



ANNUAL REPORT



FISCAL YEAR 2010 - 2011

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INTRODUCTION

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.

GROWTH AND DEVELOPMENT

While growth has slowed due to 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 over the last decade as the 2010 census figures begin to be released. Also covered are the advance planning approvals for future development projects.

Key highlights of growth in Rock Hill include:

- The 2010 population for the City of Rock Hill was 66,154, a 33 percent increase from the last Census update in 2000.
- As the population continues to grow, so does the total number of households with 29,159 in 2010. The number of occupied units grew about 38.5 percent from 2000 as well did the vacancy rate from 4 percent to 11 percent.
- Other key demographic information includes; median age was 31.9, the average family size was 3.04, and the average household size was 2.43.
- Over the past ten years, the City of Rock Hill has steadily grown in total land area from 31.41 square miles to 37.18 square miles. There were a total of six annexations during the fiscal year 2011 that totaled 418.08 acres, an increase of 336.14 acres from the previous fiscal year.
- There was an increase of three final plats approved during fiscal year 2011 from zero in the 2010 fiscal year, as well as an increase in thirteen total number of development approvals as compared to only seven being approved in fiscal year 2010. Of the thirteen development approvals, five plans were submitted for the Riverwalk including the Giordana Velodrome which is under construction and is scheduled to be completed by early 2012.
- A total of three major site plans were approved as compared to nine in the previous fiscal year. The presently approved site plans are: Cotton Mill Village (21 multi-family units), Composite Resources, and the City Operations Center.

Demographics

(Source: US Census Bureau-2000 & 2010 Summary File 1; 2008-2009 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	66,154	31.9	3.04
2009*	69,213	34.2	3.40
2008*	64,555	30.1	3.36
2000	49,765	31.0	3.05
Percent Change:			
2000 to 2010	32.93%	2.90%	-0.33%

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	29,159	25,966	3,193	11.0%	2.43
2009*	28,713	25,785	2,928	10.2%	2.57
2008*	26,784	24,034	2,750	10.3%	2.60
2000	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 2007-2009 American Community Survey (ACS) 1-year Estimates do not reflect the actual population. 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 sample of housing units and people, and not the full population. 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

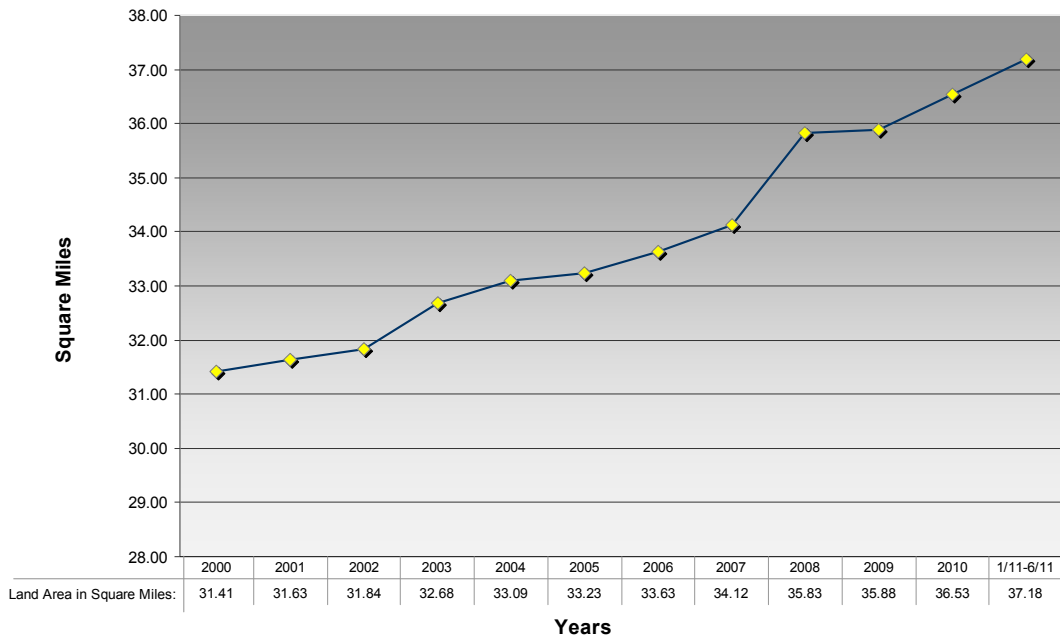
(Source: Rock Hill Planning and Development Department)

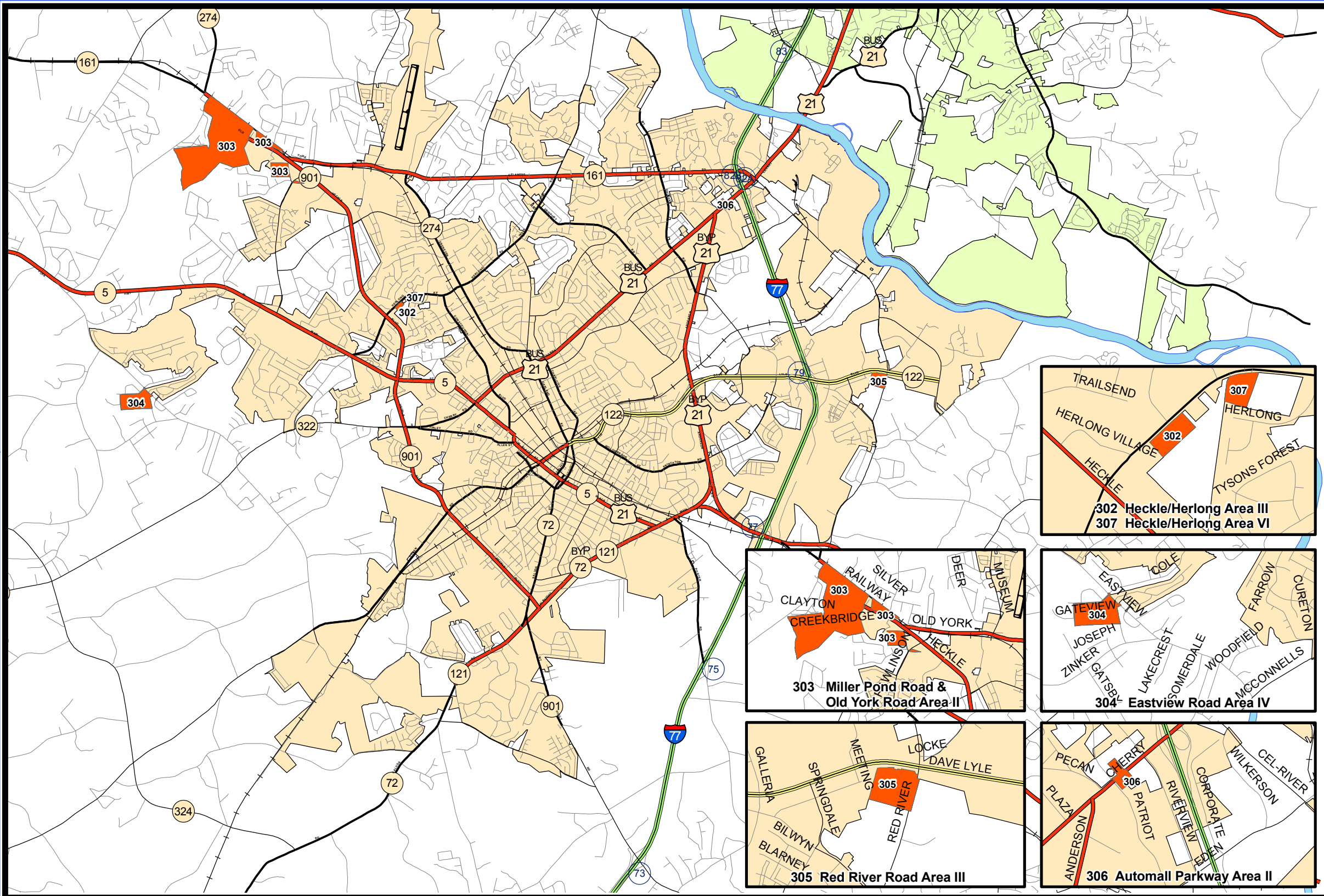
FY 2011 Annexations*

<u>Annexation Site</u>	<u>Acreage</u>	<u>Zoning</u>
Heckle/Herlong Area III	3.16	LC
Miller Pond Road & Old York Road Area II	345.00	SF-2, SF-4, SF-5, OI, IB, LC, and IG
Eastview Road Area IV	45.00	RH
Red River Road Area III	18.99	CC
Automall Parkway Area II	2.74	CC
Herlong/Heckle Area VI	3.19	MF-15
Total Annexed Acreage:	418.08 Acres	
City Area Increase:	0.65 Sq. Miles	

*See Map "Rock Hill Annexations FY 2011"

City Growth by Land Area



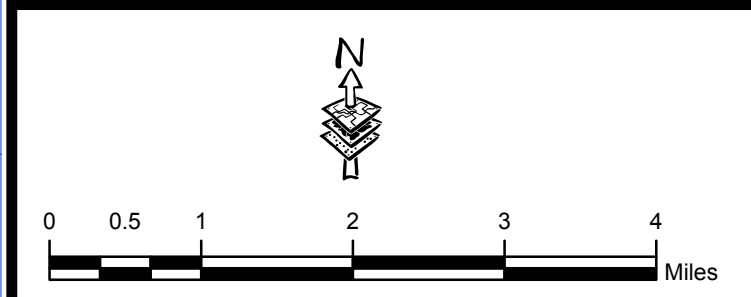
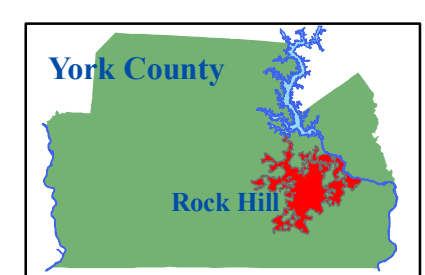


LEGEND

Annexations		
	Annexation Areas	
302	Heckle/Herlong Area III	10/11/10
303	Miller Pond Road & Old York Road Area II	4/11/11
304	Eastview Road Area IV	4/11/11
305	Red River Road Area III	6/13/11
306	Automall Parkway Area II	6/13/11
307	Herlong/Heckle Area VI	6/13/11

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

LOCATOR MAP

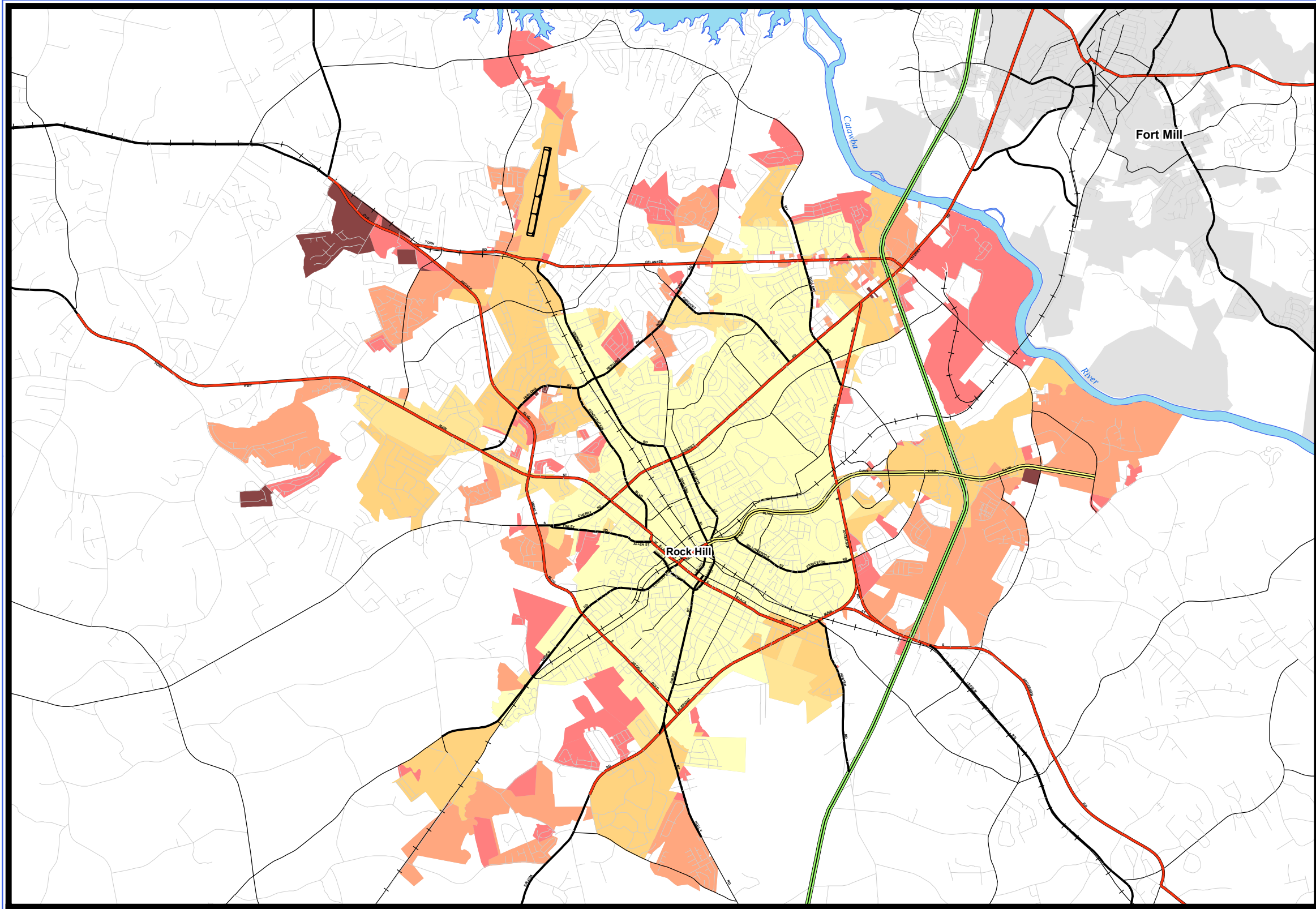


ROCK HILL ANNEXATIONS FY 2011

SOURCE: CITY OF ROCK HILL
PLANNING AND DEVELOPMENT DEPARTMENT
August 2011



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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

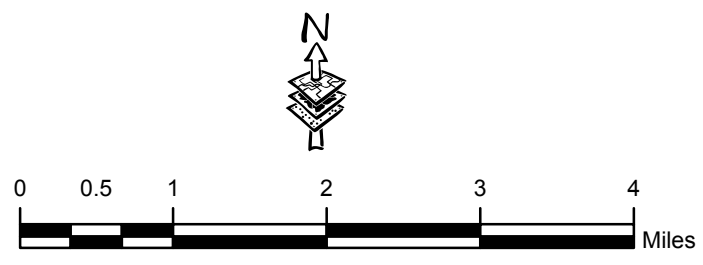
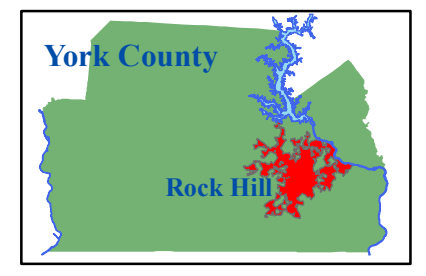
City Limits

- Other Jurisdictions
- Catawba River & Lake Wylie

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
August 2011



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Development

(Source: Rock Hill Planning and Development Department)

Approved Major Site Plans & Subdivisions FY 2011*

<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>
Norwood Ridge, Phase 4	1	Norwood Ridge Dr & Mt Gallant Rd	3/4/2011	Single Family Residential	43	n/a	38.0
Rock Pointe Apartments	2	Ebenezer Rd, across from Trexler Lane	11/7/2010	Multi-Family Residential	48	n/a	6.00
Doctor's Care -Bi-lo Outparcel	3	2174 Cherry Rd.	5/10/2011	Medical Office	n/a	5,641	1.0
Riverwalk, Phase 1D	4	North Cherry Road & Cel-River Rd	7/6/2010	Single Family Residential	90	n/a	29.3
Riverwalk, Phase 1E.1 - Terrace Park	5	North Cherry Road & Cel-River Rd	2/9/2011	Single Family Residential	12	n/a	1.0
Riverwalk, Phase 1E.2	6	North Cherry Road & Cel-River Rd	2/1/2011	Single Family Residential	34	n/a	6.0
Rock Hill Velodrome	7	North Cherry Rd & Riverwalk Parkway	3/25/2011	Outdoor Recreation/Park	n/a	n/a	5.8
Riverwalk Industrial Park, Project RRD #1	8	West side of Cel-River Rd, south of Eden Terr	1/6/2011	Industrial/Manufacturing	n/a	255,000	16.7
Red River Road Project	9	Red River Rd & Dave Lyle Blvd	6/13/2011	Commercial/Retail	n/a	110,000 (retail)	24.7
Toyota of Rock Hill	10	640 Galleria Blvd	9/7/2010	Auto Dealership	n/a	49,041	6.54
York Preparatory Academy - Trinity Site (Temporary)	11	505 University Drive	4/5/2011	Charter School (Temporary site in existing school)	n/a	28 classrooms (K-9) & gymnasium 12,285 (office) 24,000	20.2
CORE Autosport	12	411 Lakeshore Pkwy	3/15/2011	Factory/Industrial	n/a	(storage/manufacturing)	8.3
Sweetwater, Phase 2B	13	Rawlsville Rd & Albright Rd	5/3/2011	Single Family Residential	20	n/a	5.0

*See Map "Approved Major Site Plans & Subdivisions FY 2011"

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Development

Approved Major Site Plans & Subdivisions 2005 to 2010*

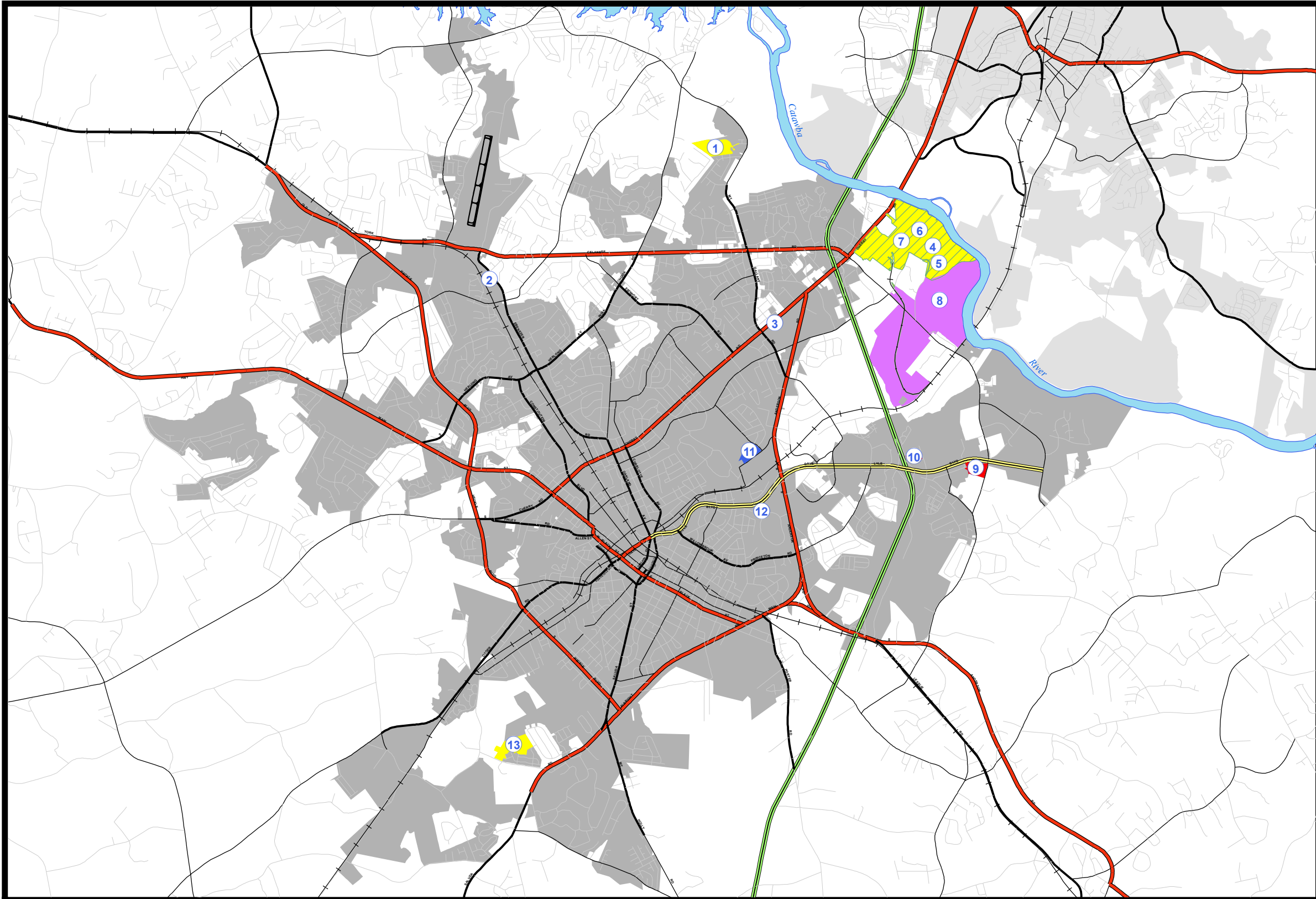
Project Name	Map #	Location	Approval Date	Project Type	# of Lots or Units (Residential)	Area in Sq. Ft. (Non-Residential)	Parcel Acreage
Dutchman Creek Middle School	1	Museum Rd & Mt Gallant Rd	7/11/2006	School	n/a	172,312	63.22
Chelsea Woods, Phase II	2	Museum Rd & Pennington Rd	7/26/2007	Single Family Residential	26	n/a	8.429
Chelsea Woods, Phase III	3	Pennington Rd & Museum Rd	11/17/2005	Single Family Residential	9	n/a	2.056
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	9.935
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	5.794
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
SouthCross Corporate Center	12	Southcross Blvd, west of Cherry Rd	9/10/2007	Industry Business	n/a	150,000+	36.50
Riverwalk, Phase 1B Initial	13	North Cherry Road & Cel-River Rd	5/10/2010	Single Family Residential	6	n/a	14
Riverwalk, Phase 1D	14	North Cherry Road & Cel-River Rd	7/6/2010	Single Family Residential	90	n/a	29.3
Corporate Blvd Building & Design Center	15	I-77 & Corporate Blvd	6/6/2006	Commercial/Office	n/a	24,000 (flex space) 36,200 (building supply company)	23.9
Patriot Parkway Storage	16	Patriot Parkway & Cherry Rd	8/7/2007	Storage Facility	n/a	57,700 (storage)	6.939
Walker's Ridge (formerly The Village at Brookstone)	17	Brookstone Way & Ebinport	4/23/2008	Single Family Residential	75	1,700 (live/work)	55.04
Chandler Commons Commercial	18	India Hook Rd & Ragin Lane	9/2/2008	Commercial/Retail	n/a	n/a	1.65
Herlong Commercial	19	Herlong Av & Ridgefield Ct	1/3/2006	Commercial/Retail	n/a	20,000	3.5
Village of India Hook	20	India Hook Rd, across from Hillcroft Pl	3/7/2006	Multi-family Residential	58	25,056	13.92
Millwood Plantation Phase 6	21	Herlong Ave/South of India Hook Rd	1/23/2007	Single Family Residential	52	n/a	17.53
Piedmont Station	22	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	23	Hollis Lakes Blvd & Renowned Blvd	6/15/2007	Single Family Residential	99	n/a	19.71
Rock Pointe Apartments	24	Ebenezer Rd, across from Trexler Lane	11/7/2010	Multi-Family Residential	48	n/a	6.00
Whisper Creek Apartments	25	Herlong Av, across from Kensington Square	8/24/2005	Multi-family Residential	292	n/a	19.66
Action Stainless Steel	26	Kensington Square	8/5/2008	Manufacturing	n/a	3,020 (office) 61,980 (warehouse)	5.53
Park Pointe Village, Phase I	27	Hollis Lakes Rd	10/7/2008	Multi-Family Senior Residential/Continuing Care	36 (MF) 13 (duplex)	n/a	66.5
Stoneridge Hills	28	Main St & Leach Rd	10/7/2008	Single Family Residential	368	n/a	220.73
Stoneridge Lakes, Phase I - III (Eastview Oaks)	29	Eastview Rd/South of Hwy 5	8/18/2009	Single Family Residential	49	n/a	26.21
Stoneridge Lakes, Phase V (Eastview Oaks)	30	Plantation Hills Dr & Eastview Rd	11/14/2005	Single Family Residential	30	n/a	14.64
Stoneridge Lakes, Phase VI (Eastview Oaks)	31	Eastview Rd/South of Hwy 5	7/17/2008	Single Family Residential	13	n/a	8.53
Stoneridge Lakes, Phase VII (Eastview Oaks)	32	Eastview Rd/South of Hwy 6	9/28/2005	Single Family Residential	20	n/a	9.323
The Parks	33	Eastview Rd & Park Ridge Blvd	9/16/2008	Single Family Residential	107	n/a	66.61
Meadow Lakes II, Phase IV - Sec IV	34	Eastview Rd & Meadow Lakes Rd	12/28/2005	Single Family Residential	10	n/a	8.36
Shoppes at Huntington	35	W Main St	1/5/2006	Commercial/Retail	n/a	31,261 (commercial) 30,000 (office)	2.99
Heckle Business Park - Commercial Subdivision	36	551 South Herlong Ave	11/1/2008	Office/Retail	n/a	12,000 (restaurant) 78,000 (storage space)	17.21
Constitution Park Townhouses, Phase I - III (formerly Branches at Constitution)	37	Heckle Bld & S Herlong Ave	8/30/2005	Townhouses	137	n/a	19.368

*See Map "Approved Major Site Plans Subdivisions 2005 to 2010"

**Approved Major Site Plans & Subdivisions
2005 to 2010***

Project Name	Map #	Location	Approval Date	Project Type	# of Lots or Units (Residential)	Area in Sq. Ft. (Non-Residential)	Parcel Acreage
Estes Knoll	38	Estes Drive	7/12/2006	Single Family Residential	3	n/a	1.292
Agape Assisted Living Center	39	Sedgewood Dr & Ebenezer Rd	9/4/2007	Assisted Living Facility	n/a	29,533	19.61
Waterford Glen, Phase 2	40	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)	41		1/11/2008	Single Family Residential	173	n/a	79.8
Harmon Distribution Center	42	Waterford Business Park	3/6/2008	Industrial Facility	n/a	115,000 (warehouse) 6,000 (office)	12
Galleria Outparcel H	43	Dave Lyle Blvd & Meeting Blvd	7/13/2005	Commercial/Retail	n/a	13,000	1.41
Springsteen Plantation	44	Millhouse Dr & Springdale Rd	3/6/2006	Single Family Residential	58	n/a	28.5
Homewood Suites	45	Galleria Blvd & I-77	6/3/2008	Hotel	n/a	83,326	4.16
Rock Hill Comfort Suites Hotel	46	Old Springdale Rd/South of Dave Lyle Blvd	7/10/2007	Hotel	n/a	12,358	1.39
Holiday Inn at Galleria	47	Galleria Blvd	8/5/2008	Hotel	n/a	73,930	2.57
Innsbrook Commons	48	W Main St & Hardin St Tabor Dr &	5/2/2006	Multi-family Residential	72	n/a	5.65
Townplace Suites	49	Galleria Blvd	8/5/2008	Hotel	n/a	49,516	2.24
Toyota of Rock Hill	50	640 Galleria Blvd	9/7/2010	Auto Dealership	n/a	49,041	6.54
Manchester, Site 8F	51	Ardwyck & South of Dave Lyle Blvd	3/22/2006	Townhouses	32	n/a	7.24
Manchester, Site 8F	52	Ardwyck & South of Dave Lyle Blvd	2/9/2007	Townhouses	10	n/a	5.54
Ardwyck - Phase II	52	Crown Pointe Lane and Springsteen Road	8/1/2005	Commercial/Retail (Bank)	n/a	68,171	1.56
Crown Pointe, Lot 3	53	Springsteen Rd & Seven Oaks Blvd	7/20/2005	Single Family Residential	70	n/a	21.87
Seven Oaks, Phase III & IV	54	Springsteen Road adjacent to Woodvale Subdivision	10/9/2008	Single Family Residential	53	n/a	17
Garrison Estates	55	Anderson Road & East Main Street	9/8/2009	Office/Industrial	n/a	120,393	32.75
City Operations Center	56	Princeton Rd/Amanda Way (Bonneau Ct)	6/13/2008	Single Family Residential	7	n/a	3.66
Amanda Way	57					5,000 (office) 52,600	
Composite Resources	58	Tech Park/Lakeshore Parkway	3/19/2010	Factory/Industrial	n/a	(manufacturing/warehouse)	5.76
Renaissance Square	59	503 E. Main Street	5/29/2008	Townhouses	14	n/a	1.29
The Cotton Factory	60	White Street & Dave Lyle Blvd	7/11/2006	Commercial/Office	n/a	74,500 (retail) 33,600 (office)	4.83
Hagins-Fewell Revitalization	61	W Main St & N Wilson St	1/3/2006	Multi-family Residential	19	n/a	0.95
Cotton Mill Village	62	East Main Street & Constitution Blvd	1/5/2010	Single Family & Multi-family Residential	18 (SF) & 21 (MF)	5k sq. ft. bldg outparcel	8.38
Cherry-Laurel	63	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	64	Finley Rd	2/5/2008	Senior Living Community	72	3,182 (community center)	6.59
Arcade Mills Redevelopment	65	Old Arcade Mill Area/ Hagins, Sidney, and Reynolds Streets	9/10/2008	Single Family Residential	29	n/a	15.71
Woodside Village (formerly Starbright Village)	66	Ogden Rd & Heckle Blvd	9/5/2006	Single Family Residential	61	n/a	37.457
Crawford Woods	67	On the corner of Crawford Rd and Irwin St	5/3/2007	Single Family Residential	11	n/a	3.64
Soft Winds Village, Phase 2	68	Ogden Rd & Soft Winds Village Dr	12/18/2006	Single Family Residential	48	n/a	11.3
Peaceful Meadows	69	Rambo Rd	4/6/2010	Single Family Residential	135	n/a	74.6
Sweetwater, Phase 2A	70	Rawlsville Rd & Albright Rd	4/11/2008	Single Family Residential	35	n/a	11.54
Sweetwater, Phase 1	71	Rawlsville Rd & Albright Rd	8/8/2007	Single Family Residential	79	n/a	28.61
Fairway Woods	72	Saluda St & Tarrington Dr	7/19/2006	Single Family Residential	55	n/a	12.1
Roddey Park, Phase VI (formerly Bellingrath)	73	Off of Saluda Road, beyond end of Schuyler Avenue	12/13/2007	Single Family Residential	37	n/a	24.47
Roddey Park, Phases II-V (formerly Bellingrath)	74	Albright Rd & John Roddey Cir	11/20/2009	Single Family Residential	208	n/a	45.84
Roddey Park, Phase I (formerly Bellingrath)	75	Albright Rd & John Roddey Cir	8/24/2007	Single Family Residential	73	n/a	34.9
Holly Hill Subdivision	76	John Roddey Cir	8/24/2007	Single Family Residential	73	n/a	34.9
	76	Mt Holly Rd	9/25/2007	Single Family Residential	55	n/a	35.56
Carnegie Estates, Phase IV	77	Saluda St & Favorwood Dr	7/31/2009	Single Family Residential	59	n/a	21.68

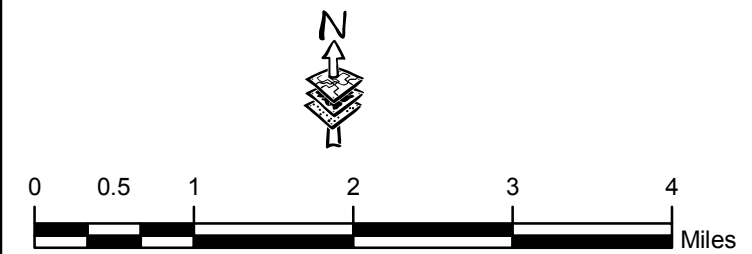
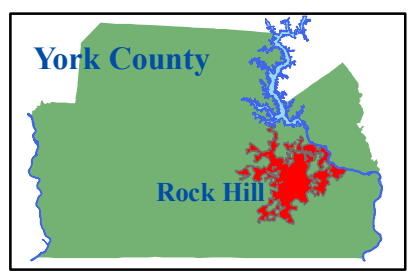
*See Map "Approved Major Site Plans Subdivisions 2005 to 2010"



LEGEND

- Proposed Land Use**
- Institutional
 - Industrial
 - Commercial
 - Multi-family Residential & Townhomes
 - Single-family Residential
 - Outdoor Recreation
- Note: Projects are shown according to parcel location at the time of approval.
- | | |
|--|--|
| <p>City Limits</p> <ul style="list-style-type: none"> Rock Hill Fort Mill Catawba River | <p>Roadway</p> <ul style="list-style-type: none"> Interstate Other Freeway/ Expressway Other Prin Arterial Minor Arterial Major Collector Local Railroad |
|--|--|

LOCATOR MAP

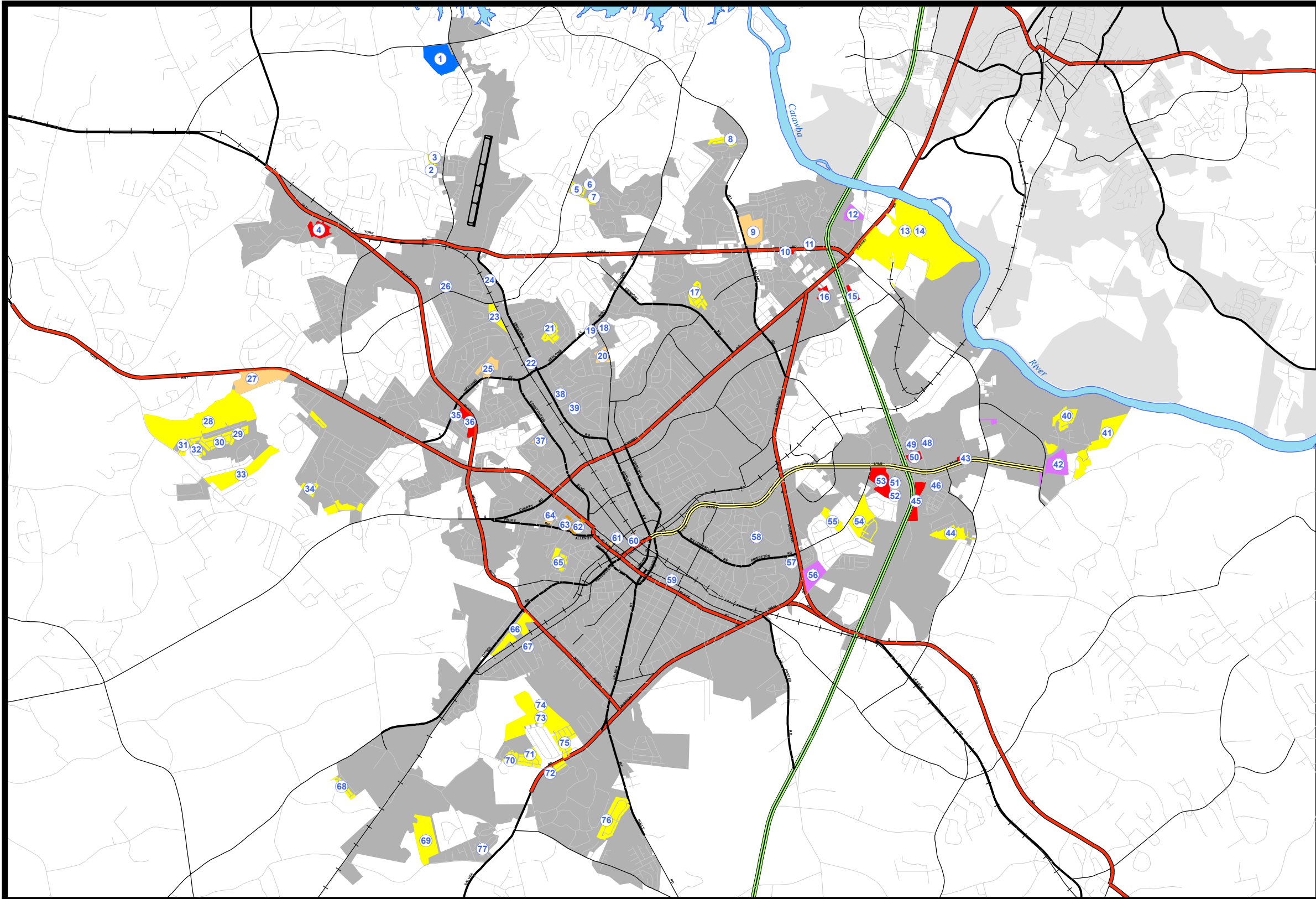


**APPROVED MAJOR SITE PLANS & SUBDIVISIONS
FY 2011**

**SOURCE: CITY OF ROCK HILL
PLANNING AND DEVELOPMENT DEPARTMENT
August 2011**



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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

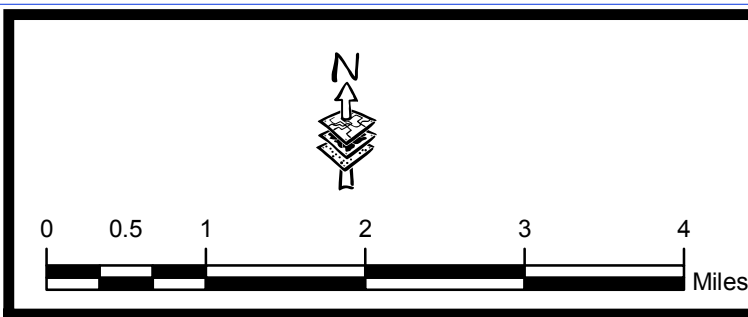
- Rock Hill
- Fort Mill

Roadway

- Interstate
- Other Freeway/Expressway
- Other Prin Arterial
- Minor Arterial
- Major Collector
- Local
- Railroad

Catawba River

LOCATOR MAP



APPROVED MAJOR SITE PLANS & SUBDIVISIONS 2005 - 2010

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PERMITTING AND APPROVALS

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

Plans

- The total number of plans reviewed is 1353, up by 11% compared to last year.

Permits

- This fiscal year the total number of permits issued is 2,635, up by 6% compared to last year.
- The total number of single-family permits issued this year is 101, down by 47% compared to last year.
- The total number of new non-residential building permits issued this year is 26, up by 53% compared to last year.

Inspections

- The total number of inspections performed is 10,231, up by 3% compared to last year.

Fees Collected

- A total of \$1,047,226 in fees were collected this year. A total of \$529,935 in permit fees, \$437,628 in impact fees, and \$79,663 in impact fees for the Miller Pond Annexation area was collected.

Summary of Development Activities 2010 - 2011 Fiscal Year

Total Permits Issued	2,635
Total Valuation of Permits	\$75,448,058
Total Permit Fees Paid	\$529,935

Building Permit Information

Single Family Residences	101	
Total Valuation	\$22,118,949	
Average Valuation	\$218,999.49	
Multi-Family Residences	4 bldgs./ 69 units	
Total Valuation	\$7,485,528	
New Commercial Buildings	26	
Total Valuation	\$19,111,891	
Inspections Performed by Building Inspectors		10,231

Erosion Control Permit Information

Erosion Control Permits Issued	43
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Demolition Permit Information

Demolition Permits Issued	68
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Plan Review Information

Plans Submitted for Review	
New Plans	828
Revised Plans	525
Total	1353

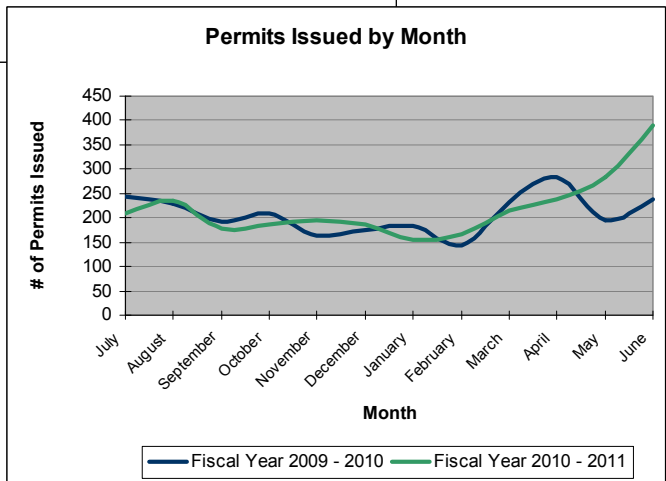
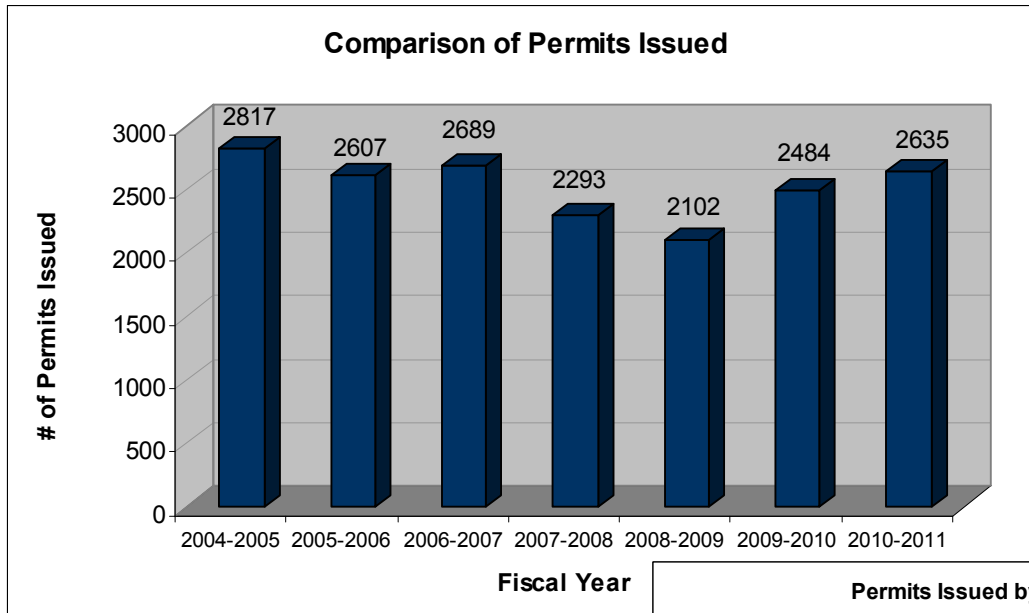
Impact Fee Information

Impact Fees Collected	
Fire	\$156,491
Water	\$108,842
Wastewater	\$172,295
Total	\$437,628

Comparison of Permits Issued

(compared to same month in previous fiscal year)

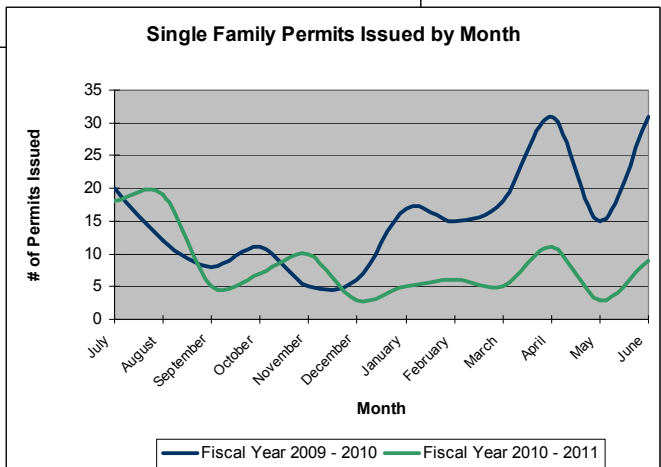
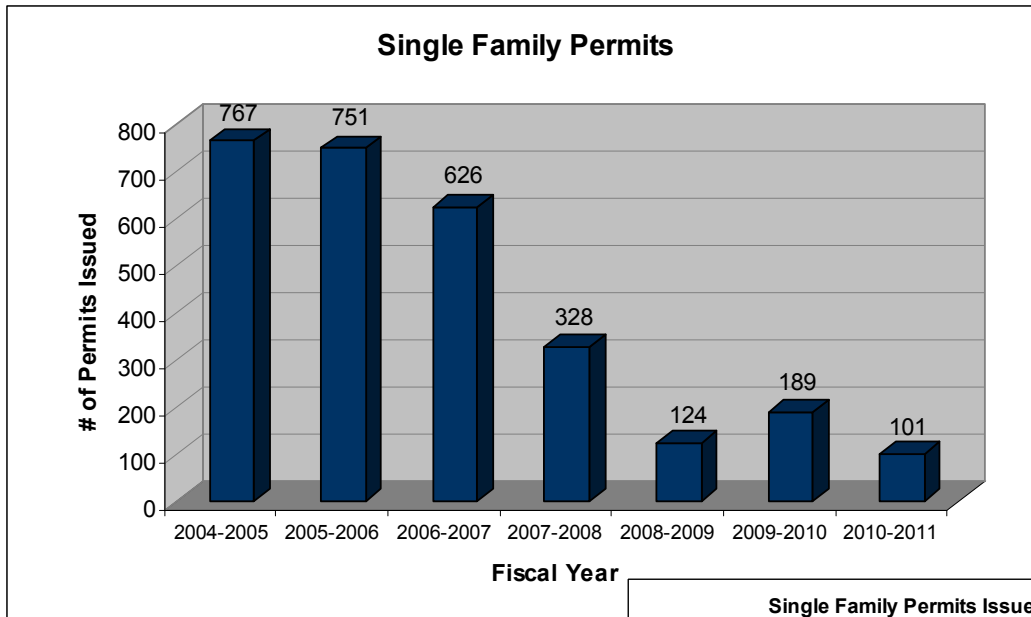
Month	Fiscal Year 2009-2010			Fiscal Year 2010-2011			Percent Change		
	No. of Permits	Valuation	Fees Paid	No. of Permits	Valuation	Fees Paid	Change in # of Permits from Last Year	Change in Valuations from Last Year	Change in Fees Paid from Last Year
July	244	\$7,474,938	\$57,728	209	\$7,101,042	\$51,798	-14%	-5%	-10%
August	229	\$6,241,400	\$48,572	234	\$15,255,311	\$96,431	2%	144%	99%
September	191	\$4,725,693	\$53,237	179	\$2,216,342	\$20,082	-6%	-53%	-62%
October	208	\$19,654,243	\$115,377	187	\$3,484,244	\$28,101	-10%	-82%	-76%
November	163	\$3,103,176	\$27,791	195	\$3,827,898	\$29,838	20%	23%	7%
December	175	\$4,271,986	\$33,936	186	\$8,041,978	\$51,999	6%	88%	53%
January	183	\$4,865,166	\$40,390	154	\$2,816,718	\$24,101	-16%	-42%	-40%
February	143	\$6,082,088	\$42,948	167	\$7,070,809	\$46,116	17%	16%	7%
March	232	\$5,466,140	\$42,349	214	\$9,671,835	\$63,367	-8%	77%	50%
April	283	\$24,816,997	\$153,142	238	\$7,310,342	\$41,704	-16%	-71%	-73%
May	195	\$6,321,745	\$47,485	283	\$2,518,368	\$24,300	45%	-60%	-49%
June	238	\$7,022,824	\$55,228	389	\$6,133,171	\$52,098	63%	-13%	-6%
Total	2,484	\$100,046,396	\$718,183	2,635	\$75,448,058	\$529,935	6%	-25%	-26%



Comparison of Single Family Permits Issued

(compared to same month in previous fiscal year)

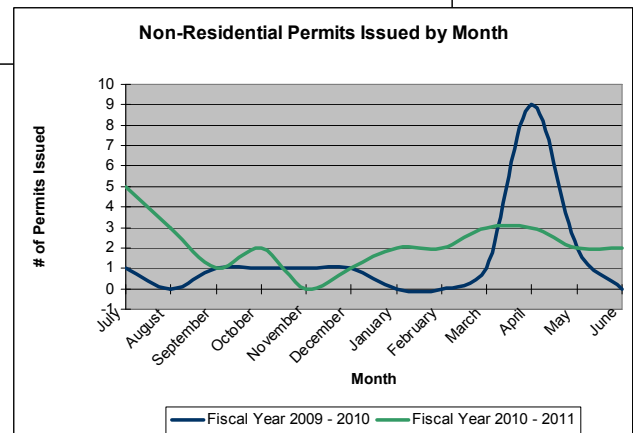
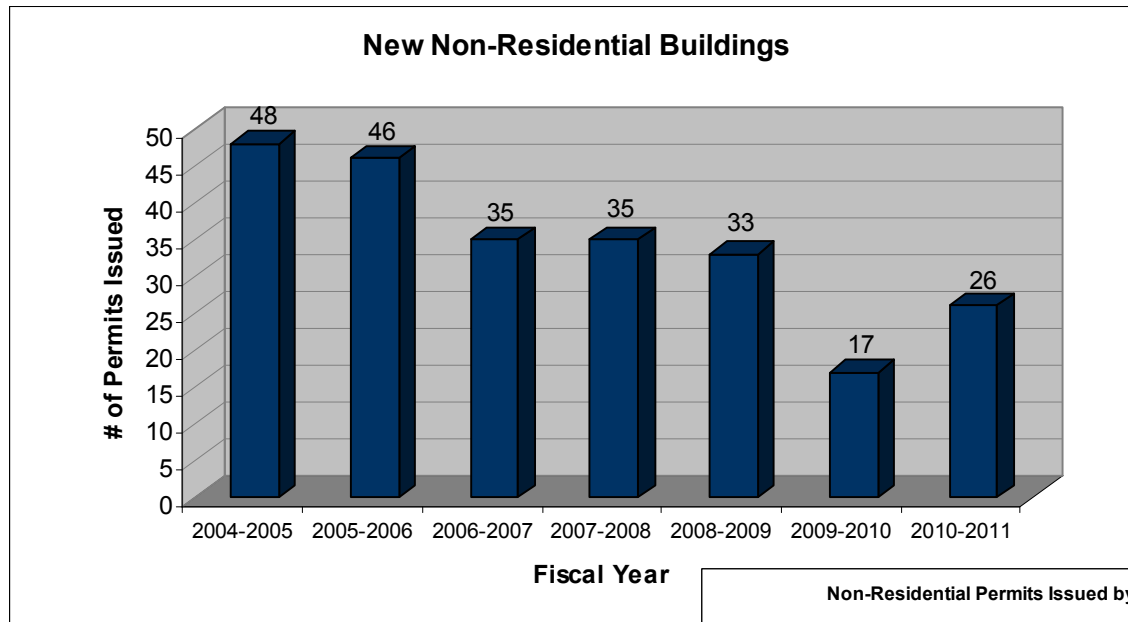
Month	Fiscal Year 2009-2010			Fiscal Year 2010-2011			Percent Change		
	No. of Permits	Valuation	Fees Paid	No. of Permits	Valuation	Fees Paid	Change in # of Permits from Last Year	Change in Valuations from Last Year	Change in Fees Paid from Last Year
July	20	\$3,952,430	\$27,307	18	\$3,464,963	\$23,131	-10%	-12%	-15%
August	12	\$2,094,908	\$14,685	19	\$3,644,623	\$25,075	58%	74%	71%
September	8	\$1,496,419	\$10,449	5	\$1,014,963	\$6,759	-38%	-32%	-35%
October	11	\$2,580,412	\$16,263	7	\$1,932,652	\$11,597	-36%	-25%	-29%
November	5	\$1,112,674	\$7,250	10	\$2,376,720	\$14,944	100%	114%	106%
December	6	\$1,185,204	\$8,101	3	\$634,083	\$4,267	-50%	-47%	-47%
January	17	\$3,193,899	\$22,154	5	\$891,950	\$6,327	-71%	-72%	-71%
February	15	\$3,387,603	\$21,942	6	\$1,616,151	\$9,638	-60%	-52%	-56%
March	18	\$3,934,416	\$25,953	5	\$1,234,685	\$7,762	-72%	-69%	-70%
April	31	\$5,723,643	\$39,658	11	\$2,232,942	\$14,940	-65%	-61%	-62%
May	15	\$2,744,569	\$19,212	3	\$560,413	\$3,962	-80%	-80%	-79%
June	31	\$5,336,250	\$37,710	9	\$2,514,804	\$14,861	-71%	-53%	-61%
Total	189	\$36,742,427	\$250,684	101	\$22,118,949	\$143,263	-47%	-40%	-43%



Comparison of Non-Residential Building Permits for New Buildings

(compared to same month in previous fiscal year)

Month	Fiscal Year 2009-2010			Fiscal Year 2010-2011			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	1	\$359,693	\$2,385	5	\$2,035,484	\$11,955	400%	466%	401%
August	0	\$0	\$0	3	\$8,598,637	\$46,630	-	-	-
September	1	\$189,750	\$1,470	1	\$2,500	\$67	0%	-99%	-95%
October	1	\$2,152,595	\$11,799	2	\$215,000	\$1,702	100%	-90%	-86%
November	1	\$5,390	\$90	0	\$0	\$0	-100%	-100%	-100%
December	1	\$1,817,688	\$10,039	1	\$8,000	\$105	0%	-100%	-99%
January	0	\$0	\$0	2	\$632,317	\$3,891	-	-	-
February	0	\$0	\$0	2	\$4,248,795	\$23,119	-	-	-
March	1	\$18,400	\$187	3	\$1,514,054	\$8,976	200%	8129%	4700%
April	9	\$17,953,077	\$97,576	3	\$761,354	\$4,958	-67%	-96%	-95%
May	2	\$467,755	\$3,450	2	\$265,750	\$2,084	0%	-43%	-40%
June	0	\$0	\$0	2	\$830,000	\$5,347	-	-	-
TOTALS	17	\$22,964,348	\$126,996	26	\$19,111,891	\$108,834	53%	-17%	-14%

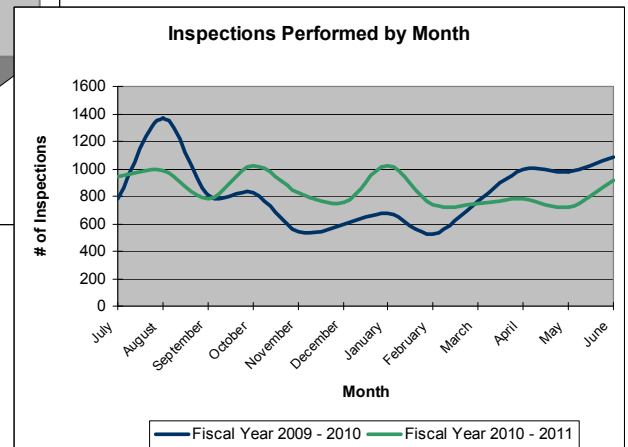
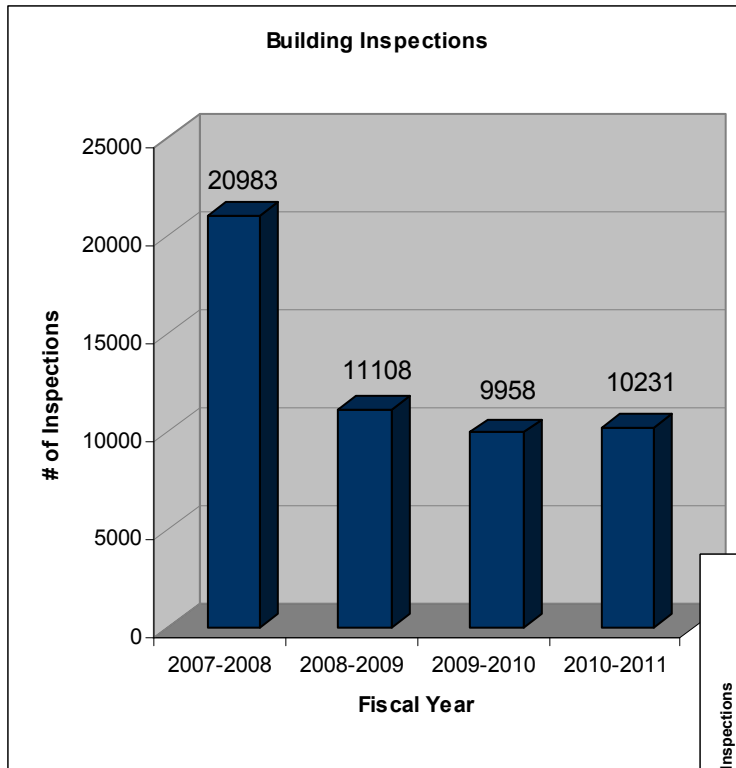


Comparison of Inspections

(compared to same month in previous fiscal year)

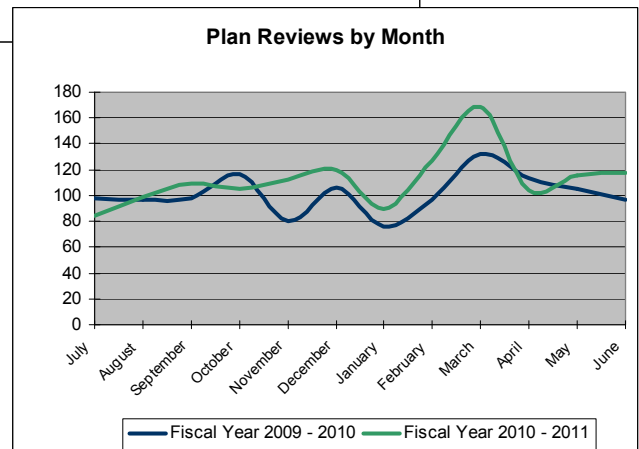
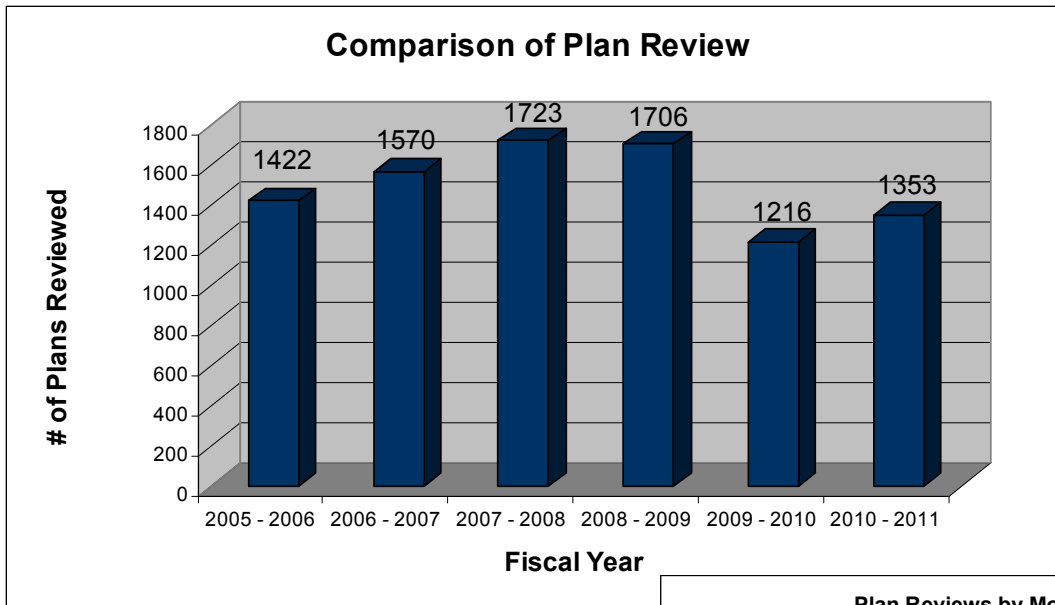
Fiscal Year 2009-2010 Fiscal Year 2010-2011 Percent Change

Month	No. of Inspections	No. of Inspections	Change from Last Year
July	783	939	20%
August	1369	984	-28%
September	812	778	-4%
October	828	1023	24%
November	544	829	52%
December	598	754	26%
January	675	1020	51%
February	522	735	41%
March	768	749	-2%
April	992	784	-21%
May	980	723	-26%
June	1087	913	-16%
Total	9958	10231	3%



Comparison of Plan Review

Month	Fiscal Year 2009 - 2010			Fiscal Year 2010 - 2011			Percent Change
	New Plans	Revisions	Total Plans Reviewed	New Plans	Revisions	Total Plans Reviewed	Change from Last Year
July	90	8	98	54	30	84	-14%
August	80	17	97	71	28	99	2%
September	70	28	98	68	41	109	11%
October	79	38	117	64	41	105	-10%
November	54	26	80	73	39	112	40%
December	72	34	106	75	45	120	13%
January	45	31	76	56	34	90	18%
February	75	22	97	73	54	127	31%
March	70	62	132	97	72	169	28%
April	63	50	113	55	49	104	-8%
May	58	47	105	63	53	116	10%
June	59	38	97	79	39	118	22%
Total	815	401	1216	828	525	1353	11%



Average Review Times For Key Plan Types

Stage/Plan Type	No. of Plans	Average Review Time (days)
Annexation	7	5.86
As-built Plans	71	3.03
Civil Construction Plan	113	6.88
Demolition Plan	22	2.32
Erosion Control/Stormwater Plan Only	43	3.74
Exterior Renovation	11	2.00
Final Plat	18	8.22
Interior Upfit/Renovations	169	4.25
Major Site Plan (NR > 20,000 sf or Res > 25 units)	20	6.75
Minor Site Plan (NR < 20,000 sf or Res < 25 units)	11	3.91
Minor Subdivision (3 or less parcels)	61	2.33
Non-Residential Building Plans	87	5.69
Preconstruction	38	1.13
Preliminary Plat (4 or more lots)	12	9.33
Residential Attached Building Plans	6	8.83
Rezoning	10	12.20
Sign Plan	180	2.39
Sketch Plan	35	7.80
ZBA Special Exception/Variance/Appeal	49	2.92

Average Review Time by Group

Primary Reviewers	Average Review Time (days)	No. of Reviews
Infrastructure - Impact Fees	3.85	155
Infrastructure - Landscape	5.26	192
Infrastructure - Roadway	5.43	371
Infrastructure - Stormwater	3.90	475
Infrastructure - Water & Sewer	4.35	487
Inspection - PAC	1.39	202
Inspection 1	2.82	340
Inspections	3.42	201
Utilities (Electrical)	3.61	360
Zoning	6.28	432
Zoning - PAC	1.55	340

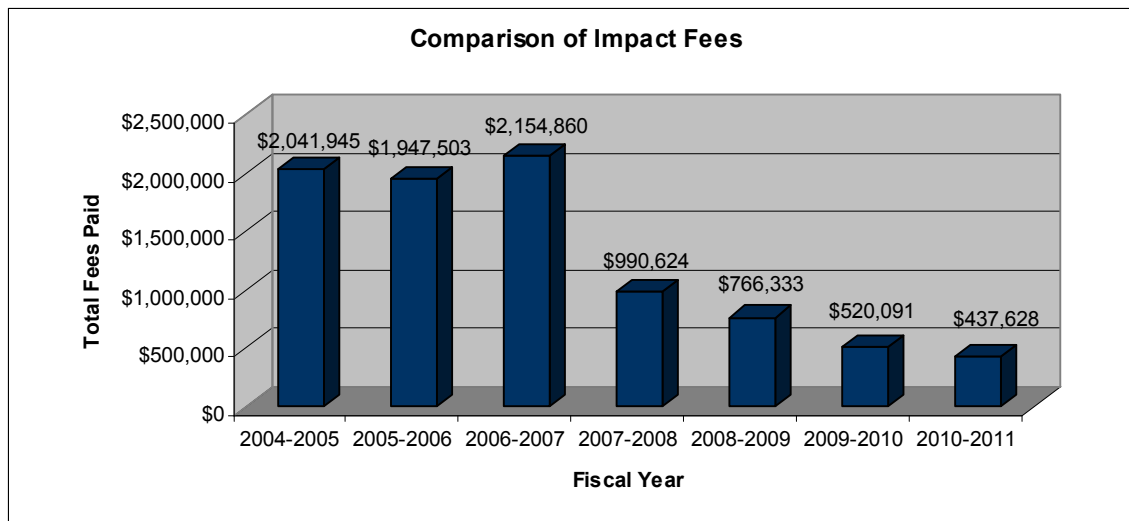
Secondary Reviewers	Average Review Time (days)	No. of Reviews
Admin	3.26	39
Airport	5.67	3
E911	6.80	10
Economic & Urban Development	4.29	28
Fire	3.00	1
GIS/Addressing	5.02	49
Historic	1.23	13
Housing & Neighborhood Services	1.00	3
Planning	3.96	28

Comparison of Paid Impact Fees

Based on Paid Date

<i>Fiscal Year 2010-2011</i>		Impact Fees				Impact ERU's			
<i>Month</i>	<i>Cases</i>	<i>Fire</i>	<i>Water</i>	<i>Sewer</i>	<i>Total</i>	<i>Fire</i>	<i>Water</i>	<i>Sewer</i>	<i>Total</i>
July	24	\$13,565	\$13,542	\$20,962	\$48,069	27	28	25	80
August	29	\$40,576	\$26,452	\$36,272	\$103,300	82	55	43	180
September	8	\$4,525	\$3,188	\$4,820	\$12,533	9	7	6	22
October	17	\$6,125	\$6,056	\$11,900	\$24,081	12	13	14	39
November	14	\$8,387	\$5,898	\$10,490	\$24,775	17	12	12	41
December	10	\$6,935	\$5,258	\$7,081	\$19,274	14	11	8	33
January	15	\$6,810	\$7,972	\$11,909	\$26,691	14	17	14	45
February	13	\$17,717	\$8,126	\$12,181	\$38,024	36	17	14	67
March	14	\$33,858	\$12,432	\$21,260	\$67,550	68	26	25	119
April	25	\$10,422	\$9,880	\$17,570	\$37,872	21	21	21	63
May	5	\$1,980	\$2,390	\$4,250	\$8,620	4	5	5	14
June	18	\$5,591	\$7,648	\$13,600	\$26,839	11	16	16	43
Total	192	\$156,491	\$108,842	\$172,295	\$437,628	315	228	203	746

<i>Fiscal Year 2009-2010</i>		Impact Fees				Impact ERU's			
<i>Month</i>	<i>Cases</i>	<i>Fire</i>	<i>Water</i>	<i>Sewer</i>	<i>Total</i>	<i>Fire</i>	<i>Water</i>	<i>Sewer</i>	<i>Total</i>
July	25	\$11,907	\$12,910	\$20,970	\$45,787	24	27	25	76
August	16	\$5,238	\$6,534	\$10,770	\$22,542	11	14	13	38
September	19	\$9,250	\$8,446	\$14,450	\$32,146	19	18	17	54
October	23	\$18,887	\$14,814	\$25,493	\$59,194	38	31	30	99
November	7	\$2,696	\$2,868	\$5,100	\$10,664	5	6	6	17
December	14	\$3,686	\$6,056	\$7,370	\$17,112	7	13	9	29
January	25	\$8,548	\$11,950	\$21,250	\$41,748	17	25	25	67
February	20	\$9,336	\$9,082	\$14,450	\$32,868	19	19	17	55
March	29	\$10,855	\$13,546	\$22,670	\$47,071	22	28	27	77
April	46	\$39,867	\$25,018	\$43,072	\$107,957	81	52	51	184
May	23	\$13,095	\$10,366	\$14,750	\$38,211	26	22	17	65
June	36	\$20,037	\$16,414	\$28,340	\$64,791	40	34	33	107
Total	283	\$153,402	\$138,004	\$228,685	\$520,091	309	289	270	868



INFRASTRUCTURE

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 1685 plan reviews were completed for infrastructure projects.
- A total of 38 preconstruction meetings were held with developers for new construction projects.
- A total of 16349 linear feet of water pipe was installed this year, an increase of 142% compared to last year.
- A total of 11070 linear feet of sewer pipe was installed this year, an increase of 58% compared to last year.
- A total of 6758 linear feet of street was installed this year, an increase of 339% compared to last year.
- A total of 6628 linear feet of stormdrain was installed this year, an increase of 711% compared to last year.

Infrastructure Plan Reviews

Reviewer	Average Review Days	No. of Reviews
Infrastructure - Impact Fees	3.85	155
Infrastructure - Landscape	5.26	192
Infrastructure - Roadway	5.43	371
Infrastructure - Stormwater	3.90	475
Infrastructure - Water & Sewer	4.35	487

Summary of Infrastructure Projects Completed

Water Projects	2009-2010	2010-2011
Linear Feet of Pipe	6764' (1.28 Mi.)	16349'(3.09 Mi.)
City Maintained	4927' (.93 Mi.)	12614' (2.39 Mi.)
Private On-Site	1837' (.35 Mi.)	3735'(.70 Mi.)
Valves	44	67
Fire Hydrants	12	24

Sewer Projects	2009-2010	2010-2011
Linear Feet of Pipe	7008' (1.32 Mi.)	11070' (2.09 Mi.)
City Maintained	6783' (1.28 Mi.)	9878' (1.87 Mi.)
Private-On-Site	225' (.04 Mi.)	1192 (.22 Mi.)
Pump Stations Added	0	0
Pump Stations relocated	0	0
Pump Stations Eliminated	0	0
Low Pressure Sewer Valves	0	0
Manholes	36	76

Street Projects	2009-2010	2010-2011
Linear Feet of Street	1538' (.29 Mi.)	6758 (1.27 Mi.)
Linear Feet of Stormdrain	817 ' (.15 Mi.)	6628 (1.25 Mi.)

Infrastructure Projects in Progress

Projects in Progress at end of year	2009-2010	2010-2011
Water	12	9
Sewer	13	9
Street	9	7

Projects with plan approval but not under construction	2009-2010	2010-2011
Water	11	3
Sewer	11	3
Street	7	3

Projects with Plan Approval but not under Construction (As of July 1, 2011)

Name	Address
1. Riverwalk Phase 1 E.2	Celanese Site
2. Brakefield @ Riverwalk	Celanese Site
3. Walkers Ridge Section II	Ebinport Road

Projects in Progress at End of Year 2010 - 2011

Project	Water	Sewer	Street
Riverwalk Phase 1B	X	X	X
Riverwalk 1C.1	X	X	X
Riverwalk 1D	X	X	X
Riverwalk 1E.2	X	X	X
Velodrome @ Riverwalk	X	X	
Riverwalk Phase 1E.1	X	X	X
Celanese Plaza	X	X	
Green Earth Phase IIA	X	X	X
Stoneridge Lakes Phase V,VII	X	X	X

Detailed Summary of Water Projects Completed 2010 - 2011

Project	Maintenance
1 Cotton Mill Village 43 Ft. 6" PVC Pipe 206 Ft. 4" PVC Pipe 1 - 6" Gate Valve 1 - 4" Gate Valve	City Maintained
2 Decent Cars 16 Ft. 8" DI Pipe 2 - 8" Gate Valves 1 - Fire Hydrant Assembly	City Maintained
3 Goodwill Industries of the Southern Piedmont 157 Ft. 8" DI Pipe 1 - 8" Gate Valves 1 - Blow-off Assembly	Private
4 Murphy Express 472 Ft. 8" DI Pipe 2 - 8" Gate Valves 2- Fire Hydrant Assemblies	City Maintained
5 Norwood Ridge Phase IV 1681 Ft. 8" DI Pipe 7 - 8" Gate Valves 2- Fire Hydrant Assemblies	City Maintained
6 Park Point Village 1311 Ft. 8" DI Pipe 290 Ft. 4" PVC Pipe 4 - 8" Gate Valves 2- 4" Gate Valves	Private
7 Riverwalk Phase 1A 2859 Ft. 12" DI Pipe 1073 Ft. 8" PVC Pipe 19 - 12" Gate Valves 11 - 8" Gate Valves 8 - Fire Hydrant Assemblies 7 - Blow-Off Assemblies	City Maintained
8 Sweetwater Phase II 3605 Ft. 8" PVC 279 Ft. 4" PVC 7 - 8" Gate Valves 1 - 4" Gate Valve 4 - Fire Hydrant Assemblies 1 - Blow-Off Assembly	City Maintained
9 City of Rock Hill Operations Center 1977 Ft. 8" DI Pipe 2 - 8" Gate Valves 4 - Fire Hydrant Assemblies	Private
10 Cowan Farm Road Extension 2380 Ft. 8" DI Pipe 7 - 8" Gate Valves 3 - Fire Hydrant Assemblies	City Maintained

Detailed Summary of Sewer Projects Completed in 2010 - 2011

Project	Maintenance
1 Cotton Mill Village 158 Ft. 8" DI Pipe 1 - Manhole Assembly	City Maintained
2 Decent Cars 105 Ft. 8" DI Pipe 1 - Manhole Assembly	City Maintained
3 McDonalds 101 Ft. 8" DI Pipe 1 - Manhole Assembly	City Maintained
4 Murphy Express 329 Ft. 8" DI Pipe 398 Ft. 8" PVC Pipe 5 - Manhole Assemblies	City Maintained
5 Norwood Ridge Phase IV 1794 Ft. 8" PVC Pipe 10 - Manhole Assemblies	City Maintained
6 Park Point Village 201 Ft. 8" DI Pipe 991 Ft. 8" PVC Pipe 7 - Manhole Assemblies	Private
7 Riverwalk Phase 1A 1261 Ft. 12" DI Pipe 598 Ft. 8" DI Pipe 77 Ft. 8" PVC Pipe 21 - Manhole Assemblies	City Maintained
8 Sweetwater Phase II 529 Ft. 8" DI Pipe 2832 Ft. 8" PVC Pipe 22 - Manhole Assemblies	City Maintained
9 Cowan Road Extension 1696 Ft. 8" DI Pipe 8 - Manhole Assemblies	City Maintained

Linear Feet of Roadway Accepted 2010 - 2011

Project	Road	Curb	Sidewalk Installed/Bonded	Stormdrain
Murphy Express	420	810	765	578
Norwood Ridge Phase IV	2063	4038	3950	2300
Riverwalk Phase 1A	4275	10500	3075	3750
Totals	6758	15348	7790	6628

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

OTHER PROJECTS

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

Vision 2020 Comprehensive Plan

In November 2010, the City Council adopted this Comprehensive Plan that had been under development for the previous two years. This plan reflected the state-required 10 year update, and introduced a character based land use map. The Plan is built around three core values and seven priority policy directions of the City.

Open for Business Program

The department continued to expand its *Open for Business* program to assist small businesses in locating in the City. Training began to provide additional services to our small business clients by allowing them to secure their business licenses and utility services with the same people that helped them finalize building permits and zoning approvals. All of these services should be fully available in the first quarter of FY 2012.

College Town Action Plan

Department staff provided support for development of the College Town Action Plan, which was endorsed by City Council in November 2010. An initial two-year implementation plan was presented to Council at their retreat in January 2011, and quarterly joint meetings in support of the plan's implementation were initiated with Winthrop in April 2011. Of the 32 short- and medium-term implementation steps identified, four have been completed and another fifteen have been initiated.

Zoning Ordinance Amendments

Staff introduced two major sets of Zoning Ordinance amendments in the ongoing effort to fine tune these provisions to meet the City's development objectives. The second set of amendments was specifically crafted to provide relief to both building owners and small businesses during the current economic downturn.

Railroad Study Group

Staff supplied primary support to this Group of citizens who were charged by City Council to look for solutions to several railroad related issues in the community. Meetings began in August 2010, and final recommendations were crafted by the end of the year for presentation to City Council in August 2011.

Online Plan Submittal & Review

During the past year, the department was able to complete the implementation of completely paperless submittal and review of plans. This not only saves on time and costs, but allows for an easier more complete documentation of the history of the review process. Online access allows architects, engineers and owners to access comments and monitor progress.

Annexations

Staff provided support for the major annexation of the 345 acre Miller Pond – Old York Road (SC 161) area to bring in existing utility customers and provide coordinated services and planning to this emerging major commercial area. In addition, staff successfully pursued the annexation properties in two key enclave areas along Herlong Avenue and Cherry Road, resulting in the annexation of existing utility customers including seven existing businesses and an apartment complex.

PRT Master Plan

In support of the Parks, Recreation & Tourism Department, staff initiated work on a PRT Master Plan, kicking off the effort with a major community visioning exercise held in May. Work continues on developing this document around the major themes that emerged from those meetings.