



# ANNUAL REPORT



FISCAL YEAR 2011 - 2012

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## INTRODUCTION

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The mission of the Planning and Development Department is to preserve and enhance Rock Hill's economic vitality and quality of life through thoughtful planning and careful management of growth and development activities. To accomplish this we strive to engage the community and further its values, communicate and collaborate with internal and external partners at all levels, and provide the highest quality of customer service to citizens, businesses and investors in our community. As part of this mission we provide a one-stop service for development investment in the City where every regulatory activity from the conception of the idea to the completion of the project is handled by this single department in an efficient, customer-oriented manner.

This annual report provides the highlight of the past year's growth and development within the City, as well as the work of the department in supporting the City's sustainable development goals. For more information and up to the minute data, please visit the Information Resources section under Planning and Development at [www.cityofrockhill.com](http://www.cityofrockhill.com).

## GROWTH AND DEVELOPMENT

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Although growth has continued to slow due to current economic conditions, things are still happening in Rock Hill. The following pages document the demographics of that growth, and put many of those measures into context since the release of the 2010 Census figures. Also covered are the advanced planning approvals for future development projects.

The following includes key highlights of growth in Rock Hill:

- According to the Census Bureau's Population Estimates Program, the population estimate for Rock Hill as of July 1, 2011 is 67,423.
- The 2010 calendar year population estimate for the City of Rock Hill was 66,395, nearly a half percent increase from the 2010 Census.
- As the population continues to grow, so does the total number of households with 29,162. It is estimated that an additional 4 percent of the total households have become vacant over the 2010 calendar year, bringing the estimated vacancy rate to more than 14 percent.
- Other key demographic information includes; median age was 31.8, the average family size was 3.23, and the average household size was 2.56.
- The City of Rock Hill grew in total land area from 37.18 square miles to 37.26 square miles. There were a total of nine annexations during fiscal year 2012 that totaled 51.42 acres.
- There were three more major site plans approved during FY2012 than the six approved in FY2011, but the total number of development approvals decreased by three over the same period. Of the ten development approvals, two were major site plans for large commercial retail stores submitted for the Galleria Area. Two site plans were approved for the development of schools, one being a charter school called York Preparatory Academy.
- Only one subdivision plan was approved as compared to six in the previous fiscal year.

# Demographics

(Source: US Census Bureau-2000 & 2010 Summary File 1; 2008, 2009 & 2010 American Community Survey 1-Year Estimates)

## Population Growth

<u>Date</u>	<u>Total Population</u>	<u>Median Age</u>	<u>Average Family Size</u>
2010 ACS (Jan. 1-Dec. 31)	66,395	31.8	3.23
2010 Census	66,154	31.9	3.04
2009 ACS (July 1-June 30)*	69,213	34.2	3.40
2008 ACS (July 1-June 30)*	64,555	30.1	3.36
2000 Census	49,765	31.0	3.05
<b>Percent Change: 2000 to 2010</b>	<b>33.42%</b>	<b>2.58%</b>	<b>5.90%</b>

## Household Growth

<u>Date</u>	<u>Total Households</u>	<u>Occupied Units</u>	<u>Vacant Units</u>	<u>% Vacant</u>	<u>Household Size</u>
2010 ACS (Jan. 1-Dec. 31)	29,162	24,858	4,304	14.8%	2.56
2010 Census	29,159	25,966	3,193	11.0%	2.43
2009 ACS (July 1-June 30)*	28,713	25,785	2,928	10.2%	2.57
2008 ACS (July 1-June 30)*	26,784	24,034	2,750	10.3%	2.60
2000 Census	20,287	18,750	1,537	7.6%	2.49

\*Although it appears that Rock Hill had a significant decline in population between 2009 and 2010, it is more likely that the 2008 & 2009 American Community Survey (ACS) 1-year Estimates were over-estimated as they do not reflect an actual population count. The Census Bureau implements the ACS as a means of continuously measuring population and housing characteristics between decennial census years. Single year estimates are available for communities with populations of 65,000 or more and are based on data from a sampling of housing units and people, and not an actual population count. For this reason, ACS estimates have a degree of uncertainty associated with them called a sampling error. Also, the increase in housing vacancy between 2000 and 2010 may not have been fully factored into the formulas to derive ACS estimates.

# Growth of City Limits

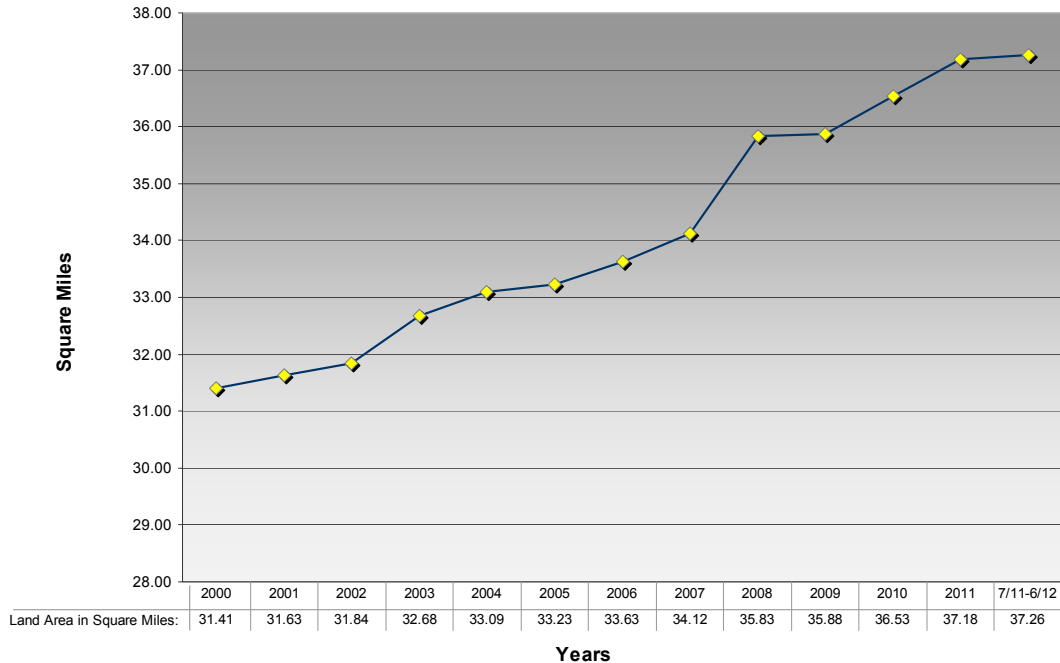
(Source: Rock Hill Planning and Development Department)

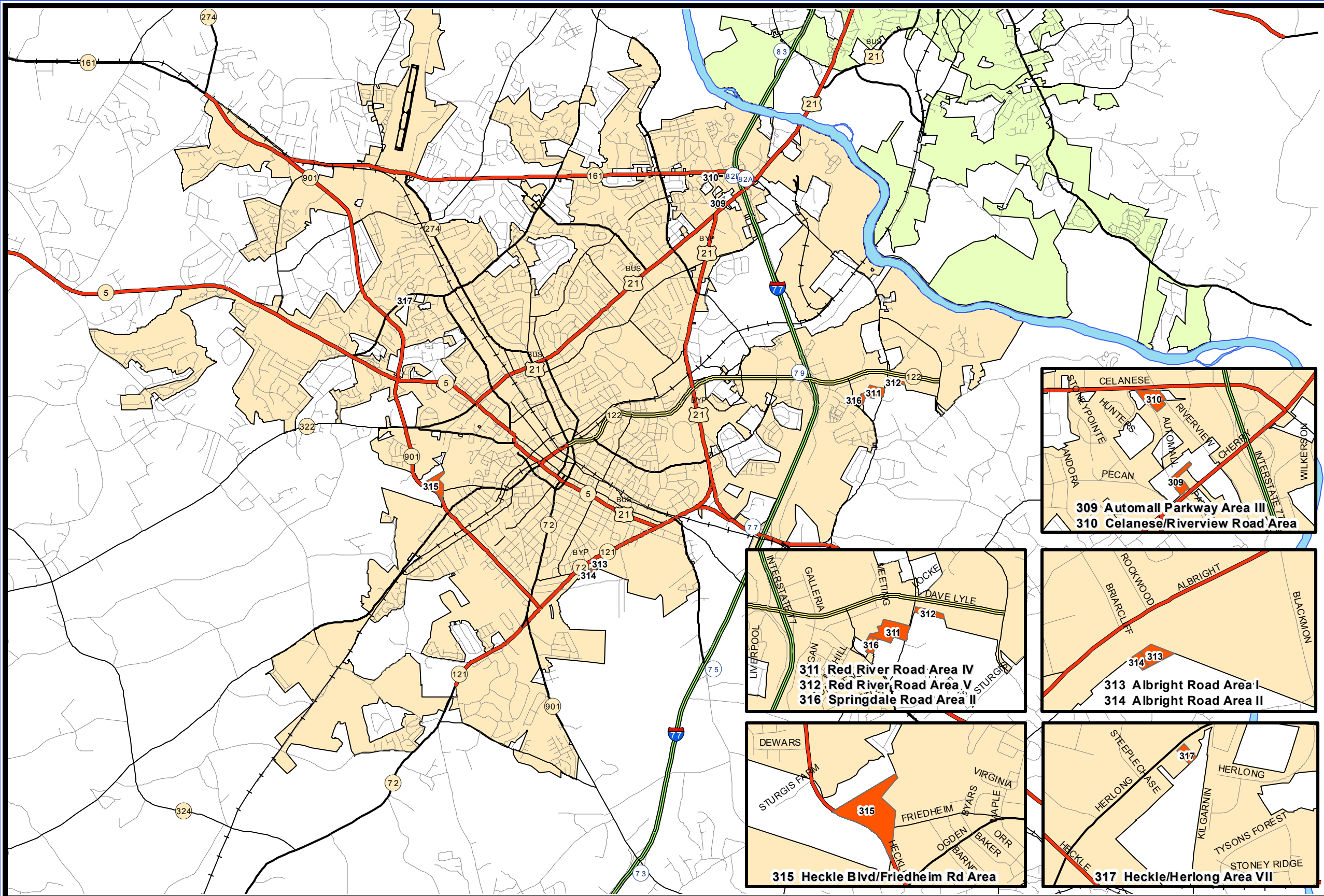
## FY 2012 Annexations\*

<u>Annexation Site</u>	<u>Acreage</u>	<u>Zoning</u>
Automall Prkwy Area III	2.74	CC
Celanese/Riverview Road Area	3.90	GC
Red River Road Area IV	17.46	PD-C
Red River Road Area V	5.13	CC
Albright Road Area I	1.59	GC
Albright Road Area II	0.63	CC
Heckle Blvd/Friedheim Rd Area	15.37	PD-C
Springdale Road Area II	4.1	LC
Herlong/Heckle VII Area	0.5	LC
<b>Total Annexed Acreage:</b>		<b>51.42 Acres</b>
<b>City Area Increase:</b>		<b>0.08 Sq. Miles</b>

\*See Map "Rock Hill Annexations FY 2012"

## City Growth by Land Area





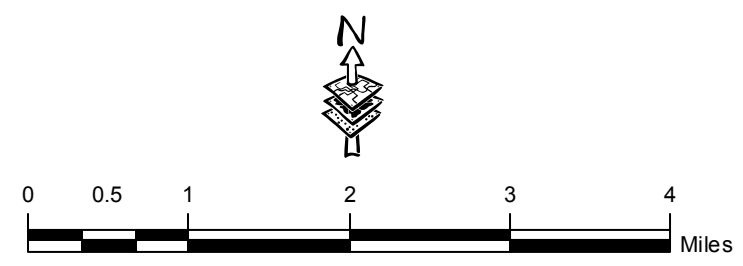
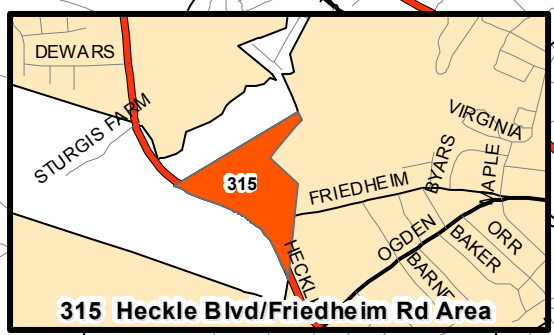
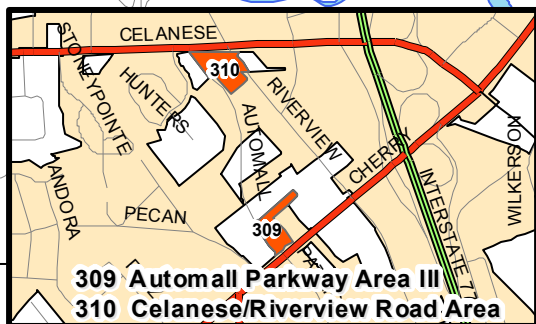
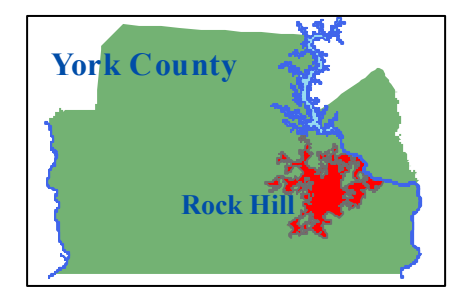
## LEGEND

### Annexations

	Annexation Areas	
309	Automall Parkway Area III	10/10/11
310	Celanese/Riverview Rd Area	10/24/11
311	Red River Road Area IV	11/14/11
312	Red River Road Area V	11/14/11
313	Albright Road Area I	1/23/12
314	Albright Road Area II	1/23/12
315	HeckleBlvd/Friedheim Rd Area	3/12/12
316	Springdale Road Area II	5/14/12
317	Herlong/Heckle VII Area	6/11/12

Jurisdictions		Roadway	
	Rock Hill		Interstate
	Fort Mill		Other Freeway/ Expressway
	Catawba River		Other Prin Arterial
			Minor Arterial
			Major Collector
			Local
			Railroad

## LOCATOR MAP



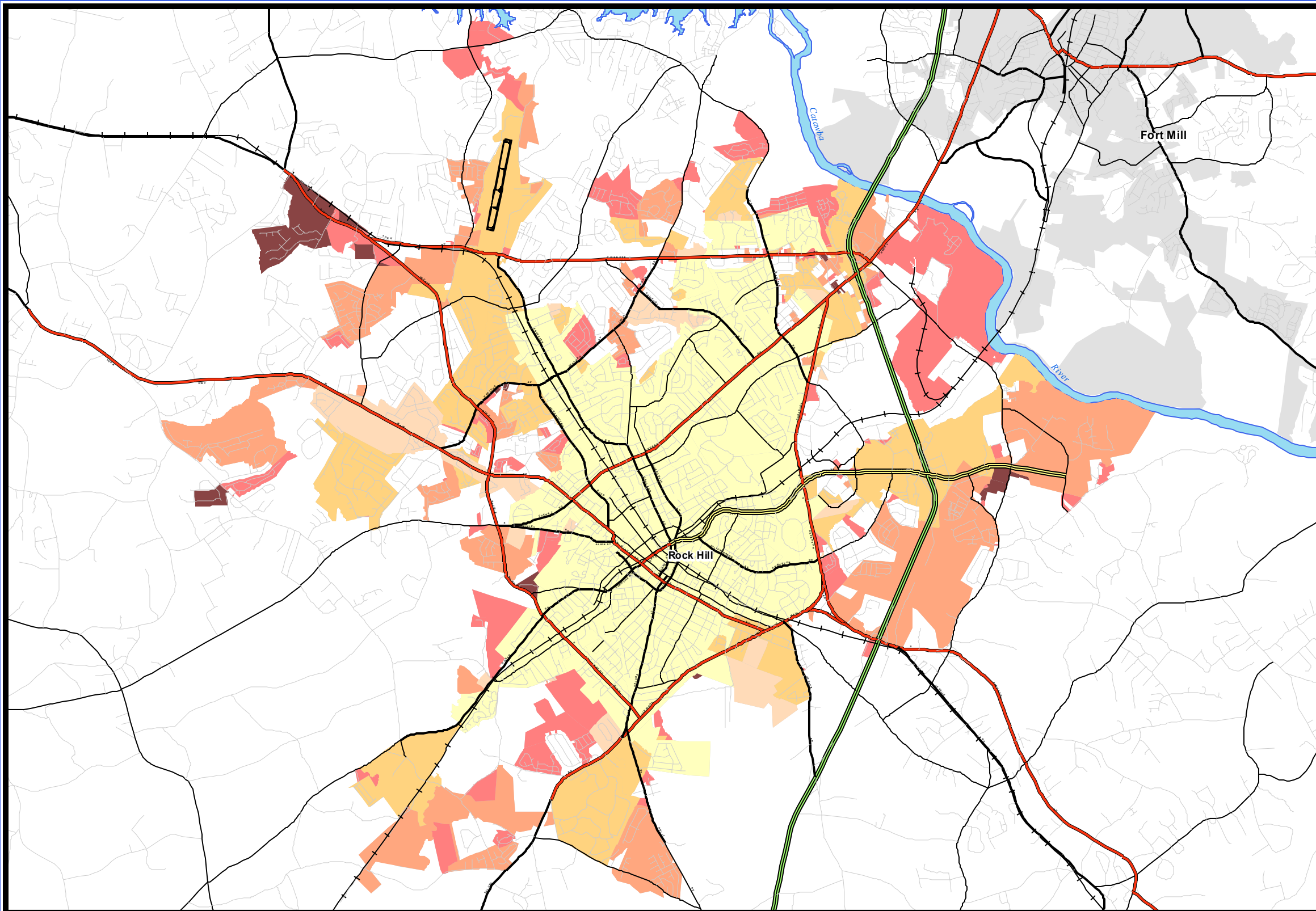
# ROCK HILL ANNEXATIONS FY 2012

SOURCE: CITY OF ROCK HILL  
PLANNING AND DEVELOPMENT DEPARTMENT  
July, 2012



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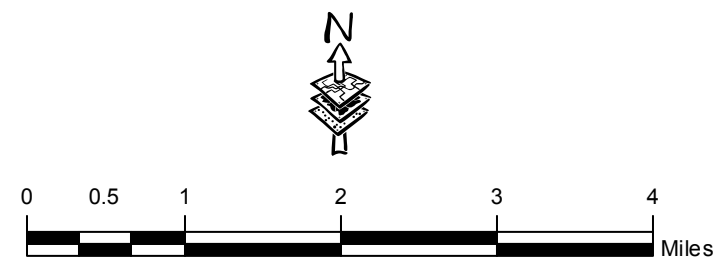
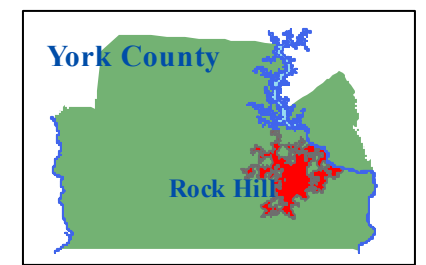




**LEGEND**

- Annexation Areas by Decade**
- 2011 to Present
  - 2010 to 2000
  - 1999 to 1990
  - 1989 to 1980
  - 1979 to 1970
  - Before 1970
- Jurisdictions**
- Fort Mill
  - Catawba River
- Roadway**
- Interstate
  - Other Freeway/ Expressway
  - Other Prin Arterial
  - Minor Arterial
  - Major Collector
  - Local
  - Railroad

**LOCATOR MAP**



**HISTORIC GROWTH OF ROCK HILL  
CITY LIMITS**

SOURCE: CITY OF ROCK HILL  
PLANNING AND DEVELOPMENT DEPARTMENT  
July, 2012



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## Development

(Source: Rock Hill Planning and Development Department)

### Approved Major Site Plans, Planned Developments & Subdivisions FY 2012\*

<u>Project Name</u>	<u>Map #</u>	<u>Location</u>	<u>Approval Date</u>	<u>Project Type</u>	<u># of Lots or Units (Residential)</u>	<u>Area in Sq. Ft. (Non-Residential)</u>	<u>Parcel Acreage</u>
CMC - Rock Hill Medical Office Plaza	1	1656 Riverchase Blvd.	12/6/2011	Medical Office	n/a	92,000	10.15
Goddard School at Millwood Plantation	2	415 Clouds Way	5/15/2012	School	n/a	9,875	11.04
Sloan Drive Apartments	3	2716 W. Main St.	6/26/2012	Multi-Family Residential	20	n/a	4.22
York Preparatory Academy - Trinity Site	4	2365 Eastview Rd.	11/1/2011	Charter School	n/a	52,154 (Elementary) 26,054 (Middle) 70,451 (Student Union)	44.49
Harrelson Nissan Dealership	5	550 Galleria Blvd	10/4/2011	Auto Dealership	n/a	23,518 (bldg.)	6.96
Group 1 Auto Body Shop	6	1545 Cedar Line Dr.	8/9/2011	Commercial/Auto Body Shop	n/a	24,347	7.02
Academy Sports & Outdoors	7	2468 Cross Pointe Dr.	10/7/2011	Commercial/Retail-PD	n/a	69,764	11.99
Sams Club - New Retail	8	2474 Cross Pointe Dr.	5/31/2012	Commercial/Retail-PD	n/a	136,252 (retail)	11.73
Ross SEBH Distribution Center	9	1335 Galleria Blvd.	8/9/2011	Industrial/Manufacturing	n/a	1,601,350	122.67
Ross Data Center	10	1231 Galleria Blvd	3/9/2011	Office/Industrial	n/a	30,107	48.07

\*See Map "Approved Major Site Plans, Planned Developments & Subdivisions FY 2012"

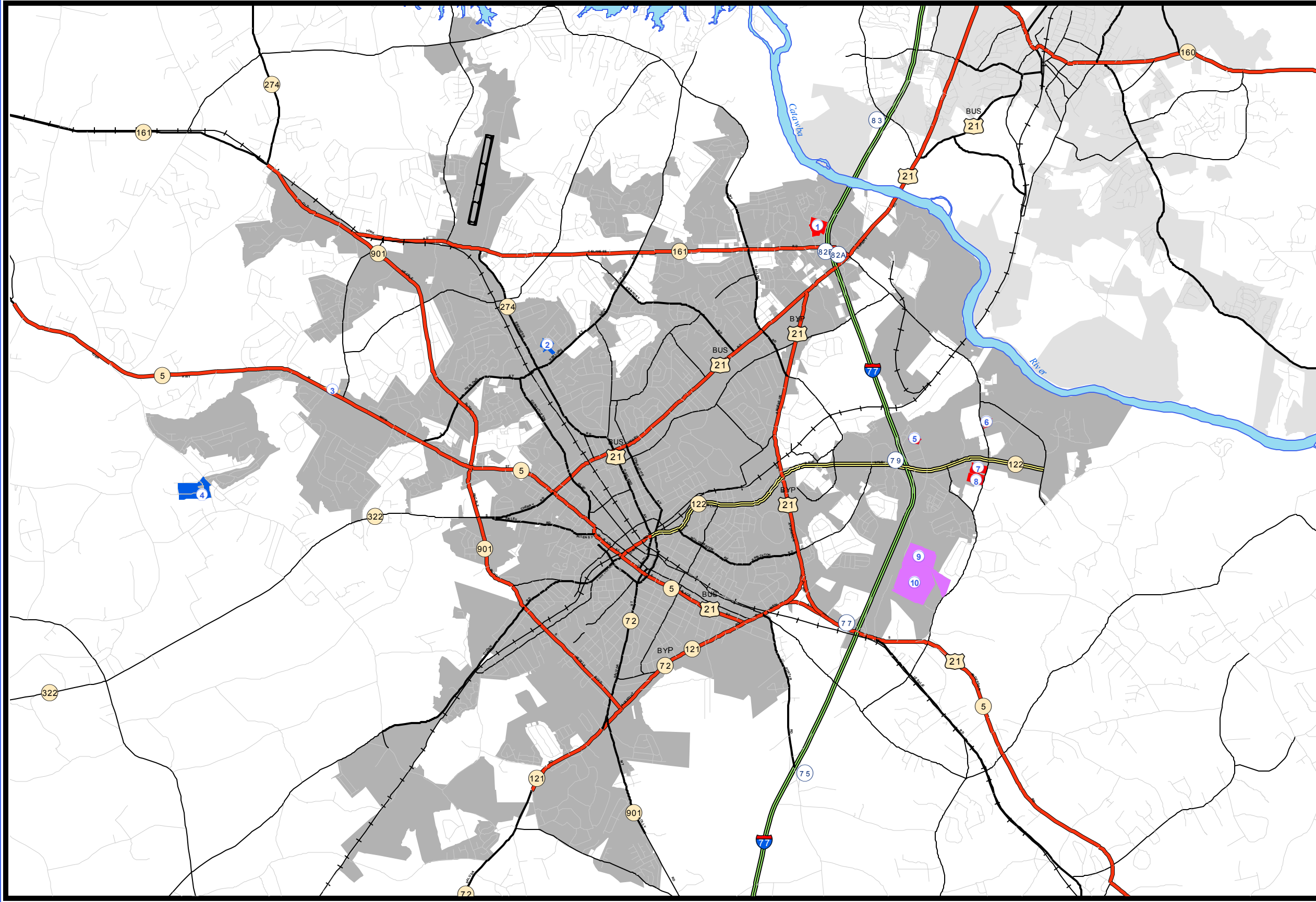
# Development

## Approved Major Site Plans & Subdivisions 2005 to 2011\*

Project Name	Map #	Location	Approval Date	Project Type	# of Lots or Units (Residential)	Area in Sq. Ft. (Non-Residential)	Parcel Acreage
Dutchman Creek Middle School	1	Museum Rd & Mt Gallant Rd	7/11/2006	School	n/a	172,312	63.22
Chelsea Woods, Phase II	2	Pennington Rd	7/26/2007	Single Family Residential	26	n/a	8.43
Chelsea Woods, Phase III	3	Pennington Rd & Museum Rd	11/17/2005	Single Family Residential	9	n/a	2.06
Wal-Mart Supercenter	4	Old York Rd & Miller Pond Rd	3/6/2007	Commercial/Retail	n/a	245,912	39.87
Village of Augusta Place at Laurel Creek, Phase VI - Sec. III	5	Laurel Creek Dr & Twin Lakes Blvd	5/30/2006	Single Family Residential	26	n/a	9.94
Laurel Creek Phase VI - Sec II	6	Twin Lakes Rd & North of Celanese Rd	8/29/2007	Single Family Residential	7	n/a	5.79
Laurel Creek, Phase VII (Village of Bellanova)	7	Twin Lakes Rd & North of Celanese Rd	3/7/2006	Single Family Residential	6	n/a	5.79
Norwood Ridge, Phase II	8	Norwood Ridge Dr & Mt Gallant Rd	9/14/2005	Single Family Residential	47	n/a	14.07
Park Creek	9	Mt Gallant Road & Fieldcrest Circle	7/13/2005	Townhouses	240	n/a	30.46
Celanese Plaza/Hunters Chase	10	1525 Celanese Rd	12/1/2008	Commercial/Retail	n/a	13,080 (retail) 99,666 (climate cont. self storage)	1.52
Paces River Commercial	11	Riverchase/ North of Celanese Rd	8/5/2008	Commercial Development	n/a	17,720 (commercial)	10.94
CMC - Rock Hill Medical Office Plaza	12	1656 Riverchase Blvd. Southcross Blvd, west of	12/6/2011	Medical Office	n/a	92,000	10.15
SouthCross Corporate Center	13	Cherry Rd	9/10/2007	Industry Business	n/a	150,000+	36.50
Riverwalk, Phase 1B Initial	14	North Cherry Road & Cel-River Rd	5/10/2010	Single Family Residential	6	n/a	14.00
Riverwalk, Phase 1D	15	North Cherry Road & Cel-River Rd	7/6/2010	Single Family Residential	90	n/a	29.30
Corporate Blvd Building & Design Center	16	I-77 & Corporate Blvd	6/6/2006	Commercial/Office	n/a	24,000 (flex space) 36,200 (building supply company)	23.90
Patriot Parkway Storage	17	Patriot Parkway & Cherry Rd	8/7/2007	Storage Facility	n/a	57,700 (storage) 1,700 (live/work)	6.94
Walker's Ridge (formerly The Village at Brookstone)	18	Brookstone Way & Ebinport	4/23/2008	Single Family Residential	75	n/a	55.04
Chandler Commons Commercial	19	India Hook Rd & Ragin Lane	9/2/2008	Commercial/Retail	n/a	20,000	1.65
Herlong Commercial	20	Herlong Av & Ridgfield Ct	1/3/2006	Commercial/Retail	n/a	25,056	3.50
Village of India Hook	21	India Hook Rd, across from Hillcroft Pl	3/7/2006	Multi-family Residential	58	n/a	13.92
Millwood Plantation Phase 6	22	Herlong Ave/South of India Hook Rd	1/23/2007	Single Family Residential	52	n/a	17.53
Goddard School at Millwood Plantation	23	415 Clouds Way	5/15/2012	School	n/a	9,875	11.04
Piedmont Station	24	Ebenezer Rd & Herlong Ave	9/2/2008	Commercial/Retail	n/a	14,000 (retail) 11,000 (restaurant) 35,000 (office)	5.15
The Village of Ebenezer V - VII	25	Hollis Lakes Blvd & Renowned Blvd	6/15/2007	Single Family Residential	99	n/a	19.71
Rock Pointe Apartments	26	Ebenezer Rd, across from Trexler Lane	11/7/2010	Multi-Family Residential	48	n/a	6.00
Whisper Creek Apartments	27	Herlong Av, across from Kensington Square	8/24/2005	Multi-family Residential	292	n/a	19.66
Action Stainless Steel	28	Hollis Lakes Rd	8/5/2008	Manufacturing	n/a	3,020 (office) 61,980 (warehouse)	5.53
Sloan Drive Apartments	29	2716 W. Main St.	6/26/2012	Multi-Family Residential	20	n/a	4.22
Park Pointe Village, Phase I	30	Main St & Leach Rd	10/7/2008	Multi-Family Senior Residential/Continuing Care	36 (MF) 13 (duplex)	n/a	66.50
Stoneridge Hills	31	Eastview Rd/South of Hwy 5	8/18/2009	Single Family Residential	368	n/a	220.73
Stoneridge Lakes, Phase I - III (Eastview Oaks)	32	Plantation Hills Dr & Eastview Rd	11/14/2005	Single Family Residential	49	n/a	26.21
Stoneridge Lakes, Phase V (Eastview Oaks)	33	Eastview Rd/South of Hwy 5	7/17/2008	Single Family Residential	30	n/a	14.64
Stoneridge Lakes, Phase VI (Eastview Oaks)	34	Eastview Rd/South of Hwy 6	9/28/2005	Single Family Residential	13	n/a	8.53
Stoneridge Lakes, Phase VII (Eastview Oaks)	35	Eastview Rd/South of Hwy 5	9/16/2008	Single Family Residential	20	n/a	9.32
The Parks	36	Park Ridge Blvd & Eastview Rd	12/28/2005	Single Family Residential	107	n/a	66.61
York Preparatory Academy - Trinity Site	37	2365 Eastview Rd.	11/1/2011	Charter School	n/a	52,154 (Elementary) (Middle)	44.49
Meadow Lakes II, Phase IV - Sec IV	38	Meadow Lakes Rd & W Main St	1/5/2006	Single Family Residential	10	26,054 70,451 (Student Union)	8.36
Shoppes at Huntington	39	551 South Herlong Ave	11/1/2008	Commercial/Retail	n/a	31,261 (commercial) 30,000 (office)	2.99
Heckle Business Park - Commercial Subdivision	40	Heckle Bld & S Herlong Ave	8/30/2005	Office/Retail	n/a	12,000 (restaurant) 78,000 (storage space)	17.21
Constitution Park Townhouses, Phase I - III (formerly Branches at Constitution)	41	Constitution Blvd & Hancock Union Ln	3/23/2006	Townhouses	137	n/a	19.37

Estes Knoll	42	Estes Drive	7/12/2006	Single Family Residential	3	n/a	1.29
Agape Assisted Living Center	43	Sedgewood Dr & Ebenezer Rd	9/4/2007	Assisted Living Facility	n/a	29,533	19.61
Waterford Glen, Phase 2	44	Waterford Glen Portion off of Waterford Park Drive and portion off of Sturgis Road, adjacent to Waterford Glen subdivision	4/18/2008	Single Family Residential	52	n/a	28.06
Waterford Commons (Village)	45		1/11/2008	Single Family Residential	173	n/a	79.80
Harmon Distribution Center	46	Waterford Business Park	3/6/2008	Industrial Facility	n/a	115,000 (warehouse) 6,000 (office)	12.00
Galleria Outparcel H	47	Dave Lyle Blvd & Meeting Blvd	7/13/2005	Commercial/Retail	n/a	13,000	1.41
Harrelson Nissan Dealership	48	550 Galleria Blvd	10/4/2011	Auto Dealership	n/a	23,518 (bldg.)	6.96
Group 1 Auto Body Shop	49	1545 Cedar Line Dr.	8/9/2011	Commercial/Auto Body Shop	n/a	24,347	7.02
Academy Sports & Outdoors	50	2468 Cross Pointe Dr.	10/7/2011	Commercial/Retail-PD	n/a	69,764	11.99
Sams Club - New Retail	51	2474 Cross Pointe Dr. Millhouse Dr & Springdale Rd	5/31/2012	Commercial/Retail-PD	n/a	136,252	11.73
Springsteen Plantation	52		3/6/2006	Single Family Residential	58	n/a	28.50
Homewood Suites	53	Galleria Blvd & I-77	6/3/2008	Hotel	n/a	83,326	4.16
Rock Hill Comfort Suites Hotel	54	Old Springdale Rd/South of Dave Lyle Blvd	7/10/2007	Hotel	n/a	12,358	1.39
Holiday Inn at Galleria	55	Galleria Blvd	8/5/2008	Hotel	n/a	73,930	2.57
Innsbrook Commons	56	W Main St & Hardin St Tabor Dr & Galleria Blvd	5/2/2006	Multi-family Residential	72	n/a	5.65
Townplace Suites	57		8/5/2008	Hotel	n/a	49,516	2.24
Toyota of Rock Hill	58	640 Galleria Blvd	9/7/2010	Auto Dealership	n/a	49,041	6.54
Manchester, Site 8F	59	Ardwyck & South of Dave Lyle Blvd	3/22/2006	Townhouses	32	n/a	7.24
Ardwyck - Phase I	59						
Manchester, Site 8F	60	Ardwyck & South of Dave Lyle Blvd	2/9/2007	Townhouses	10	n/a	5.54
Ardwyck - Phase II	60						
Crown Pointe, Lot 3	61	Crown Pointe Lane and Springsteen Road	8/1/2005	Commercial/Retail (Bank)	n/a	68,171	1.56
Seven Oaks, Phase III & IV	62	Springsteen Rd & Seven Oaks Blvd Springsteen Road adjacent to Woodvale Subdivision	7/20/2005	Single Family Residential	70	n/a	21.87
Garrison Estates	63		10/9/2008	Single Family Residential	53	n/a	17.00
Ross SEBH Distribution Center	64	1335 Galleria Blvd.	8/9/2011	Industrial/Manufacturing	n/a	1,601,350	122.67
Ross Data Center	65	1231 Galleria Blvd Anderson Road & East Main Street	3/9/2011	Office/Industrial	n/a	30,107	48.07
City Operations Center	66		9/8/2009	Office/Industrial	n/a	120,393	32.75
Amanda Way	67	Princeton Rd/Amanda Way (Bonneau Ct)	6/13/2008	Single Family Residential	7	n/a	3.66
Composite Resources	68	Tech Park/Lakeshore Parkway	3/19/2010	Factory/Industrial	n/a	5,000 (office) 52,600 (manufacturing/warehouse)	5.76
Renaissance Square	69	503 E. Main Street	5/29/2008	Townhouses	14	n/a	1.29
The Cotton Factory	70	White Street & Dave Lyle Blvd W Main St & N Wilson St	7/11/2006	Commercial/Office	n/a	74,500 (retail) 33,600 (office)	4.83
Hagins-Fewell Revitalization	71	East Main Street & Constitution Blvd	1/3/2006	Multi-family Residential	19	n/a	0.95
Cotton Mill Village	72		1/5/2010	Single Family & Multi-family Residential	18 (SF) & 21 (MF)	5k sq. ft. bldg outparcel	8.38
Cherry-Laurel	73	Hardin Street & Finley Rd	10/12/2009	Single Family, Townhouses, & Commercial	3 (SF) 42 (TH)	n/a	5.49 (SF) .75 (TH) 1.0 (Comm)
Manor York Senior Residences	74	Finley Rd Old Arcade Mill Area/ Hagins, Sidney, and Reynolds Streets	2/5/2008	Senior Living Community	72	3,182 (community center)	6.59
Arcade Mills Redevelopment	75	Ogden Rd & Heckle Blvd	9/10/2008	Single Family Residential	29	n/a	15.71
Woodside Village (formerly Starbright Village)	76		9/5/2006	Single Family Residential	61	n/a	37.46
Crawford Woods	77	On the corner of Crawford Rd and Irwin St Ogden Rd & Soft Winds Village Dr	5/3/2007	Single Family Residential	11	n/a	3.64
Soft Winds Village, Phase 2	78		12/18/2006	Single Family Residential	48	n/a	11.30
Peaceful Meadows	79	Rambo Rd Rawlsville Rd & Albright Rd	4/6/2010	Single Family Residential	135	n/a	74.60
Sweetwater, Phase 2A	80		4/11/2008	Single Family Residential	35	n/a	11.54
Sweetwater, Phase 1	81	Rawlsville Rd & Albright Rd	8/8/2007	Single Family Residential	79	n/a	28.61
Fairway Woods	82	Saluda St & Tarrington Dr Off of Saluda Road, beyond end of Schuyler Avenue	7/19/2006	Single Family Residential	55	n/a	12.10
Roddey Park, Phase VI (formerly Bellingrath)	83	Albright Rd & John Roddey Cir	12/13/2007	Single Family Residential	37	n/a	24.47
Roddey Park, Phases II-V (formerly Bellingrath)	84		11/20/2009	Single Family Residential	208	n/a	45.84
Roddey Park, Phase I (formerly Bellingrath)	85	Albright Rd & John Roddey Cir	8/24/2007	Single Family Residential	73	n/a	34.90
Holly Hill Subdivision	86	Mt Holly Rd	9/25/2007	Single Family Residential	55	n/a	35.56
Carnegie Estates, Phase IV	87	Saluda St & Favorwood Dr	7/31/2009	Single Family Residential	59	n/a	21.68

\*See Map "Approved Major Site Plans & Subdivisions 2005-2011"

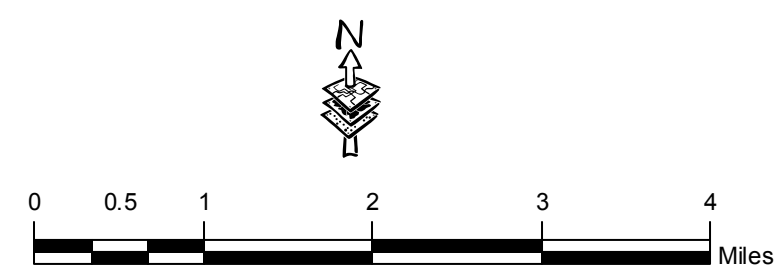
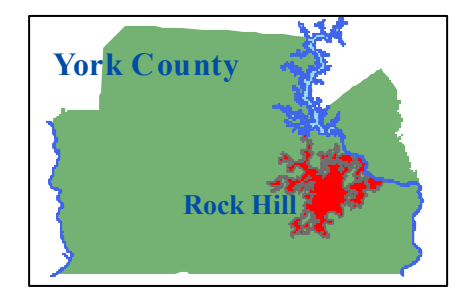


## LEGEND

- Proposed Land Use**
- Institutional
  - Industrial
  - Commercial
  - Multi-family Residential & Townhomes
  - Single-family Residential
- Note: Projects are shown according to parcel location at the time of approval.

- |   |   |
|---|---|
| <p><b>City Limits</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black;"></span> Rock Hill</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightgray; border: 1px solid black;"></span> Fort Mill</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid blue;"></span> Catawba River</li> </ul> | <p><b>Roadway</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid green; border-bottom-style: dashed;"></span> Interstate</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid yellow; border-bottom-style: dashed;"></span> Other Freeway/Expressway</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid red; border-bottom-style: dashed;"></span> Other Prin Arterial</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid black;"></span> Minor Arterial</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid gray;"></span> Major Collector</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid gray; border-bottom-style: dotted;"></span> Local</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid black; border-bottom-style: dashed;"></span> Railroad</li> </ul> |
|---|---|

## LOCATOR MAP



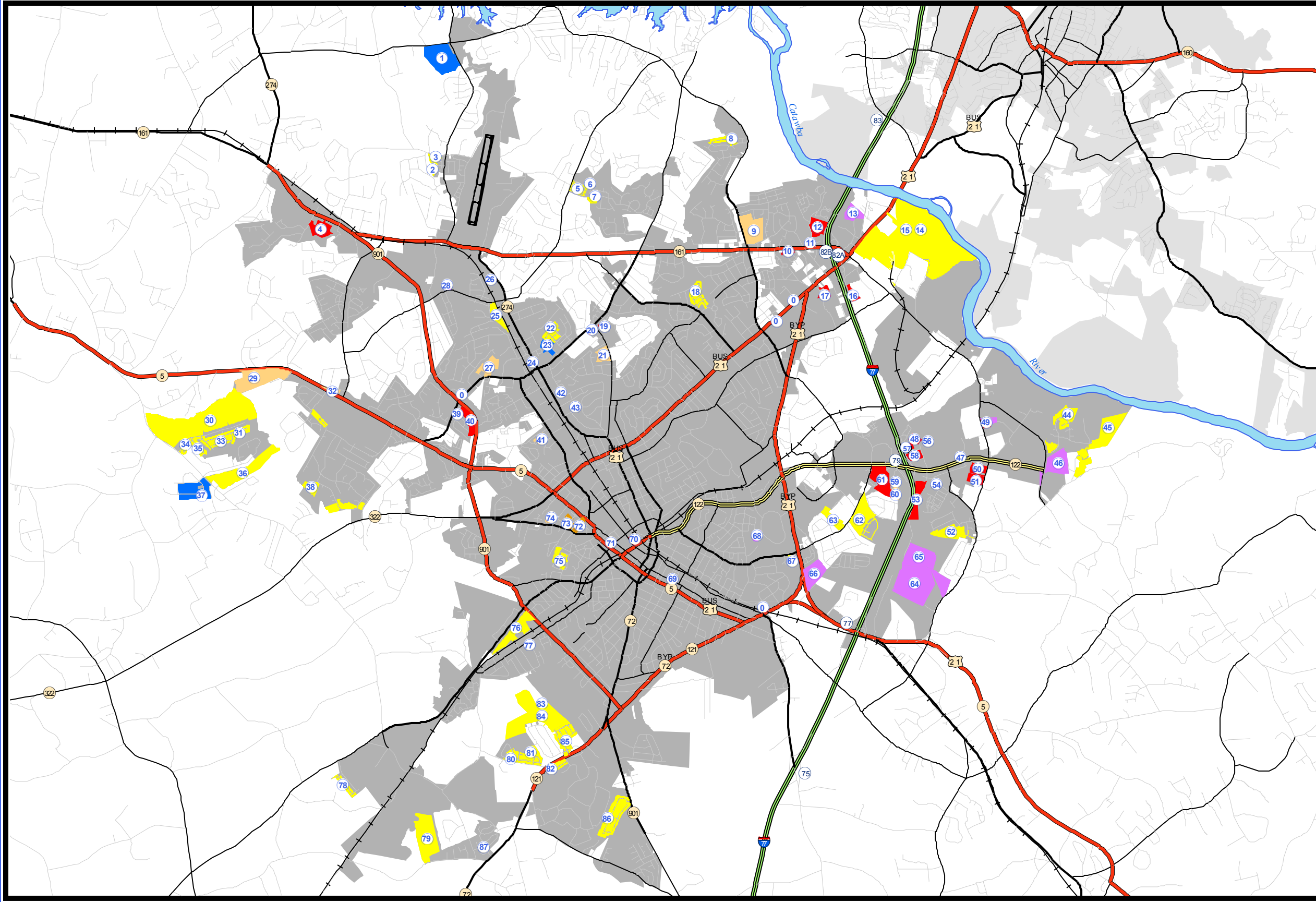
# APPROVED MAJOR SITE PLANS, PLANNED DEVELOPMENTS & SUBDIVISIONS FY 2012

**SOURCE: CITY OF ROCK HILL  
PLANNING AND DEVELOPMENT DEPARTMENT**  
July 2012



THE CITY OF ROCK HILL AND ITS MAPPING CONTRACTORS DO NOT WARRANT THE ACCURACY OF THE DISPLAYED INFORMATION AND SPECIFICALLY DISCLAIM ANY WARRANTY FOR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

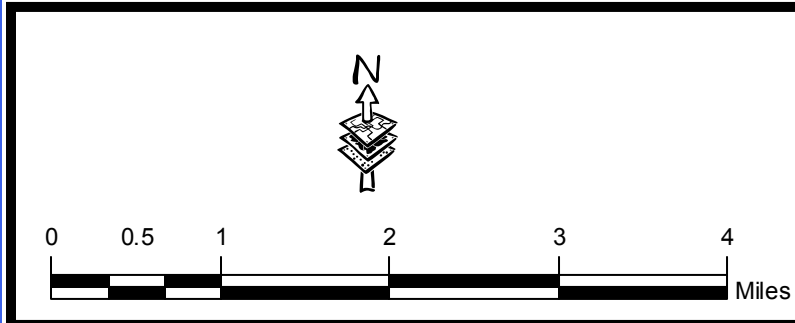
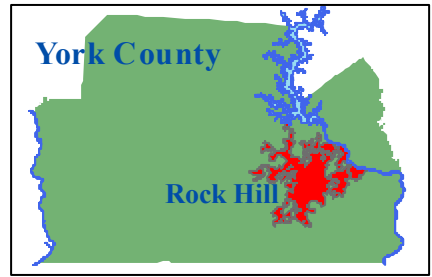




## LEGEND

- Land Use**
- Institutional
  - Industrial
  - Commercial
  - Mixed Use
  - Multi-family Residential & Townhomes
  - Single-family Residential
- Note: Projects are shown according to parcel location at the time of approval.
- City Limits**
- Rock Hill
  - Fort Mill
  - Catawba River
- Roadway**
- Interstate
  - Other Freeway/Expressway
  - Other Prin Arterial
  - Minor Arterial
  - Major Collector
  - Local
  - Railroad

## LOCATOR MAP



# APPROVED MAJOR SITE PLANS & SUBDIVISIONS 2005 - 2011

SOURCE: CITY OF ROCK HILL  
PLANNING AND DEVELOPMENT DEPARTMENT  
July, 2012



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## PERMITTING AND APPROVALS

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Despite the economy, construction activity never stops. The following pages document the actual building construction activities within the City, including review of construction plan, the issuance of permits and the associated inspections and fees generated from this activity.

### Plans

- The total number of plans reviewed this year is 2,020, up by 49% compared to last year.

### Permits

- This fiscal year the total number of permits issued is 3,607, up by 37% compared to last year.
- The total number of single-family permits issued this year is 118, up by 17% compared to last year.
- The total number of new non-residential building permits issued this year is 24, down by 8% compared to last year.

### Inspections

- The total number of inspections performed is 11,192, up by 9% compared to last year.

### Fees Collected

- A total of \$1,813,963 in fees were collected this year. A total of \$989,393 in permit fees and \$824,570 in impact fees was collected.

## Summary of Development Activities 2011 - 2012 Fiscal Year

<b>Total Permits Issued</b>	<b>3,607</b>
<b>Total Valuation of Permits</b>	<b>\$265,781,393</b>
<b>Total Permit Fees Paid</b>	<b>\$989,393</b>

### **Building Permit Information**

<b>Single Family Residences</b>	<b>118</b>	
Total Valuation	\$28,387,917	
Average Valuation	\$240,575.56	
<b>Multi-Family Residences</b>	<b>0 bldgs./ 0 units</b>	
<b>New Commercial Buildings</b>	<b>24</b>	
Total Valuation	\$207,073,046	
<b>Inspections Performed by Building Inspectors</b>		<b>11,192</b>

### **Erosion Control Permit Information**

<b>Erosion Control Permits Issued</b>	<b>56</b>
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### **Demolition Permit Information**

<b>Demolition Permits Issued</b>	<b>79</b>
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### **Plan Review Information**

<b>Plans Submitted for Review</b>	
New Plans	1169
Revised Plans	851
Total	2020

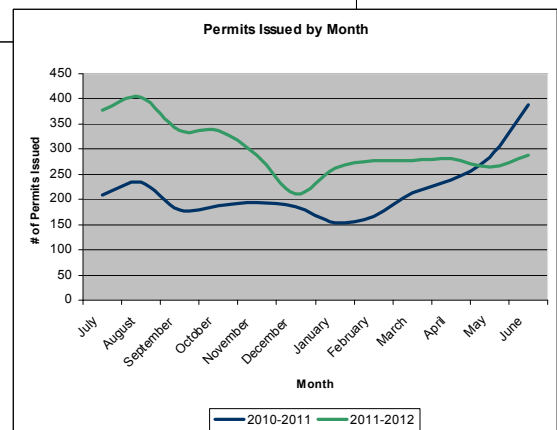
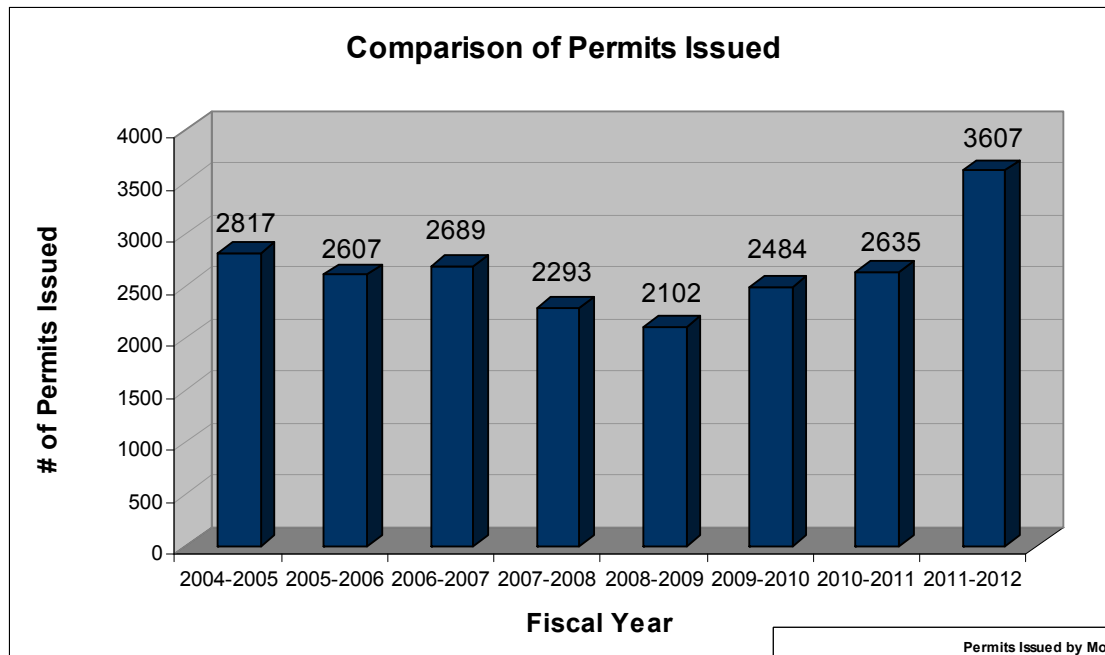
### **Impact Fee Information**

<b>Impact Fees Collected</b>	
Fire	\$381,994
Water	\$177,662
Wastewater	\$264,914
Total	\$824,570

## Comparison of Permits Issued

(compared to same month in previous fiscal year)

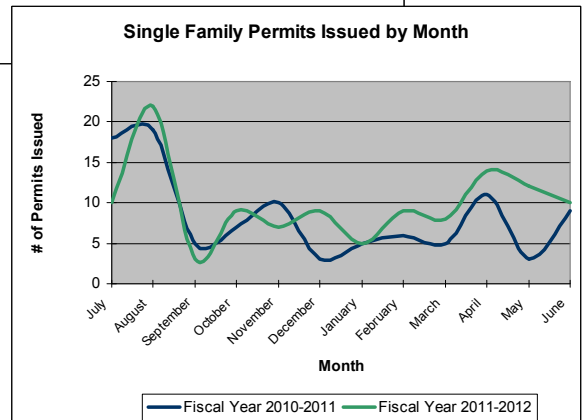
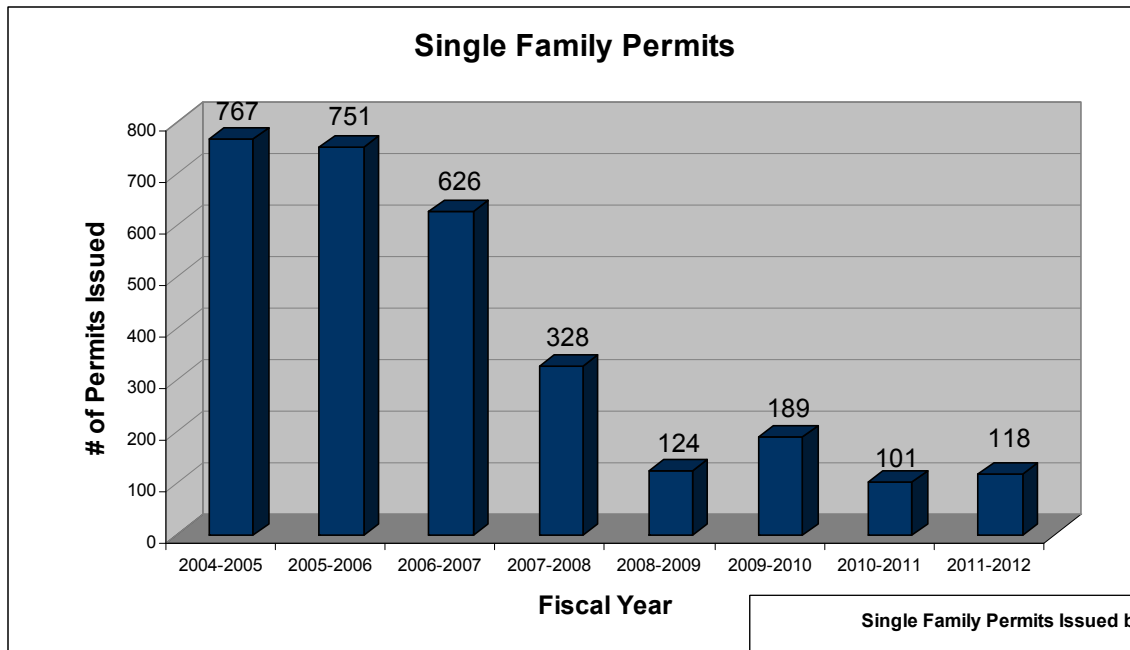
Month	Fiscal Year 2010 - 2011			Fiscal Year 2011 - 2012			Percent Change		
	No. of Permits	Valuation	Fees Paid	No. of Permits	Valuation	Fees Paid	Change in # of Permits from Last Year	Change in Valuations from Last Year	Change in Fees Paid from Last Year
July	209	\$7,101,042	\$51,798	378	\$6,991,797	\$66,492	81%	-2%	28%
August	234	\$15,255,311	\$96,431	404	\$8,574,854	\$67,302	73%	-44%	-30%
September	179	\$2,216,342	\$20,082	337	\$11,270,839	\$71,945	88%	409%	258%
October	187	\$3,484,244	\$28,101	338	\$7,844,564	\$58,849	81%	125%	109%
November	195	\$3,827,898	\$29,838	287	\$5,696,126	\$42,793	47%	49%	43%
December	186	\$8,041,978	\$51,999	212	\$25,649,538	\$88,223	14%	219%	70%
January	154	\$2,816,718	\$24,101	262	\$2,829,597	\$24,707	70%	0%	3%
February	167	\$7,070,809	\$46,116	278	\$149,278,688	\$346,425	66%	2011%	651%
March	214	\$9,671,835	\$63,367	277	\$29,387,663	\$99,765	29%	204%	57%
April	238	\$7,310,342	\$41,704	282	\$6,830,481	\$43,107	18%	-7%	3%
May	283	\$2,518,368	\$24,300	264	\$5,586,341	\$39,881	-7%	122%	64%
June	389	\$6,133,171	\$52,098	288	\$5,840,905	\$39,904	-26%	-5%	-23%
<b>Total</b>	<b>2,635</b>	<b>\$75,448,058</b>	<b>\$529,935</b>	<b>3,607</b>	<b>\$265,781,393</b>	<b>\$989,393</b>	<b>37%</b>	<b>252%</b>	<b>87%</b>



## Comparison of Single Family Permits Issued

(compared to same month in previous fiscal year)

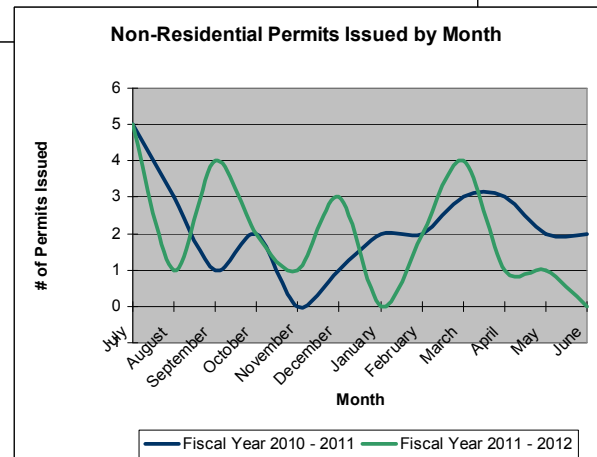
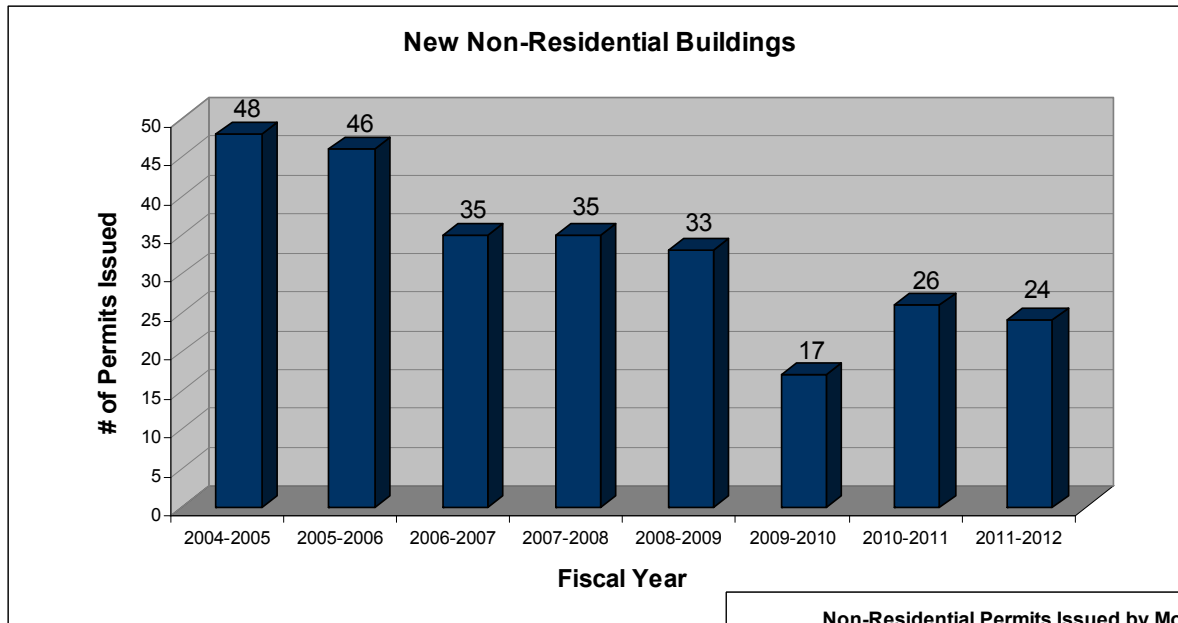
Month	Fiscal Year 2010 - 2011			Fiscal Year 2011 - 2012			Percent Change		
	No. of Permits	Valuation	Fees Paid	No. of Permits	Valuation	Fees Paid	Change in # of Permits from Last Year	Change in Valuations from Last Year	Change in Fees Paid from Last Year
July	18	\$3,464,963	\$23,131	10	\$2,442,855	\$15,728	-44%	-29%	-32%
August	19	\$3,644,623	\$25,075	22	\$4,856,658	\$31,536	16%	33%	26%
September	5	\$1,014,963	\$6,759	3	\$767,680	\$4,684	-40%	-24%	-31%
October	7	\$1,932,652	\$11,597	9	\$1,555,416	\$10,926	29%	-20%	-6%
November	10	\$2,376,720	\$14,944	7	\$1,712,514	\$10,623	-30%	-28%	-29%
December	3	\$634,083	\$4,267	9	\$2,021,272	\$13,426	200%	219%	215%
January	5	\$891,950	\$6,327	5	\$1,403,984	\$8,033	0%	57%	27%
February	6	\$1,616,151	\$9,638	9	\$2,313,529	\$14,187	50%	43%	47%
March	5	\$1,234,685	\$7,762	8	\$2,240,980	\$13,188	60%	82%	70%
April	11	\$2,232,942	\$14,940	14	\$3,774,445	\$22,042	27%	69%	48%
May	3	\$560,413	\$3,962	12	\$2,491,493	\$16,308	300%	345%	312%
June	9	\$2,514,804	\$14,861	10	\$2,807,091	\$15,984	11%	12%	8%
<b>Total</b>	<b>101</b>	<b>\$22,118,949</b>	<b>\$143,263</b>	<b>118</b>	<b>\$28,387,917</b>	<b>\$176,665</b>	<b>17%</b>	<b>28%</b>	<b>23%</b>



## Comparison of Non-Residential Building Permits for New Buildings

(compared to same month in previous fiscal year)

Month	Fiscal Year 2010 - 2011			Fiscal Year 2011 - 2012			Percent Change		
	No. of Permits	Valuation	Fees Paid	No. of Permits	Valuation	Fees Paid	Change in # of Permits from Last Year	Change in Valuations from Last Year	Change in Fees Paid from Last Year
July	5	\$2,035,484	\$11,955	5	\$2,076,071	\$12,269	0%	2%	3%
August	3	\$8,598,637	\$46,630	1	\$649,801	\$3,907	-67%	-92%	-92%
September	1	\$2,500	\$67	4	\$8,003,199	\$39,872	300%	320028%	59410%
October	2	\$215,000	\$1,702	2	\$2,255,812	\$12,408	0%	949%	629%
November	0	\$0	\$0	1	\$470,401	\$3,064	-	-	-
December	1	\$8,000	\$105	3	\$22,419,118	\$61,412	200%	280139%	58388%
January	2	\$632,317	\$3,891	0	\$0	\$0	-100%	-100%	-100%
February	2	\$4,248,795	\$23,119	2	\$143,875,586	\$309,070	0%	3286%	1237%
March	3	\$1,514,054	\$8,976	4	\$25,533,730	\$68,803	33%	1586%	667%
April	3	\$761,354	\$4,958	1	\$1,279,328	\$4,988	-67%	68%	1%
May	2	\$265,750	\$2,084	1	\$510,000	\$2,450	-50%	92%	18%
June	2	\$830,000	\$5,347	0	\$0	\$0	-100%	-100%	-100%
<b>TOTALS</b>	<b>26</b>	<b>\$19,111,891</b>	<b>\$108,834</b>	<b>24</b>	<b>\$207,073,046</b>	<b>\$518,243</b>	<b>-8%</b>	<b>983%</b>	<b>376%</b>

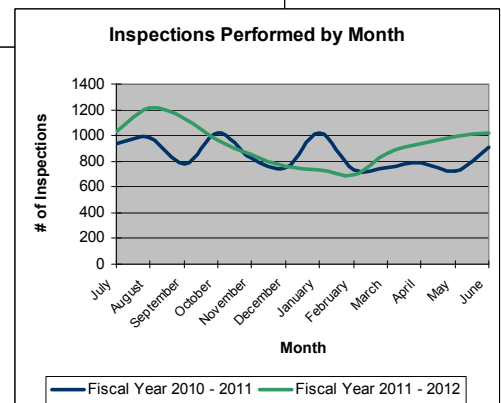
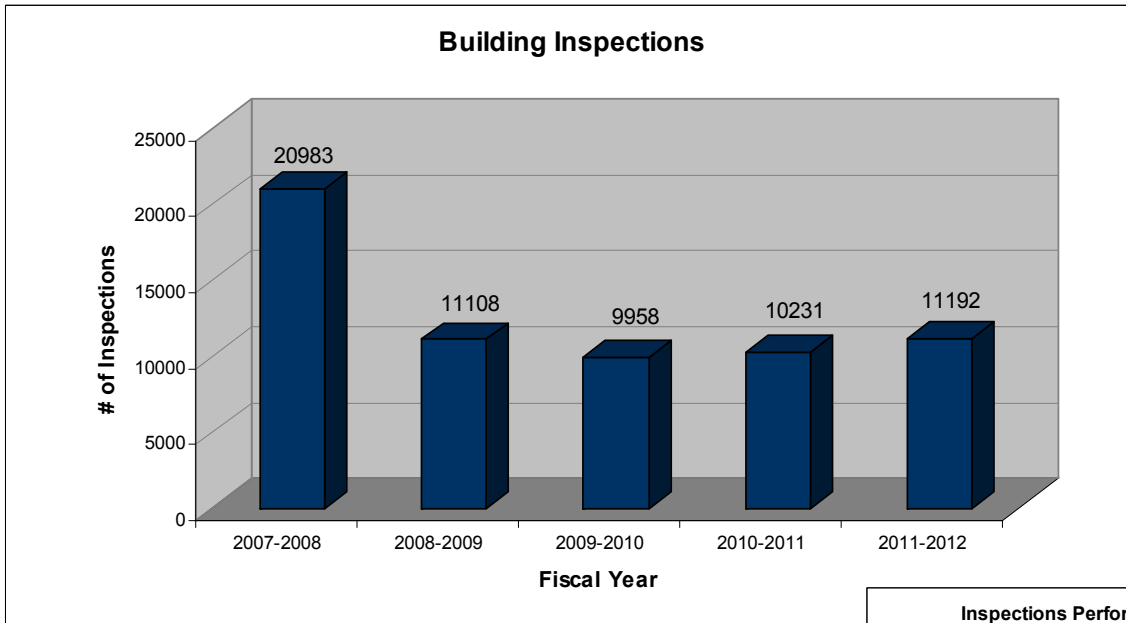




## Comparison of Inspections

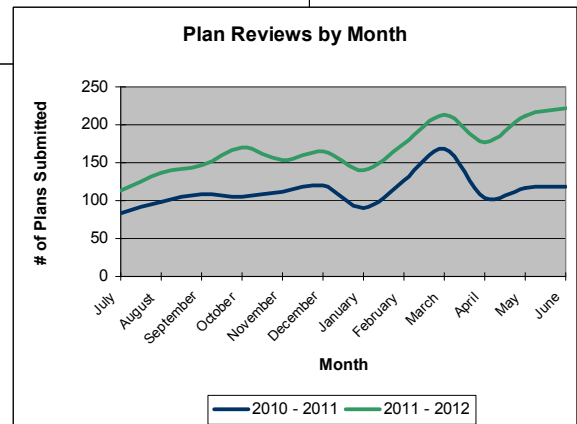
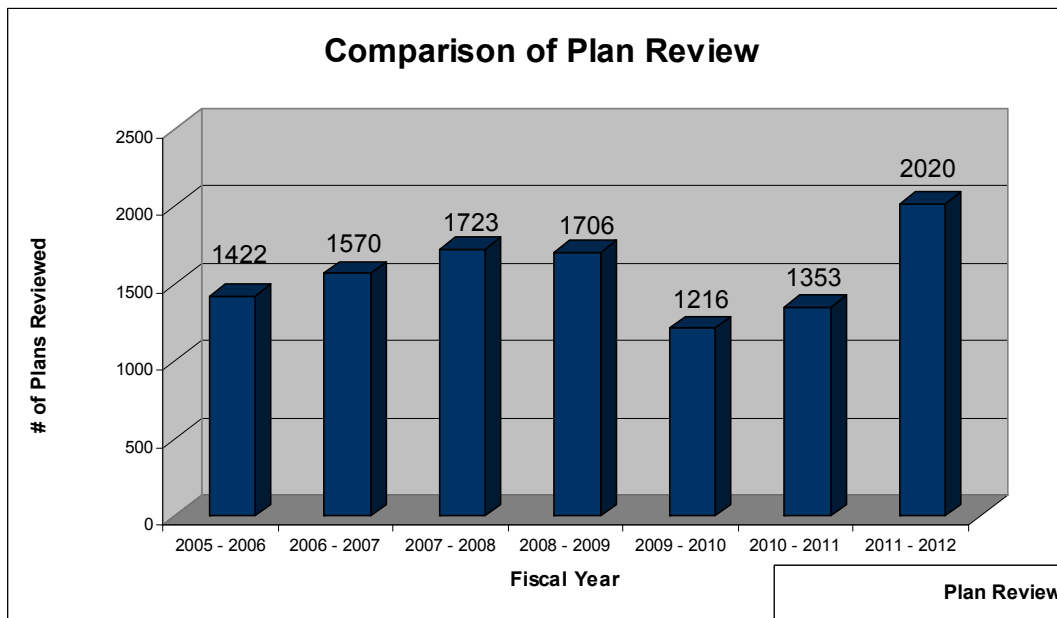
(compared to same month in previous fiscal year)

	<i>Fiscal Year</i> 2010 - 2011	<i>Fiscal Year</i> 2011 - 2012	<i>Percent</i> <i>Change</i>
Month	No. of Inspections	No. of Inspections	Change from Last Year
July	939	1029	10%
August	984	1216	24%
September	778	1131	45%
October	1023	966	-6%
November	829	850	3%
December	754	756	0%
January	1020	736	-28%
February	735	700	-5%
March	749	858	15%
April	784	941	20%
May	723	990	37%
June	913	1019	12%
<b>Total</b>	<b>10231</b>	<b>11192</b>	<b>9%</b>



## Comparison of Plan Review

Month	Fiscal Year 2010 - 2011			Fiscal Year 2011 - 2012			Percent Change
	New Plans	Revisions	Total Plans Reviewed	New Plans	Revisions	Total Plans Reviewed	Change from Last Year
July	54	30	84	62	51	113	35%
August	71	28	99	84	53	137	38%
September	68	41	109	78	68	146	34%
October	64	41	105	100	70	170	62%
November	73	39	112	91	62	153	37%
December	75	45	120	81	84	165	38%
January	56	34	90	77	63	140	56%
February	73	54	127	116	59	175	38%
March	97	72	169	117	96	213	26%
April	55	49	104	111	65	176	69%
May	63	53	116	119	92	211	82%
June	79	39	118	133	88	221	87%
<b>Total</b>	<b>828</b>	<b>525</b>	<b>1353</b>	<b>1169</b>	<b>851</b>	<b>2020</b>	<b>49%</b>



## Average Review Times for Key Plan Types

Stage/Plan Type	No. of Plans	Average Review Time (days)
Annexation	12	13.58
As-built Plans	122	2.81
Civil Construction Plan	131	6.78
Demolition Plan	19	2.11
Erosion Control/Stormwater Plan Only	61	3.77
Exterior Renovation	29	4.03
Final Plat	17	5.65
Interior Upfit/Renovations	133	3.81
Major Site Plan (NR > 20,000 sf or Res > 25 units)	11	9.09
Minor Site Plan (NR < 20,000 sf or Res < 25 units)	5	5.80
Minor Subdivision (3 or less new parcels)	64	3.20
Non-Residential Building Plans	89	5.48
Notice of Termination	2	1.00
Preconstruction	47	1.06
Preliminary Plat (4 or more lots)	5	8.00
Residential Addition	129	2.19
Residential Apartment Building Plan	3	6.67
Residential Attached Building Plan	16	4.63
Residential Detached Building Plan	152	3.04
Residential Repair/Alteration	57	2.19
Rezoning	16	11.69
Sign Plan	204	2.99
Sketch Plan	66	7.80
ZBA Special Exception//variance/Appeal	66	3.85

## Average Review Time by Group

Primary Reviewers	Average Review Time (Days)	No. of Reviews
Infrastructure - Impact Fees	3.01	193
Infrastructure - Landscape	4.83	280
Infrastructure - Roadway	4.53	381
Infrastructure - Stormwater	4.79	788
Infrastructure - Water & Sewer	3.89	548
Inspection - PAC	2.30	451
Inspection 1	2.70	451
Inspections	4.23	247
Planning	5.00	23
Utilities (Electrical)	4.04	411
Utilities (ROW)	2.00	2
Zoning	4.34	762
Zoning - PAC	2.62	359

Secondary Reviewers	Average Review Time (Days)	No. of Reviews
Admin	4.11	76
Airport	3.67	3
E911	6.67	3
Economic & Urban Development	4.41	27
Fire	5.00	1
GIS/Addressing	5.28	93
Historic	1.65	17
Industrial Pre-Treatment	1.00	1
Parks & Recreation	4.88	8
Police	8.50	2

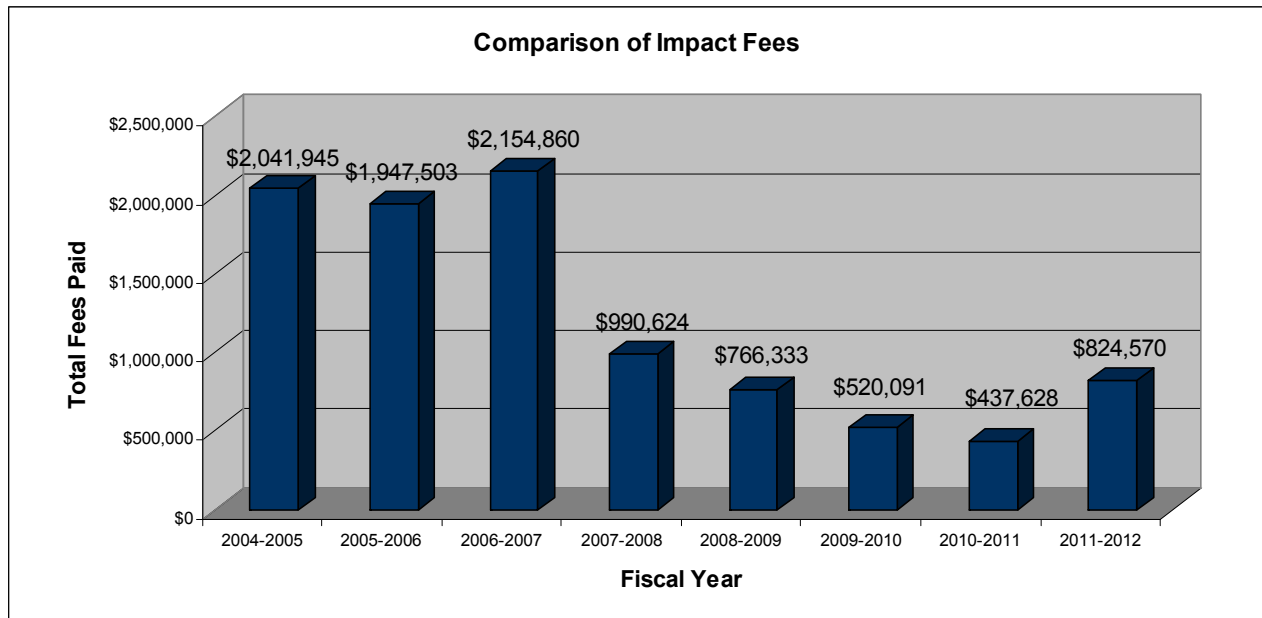
## Comparison of Paid Impact Fees

Based on Paid Date

*Fiscal Year 2010 - 2011*

*Fiscal Year 2011 - 2012*

Month	Cases	Fire	Water	Sewer	Total	Cases	Fire	Water	Sewer	Total	% Change from Last year
<b>July</b>	24	\$13,565	\$13,542	\$20,962	\$48,069	17	\$7,846	\$10,994	\$13,320	\$32,160	-33%
<b>August</b>	29	\$40,576	\$26,452	\$36,272	\$103,300	30	\$13,716	\$16,252	\$25,781	\$55,749	-46%
<b>September</b>	8	\$4,525	\$3,188	\$4,820	\$12,533	8	\$17,748	\$8,284	\$13,312	\$39,344	214%
<b>October</b>	17	\$6,125	\$6,056	\$11,900	\$24,081	17	\$11,020	\$9,560	\$15,581	\$36,161	50%
<b>November</b>	14	\$8,387	\$5,898	\$10,490	\$24,775	18	\$11,945	\$6,056	\$8,500	\$26,501	7%
<b>December</b>	10	\$6,935	\$5,258	\$7,081	\$19,274	12	\$2,970	\$6,530	\$9,911	\$19,411	1%
<b>January</b>	15	\$6,810	\$7,972	\$11,909	\$26,691	27	\$35,329	\$26,764	\$43,063	\$105,156	294%
<b>February</b>	13	\$17,717	\$8,126	\$12,181	\$38,024	56	\$230,407	\$22,624	\$34,001	\$287,032	655%
<b>March</b>	14	\$33,858	\$12,432	\$21,260	\$67,550	48	\$9,969	\$21,032	\$26,632	\$57,633	-15%
<b>April</b>	25	\$10,422	\$9,880	\$17,570	\$37,872	68	\$7,623	\$13,388	\$18,420	\$39,431	4%
<b>May</b>	5	\$1,980	\$2,390	\$4,250	\$8,620	64	\$8,476	\$15,616	\$22,661	\$46,753	442%
<b>June</b>	18	\$5,591	\$7,648	\$13,600	\$26,839	58	\$24,945	\$20,562	\$33,732	\$79,239	195%
<b>Total</b>	<b>192</b>	<b>\$156,491</b>	<b>\$108,842</b>	<b>\$172,295</b>	<b>\$437,628</b>	<b>423</b>	<b>\$381,994</b>	<b>\$177,662</b>	<b>\$264,914</b>	<b>\$824,570</b>	<b>88%</b>



## Zoning Activities 2011 - 2012

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb *	March	April	May**	June	Total
<b><i>Zoning Code Enforcement</i></b>													
<b>Correction Notices Issued</b>	39	27	42	22	33	16	45	32	20	39	44	41	<b>400</b>
<b>Notices of Violation Issued</b>	1	1	1	4	2	4	0	1	0	1	3	4	<b>22</b>
<b>Court Cases</b>	1	1	2	2	0	1	1	0	0	0	1	0	<b>9</b>
<b>Complaints Received</b>	23	24	22	15	18	8	24	22	13	20	21	15	<b>225</b>
<b>Inspections</b>	11	23	16	15	21	13	10	19	22	7	14	20	<b>191</b>
<b><i>Open For Business</i></b>													
<b>OFB (Open for Business) Feasibility Meetings</b>	4	5	7	4	5	3	2	5	5	5	7	7	<b>59</b>
<b>Business Licenses and/or Utility Account Set Up</b>								9	17	13	11	28	<b>78</b>
<b>Approved Zoning and Building Compliance Forms</b>											27	34	<b>61</b>
<b>Approved Home Occupation Permits</b>											11	13	<b>24</b>

\* Started counting business licenses and utility accounts set up

\*\* Started counting zoning approvals



## INFRASTRUCTURE

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As part of the growth of the City, the public infrastructure must also expand to accommodate this growth. The department reviews and inspects these roadway, stormwater and utility improvements to ensure the quality of construction that the City must maintain in the future.

- A total of 2194 plan reviews were completed for infrastructure projects.
- A total of 47 preconstruction meetings were held with developers for new construction projects.
- A total of 9918 linear feet of water pipe was installed this year, a decrease of 39% compared to last year.
- A total of 5523 linear feet of sewer pipe was installed this year, a decrease of 50% compared to last year.
- A total of 4380 linear feet of street was installed this year, a decrease of 35% compared to last year.
- A total of 4920 linear feet of stormdrain was installed this year, a decrease of 26% compared to last year.

## Summary of Infrastructure Projects Completed

Water Projects	2010-2011	2011-2012
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Linear Feet of Pipe	16349	9918
City Maintained	12614' (2.39 Mi.)	9420 (1.78 Mi.)
Private On-Site	3735'(.70 Mi.)	498 (0.09 Mi.)
Valves	67	91
Fire Hydrants	24	18

Sewer Projects	2010-2011	2011-2012
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Linear Feet of Pipe	11070	5523
City Maintained	9878' (1.87 Mi.)	5091 (0.96 Mi.)
Private-On-Site	1192 (.22 Mi.)	432 (0.08 Mi.)
Pump Stations Added	0	0
Pump Stations relocated	0	0
Pump Stations Eliminated	0	0
Low Pressure Sewer Valves	0	0
Manholes	76	51

Street Projects	2010-2011	2011-2012
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Linear Feet of Street	6758	4380
Linear Feet of Stormdrain	6628	4920

## Infrastructure Projects in Progress

Projects in Progress at end of year	2010-2011	2011-2012
Water	9	7
Sewer	9	7
Street	7	3

Projects with plan approval but not under construction	2010-2011	2011-2012
Water	3	2
Sewer	3	2
Street	3	1

<b>Plans reviewed by Infrastructure</b>	<b>1685</b>	<b>2194</b>
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### Projects with Plan Approval but not under Construction (As of July 1, 2012)

Name	Address
1. Walkers Ridge Section II	Ebinport Road
2. Sams Club	Cross Pointe Dr.

### Projects in Progress at End of Year 2011 - 2012

Project	Water	Sewer	Street
Celanese Plaza	X	X	
Green Earth Phase IIA	X	X	
Stoneridge Lakes Phase V,VII	X	X	X
Ross Distribution Center	X	X	X
Ross Data Center	X	X	
Riverwalk Phase 1B	X	X	X
CMC - Riverchase Blvd	X	X	

## Detailed Summary of Water Projects Completed in 2011 - 2012

Project	Maintenance
1 Cross Pointe Drive Extension Water and Sewer Plans 860 Ft. 12" DI Pipe 1274 Ft. 8" PVC Pipe 5 -12" Gate Valves 6 - 8" Gate Valves 4 - Fire Hydrant Assemblies	City Maintained
2 Paces River Retail Expansion 63 Ft. 8" PVC Pipe 1 - 8" Gate Valve	City Maintained
3 Rock Pointe Apartments 882 Ft. 8" DI Pipe 65 Ft. 4" DI Pipe 4 - 8" Gate Valves 5 - 4" Gate Valves 15 - 2" Gate Valves 2 - Fire Hydrant Assemblies	City Maintained
4 Rock Hill Velodrome @ Riverwalk 428 Ft. 8" DI Pipe 1 - 8" Gate Valve 1- Fire Hydrant Assembly	City Maintained
5 Riverwalk Phase 1C1 1743 Ft. 12" DI Pipe 373 Ft. 8" DI Pipe 108 Ft. 6" DI Pipe 16 - 12" Gate Valves 12 - 8" Gate Valves 9 - 6" Gate Valves 3 - Fire Hydrant Assemblies 14 - Blow-Off Assemblies	City Maintained
6 Riverwalk Phase 1E2 3624 Ft. 8" PVC Pipe 16 - 8" Gate Valves 7 - Fire Hydrant Assemblies 3 - Blow-Off Assemblies	City Maintained
7 White Oak Manor 333 Ft. 6" DI Pipe 2 - 6" Gate Valves 1 - Fire Hydrant Assembly	Private
8 York County Natural Gas - CNG Filling Station 165 Ft. 6" DI Pipe 2 - 6" Gate Valves	Private

## Detailed Summary of Sewer Projects Completed in 2011 - 2012

Project	Maintenance
1 Cross Point Drive Extension Water and Sewer Plans 95 Ft. 8" DI Pipe 1275 ft. 8" PVC Pipe 7 - Manhole Assemblies	City Maintained
2 Rock Pointe Apartments 25 Ft. 8" DI Pipe 1 - Manhole Assembly	City Maintained
432 Ft. 8" PVC Pipe 2 - Manhole Assemblies	Private
3 Rock Hill Velodrome @ Riverwalk 283 Ft. 8" DI Pipe 2 - Manhole Assemblies	City Maintained
4 Riverwalk Phase 1C1 182 Ft. 8" DI Pipe 1242 Ft. 8" PVC Pipe 18 - Manhole Assemblies	City Maintained
5 Riverwalk Phase 1E1 362 Ft. 8" DI Pipe 5 - Manhole Assemblies	City Maintained
6 Riverwalk Phase 1E2 230 Ft. 12" DI Pipe 287 Ft. 8" DI Pipe 1110 Ft. 8" PVC Pipe 16 - Manhole Assemblies	City Maintained

## Linear Feet of Roadway Accepted 2011 - 2012

Project	Road	Curb	Sidwalk Installed/Bonded	Stormdrain
Galleria Extension	900	1960	1740	720
CrossPoint Extension	1280	2600	2840	1440
Riverwalk 1E2	2200	4700	4120	2760
<b>Totals</b>	<b>4380</b>	<b>9280</b>	<b>8700</b>	<b>4920</b>

\*Bonded sidewalk will be accepted by the City of Rock Hill upon full completion

## OTHER PROJECTS

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Beyond the day to day duties of the department, there were several special projects that were either initiated or completed during the past year.

### **College Town Bicycle/Pedestrian Plan**

In support of key goals of the College Town Action Plan and as part of the overall effort to become a bicycle friendly community, staff in coordination with the Bicycle and Pedestrian Task Force led the effort to facilitate public participation and draft a College Town Area Bicycle and Pedestrian Plan. The intent of the Plan is to ensure that bicycle and pedestrian facilities offer a safe and accessible transportation option for all types of users while also fostering a more inviting College Town environment. Beyond the College Town Action Plan, this Plan furthers other related planning efforts, including the Vision 2020 Comprehensive Plan and the Trails and Greenways Master Plan. It is anticipated that the College Town Bicycle/Pedestrian Plan will be considered by City Council for approval in the fall.

### **CIP Amendment and Impact Fee Extension**

Staff conducted an assessment of the current impact fee program as well as prepared impact fee revenue projections and a revised schedule of capital improvement projects through 2016. The current CIP and impact fee ordinance was set to expire on July 1, 2012 and had to be updated for the City to continue implementing the program. Council adopted an ordinance on June 25, 2012 approving the CIP revisions and an extension of the impact fee through FY 2016.

### **Annexations**

Staff successfully pursued the annexation of properties in two enclave areas along Herlong Avenue and Cherry Road including a newly constructed restaurant and a proposed parking lot for an adjacent retail plaza. Two other parcels were also annexed along Albright Road after staff discovered that the existing shopping plazas located on these sites were partly situated on separate parcels outside the City limits.

### **Zoning Ordinance Amendments**

Staff brought forth a series of Zoning Ordinance amendments including relaxation of certain property upgrade requirements during the current economic downturn, refinements and additional flexibility in the City's industrial zoning districts, updating of many procedural requirements, and continuing fine tuning of the City's sign regulations. Most of these amendments were in specific response to concerns raised by property owners and developers.

### **PRT Strategic Plan**

In coordination with the Parks, Recreation & Tourism Department, planning staff prepared a PRT Strategic Plan, an implementation strategy identified in the adopted Vision 2020 Comprehensive Plan. *Directions: A Strategic Plan for Rock Hill Parks, Recreation & Tourism* will serve to guide decisions on priorities and funding for parks and recreation facilities and services. Staff employed a cohesive “big-picture” approach to the Plan’s development and framed the document around four major priorities. It is anticipated that the PRT Strategic Plan will be considered by City Council for approval in the fall.

### **Cherry Road Market Study & Revitalization Plan**

Because the City has placed increasing importance on revitalization of the Cherry Road corridor particularly through adoption of the Vision 2020 Comprehensive Plan, a consultant was contracted to prepare a Market Feasibility Study for the corridor. The findings and strategic recommendations for land use, zoning and revitalization will be used in the preparation of a Revitalization Plan to help leverage redevelopment along Cherry Road. Staff has initiated development of a Revitalization Plan for the Cherry Road corridor including research and analysis for three subarea plans to be completed by January 2014.