

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING August 17, 2016

The Planning Commission held a meeting on August 17, 2016 at 8:00 a.m. in the Council Chambers at Town Hall, 111 Maiden Lane, Lexington, South Carolina. The meeting was attended by: Chairman Keith Frost, Vice-Chairman Frank Berry, Commissioners John Bartlett, Roscoe Caughman, Jamie Fite, Lisa Gibson, Sammy Hendrix and Jeannie Michaels. Commissioner Brian Amick was absent (excused).

Others in attendance were: Town Councilmembers Kathy Maness and Ron Williams, Director of Planning, Building & Technology John Hanson, Municipal Attorney Brad Cunningham, Chief Building Inspector Charly Thomas, Engineer Rosemarie Nuzzo, Parks and Sanitation Director Dan Walker, Network Administrator Darrell Pritchard and Assistant Municipal Clerk Karen Hanner. Eight citizens were in attendance. No one was present from the news media.

CALL TO ORDER & INVOCATION: Chairman Keith Frost welcomed everyone to the meeting and introduced the Commissioners. He announced that the meeting was being broadcast live on the Town's Time Warner Channel 2 and would be replayed several times during the week. Commission members and Staff then introduced themselves. Commissioner Gibson gave an invocation and Chairman Frost led in the Pledge of Allegiance.

Chairman Keith Frost called meeting to order at 8:03.

DELETIONS TO THE AGENDA: Chairman Frost reported that Item 4: Consideration of a Recommendation to Amend the Weekend Directional Sign Ordinance was being deleted from today's Agenda to allow further consideration.

APPROVAL OF MINUTES: A motion was made by Vice-Chairman Berry and seconded by Commissioner Gibson to approve the Minutes from the Planning Commission Meeting on June 22, 2016 as submitted. The motion was unanimously carried.

NEW BUSINESS:

1. Election of Officers:

Director of Planning, Building and Technology John Hanson explained the requirement to hold an election at the start of the new fiscal year for officers of the Planning Commission. He asked for nominations for Chairman of the Planning Commission.

Commissioner Berry nominated Keith Frost as Chairman. Commissioner Bartlett seconded the nomination. There were no other nominations. Mr. Hanson confirmed

MINUTES
TOWN PLANNING COMMISSION
AUGUST 17, 2016

by acclamation Mr. Frost will serve as Chairman. He requested nominations for Vice-Chairman of the Planning Commission. Commissioner Hendrix nominated Frank Berry as Vice-Chairman. Commissioner Michaels seconded the nomination. There were no other nominations. Mr. Hanson confirmed by acclamation Mr. Berry will serve as Vice-Chairman for the current year.

2. **Rezoning of Lexington County Tax Map #4323-03-019 Located at 116 Old Chapin Road - Recommendation on Zoning Change.**

Director of Planning, Building and Technology John Hanson presented the request from Mr. Cameron Glover who has asked to rezone 116 Old Chapin Road from Protected Residential (PR) to an unspecified commercial classification. The request is being made to allow the property to be used for mixed use residence and business office. Properties adjacent to this one are zoned General Commercial, Limited Commercial and Protected Residential.

The parcel is located in a transitional area of Old Chapin Road. Properties across the street from this one are zoned General Commercial while the properties on either side of this one are zoned Protected Residential or Limited Commercial. Given the intended use of the property and the transitional nature of the area, the Commission should consider Limited Commercial zoning for this parcel.

Mr. Hanson distributed copies of letters received yesterday from Mr. Tom O'Brien of 122 Old Chapin Road and Mr. Ted Stambolitis of 109 Old Chapin Road (attached).

Mr. Cameron Glover introduced himself and his wife Lauren as the owners of the property at 116 Old Chapin Road. He stated they purchased the property in March and plan to move his father there. The home can be split into two portions allowing a living space in the rear and a front portion with three office spaces. Mr. Glover said he owns a business called Big Time Entertainment which provides entertainment, lighting and photo booths for events and he has a business partner who does wedding photography. He said the majority of their work is done at outside venues offsite. He added the main purpose of this house is to have meeting space with clients to discuss plans for an event. They do not have regular hours of operation, meeting times are by appointment and usually four to five per week, rarely on weekends. Mr. Glover stated traffic at this house would be very low. Parking would be provided to the rear which is surrounded on three sides by a chain link fence and existing foliage.

Chairman Frost asked about equipment storage. Mr. Glover said he uses the garage at his primary residence for storage. He added that he does not plan to move any equipment to the Old Chapin Road property as that is intended to be meeting space. He typically loads his trailer at his residence and goes directly to an event site. He added that there may be some furniture and photography equipment stored in the Old Chapin Road office.

Commissioner Hendrix asked Mr. Glover if he would reside at this address. Mr. Glover stated that his father would be living there and he would be present daily to assist him

MINUTES
TOWN PLANNING COMMISSION
AUGUST 17, 2016

and for office business. Commissioner Hendrix asked Mr. Glover if he planned to store equipment there in the future. Mr. Glover responded that he didn't see a need for that because he would rather go to events from his residence where equipment is stored.

Ms. Shannon Burnett of 120 Old Chapin Road introduced herself and stated they are happy and excited that the Glovers have the Alewine house but they are concerned about a commercial zoning of the property. They understand it is transitional but want to protect the neighborhood. Ms. Burnett referred to the letter that was given to the Commissioners and stated that they hoped it would stay residential but allow the Glovers to have some non-conforming allowances. They do not object to a sign in front of the business but they want the property to be protected and remain residential.

She introduced her father, Mr. Tom O'Brien of 122 Old Chapin Road. He stated this neighborhood has been transitional for forty years. They built their house in 1975 and it is a great place to live. He added that there is General Commercial and Limited Commercial and then Residential. He said a non-conformity is not difficult and they do not object to one but they want to protect their property and they would like to keep it residential. Commissioner Hendrix asked Mr. O'Brien if he was familiar with the Office Commercial zoning designation. Mr. O'Brien said he was not. Commissioner Hendrix explained that there were only eight uses allowed for that. Mr. O'Brien asked about the setbacks and buffers. Director Hanson explained that an office use next to residential would require a 20 ft buffer and 30 ft building setback. Mr. O'Brien asked about screening. Director Hanson explained that a business would require an eight foot fence next to residential.

Chairman Frost noted that over the last ten years the Town has worked to eliminate non-conforming uses. The new zoning classifications allow more options and provide some protection to residential areas. He felt this is the best way to provide as much protection as possible and will allow the new owner to do what he is asking to do in an area that is moving towards commercial. Mr. O'Brien asked about the screening required for an adjacent commercial property. Director Hanson responded the only requirement would be a five foot landscaped strip.

Commissioner Michaels made a motion to recommend changing the zoning at 116 Old Chapin Road from Protected Residential (PR) to Office Commercial (OC). Commissioner Gibson seconded the motion. There was no further discussion. The vote was six in favor and two opposed (Hendrix, Caughman).

3. **Consideration of Request to Amend the Parking Requirement for Mini-Storage Facilities - Recommendation on Zoning Change.**

Director of Planning, Building and Technology John Hanson presented the request from a developer of climate controlled mini-storage facilities. This company would like to construct a new 73,500 sqft facility on the corner of Augusta and Cedarcrest Roads. The Zoning Ordinance requires mini-storage facilities to have one parking space for every 1000 sqft of building space. The developers have requested that the Commission consider recommending an amendment that would allow these facilities to have one

**MINUTES
TOWN PLANNING COMMISSION
AUGUST 17, 2016**

space for every 40 storage units. This would reduce the proposed facility's parking requirement from 74 spaces to 12 spaces.

Mr. Chip Buchanan of CCAD Engineering introduced himself and Peyton Bryant from NAI Avant and said they were representing The Carroll Companies, the developer for Bee Safe Self Storage. He said they are currently operating in Greensboro and Raleigh and they are building in Simpsonville and Greer. He stated their request was based on the one parking space per 40 units requirement in Simpsonville. Mr. Buchanan described the facility as a three story brick veneer and glass building with an office building appearance and key card entrance doors. A ten foot wide loading zone will wrap around the side of the building and will be the location most often used for parking.

Chairman Frost asked how many entrances are on the building. Mr. Buchanan replied there would not be an entrance on the Oswald Crest Lane side of the building and there will be key card sliding door entrances on the eastern and western sides of the building. The northwest corner of the building will have an approximately 1000 sqft leasing office next to the parking spaces.

Commissioner Michaels clarified that the spaces on the north side of the building would be designated parking. Mr. Buchanan said those spaces would be mainly used by clients visiting the leasing office. Clients accessing the storage units would primarily use the east and west side loading zones and key card entrances. Commissioner Gibson asked if the parking space included handicap access. Mr. Buchanan confirmed that one end space is ADA compliant.

Commissioner Bartlett asked if there was an option for more green space if extra parking was not required. Mr. Buchanan responded that after discussion with Mr. Hanson they agreed one space per 40 units was an appropriate request but more green space could be added if parking spaces were reduced. Commissioner Hendrix asked how many units were planned. Mr. Buchanan stated he believed the plan is for 450 units with an average unit of 10 ft by 10 ft.

Commissioner Hendrix asked about average traffic. Mr. Buchanan introduced Mr. Seth Avant who reported their research is based on twelve trips per day as a maximum. Chairman Frost asked about a maximum number of cars parked on typical day. Mr. Avant stated usually none, clients typically load or unload a truck and leave. Commissioner Bartlett asked about the pavement markings for loading zones. Mr. Buchanan said it was typically striped.

Chairman Frost asked about access to the site. Mr. Buchanan responded that the convenience store at the northwest has the same property owner who has established an ingress egress easement for this property with the right in right out driveway on Augusta Road. A secondary entrance is on Oswald Crest Lane.

MINUTES
TOWN PLANNING COMMISSION
AUGUST 17, 2016

Commissioner Bartlett asked about the stormwater management. Mr. Buchanan stated a master retention basin to the west of the convenience store is in place and they will tie in to that network.

Commissioner Gibson made a motion to recommend a zoning text amendment changing the parking requirement for this type of development from a square footage requirement to one space per forty units. Commissioner Bartlett seconded. Vice-Chairman Berry asked if there would be an elevator and fire sprinklers. Mr. Buchanan stated yes. The vote was unanimous in favor.

4. **Consideration of a Recommendation to Amend the Weekend Directional Sign Ordinances** - Deferred.

5. **Annexation of Lexington County Tax Map #5426-02-007 Located at 224 Railroad Avenue** - *Recommendation on Zoning.*

Director of Planning, Building and Technology John Hanson presented the request from Joseph and Lori Harrelson who own two acres located at 224 Railroad Avenue and have petitioned to annex the property. Their single family home is located on the property.

Properties in Town near this one are zoned Protected Residential and Industrial and Railroad Avenue is classified as a Local Road. Due to the surrounding conditions and the use of the property the recommended zoning classification for the property is Protected Residential and the recommended classification of Railroad Avenue is a Local Road.

Vice-Chairman Berry made a motion to approve as recommended. Commissioner Gibson seconded. There was no further discussion. The vote was unanimous in favor.

REPORT FROM COUNCIL LIAISON OFFICER: Councilmember Kathy Maness reminded everyone that school has started and to watch out for the students. She said the Farmer's Market will be held on Saturdays from 9 am to 1 pm.

Mr. Tom O'Brien asked a question about the parking requirements under the recommended zoning classification for 116 Old Chapin Road. Mr. Hanson responded that he thought it was one per 350 sqft of office space for a parking area. Mr. O'Brien asked about the screening. Mr. Hanson responded that it requires a twenty foot buffer and a thirty foot building setback with screening eight foot tall and ninety percent opaque. Chairman Frost commented that the zoning change was requested by property owner.

MINUTES
TOWN PLANNING COMMISSION
AUGUST 17, 2016

ADJOURNMENT: There being no further business to come before the Planning Commission, Commissioner Gibson made a motion to adjourn. The motion was seconded by Vice-Chairman Berry and unanimously carried.

The Planning Commission meeting adjourned at 8:42 a.m.

Respectfully Submitted,

Karen Hanner
Assistant Municipal Clerk

APPROVED:

Keith Frost
Chairman

FOIA COMPLIANCE – Public notification of this meeting was published, posted and mailed in compliance with the Freedom of Information Act and the Town of Lexington requirements.

Memorandum

From: Tom O'Brien, 122 Old Chapin Rd. & Shannon Burnett, 120 Old Chapin Rd.

Date: 16 August, 2016

To: Town of Lexington Planning Commission

Subject: Rezoning of 116 Old Chapin Road from Protected Residential (PR) to an unspecified commercial zoning designation.

This parcel has been occupied single family residential for long before our family built our residence at 122 Old Chapin Road in 1975. Over these years we have worked to keep our little residential community the great place it has been to raise a family and now, to watch our grandchildren grow up. They live next door at 120, which is adjacent to the property in question.

The community has changed, with the push for more commercial property in the town over these years, as is witnessed by the changes in our neighborhood. Where once we woke up to cows mooing and roosters crowing, we are now greeted by dimpsy dumpsters banging to get the garbage out. And, Hites is gone; as are many of our sainted neighbors. But, what is left is still a great place to live and gather our family who all live and serve our Lexington community. They all still come home.

The property in question housed a wonderful, dedicated family, that was truly an epitome of an old Lexington County neighbor. In many ways they became, and continue to be, our extended family. Mrs. Alewine lived in that home, with her daughters caring for her until her 103rd year. Our kids loved to visit her and learned a great deal of what it means to be a lovely person and a loving committed family. I detected much of that same feeling when my daughter and I visited our new neighbor, Cameron Glover and witnessed the magnificent work that has been done in refurbishing their home to include handicapped facilities for his father who has suffered from strokes and heart disease and is confined to a wheel chair. His need to have 24/7 help in case of an emergency included a move to be with their son and daughter in law. Another family taking care of its own.

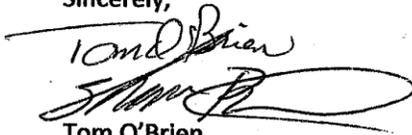
The problem lies in the change from residential to commercial zoning of the property and the exclusions required of home occupations in a residential zone. The property in question would have a difficult time meeting the setbacks, buffering, screening, parking of commercial properties adjoining single family residential properties. The Comprehensive Zoning Plan, brought with it an overlay of General Commercial, then Limited Commercial as a buffer to

MINUTES
TOWN PLANNING COMMISSION
AUGUST 17, 2016

Residential. That is the protection that is now in place with the current zoning. Should the property in question be rezoned commercial, the flow would be GC to LC to GC to Residential. I am sure Mr. Glover will explain his line of business and the very low impact it would have on the Residential community that now exists. The current zoning (Protected Residential) with the possibilities of non-conforming allowances, such as the deeded owner of the property not having to live in the home (his parents will); limited non-conforming signage on the front of the residence and adherence to all other restrictions under Home Occupations, would allow for the protection of adjacent residential property without the hardship of total screening, and would allow for total screening protection from commercial on the south side of the property should 114 Old Chapin Road be used for that purpose. Should the property in question be sold in the future, it should return to Protected Residential without the non-conformities.

We sincerely hope this information is helpful in determining the right thing to do in this one of a kind situation.

Sincerely,

The image shows two handwritten signatures in black ink. The first signature is for Tom O'Brien and the second is for Shannon Burnett. Both signatures are written in a cursive, flowing style.

Tom O'Brien
Shannon Burnett



08-16-2016
Ted Stambolitis
Shoppes at Flight Deck
Lexington, S.C. 29071
803-957-5990

To Mr. John Hanson, Director of Planning, Building & Technology and to the members of the Planning Commission

I have received your letter in referencing the letter from Cameron Glover requesting a rezoning of his property from PR to unspecified commercial zoning. I approve the rezoning change and I would recommend that the zoning be changed to limited commercial, reflecting the similar zoning of the adjacent properties. Should you have any questions, please contact me anytime. Thanks.

Sincerely yours,

*Ted Stambolitis
Shoppes at Flight Deck
803-957-0303
803-530-5316*