



ANNUAL REPORT



139 E. Main St.



Pump House Restaurant



Fountain Park Place Courtyard



Riverwalk New Home Construction

FISCAL YEAR 2015 - 2016

TABLE OF CONTENTS

INTRODUCTION.....	3
GROWTH AND DEVELOPMENT.....	4
PERMITTING AND APPROVALS.....	14
INFRASTRUCTURE.....	27
OTHER PROJECTS	34

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. To accomplish this we: 1) engage the community to understand and further its values, 2) communicate and collaborate with internal and external partners at all levels, and 3) provide the highest quality of customer service to citizens, businesses and investors in our community. Central to this mission is a one-stop service for development 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 planning and 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

Rock Hill continues to recover from the Great Recession, growing both in terms of land area and population. The following pages document the growth over the past year as well as put that growth in context to previous years.

The following includes key highlights of growth in Rock Hill:

- The 2014 calendar year population estimate for the City of Rock Hill was 68,185, an increase of 3 percent from the 2010 Census.
- The total number of households increased from 29,159 in 2010 to 29,806 in 2014. The percent of vacant households decreased slightly from 11 percent in 2010 to 10.6 percent in 2014.
- Other key demographic information includes; median age decreased slightly from 31.9 in 2010 to 31.8 in 2014. In addition, the average family size increased from 3.04 to 3.10 and the average household size increased from 2.43 to 2.44 (increases in family size and average household size are likely due to sampling error).
- The City of Rock Hill grew in total land area from 37.76 square miles to 37.90 square miles. There were a total of six annexations during FY16 that totaled 89.90 acres.
- There were 17 approved major site plans, master plans, and preliminary plats approved in FY16, compared to 9 in FY15. Development approvals included three single-family residential subdivisions, three mixed-use developments, multiple hotels, two grocery stores, a church, and five industrial buildings.



Fairfield Inn Hotel on Galleria Blvd. in Construction

Demographics

(Source: US Census Bureau, 2014 American Community Survey 5-Year Estimates)

Population Growth

<u>Date</u>	<u>Total Population</u>	<u>Median Age</u>	<u>Average Family Size</u>
2014 ACS 5-Year estimates	68,185	31.8	3.10
2010 Census	66,154	31.9	3.04
2000 Census	49,765	31.0	3.05
Percent Change:			
2000 to 2015	37%	3%	2%

Household Growth

<u>Date</u>	<u>Total Households</u>	<u>Occupied Units</u>	<u>Vacant Units</u>	<u>% Vacant</u>	<u>Household Size</u>
2014 ACS 5-Year Estimates	29,806	26,635	3,171	10.6%	2.44
2010 Census	29,159	25,966	3,193	11.0%	2.43
2000 Census	20,287	18,750	1,537	7.6%	2.49

Growth of City Limits

(Source: Rock Hill Planning and Development Department)

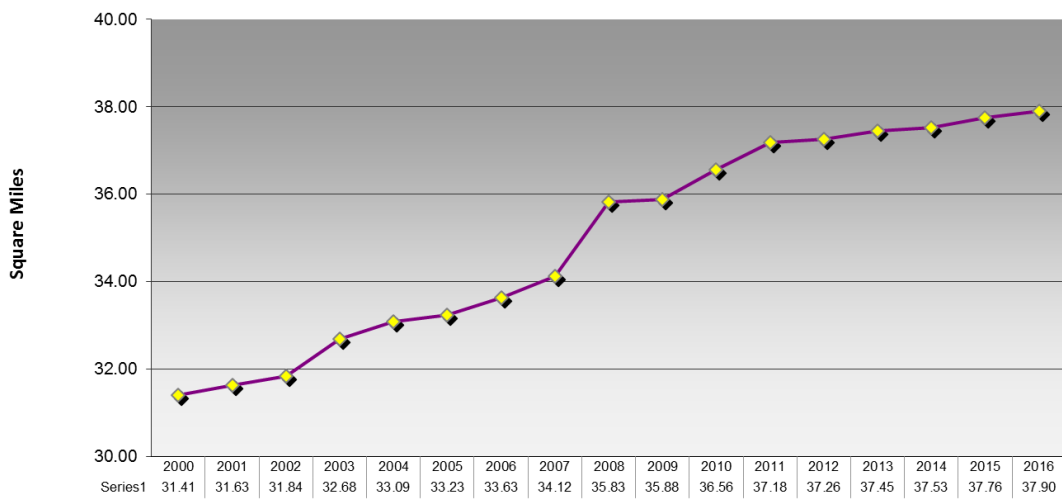
FY 2016 Annexations*

<u>Annexation Site</u>	<u>Acreage</u>	<u>Zoning</u>
Riverview Road/Eden Terrace Area	1.38	CC
Fire Tower Road/East Main Street	53.9	IG
Riverview Medical Associates	0.23	CC
South Anderson Road/ East Main Street Area	1.67	CC
Riverside on the Catawba	32.19	MP-C
864 Riverview Road	0.53	IB

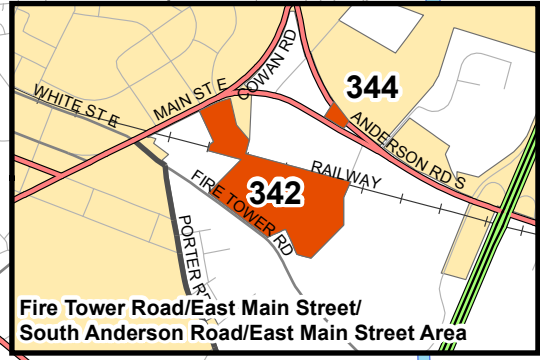
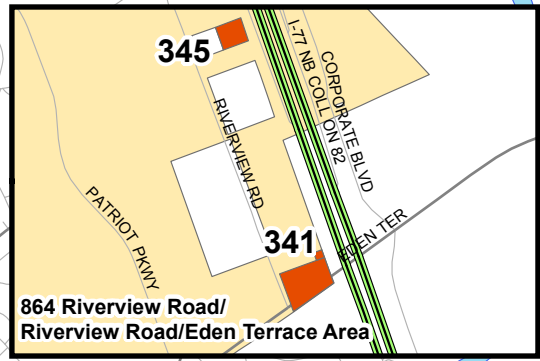
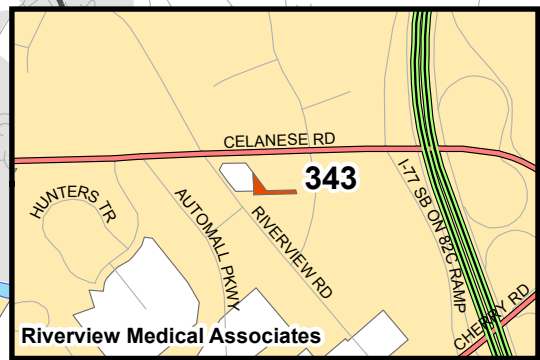
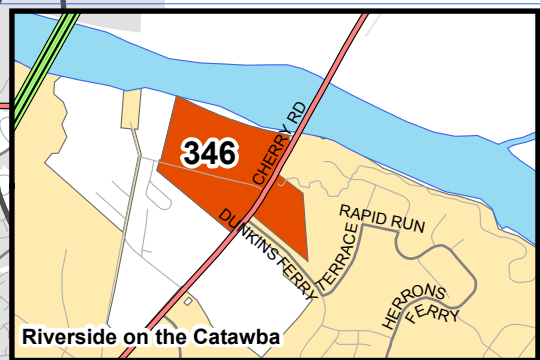
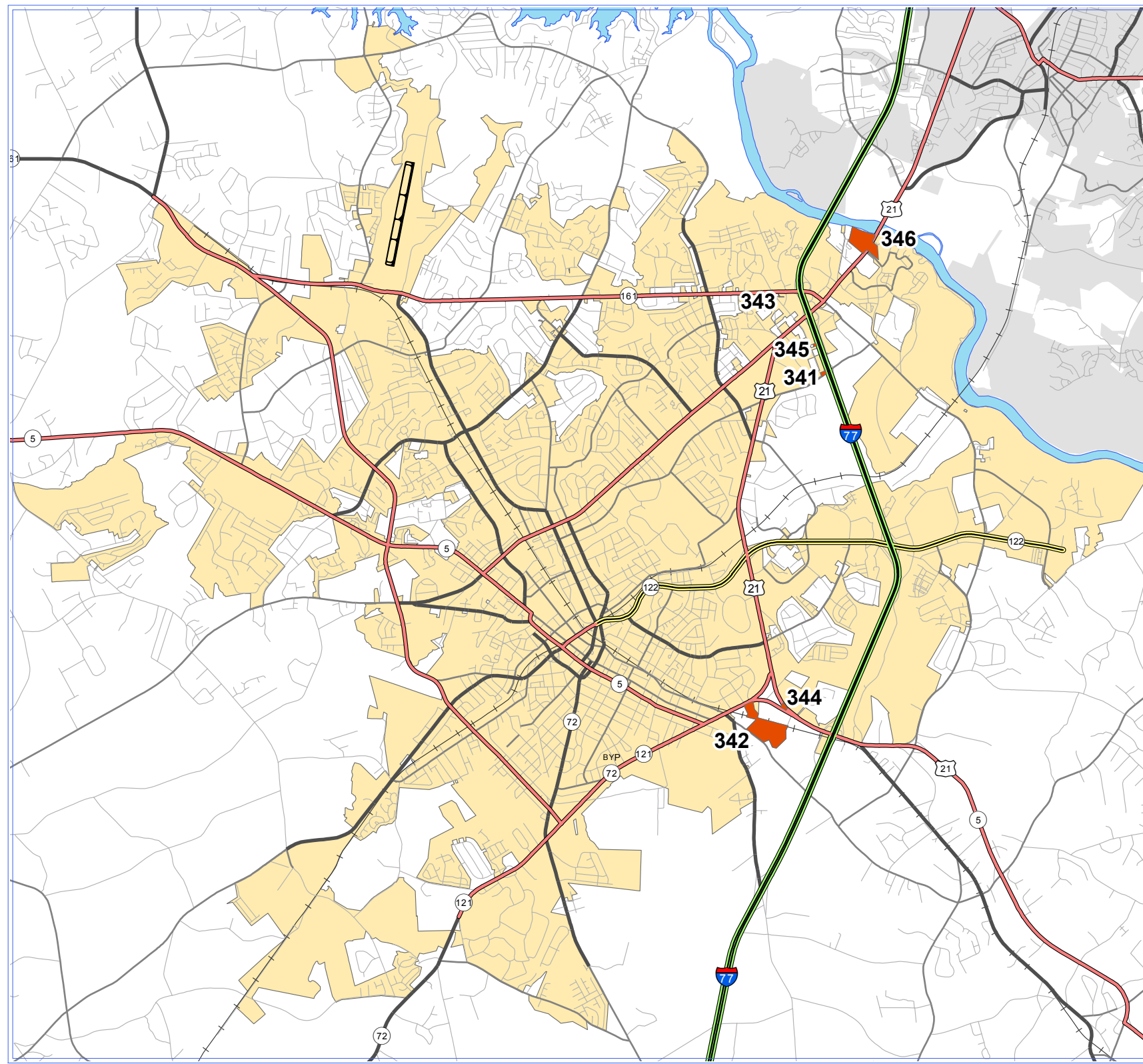
Total Annexed Acreage: 89.90 Acres
City Area Increase: 0.14 Sq. Miles

**See Map "Rock Hill Annexations FY 2016"*

City Growth by Land Area



Years

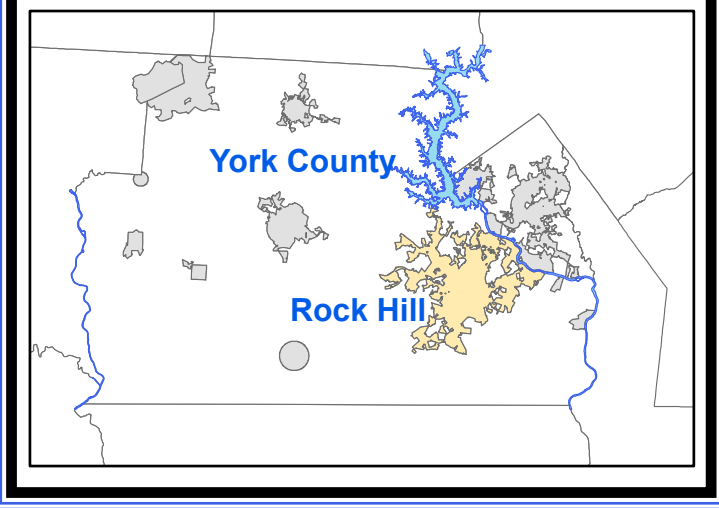


LEGEND

Annexations		
	Annexation Areas	
341	Riverview Road/ Eden Terrace Area	09/14/2015
342	Fire Tower Road/ East Main Street	12/14/2015
343	Riverview Medical Associates	03/14/2016
344	South Anderson Road/ East Main Street Area	03/14/2016
345	864 Riverview Road	04/11/2016
346	Riverside on the Catawba	06/13/2016

City Limits	Roadway
	Rock Hill
	Fort Mill
	River
	Interstate
	Other Free/Expressway
	Other Principal Arterial
	Minor Arterial
	Major Collector
	Local
	Railroad

LOCATOR MAP

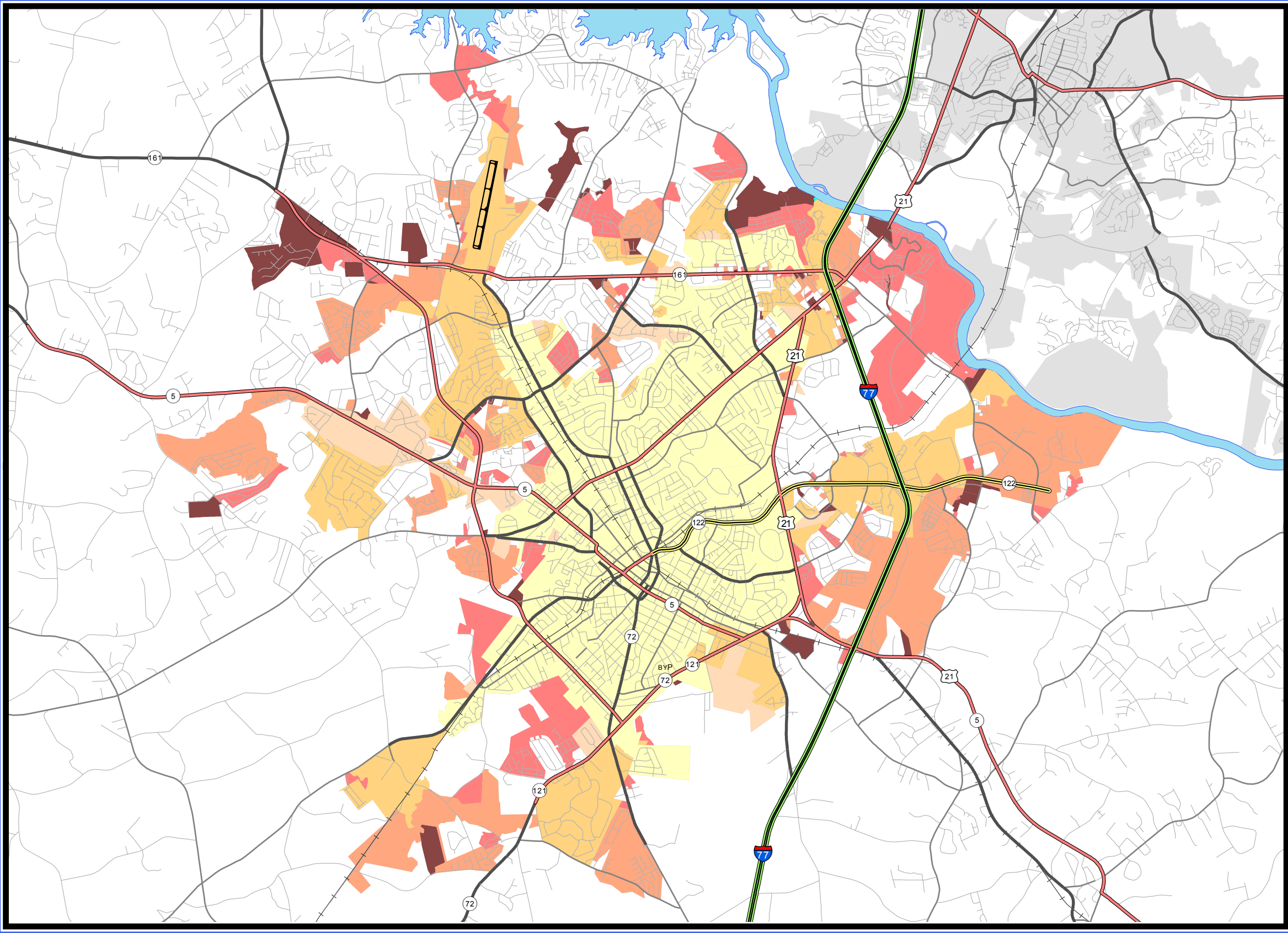


ROCK HILL ANNEXATIONS FY 2016



Source: City of Rock Hill
Planning and Development Department
July, 2016

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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

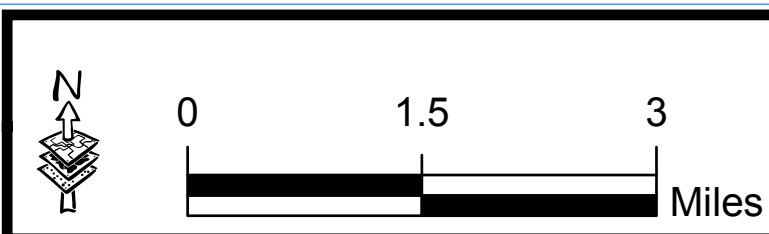
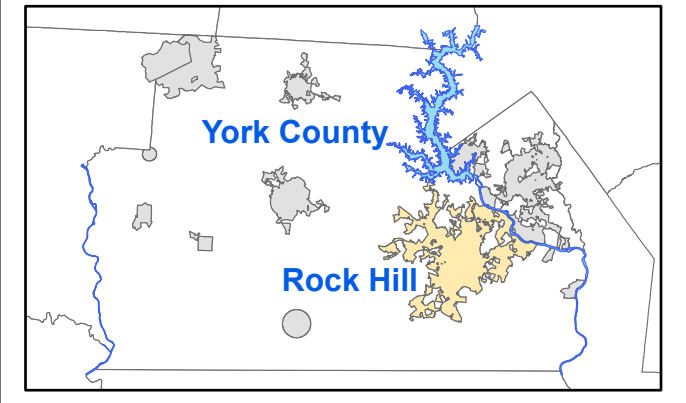
City Limits

- Fort Mill
- River

Roadway

- Interstate
- Other Free/Expressway
- Other Principal Arterial
- Minor Arterial
- Major Collector
- Local
- Railroad

LOCATOR MAP



HISTORIC GROWTH OF ROCK HILL CITY LIMITS

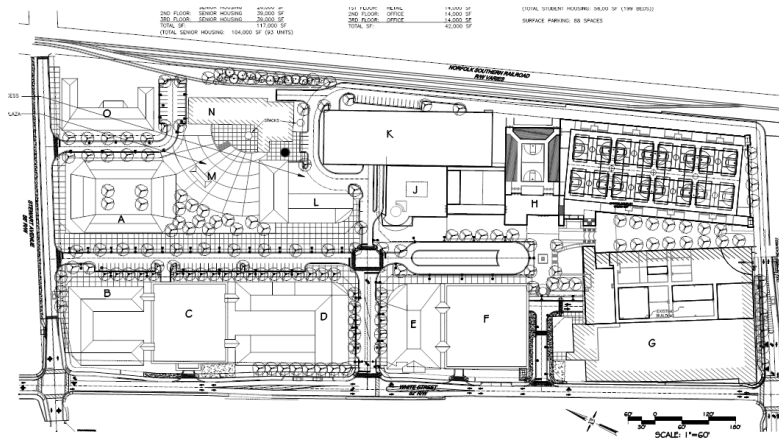


Source: City of Rock Hill
Planning and Development Department
July, 2016

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**Approved Major Site Plans, Master Plans & Preliminary Plats
FY 2016***

<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>
Fairfield Inn	56	578 Galleria Blvd	7/14/2015	Commercial	n/a	70,000	6.14
Hotel at Gateways at Galleria	57	493 Galleria Blvd	8/11/2015	Commercial	n/a	88,500	2.41
Grocery Store at Riverwalk	58	1260 Herrons Ferry Road	8/11/2015	Commercial	n/a	36,170	3.62
Timberwood (preliminary plat)	59	3286 & 3301 Homestead Road	8/11/2015	Single Family Residential	146 lots	n/a	91.86
Harakas Retail Center	60	1320 Springsteen Road	9/1/2015	Commercial	n/a	35,664	4.43
Riverwalk Phase 2 (preliminary plat)	61	2729 Eden Terrace Ext	9/1/2015	Single Family Residential	Phase 2A: 75 lots Phase 2B: 117 lots	n/a	60.6
MSI Forks	62	1298 Galleria Boulevard	10/13/2015	Industrial	n/a	40,000	12.4
Legacy Park West (Formerly Rock Hill Commerce Park)	63	365, 417, & 469 Springdale Rd. & 1271 Anderson Rd.	11/3/2015	Industrial	n/a	3,127,172	71.79
La Quinta	64	107 Ivy Hill Lane	12/1/2015	Commercial	n/a	55,600	1.86
Elevation Church	65	2729 Eden Terrace Ext	1/5/2016	Public & Institutional	n/a	34,033	11.20
Atlas Copco (Riverwalk)	66	1059 Paragon Way	1/15/2016	Industrial	n/a	200,800	35.00
River District Building 9 at Riverwalk	67	819 Terrace Park	4/5/2016	Mixed Use	15 1-2 bedroom units	5,486	0.23
Coroplast Tape Corporation Expansion	68	1230 Galleria Boulevard	4/22/2016	Industrial	n/a	40,000	20.20
Finley View Phase 3 (preliminary/final plat)	69	859 Finley Road	5/3/2016	Single Family Residential	5 lots	n/a	1.46
Paddock Parkway Site - Rock Hill Commerce Park	70	1532 Galleria Blvd	5/3/2016	Industrial	n/a	197,500	31.71
Knowledge Park Master Planned Development	71	420 West White Street	5/9/2016	Mixed Use	92+49 MF units; 93 senior housing units; 499 beds of student housing	96,000 sf of retail; 14,500 sf restaurant; 28,000 sf office; 187,000 sf sports complex; 84,000 sf hotel	23.47
Riverside on the Catawba	72	3057 Cherry, 1080-1084 Riverside	6/13/2016	Mixed Use	150 multi-family units and potentially 150 more	76,800 sf hotel; 200,000 sf of commercial and office	30.46



Knowledge Park

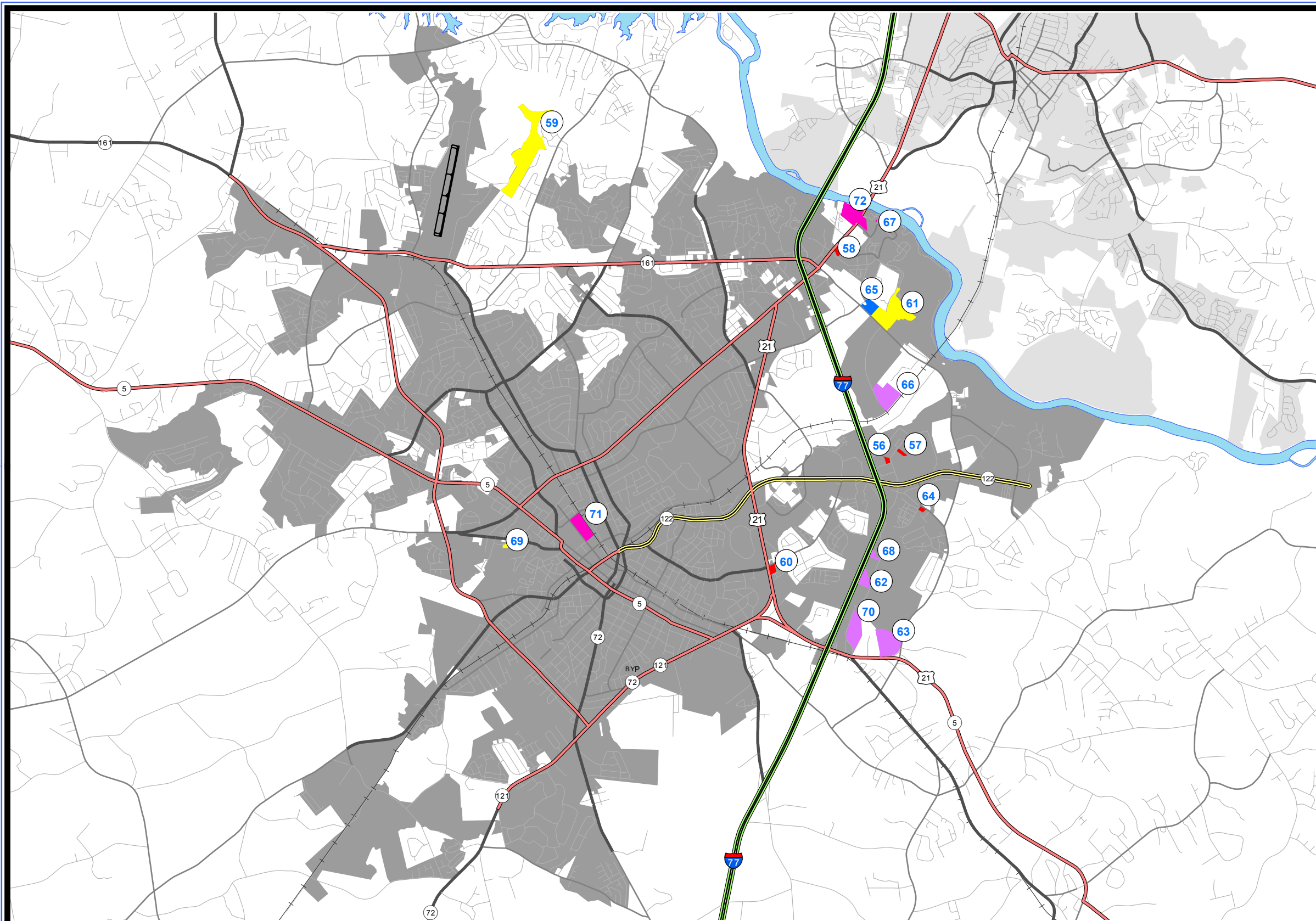
Development

(Source: Rock Hill Planning and Development Department)

Approved Major Site Plans, Master Plans & Preliminary Plats 2010 to 2016*

Project Name	Map #	Location	Approval Date	Project Type	# of Lots or Units (Residential)	Area in Sq. Ft. (Non-Residential)	Parcel Acreage
Rock Pointe Apartments-Phase II	21	2341 Ridge Rock Ln	10/8/2012	Multi-family Residential	40	n/a	5.36
Rock Pointe Apartments	4	Ebenezer Rd, across from Trexler Lane	11/7/2010	Multi-Family Residential	48	n/a	6.00
Harlinsdale Phase II	36	Harlinsdale Dr. & Claxton Dr.	3/4/2014	Single Family Residential	15	n/a	15.04
Walmart Neighborhood Market PD	26	Celanese and Ebinport	5/27/2014	Commercial	n/a	41,531 (walmart bldg.) 11,200 (shops)	11.3
Preserve @ Catawba PD	23	Mt. Gallant Rd./Bristol Pkwy.	6/23/2014	Single Family, Townhouses, & Commercial	241 Single-Family DU, 117 Townhomes	30,000	186.91
CMC - Rock Hill Medical Office Plaza	7	1656 Riverchase Blvd.	12/6/2011	Medical Office	n/a	92,000	10.15
Riverwalk River District Bldgs. 5 (BNA) & 6	43	955 & 961 Rapid Run Rd.	2/4/2014	Single Family & Commercial	24	23,585	2.68
Riverwalk, Phase 1E.1-Alternate	38	2850 Cherry Rd	4/30/2010	Single Family Residential	16	n/a	2.10
Riverwalk, Phase 1E.2	39	2851 Cherry Rd	12/22/2011	Single Family Residential	34	n/a	6.37
Riverwalk Phase 1F	37	Mariemont Court	4/28/2014	Single Family Residential	10	n/a	5.37
Riverwalk, Phase 1B Initial	1	North Cherry Road & Cel-River Rd	5/10/2010	Single Family Residential	6	n/a	14.00
Riverwalk, Phase 1D	42	North Cherry Road & Cel-River Rd	7/6/2010	Single Family Residential	90	n/a	29.30
Riverwalk, Phase 1G	41	2850 Cherry Rd	5/24/2013	Single Family Residential	40	n/a	19.00
Riverwalk Apartments	18	1105 Herrons Ferry Rd	10/2/2013	Multi-Family Residential	308	n/a	17.00
Riverwalk-Rock Hill BMX Facility	31	1303, 1305, & 1307 Riverwalk Pkwy.	7/22/2013	Public Facility	n/a	7,202	101.82
Physician's Choice Laboratory Services	22	854 Paragon Way	10/24/2012	Office/Industrial	n/a	117,198	14.55
Project Blue	35	885 Paragon Way	6/18/2014	Industrial	n/a	300,080	27.93
Exel @ Riverwalk	28	996 Paragon Way	9/18/2013	Industrial	n/a	947,715	65.08
Walmart Neighborhood Market	32	1225 Cherry Rd.	12/3/2013	Commercial	n/a	41,686	9.2
Goddard School at Millwood Plantation	8	415 Clouds Way	5/15/2012	School	n/a	9,875	11.04
Heckle Business Park PUD	17	1645 Cranium Dr	9/24/2012	Commercial	n/a	14,550	2.00
Sloan Drive Apartments	9	2716 W. Main St.	6/26/2012	Multi-Family Residential	20	n/a	4.22
York Preparatory Academy	10	1025 Golden Gate Ct. & 2365 Eastview Rd.	12/19/2012	Charter School	n/a	52,154 (Elementary) 26,054 (Middle) 39,984 (High School) 70,451 (Student Union)	44.92
Frank Roach Post 34 of the American Legion	19	524 Heckle Blvd	11/9/2012	Commercial	n/a	18,648 (bldg.) 210,388 (site)	19.49
Cotton Mill Village PD	2	East Main Street & Constitution Blvd	1/5/2010	Single Family & Multi-family Residential	18 (SF) & 21 (MF)	5k sq. ft. bldg outparcel	8.38
Family Trust Operation Center	33	227 W. Main St.	11/5/2013	Commercial	n/a	38,470	2.07
Old Town East-Fountain Square Park	24	150 Saluda St.	10/24/2013	Public Facility	n/a	n/a	1.39
Old Town East-Professional Office Building & Parking Deck	27	331 E. Main St.	7/15/2013	Commercial	n/a	49,072 (bldg.) 78,180 (parking deck)	1.19
Sweetwater Subdivision - Phase 2B	40	Rawlsville Rd & Albright Rd	9/14/2011	Single Family Residential	20	n/a	5.24
Sweetwater Subdivision - Phase 2C	25	Anvil Draw Place	10/24/2013	Single Family Residential	25	n/a	10.36
Peaceful Meadows	3	Rambo Rd	4/6/2010	Single Family Residential	135	n/a	74.60
Composite Resources	6	Tech Park/Lakeshore Parkway	3/19/2010	Factory/Industrial	n/a	5,000 (office) 52,600 (manufacturing/warehouse)	5.76
York Technical College PED	30	452 S. Anderson Rd.	3/10/2014	Public & Institutional	n/a	Per master plan	118.26
Antrim Business Park Spec. Commercial Bldg.	20	1230 Galleria Blvd	7/5/2012	Industrial	n/a	40,000 (bldg.)	6.51
Ross Data Center	14	1231 Galleria Blvd	3/9/2011	Office/Industrial	n/a	30,107	48.07
Ross SEBH Distribution Center	15	1335 Galleria Blvd.	8/9/2011	Industrial/Manufacturing	n/a	1,601,350	122.67
Windsor Apartments @ Cushendall	34	Bilwyn Dr., Ivy Hill Ln., Blarney Dr.	9/3/2013	Multi-Family Residential	168	n/a	11.84
Toyota of Rock Hill	5	640 Galleria Blvd	9/7/2010	Auto Dealership	n/a	49,041	6.54
Harrelson Nissan Dealership	16	550 Galleria Blvd	10/4/2011	Auto Dealership	n/a	23,518 (bldg.)	6.96
Gateway Apartments @ Galleria	29	548 Galleria Blvd.	2/21/2014	Multi-Family Residential	312	n/a	28
Group 1 Auto Body Shop	11	1545 Cedar Line Dr	8/9/2011	Commercial/ Auto Body Shop	n/a	24,347	7.02
Academy Sports & Outdoors	12	2468 Cross Pointe Dr	10/7/2011	Commercial/Retail-PD	n/a	69,764	11.99
Sams Club - New Retail	13	2474 Cross Pointe Dr	5/31/2012	Commercial/Retail-PD	n/a	136,252	11.73
Waterford Terrace Apartments	51	161 Waterford Park Drive	9/2/2014	Multi-Family Residential	226 units	n/a	17.50
139 E. Main St	44	139 E. Main St	6/2/2015	Mixed Use	37 units	1,471	0.29
Rockbridge @ Riverwalk	48	749 Dunkins Ferry Rd	11/6/2014	Public & Institutional	n/a	67,000	6.00
Walmart Supercenter	49	920 Mt Holly Rd	9/2/2014	Commercial	n/a	189,543	20.72
Home2 Suites by Hilton	46	1285 Old Springdale Road	10/7/2014	Commercial	n/a	65,712	2.33
YMCA @ Riverwalk	52	998 Riverwalk Pkwy	12/2/2014	Commercial	n/a	30,863	0.74
LA Fitness - Millwood	47	745 Arden Lane	10/13/2014	Commercial	n/a	38,181	5.23

Beacon Lodestone Spec Bldg @ Riverwalk	45	874 Paragon Way, Suites 101 & 103	10/17/2014	Industrial	n/a	277,290	17.10
Waterford Business Park - Site D	50	Waterford Park (A - 1217 Apex Dr, B -1247 Apex Dr)	10/2/2014	Industrial	n/a	80,000	7.00
Rawlinson Corner Shops	53	2560 W. Main Street, 2550 W. Main St.	3/9/2015	Commercial	n/a	47,067	13.53
Cherry Road Self Storage	54	2550 Cherry Road	5/5/2015	Commercial	n/a	85,317	5.31
Legacy Suites Hotel	55	1835 Canterbury Glen Lane	6/2/2015	Commercial	n/a	64,828	2.13
Fairfield Inn	56	578 Galleria Blvd	7/14/2015	Commercial	n/a	70,000	6.14
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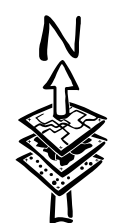
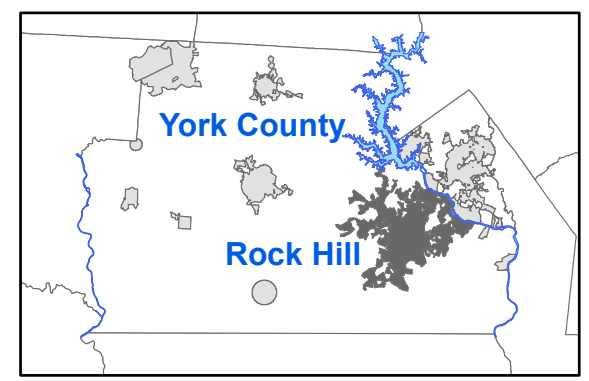


LEGEND

- Proposed Land Use**
- Public & Institutional
 - Industrial
 - Commercial
 - Mixed-Use
 - 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 Free/Expressway
 - Other Principal Arterial
 - Minor Arterial
 - Major Collector
 - Local
 - Railroad
- River**
- River

LOCATOR MAP

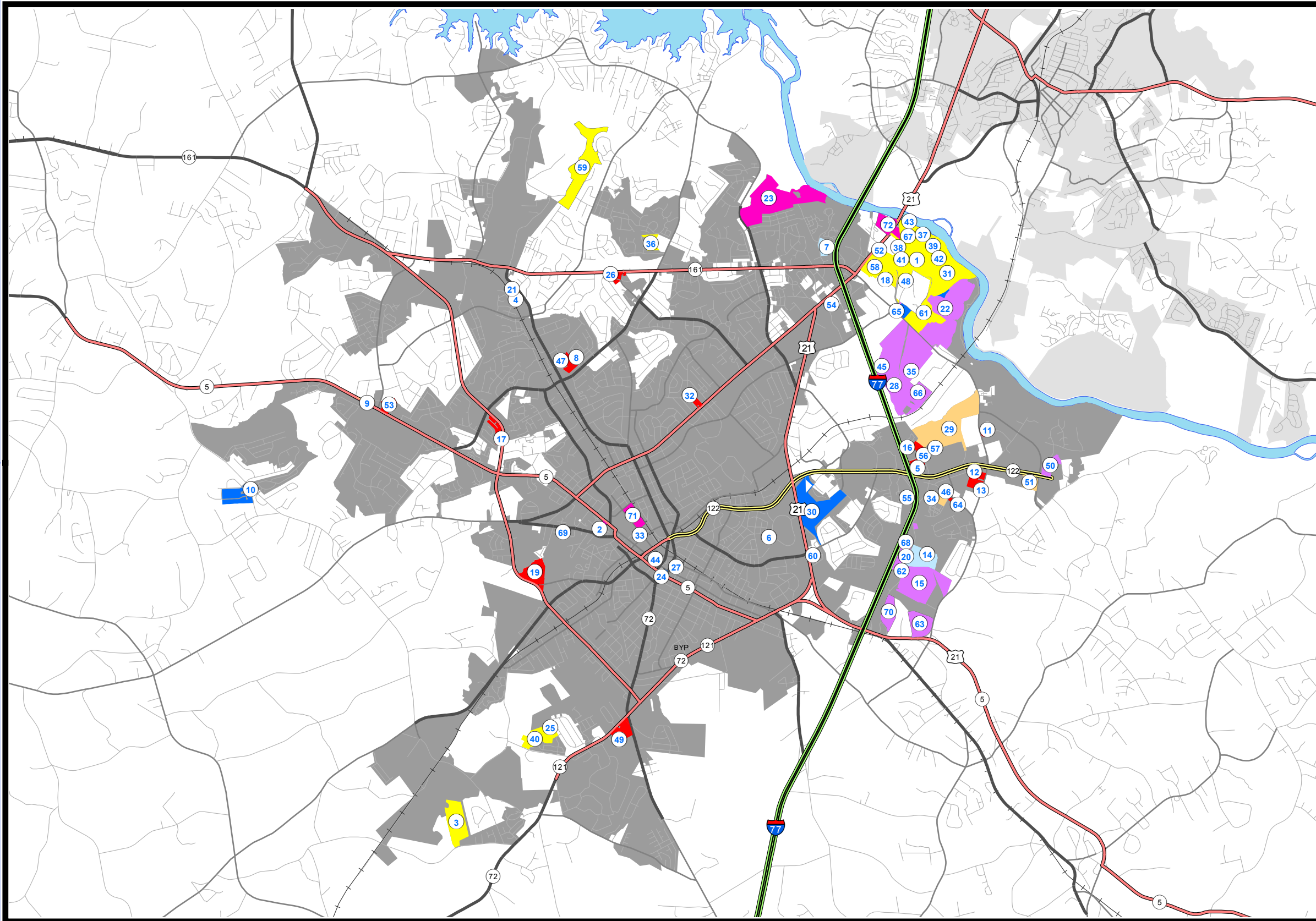


APPROVED MAJOR SITE PLANS, MASTER PLANS & PRELIMINARY PLATS FY 2016



Source: City of Rock Hill
 Planning and Development Department
 July, 2016

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LEGEND

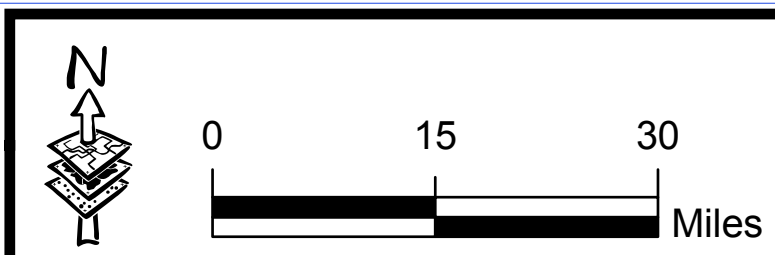
Proposed Land Use

- Public & Institutional
- Industrial
- Commercial
- Mixed-Use
- Multi-family Residential
- Office
- Single-family Residential

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 	<p>Roadway</p> <ul style="list-style-type: none"> Interstate Other Free/Expressway Other Principal Arterial Minor Arterial Major Collector Local Railroad
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LOCATOR MAP



APPROVED MAJOR SITE PLANS, MASTER PLANS & PRELIMINARY PLATS 2010 - 2016



Source: City of Rock Hill
Planning and Development Department
July, 2016

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PERMITTING AND APPROVALS

Construction activity decreased this year compared to last fiscal year. Last fiscal year had a record number of permits issued due to several large storms that went through the area. 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.

Permits

- This fiscal year the total number of permits issued is 3,288, down 25 percent from last year.
- The total number of single-family permits issued this year is 202, down 14 percent compared to last year.
- The total number of multi-family permits issued this year is 1 building with 37 units, down 97 percent from last year
- The total number of new non-residential building permits issued this year is 26, down 30 percent compared to last year.

Inspections

- The total number of inspections performed is 17,620, up 15 percent compared to last year.

Fees Collected

- A total of \$1,794,576 in fees was collected this year. A total of \$914,769 in permit fees and \$879,807 in impact fees was collected. Fees are down 27 percent from last year.

Plans

- The total number of plans reviewed this year is 3,371, up 8 percent compared to last year.

Open for Business

- A total of 677 businesses were assisted through the Open for Business program this year, down 10 percent from last year.

Zoning Applications & Activities

- A total of 1,328 activities were completed by zoning code enforcement this year, down 7 percent from last year. A total of 140 zoning applications were processed this year, up 26 percent from last year.

Summary of Development Activities 2015 - 2016 Fiscal Year

Total Permits Issued	3288
Total Valuation of Permits	\$201,217,709
Total Permit Fees Paid	\$914,769

Building Permit Information

Single Family Residences	202	
Total Valuation	\$62,834,908	
Average Valuation	\$311,064	
Multi-Family Residences	1 bldgs./ 37 units	
Total Valuation	\$3,666,492	
New Commercial Buildings	26	
Total Valuation	\$84,745,575	
Inspections Performed by Building Inspectors		17,620

Erosion Control Permit Information

Erosion Control Permits Issued	66
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Demolition Permit Information

Demolition Permits Issued	76
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Plan Review Information

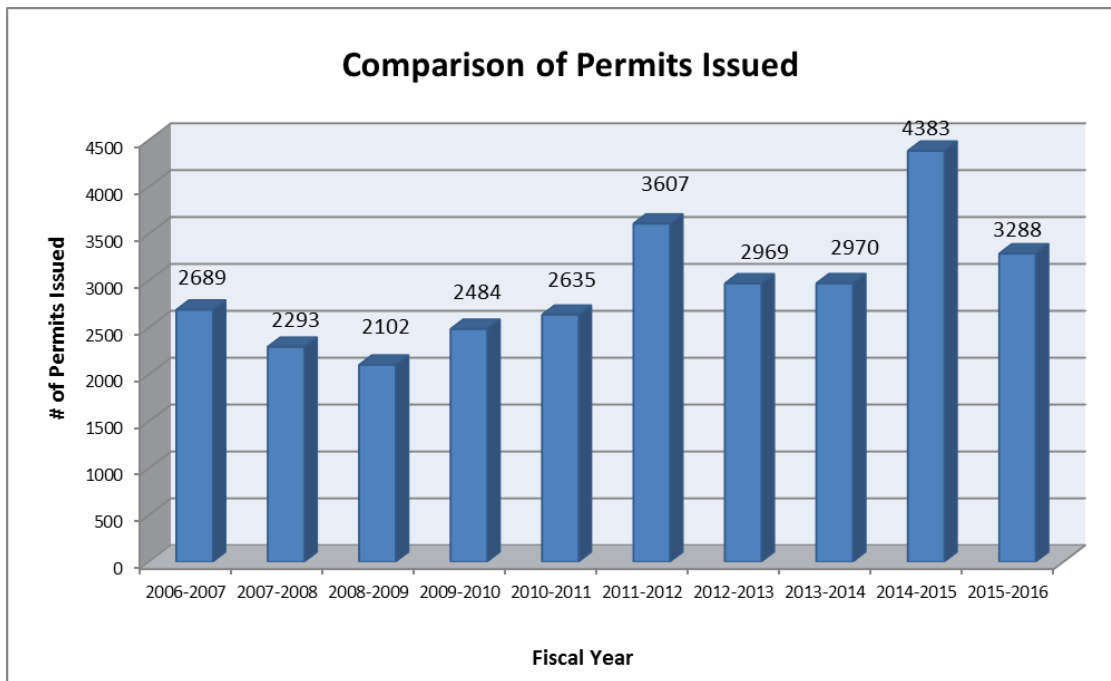
Plans Submitted for Review	
New Plans	1941
Revised Plans	1430
Total	3371

Impact Fee Information

Impact Fees Collected	
Fire	\$370,997
Water	\$193,440
Wastewater	\$315,370
Total	\$879,807

Comparison of Permits Issued

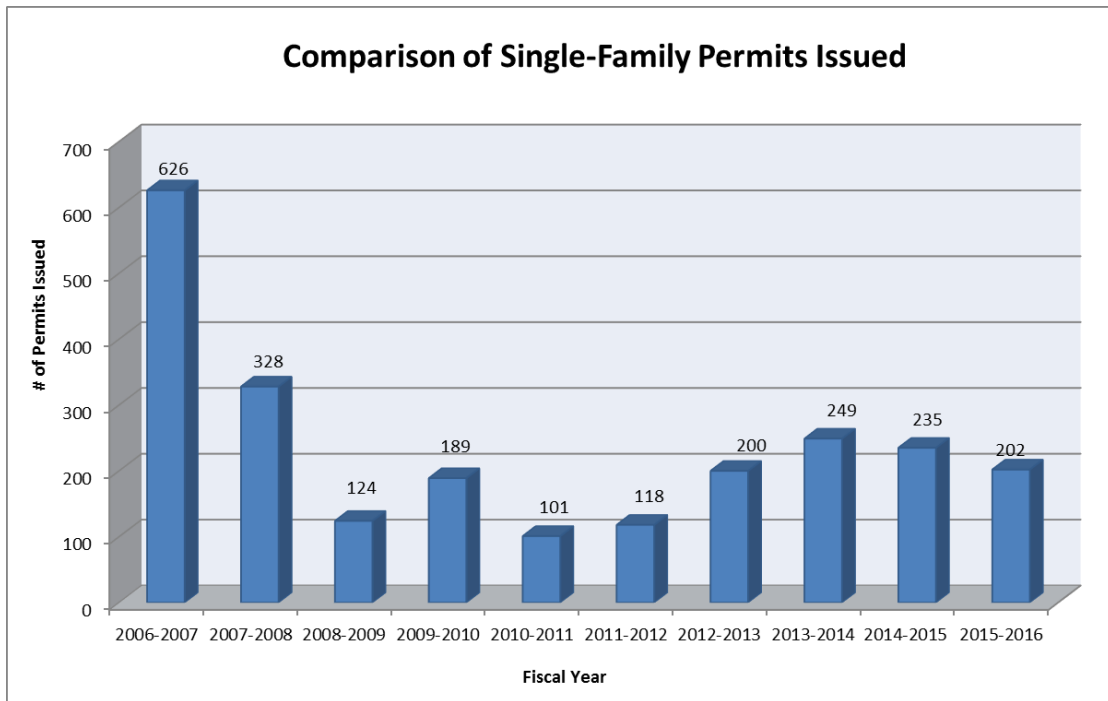
Month	Fiscal Year 2014 - 2015			Fiscal Year 2015 - 2016			Percent Change		
	No. of Permits	Valuation	Fees Paid	No. of Permits	Valuation	Fees Paid	Change in # of Permits from Last Year	Change in Valuations from Last Year	Change in Fees Paid from Last Year
July	617	\$26,995,775	\$116,520	288	\$12,471,490	\$72,825	-53%	-54%	-38%
August	547	\$25,193,218	\$120,103	290	\$19,620,662	\$98,102	-47%	-22%	-18%
September	468	\$24,878,591	\$117,028	232	\$20,547,277	\$76,299	-50%	-17%	-35%
October	456	\$36,213,409	\$143,015	304	\$20,168,731	\$90,929	-33%	-44%	-36%
November	320	\$31,593,046	\$128,456	225	\$6,620,076	\$40,329	-30%	-79%	-69%
December	314	\$39,787,069	\$149,634	222	\$7,527,012	\$44,060	-29%	-81%	-71%
January	261	\$10,274,328	\$57,925	237	\$42,044,271	\$141,294	-9%	309%	144%
February	228	\$14,079,010	\$69,213	228	\$6,602,917	\$40,108	0%	-53%	-42%
March	314	\$13,295,378	\$82,119	299	\$10,919,339	\$61,698	-5%	-18%	-25%
April	287	\$15,739,740	\$73,883	289	\$16,006,700	\$68,316	1%	2%	-8%
May	289	\$30,177,145	\$119,543	340	\$28,369,493	\$117,654	18%	-6%	-2%
June	282	\$10,168,122	\$62,161	334	\$10,319,741	\$63,155	18%	1%	2%
Total	4,383	\$278,394,831	\$1,239,600	3,288	\$201,217,709	\$914,769	-25%	-28%	-26%



Coroplast Expansion at 1230 Galleria Blvd.

Comparison of Single-Family Permits Issued

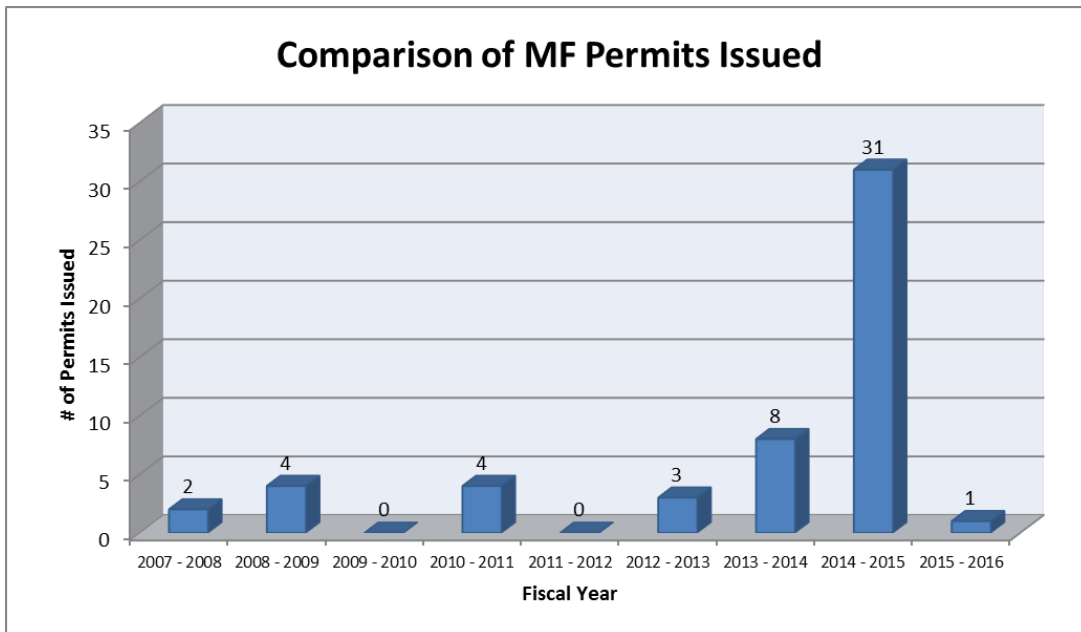
Month	Fiscal Year 2014 - 2015			Fiscal Year 2015 - 2016			Percent Change		
	No. of Permits	Valuation	Fees Paid	No. of Permits	Valuation	Fees Paid	Change in # of Permits from Last Year	Change in Valuations from Last Year	Change in Fees Paid from Last Year
July	21	\$6,430,746	\$35,379	24	\$7,456,003	\$41,096	14%	16%	16%
August	21	\$5,466,300	\$32,462	30	\$9,653,118	\$51,418	43%	77%	58%
September	20	\$5,127,646	\$30,544	20	\$5,263,354	\$29,872	0%	3%	-2%
October	24	\$6,582,682	\$38,195	19	\$5,596,199	\$30,768	-21%	-15%	-19%
November	19	\$5,357,748	\$30,785	12	\$3,660,859	\$19,927	-37%	-32%	-35%
December	13	\$4,758,734	\$23,825	12	\$4,437,256	\$21,651	-8%	-7%	-9%
January	17	\$5,301,031	\$28,629	11	\$3,651,790	\$18,800	-35%	-31%	-34%
February	15	\$4,476,721	\$25,207	11	\$3,572,756	\$18,627	-27%	-20%	-26%
March	35	\$9,859,064	\$56,716	17	\$5,553,706	\$28,576	-51%	-44%	-50%
April	15	\$4,738,430	\$25,923	12	\$4,039,908	\$21,128	-20%	-15%	-18%
May	12	\$3,505,624	\$18,777	22	\$6,650,956	\$36,398	83%	90%	94%
June	23	\$6,937,671	\$38,083	12	\$3,299,003	\$19,011	-48%	-52%	-50%
Total	235	\$68,542,397	\$384,525	202	\$62,834,908	\$337,272	-14%	-8%	-12%



New Homes in Riverwalk

Comparison of Multi-Family Permits Issued

Month	Fiscal Year 2014 - 2015				Fiscal Year 2015 - 2016			
	No. of Bldgs.	# of Units	Valuation	Fees Paid	No. of Bldgs.	# of Units	Valuation	Fees Paid
July	2	48	\$5,276,216	\$16,770	0	0	\$0	\$0
August	2	48	\$5,276,216	\$16,770	1	37	\$3,666,492	\$10,955
September	2	48	\$5,293,317	\$16,813	0	0	\$0	\$0
October	2	48	\$5,293,317	\$16,813	0	0	\$0	\$0
November	1	24	\$3,436,404	\$9,836	0	0	\$0	\$0
December	7	168	\$23,427,691	\$71,085	0	0	\$0	\$0
January	0	0	\$0	\$0	0	0	\$0	\$0
February	0	0	\$0	\$0	0	0	\$0	\$0
March	0	0	\$0	\$0	0	0	\$0	\$0
April	2	48	\$5,293,317	\$16,813	0	0	\$0	\$0
May	13	226	\$24,065,863	\$78,738	0	0	\$0	\$0
June	0	0	\$0	\$0	0	0	\$0	\$0
Total	31	658	\$77,362,341	\$243,638	1	37	\$3,666,492	\$10,955



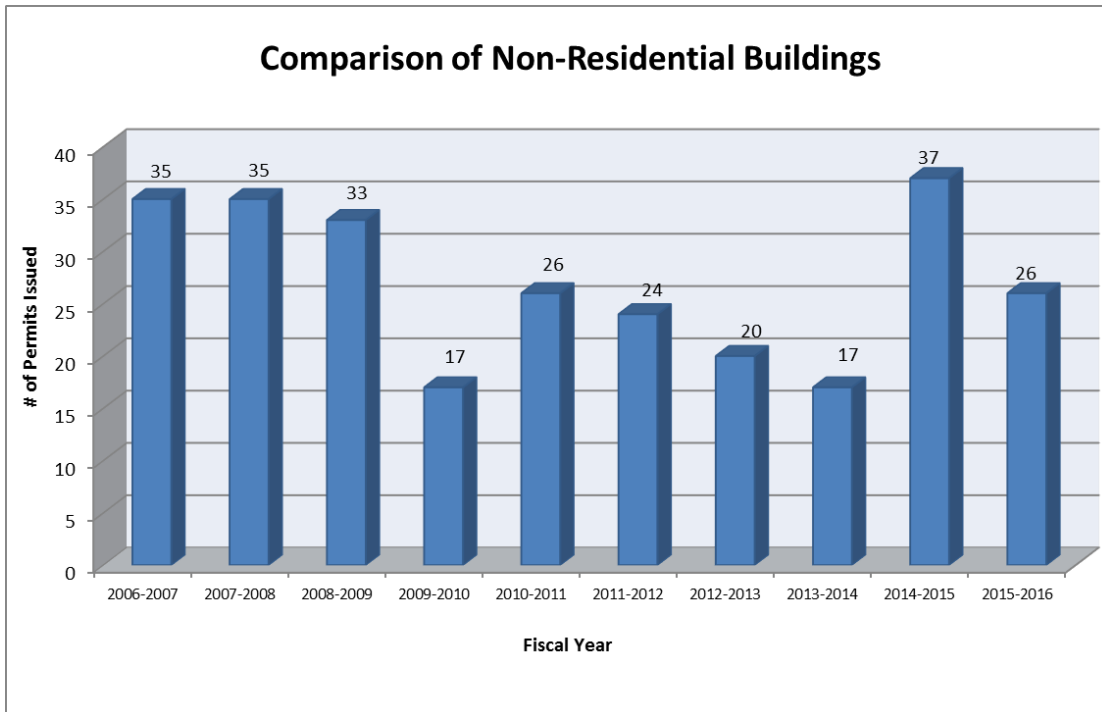
Waterford Terrace Apartments



Windsor Apartments

Comparison of Non-Residential Building Permits for New Buildings

Month	Fiscal Year 2014 - 2015			Fiscal Year 2015 - 2016			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	4	\$8,897,181	\$12,446	2	\$2,438,615	\$9,675	-50%	-73%	-22%
August	2	\$7,535,400	\$20,923	0	\$0	\$0	-100%	-100%	-100%
September	3	\$9,641,742	\$29,471	4	\$13,170,641	\$27,749	33%	37%	-6%
October	1	\$18,964,418	\$49,200	2	\$10,229,445	\$27,736	100%	-46%	-44%
November	3	\$5,350,893	\$18,180	0	\$0	\$0	-100%	-100%	-100%
December	8	\$7,064,641	\$24,124	0	\$0	\$0	-100%	-100%	-100%
January	2	\$1,828,000	\$7,564	10	\$35,551,793	\$100,022	400%	1845%	1222%
February	2	\$6,214,446	\$19,113	0	\$0	\$0	-100%	-100%	-100%
March	2	\$587,099	\$2,847	1	\$1,768,055	\$6,210	-50%	201%	118%
April	1	\$76,728	\$519	2	\$7,639,012	\$21,851	100%	9856%	4110%
May	5	\$805,251	\$4,086	5	\$13,948,014	\$41,452	0%	1632%	914%
June	4	\$1,446,056	\$6,620	0	\$0	\$0	-100%	-100%	-100%
TOTALS	37	\$68,411,855	\$195,093	26	\$84,745,575	\$234,695	-30%	24%	20%



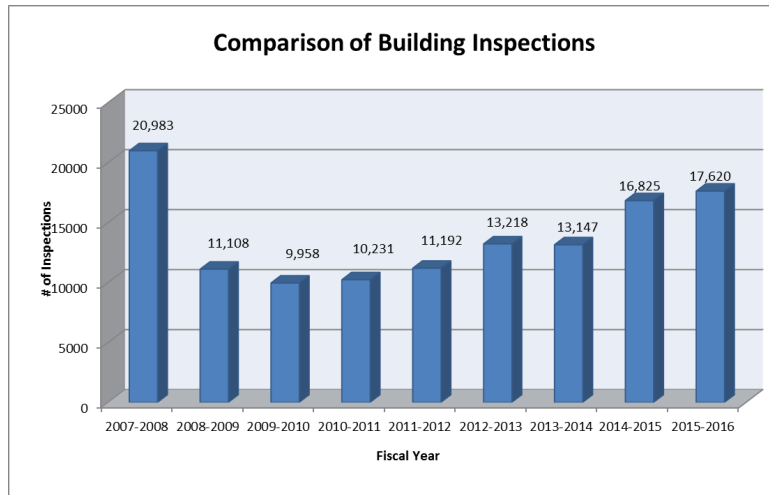
Home2Suites Hotel at 1285 Old Springdale Rd.



Mattress Firm at 2347 Cherry Rd.

Comparison of Building Inspections

	<i>Fiscal Year 2014 - 2015</i>	<i>Fiscal Year 2015 - 2016</i>	<i>Percent Change</i>
Month	No. of Inspections	No. of Inspections	Change from Last Year
July	1513	1795	19%
August	1348	1344	0%
September	1675	1512	-10%
October	1714	2085	22%
November	1154	1742	51%
December	1425	1155	-19%
January	1306	1335	2%
February	912	1334	46%
March	1195	1594	33%
April	1532	925	-40%
May	1579	1445	-8%
June	1472	1354	-8%
Total	16,825	17,620	5%

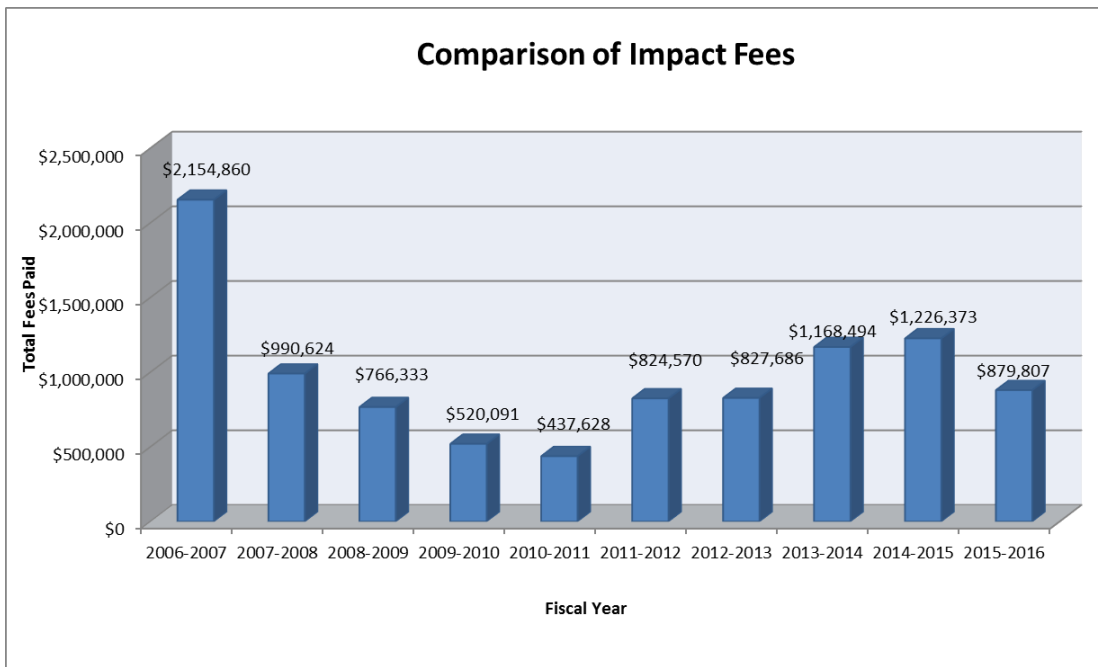


MSI Forks at 1298 Galleria Blvd.

Comparison of Paid Impact Fees

Based on Paid Date

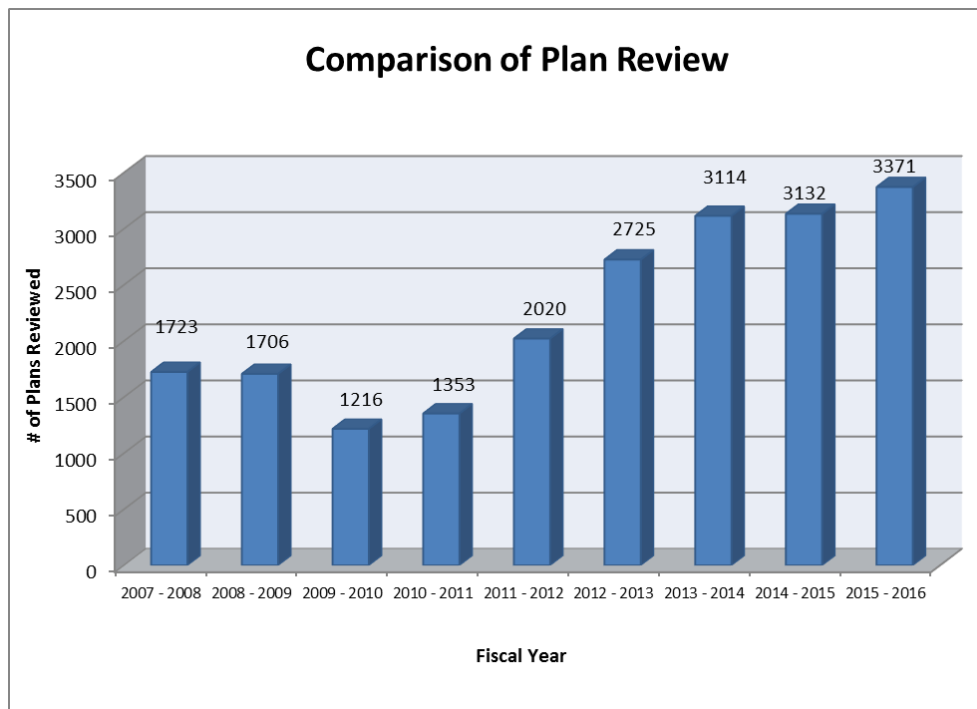
Month	Fiscal Year 2014 - 2015					Fiscal Year 2015 - 2016					% Change from Last year
	Cases	Fire	Water	Sewer	Total	Cases	Fire	Water	Sewer	Total	
July	89	\$46,383	\$22,304	\$27,481	\$96,168	89	\$32,070	\$23,102	\$35,701	\$90,873	-6%
August	85	\$49,333	\$19,282	\$32,870	\$101,485	103	\$24,784	\$18,322	\$32,581	\$75,687	-25%
September	78	\$51,721	\$23,102	\$35,973	\$110,796	65	\$11,019	\$11,318	\$20,980	\$43,317	-61%
October	104	\$75,009	\$23,426	\$40,240	\$138,675	77	\$23,115	\$18,962	\$32,020	\$74,097	-47%
November	62	\$18,708	\$12,428	\$17,570	\$48,706	51	\$7,937	\$9,082	\$16,150	\$33,169	-32%
December	66	\$118,421	\$19,760	\$32,871	\$171,052	43	\$5,940	\$9,718	\$16,431	\$32,089	-81%
January	80	\$24,139	\$23,588	\$40,251	\$87,978	58	\$91,405	\$14,664	\$22,960	\$129,029	47%
February	77	\$17,596	\$28,676	\$45,043	\$91,315	52	\$12,500	\$11,630	\$18,131	\$42,261	-54%
March	134	\$22,773	\$22,948	\$39,670	\$85,391	59	\$9,641	\$10,200	\$18,420	\$38,261	-55%
April	56	\$37,293	\$12,590	\$18,701	\$68,584	46	\$14,765	\$14,340	\$21,820	\$50,925	-26%
May	66	\$124,444	\$17,370	\$27,770	\$169,584	82	\$39,390	\$20,874	\$35,701	\$95,965	-43%
June	86	\$13,311	\$18,958	\$24,370	\$56,639	62	\$98,431	\$31,228	\$44,475	\$174,134	207%
Total	983	\$599,131	\$244,432	\$382,810	\$1,226,373	787	\$370,997	\$193,440	\$315,370	\$879,807	-28%



Southern Charm Event Center at 534 Waterford Glen Way

Comparison of Plan Review

Month	Fiscal Year 2014 - 2015			Fiscal Year 2015 - 2016			Percent Change
	New Plans	Revisions	Total Plans Reviewed	New Plans	Revisions	Total Plans Reviewed	Change from Last Year
July	174	127	301	202	134	336	12%
August	152	125	277	158	126	284	3%
September	153	134	287	151	101	252	-12%
October	159	138	297	190	133	323	9%
November	151	99	250	147	110	257	3%
December	106	106	212	139	103	242	14%
January	121	74	195	131	104	235	21%
February	140	110	250	155	102	257	3%
March	173	120	293	172	135	307	5%
April	161	106	267	156	139	295	10%
May	140	97	237	154	100	254	7%
June	177	89	266	186	143	329	24%
Total	1807	1325	3132	1941	1430	3371	8%



Atlas Copco at 1059 Paragon Way

Average Review Times for Key Plan Types

07/01/15 to 06/30/16

Stage/Plan Type	No.	Avg. Days
Annexation and Rezoning	13	2.5
As-built Plans	117	3.8
Civil Construction Plan	203	7.9
Demolition Plan	28	2.3
Design Standards Review	51	1.7
Electrical Plan	37	1.8
Erosion Control/Stormwater Plan Only	58	5.3
Exterior Renovation	35	2.2
Final Plat	13	6.2
Fire Alarm System Plan	31	1.3
Fire Sprinkler System Plan	38	1.2
Fire Suppression System Plan	24	1.2
Interior and Exterior Renovation	52	3.8
Interior Upfit/Renovations	213	3.4
Landscape and Lighting Plan	12	4.8
Landscape Plan	17	5.1
Lighting Plan	46	3.1
Major Site Plan (NR > 20,000 sf or Res > 25 units)	28	6.7
Major Subdivision Plat (no PC approval req.)	2	6.0
Mechanical Plan	14	2.1
Minor Site Plan (NR < 20,000 sf or Res < 25 units)	18	5.2
Minor Subdivision (3 or less new parcels)	43	2.5
Non-Residential Building Plans	116	5.6
Planned Development (PD) Amendment	1	3.0
Planned Development (PD) Master Plan	5	6.2
Plat Exemption (no new parcels created)	85	2.1
Plumbing Plan	5	1.8
Preconstruction	47	1.0
Preliminary Plat (4 or more lots, PC approval)	14	6.3
Residential Accessory Structure	74	1.3
Residential Addition	199	1.6
Residential Apartment Building Plan	1	1.0
Residential Attached Building Plan	10	2.3
Residential Detached Building Plan	335	2.2
Residential Detached Building Plan (Master Plan on File)	16	1.8
Residential Repair/Alteration	118	1.2
Rezoning	65	5.5
Roadway Estimate	10	6.5
Roadway Plan	5	4.6
Sewer Plan	4	6.8
Sign Plan	296	1.6
Sketch Plan	54	9.6
Swimming Pool	11	3.5
Swimming Pool - Residential	50	1.5
Utility Service Request	12	6.3
ZBA Special Exception/ Variance/ Appeal	50	5.8

**Review time in business days. Total includes initial reviews and revisions.*

Average Review Times by Group

Reviewer	No.	Avg. Days
<i>Primary Reviewers</i>		
Infrastructure - Impact Fees	243	1.3
Infrastructure - Landscape	436	3.6
Infrastructure - Roadway	563	5.1
Infrastructure - Stormwater	1,326	3.5
Infrastructure - Water & Sewer	997	4.2
Inspection - PAC	947	1.6
Inspection 1	596	2.1
Inspections	982	1.8
Planning	47	5.3
Police	3	2.7
Utilities (Electrical)	989	3.1
Utilities (ROW)	273	4.2
Zoning	1,249	4.2
Zoning - PAC	802	1.6
<i>Secondary Reviewers</i>		
Admin	167	3.5
Airport	2	7.0
Certificate of Occupancy - Building	63	2.0
Certificate of Occupancy - Infrastructure	65	2.7
Certificate of Occupancy - Zoning	65	2.2
E911	22	4.5
Economic & Urban Development	4	3.8
GIS/Addressing	191	3.8
Historic	48	1.5
Industrial Pre-Treatment	1	2.0

**Review time in business days. Includes initial plan reviews and revisions.*

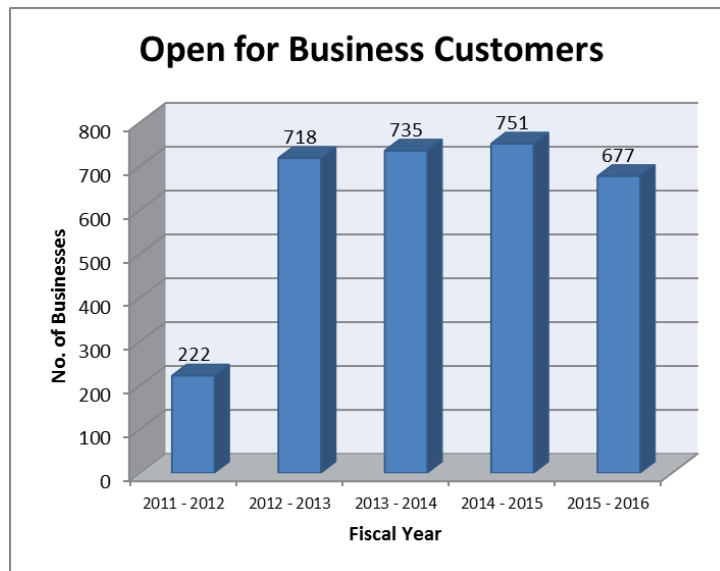
Open for Business Program

Fiscal Year 2014 - 2015	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Feasibility Meetings	16	10	13	15	7	13	11	7	26	15	21	14	168
Zoning and Building Compliance Forms	10	6	11	9	4	2	4	6	8	14	8	5	87
Business License Only/ contractors	19	13	26	26	11	12	10	10	2	3	9	5	146
Zoning and Building Compliance Forms and Business Licenses and/or Utility													
Account Set Up	22	17	21	36	16	16	24	14	17	16	14	20	233
Home Occupation Permits and Business Licenses Issued	7	5	4	5	3	2	10	5	5	10	6	7	69
Home Occupation Permits	8	3	4	1	4	2	2	2	8	8	5	1	48
Total Businesses Assisted	82	54	79	92	45	47	61	44	66	66	63	52	751

Fiscal Year 2015 - 2016	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Feasibility Inspections	17	11	11	14	11	8	4	12	21	9	12	16	146
Zoning and Building Compliance Forms	1	12	5	2	2	4	2	4	1	2	2	4	41
Business License Only/ contractors	5	11	5	6	4	1	1	5	16	5	1	6	66
Zoning and Building Compliance Forms and Business Licenses and/or Utility													
Account Set Up	33	15	17	21	17	27	15	33	34	22	38	37	309
Home Occupation Permits and Business Licenses Issued	5	10	11	6	1	3	7	10	14	14	12	10	103
Home Occupation Permits	2	5	0	4	1	0	0	0	0	0	0	0	12
Total Businesses Assisted	63	64	49	53	36	43	29	64	86	52	65	73	677

Open for Business - Jobs Created

Fiscal Year 2015 - 2016	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Jobs Created									199	102	153	118	572



Zoning Code Enforcement

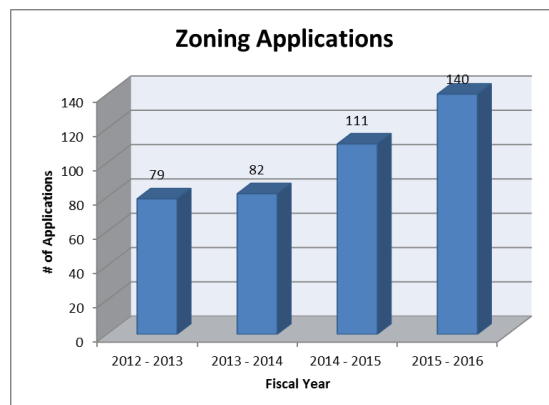
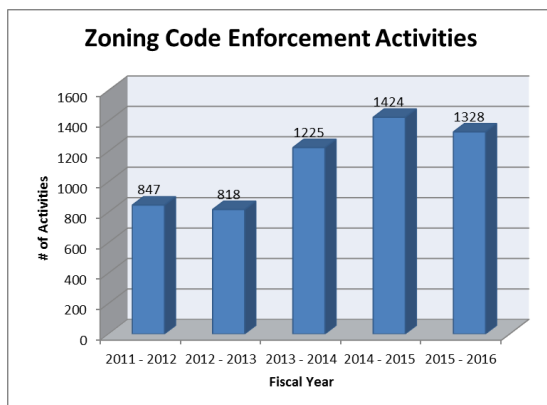
<i>Fiscal Year 2014 - 2015</i>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Correction Notices Issued	36	29	29	21	22	13	21	32	17	28	14	19	281
Notices of Violation Issued	0	2	2	2	1	1	4	5	1	2	4	2	26
Court Cases	1	1	0	0	1	3	0	2	0	0	1	0	9
Complaints Received	31	30	21	16	15	10	19	27	23	30	17	23	262
Inspections	81	81	69	68	61	58	58	75	82	83	72	58	846
Total	149	143	121	107	100	85	102	141	123	143	108	102	1424

<i>Fiscal Year 2015 - 2016</i>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Correction Notices Issued	17	19	14	24	19	8	3	32	22	14	27	17	216
Notices of Violation Issued	4	4	0	2	3	0	0	2	3	2	4	2	26
Court Cases	0	0	1	0	0	0	0	0	0	0	0	0	1
Complaints Received	23	35	18	30	24	9	3	35	24	16	32	19	268
Inspections	76	83	60	66	80	44	28	89	73	53	103	62	817
Total	120	141	93	122	126	61	34	158	122	85	166	100	1328

Zoning Applications

<i>Fiscal Year 2014 - 2015</i>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Annexation	1		1		1	1						0	4
Major Site Plan	1		1	1	1			1	1	2	2	2	12
Preliminary Plat		2	1					1	1	1		2	8
Rezoning	1	3	1		2	1				3	5	5	21
Text Amendments						1		1		2		0	4
Special Exception/Variance		1	1	3	5	2	1	2		6	7	5	33
Certificate of Appropriateness	5	2	1	5	1	2	3		4	1	4	1	29
Total	8	8	6	9	10	7	4	5	6	15	18	15	111

<i>Fiscal Year 2015 - 2016</i>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Annexation	0	1	0	0	0	1	1	1	1	0	1	0	6
Major Site Plan	2	0	0	1	2	0	0	0	1	1	0	2	9
Preliminary Plat	2	0	0	0	1	0	0	0	0	1	2	0	6
Rezoning	5	9	0	3	6	0	2	0	4	2	3	1	35
Text Amendments	0	0	0	0	0	0	1	0	2	0	0	0	3
Special Exception/Variance	0	1	1	3	2	1	1	1	2	9	1	0	22
Certificate of Appropriateness	3	4	1	5	5	4	7	9	2	7	8	4	59
Total	12	15	2	12	16	6	12	11	12	20	15	7	140



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 3,252 plan reviews were completed for infrastructure projects, an increase of 17 percent compared to last year.
- A total of 46 preconstruction meetings were held with developers for new construction projects.
- A total of 8,466 linear feet of water pipe was installed this year, a decrease of 70 percent compared to last year.
- A total of 5,480 linear feet of sewer pipe was installed this year, a decrease of 51 percent compared to last year.
- A total of 4,438 linear feet of street was installed this year, a decrease of 38 percent compared to last year.
- A total of 5,106 linear feet of stormdrain was installed this year, a decrease of 6 percent compared to last year.



Riverwalk

Summary of Infrastructure Projects Completed

Water Projects	2014-2015	2015-2016
Linear Feet of Pipe	28444 (5.38 Mi.)	8433 (1.59 Mi)
City Maintained	13190 (2.50 Mi.)	3048 (.57 Mi)
Private On-Site	15254 (2.88 Mi.)	5385 (1.02 Mi)
Valves	81	55
Fire Hydrants	44	18

Sewer Projects	2014-2015	2015-2016
Linear Feet of Pipe	11123 (2.10 Mi.)	5480 (1.03 Mi)
City Maintained	7262 (1.37 Mi.)	4174 (.79 Mi)
Private-On-Site	3861 (.73 Mi.)	1306 (.24 Mi)
Pump Stations Added	0	0
Pump Stations relocated	0	0
Pump Stations Eliminated	0	0
Low Pressure Sewer Valves	0	1
Manholes	71	45

Street Projects	2014-2015	2015-2016
Linear Feet of Street	7215	4438
Linear Feet of Stormdrain	5428	5106



Riverwalk

Infrastructure Projects in Progress

Projects in Progress at End of Year	2014-2015	2015-2016
Water	9	23
Sewer	9	18
Street	3	11

Projects with Plan Approval but not Under Construction	2014-2015	2015-2016
Water	8	7
Sewer	7	7
Street	6	6

Plans Reviewed by Engineering	2014-2015	2015-2016
	3252	3565

Projects with Plan Approval but not under construction

As of July 1, 2015

Name	Address	W	S	R
1 Blanchard Business Park	Lazy Hawk	X	X	X
2 Dollar General	Springdale Road	X	X	
3 Garrison Estates	Garrison Road	X	X	X
4 Riverwalk Phase 1F	Riverwalk	X	X	X
5 Sloan Drive Apartments	Main St.	X	X	X
6 Holly Hill IV, V	901	X	X	X
7 Seven Oaks	Springsteen Road	X	X	X

Projects in Progress at End of Year 2015 - 2016

Project	Water	Sewer	Street
1 Riverwalk 1H	X	X	X
2 Waterford Terrace Apartments	X	X	
3 Windsor Apartments	X	X	
4 Prescott Glenn	X	X	X
5 Riverwalk Phase 2A & 2B	X	X	X
6 Sweetwater Phase III	X	X	X
7 Cherry Road Self Storage	X	X	
8 Sleepy's	X	X	
9 Harlinsdale Phase 2	X	X	X
10 Augusta Place Phase 2	X	X	X
11 Stoneridge Lakes 7	X		X
12 139 Main Street Apartments	X	X	
13 Riverwalk I H I	X	X	X
14 Legacy West	X	X	
15 Elevation Church	X	X	
16 Galleria Blvd Mall Connector Road	X		X
17 Home 2	X		
18 MSI Forks	X	X	
19 Piedmont Hills / Legacy Suite	X	X	X
20 Atlas Copco	X		
21 Southern Charm Event Center	X		
22 Wal-mart Neighbor Market - Celanese	X	X	X
23 Wal-mart Neighbor Market - Hwy 5	X	X	

Detailed Summary of Water Projects Completed 2015 - 2016

PROJECT NAME	MAINTENANCE
<p>1 The Professional Park at Ebenezer</p> <p>343 ft - 8" DI Pipe 239 ft - 4" DI Pipe 4- 8" Gate Valves 1- 4" Gate Valve 3- Blow Offs</p>	City Maintained
<p>2 Riverwalk - Herrons Ferry Road Extension</p> <p>330 ft. - 8" DI Pipe 3- 8" Gate Valves 1 - Fire Hydrant Assembly</p>	City Maintained
<p>3 Hickory Tavern</p> <p>102 ft. - 8" PVC Pipe 44 ft. - 6" PVC Pipe 118 ft. - 4" PVC Pipe 1- Gate Valve 1- Gate Valve 2 - Gate Valves 1 - Fire Hydrant Assembly</p>	Private On-Site
<p>4 Riverwalk River District Bldg 5</p> <p>76 ft. - 6" DI Pipe 1- Blow Off</p>	Private On-site
<p>5 Waterford Business Park Site D</p> <p>141 ft. - 8" DI Pipe 1- 8" Gate Valve 1- Fire Hydrant Assembly</p>	Private On-site
<p>6 Roddey Park Phase II</p> <p>1675 ft. - 8" PVC Pipe 8 - 8" Gate Valves 3 - Fire Hydrant Assemblies 5 - Blow Offs</p>	City Maintained
<p>7 Arcade Mill Redevelopment</p> <p>461 ft. - 8" PVC Pipe 2- 8 " Gate Valves 3- Fire Hydrant Assemblies</p>	City Maintained

<p>8 The Pump House Restaurant at Riverwalk 177 ft. - 8" PVC Pipe 97 ft. - 4" PVC Pipe 2- 8" Gate Valves 1- 4" Gate Valve 1- Fire Hydrant Assembly</p>	Private On-site
<p>9 Riverwalk Phase 1-B Bldg 6 198 ft. - 6" Pipe 1- 6" Gate Valve</p>	Private On-site
<p>10 Waterford Terrace Apartments 132 ft. - 8" DI pipe 2 - 8" Gate Valves</p>	City Maintained
<p>3266 ft. - 8" PVC Pipe 1166 ft. - 4" PVC Pipe 8 - 8" Gate Valves 18 - 4" Gate Valves 8 - Fire Hydrant Assemblies</p>	Private On-site

Detailed Summary of Sewer Projects Completed 2015 - 2016

PROJECT NAME	MAINTENANCE
<p>1 The Professional Park at Ebenezer 395 ft. - 8" DI Pipe 5- Manhole Assemblies</p>	City Maintained
<p>2 Hickory Tavern 258 ft. - 8" DI Pipe 3- Manhole Assemblies</p>	City Maintained
<p>89 ft. - 6" PVC Pipe 1- Manhole Assembly</p>	Private
<p>3 Greenmoor Road Force Main Extension 788 ft. - 2" PVC Pipe 1- 2" Valve</p>	City Maintained
<p>4 Waterford Business Park Site D 650 ft. - 8" DI Pipe 5- Manhole Assemblies</p>	City Maintained
<p>5 Roddey Park Phase II 66 ft. - 8" DI Pipe 216 ft. - 8" PVC Pipe 1- Manhole Assembly</p>	City Maintained
<p>6 Arcade Mill Redevelopment 1065 ft. - PVC Pipe 6- Manhole Assemblies</p>	City Maintained
<p>7 Waterford Terrace Apartments 736 ft. - 16" DI Pipe 6 - Manhole Assemblies</p>	City Maintained
<p>229 ft. - 8" DI Pipe 988 ft. - 6" PVC Pipe 18 - Manhole Assemblies</p>	Private On-site

Linear Feet of Roadway Accepted 2015 - 2016

PROJECT	ROAD	CURB	SIDEWALK	STORMDRAIN
Ph II Roddey Park	1707	3229	2483	1617
Riverwalk - Veloway Dr	553	1158	1051	442
Waterford D - Apex Dr	912	1733	524	874
Galleria Blvd Ext	1266	4675	2522	2173
Totals	4438	10795	6580	5106

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.

Comprehensive Plan Update

City Council adopted the update to the City's Comprehensive Plan in January 2016. The plan, found at www.cityofrockhill.com/focus2020, is an important policy guide that sets the long-term vision for the City. The City's four core values include grow inside first, provide better connections, reinforce strong neighborhoods, and ensure functionality with inspiring design.



Albright Road/Saluda Road Corridor Study

Staff is currently working on a corridor study for Albright and Saluda Roads. To date, staff has conducted field and windshield surveys, collected data and prepared base maps, conducted interviews with City staff and realtors, and talked with partner organizations. Staff held two stakeholder meetings in January 2016 (one with property and business owners and one with neighborhood representatives) and a public meeting in April 2016 to receive input on topics such as land use, transportation, and utilities. Staff also held a workshop with City Council in May 2016. Next steps include drafting plan recommendations, preparing the plan document, holding a second public meeting, and presenting the plan to the Planning Commission and City Council for approval.



Citywide Bicycle and Pedestrian Plan

Staff is currently working on the City's first comprehensive bicycle and pedestrian plan. The plan includes updates to the existing Trails and Greenways Master Plan and College Town Area Bicycle and Pedestrian Plan and will build on findings of the RFATS Biking & Walking Connectivity Plan. To date, staff has drafted plan goals and prioritization criteria, identified key destinations, documented strengths and challenges to walking and biking in the City, and organized a working group to help identify where facilities are needed and the appropriate facility type. Next steps include monthly meetings of the working group, conducting field and windshield surveys, seeking input from partner organizations, holding public meetings, and meetings with the PRT Commission, Planning Commission, and City Council.

