



**2018-2019**  
**Planning & Development**  
**Annual Report**



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## GROWTH AND DEVELOPMENT

### Demographics

(Source: US Census Bureau, 2017 American Community Survey 5-Year Estimates)

### Population Growth

Year	Total Population	Median Age	Average Family Size
2017 ACS 5-Year Estimates	70,764	33.5	3.11
2010 Census	66,154	31.9	3.04
2000 Census	49,765	31.0	3.05

#### Percent Change:

**2010 to 2017**

**7%**

**5%**

**2%**

### Housing Growth

Year	Total Housing Units	Occupied Units	Vacant Units	% Vacant	Household Size
2017 ACS 5-Year Estimates	30,067	27,807	2,260	7.5%	2.43
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 18/19 Annexations\*

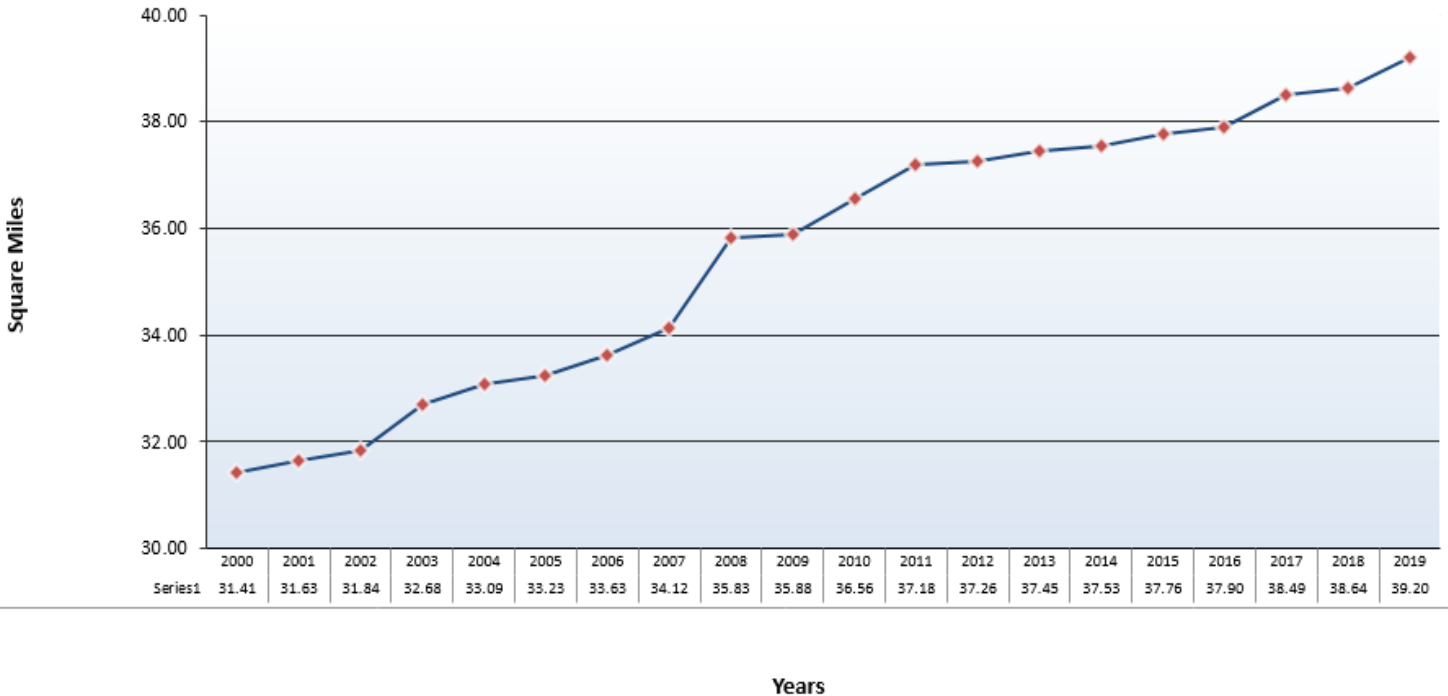
Annexation Site	Acreage	Zoning
Red River Road Area VI	19.11	CC
Mt. Gallant Road/Baskins Road Area	9.93	MFR
Cel-River Road/Corporate Boulevard Area I	33.00	IG
South Anderson Road/Lesslie Highway Area V	0.26	LC
Heckle Boulevard/Rawlinson Road Area III	10.75	CI
Cel-River Road/Eden Terrace Area I	126.82	IH, IG, OI, & SF-3
Red River Road/Commerce Drive Area III	82.24	IH & IG
North Cherry Road Area 16	1.46	CC
Neely Road Area II	63.24	MP-R
North Cherry Road Area 17	9.75	CC

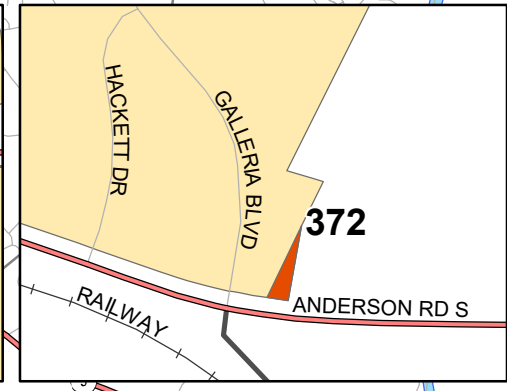
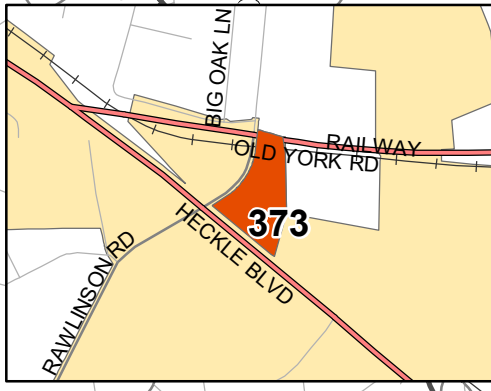
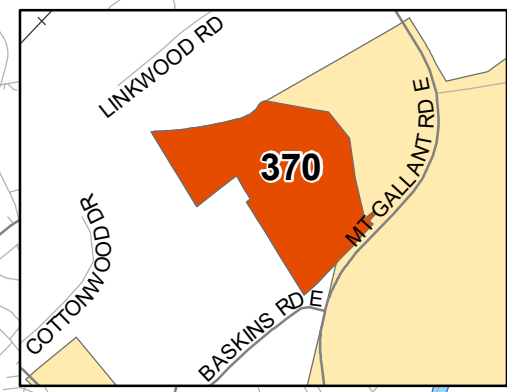
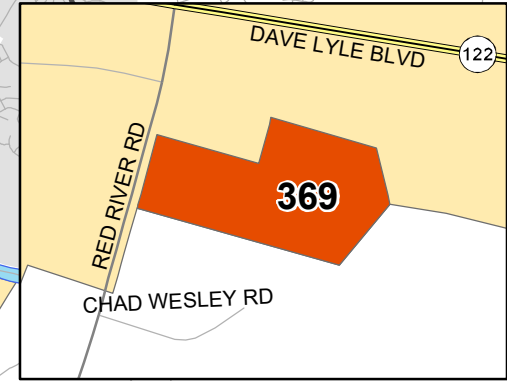
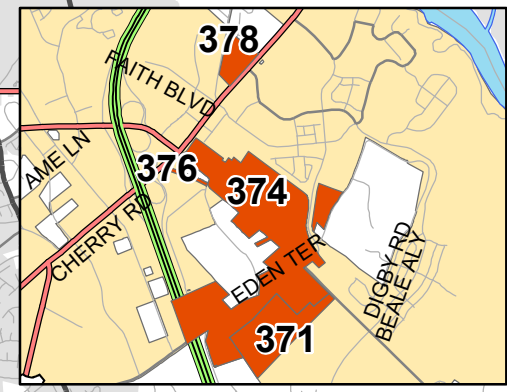
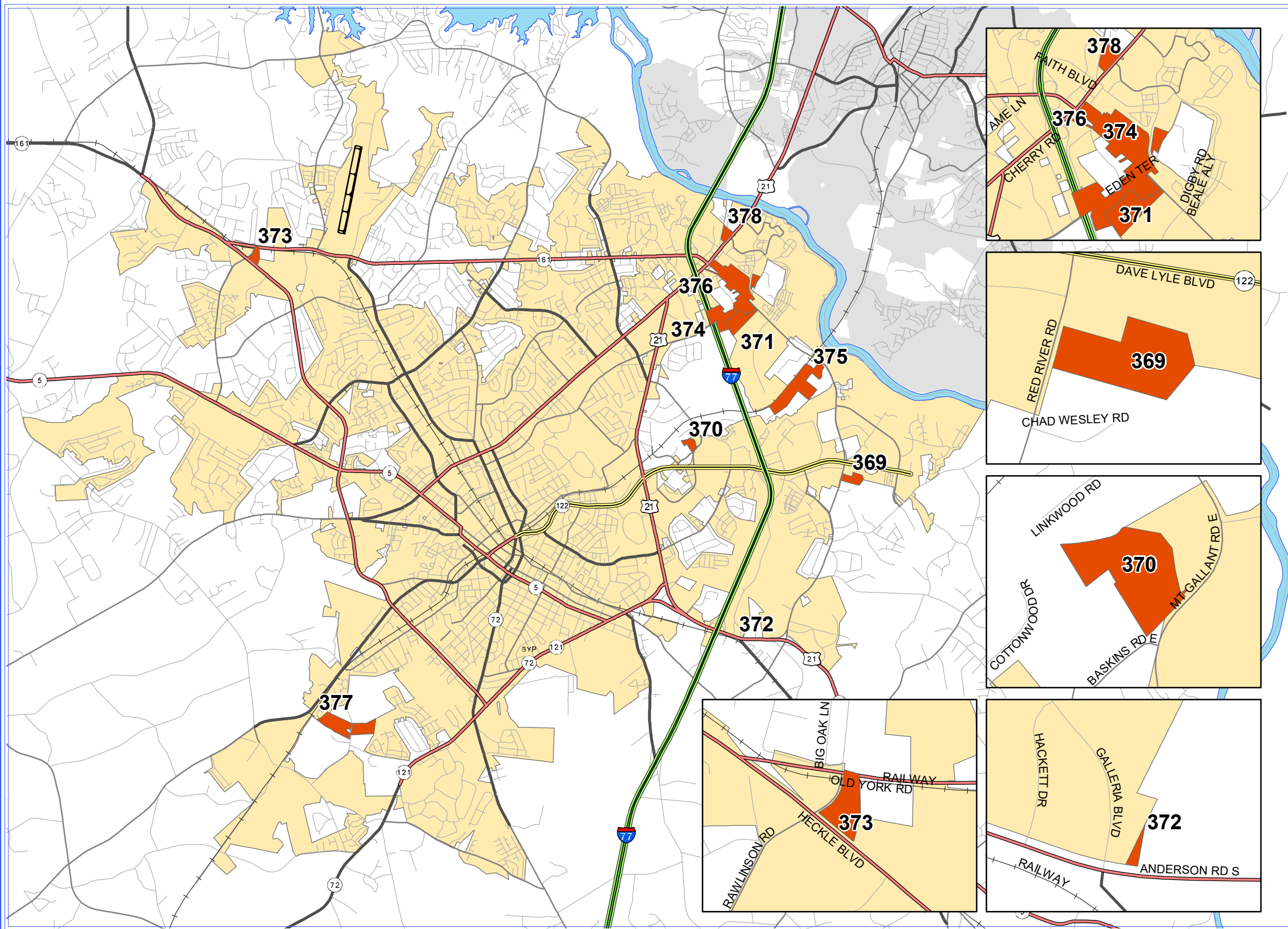
**Total Annexed Acreage: 356.56 Acres**

**City Area Increase: 0.56 Sq. Miles**

\*See Map "Rock Hill Annexations FY 18/19"

## City Growth by Land Area



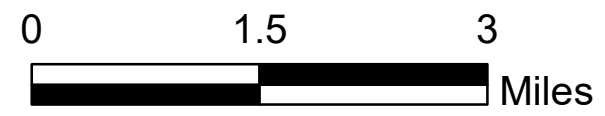
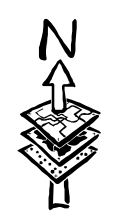
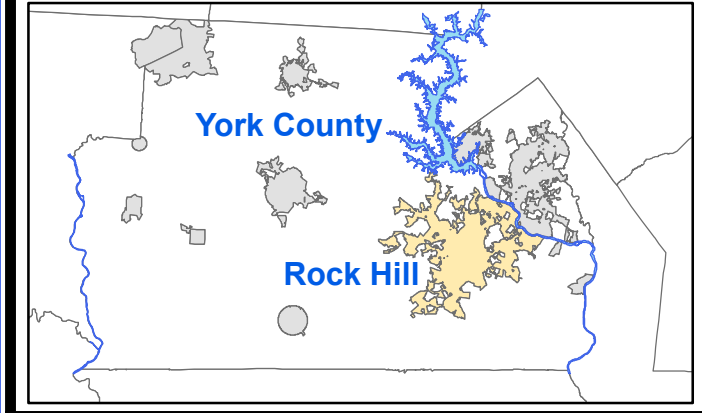


## LEGEND

Annexations		
	Annexation Areas	
369	Red River Road Area VI	08/13/2018
370	Mt. Gallant Road/ Baskins Road Area	01/01/2019
371	Cel-River Road/ Corporate Boulevard Area I	08/13/2018
372	South Anderson Road/ Lesslie Highway Area V	08/13/2018
373	Heckle Boulevard/ Rawlinson Road Area III	10/08/2018
374	Cel-River Road/ Eden Terrace Area I	11/12/2018
375	Red River Road/ Commerce Drive Area III	01/01/2019
376	North Cherry Road Area 16	03/11/2019
377	Neely Road Area II	05/13/2019
378	North Cherry Road Area 17	06/10/2019

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

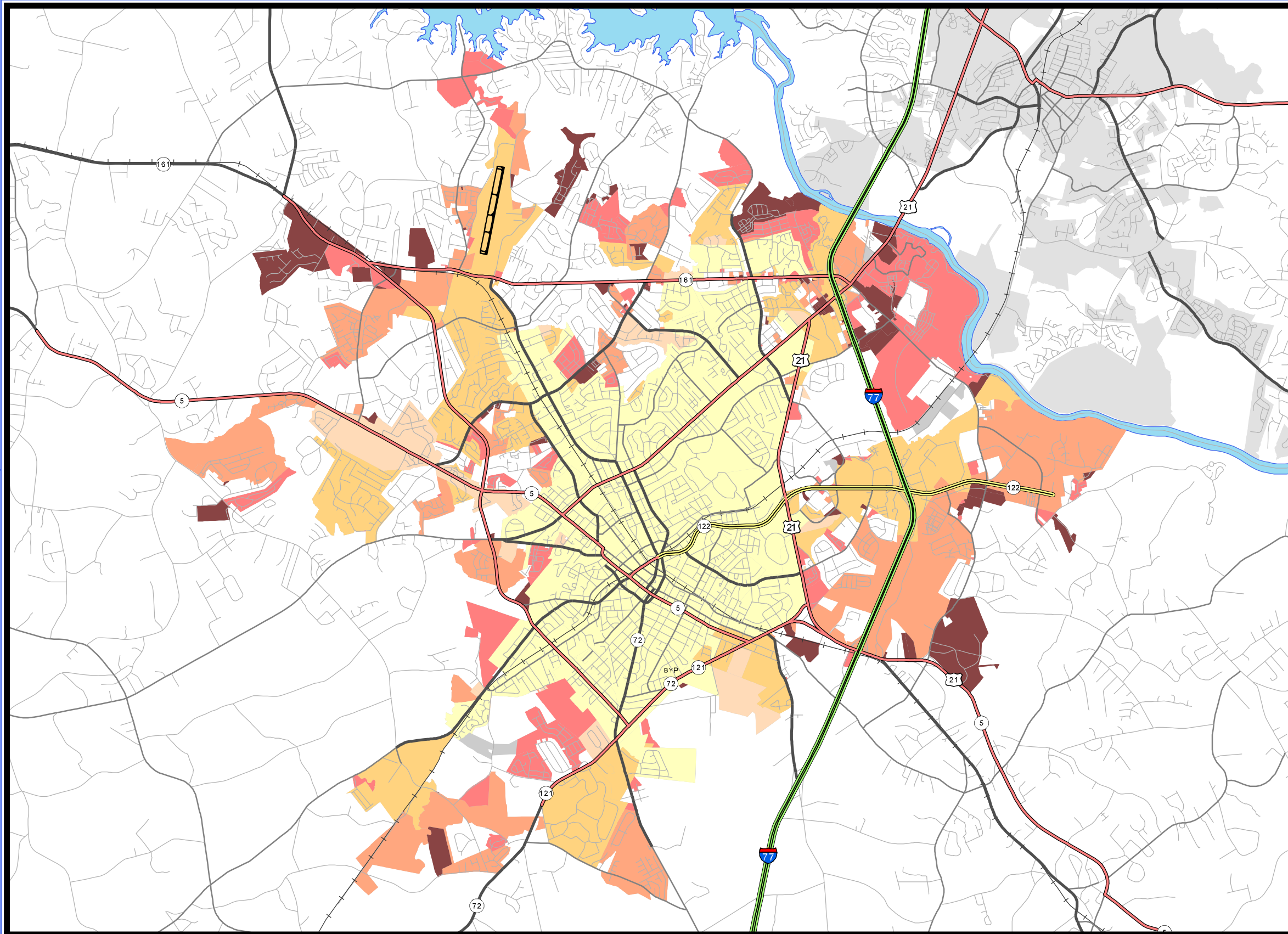


# ROCK HILL ANNEXATIONS FY 2018/2019



Source: City of Rock Hill  
Planning and Development Department  
July, 2019

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

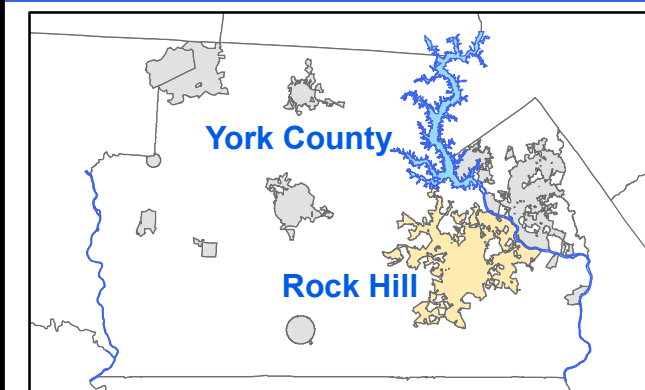
#### City Limits

- 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, 2019

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# Development

(Source: Rock Hill Planning and Development Department)  
*Approved Major Site Plans, Master Plans & Preliminary Plats  
 2010 to 2019\**

Project Name	Map #	Location	Approval Date	Project Type	# of Lots or Units (Residential)	Area in Sq. Ft. or # of Lots (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		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 Apartments	18	1105 Herron's 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

<b>Project Name</b>	<b>Map #</b>	<b>Location</b>	<b>Approval Date</b>	<b>Project Type</b>	<b># of Lots or Units (Residential)</b>	<b>Area in Sq. Ft. or # of Lots (Non-Residential)</b>	<b>Parcel Acreage</b>
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
Excel @ 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



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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
Sam's 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

Project Name	Map #	Location	Approval Date	Project Type	# of Lots or Units (Residential)	Area in Sq. Ft. or # of Lots (Non-Residential)	Parcel Acreage
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
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

<b>Project Name</b>	<b>Map #</b>	<b>Location</b>	<b>Approval Date</b>	<b>Project Type</b>	<b># of Lots or Units (Residential)</b>	<b>Area in Sq. Ft. or # of Lots (Non-Residential)</b>	<b>Parcel Acreage</b>
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	4/5/2016	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	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

Project Name	Map #	Location	Approval Date	Project Type	# of Lots or Units (Residential)	Area in Sq. Ft. or # of Lots (Non-Residential)	Parcel Acreage
108 E. Main Street	73	108 E. Main Street	7/12/2016	Multi-Family Residential	89 units	N/A	1.00
Ebinport 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

<b>Project Name</b>	<b>Map #</b>	<b>Location</b>	<b>Approval Date</b>	<b>Project Type</b>	<b># of Lots or Units (Residential)</b>	<b>Area in Sq. Ft. or # of Lots (Non-Residential)</b>	<b>Parcel Acreage</b>
Vault 2 Self-Storage	87	144 Rawlinson Rd	4/4/2017	<b>Commercial</b>	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	<b>Public &amp; Institutional</b>	N/A	47,500 sq ft building with 29 classrooms	33.36
Affinity Health Center	89	455 Lakeshore Parkway	5/18/2017	<b>Office/Industrial</b>	N/A	28,950 sq ft, one story medical building	4.10
Tru Hotel at Antrim Business Park (Major Site Plan)	90	800 Galleria Blvd	7/11/2017	<b>Commercial</b>	0	46,968 sq ft	4.20
Rock Hill Buick GMC (Major Site Plan)	91	500 Galleria Blvd	7/11/2017	<b>Commercial</b>	0	23,932 sq ft	9.46
East Towne Village (Master Plan)	92	507 E. Main St	8/28/2017	<b>Single-Family Residential</b>	7	0	1.29
Riverwalk Phase 3 (Preliminary Plat)	93	2729 Eden Terrace Ext	9/5/2017	<b>Single-Family Residential</b>	192	0	65.00
University Center at Knowledge Park Athletic Facility (Major Site Plan)	94	North of the intersection at White Street and Laurel Street, Along Technology Center Way.	9/5/2017	<b>Commercial</b>	0	136,690 sq ft athletic facility and associated parking structure	5.70
Project B5 (Major Site Plan)	95	729 Paragon Way	9/7/2017	<b>Industrial</b>	0	120,420 sq ft	16.78
East Towne Village (Preliminary Plat)	96	507 E. Main St	10/3/2017	<b>Single-Family Residential</b>	7	0	1.29
Riverwalk Inline Retail (Major Site Plan)	97	328 Marburg Ln	10/3/2017	<b>Commercial</b>	0	14,734 sq ft of retail and 8,000 sq ft restaurant	3.07

<b>Project Name</b>	<b>Map #</b>	<b>Location</b>	<b>Approval Date</b>	<b>Project Type</b>	<b># of Lots or Units (Residential)</b>	<b>Area in Sq. Ft. or # of Lots (Non-Residential)</b>	<b>Parcel Acreage</b>
Waterford Commons (Revised Preliminary Plat)	98	Crooked Stick Dr	10/3/2017	Single-Family Residential	165	0	78
Holiday Inn Express (Major Site Plan)	99	680 Tinsley Way	12/5/2017	Commercial	0	59,263 sq ft	3.79
Legacy Park East Building 8 (Major Site Plan)	100	2021 Williams Industrial Blvd	2/7/2018	Industrial	0	193,750 sq ft	18.83
Legacy Park East Building 4 (Major Site Plan)	101	2104 Williams Industrial Blvd	2/21/2018	Industrial	0	460,800 sq ft	46.08
Hotel #2 (Major Site Plan)	102	800 Galleria Blvd	3/13/2018	Commercial	0	44,600 sq ft	4.20
Legacy Park East Building 2(Major Site Plan)	103	2087 Williams Industrial Blvd	5/14/2018	Industrial	0	851,500 sq ft	77.80
77 Logistics Major Site Plan	104	2618 Eden Terr.	7/10/2018	Industrial	0	275,000	31.78
Croft East Preliminary Plat	105	712 Herlong Ave	7/10/2018	Single-Family Residential	41	0	5.11
Riverwalk Industrial Tract D	107	782 Paragon Way	7/27/2018	Industrial	0	216,000	23.16
Finley Road Subdivision Preliminary Plat	108	Finley Rd	8/7/2018	Single-Family Residential	100	0	39.45
Stoneridge Hills Preliminary Plat	109	2662 Eastview Rd & 1225 Plantation Hills Dr.	8/7/2018	Single-Family Residential	332	0	221.00
Croft West Preliminary Plat	110	Multiple Addresses on Herlong Ave	8/7/2018	Single-Family Residential	97	0	16.19

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Riverwalk Townhomes Phase I Preliminary Plat	111	Riverwalk Pkwy and Dunkins Ferry Rd	11/13/2018	Single-Family Residential	45	0	7.61
Riverwalk - Industrial Tract C	112	734 Paragon Way	12/10/2018	Industrial	0	76,000	15.93
University Center Student Housing Major Site Plan	113	412 Technology Center Way	1/8/2019	Multi-Family Residential	145	0	4.22
Cambria Hotel at University Center	114	354 Technology Center Way	3/5/2019	Commercial	0	81,736 hotel with 110 rooms	0.58
Catawba Crossing Apartments Major Site Plan	115	2173 Eden Terrace	4/2/2019	Multi-Family Residential	50	0	4.20
K-Mart Site Redevelopment Major Site Plan	116	2304 and 2370 Cherry Rd	4/2/2019	Commercial	0	123,511 consisting of a storage facility and retail/restaurant uses	12.13
Sam's Express Preliminary Plat	117	2875, 2881, 2885, & 2887 Cherry Road	6/4/2019	Commercial	0	5	9.75
Three Points on Saluda Master Plan	118	750, 754, 758, 762, 766, 770, and 784 S. Heckle Blvd., and 1405 and 1439 Saluda St	6/10/2019	Mixed-Use	72	35,000 consisting of retail and services space.	5.93
<b>*See Map "Approved Major Site Plans, Master Plans &amp; Preliminary Plats 2010-2019"</b>							

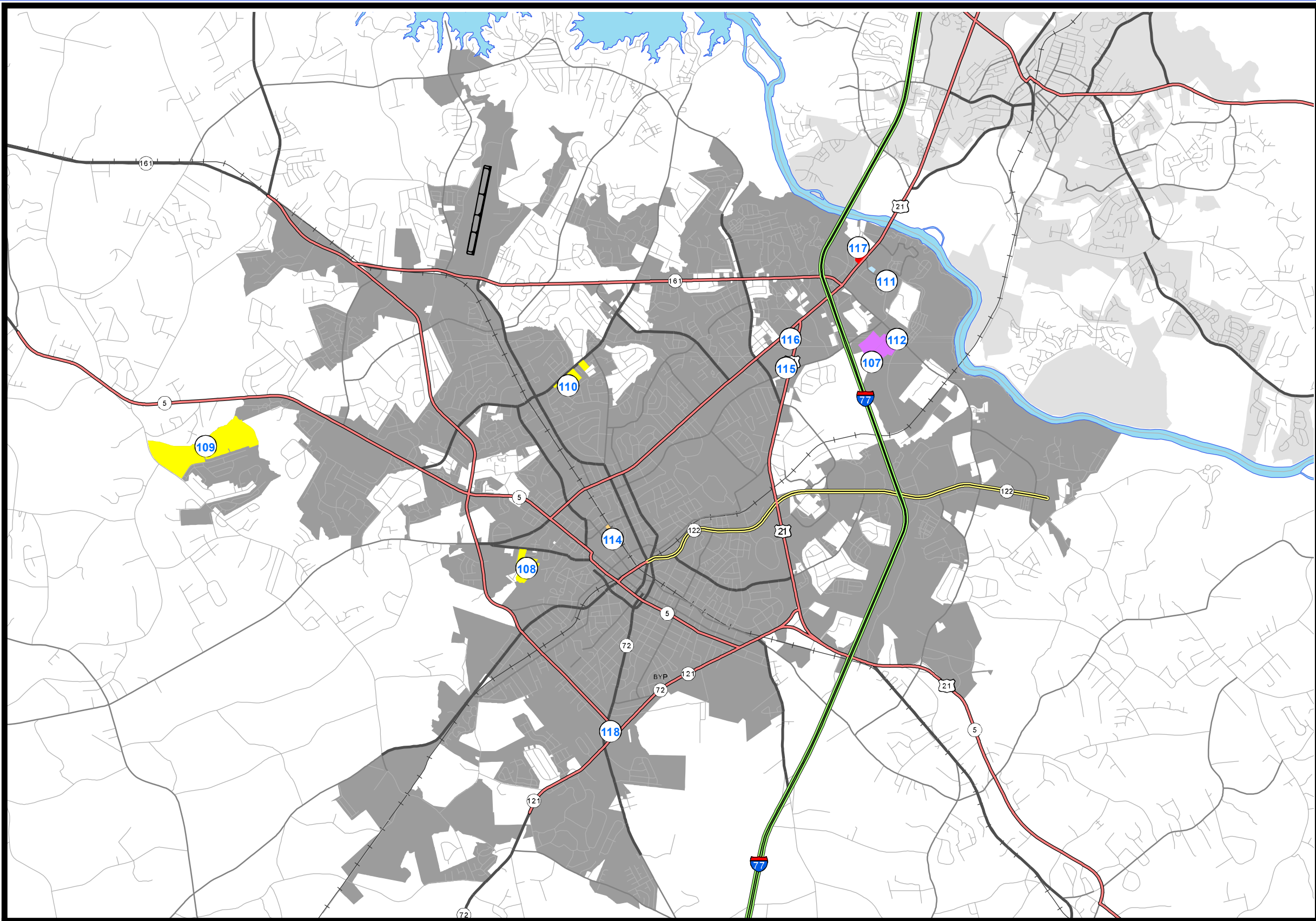
# Development

(Source: Rock Hill Planning and Development Department)  
*Approved Major Site Plans, Master Plans & Preliminary Plats*  
 FY 18/19\*

Project Name	Map #	Location	Approval Date	Project Type	# of Lots or Units (Residential)	Area in Sq. Ft. or # of Lots (Non-Residential)	Parcel Acreage
77 Logistics Major Site Plan	104	2618 Eden Terr.	7/10/2018	Industrial	0	275,000	31.78
Croft East Preliminary Plat	105	712 Herlong Ave	7/10/2018	Single-Family Residential	41	0	5.11
Riverwalk Office Building Major Site Plan	106	953 Riverwalk Pkwy	7/10/2018	Office	0	20,800	4.22
Riverwalk Industrial Tract D Major Site Plan	107	782 Paragon Way	7/27/2018	Industrial	0	216,000	23.16
Finley Road Subdivision Preliminary Plat	108	Finley Rd	8/7/2018	Single-Family Residential	100	0	39.45
Stoneridge Hills Preliminary Plat	109	2662 Eastview Rd & 1225 Plantation Hills Dr.	8/7/2018	Single-Family Residential	332	0	221.00
Croft West Preliminary Plat	110	Multiple Addresses on Herlong Ave	8/7/2018	Single-Family Residential	97	0	16.19
Riverwalk Townhomes Phase I Preliminary Plat	111	Riverwalk Pkwy and Dunkins Ferry Rd.	11/13/2018	Single-Family Residential	45	0	7.61
Riverwalk - Industrial Tract C Major Site Plan	112	734 Paragon Way	12/10/2018	Industrial	0	76,000	15.93
University Center Student Housing Major Site Plan	113	412 Technology Center Way	1/8/2019	Multi-Family Residential	145	0	4.22



<b>Project Name</b>	<b>Map #</b>	<b>Location</b>	<b>Approval Date</b>	<b>Project Type</b>	<b># of Lots or Units (Residential)</b>	<b>Area in Sq. Ft. or # of Lots (Non-Residential)</b>	<b>Parcel Acreage</b>
Cambria Hotel at University Center Major Site Plan	114	354 Technology Center Way	3/5/2019	<b>Commercial</b>	0	81,736 hotel with 110 rooms	0.58
Catawba Crossing Apartments Major Site Plan	115	2173 Eden Terrace	4/2/2019	<b>Multi-Family Residential</b>	50	0	4.20
K-Mart Site Redevelopment Major Site Plan	116	2304 and 2370 Cherry Rd	4/2/2019	<b>Commercial</b>	0	123,511 consisting of a storage facility and retail/restaurant uses	12.13
Sam's Express Preliminary Plat	117	2875, 2881, 2885, & 2887 Cherry Road	6/4/2019	<b>Commercial</b>	0	5	9.75
Three Points on Saluda Master Plan	118	750, 754, 758, 762, 766, 770, and 784 S. Heckle Blvd., and 1405 and 1439 Saluda St	6/10/2019	<b>Mixed-Use</b>	72	35,000 consisting of retail and services space.	5.93
<b><i>*See Map "Approved Major Site Plans, Master Plans &amp; Preliminary Plats FY 18/19"</i></b>							



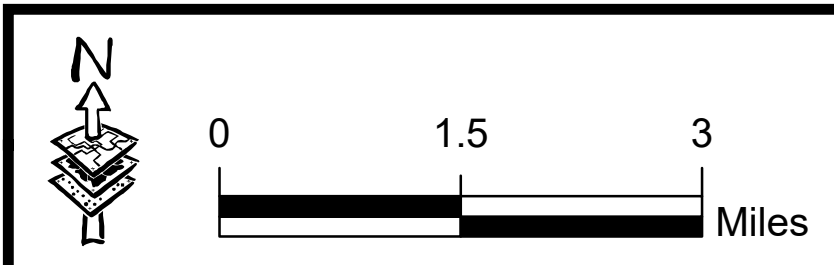
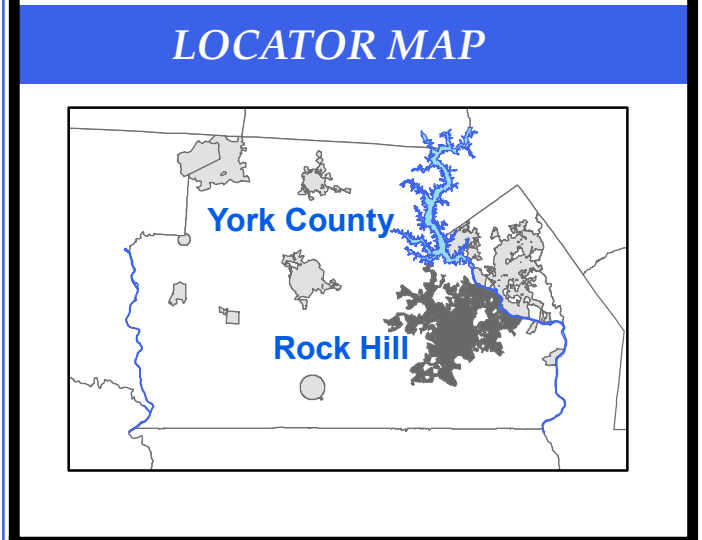
### LEGEND

**Proposed Land Use**

- Single-Family Residential
- Multi-Family Residential
- Office
- Commercial
- Mixed-Use
- Industrial

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

<b>City Limits</b>	<b>Roadway</b>
<span style="display: inline-block; width: 10px; height: 10px; background-color: gray; border: 1px solid black;"></span> Rock Hill	<span style="display: inline-block; width: 15px; border-bottom: 2px solid green;"></span> Interstate
<span style="display: inline-block; width: 10px; height: 10px; background-color: lightgray; border: 1px solid black;"></span> Fort Mill	<span style="display: inline-block; width: 15px; border-bottom: 2px solid yellow;"></span> Other Free/Expressway
	<span style="display: inline-block; width: 15px; border-bottom: 2px solid red;"></span> Other Principal Arterial
	<span style="display: inline-block; width: 15px; border-bottom: 2px solid black;"></span> Minor Arterial
<span style="display: inline-block; width: 15px; border-bottom: 2px solid blue;"></span> River	<span style="display: inline-block; width: 15px; border-bottom: 2px solid gray;"></span> Major Collector
	<span style="display: inline-block; width: 15px; border-bottom: 2px solid gray;"></span> Local
	<span style="display: inline-block; width: 15px; border-bottom: 2px solid black;"></span> Railroad

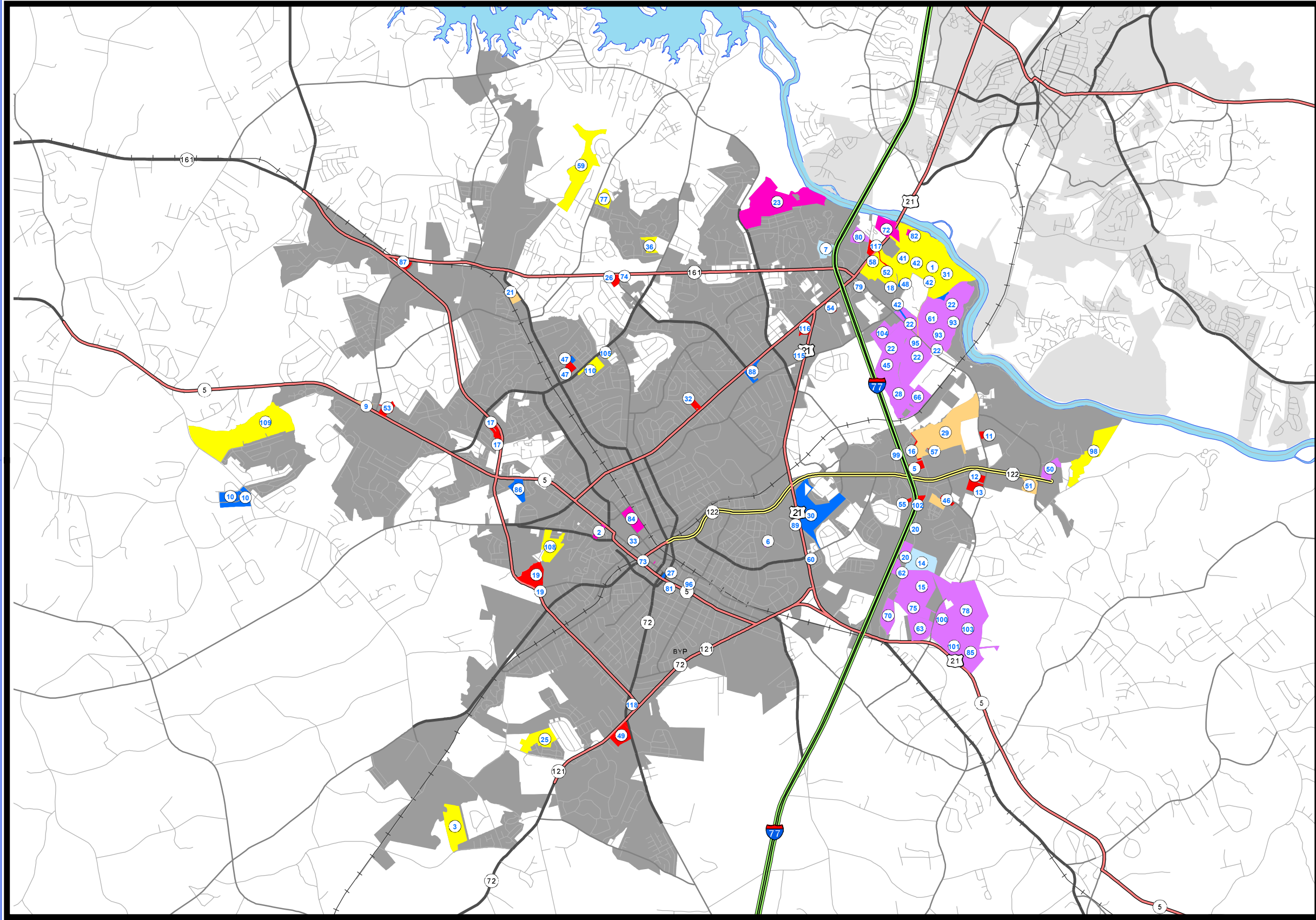


## APPROVED MAJOR SITE PLANS, MASTER PLANS & PRELIMINARY PLATS FY 2018/2019



**Source: City of Rock Hill**  
 Planning and Development Department  
 July, 2019

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**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

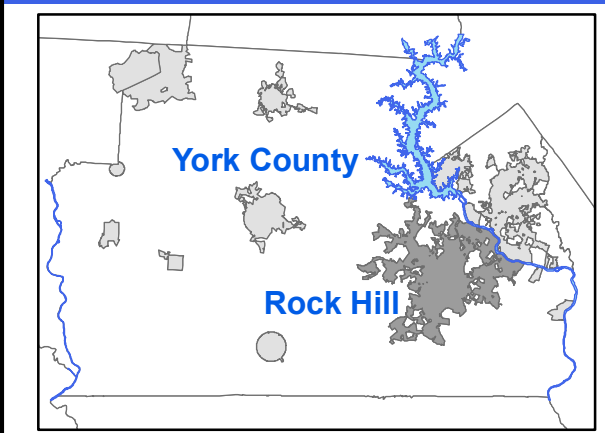
**Roadway**

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



River

**LOCATOR MAP**



**APPROVED MAJOR SITE PLANS,  
MASTER PLANS & PRELIMINARY PLATS  
2010 - 2019**



Source: City of Rock Hill  
Planning and Development Department  
July, 2019

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## PERMITTING AND APPROVALS

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 3,381, down a slight 5 percent from last fiscal year.
- ↑ The total number of single-family permits issued this year is 284, compared to 208 last fiscal year. A 37 percent increase.
- ↑ The total number of multi-family permits issued this year is 10 buildings, with a total of 52 residential units. Last fiscal year, we permitted 1 multi-family building with a total of 57 residential units.
- ↓ The total number of new non-residential building permits issued this year is 8, compared to 41 last year.

### Inspections

- ↓ The total number of inspections performed for this fiscal year is 7,367, down 3 percent compared to last year at 7,582.

### Fees Collected

- ↑ A total of \$2,985,837 in fees was collected this year compared to \$2,742,047. A total of \$1,157,551 in permit fees and \$1,828,286 in impact fees was collected.

## Plans

- ↑ The total number of plans reviewed this year is 5,132, up 18 percent compared to last year at 4,367.

## Open for Business

- ↑ A total of 1436 businesses were assisted through the Open for Business program this year, up 16 percent from last year.

## Zoning Applications & Activities

- ↑ A total of 1,073 activities were completed by zoning code enforcement this year, categories were reorganized during the 2018-2019 fiscal year which resulted in a slight decrease from last year at 1,345.
- ↑ A total of 127 zoning applications were processed this year, up 2 percent from last year at 124.



Rock Hill Buick GMC at 500 Galleria Blvd.

## Summary of Development Activities 2018 - 2019 Fiscal Year

<b>Total Permits Issued</b>	<b>3,381</b>
<b>Total Valuation of Permits</b>	<b>\$260,385,442</b>
<b>Total Permit Fees Paid</b>	<b>\$1,157,551</b>

### *Building Permit Information*

<b>Single Family Residences</b>	<b>284</b>
Total Valuation	\$74,549,419
Average Valuation	\$262,498
<b>Multi-Family Residences</b>	<b>10 bldgs. / 52 units</b>
Total Valuation	\$10,466,996
<b>New Commercial Buildings</b>	<b>8</b>
Total Valuation	\$80,189,659
<b>Inspections Performed by Building Inspectors</b>	<b>7,367</b>

### *Erosion Control Permit Information*

<b>Erosion Control Permits Issued</b>	<b>57</b>
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### *Demolition Permit Information*

<b>Demolition Permits Issued</b>	<b>65</b>
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### *Plan Review Information*

<b>Plans Submitted for Review</b>	
New Plans	2904
Revised Plans	2238
Total	5132

### *Zoning Applications & Activities*

<b>Zoning Applications</b>	<b>127</b>
<b>Zoning Code Enforcement Activities</b>	<b>1073</b>

### *Open for Business Program*

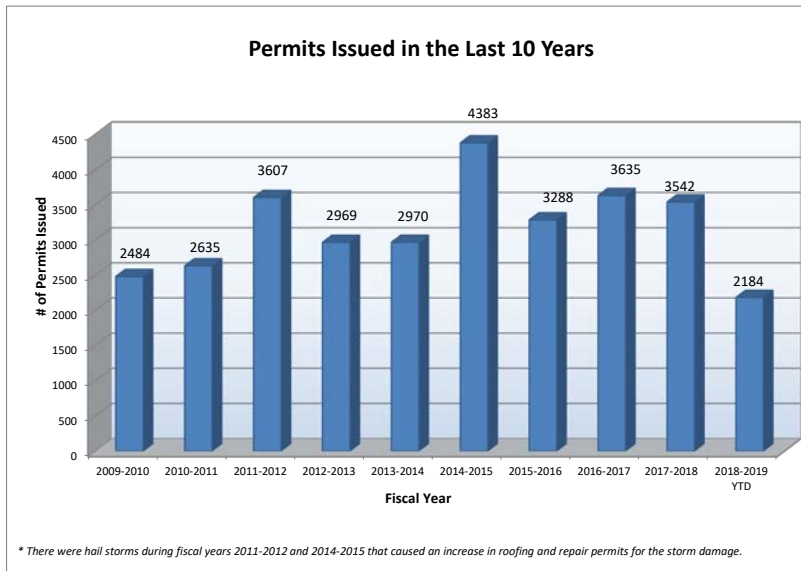
<b>Total Businesses Assisted</b>	<b>1436</b>
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### *Impact Fee Information*

<b>Impact Fees Collected</b>	
Fire	\$589,851
Water	\$441,910
Wastewater	\$796,525
Total	\$1,828,286

## Comparison of Permits Issued

Month	Fiscal Year 2017 - 2018			Fiscal Year 2018 - 2019			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	306	\$21,255,463	\$90,550	340	\$11,573,920	\$63,474	11%	-46%	-30%
August	391	\$35,777,471	\$141,877	329	\$56,773,545	\$202,789	-16%	59%	43%
September	294	\$15,876,399	\$66,445	283	\$6,944,702	\$46,421	-4%	-56%	-30%
October	317	\$17,989,816	\$87,081	315	\$20,538,610	\$101,562	-1%	14%	17%
November	244	\$14,615,132	\$74,285	268	\$14,687,532	\$78,350	10%	0%	5%
December	194	\$35,967,390	\$121,198	194	\$28,086,546	\$99,494	0%	-22%	-18%
January	235	\$8,145,597	\$51,306	224	\$8,844,364	\$50,712	-5%	9%	-1%
February	241	\$12,728,107	\$62,389	231	\$14,058,887	\$81,062	-4%	10%	30%
March	298	\$62,273,585	\$100,381	277	\$59,373,079	\$193,580	-7%	-5%	93%
April	329	\$27,100,457	\$113,584	312	\$16,032,412	\$92,991	-5%	-41%	-18%
May	399	\$15,923,808	\$83,495	337	\$12,400,771	\$82,805	-16%	-22%	-1%
June	294	\$15,404,486	\$69,154	271	\$11,071,074	\$64,311	-8%	-28%	-7%
<b>Total</b>	<b>3,542</b>	<b>\$283,057,711</b>	<b>\$1,061,745</b>	<b>3,381</b>	<b>\$260,385,442</b>	<b>\$1,157,551</b>			

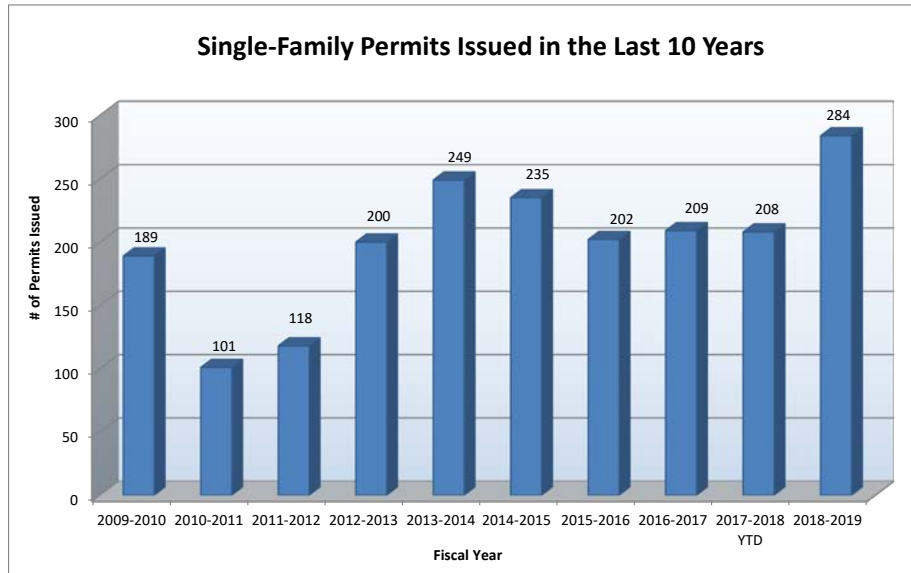


5%  
DECREASE  
IN PERMITS  
FROM LAST  
YEAR



## Comparison of Single-Family Permits Issued

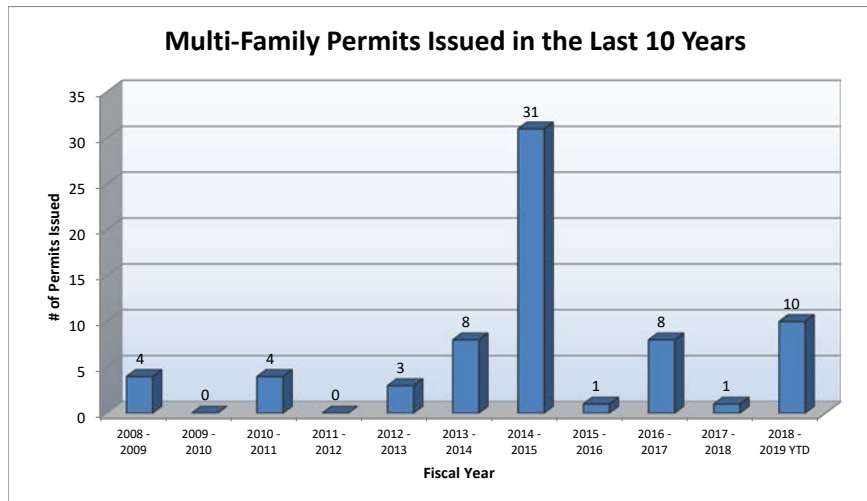
Month	Fiscal Year 2017 - 2018			Fiscal Year 2018 - 2019			Percent Change		
	No. of Permits	Valuation	Fees Paid	No. of Permits	Valuation	Fees Paid	Change in # of Permits from Last Year	Change in Valuations from Last Year	Change in Fees Paid from Last Year
July	16	\$3,628,445	\$22,559	17	\$5,270,110	\$26,774	6%	45%	19%
August	31	\$7,704,236	\$45,799	47	\$11,575,517	\$65,226	52%	50%	42%
September	10	\$2,286,175	\$13,494	11	\$2,917,464	\$16,317	10%	28%	21%
October	30	\$7,697,072	\$45,985	31	\$9,334,193	\$51,759	3%	21%	13%
November	16	\$5,131,636	\$27,808	24	\$6,830,946	\$38,810	50%	33%	40%
December	16	\$4,749,418	\$26,261	19	\$4,175,600	\$23,918	19%	-12%	-9%
January	14	\$4,047,592	\$22,930	10	\$2,554,826	\$15,294	-29%	-37%	-33%
February	17	\$4,714,997	\$27,064	28	\$7,912,463	\$44,848	65%	68%	66%
March	12	\$3,226,333	\$18,762	19	\$4,119,857	\$31,219	58%	28%	66%
April	15	\$3,596,688	\$19,983	30	\$7,650,615	\$44,991	100%	113%	125%
May	21	\$5,180,925	\$24,016	28	\$7,230,799	\$46,006	33%	40%	92%
June	10	\$2,631,622	\$14,837	20	\$4,977,029	\$31,337	100%	89%	111%
<b>Total</b>	<b>208</b>	<b>\$54,595,139</b>	<b>\$309,498</b>	<b>284</b>	<b>\$74,549,419</b>	<b>\$436,499</b>			





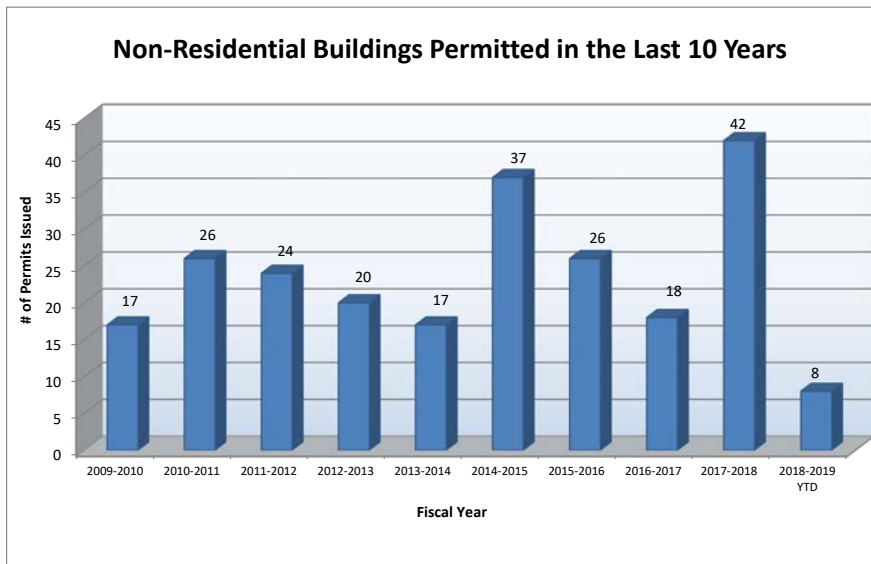
## Comparison of Multi-Family Permits Issued

Month	Fiscal Year 2017 - 2018				Fiscal Year 2018 - 2019			
	No. of Bldgs.	# of Units	Valuation	Fees Paid	No. of Bldgs.	# of Units	Valuation	Fees Paid
July	0	0	\$0	\$0	0	0	\$0	\$0
August	1	57	\$9,424,719	\$25,350	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	1	6	\$1,207,730	\$4,808
December	0	0	\$0	\$0	1	6	\$1,207,730	\$4,808
January	0	0	\$0	\$0	3	18	\$3,623,190	\$14,424
February	0	0	\$0	\$0	3	14	\$2,818,038	\$13,831
March	0	0	\$0	\$0	0	0	\$0	\$0
April	0	0	\$0	\$0	2	8	\$1,610,308	\$8,468
May	0	0	\$0	\$0	0	0	\$0	\$0
June	0	0	\$0	\$0	0	0	\$0	\$0
<b>Total</b>	<b>1</b>	<b>57</b>	<b>\$9,424,719</b>	<b>\$25,350</b>	<b>10</b>	<b>52</b>	<b>\$10,466,996</b>	<b>\$46,339</b>



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

Month	Fiscal Year 2017 - 2018			Fiscal Year 2018 - 2019			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	8	\$10,748,371	\$36,680	0	\$0	\$0	-100%	-100%	-100%
August	2	\$13,851,613	\$37,693	1	\$32,870,177	\$83,172	-50%	137%	121%
September	2	\$11,437,456	\$32,173	0	\$0	\$0	-100%	-100%	-100%
October	5	\$7,676,420	\$18,305	1	\$7,454,557	\$20,425	-80%	-3%	12%
November	11	\$7,936,301	\$31,322	1	\$320,000	\$1,738	-91%	-96%	-94%
December	2	\$28,049,225	\$73,701	2	\$21,406,330	\$58,450	0%	-24%	-21%
January	0	\$0	\$0	0	\$0	\$0	-	-	-
February	3	\$4,996,650	\$14,018	0	\$0	\$0	-	-	-
March	3	\$54,552,818	\$53,506	2	\$17,405,714	\$48,783	-33%	-68%	-9%
April	2	\$19,811,044	\$64,000	0	\$0	\$0	-	-	-
May	2	\$1,516,799	\$6,555	1	\$732,881	\$3,286	-	-	-
June	1	\$8,000,000	\$21,788	0	\$0	\$0	-	-	-
<b>TOTALS</b>	<b>41</b>	<b>\$168,576,697</b>	<b>\$389,741</b>	<b>8</b>	<b>\$80,189,659</b>	<b>\$215,854</b>			

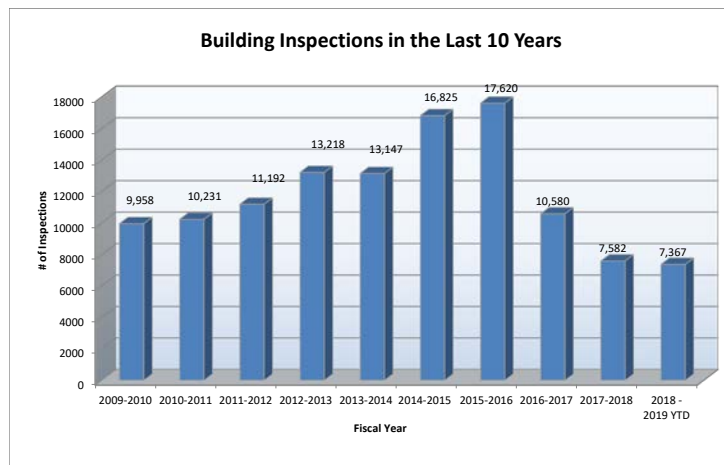


**52%**  
**DECREASE IN**  
**VALUATIONS**  
**FROM LAST**  
**YEAR**



## Comparison of Building Inspections

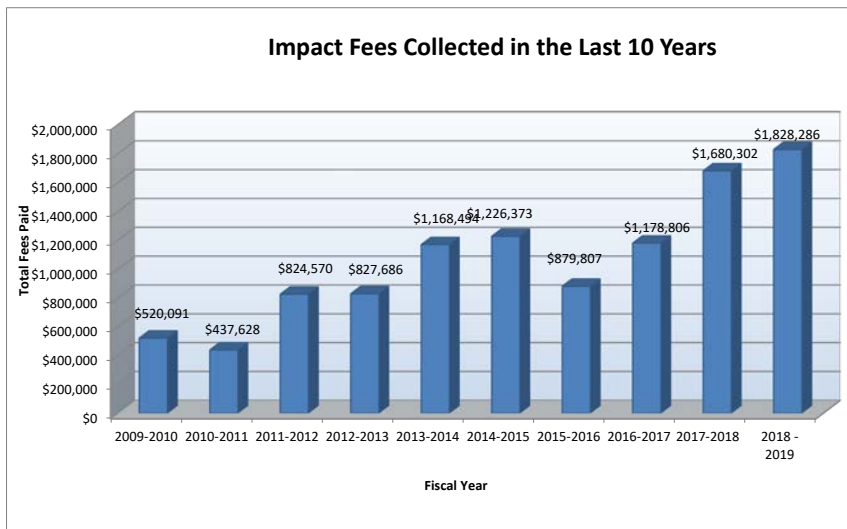
	<i>Fiscal Year 2017 - 2018</i>	<i>Fiscal Year 2018 - 2019</i>	<i>Percent Change</i>
<b>Month</b>	<b>No. of Inspections</b>	<b>No. of Inspections</b>	<b>Change from Last Year</b>
July	621	1018	64%
August	697	647	-7%
September	414	765	85%
October	579	506	-13%
November	378	560	48%
December	530	439	-17%
January	537	542	1%
February	1160	488	-58%
March	547	618	13%
April	463	597	29%
May	641	597	-7%
June	1015	590	-42%
<b>Total</b>	<b>7,582</b>	<b>7,367</b>	



## Comparison of Paid Impact Fees

Based on Paid Date

Month	Fiscal Year 2017 - 2018					Fiscal Year 2018 - 2019					% Change from Last year
	Cases	Fire	Water	Sewer	Total	Cases	Fire	Water	Sewer	Total	
July	49	\$9,003	\$12,862	\$23,050	\$44,915	55	\$12,156	\$21,935	\$43,255	\$77,346	72%
August	108	\$54,786	\$68,891	\$117,156	\$240,833	142	\$201,673	\$74,900	\$126,600	\$403,173	67%
September	30	\$36,676	\$15,220	\$24,026	\$75,922	47	\$13,752	\$23,540	\$37,980	\$75,272	-1%
October	97	\$19,054	\$30,511	\$56,974	\$106,539	99	\$31,459	\$45,475	\$82,290	\$159,224	49%
November	62	\$43,745	\$13,932	\$26,640	\$84,317	82	\$22,342	\$37,985	\$67,520	\$127,847	52%
December	59	\$36,716	\$38,826	\$21,997	\$97,539	52	\$115,466	\$35,310	\$61,190	\$211,966	117%
January	42	\$8,123	\$25,506	\$14,842	\$48,471	39	\$20,683	\$34,775	\$59,080	\$114,538	136%
February	70	\$28,830	\$50,783	\$89,826	\$169,439	91	\$27,732	\$44,940	\$86,510	\$159,182	-6%
March	51	\$73,935	\$40,532	\$62,452	\$176,919	55	\$91,608	\$29,960	\$54,860	\$176,428	0%
April	50	\$22,280	\$9,288	\$17,760	\$49,328	88	\$22,968	\$42,265	\$77,015	\$142,248	188%
May	74	\$148,659	\$21,997	\$37,346	\$208,002	78	\$17,856	\$30,495	\$60,135	\$108,486	-48%
June	94	\$297,514	\$30,253	\$50,311	\$378,078	57	\$12,156	\$20,330	\$40,090	\$72,576	-81%
<b>Total</b>	<b>786</b>	<b>\$779,321</b>	<b>\$358,601</b>	<b>\$542,380</b>	<b>\$1,680,302</b>	<b>885</b>	<b>\$589,851</b>	<b>\$441,910</b>	<b>\$796,525</b>	<b>\$1,828,286</b>	



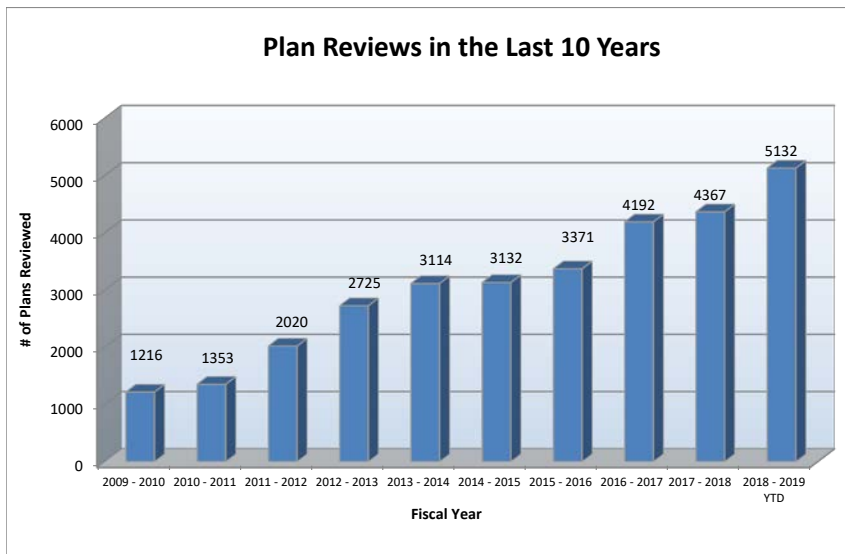
9%

INCREASE  
FROM LAST  
YEAR

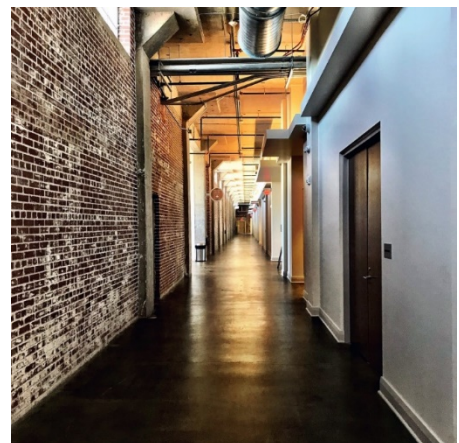
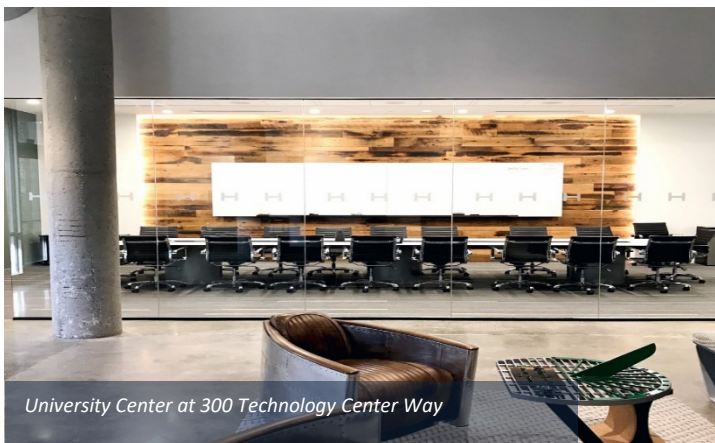


## Comparison of Plan Review

	<i>Fiscal Year 2017 - 2018</i>			<i>Fiscal Year 2018 - 2019</i>			<i>Percent Change</i>
<b>Month</b>	<b>New Plans</b>	<b>Revisions</b>	<b>Total Plans Reviewed</b>	<b>New Plans</b>	<b>Revisions</b>	<b>Total Plans Reviewed</b>	<b>Change from Last Year</b>
July	161	144	305	262	196	458	50%
August	216	198	414	254	202	456	10%
September	171	136	307	238	183	421	37%
October	208	130	338	235	199	434	28%
November	174	132	306	244	192	436	42%
December	154	115	269	183	154	337	25%
January	209	187	396	242	157	399	1%
February	195	176	371	207	157	364	-2%
March	200	178	378	268	191	459	21%
April	228	181	409	237	208	445	9%
May	253	184	437	268	208	466	7%
June	214	155	437	266	191	457	5%
<b>Total</b>	<b>2383</b>	<b>1916</b>	<b>4367</b>	<b>2904</b>	<b>2238</b>	<b>5132</b>	



**18%  
INCREASE  
FROM LAST  
YEAR**



## Average Review Times for Key Plan Types 7/1/2018 to 6/30/2019

Stage/Plan Type	No.	Avg. Days
*Review time in business days.		
Annexation and Rezoning	24	6.5
As-built Plans	142	5.0
Civil Construction Plan	193	9.2
Construction Trailer	5	2.4
Demolition Plan	46	3.6
Electrical Plan	30	2.6
Erosion Control/Stormwater Plan Only	58	6.5
Exterior Renovation	36	4.6
Fence	153	2.2
Other/Miscellaneous	166	3.7
Final Plat	30	8.8
Fire Alarm System Plan	55	7.8
Fire Sprinkler System Plan	108	2.3
Fire Suppression System Plan	11	2.4
Flood Elevation Certificate - Bldg Under Construction	25	3.6
Flood Elevation Certificate - Finished Construction	10	3.1
Interior and Exterior Renovation	71	4.6
Interior Upfit/Renovations	251	4.5
Landscape and Lighting Plan	9	7.4
Landscape Plan	20	5.3
Lighting Plan	3	4.3
Major Site Plan (NR > 20,000 sf or Res > 25 units)	17	9.1
Mechanical Plan	114	2.0
Planned Development (PD) Amendment	3	1.3
Minor Subdivision (3 or less new parcels)	48	3.3
Non-Residential Building Plans	91	6.6
Plat Exemption (no new parcels created)	40	2.5
Plumbing Plan	14	1.6
Preconstruction	45	1.0
Preliminary Plat (4 or more lots)	19	8.6
Residential Accessory Structure	115	2.1
Residential Addition	197	3.1
Residential Attached Building Plan	22	3.9
Residential Detached Building Plan	546	3.1
Residential Detached Building Plan (Master Plan on File)	17	3.1
Residential Master Plan Review	55	7.1
Residential Repair/Alteration	310	1.8
Retaining Wall	39	2.5
Rezoning	31	6.6
Roadway Plan	1	7.0
Sewer Plan	8	9.4
Sign Plan	310	2.3
Sketch Plan	68	10.8
Solar Panel	28	4.9
Special Inspections Report	62	1.7
Storage Rack/Shelving Plan	11	3.4
Swimming Pool	2	12.5
Swimming Pool - Residential	26	2.3
Utility Service Request	18	8.2
ZBA Special Exception/ Variance/ Appeal	65	7.8

**CIVIL  
PLANS  
9.2 DAYS**

**COMMERCIAL  
BUILDING  
PLANS  
6.6 DAYS\***

**NEW  
HOMES  
3.1 DAYS**

## Average Plan Review Times by Group

7/1/2018 to 6/30/2019

Reviewer	Initial		Revisions			
	No.	Avg. Days	No.	Avg. Days	No.	Avg. Days
<i>*Review times in business days</i>						
<b>Primary Reviewers</b>						
Infrastructure - Impact Fees	74	1.0	222	1.5	296	1.4
Infrastructure - Landscape	121	5.1	485	5.2	606	5.2
Infrastructure - Roadway	154	6.7	472	5.8	626	6.0
Infrastructure - Stormwater	464	3.7	1,265	3.7	1,729	3.7
Infrastructure - Water & Sewer	222	5.0	746	5.2	968	5.1
Inspection - Permit Application Center	684	2.0	1,352	2.5	2,036	2.3
Inspection - Commerical Bldg Plan Reviewer	217	3.5	721	3.7	938	3.7
Inspections - Building Official	644	3.0	1,106	4.2	1,750	3.8
Planning	36	8.9	96	5.2	132	6.2
Project Management (ROW)	1	26.0	0		1	26.0
Utilities (Electrical)	274	3.6	999	3.4	1,273	3.5
Zoning	459	3.9	1,043	4.3	1,502	4.2
Zoning - Permit Application Center	327	1.4	907	1.5	1,234	1.5



## Open for Business Program

<b>Fiscal Year 2017 - 2018</b>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Feasibility Meetings	7	12	7	11	6	12	16	16	11	15	13	10	136
New Businesses - Inside City	29	30	27	36	25	21	32	29	22	48	32	25	356
New Businesses - Outside City	66	49	35	40	47	8	52	52	61	64	68	46	588
New Home-Based Businesses	15	12	9	8	8	5	22	11	15	21	19	15	160
<b>Total Businesses Assisted</b>	<b>117</b>	<b>103</b>	<b>78</b>	<b>95</b>	<b>86</b>	<b>46</b>	<b>122</b>	<b>108</b>	<b>109</b>	<b>148</b>	<b>132</b>	<b>96</b>	<b>1240</b>

<b>Fiscal Year 2018 - 2019</b>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Feasibility Meetings	10	13	10	19	14	10	19	9	11	11	21	19	166
New Businesses - Inside City	39	28	35	34	32	20	38	29	24	19	48	38	384
New Businesses - Outside City	49	48	43	53	88	27	42	34	90	15	88	106	683
New Home-Based Businesses	10	12	9	11	15	3	13	12	16	67	12	23	203
<b>Total Businesses Assisted</b>	<b>108</b>	<b>101</b>	<b>97</b>	<b>117</b>	<b>149</b>	<b>60</b>	<b>112</b>	<b>84</b>	<b>141</b>	<b>112</b>	<b>169</b>	<b>186</b>	<b>1436</b>

### Jobs Created in Rock Hill from New Businesses

\* Started tracking jobs in March 2016

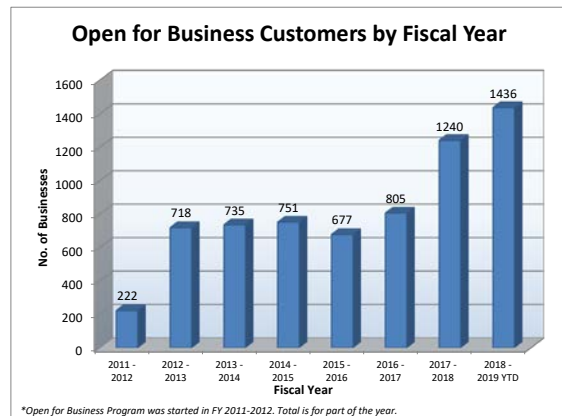
<b>Fiscal Year</b>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March*	April	May	June	Total
2016 - 2017	97	69	282	115	160	128	77	113	281	185	128	191	785
2017 - 2018	120	168	143	88	144	53	137	87	78	580	158	238	1994
2018 - 2019	313	95	186	418	138	101	411	212	194	157	1220	205	3650

### Business License Renewals

<b>Fiscal Year</b>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March*	April	May	June	Total
2017 - 2018	161	103	48	39	47	53	776	463	657	1223	443	133	4146
2018 - 2019	251	210	155	230	180	85	860	856	1044	1540	391	290	6092

### Business License Fees

<b>Fiscal Year</b>	<b>Total BL Fees</b>
2016 - 2017	\$5,297,011.56
2017 - 2018	\$5,175,198.58
2018 - 2019	\$5,729,110.00





## Zoning Code Enforcement

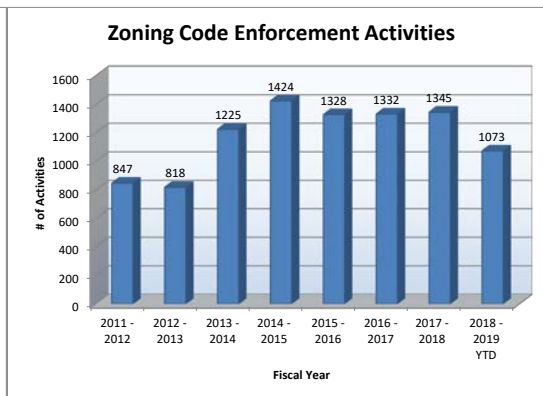
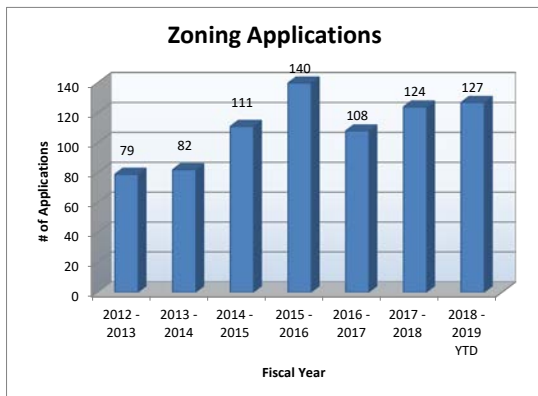
<i>Fiscal Year 2017 - 2018</i>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Correction Notices Issued	13	26	10	28	7	17	19	10	12	20	36	9	<b>207</b>
Notices of Violation Issued	4	10	6	0	4	3	5	25	1	6	14	8	<b>86</b>
Court Cases	0	0	0	0	0	0	0	1	0	0	1	2	<b>4</b>
Complaints Received	15	24	10	29	3	15	20	4	12	16	0	0	<b>148</b>
Inspections	44	80	54	84	48	53	76	39	37	43	107	235	<b>900</b>
<b>Total</b>	<b>76</b>	<b>140</b>	<b>80</b>	<b>141</b>	<b>62</b>	<b>88</b>	<b>120</b>	<b>79</b>	<b>62</b>	<b>85</b>	<b>158</b>	<b>254</b>	<b>1345</b>

<i>Fiscal Year 2018 - 2019</i>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Correction Notices Issued	2	31	10	15	9	11	20	17	14	11	71	52	<b>263</b>
Notices of Violation Issued	12	2	12	4	8	3	8	3	4	1	18	7	<b>82</b>
Court Cases	0	3	2	1	1	0	0	2	1	1	1	3	<b>15</b>
Inspections	80	22	42	28	41	42	63	66	86	82	77	84	<b>713</b>
<b>Total</b>	<b>94</b>	<b>58</b>	<b>66</b>	<b>48</b>	<b>59</b>	<b>56</b>	<b>91</b>	<b>88</b>	<b>105</b>	<b>95</b>	<b>167</b>	<b>146</b>	<b>1073</b>

## Zoning Applications

<i>Fiscal Year 2017 - 2018</i>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Annexation	0	2	1	2	0	0	1	1	3	2	3	0	<b>15</b>
Major Site Plan	1	3	1	1	0	0	0	3	1	0	1	2	<b>13</b>
Planned Development	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
Preliminary Plat	0	1	1	0	0	0	0	0	0	0	0	3	<b>5</b>
Rezoning	2	0	1	0	4	0	0	0	0	0	0	2	<b>9</b>
Text Amendments	1	0	0	0	2	1	0	0	0	0	0	0	<b>4</b>
Special Exception/Variance	3	4	3	1	2	4	3	3	3	2	5	2	<b>35</b>
Certificate of Appropriateness	4	2	3	4	5	3	4	4	6	2	1	5	<b>43</b>
<b>Total</b>	<b>11</b>	<b>12</b>	<b>10</b>	<b>8</b>	<b>13</b>	<b>8</b>	<b>8</b>	<b>11</b>	<b>13</b>	<b>6</b>	<b>10</b>	<b>14</b>	<b>124</b>

<i>Fiscal Year 2018 - 2019</i>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Annexation	0	3	0	0	2	0	2	0	1	0	0	1	<b>9</b>
Major Site Plan	0	0	0	2	0	0	1	0	1	3	0	0	<b>7</b>
Planned Development	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
Preliminary Plat	1	3	0	0	1	0	0	0	0	0	0	1	<b>6</b>
Rezoning	0	1	2	3	1	2	0	4	0	2	1	3	<b>19</b>
Text Amendments	0	0	1	0	0	1	0	0	1	0	0	0	<b>3</b>
Special Exception/Variance	2	4	4	5	2	1	5	3	0	3	0	2	<b>31</b>
Certificate of Appropriateness	6	3	4	7	3	3	1	2	2	5	10	6	<b>52</b>
<b>Total</b>	<b>9</b>	<b>14</b>	<b>11</b>	<b>17</b>	<b>9</b>	<b>7</b>	<b>9</b>	<b>9</b>	<b>5</b>	<b>13</b>	<b>11</b>	<b>13</b>	<b>127</b>



## 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, storm water and utility improvements to ensure the quality of the construction that the City must maintain in the future.

- ↓ A total of 11,717 linear feet of water pipe was installed this year, a decrease from 19,898 linear feet last year.
- ↓ A total of 3,842 linear feet of sewer pipe was installed this year, a decrease from 15,456 linear feet last year.
- ↓ A total of 13,305 linear feet of street was installed this year, a decrease from 19,582 linear feet installed last year.
- ↓ A total of 10,124 linear feet of storm drain was installed this year, a decrease from 15,733 linear feet installed last year.

## Summary of Infrastructure Projects Completed

Water Projects	2017-2018	2018-2019
Linear Feet of Pipe	19,898 (3.77 mi)	11,717 (2.22 mi)
City Maintained	15,050 (2.86 mi)	8180 (1.55 mi)
Private On-Site	4848 (0.91 mi)	3537 (0.67 mi)
Valves	77	65
Fire Hydrants	34	18

Sewer Projects	2017-2018	2018-2019
Linear Feet of Pipe	15,456 (2.93 mi)	3842 (0.72 mi)
City Maintained	15,456 (2.93 mi)	3427 (0.65 mi)
Private On-Site	0 (0 mi)	415 (0.07 mi)
Pump Stations Added	0	0
Pump Stations Relocated	0	0
Pump Stations Eliminated	0	0
Low Pressure Sewer Valves	0	0
Manholes	91	25

Street Projects	2017-2018	2018-2019
Linear Feet of Street	19,582	13,305
Linear Feet of Storm drain	15,733	10,124

Projects in Progress at End of Year	2017-2018	2018-2019
Water	19	17
Sewer	12	16
Street	5	6

Projects with Plan Approval – Not Under Construction	2017-2018	2018-2019
Water	8	8
Sewer	8	11
Street	6	6

Plans Reviewed	2017-2018	2018-2019
Plans Reviewed by Engineering	3535	5083



## Projects in Progress at End of Year

No.	Project	Water	Sewer	Street
1	Prescott Glenn	•	•	•
2	Riverwalk Phase 2B (Partial)	•	•	•
3	York County Family Court Building	•	•	
4	Rockbridge Assisted Living - Riverwalk	•	•	
5	Apex Drive Spec. Building	•		
6	Tru-Hotel – Galleria Blvd	•	•	
7	The Learning Center	•	•	
8	Holiday Inn Express – Tinsley Way	•	•	
9	Legacy Park East – Phase II	•	•	•
10	77 - Logistics	•	•	
11	Riverwalk – Tract D - Paragon	•	•	
12	Riverwalk – Tract C - Paragon	•	•	
13	Timberwood – Phase II	•	•	•
14	Colleto – Mt. Gallant	•	•	
15	Allston	•	•	•
16	Roddy Park – Phase 3	•	•	•
17	The Commercial Site - Herlong	•	•	

## Projects with Plan Approval – Not Under Construction (As of July 1, 2019)

No.	Name	Address	W	S	R
1	Blanchard Business Park	Lazy Hawk	•	•	•
2	Dollar General	Springdale Road	•	•	
3	Garrison Estates Subdivision	Garrison Road	•	•	•
4	Riverwalk Phase 1F	Riverwalk	•	•	•
5	Sloan Drive Apartments	Main St.	•	•	•
6	Holly Hill IV, V	901	•	•	•
7	Seven Oaks	Springsteen Road	•	•	•
8	Har-Lee – India Hook	India Hook		•	
9	Har-Lee – Quiet Acres Road	Quiet Acres Road		•	
10	Captain D's	Cherry Road	•	•	
11	901 Sewer - Corner	901		•	

## Detailed Summary of Completed Projects

Water Projects Completed			
No.	Project Name	Agreement No.	Maintenance
1	Wise Apartments Phase 2 1147 ft. – 8" PVC Pipe 304 ft. – 6" DI pipe 361 ft. – 4" PVC Pipe 3- 8" Gate Valves 10 – 6" Gate Valves 10 – 4" Gate Valves 2 – Fire Hydrant Assemblies		Private
2	8" Waterline Extension to Serve Comporium 273 ft. 8" PVC Pipe 2 – 8" Gate Valves 1 – Fire Hydrant Assembly	624	City Maintained
3	Comfort Inn 158 ft. – 8" DI pipe 2 – 8" Gate Valves 1 – Fire Hydrant Assembly	760	City Maintained
4	Roddy Park Phase IV 1478 ft. – 8" PVC Pipe 4 – 8" Gate Valves 2 – Fire Hydrant Assemblies 1 – 2" Blow Off	622	City Maintained
5	Vault 2 393 ft. – 8" PVC Pipe 2 – 8" Gate Valves 2 – Fire Hydrant Assemblies		Private
6	Sweetwater Phase 3 1601 ft. – 8" PVC Pipe 1648 ft. – 4" PVC Pipe 9 – 8" Gate Valves 2 – 4" Gate Valves 3 – Fire Hydrant Assemblies 3 – Blow Off	510	City Maintained
7	Silver Rock Hill 285 ft. – 4" PVC Pipe 1 – 4" Gate Valve 1 – Blow Off		City Maintained

No.	Project Name	Agreement No.	Maintenance
8	Legacy Park East Phase I 100 ft. – 8” DI Pipe 2309 ft. – 8” PVC Pipe 8 – 8” Gate Valves 5 – Fire Hydrant Assemblies	621	City Maintained
9	Chandler Towns 328 ft. – 8” PVC Pipe 1 - 8” Gate Valve  932 ft. – 8” PVC Pipe 20 ft. – 8” DI pipe 380 ft. – 4” PVC Pipe 3 – 8” Gate Valves 8 – 4” Gate Valves 2 – Fire Hydrant Assemblies	627	City Maintained  Private



<b>Sewer Projects Completed</b>			
<b>No.</b>	<b>Project Name</b>	<b>Agreement No.</b>	<b>Maintenance</b>
1	Wise Apartments Phase 2 108 LF. – 8” PVC Pipe 2 – Manhole Assemblies		Private
2	Comfort Inn 108 ft. – 8” DI Pipe 1 – Manhole Assembly	752	City Maintained
3	2930 Bonnybrook Drive 108 ft. – 8” DI pipe 1 – Manhole Assembly	757	City Maintained
4	Vault 2 529 ft. – 8” DI Pipe 4 – Manhole Assemblies	753	City Maintained
5	Sweetwater Phase 3 350 ft. – 8” DI Pipe 2043 ft. – 8” PVC Pipe 10 – Manhole Assemblies	620	City Maintained
6	Legacy Park East Phase I 153 ft. – 8” DI Pipe 1 – Manhole Assembly	754	City Maintained
7	Ramada Inn Gravity Sewer 136 ft. – 8” DI Pipe 1 - Manhole	758	City Maintained
	167 ft. – 8” DI Pipe 2 – Manhole Assemblies		Private
8	Chandler Towns 140 ft. – 8” PVC Pipe 3 – Manhole Assemblies		Private

### Linear Feet of Roadway Accepted in City in 2018-2019

Project	Roadway	Curb	Sidewalk	Storm drain
Legacy East PH II	1877	3184	1554	1520
Riverwalk Dunkins ferry Ext.	1401	2786	1741	1041
Riverwalk 1C.2	1018	0	1018	0
Riverwalk 2B.1	4716	9150	8646	4883
Roddey Park PH IV	1534	3094	2963	1071
Sweetwater PH III	2759	5256	3310	1609
<b>Totals</b>	<b>13,305</b>	<b>23,470</b>	<b>19,232</b>	<b>10,124</b>





# OTHER PROJECTS

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## **Comprehensive Plan Update**

Long Range Planning staff kicked off the 5-Year Comprehensive Plan Update at the May 28, 2019 City Council Workshop. The Planning Commission will serve as the Steering Committee.

The goals of the Plan Update include:

- review the City's four Core Values
- create a more visual document
- the Comprehensive Plan work more closely with the Strategic Plan
- increase community engagement

Long Range Planning staff is updating the Existing Conditions documents and holding internal meetings with other City Departments. Fall of 2019 is the target date to kick off wide-reaching community engagement. The 'Vision Plan' will then be drafted and refined based on community input with adoption planned for December of 2020.

## **U.S. Census Bureau Projects**

Long Range Planning staff completed the Boundary and Annexation Survey (BAS) in January 2019. The Census Bureau conducts the BAS annually and it is used to update information about the legal boundaries for all governments.

## **Zoning Division**

This Fiscal Year the Zoning Division:

Completed a series of major updates to the Zoning Ordinance and Historic Design Guidelines. The overall intent of this project was to make the document easier to understand and use, to remove antiquated regulations and to introduce regulations for contemporary topics such as industrial flex space and food trucks.

Began a two-year project to digitize all remaining paper documents (site plans, public hearing cases, etc.). The goal of this project is to make accessing the documents quicker and to ensure that the Planning & Development Department's digital filing system contains as complete of a record for each property as possible.

Continued its ongoing code enforcement efforts on automobile sales and repair uses that have zoning and property maintenance violations, and continued to bring nonconforming signs for all use types into compliance with modern zoning standards when the signs were no longer being used.

Participated in a Placemaking workshop hosted by the Project for Public Spaces. The workshop involved citizens and stakeholders, such as local business leaders, and will culminate in a long-range plan with the goal of creating more spaces in the Downtown area that are used by the public for many different types of activities.