

Planning Commission

City of Rock Hill, South Carolina

January 8, 2019

A regular meeting of the Planning Commission was held Tuesday, January 8, 2019, at 6:00 PM in City Council Chambers, City Hall, 155 Johnston Street, Rock Hill, South Carolina.

MEMBERS PRESENT Randy Graham, Duane Christopher, Justin Smith, Shelly Goodner, Keith Martens, Nathan Mallard

MEMBERS ABSENT Gladys Robinson

STAFF PRESENT Dennis Fields, Eric Hawkins, Bill Meyer, Leah Youngblood, Janice Miller

1. Approval of minutes of the December 4, 2018, meeting.

Mr. Smith made a motion to approve the minutes from the December 4, 2018, meeting. Mr. Christopher seconded, and the motion passed unanimously by a vote of 6-0 (Robinson absent).

NEW BUSINESS

2. Consideration of a request by ESP Associates Inc. for Major Site Plan approval for University Center Student Housing. (Plan #20181585)

Mr. Fields presented the staff report.

Mr. Graham asked the number of units in the first building. Mr. Fields stated approximately 85.

Mr. Martens asked if there would be as high a retaining wall as indicated on the elevations submitted with the staff report. Mr. Fields stated there would be a retaining wall but the applicant could best address this. Mr. Tristan McMannis, ESP Associates, Inc., stated there would need to be some retaining walls due to the grade of the site, and these would be located along the railroad side where the storage units were shown on the site plan. He also stated the retaining walls were planned to be approximately 2' high.

Mr. Graham asked if parking would be in the nearby parking deck. Mr. McMannis stated 125 spaces in the parking deck would be dedicated to the student housing and remaining parking would be located at the Winthrop lot adjacent to Cherry Road.

Mr. Graham asked for clarification of 125 parking spaces for 145 units. Mr. McMannis stated this was correct.

Mr. Christopher asked if there would be access to the roof and a roof garden. Mr. McMannis stated a roof garden had not been discussed, that site amenities included the pool and fitness rooms.

Mr. Christopher asked if the stormwater would be dealt with on site. Mr. McMannis stated it would and provided details on the drainage path with final discharge going to West White Street.

Mr. Smith asked how the student housing would be managed, through a management company or Winthrop University. Mr. Jerry Passaro, Flagstick, stated an independent property manager would be handling unit leasing. He noted they had

spoken with Winthrop about their plans for the housing complex but had no direct relation with the university. He explained the leasing model, with each individual signing a lease for a bedroom that was part of a unit of two, three, or four bedrooms with a common area and kitchen. He added there would be approximately 305 individual leases in the building.

Mr. Smith asked if a person wishing to rent had to prove they were a student. Mr. Passaro stated this type of leasing took care of itself as the cost of individual bedrooms made it cost prohibitive for a family to rent a unit.

Mr. Smith asked if the units were going to be marketed specifically to Winthrop students. Mr. Passaro stated this was not necessary as the marketing generally took care of itself.

Mr. Mallard observed this was a similar project to the University Place apartments nearby.

There were no further questions or discussion.

Mr. Christopher presented the motion to approve the Major Site Plan as presented, subject to staff comments. Mrs. Goodner seconded, and the motion carried unanimously by a vote of 6-0 (Robinson absent).

3. Other Business.

Mrs. Miller noted the continuing education handout distributed for the coming year.

Mr. Graham recognized the students from Winthrop University's newspaper, *The Johnsonian*, who had attended the meeting regarding the University Center Student Housing presentation.

4. Adjourn

There being no further business, the meeting adjourned at 6:17 pm.