

TOWN OF ABINGDON  
PLANNING COMMISSION  
REGULAR MEETING  
NOVEMBER 28, 2011 - 5:30 P.M.

The regular meeting of the Abingdon Planning Commission was held Monday, November 28, 2011, at 5:30 P.M. The meeting was held in the Municipal Building, downstairs meeting room.

Dr. H. Ramsey White, Chairman, called the meeting to order. Mr. Garrett Jackson called the roll.

ROLL CALL

Members Present: Dr. H. Ramsey White, Chairman  
Mr. Gregory W. Kelly  
Mr. Robert M. Howard  
Mr. Kenneth Shuman  
Mr. Mathew T. Bundy  
Mr. Gary Kimbrell

Comprising a quorum of the Commission

Members Absent: Ms. Francine Ivery, Vice-Chairman

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning/Zoning  
Mrs. Deborah Icenhour, Town Attorney  
Mr. John Dew, Director of Public Services and Construction  
Mr. Jim C. Smith, Director of Wastewater Operations/Town Engineer

Visitors: Mr. Kevin Young  
Mr. Stephen Browning  
Mr. Steve Smith  
Mr. Doug McCarty  
Mr. Charles Fugate, Attorney  
Mr. Tim Kuykendall

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- (2) Approval of Minutes: Regular Meeting, September 26, 2011 (Incomplete)  
Regular Meeting, October 24, 2011 (Incomplete)

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- (3) CERTIFICATE OF APPROPRIATENESS - **K-VAT Food Systems**, John Gaddis, R.A., Representative, 201 Trigg Street, Abingdon, VA 24210; application for Certificate of Appropriateness for approval of new site plan for proposed construction, **located at 351 Court Street, known as the old Johnston Memorial Hospital site. Tax Map No. 13 (1) 1, 2, 5.**

This is a request for approval of the proposed construction for a new corporate headquarters building, to be located adjacent the existing parking garage of the former Johnston Memorial Hospital.

Mr. Doug McCarty, Representative, McCarty Holsaple McCarty Architects, explained the proposed construction and landscaping for the new construction that will be located within the footprint of the former hospital. He stated that the existing parking garage will remain in place, to be used by K-VA-T. The new structure will be four (4) stories in height with a main entrance that will incorporate an atrium feature, the

height of the building, to the southeast opening up toward Court Street much like the former hospital structure. The parking lot lighting is designed to be less intrusive and disturbing than the existing lighting. The facility will include a conference center and smaller training area, as well as office space for the operations center employees and administration. The main mechanical plant will remain in place, allowing a lot of the same equipment to be used. The exposed building materials will consist of two (2) different shades of brick and tinted glass. There was a neighborhood meeting held with K-VA-T to gather feedback and input from their future neighbors, which was well received.

Mr. Tim Kuykendall Appalachian Designs, explained that there will be a 41% increase in green space area, with a 12% decrease in stormwater runoff, increased parking (573 parking spaces, including the parking garage), with right of way having an institutional look at the north and west elevation.

The site plan also shows the proposal of an ingress/egress at the northwest corner of the property, along Oak Hill Street. Mr. Jackson stated that all final materials regarding this subject should be reviewed by Mr. John Dew, Director of Public Services and Construction, Mr. Jim Smith, Director of Wastewater Operations/Town Engineer, and the Town Manager.

After discussion, Mr. Kelly made a motion that the Planning Commission grant the Certificate of Appropriateness, subject to all requisite permits and/or variances being obtained, subject to the design materials being approved by Mr. Jackson, after consultation with Mr. Kelly, and without an entrance being located on Oak Hill Street. Mr. Kimbrell seconded the motion.

VOTE:

- Mr. Kelly       Aye
- Mr. Kimbrell   Aye
- Mr. Howard     Aye
- Mr. Bundy      Aye
- Mr. Shuman    Aye
- Dr. White      Aye

The motion passed.

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- (4)     **CERTIFICATE OF APPROPRIATENESS - New Shoney’s Restaurant, Young Investments, LP, Steve Browning, Representative, 480 Cummings Street, Abingdon, VA 24210; application for Certificate of Appropriateness for approval of new site plan and construction located at 480 Cummings Street. Tax Map No. 20 (10) 2.**

This is a request approval to demolish the existing Shoney’s Restaurant located at 480 Cummings Street, in or to rebuild a new structure on the same lot, where the existing Shoney’s Restaurant is located.

The proposed new construction will consist of repairing fill slope on south end, enlarge site, open new entrance, demolish existing building upon completion of new building, close one existing entrance and landscaping.

The materials and colors to be used in the proposed construction are as follows:

- 1. Foundation: Red brick
- 2. Walls: Red brick and Antique White
- 3. Door: Brown
- 4. Windows: Silver Aluminum
- 5. Trim and Gutters: Red
- 6. Exterior Lights: Black

7. Sidewalks: Natural concrete
8. Fencing: treated lumber around dumpster
9. Roof: Rubber roof (not visible from front or sides)
10. HVAC Units: will be screened from view and on roof or on ground in rear.

The proposed new structure will be located more to the southern end of the property. The site plan submitted shows 87 parking spaces which meets the requirements for parking spaces, however only 10 shade trees are shown on the site plan ( the Zoning Ordinance requires one (1) tree per ever five (5) parking spaces) therefore an additional seven (7) trees would be required.

It is also recommended that trees should be planted along the retaining wall on the eastern edge of the property, as a further buffer from the residential zone below. This is consistent with 18-9-8a of the Zoning Ordinance as follows:

*(a) Landscaping.*

- (1) Landscaping shall be used to soften the visual impact of development and enhance the appearance of the area.*
- (2) Landscaping shall be sufficient to soften the visual effects of parking lots, reduce the effective visual mass of large buildings, and provide screening between the development, the street and surrounding lots.*
- (3) Landscape buffers, shall be provided adjacent to public streets of sufficient size to permit street trees and plantings to be installed to reduce the visibility into parking lots.*
- (4) Landscaping shall be compatible with landscaping on adjacent properties.*
- (5) Landscaping shall be of a high quality and designed in a professional manner.*

The site plan indicates the use of an existing egress point, along the northwest edge of the lot along Cummings Street, near the Arby's entrance. It is recommended by Staff that this be removed as it conflicts with traffic standards.

Mr. John Dew, Director of Construction and Public Services and Construction explained that, given this opportunity of redevelopment of the site, and the chaotic traffic conditions on Cummings Street, it is necessary to have the site conform to current access management standards. Therefore, the existing entrance on the north end of the site (shown on the site plan as a one-way exit, adjacent to Arby's) must be eliminated. The proposed entrance to the site is currently shown as 30 feet wide at the throat but with the five lane width and heavy traffic on Cummings Street, it would be reasonable to have the two egress lanes for the proposed entrance, one left-turn lane and one right-turn lane, along with one ingress lane. The width of the entrance at the throat then would be 36 feet. The radii for the entrance shall be 25 feet minimum.

After discussion, Mr. Shuman made a motion that the Planning Commission grant the Certificate of Appropriateness, subject to the one-way exit, adjacent to Arby's being eliminated, with option of allowing only one (1) ingress lane on the south end, one (1) ingress and two (2) egress lanes at new entrance and subject to the design materials being approved by Mr. Jackson, after consultation with Mr. Kelly. Mr. Kimbrell seconded the motion.

VOTE:

Mr. Shuman	Aye
Mr. Kimbrell	Aye
Mr. Howard	Aye
Mr. Bundy	Aye

Mr. Kelly     Aye  
Dr. White     Aye

The motion passed.

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(5) Strength, Weaknesses, Opportunities and Threats (SWOT) Session

There was no discussion on this subject.

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Due to the upcoming Christmas holiday schedule, it was the consensus of members of the Planning Commission to reschedule the next regular meeting from Monday, December 26, 2011, 5:30 P.M. to Monday, December 19, 2011, 5:30 P.M.

There being no further business, a motion was made and duly seconded that the meeting be adjourned, with unanimous approval.

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H. Ramsey White, Chairman

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Gregory W. Kelly, Secretary