

Town of Lexington
BOARD OF APPEARANCE
Minutes

May 10, 2022

MEMBERS PRESENT: Chair Larry Wilund and Board Members Jeremy Addy (5:40), Bob Britts, Ian MacLean, Carlton “Cocky” Oswald and Wayne Rogers were present. The meeting was held at Town Hall in the Council Chambers at 5:30 p.m.

Councilmember Todd Lyle was present. Staff members in attendance were Director of Planning, Building, and Technology John Hanson, Assistant Zoning Administrator Jessica Lybrand, Digital Media Coordinator Michael Tolbert and Municipal Clerk Becky Hildebrand.

Three (3) citizens were present and no news media were present.

Chair Wilund read an introduction to the Board of Appearance meeting and called the meeting to order at 5:36 p.m.

ADDITIONS/DELETIONS: None.

APPROVAL OF MINUTES

A motion was made by Chair Wilund and seconded by Board Member Rogers to approve the minutes from the Board of Appearance meeting held on April 12, 2022 as submitted. The motion to approve the minutes was unanimously carried by all those present. (Board Member Addy was not present for the vote.)

NEW BUSINESS

1. **Third Review of a Proposal from Storage Units Lexington, LLC to a Climate Controlled Storage Facility at 5150 Sunset Boulevard:** Director of Planning, Building and Technology Hanson presented the item and stated that Mr. Steve Patel with Storage Units Lexington submitted a revised proposal to build a new climate-controlled storage facility at 5150 Sunset Boulevard. The project consists of a three-story building containing 800 units in a 106,680 square foot building. This is slightly larger than the building presented last month. Mr. Hanson added that it appears that the building has been shifted back by five (5) feet making it 91 feet from Sunset Boulevard. Landscaping Plans have been approved by Parks Director Dan Walker. He stated that there have been some building enhancements that attempt to address some previous concerns. The utility buildings on the side have been changed to add brick walls around them. Mr. Hanson stated that there are still issues regarding the dumpster corral but there was not enough information except stating that it would match the building. He

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added that as he had previously mentioned, due to the elevation the additional sign would not be allowed with the billboard on site.

The Board's package included the following Sections from the Town of Lexington's Architectural and Appearance Design Manual.

Section SG1 states to: *“Design new development to be compatible with the general physical character of adjacent neighborhoods. Protect and respond to the positive elements of the existing community fabric by including significant buildings, pedestrian routes and amenities and public facilities in the design by keeping the existing building height orientation and architectural styles of the community.”* This project will be centrally located along Sunset Boulevard. Buildings in the immediate area are generally one or two stories and are primarily constructed of brick, stone and stucco. This project uses brick, stone and two colors of EIFS (Exterior Insulation Finishing System) on the exterior.

Section SG2 states to: *“Ensure that the structure is not of such mass that it dominates its surroundings or adjacent development. Use architectural form and detailing to reduce the appearance of the mass of the structure Design upper areas of taller structures to minimize their visual appearance. Larger structures will require a greater degree of sensitivity to site location and inclusion of larger forms of landscaping.”* The new submittal shifts the building back five (5) feet. The front of the building is now 91 feet from the edge of Sunset Boulevard. Additionally, a new landscape plan has been submitted that addresses previously discussed deficiencies.

Section SG3 states to: *“Create a transition in the scale and density of the built form on the site when located next to lower density neighborhoods to mitigate any potential impact.”* This section of the manual has been a primary concern for this project throughout. The applicants have attempted to address this with design enhancements, landscaping and by moving the building farther from Sunset Boulevard..

Section SG5 states to: *“Coordinate architectural detail and character within an overall design concept for all sides and components.”* The proposed use of multiple façade materials and features seems to conflict with this section by creating a disjointed look on a very large building.

Section SG15 states to: *“Enclose all utility equipment within buildings or screen it from both the public street and other public areas.”* The applicants have addressed this by adding brick walls around external mechanical equipment.

Section SG17 states to: *“Design garbage enclosures that are external to the building with the same materials as the building and ensure that the wall height is sufficient to completely conceal garbage dumpsters.”* A dumpster pad with a screen wall is shown on the site plan. A note has been added to the plan that says the pad and gate will match the appearance of the building. No details have been

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provided for this screening and this conflicts with the submitted elevation that shows a dumpster with no screening placed in the rear parking lot.

Chapter 6 of the manual addresses sign related items. Signage is permitted under a separate permit, but the elevation and the site plan continue to show signage that exceeds the allowable number of signs for the site.

The Board was asked to review the new proposal to determine whether it meets the Town's appearance standards.

Chair Wilund called on the applicant.

Mr. Steve Patel, 1022 West Georgia Road, Simpsonville, SC, stated that he is part owner and developer of the property. He stated that he turned all his documents over to Mr. Hanson about seven days ago and he thought that was everything in order to give the Board a visual on their project and to answer any questions. Mr. Patel offered to review what they had done. He stated that basically they tried to make the building look more two story instead of three stories which was important to the Board. He added that they moved the third level back 40 feet which cut the square footage and the front of the building from the curb was moved another five (5) feet to give it a total of 15 feet of landscaping and landscaping was approved by Mr. Walker. Mr. Patel stated that they added additional retaining wall on the back to protect the property which reduced the removal of some of the existing landscaping. He knew that the dumpster was a concern and they would address that because it is not an issue. Mr. Patel stated that the small wall near the air conditioning unit will match the building. He added that the basics of the building stay the same but they added more glass, architectural shutters or whatever makes the Board happy and they can work with materials and colors. Mr. Patel stated that significant changes were made from the previous building especially when you look at the side elevation. He asked if the Board had any questions.

Board Member Britts it may have been mentioned during the last meeting, but if you lowered the elevation in the front by excavating then it is downhill. Mr. Patel stated that they did have that conversation and the engineer is here, but the land is on solid rock and they would have to blast it to lower it anymore. He added that was one of the reasons they decided to add the significant amount of wall at the back. Mr. Patel stated that anything below that is just not possible.

Chair Wilund stated that they did not address this issue last time, but does this site require a detention pond. Mr. Patel responded yes, the detention is underground at the back drive. Chair Wilund stated that the plans are printed very small so it was hard to see. Mr. Patel stated that it may be easier to see on page 2. Chair Wilund stated that the revisions made show great strides in the right direction and the points that were asked by the Board including scaling the building down, moving from a three story to a two story, stepping some things back and adding some windows with louvers on the top helps with some of the massive building. Chair Wilund added that the only critical thing he would add, as they discussed,

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was to add some windows around the corners. He stated that right now it is still large blank walls. Mr. Patel responded that if you look at the building from the side elevation they tried to break it up as much as possible into layers, but so far as windows, he deferred to his partner, Mr. Brad Brodie. Mr. Brodie asked if the Board wanted actual windows or Bahama shutters. Chair Wilund responded that actual windows create a punch through the wall and helps to lighten up some of the massiveness. He added that he understood that windows are not natural for this type of building but they found a way to do it on the front and he was looking for the same thing on the ends of the building. Mr. Patel stated that the architect made a comment that there is so much landscaping that when it matures it will help break up the side elevations. Chair Wilund stated that those are valid points.

Board Member Rogers stated that he appreciated the landscape work that was submitted because the drawing had approximately 44 trees which met the Town's requirements. He added that he was not at the last meeting, but he thought using the landscape to break up the building was done well. He did like the idea of windows but he also thought it turned the corner well with the trees. Board Member Rogers commented that all the new changes showed that the applicants had worked hard to make this fit on this property.

Board Member Addy agreed with the revisions the applicant had taken into consideration all the recommendations by using the two-story front as the Board had mentioned, moving the building back and breaking it up with landscaping as long as Mr. Walker had approved the landscape plan he was fine with that too.

Chair Wilund stated that he agreed with the other Board's comments and even though he asked for additional windows, he did feel that the landscape would help cover the building a few years down the road. He added that as he understood, Mr. Walker was good with the landscape plan.

Chair Wilund asked the Board if they had any additional questions. There being none, Chair Wilund made a motion to approve the third proposal plan submitted for Storage Units Lexington, LLC and require the applicant to continue to work with Town Staff on the dumpster and signage. The motion was seconded by Board Member Rogers. The motion was unanimously carried. Board Member Rogers thanked Mr. Patel for his patience during this process.

ADJOURNMENT: There being no further business, comments or questions, Chair Wilund made a motion to adjourn the meeting. The motion was seconded by Board Member Oswald. The motion was unanimously carried. The Board of Appearance meeting adjourned at 5:52 p.m.

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Respectfully submitted by:

Becky P. Hildebrand, CMC
Municipal Clerk

APPROVED:

Larry Wilund
Chair

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.