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**ROCK HILL**  
SOUTH CAROLINA

*Always on.*

# DEVELOPMENT ACTIVITY REPORT

July  
2023

# JULY AT A GLANCE

**596**

Plans  
Reviewed

**288**

Permits  
Issued

**156**

Business  
Licenses  
Issued

**1963**

Building  
Inspections  
Performed

**\$18m+**

Valuation of  
Permits

**\$104k+**

Permit Fees  
Collected

**\$36k+**

Fire Impact  
Fees  
Collected

**\$37k+**

Sewer  
Impact Fees  
Collected

**\$23k+**

Water  
Impact Fees  
Collected

## News

SC Code Changes Significant changes have been made this year to Chapter 11 of Title 40 of the South Carolina Code that impact contractor licensure requirements.

[2023 Legislative Update](#)

[Notice to Building Departments- Residential Swimming Pools](#)

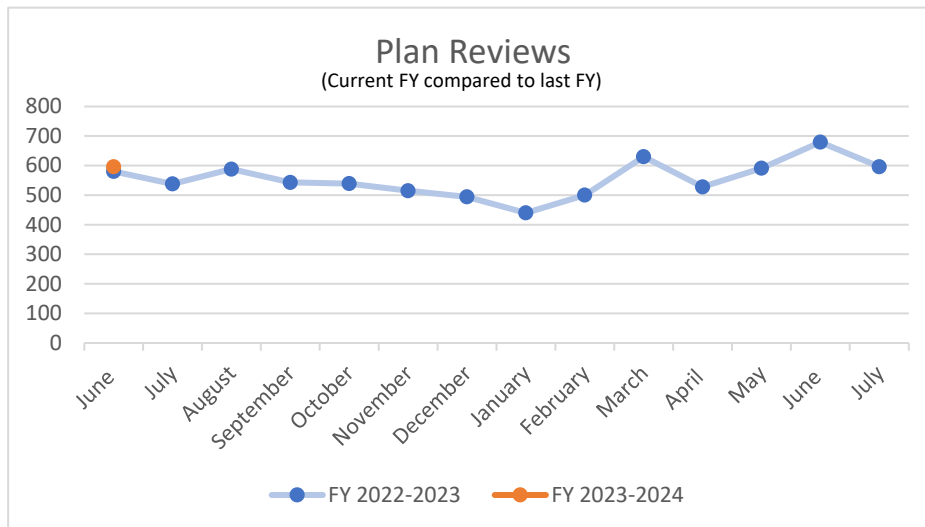
[Temporary Licenses for Residential Swimming Pool Contractors](#)

In an effort to stay more in line with the Building Valuation Data Table provided by the International Codes Council and to avoid significant increases at once, City Council adopted the [2023 ICC Building Data Valuation Data Table](#) to replace the 2022 table. The 2023 table is now being used.

For questions related to these changes, please contact Kassey Evans at 803-329-5698 or [kassey.evans@cityofrockhill.com](mailto:kassey.evans@cityofrockhill.com).

## Plan Reviews, FY 22-24

Month	Fiscal Year 2022 - 2023			Fiscal Year 2023 - 2024			Percent Change
	New Plans	Revisions	Total Plans Reviewed	New Plans	Revisions	Total Plans Reviewed	Change from Last Year
July	316	222	538	334	262	596	11%
August	353	235	588				.
September	294	249	543				.
October	334	205	539				.
November	311	204	515				.
December	262	232	494				.
January	222	218	440				.
February	281	219	500				.
March	370	260	630				.
April	290	238	528				.
May	326	265	591				.
June	397	282	679				.
<b>Total</b>	<b>3756</b>	<b>2829</b>	<b>6585</b>	<b>334</b>	<b>262</b>	<b>596</b>	



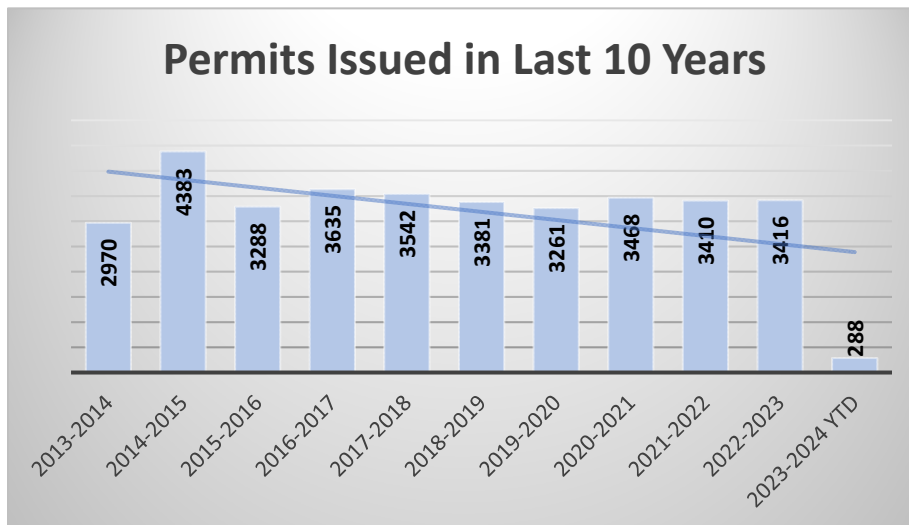
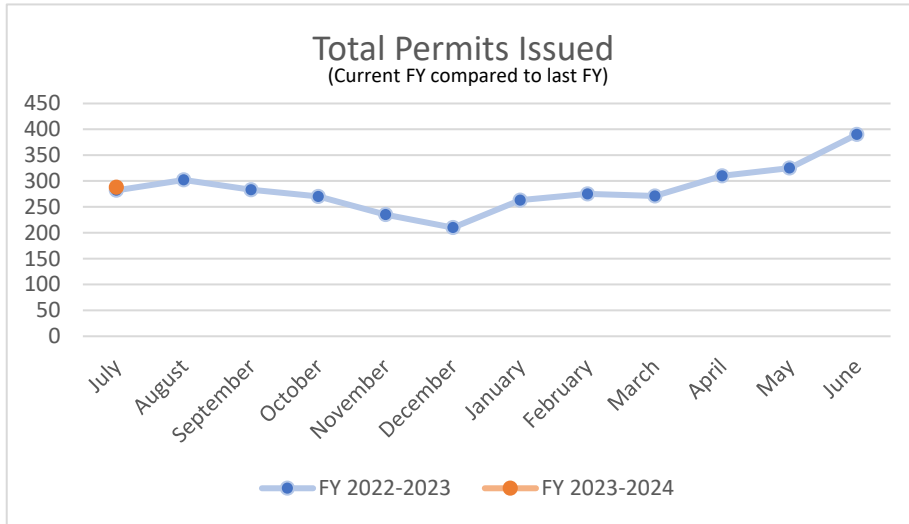
The City's Strategic Plan has a goal that all initial Civil and Non-Residential building plans are reviewed within 10 business days.

<b>Civil Plan Reviews in July</b>					
<b>Initial Review</b>		<b>Revisions</b>		<b>Total</b>	
# of Reviews	Avg Business Days	# of Reviews	Avg Business Days	# of Reviews	Avg Business Days
6	13.3	10	12	16	2.3

<b>Non-Residential Plan Reviews in July</b>					
<b>Initial Review</b>		<b>Revisions</b>		<b>Total</b>	
# of Reviews	Avg Business Days	# of Reviews	Avg Business Days	# of Reviews	Avg Business Days
16	10.4	11	6.1	27	8.6

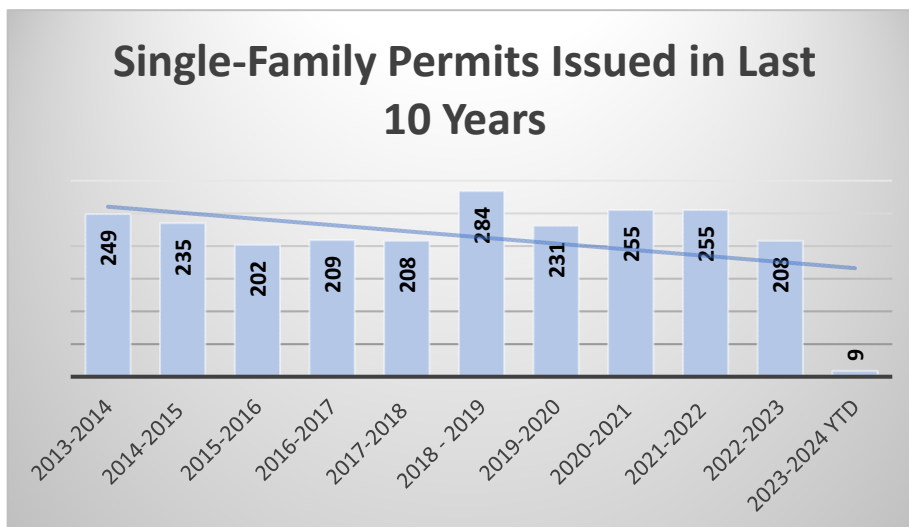
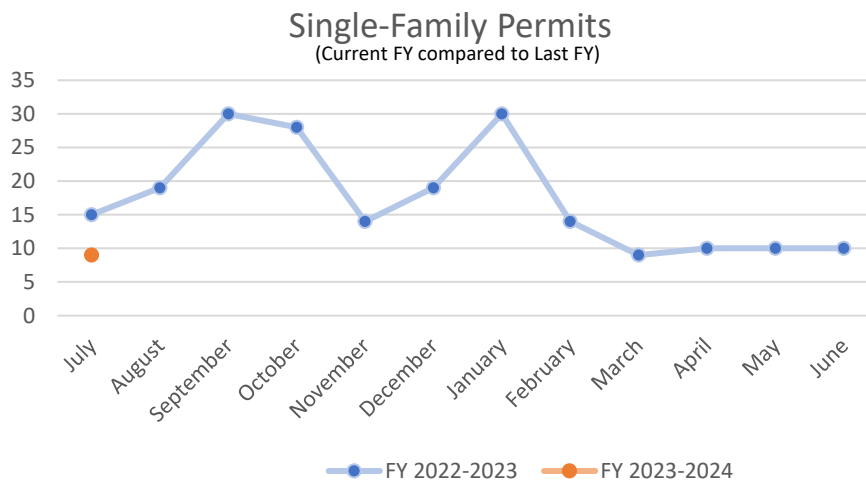
## Total Permits Issued, FY 22-24

Month	Fiscal Year 2022 - 2023			Fiscal Year 2023 - 2024			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	282	\$18,372,992	\$111,051	288	\$18,442,877	\$104,657	2%	0%	-6%
August	302	\$15,079,435	\$109,507				.	.	.
September	283	\$24,847,958	\$147,309				.	.	.
October	270	\$44,486,935	\$233,798				.	.	.
November	235	\$87,159,740	\$240,935				.	.	.
December	210	\$46,952,043	\$184,894				.	.	.
January	263	\$16,146,171	\$110,521				.	.	.
February	275	\$9,064,484	\$75,725				.	.	.
March	271	\$7,723,560	\$71,555				.	.	.
April	310	\$29,318,635	\$156,174				.	.	.
May	325	\$39,046,201	\$183,608				.	.	.
June	390	\$29,873,511	\$152,127				.	.	.
<b>Total</b>	<b>3,416</b>	<b>\$368,071,665</b>	<b>\$1,777,204</b>	<b>288</b>	<b>\$18,442,877</b>	<b>\$104,657</b>			



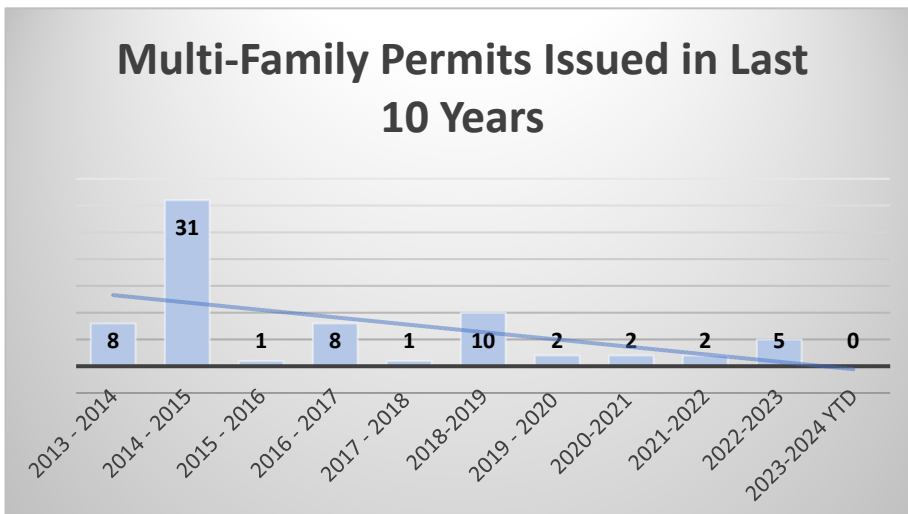
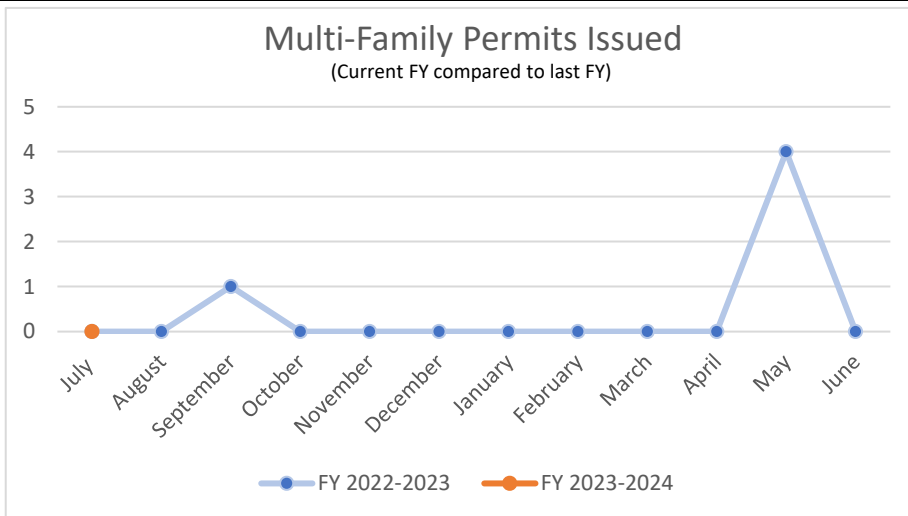
## Single-Family Permits Issued, FY 22-24

Month	Fiscal Year 2022 - 2023			Fiscal Year 2023 - 2024			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	15	\$4,775,278	\$43,612	9	\$3,191,295	\$25,902	-40%	-33%	-41%
August	19	\$6,821,489	\$59,399				.	.	.
September	30	\$10,797,135	\$78,157				.	.	.
October	28	\$9,106,446	\$73,592				.	.	.
November	14	\$5,659,619	\$35,799				.	.	.
December	19	\$8,121,767	\$47,337				.	.	.
January	30	\$9,760,597	\$66,989				.	.	.
February	14	\$4,485,989	\$33,372				.	.	.
March	9	\$2,090,210	\$25,629				.	.	.
April	10	\$3,782,973	\$33,927				.	.	.
May	10	\$2,472,699	\$25,314				.	.	.
June	10	\$4,318,222	\$33,266				.	.	.
<b>Total</b>	<b>208</b>	<b>\$72,192,424</b>	<b>\$556,393</b>	<b>9</b>	<b>\$3,191,295</b>	<b>\$25,902</b>			



## Multi-Family Permits Issued, FY 22-24

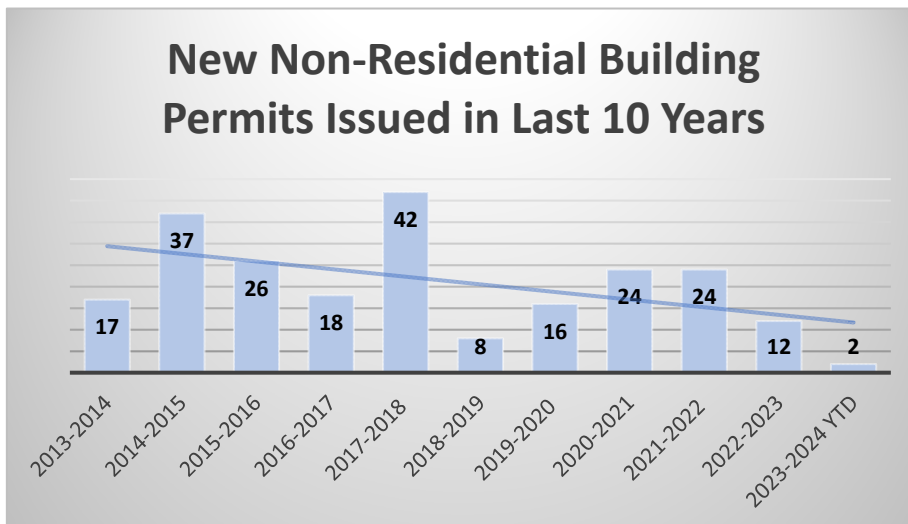
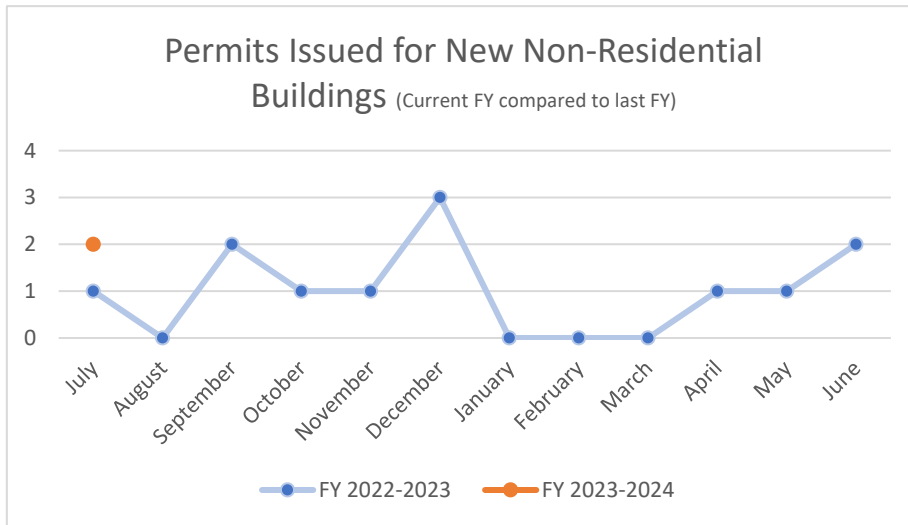
<i>Fiscal Year 2022 - 2023</i>					<i>Fiscal Year 2023 - 2024</i>				
Month	No. of Bldgs.	# of Units	Valuation	Fees Paid	No. of Bldgs.	# of Units	Valuation	Fees Paid	Change in # of permits
July	0	0	\$0	\$0	0	0	\$0	\$0	.
August	0	0	\$0	\$0					.
September	1	47	\$7,099,648	\$21,132					.
October	0	0	\$0	\$0					.
November	0	0	\$0	\$0					.
December	0	0	\$0	\$0					.
January	0	0	\$0	\$0					.
February	0	0	\$0	\$0					.
March	0	0	\$0	\$0					.
April	0	0	\$0	\$0					.
May	4	100	\$20,736,287	\$65,338					.
June	0	0	\$0	\$0					.
<b>Total</b>	<b>5</b>	<b>147</b>	<b>\$27,835,935</b>	<b>\$86,470</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>-100%</b>





## Permits Issued for New Non-Residential Buildings, FY 22-24

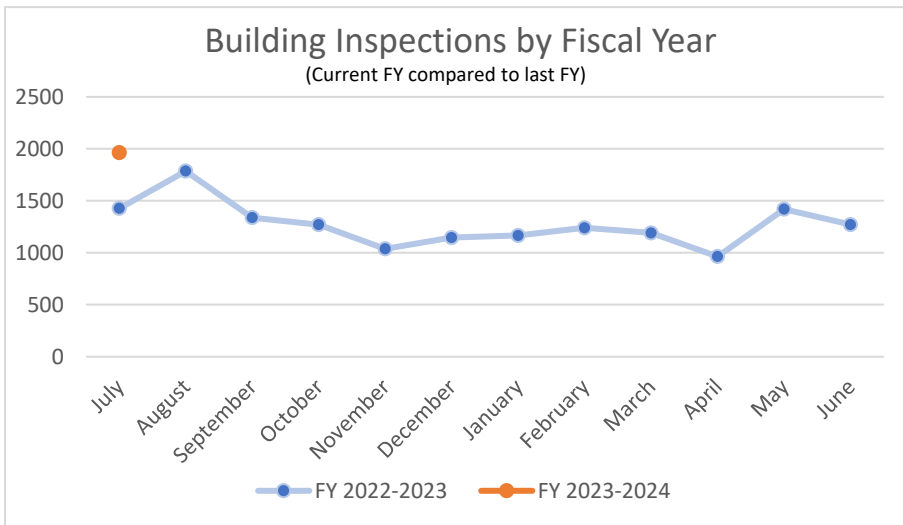
Month	Fiscal Year 2022 - 2023			Fiscal Year 2023- 2024			Percent Change		
	No. of Permits	Valuation	Fees Paid	No. of Permits	Valuation	Fees Paid	Change in # of Permits from Last Year	Change in Valuations from Last Year	Change in Fees Paid from Last Year
July	1	\$2,498,790	\$8,035	2	\$9,085,581	\$30,463	100%	264%	279%
August	0	\$0	\$0				.	.	.
September	2	\$2,181,706	\$11,568				.	.	.
October	1	\$21,200,303	\$81,952				.	.	.
November	1	\$78,186,722	\$178,748				.	.	.
December	3	\$6,524,874	\$23,302				.	.	.
January	0	\$0	\$0				.	.	.
February	0	\$0	\$0				.	.	.
March	0	\$0	\$0				.	.	.
April	1	\$9,835,422	\$28,622				.	.	.
May	1	\$2,039,938	\$10,682				.	.	.
June	2	\$16,652,617	\$50,974				.	.	.
<b>Total</b>	<b>12</b>	<b>\$139,120,372</b>	<b>\$393,883</b>	<b>2</b>	<b>\$9,085,581</b>	<b>\$30,463</b>			






## Building Inspections, FY 22-24

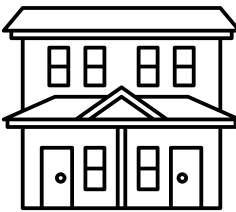
Fiscal Year 2022 - 2023		Fiscal Year 2023 - 2024			
Month	No. of Inspections	No. of Inspections	Percent Change from Last Year	Avg. No. Inspect. Per Day Per Inspector	Stop Work Notices
July	1426	1963	38%	32	6
August	1785		.	.	.
September	1337		.	.	.
October	1269		.	.	.
November	1037		.	.	.
December	1145		.	.	.
January	1165		.	.	.
February	1239		.	.	.
March	1190		.	.	.
April	963		.	.	.
May	1419		.	.	.
June	1270		.	.	.
<b>Total</b>	<b>15,245</b>	<b>1,963</b>			



# Certificates of Occupancy Issued

July 2023

7   
Single-Family  
Detached

0   
Duplex

4   
Single-Family  
Attached

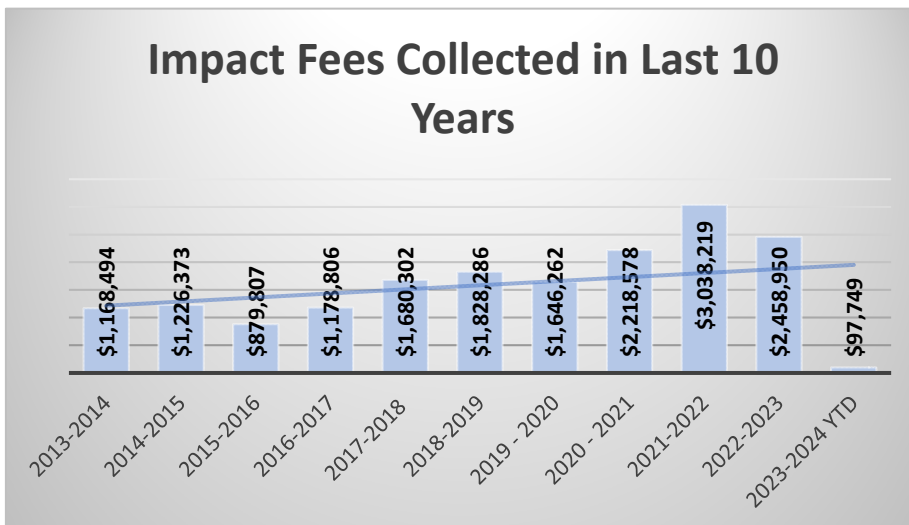
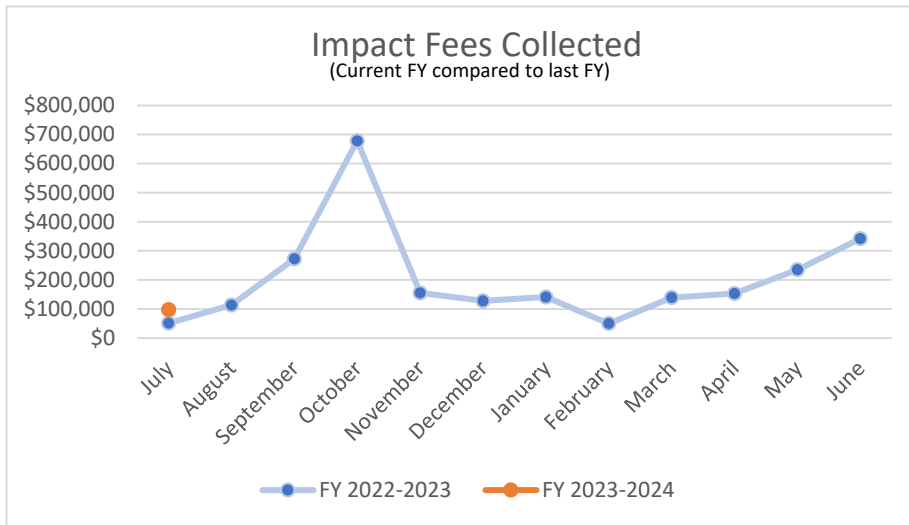
1   
Non-Residential  
Buildings

0   
Multi-Family - 3 or  
more Family Building

1   
Temporary  
Certificates

## Impact Fees Collected, FY 22-24

	<i>Fiscal Year 2022 - 2023</i>					<i>Fiscal Year 2023 - 2024</i>					
<b>Month</b>	<b>Cases</b>	<b>Fire</b>	<b>Water</b>	<b>Sewer</b>	<b>Total</b>	<b>Cases</b>	<b>Fire</b>	<b>Water</b>	<b>Sewer</b>	<b>Total</b>	<b>% Change from Last year</b>
<b>July</b>	39	\$10,942	\$12,840	\$27,430	\$51,212	36	\$36,330	\$23,738	\$37,681	\$97,749	91%
<b>August</b>	89	\$18,804	\$35,845	\$59,080	\$113,729						.
<b>September</b>	95	\$51,166	\$78,645	\$142,425	\$272,236						.
<b>October</b>	95	\$429,895	\$87,740	\$160,360	\$677,995						.
<b>November</b>	51	\$50,513	\$35,310	\$69,630	\$155,453						.
<b>December</b>	74	\$28,168	\$34,240	\$65,410	\$127,818						.
<b>January</b>	91	\$23,939	\$71,740	\$45,475	\$141,154						.
<b>February</b>	58	\$22,782	\$8,560	\$18,990	\$50,332						.
<b>March</b>	22	\$115,235	\$8,025	\$15,825	\$139,085						.
<b>April</b>	40	\$11,158	\$51,360	\$90,730	\$153,248						.
<b>May</b>	38	\$77,890	\$53,500	\$103,390	\$234,780						.
<b>June</b>	37	\$135,713	\$71,155	\$135,040	\$341,908						.
<b>Total</b>	<b>729</b>	<b>\$976,205</b>	<b>\$548,960</b>	<b>\$933,785</b>	<b>\$2,458,950</b>	<b>36</b>	<b>\$36,330</b>	<b>\$23,738</b>	<b>\$37,681</b>	<b>\$97,749</b>	



## Business License Activity Inside-City Businesses July 2023

Feasibility Meetings	Physical Address	<b>3</b>
1 Convert to 3 Apartments	415 Charlotte Ave	<b>Businesses were assisted through the entire Business License process beginning with the Feasibility meeting.</b>
1 Wingbonz (2nd location)	1910 Cinema Dr. 104	
1 Well Body and Birth, LLC	200 Herlong Ave S E1	
1 The Upscale Weesale, LLC	1089 Finley Rd.	
1 Showtime Academy LLC	2939 India Hook Rd.	
1 Style 23 Boutique	610 York Ave. S	
1 359361 Oakland LLC	361 Oakland Ave.	
1 Bull Mountain Outdoor Living, LLC	925 E. Main St.	
1 OnSite Care LLC	1380 Ebenezer Rd. D & E	
9		

New Businesses with a Commercial Business	Physical Address	Jobs Created	Feasibility?	Type of Business
1 Rock Vegas Cakes Nothing Bundt Cakes	502 Cherry Rd 103	20	No	Retail Bakery
1 Premier Clinics PA	362 Oakland Av	4	Yes	Physician's Office Lessor of Apartment Complex at 371 Technology Center Way
1 UC Apartments Manager The Easley At University	371NS Technology Center Way	1	No	Technology Center Way
1 Wright Direction LLC	403 Main St E	20	Yes	Individual and Family Therapy Services
1 Strategic Care	454 Anderson Rd S 134	2	No	In-Home Care Provider
1 Bloom Yoga and Counseling	1565 Ebenezer Rd 210	1	No	Counseling and Wellness Services
1 JadePeony Energy Balance, LLC Emerald Beauty & Relaxation Studio	2349 Cherry Rd 69	1	No	Spa Services
1 KWG Enterprises LLC Willowbrook Laundry Services	833 Willowbrook Av	4	No	Laundromat and Grocery Sales
1 Blue Lagoon Pools, LLC America's Swimming Pool Company	1342 Ebenezer Rd	5	No	Pool Maintenance, Repair, and Renovations
1 Palmetto Group of Anderson, PA Alpine Podiatry Center, PA	430 Herlong Av S 105	2	No	Podiatry Practice
1 RX for Life LLC	331 Main St E 200	3	No	Homes Health Care Services
1 DecisionPathHR Acquisition, LLC PeopleShare	1658 Cranium Dr 105	2	No	Employment Placement
1 Community Veterinary Clinics, LLC VIP Petcare	610 Cherry Rd 103	3	No	Veterinary Services for Pet Supermarket
1 Quality Automotive Services, Inc. Valvoline Instant Oil Change	2688 Cherry Rd	7	No	Automobile Repair and Servicing
1 Beth Lou Boutique	2210 India Hook Rd 106	1	No	Retail Clothing & Accessories Boutique
1 Kaitlin Kennington	1125 Charlotte Av	1	No	Cosmetologist
1 Rock Hill Sandwich Shop LLC Groucho's of Rock Hill	1039 Charlotte Av	12	No	Restaurant (No Alcohol)
1 Robin's Quality Consignments LLC	232 Cherry Rd S 150	2	Yes	Selling upscale consignments & antiques
1 Ginza Buffet of Rock Hill Ginza Buffet	2275 Dave Lyle Blvd	10	No	Restaurant
1 Sodexo Operations LLC	1162 Eden Ter	100	No	Food Services (Serving Alcohol)
1 Brandi Blackmon Hair & Co.	725 Cherry Rd 157B-129	3	No	Cosmetologist
1 Dontavis Talford Smallz Mini Mart	1573 Crawford Rd	1	No	Convenience Store
1 Sephora USA, Inc. Sephora	1522 Meeting Blvd	0	No	Beauty Supply Store
<b>23 Total</b>		<b>205</b>		

New Home-Based Businesses:	Physical Address	Jobs Created	Type of Business
1 BrightWash Exterior Cleaning LLC	216 Avery Jones Ln 110	1	Pressure Washing Services Online Classes -Decorative Wraps & Custom Fishing Rods.
1 The Decorative Studio LLC	1190 Shenandoah Cir	2	Photography Services
1 Neiconi Creative	825 Rains Mdw	1	Online Jewelry Sales
1 Sensobeads	1311 Mcdow Dr	1	Online Retail Sales - Roasted Ground Coffee
1 Hobby Coffee Roasters	2579 April Showers Ln	1	Cleaning Services
1 M&M Unique Cleaning	1052 Cypress St A	1	Home Crafts
1 Cosplay Light and Sound Laser Jewelry and More	369 Gates Av	1	Business Consultant and Real Estate
1 Sharon Hines LLC	649 Favorwood Dr	1	Online Retail Sales
1 Four Fox Sake Media LLC Goth Unicorn	1152 Cushendall Ter 202	2	Residential Specialty Contractor
1 Renovations RH LLC	1206 Calhoun St	1	Mobile Food Vendor
1 Toni Wright's	1918 Brookstone Way 107	0	Administrative Services
1 Service By Design	396 Eden Oaks Dr	1	Dance Classes
1 Niniki Epps Soul II Sole Dance Club	1328 Plantation Hills Dr	0	
<b>13 Total</b>		<b>13</b>	

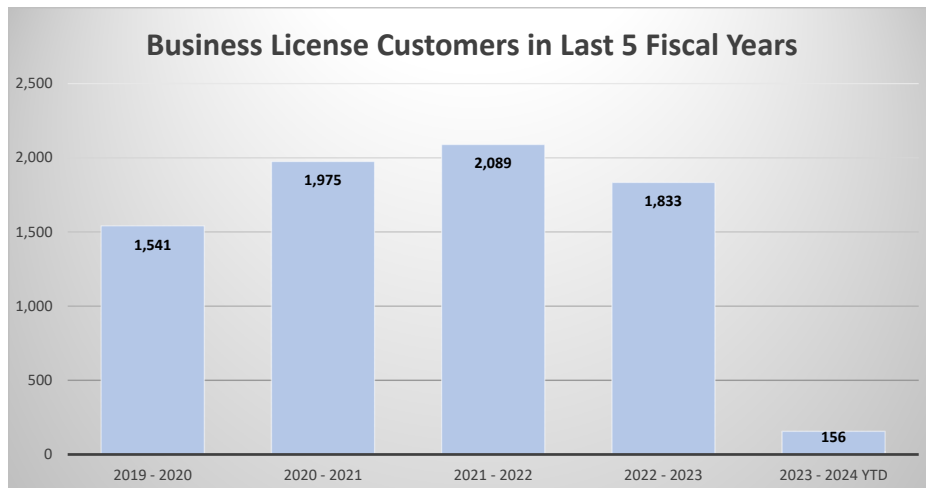
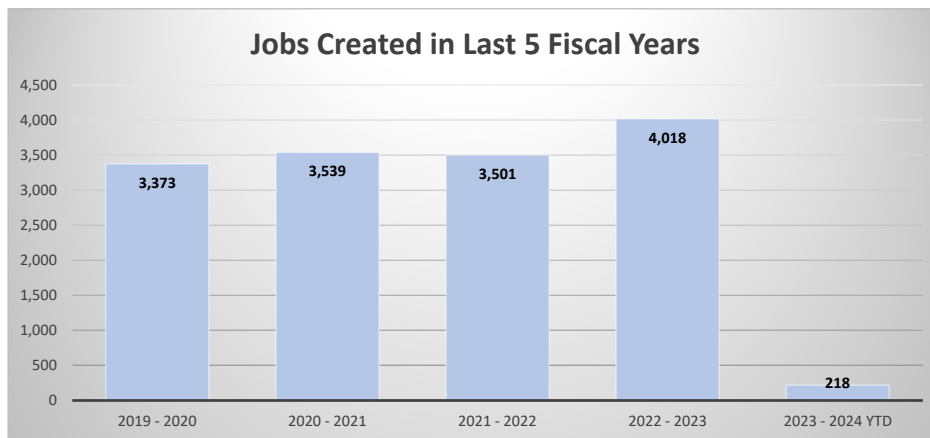
<b>Feasibility Meetings</b>	<b>9</b>	<b>Total Businesses Served This Fiscal Year</b>  <b>156</b>  <b>Total Jobs Created this Fiscal Year</b>  <b>218</b>
<b>Inside City Businesses Served</b>	<b>36</b>	
<b>Outside City Business Served</b>	<b>111</b>	
<b>Total Businesses Assisted this Month</b>	<b>156</b>	
<b>Total Jobs Created this Month</b>	<b>218</b>	

### Jobs Created in Rock Hill from New Businesses

<i>Fiscal Year</i>	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	<b>785</b>
2017 - 2018	120	168	143	88	144	53	137	87	78	580	158	238	<b>1,994</b>
2018 - 2019	313	95	186	418	138	101	411	212	194	157	1220	205	<b>3,650</b>
2019 - 2020	270	499	183	230	211	513	231	234	144	457	167	234	<b>3,373</b>
2020 - 2021	361	257	263	210	150	168	250	181	283	268	488	660	<b>3,539</b>
2021 - 2022	79	603	317	417	353	239	210	139	320	394	215	215	<b>3,501</b>
2022 - 2023	303	339	210	302	159	537	89	150	126	1267	253	283	<b>4,018</b>
2023 - 2024 YTD	218												<b>218</b>

### Business Licenses - Total Businesses Assisted

<i>Fiscal Year</i>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
2016 - 2017	62	59	68	69	51	38	59	46	78	67	127	81	<b>805</b>
2017 - 2018	117	103	78	95	86	46	122	108	109	148	132	96	<b>1,240</b>
2018 - 2019	108	101	97	117	149	60	112	84	141	112	169	186	<b>1,436</b>
2019 - 2020	156	178	150	137	119	131	107	105	107	105	114	132	<b>1,541</b>
2020 - 2021	170	141	114	126	135	140	157	180	176	180	257	199	<b>1,975</b>
2021 - 2022	200	147	163	157	174	180	157	164	229	176	177	165	<b>2,089</b>
2022 - 2023	166	157	136	169	112	148	123	185	148	157	168	164	<b>1,833</b>
2023 - 2024 YTD	156												<b>156</b>



## Applications Reviewed by Boards and Commissions July 2023

### Planning Commission

#### Rezoning:

20231137	M-2023-21	Petition by the City of Rock Hill to rezone approximately 76.1 acres at 757 S Anderson Road, 754, 776 and 804 Morningside Drive, and adjacent right-of-way from Single-Family Residential-4 (SF-4) and Multi-Family Residential (MFR) to Office and Institutional (OI). Tax Parcels 669-04-01-018, -43, -091 (portion), & -132.	1
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#### Preliminary Plats:

20201742		Request by Catawba River Investments (Keith Glenn) for Preliminary Plat approval for property located at 4758 & 4870 Mt. Gallant Road.	1
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#### Major Site Plans:

20220965		Request by Old Dominion Freight Line (Hoyt and Berenyi - Kyle Hoyt) for Major Site Plan approval for a Freight Terminal Facility at 326 Interconnect Drive.	1
20230091		Request by Hawkeye Hotels (Samir Patel) for Major Site Plan approval for two hotel buildings located at 328 Marburg Lane.	1
20221865		Request by McCraney (Mark Smiley - Smiley and Associates Inc.) for Major Site Plan approval for Carolina Crossroads at 77 Industrial Park located at the northwest corner of Porter Road and Barringer Road.	1
20221374		Request by Warren Norman Co. for Major Site Plan approval for Encore at Galleria Apartment Complex located at 553 Galleria Blvd.	1

### Zoning Board of Appeals (ZBA)

#### Special Exceptions, Variances, and Appeals:

20230194	Z-2023-20	Request by Luther Douglas with Tru, LLC for a special exception for a residential infill use at 1129 Cherokee Avenue. The property is zoned Multi-Family 15 (MF-15). Tax map number 631-12-02-016.	1
20231081	Z-2023-21	Request by Kathryn Eiff for a special exception for an elementary school use at 2132 Ebenezer Rd. The property is zoned Single Family Residential-3 (SF-3). Tax map number 593-01-03-001.	1
20231100	Z-2023-22	Request by Mariah Williams for a special exception for a residential infill use at 150 Glenwood Drive. The property is zoned Office and Institutional (OI). Tax map number 594-01-05-007.	1

### Rock Hill Board of Historic Review

#### Certificates of Appropriateness:

20231046	H-2023-03	Certificate of Appropriateness by Kenneth Gerlipp for a full-scale siding replacement and design change to the exterior façade at 640 East Main St. This property is part of the East Main Street Area Historic District. Tax parcel 627-06-01-006.	1
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<b>Total Applications Received:</b>			<b>10</b>
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Planning Commission	Zoning Board of Appeals	Board of Historic Review
6	3	1