

PLANNING & DEVELOPMENT ANNUAL REPORT



FISCAL YEAR 2016 – 2017



ROCK HILL
SOUTH CAROLINA

Always on.

TABLE OF CONTENTS

INTRODUCTION.....	3
GROWTH AND DEVELOPMENT.....	4
PERMITTING AND APPROVALS.....	14
INFRASTRUCTURE.....	28
FISCAL YEAR COMPARISON.....	35
OTHER PROJECTS	36

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 2016 calendar year population estimate for the City of Rock Hill was 72,937, an increase of 10 percent from the 2010 Census.
- ↑ The total number of households increased from 29,159 in 2010 to 30,101 in 2015. The percent of vacant households decreased from 11 percent in 2010 to 8.9 percent in 2015.
- Other key demographic information includes;
 - ↑ median age increased slightly from 31.9 in 2010 to 32.4 in 2015.
 - ↑ In addition, the average family size increased slightly from 3.04 to 3.09,
 - ↓ and the average household size decreased slightly from 2.43 to 2.41.
- ↑ The City of Rock Hill grew in total land area from 37.90 square miles to 38.49 square miles. There were a total of 11 annexations during FY17 that totaled 374.94 acres.
- There were 17 approved major site plans, master plans, and preliminary plats approved in FY17, same as FY16. Development approvals included one single-family residential subdivision, three mixed-use developments, a hotel, a self-storage building, a Wal-Mart and associated out parcels, three public and institutional buildings, and six industrial buildings.

Demographics

(Source: US Census Bureau, 2015 American Community Survey 5-Year Estimates)

Population Growth

Date	Total Population	Median Age	Average Family Size
2015 ACS 5-Year estimates	69,196	32.4	3.09
2010 Census	66,154	31.9	3.04
2000 Census	49,765	31.0	3.05
Percent Change:			
2000 to 2015	39%	5%	1%

Household Growth

Date	Total Households	Occupied Units	Vacant Units	% Vacant	Household Size
2015 ACS 5-Year Estimates	30,101	27,431	2,670	8.9%	2.41
2010 Census	29,159	25,966	3,193	11.0%	2.43
2000 Census	20,287	18,750	1,537	7.6%	2.49



Riverwalk new home construction

Growth of City Limits

(Source: Rock Hill Planning and Development Department)

FY 2017 Annexations*

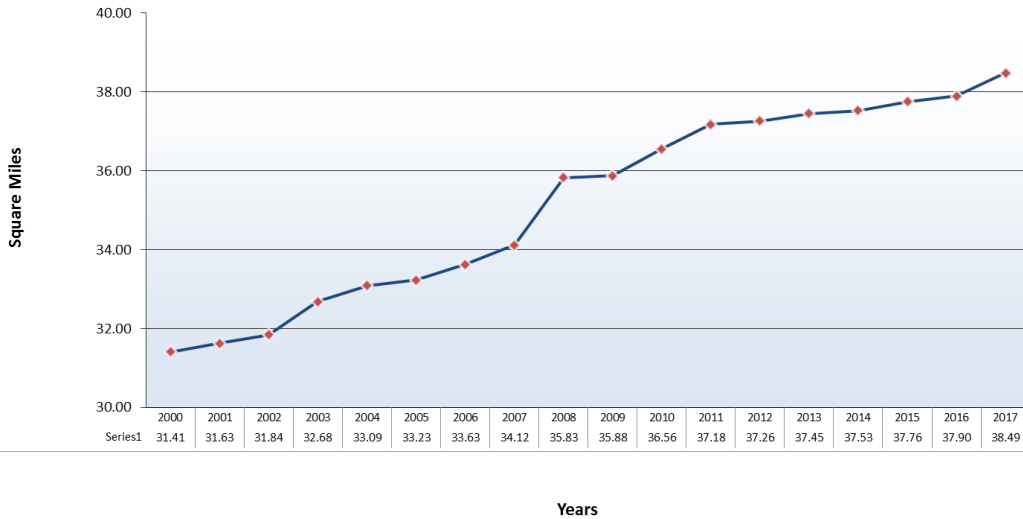
Annexation Site	Acreage	Zoning
India Hook/Ebinport Rd Area VI	0.91	LC
Springdale Road Area III	311	MP-BIP
Mt Gallant Road/John Ross Parkway Area	7.77	LC
4181 Pennington Road/Airport Road Area	0.70	SF-5
North Cherry Road Area 15	23.40	IH-IG
South Anderson Road/Lesslie Highway Area 3	9.60	IG
Heckle Boulevard/Rawlinson Road Area 2	18	CC
Ebenezer Road/Hollis Lakes Road Area 2	0.70	LC
Celanese Road/Ebenezer Road Area III	0.48	IG
Celanese Road/Mt. Gallant Road Area III	0.26	LC
India Hook Road/Celanese Road Area III	2.12	CC

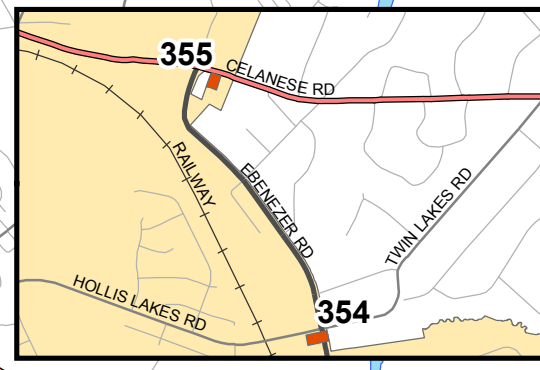
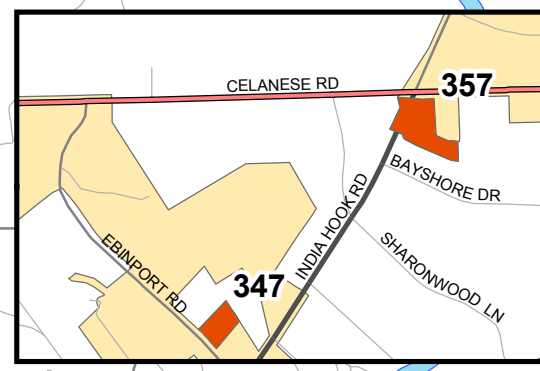
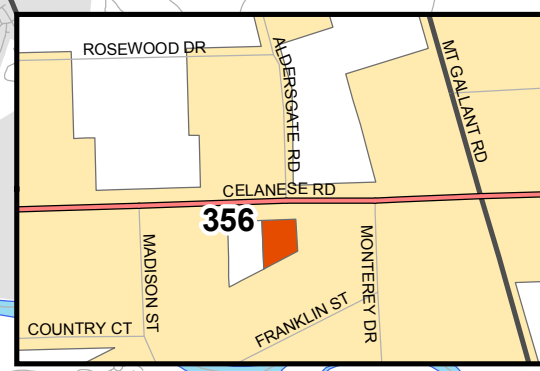
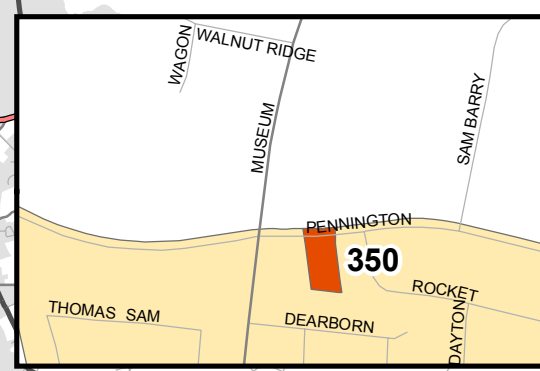
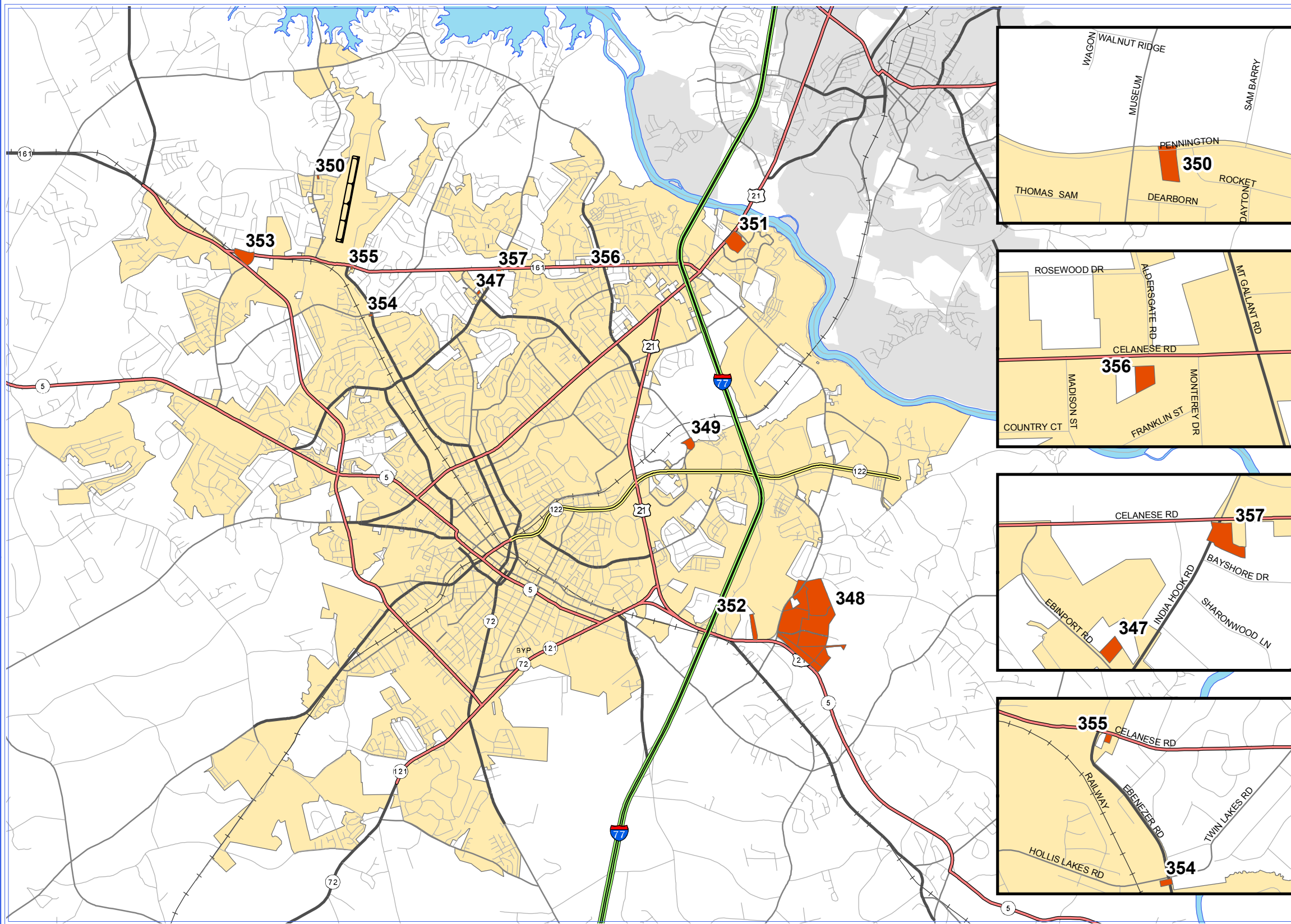
Total Annexed Acreage: 374.94 Acres

City Area Increase: 0.59 Sq. Miles

**See Map "Rock Hill Annexations FY 2017"*

City Growth by Land Area



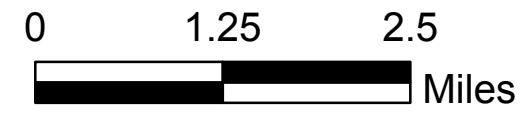
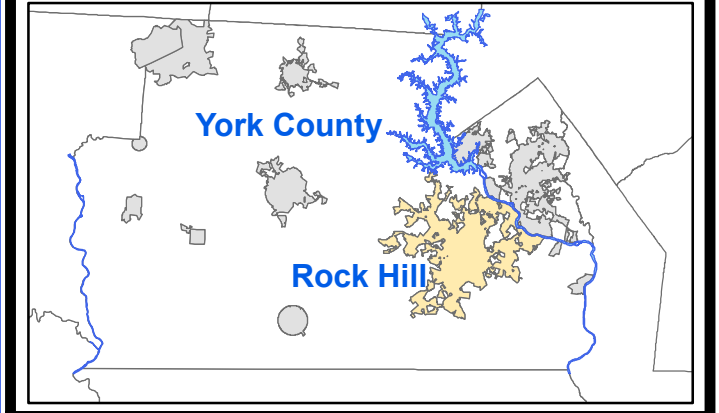


LEGEND

Annexations		
	Annexation Areas	
347	India Hook/Ebinport Rd Area VI	08/08/2016
348	Springdale Road Area III	09/26/2016
349	Mt. Gallant/John Ross Parkway Area	10/10/2016
350	4181 Pennington Road/Airport Road Area	11/14/2016
351	North Cherry Road Area 15	12/12/2016
352	South Anderson Road/Lesslie Highway Area 3	01/23/2017
353	Heckle Boulevard/Rawlinson Road Area 2	01/23/2017
354	Ebenezer Road/Hollis Lakes Road Area 2	01/23/2017
355	Celanese Road/Ebenezer Road Area III	02/13/2017
356	Celanese Road/Mt. Gallant Road Area III	05/08/2017
357	India Hook Road/Celanese Road Area III	06/12/2017

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

LOCATOR MAP

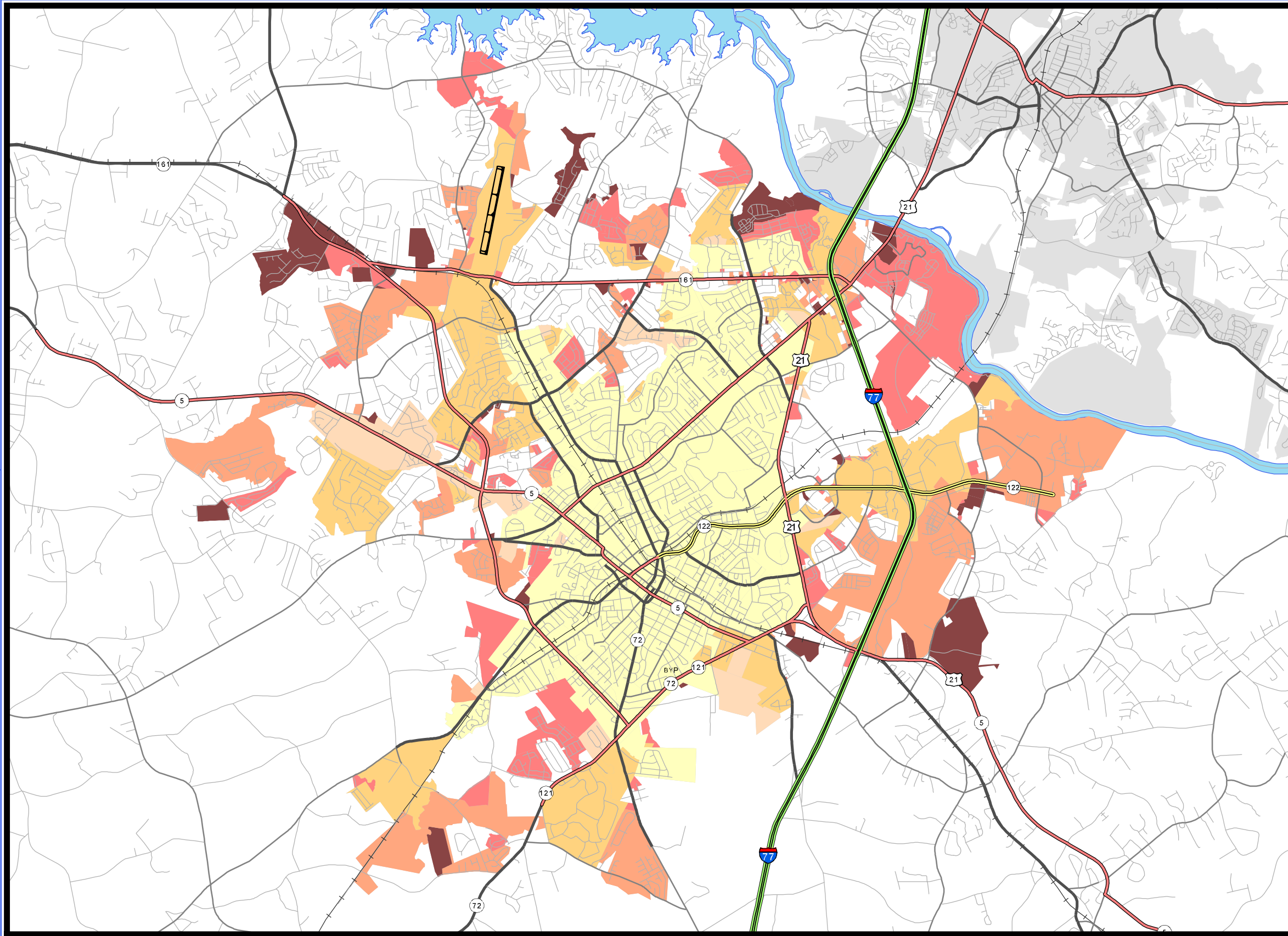


ROCK HILL ANNEXATIONS FY 2017



Source: City of Rock Hill
Planning and Development Department
July, 2017

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

Annexation Areas by Decade

- 2011 to Present
- 2000 to 2010
- 1990 to 1999
- 1980 to 1989
- 1970 to 1979
- Before 1970

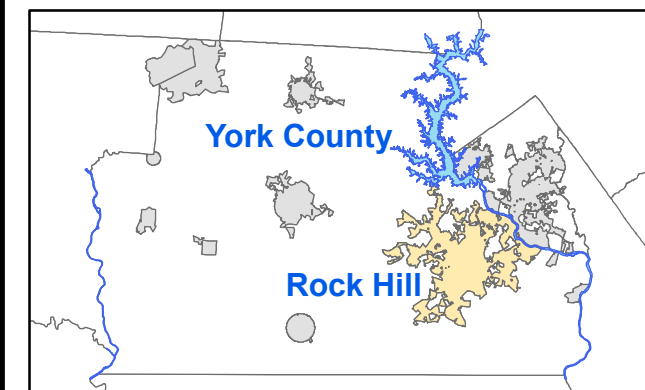
City Limits

- 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, 2017

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.

Development

(Source: Rock Hill Planning and Development Department)

Approved Major Site Plans, Master Plans & Preliminary Plats FY 2017*

Project Name	Map #	Location	Approval Date	Project Type	# of Lots or Units (Residential)	Area in Sq. Ft. or # of Lots		Parcel Acreage
						(Non-Residential)		
108 E. Main Street (Major Site Plan)	73	108 E. Main Street	7/12/2016	Multi-Family Residential	89 units	N/A		1.00
Ebinport Market (Preliminary Plat)	74	2963 Celanese Road	8/9/2016	Commercial	n/a	Subdivided into 4 commercial lots		11.3
Legacy Park West Building 3 (Major Site Plan)	75	465 Springdale Road	8/9/2016	Industrial	n/a	140,000 sq ft of high cube warehouse/distribution		16.24
Riverside on the Catawba Phase II (Major Site Plan)	76	3040 Cherry Road	8/9/2016	Mixed Use	150	17,676 sq ft of retail and 5,892 sq ft of restaurant space		5.39
Augusta Place Phase II at Laurel Creek (Revised Preliminary Plat)	77	East of Twin Lakes Road, north or Laurel Creek Drive	9/6/2016	Single-Family Residential	39 Single-Family Lots, 11 Quad, and 4 Duplexes	N/A		22.7
Legacy Park East (Master Plan)	78	East of Springdale Road between Anderson Road and Hopewell Road	9/26/2016	Industrial	N/A	737,700 sq ft of warehouse/industrial, 399,000 sq ft of manufacturing space		311
Comfort Inn & Suites (Major Site Plan)	79	973 Corporate Blvd	10/4/2016	Commercial	N/A	36,870 sq ft hotel with 65 rooms		1.72
Southcross - Lot 5 - CDI (Major Site Plan)	80	3065 Southcross Blvd	10/7/2016	Industrial	N/A	50,590 sq ft		18.63
Rock Hill School District 3 - Administrative Building (Major Site Plan)	81	370, 386 and 410 Black Street, 210, 214, 224, 228, and 230 Orange Street, and 363 Flint Street	11/1/2016	Public & Institutional	N/A	30,000 sq ft administrative office building		1.56
Riverwalk - River District Building 7 (Major Site Plan)	82	672 and 652 Herrons Ferry Road	12/13/2016	Mixed Use	52	22,000 sq ft of retail		2.68
McCraney Spec Building (Major Site Plan)	83	845 Paragon Way	12/28/2016	Industrial	N/A	507, 512 sq ft warehouse		45.08
University Center at Knowledge Park (Preliminary Plat)	84	Northeast side of West White Street between Laurel Street and Stewart Avenue	1/3/2017	Mixed Use	Subdivided into 13 lots			23.38
Legacy Park East Phase I-IV (Preliminary Plat)	85	Corner of Anderson Rd. & Springdale Rd	1/3/2017	Industrial	N/A	Subdivided into 12 total lots divided into five phases		297.94
York County Family Court Building (Major Site Plan)	86	1555 West Main St	2/7/2017	Public & Institutional	N/A	67,000 sq ft family court building		21.23
Vault 2 Self-Storage (Major Site Plan)	87	144 Rawlinson Rd	4/4/2017	Commercial	N/A	9 buildings totaling 71,300 sq ft and 18,000 sq ft of outdoor storage		7.57
Language Immersion Academy at Sullivan Middle School (Major Site Plan)	88	1825 Eden Terrace	5/2/2017	Public & Institutional	N/A	47,500 sq ft building with 29 classrooms		33.36
Affinity Health Center (Major Site Plan)	89	455 Lakeshore Parkway	5/18/2017	Office	NA/A	28,950 sq ft, one story medical building		4.10

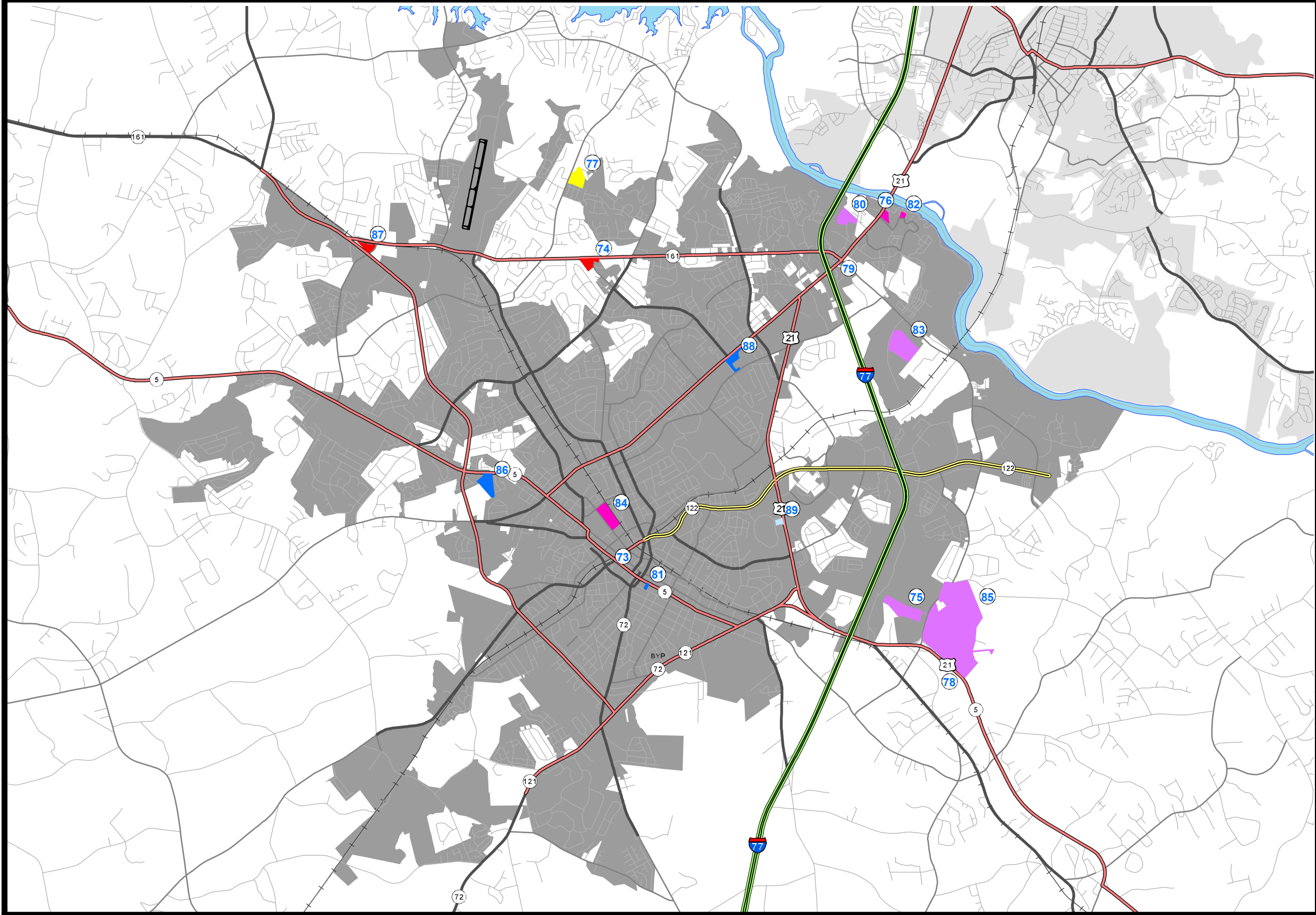
Development

(Source: Rock Hill Planning and Development Department)

Approved Major Site Plans, Master Plans & Preliminary Plats 2010 to 2017*

Project Name	Map #	Location	Approval Date	Project Type	# of Lots or Units (Residential)	Area in Sq. Ft. or # of		Parcel Acreage
						Lots	(Non-Residential)	
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			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	Marlemont 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 Pkw.	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
Harrebon 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 Limestone 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
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	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	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	4/3/2016	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	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 sq ft of retail; 14,500 sq ft restaurant; 28,000 sq ft of office; 187,000 sports complex; 84,000 sq ft 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
108 E. Main Street	73	108 E. Main Street	7/12/2016	Multi-Family Residential	89 units	N/A	1.00
Ebony Market	74	2963 Celanese Road	8/9/2016	Commercial	n/a	Subdivided into 4 commercial lots	11.3
Legacy Park West Building 3	75	465 Springdale Road	8/9/2016	Industrial	n/a	140,000	16.24
Riverside on the Catawba Phase II	76	3040 Cherry Road	8/9/2016	Mixed Use	150	17,676 sq ft of retail and 5,892 sq ft of restaurant space	5.39
Augusta Place Phase II at Laurel Creek	77	East of Twin Lakes Road, north or Laurel Creek Drive	9/6/2016	Single Family & Multi-family Residential	39 Single-Family Lots, 11 Quad, and 4 Duplexes	N/A	22.7
Legacy Park East	78	East of Springdale Road between Anderson Road and Hopewell Road	9/26/2016	Industrial	N/A	737,700 sq ft of warehouse/industrial, 399,000 sq ft of manufacturing space	311
Comfort Inn & Suites	79	973 Corporate Blvd	10/4/2016	Commercial	N/A	36,870 sq ft hotel with 65 rooms	1.72
Southcross - Lot 5 - CDI	80	3065 Southcross Blvd	10/7/2016	Industrial	N/A	50,590 sq ft	18.63
Rock Hill School District 3 - Administrative Building	81	370, 386 and 410 Black Street, 210, 214, 224, 228, and 230 Orange Street, and 363 Flint Street	11/1/2016	Public & Institutional	N/A	30,000 sq ft administrative office building	1.56
Riverwalk - River District Building 7	82	672 and 652 Herrons Ferry Road	12/13/2016	Mixed Use	52	22,000 sq ft of retail	2.68
McCraney Spec Building	83	845 Paragon Way	12/28/2016	Industrial	N/A	507, 512 sq ft warehouse	45.08
University Center at Knowledge Park	84	Northeast side of West White Street between Laurel Street and Stewart Avenue	1/3/2017	Mixed Use		Subdivided into 13 lots	23.38
Legacy Park East Phase I-IV	85	Corner of Anderson Rd. & Springdale Rd	1/3/2017	Industrial	N/A	Subdivided into 12 total lots divided into five phases	297.94
York County Family Court Building	86	1555 West Main St	2/7/2017	Public & Institutional	N/A	67,000 sq ft family court building	21.23
Vault 2 Self-Storage	87	144 Rawlinson Rd	4/4/2017	Commercial	N/A	9 buildings totaling 71,300 sq ft and 18,000 sq ft of outdoor storage	7.57
Language Immersion Academy at Sullivan Middle School	88	1825 Eden Terrace	5/2/2017	Public & Institutional	N/A	47,500 sq ft building with 29 classrooms	33.36
Affinity Health Center	89	455 Lakeshore Parkway	5/18/2017	Office/Industrial	NA/A	28,950 sq ft, one story medical building	4.10



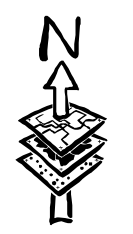
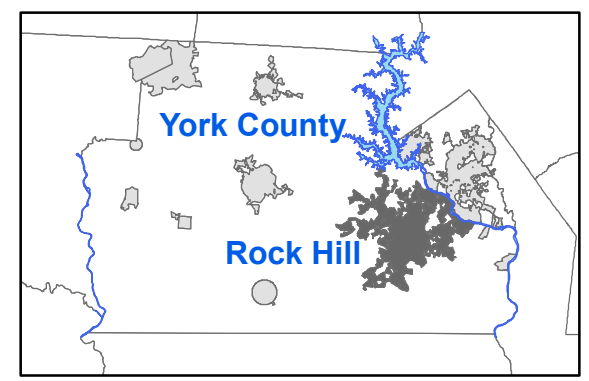
LEGEND

- Proposed Land Use**
- Single-Family Residential
 - Multi-Family Residential
 - Public and Institutional
 - Office
 - Commercial
 - Mixed-Use
 - Industrial

Note: Projects are shown according to parcel location at the time of approval.

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

LOCATOR MAP

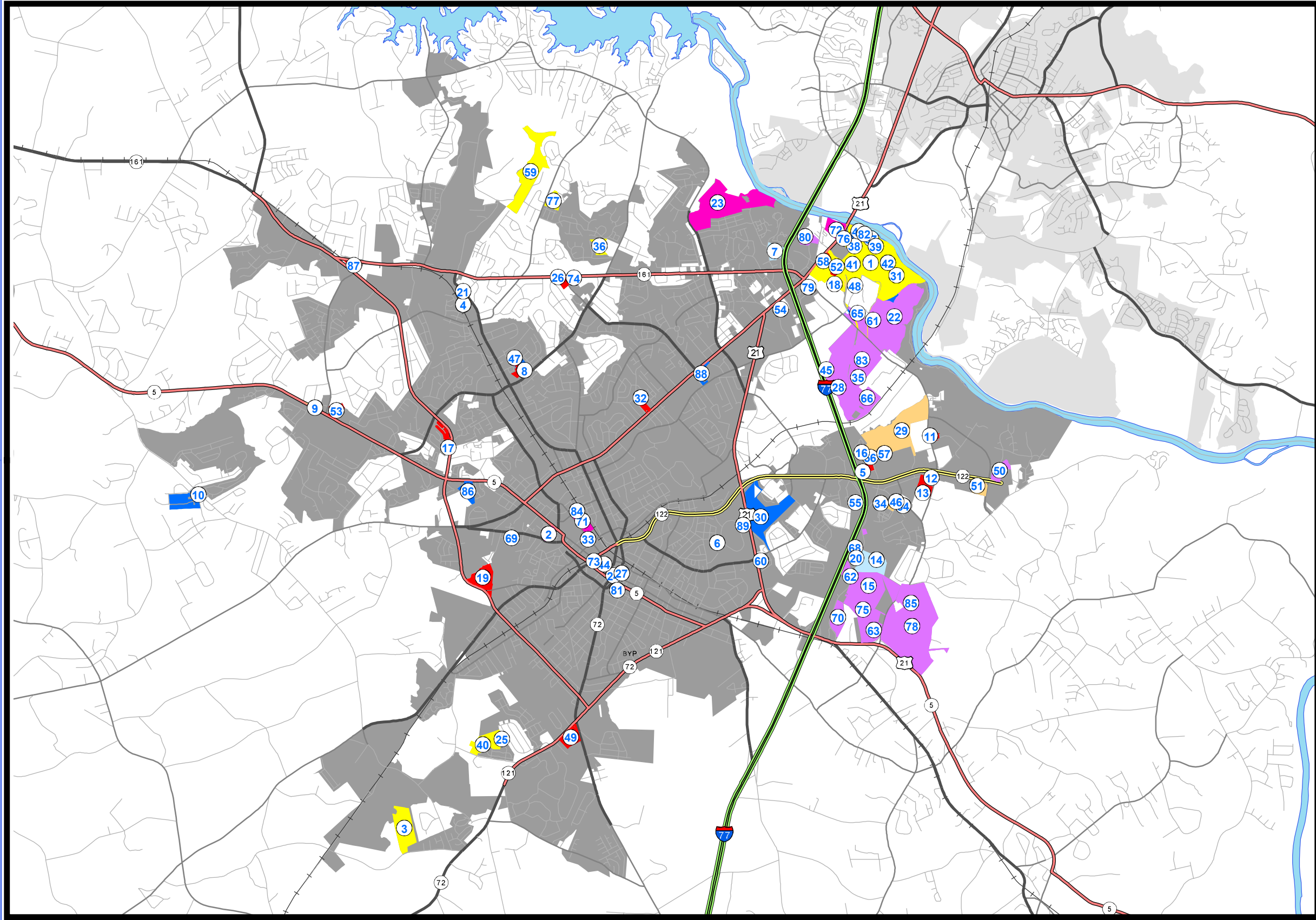


APPROVED MAJOR SITE PLANS, MASTER PLANS & PRELIMINARY PLATS FY 2017



Source: City of Rock Hill
Planning and Development Department
July, 2017

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

Proposed Land Use

- Single-Family Residential
- Multi-Family Residential
- Public and Institutional
- Office
- Commercial
- Mixed-Use
- Industrial

Note: Projects are shown according to parcel location at the time of approval.

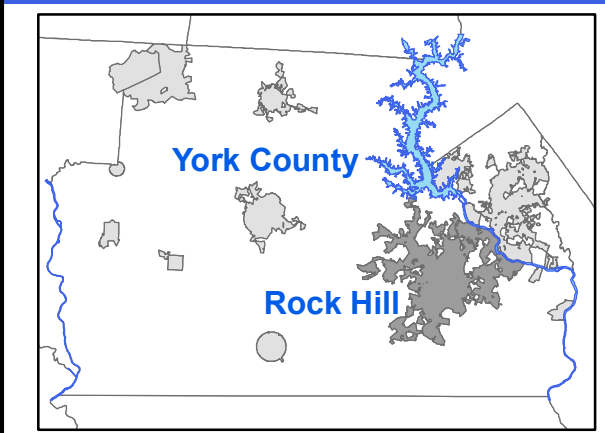
City Limits

- Rock Hill
- Fort Mill
- River

Roadway

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

LOCATOR MAP



**APPROVED MAJOR SITE PLANS,
MASTER PLANS & PRELIMINARY PLATS
2010 - 2017**



Source: City of Rock Hill
Planning and Development Department
July, 2017

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.



Construction activity increased this year compared to last fiscal year. 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.

Permits

- ↑ This fiscal year the total number of permits issued is 3,635, up 11 percent from last year.
- The total number of single-family permits issued this year is 209, up 3 percent compared to last year.
- ↑ The total number of multi-family permits issued this year is 8 buildings with 266 units, up from 1 building last year.
- ↓ The total number of new non-residential building permits issued this year is 18, down 31 percent compared to last year.

Inspections

- ↓ The total number of inspections performed is 10,580, down 40 percent compared to last year.

Fees Collected

- ↑ A total of \$2,336,475 in fees was collected this year. A total of \$1,157,669 in permit fees and \$1,178,806 in impact fees was collected. Fees are up 30 percent from last year.

Plans

- ↑ The total number of plans reviewed this year is 4,192, up 24 percent compared to last year.

Open for Business

- ↑ A total of 805 businesses were assisted through the Open for Business program this year, up 19 percent from last year.

Zoning Applications & Activities

- ➔ A total of 1,332 activities were completed by zoning code enforcement this year, about the same as last year.
- ↓ A total of 108 zoning applications were processed this year, down 23 percent from last year.

Summary of Development Activities 2016 - 2017 Fiscal Year

Total Permits Issued	3,635
Total Valuation of Permits	\$288,007,358
Total Permit Fees Paid	\$1,157,669

Building Permit Information

Single Family Residences	209
Total Valuation	\$56,253,096
Average Valuation	\$269,154
Multi-Family Residences	8 bldgs./ 266 units
Total Valuation	\$30,202,961
New Commercial Buildings	18
Total Valuation	\$118,865,552
Inspections Performed by Building Inspectors	10,580

Erosion Control Permit Information

Erosion Control Permits Issued	100
---------------------------------------	------------

Demolition Permit Information

Demolition Permits Issued	70
----------------------------------	-----------

Plan Review Information

Plans Submitted for Review	
New Plans	2266
Revised Plans	1926
Total	4192

Zoning Applications & Activities

Zoning Applications	108
Zoning Code Enforcement Activities	1332

Open for Business Program

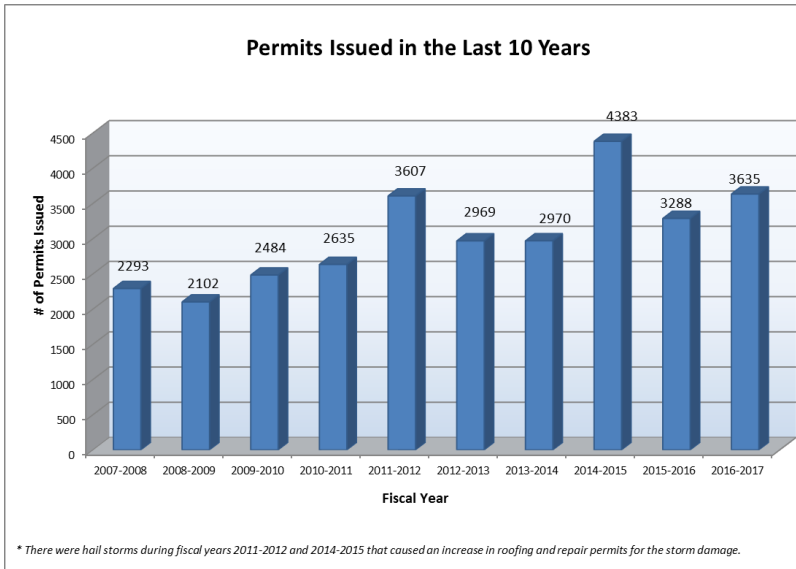
Total Businesses Assisted	805
----------------------------------	------------

Impact Fee Information

Impact Fees Collected	
Fire	\$544,028
Water	\$244,594
Wastewater	\$390,187
Total	\$1,178,806

Comparison of Permits Issued

Month	Fiscal Year 2015 - 2016			Fiscal Year 2016 - 2017			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	288	\$12,471,490	\$72,825	291	\$14,470,544	\$68,215	1%	16%	-6%
August	290	\$19,620,662	\$98,102	333	\$53,056,273	\$183,232	15%	170%	87%
September	232	\$20,547,277	\$76,299	313	\$6,989,084	\$44,832	35%	-66%	-41%
October	304	\$20,168,731	\$90,929	271	\$21,759,079	\$81,066	-11%	8%	-11%
November	225	\$6,620,076	\$40,329	261	\$6,564,737	\$42,683	16%	-1%	6%
December	222	\$7,527,012	\$44,060	231	\$9,708,274	\$53,490	4%	29%	21%
January	237	\$42,044,271	\$141,294	295	\$42,122,019	\$153,261	24%	0%	8%
February	228	\$6,602,917	\$40,108	314	\$30,701,697	\$124,567	38%	365%	211%
March	299	\$10,919,339	\$61,698	382	\$13,928,415	\$74,494	28%	28%	21%
April	289	\$16,006,700	\$68,316	295	\$13,799,422	\$65,956	2%	-14%	-3%
May	340	\$28,369,493	\$117,654	318	\$34,870,188	\$140,458	-6%	23%	19%
June	334	\$10,319,741	\$63,155	331	\$40,037,626	\$125,415	-1%	288%	99%
Total	3,288	\$201,217,709	\$914,769	3,635	\$288,007,358	\$1,157,669	11%	43%	27%

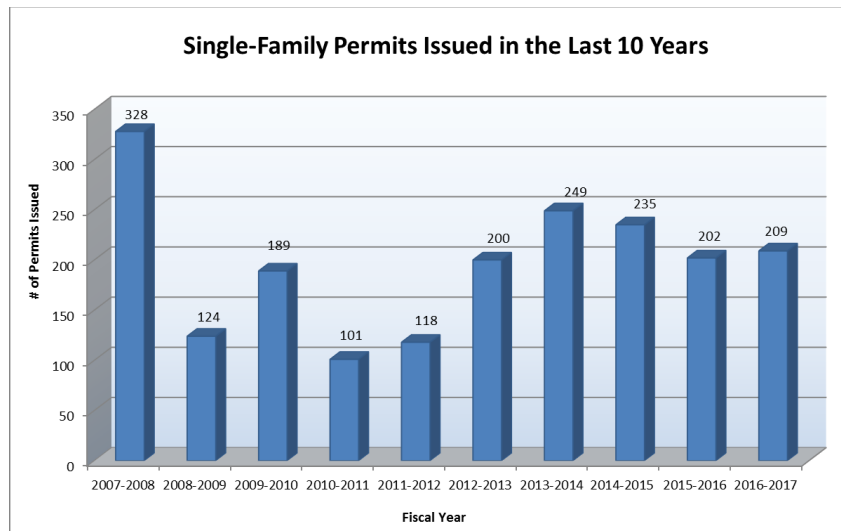


**11%
INCREASE IN
PERMITS
FROM LAST
YEAR**



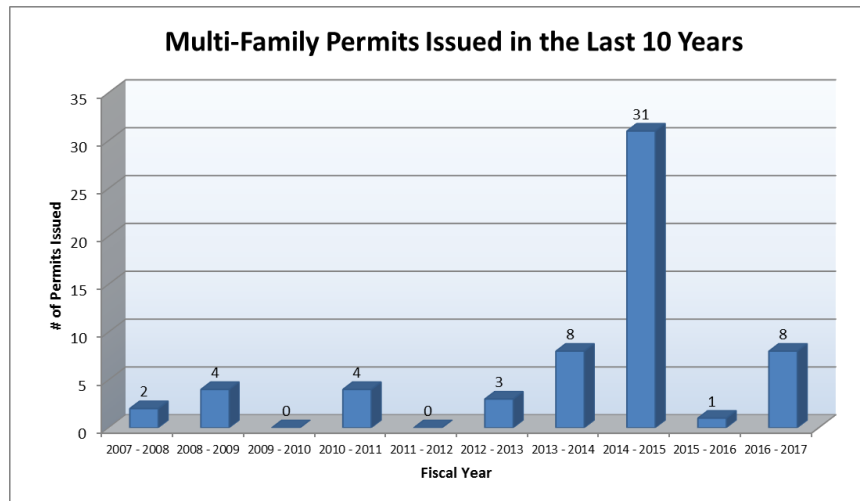
Comparison of Single-Family Permits Issued

Month	Fiscal Year 2015 - 2016			Fiscal Year 2016 - 2017			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	24	\$7,456,003	\$41,096	12	\$3,991,645	\$20,138	-50%	-46%	-51%
August	30	\$9,653,118	\$51,418	25	\$6,040,570	\$35,920	-17%	-37%	-30%
September	20	\$5,263,354	\$29,872	16	\$3,665,070	\$19,510	-20%	-30%	-35%
October	19	\$5,596,199	\$30,768	5	\$1,773,375	\$9,203	-74%	-68%	-70%
November	12	\$3,660,859	\$19,927	12	\$3,120,643	\$18,455	0%	-15%	-7%
December	12	\$4,437,256	\$21,651	14	\$3,810,998	\$19,104	17%	-14%	-12%
January	11	\$3,651,790	\$18,800	23	\$6,326,351	\$35,844	109%	73%	91%
February	11	\$3,572,756	\$18,627	29	\$7,534,130	\$44,757	164%	111%	140%
March	17	\$5,553,706	\$28,576	17	\$5,658,300	\$29,461	0%	2%	3%
April	12	\$4,039,908	\$21,128	25	\$5,747,848	\$35,083	108%	42%	66%
May	22	\$6,650,956	\$36,398	24	\$6,754,139	\$38,730	9%	2%	6%
June	12	\$3,299,003	\$19,011	7	\$1,830,027	\$10,887	-42%	-45%	-43%
Total	202	\$62,834,908	\$337,272	209	\$56,253,096	\$317,092	3%	-10%	-6%



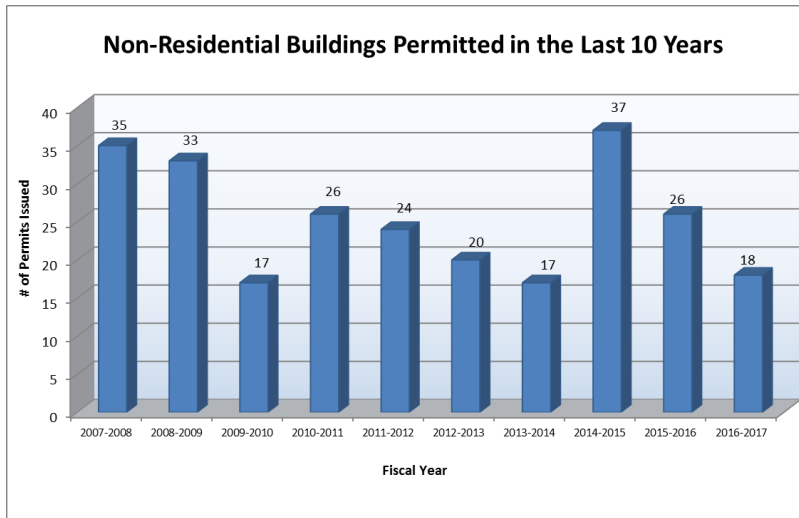
Comparison of Multi-Family Permits Issued

Month	Fiscal Year 2015 - 2016				Fiscal Year 2016 - 2017			
	No. of Bldgs.	# of Units	Valuation	Fees Paid	No. of Bldgs.	# of Units	Valuation	Fees Paid
July	0	0	\$0	\$0	1	15	\$2,819,123	\$8,838
August	1	37	\$3,666,492	\$10,955	0	0	\$0	\$0
September	0	0	\$0	\$0	0	0	\$0	\$0
October	0	0	\$0	\$0	0	0	\$0	\$0
November	0	0	\$0	\$0	0	0	\$0	\$0
December	0	0	\$0	\$0	0	0	\$0	\$0
January	0	0	\$0	\$0	1	89	\$8,830,982	\$23,865
February	0	0	\$0	\$0	0	0	\$0	\$0
March	0	0	\$0	\$0	0	0	\$0	\$0
April	0	0	\$0	\$0	0	0	\$0	\$0
May	0	0	\$0	\$0	6	162	\$18,552,856	\$57,114
June	0	0	\$0	\$0	0	0	\$0	\$0
Total	1	37	\$3,666,492	\$10,955	8	266	\$30,202,961	\$89,817



Comparison of Non-Residential Building Permits for New Buildings

Month	Fiscal Year 2015 - 2016			Fiscal Year 2016 - 2017			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	2	\$2,438,615	\$9,675	1	\$967,200	\$0	-50%	-60%	-100%
August	0	\$0	\$0	3	\$41,100,227	\$108,718			
September	4	\$13,170,641	\$27,749	0	\$0	\$0	-100%	-100%	-100%
October	2	\$10,229,445	\$27,736	2	\$16,422,003	\$44,633	0%	61%	61%
November	0	\$0	\$0	1	\$21,500	\$175			
December	0	\$0	\$0	3	\$2,233,552	\$9,686			
January	10	\$35,551,793	\$100,022	2	\$9,788,160	\$28,048	-80%	-72%	-72%
February	0	\$0	\$0	0	\$0	\$0			
March	1	\$1,768,055	\$6,210	2	\$1,964,979	\$4,183	100%	11%	-33%
April	2	\$7,639,012	\$21,851	2	\$5,474,216	\$8,225	0%	-28%	-62%
May	5	\$13,948,014	\$41,452	1	\$5,894,929	\$16,525	-80%	-58%	-60%
June	0	\$0	\$0	1	\$34,998,786	\$87,428			
TOTALS	26	\$84,745,575	\$234,695	18	\$118,865,552	\$307,621	-31%	40%	31%



**40%
INCREASE IN
VALUATIONS
FROM LAST
YEAR**

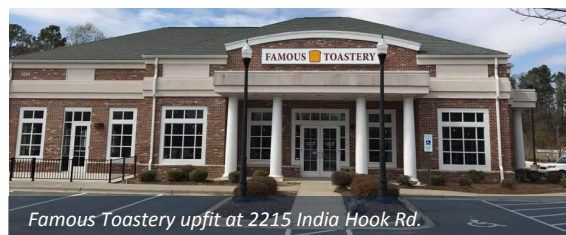
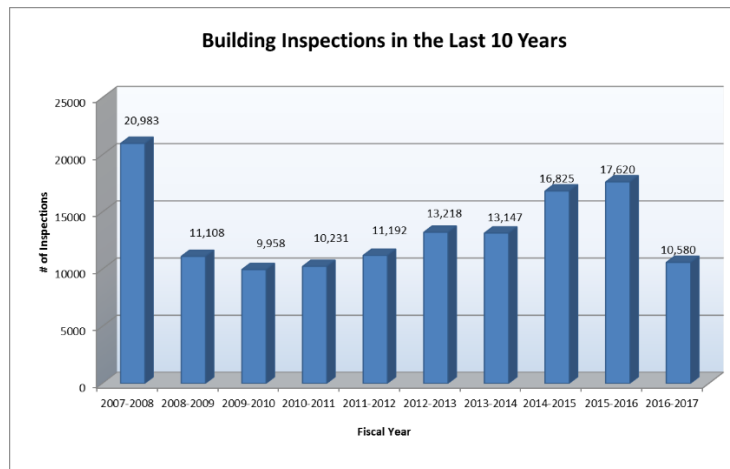


Comparison of Building Inspections

	<i>Fiscal Year 2015 - 2016</i>	<i>Fiscal Year 2016 - 2017</i>	<i>Percent Change</i>
Month	No. of Inspections	No. of Inspections	Change from Last Year
July	1795	1626	-9%
August	1344	1633	22%
September	1512	842	-44%
October	2085	1040	-50%
November	1742	762	-56%
December	1155	862	-25%
January	1335	729	-45%
February	1334	527	-60%
March	1594	1073	-33%
April	925	490	-47%
May	1445	425	-71%
June	1354	571	-58%
Total	17,620	10,580	-40%

Number of trips	2015 – 2016	7453
	2016 – 2017	7484

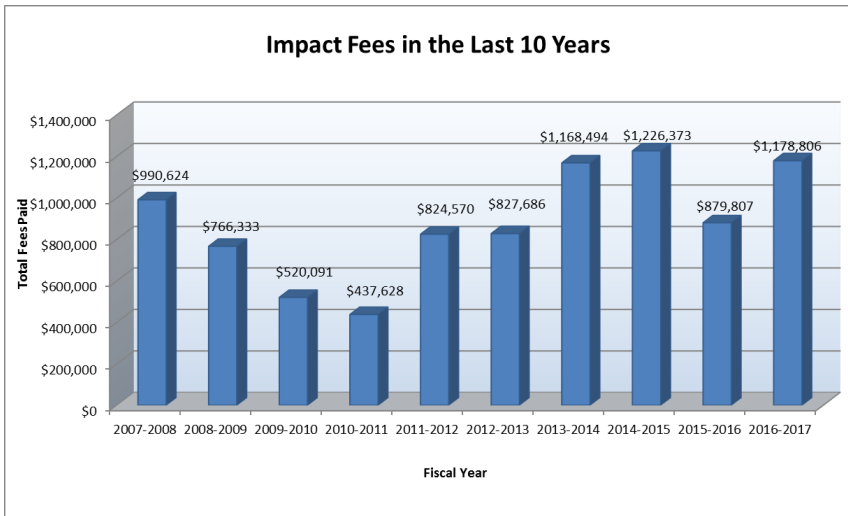
Note: The inspection counts were lower this year than last year but the number of trips actually increased. This is attributable to the large number of apartment permits issued in 2014 – 2015 with inspections being completed in 2015 – 2016. There were multiple inspections being done on the same site visit for an apartment.



Comparison of Paid Impact Fees

Based on Paid Date

Month	Fiscal Year 2015 - 2016					Fiscal Year 2016 - 2017					% Change from Last Year
	Cases	Fire	Water	Sewer	Total	Cases	Fire	Water	Sewer	Total	
July	89	\$32,070	\$23,102	\$35,701	\$90,873	47	\$16,580	\$13,226	\$22,672	\$52,478	-42%
August	103	\$24,784	\$18,322	\$32,581	\$75,687	78	\$18,070	\$13,862	\$20,400	\$52,332	-31%
September	65	\$11,019	\$11,318	\$20,980	\$43,317	50	\$13,113	\$11,472	\$18,131	\$42,716	-1%
October	77	\$23,115	\$18,962	\$32,020	\$74,097	18	\$4,992	\$2,390	\$4,250	\$11,632	-84%
November	51	\$7,937	\$9,082	\$16,150	\$33,169	46	\$8,417	\$13,538	\$15,581	\$37,536	13%
December	43	\$5,940	\$9,718	\$16,431	\$32,089	43	\$23,523	\$7,012	\$11,620	\$42,155	31%
January	58	\$91,405	\$14,664	\$22,960	\$129,029	86	\$66,517	\$22,308	\$42,213	\$131,038	2%
February	52	\$12,500	\$11,630	\$18,131	\$42,261	93	\$85,911	\$25,338	\$41,090	\$152,339	260%
March	59	\$9,641	\$10,200	\$18,420	\$38,261	70	\$23,489	\$25,018	\$39,953	\$88,460	131%
April	46	\$14,765	\$14,340	\$21,820	\$50,925	88	\$23,259	\$18,168	\$30,320	\$71,747	41%
May	82	\$39,390	\$20,874	\$35,701	\$95,965	90	\$98,733	\$21,036	\$36,840	\$156,609	63%
June	62	\$98,431	\$31,228	\$44,475	\$174,134	82	\$161,424	\$71,226	\$107,114	\$339,764	95%
Total	787	\$370,997	\$193,440	\$315,370	\$879,807	791	\$544,028	\$244,594	\$390,184	\$1,178,806	34%

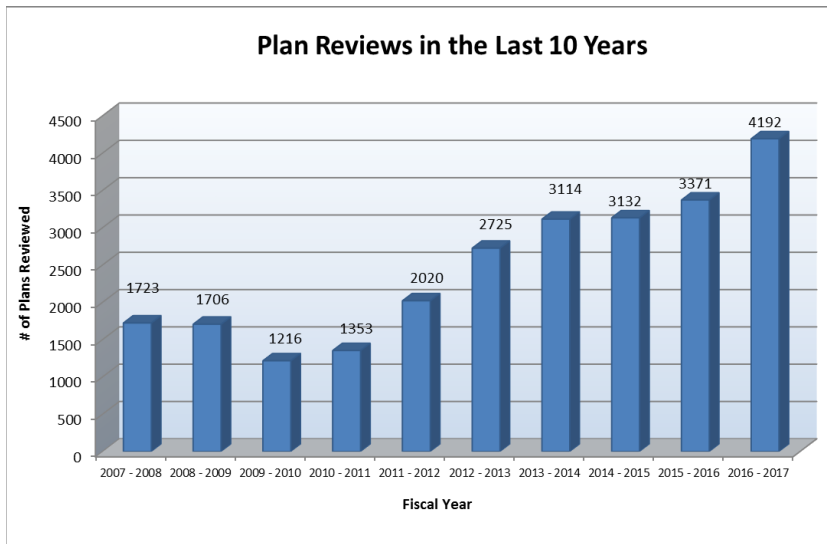


34%
INCREASE
FROM LAST
YEAR



Comparison of Plan Review

	<i>Fiscal Year 2015 - 2016</i>			<i>Fiscal Year 2016 - 2017</i>			<i>Percent Change</i>
Month	New Plans	Revisions	Total Plans Reviewed	New Plans	Revisions	Total Plans Reviewed	Change from Last Year
July	202	134	336	161	124	285	-15%
August	158	126	284	172	146	318	12%
September	151	101	252	174	132	306	21%
October	190	133	323	179	148	327	1%
November	147	110	257	182	152	334	30%
December	139	103	242	180	164	344	42%
January	131	104	235	175	181	356	51%
February	155	102	257	213	161	374	46%
March	172	135	307	246	215	461	50%
April	156	139	295	179	174	353	20%
May	154	100	254	204	146	350	38%
June	186	143	329	201	183	384	17%
Total	1941	1430	3371	2266	1926	4192	24%



**24%
INCREASE
FROM LAST
YEAR**



Average Review Times for Key Plan Types

7/1/16 to 6/30/17

Stage/Plan Type	No.	Avg. Days
<i>*Review time in business days.</i>		
Annexation and Rezoning	25	5.5
As-built Plans	188	5.5
Civil Construction Plan	233	7.6
Demolition Plan	37	2.1
Electrical Plan	130	2.2
Erosion Control/Stormwater Plan Only	98	6.0
Exterior Renovation	50	4.4
Final Plat	28	6.2
Fire Alarm System Plan	47	6.3
Fire Sprinkler System Plan	62	2.3
Fire Suppression System Plan	18	4.5
Flood Elevation Certificate - Bldg Under Construction	18	3.3
Flood Elevation Certificate - Finished Construction	15	3.1
Interior and Exterior Renovation	68	4.0
Interior Upfit/Renovations	172	4.1
Landscape and Lighting Plan	49	4.4
Landscape Plan	12	5.3
Lighting Plan	10	4.8
Major Site Plan (NR > 20,000 sf or Res > 25 units)	27	7.5
Mechanical Plan	27	1.7
Minor Site Plan (NR < 20,000 sf or Res < 25 units)	21	6.1
Minor Subdivision (3 or less new parcels)	56	2.9
Non-Residential Building Plans	183	5.7
Planned Development (PD) Amendment	2	1.5
Planned Development (PD) Master Plan	1	1.0
Plat Exemption (no new parcels created)	95	2.5
Plumbing Plan	14	1.7
Preconstruction	83	1.0
Preliminary Plat (4 or more lots)	11	7.2
Residential Accessory Structure	114	1.9
Residential Addition	193	1.9
Residential Apartment Building Plan	8	5.4
Residential Attached Building Plan	26	2.8
Residential Detached Building Plan	409	3.5
Residential Detached Building Plan (Master Plan on File)	20	3.1
Residential Repair/Alteration	177	1.3
Retaining Wall	47	2.4
Rezoning	19	5.7
Roadway Estimate	6	8.0
Roadway Plan	1	1.0
Sign Plan	368	1.8
Sketch Plan	58	9.8
Solar Panel	21	3.4
Swimming Pool	3	7.0
Swimming Pool - Residential	43	1.6
Utility Service Request	9	5.0
ZBA Special Exception/ Variance/ Appeal	44	7.7

**CIVIL
PLANS
7.6 DAYS**

**COMMERCIAL
BUILDING
PLANS
5.7 DAYS**

**NEW
HOMES
3.5 DAYS***

*A new plans reviewer was in training for six months of this fiscal year, which required senior staff to verify the accuracy of each review causing a longer review period.

Average Plan Review Times by Group

7/1/16 to 6/30/17

Reviewer	Initial		Revisions		Total	
	No.	Avg. Days	No.	Avg. Days	No.	Avg. Days
<i>*Review time in business days.</i>						
Primary Reviewers						
Infrastructure - Impact Fees	106	1.0	278	1.5	384	1.4
Infrastructure - Landscape	103	5.0	381	4.5	484	4.6
Infrastructure - Roadway	144	5.6	443	4.9	587	5.0
Infrastructure - Stormwater	383	4.2	1,169	3.8	1,552	3.9
Infrastructure - Water & Sewer	238	4.6	873	4.3	1,111	4.4
Inspection - Permit Application Center	348	1.9	795	1.8	1,143	1.8
Inspection - Commercial Bldg Plan Reviewer	200	3.2	633	3.6	833	3.5
Inspections - Building Official	501	2.7	1,423	3.0	1,924	2.9
Planning	18	6.1	35	6.7	53	6.5
Project Management (ROW)	18	5.7	79	6.1	97	6.1
Utilities (Electrical)	228	3.0	999	3.0	1,227	3.0
Zoning	475	3.2	1,540	3.5	2,015	3.5
Zoning - Permit Application Center	270	1.8	652	2.1	922	2.0



Open for Business Program

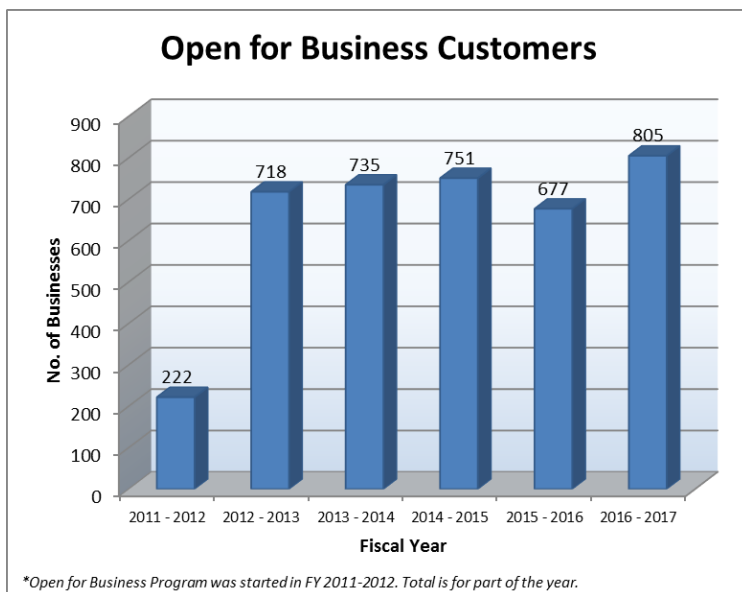
<i>Fiscal Year 2015 - 2016</i>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Feasibility Meetings	17	11	11	14	11	8	4	12	21	9	12	16	146
New Businesses - Inside City	34	27	22	23	19	31	17	37	35	24	40	41	350
New Businesses - Outside City	5	11	5	6	4	1	1	5	16	5	1	6	66
New Home-Based Businesses	7	15	11	10	2	3	7	10	14	14	12	10	115
Total Businesses Assisted	63	64	49	53	36	43	29	64	86	52	65	73	677

<i>Fiscal Year 2016 - 2017</i>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Feasibility Meetings	19	8	19	20	11	6	18	14	15	13	17	11	171
New Businesses - Inside City	33	31	38	35	28	28	22	24	42	37	38	30	386
New Businesses - Outside City	2	3	4	7	2	2	4	0	0	0	55	26	105
New Home-Based Businesses	8	17	7	7	10	2	15	8	21	17	17	14	143
Total Businesses Assisted	62	59	68	69	51	38	59	46	78	67	127	81	805

Jobs Created in Rock Hill from New Businesses

** Started tracking jobs in March 2016*

<i>Fiscal Year</i>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March*	April	May	June	Total
2015 - 2016									199	102	153	118	572
2016 - 2017	97	69	282	115	160	128	77	113	281	185	128	191	1826



**19% MORE
BUSINESSES WERE
ASSISTED THROUGH
THE OPEN FOR
BUSINESS PROGRAM
THIS YEAR.**

Zoning Code Enforcement

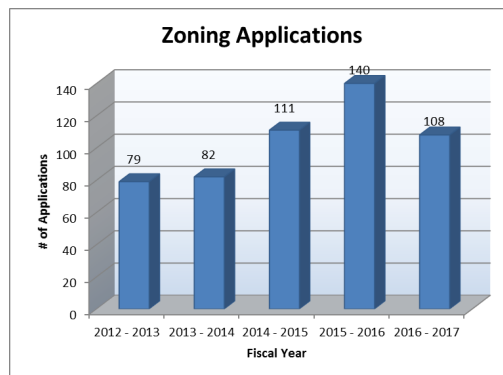
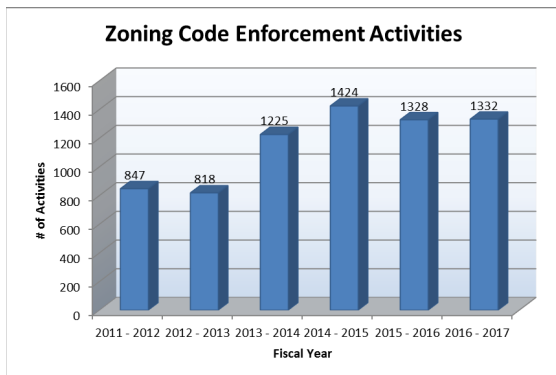
<i>Fiscal Year 2015 - 2016</i>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Correction Notices Issued	17	19	14	24	19	8	3	32	22	14	27	17	216
Notices of Violation Issued	4	4	0	2	3	0	0	2	3	2	4	2	26
Court Cases	0	0	1	0	0	0	0	0	0	0	0	0	1
Complaints Received	23	35	18	30	24	9	3	35	24	16	32	19	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

<i>Fiscal Year 2016 - 2017</i>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Correction Notices Issued	17	25	20	14	10	13	16	25	16	21	46	36	259
Notices of Violation Issued	1	2	4	2	1	8	0	5	11	3	12	14	63
Court Cases	0	0	0	0	0	0	0	0	1	1	1	2	5
Complaints Received	18	27	9	12	10	14	15	21	16	26	47	30	245
Inspections	62	69	27	37	36	39	45	53	60	74	120	138	760
Total	98	123	60	65	57	74	76	104	104	125	226	220	1332

Zoning Applications

<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

<i>Fiscal Year 2016 - 2017</i>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Annexation	1	2	0	1	0	4	0	0	0	1	2	0	11
Major Site Plan	2	2	0	1	3	2	0	1	1	1	1	3	17
Planned Development	0	0	0	0	0	0	0	1	0	0	0	0	1
Preliminary Plat	2	0	0	1	0	1	1	0	0	0	0	0	5
Rezoning	0	0	1	0	0	0	0	1	1	2	0	2	7
Text Amendments	0	0	1	0	0	0	0	1	0	0	0	0	2
Special Exception/Variance	5	2	1	2	2	3	2	4	1	2	1	0	25
Certificate of Appropriateness	2	4	2	3	4	1	5	1	4	2	5	7	40
Total	12	10	5	8	9	11	8	9	7	8	9	12	108





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 the construction that the City must maintain in the future.

- 📈 A total of 4,099 plan reviews were completed for infrastructure projects, an increase of 11 percent compared to last year.
- 📈 A total of 83 preconstruction meetings were held with developers for new construction projects, up 80 percent from 46 last year.
- 📈 A total of 30,783 linear feet of water pipe was installed this year, an increase of 265 percent compared to last year.
- 📈 A total of 21,749 linear feet of sewer pipe was installed this year, an increase of 297 percent compared to last year.
- 📈 A total of 8,273 linear feet of street was installed this year, an increase of 86 percent compared to last year.
- 📈 A total of 9,640 linear feet of stormdrain was installed this year, an increase of 89 percent compared to last year.

Summary of Infrastructure Projects Completed

Water Projects	2015-2016	2016-2017
Linear Feet of Pipe	8433 (1.59 mi)	30,783 (5.83 mi)
City Maintained	3048 (.57 mi)	21,991 (4.16 mi)
Private On-Site	5385 (1.02 mi)	8792 (1.67 mi)
Valves	55	148
Fire Hydrants	18	57

Sewer Projects	2015-2016	2016-2017
Linear Feet of Pipe	5480 (1.03 mi)	21,749 (4.11 mi)
City Maintained	4174 (.79 mi)	21,159 (4.0 mi)
Private On-Site	1306 (.24 mi)	590 (.11 mi)
Pump Stations Added	0	0
Pump Stations Relocated	0	0
Pump Stations Eliminated	0	0
Low Pressure Sewer Valves	1	0
Manholes	45	123

Street Projects	2015-2016	2016-2017
Linear Feet of Street	4438	8273
Linear Feet of Stormdrain	5106	9640

Projects in Progress at End of Year	2015-2016	2016-2017
Water	23	23
Sewer	18	19
Street	11	8

Projects with Plan Approval – Not Under Construction	2015-2016	2016-2017
Water	7	7
Sewer	7	7
Street	6	6

Plans Reviewed	2015-2016	2016-2017
Plans Reviewed by Engineering	3356	3678



Projects in Progress at End of Year

No.	Project	Water	Sewer	Street
1	Windsor Apartments	•	•	
2	Prescott Glenn	•	•	•
3	Riverwalk Phase 2B	•	•	•
4	Sweetwater Phase III	•	•	•
5	Stoneridge Lakes 7	•		•
6	Piedmont Hills / Legacy Suite	•	•	•
7	Walmart Neighborhood Market – Hwy 5	•	•	
8	Timberwood Subdivision	•	•	•
9	108 Main Street Apartments	•	•	
10	Roddey Park Subdivision Phase 3	•	•	•
11	United Refrigeration	•	•	
12	College Corners	•	•	
13	Ebenezer Village Phase	•	•	•
14	Riverwalk / McCraney Spec Building	•	•	
15	Rock Hill School District Office	•	•	
16	York County Family Court Building	•	•	
17	Riverwalk Apartments Phase 2	•	•	
18	Access Storage – Eden Terrace	•		
19	Lidl Grocery Store - Riverwalk	•		
20	Rockbridge Assisted Living - Riverwalk	•	•	
21	La Quinta Hotel	•	•	
22	Veloway Office Building	•	•	
23	Apex Drive Spec. Building	•		

Projects with Plan Approval – Not Under Construction (As of June 30, 2017)

No.	Name	Address	W	S	R
1	Riverwalk Phase 1F – Single Family	Riverwalk	•	•	•
2	Seven Oaks – Single Family – Phases 5 & 6	Springsteen Road	•	•	•

Detailed Summary of Completed Projects

Water Projects Completed			
No.	Project Name	Agreement No.	Maintenance
1	Home 2 Suites 58 ft - 6" DI pipe 1- Gate valve		Private
2	Riverwalk Phase 1H.2 700 ft – 8" PVC pipe 4- 8" Gate valves 3 – Fire hydrant assemblies	617	City Maintained
3	Riverwalk RV Parking Lot 528 ft – 6" DI pipe 1103 ft – 2" PVC pipe 1 – 6" Gate valve 4 – 2" Gate valves 1- Fire hydrant assembly 2 – Blow offs		City Maintained
4	Harlinsdale Phase 2 593 ft – 8" PVC pipe 441 ft – 4" PVC pipe 2 – 8" Gate valves 2 – 4" gate valves 2 – Fire hydrant assemblies	596	City Maintained
5	Riverwalk Phase 1H 3255 ft – 8" PVC pipe 17 – 8" Gate valves 5 – Fire hydrant assemblies 1 – Blow off	592	City Maintained
6	Walmart Neighborhood Market #6891 Ebinport Road Re-alignment 1870 ft – 8" DI pipe 7 – 8" Gate valves 4 – Fire hydrant assemblies 1 – 6" Gate valve	610	City Maintained
7	Galleria Mall Connector Road 439 ft – 8" PVC pipe 2 – 8" Gate valves 1 – Fire hydrant assembly 1 – Blow off	600	City Mainained
8	Southern Charm Event Center 449 ft – 6" PVC pipe 1 – 6" Gate valve 1 – Fire hydrant assembly		Private
9	Coroplast 662 ft – 8" DI pipe 2 -8" Gate valves 2 – Fire hydrant assemblies		Private

Water Projects Completed			
No.	Project Name	Agreement No.	Maintenance
10	MSI Forks Antrium Galleria 855 ft – 8” PVC pipe 5 – 8” Gate valves 2 – Fire hydrant assemblies		Private
11	1715 Bird Street 176 ft – 8” DI pipe 1 -8” Gate valve 1 – Blow off		City Maintained
12	Riverwalk Elevation Building LLC 230 ft – 8” DI pipe 423 ft – 6” DI pipe 202 ft – 4” DI pipe 192 ft – 3” DI pipe 1 – 8” Gate valve 3 – 4” Gate valves 2 – Fire hydrant assemblies		Private
13	Cherry Road Self Storage 537 ft – 8” PVC pipe 4 – 8” Gate valves 1 – Fire hydrant assembly		Private
14	Riverwalk Phase 1H.1 1095 ft – 12” DI pipe 1940 ft – 8” PVC pipe 6 – 12” Gate valves 13 - 8” Gate valves 6 – Fire hydrant assemblies	682	City Maintained
15	Riverwalk Phase 2A 2830 ft – 8” PVC pipe 1418 ft – 12” DI pipe 4 – 12” Gate valves 9 – 8” Gate valves 5 – Fire hydrant assemblies	601	City Maintained
16	Riverwalk Phase 1C.2 (Remainder) 981 ft – 12” DI pipe 1 – 12” Gate valve 2 – Fire hydrant assemblies	585	City Maintained
17	Riverwalk Atlas Copco 471 ft – 10” PVC pipe 1 – Fire hydrant assembly		Private
18	Sleepy’s 2347 Cherry Road 292 ft – 6” DI pipe 3 – 6” Gate valves 1 – Fire hydrant assembly	604	City Maintained
19	Laurel Creek - Augusta Place II - 10 lots 311 ft – 8” PVC pipe 2 – 8” Gate valves 2 – Blow offs	606	City Maintained

Water Projects Completed			
No.	Project Name	Agreement No.	Maintenance
20	Rock Hill Fire Training Grounds Practice Tower 206 ft – 6” DI pipe 3 – 6” Gate valves 2 – Fire hydrant assemblies		City Maintained
21	Augusta Place Phase II 3813 ft – 8” PVC pipe 14 – 8” Gate valves 6 – Fire hydrant assemblies	609	City Maintained
22	Legacy Park West 4110 ft. – 8” PVC pipe 340 ft. – 8” DI pipe 263 ft. – 4” PVC pipe 30 – 8” Gate valves 6 – 4” Gate valves 10 – Fire hydrant assemblies		Private

Sewer Projects Completed			
No.	Project Name	Agreement No.	Maintenance
1	Riverwalk Phase 1H.2 606 ft – 8” PVC pipe 3 – Manhole assemblies	747	City Maintained
2	Harlinsdale Phase 2 1053 ft – 8” PVC pipe 5 – Manhole Assemblies	720	City Maintained
3	Riverwalk Phase 1H 2470 ft – 8” PVC pipe 166 ft – 8” DI pipe 13 – Manhole assemblies	716	City Maintained
4	Walmart Neighborhood Market #6981 Ebinport Road Re-alignment 150 lf – 8” DI pipe 442 lf – 8” PVC pipe 5 – Manhole assemblies	735	City Maintained
5	MSI Forks Antrium Galleria 83 ft – DI pipe 40 ft – Long span steel pipe 1 – Manhole	723	City Maintained
6	Riverwalk Elevation Building LLC 351 ft – 8” DI pipe 3 – Manhole assemblies 206 ft – 8” PVC pipe 1 – Manhole assembly	737	City Maintained Private
7	Cherry Road Self Storage 348 ft – 8” DI pipe Replacing old 8” terra cotta line		City Maintained

Sewer Projects Completed			
No.	Project Name	Agreement No.	Maintenance
8	Riverwalk Phase 1H.1 1618 ft – 8” PVC pipe 162 ft – 8” DI pipe 13 – Manhole assemblies	730	City Maintained
9	Riverwalk Phase 2A 2979 ft – 8” PVC pipe 1059 ft – 8” DI pipe 21 – Manhole assemblies	729	City Maintained
10	Sleepy’s 2347 Cherry Road 554 ft – 8” DI pipe 3 – Manhole assemblies	732	City Maintained
11	Augusta Place II – 10 lots 294 ft. – 8” DI pipe 3 – Manhole assemblies	733	City Maintained
12	August Place II Off-site Trunkline 1934 ft – 8” DI Pipe 17 – Manhole assemblies	727	City Maintained
13	Augusta Place Phase II 2895 ft. – 8” PVC pipe 140 ft. – 8” DI pipe 18 – Manhole assemblies	740	City Maintained
14	Legacy Park West 3815 ft. – 8” DI pipe 16 – Manhole assemblies 384 ft. – 8” DI pipe 1 – Manhole	739	City Maintained Private

Linear Feet of Roadway Accepted in City in 2016-2017

Project	Roadway	Curb	Sidewalk	Stormdrain
Augusta Place Phase II Pt I	930	1505	1708	1417
Galleria Mall Connector Rd	685	1498	1397	720
Harlinsdale Phase I	1031	2112	814	951
Riverwalk Phase 2A	3810	7281	6774	4190
Riverwalk Phase 1H.1	1701	3514	2947	2223
Southcross CDI	116	290	100	139
Totals	8273	16,200	13,740	9640

FISCAL YEAR COMPARISON

		2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	% Change from last year
Growth & Development	Population Estimate	67423	67411	68087	69104	68185	72937	7%
	Number of Households	29162	31410	29606	20083	29806	30101	1%
	Median Age	31.8	30.4	32	32.9	31.8	32.4	2%
	Average Family Size	3.23	2.91	3.02	3.27	3.1	3.09	0%
	Average Household Size	2.56	2.31	2.42	2.53	2.44	2.41	-1%
	City Land Area (sq. miles)	37.26	37.45	37.53	37.76	37.9	38.49	2%
Infrastructure	Plan Reviews	2194	2294	3284	3252	3678	4099	11%
	Preconstruction Meetings	47	79	91	59	46	83	80%
	Water Pipe Linear Feet	9918	12773	22231	28444	8433	30783	265%
	Sewer Pipe Linear Feet	5523	7778	13060	11123	5480	21749	297%
	Street Linear Feet	4380	0	14365	7215	4438	8273	86%
Stormdrain Linear Feet	4920	0	14875	5428	5106	9640	89%	
Permitting & Approvals	Total Permits Issued	3607	2969	2970	4383	3288	3635	11%
	Single Family Permits	118	200	249	235	202	209	3%
	Multi-Family Permits	0	3	8	31	1	8	700%
	Commercial Permits	24	20	17	37	26	18	-31%
	Inspections	11192	13218	13147	16825	17620	10580	-40%
	Erosion Control Permits	56	84	87	76	66	100	52%
	Demolition Permits	79	85	100	94	76	70	-8%
	Plans Reviewed	2020	2725	3114	3132	3371	4192	24%
	Open for Business - Total Assisted	222	718	735	751	677	805	19%
	Zoning Code Enforcement Actions	847	818	1225	1424	1328	1332	0%
	Zoning Applications Received	Not Available	79	82	111	140	108	-23%
	Impact Fees	\$824,570	\$827,686	\$1,168,494	\$1,226,373	\$879,807	\$1,178,806	34%
	Permit Fees	\$989,393	\$850,073	\$1,048,089	\$1,239,600	\$914,769	\$1,157,669	27%

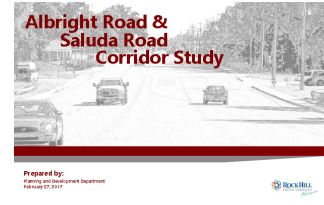
OTHER PROJECTS

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

Albright Road/Saluda Road Corridor Study

City Council approved the Albright Road/Saluda Road Corridor Study in February 2017. The study documented key challenges facing the area related to traffic operations, bicycle and pedestrian infrastructure, land use, zoning, and code enforcement. It looked at what issues could be addressed through enhancements to planned projects in the corridor

and what additional capital projects and legislative changes are needed. The study is available at <http://cityofrockhill.com/departments/planning-and-development/transportation-long-range-planning/long-range-planning/subarea-plans/albright-road-saluda-road-corridor-study>.



Citywide Bicycle and Pedestrian Plan

A draft of the City's first comprehensive Bicycle & Pedestrian Master Plan is available at

<http://www.cityofrockhill.com/ConnectRockHill>. The plan includes both policy and network recommendations as well as the mechanisms to ensure the plan can be implemented incrementally over time.



Zoning Ordinance Updates

City Council sponsored a project this year where staff will comprehensively review the zoning regulations and take forward for consideration suggested changes to them. The objectives of this project are to make the document easier to read and understand for all types of users as well as to address some contemporary topics. This project will conclude next fiscal year.

Code Enforcement Changes

The Planning & Development Department took responsibility for code enforcement on commercial properties this year including enforcement of zoning regulations and property maintenance code regulations. In turn, the Housing & Neighborhood Services Department took responsibility for code enforcement on residential properties. This change will help each Department best fulfill its distinct mission in the community.