 2008. Mr. Lipsey that a site development package is scheduled to be delivered to the County Zoning Department by July 25, 2008. It is anticipated that construction would begin in the early fall.

Mr. Lipsy advised the group that JMH is planning to advertise for a public forum in order to put the hospital's plans out to the public. He stated that the forum would be held at JMH or at a community facility. JMH staff and the design team will attend the forum to answer questions. The forum will provide the citizens an opportunity to take a look at the plans ask questions.

Dr. Fisher and Mr. Reynolds on behalf of the Planning Commission and Board of Supervisors respectively thanked JMH and Littlejohn Engineering for their presentation.

d. Public Questions and Comments

There were no questions or comments from the public.

A five minute recess was taken at this time.

5. **Joint Public Hearing and Consideration by Board of Supervisors of Adoption of an Ordinance to Amend Chapter 66, Subsections 66-396 and 66-399 through 66-404 to Reduce Minimum Lot Size in the Residential-Limited (R-1) Zoning District and to Establish Related Lot Dimensional Requirements**

Mr. Reeter provided the group with a background as to where the proposed ordinance originated.

Ms. Phillips provided a review of the proposed ordinance. She explained that adoption of the proposed ordinance would reduce the minimum lot size requirement in the Residential-Limited (R-1) Zoning district from 15,000 square feet where public sewer and water are available and establish dimensional requirements for lots small than 15,000 square feet. The smaller size lots would only be made available to single family residences.

Substantial discussions ensued among the group. The primary issues discussed were concerns regarding the proposed lot size being too small and that Washington County's lot size requirement in an R-1 zoning district should be comparable to surrounding localities. There were also discussions devoted to concerns regarding the construction of more homes on the same amount of land and whether there was wastewater treatment capacity available to handle the demand.

Mr. McCrady proposed that the Planning Commission further review the proposed ordinance and make a recommendation to the Board of Supervisors.

Dr. Fisher opened the public hearing to receive comments regarding the proposed ordinance.

Patrick Mannix addressed the group stating that the proposed ordinance appears to be special interest legislation.

There being no further comments, Dr. Fisher closed the public hearing.

Further lengthy discussions ensued.

A motion was made by Mr. Canter to recommend that this issue be continued, or to send the proposed ordinance back to the County's Joint Comprehensive Plan & Land Use Ordinances Committee for reconsideration. A second was offered by Mr. Hutton. Discussions ensued with the following substitute motion was offered:

On motion of Dr. Lentz, second by Mr. McCroskey, the Planning Commission acted to send the proposed ordinance back to the County's Joint Comprehensive Plan & Land Use Ordinances Committee for reconsideration and to request that the Committee make a recommendation back to the Planning Commission in a timely manner so that another public hearing may be scheduled on a revised ordinance.

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

<i>Mr. Canter</i>	<i>Aye</i>
<i>Dr. Fisher</i>	<i>Aye</i>
<i>Mr. Hutton</i>	<i>Aye</i>
<i>Dr. Lentz</i>	<i>Aye</i>
<i>Mr. McCroskey</i>	<i>Aye</i>
<i>Mr. Phelps</i>	<i>Aye</i>
<i>Mr. Tyler</i>	<i>Aye</i>

6. Recess to 7:30 PM Recessed Meeting, Conference Room 1 – Board of Supervisors

On motion of Mr. Price, second by Mr. McCrady, the Board acted to recess to 7:30 recessed meeting in Conference Room 1 of the County Administration Building.

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

<i>Mr. McCall</i>	<i>Aye</i>
<i>Mr. McCrady</i>	<i>Aye</i>
<i>Mrs. Mumpower</i>	<i>Aye</i>
<i>Mr. Owens</i>	<i>Aye</i>
<i>Mr. Price</i>	<i>Aye</i>
<i>Mr. Reynolds</i>	<i>Aye</i>
<i>Mr. Taylor</i>	<i>Aye</i>

Adjourn to 7:30 PM Regular Meeting, Board of Supervisors Meeting Room – Planning Commission

On motion of Mr. Tyler, second by Mr. Phipps, it was resolved for the Planning Commission to adjourn to 7:30 PM for their regular meeting in the Board of Supervisors meeting room of the County Administration Building.

<i>Mr. Canter</i>	<i>Aye</i>
<i>Dr. Fisher</i>	<i>Aye</i>
<i>Mr. Hutton</i>	<i>Aye</i>
<i>Dr. Lentz</i>	<i>Aye</i>
<i>Mr. McCroskey</i>	<i>Aye</i>

Mr. Phelps
Mr. Tyler

Aye
Aye

Prepared by:

Naoma A. Norris, Recording Clerk

Approved by the Washington County Board of Supervisors:

Kenneth O. Reynolds, Chairman