

## Chester County Zoning Board of Appeals

### Minutes of June 14, 2018

The June 14, 2018 meeting of the Chester County Zoning Board of Appeals was held at 6:00 pm in council chambers at the R. Carlisle Roddey Government Building in Chester, SC.

**Notice of Meeting:** Notice of time, date, place and Agenda for this meeting were posted in the County Office Government Complex, Chester County Court House Chester County Building and Zoning Department, and published in the May 25, 2018 issue of the Chester News & Reporter. All properties listed on the agenda were properly posted.

**Quorum Established:** Vice Chairman Walley, Commissioners Gilchrist, Jackson, and Spann

**Absent:** Chairman Wylie and Commissioners Mozingo and Hayes

**Staff:** Director Mike Levister, and Nicole Hutchins

**Call to Order:** Vice Chairman Walley called the meeting to order

**Approval of Agenda:** Vice Chairman Walley asked if there were any additions or amendments to the Agenda as presented by staff. There were none. Commissioner Gilchrist made the motion to approve the agenda as presented; seconded by Commissioner Jackson Vote was 4-0 to approve.

**Prior Minutes:** Vice Chairman Walley asked if there were any additions or amendments needed to the minutes of the May 08, 2018 meeting. Commissioner Gilchrist made the motion to approve the minutes with one correction of a commissioners last name, seconded by Commissioner Jackson. Vote was 4 to 0 to approve.

### **New Business:**

**Reference:** CCV18-04

**Applicant:** Edlin Mansour

**Request:** Approval of Variance from Chester County's Zoning Ordinance §4-118, General Commercial District Regulations: Maximum Structure Height

**Location:** Crenshaw Parkway, Richburg SC 29729

**Tax Map #:** 115-00-00-121-000

The applicant, Mansour Edlin, addresses the commissioners and asked to allow the developer to introduce the project. Pritesh Nagarji, VP of Operations & Development of ABC Investments & Management Co, came to the podium. He stated that he and his father, Von Patel, are the developers of this hotel project. This is a Hampton Inn and Suites and a Home 2 Suites, both under the umbrella of Hilton. Combined they will have 187 rooms. 103 in the Hampton Inn and Suites and 84 on the Home 2 Suites. The hotels combined will have an indoor swimming pool, a fitness center which includes guest laundry, two dining areas for breakfast which is a part of the brand

standard, and meeting space. They will have one portico with patio space. They will be five stories with a flat roof.

Vice Chairman Walley wanted to point out that this is located in Richburg behind Zaxby's.

Mr. Nagarji stated this is an eighteen to twenty-million-dollar project, total investment with land and development, in Chester County in the city of Richburg. From an economic standpoint we will employ north of fifty employees between the two hotels. We will also have a huge impact on the sales tax as well as the occupancy tax. He thanked everyone and turns the meeting back over to Mr. Edlin.

Mr. Edlin asked the commissioners to take a look at the information sent to them in their packets. It contains a site plan of the hotels situated on 6.6 acres. Basically, in the ordinance, the height restriction for general commercial is a maximum of fifty feet. Per requirements of our franchise, we are requesting an additional fifteen feet to allow screening of our mechanical equipment, lighting, and signage.

Commissioner Jackson ask why this wasn't approved in the zoning office? He stated that we've come across this questions before. Why is it that the zoning board, the zoning rules, prohibit this? Why do we have to keep doing this? Director Levister stated that the Zoning Board of Appeals is intact for all of the variances and special exceptions and so forth. The ordinance in Chester County states the maximum height is fifty feet. If there is an application to go beyond that fifty feet it has to go before the board for a vote. Commissioner Jackson asks if it's coming to the point where the zoning board needs to change that rule? Director Levister said that wasn't up to him, that would come from the county as a whole. Commissioner Jackson stated with the growth and more hotels this will continue to happen. Director Levister then stated that the county has to be in control of it, and if the time comes, they can look at a text amendment.

Vice Chairman Walley asked if anyone here wished to speak in favor or in opposition of this request. There being none, Commissioner Gilchrist made the motion to approve, seconded by Commissioner Jackson. Vote was 4-0 to approve.

Vice Chairman Walley asked if there was any new business to discuss. There being none, Commissioner Gilchrist made the motion to adjourn, seconded by Commissioner Spann.

This is a summary of proceedings at the June 14, 2018 meeting of the Zoning Board of Appeals; and not a verbatim transcript of the meeting. This summary, and an audio recording of the meeting is retained by the Chester County Building & Zoning department, and available if requested. This summary represents the facts of this meeting; not the opinion or interpretation of the Secretary.



