

www.cityofrockhill.com



ROCK HILL
SOUTH CAROLINA

Always on.

DEVELOPMENT ACTIVITY REPORT

November
2023

NOVEMBER AT A GLANCE

605

Plans
Reviewed

276

Permits
Issued

130

Business
Licenses
Issued

1232

Building
Inspections
Performed

\$33m+

Valuation of
Permits

\$162k+

Permit Fees
Collected

\$5k+

Fire Impact
Fees
Collected

\$16k+

Sewer
Impact Fees
Collected

\$11k+

Water
Impact Fees
Collected

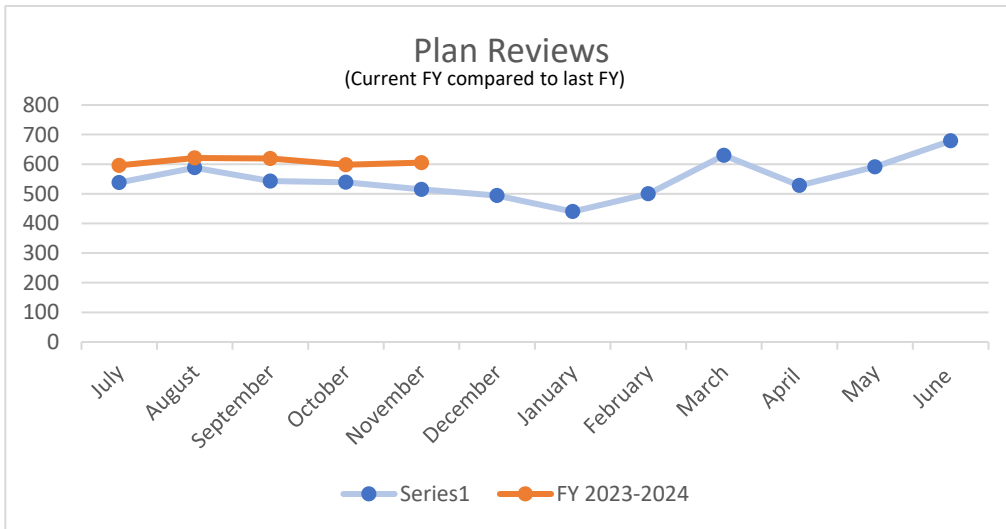
News

The Online Permitting and Business License webpages will undergo some changes the week of December 18. Although the changes should help simplify the existing online application and plan submittal process, the permitting office at City Hall will offer training from 10am to 3pm on December 20 and 21. You will not need to make an appointment for this training. Future training sessions may also be available in 2024 if needed. For questions, you may contact the Permit Center & Business License Manager, Kassey Evans, at kassey.evans@cityofrockhill.com

The Zoning Ordinance has been updated to include the revisions to the short-term regulations recently approved by City Council. You can find these changes in Chapters 4, 8, and 10. Associated municipal code changes will be updated by Municode soon.

Plan Reviews, FY 22-24

Month	Fiscal Year 2022 - 2023			Fiscal Year 2023 - 2024			% Change
	New Plans	Revisions	Plans Reviewed	New Plans	Revisions	Plans Reviewed	Change from Last Year
July	316	222	538	334	262	596	11%
August	353	235	588	331	290	621	6%
September	294	249	543	328	291	619	14%
October	334	205	539	330	268	598	11%
November	311	204	515	324	281	605	17%
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				.
Total	3756	2829	6585	1647	1392	3039	



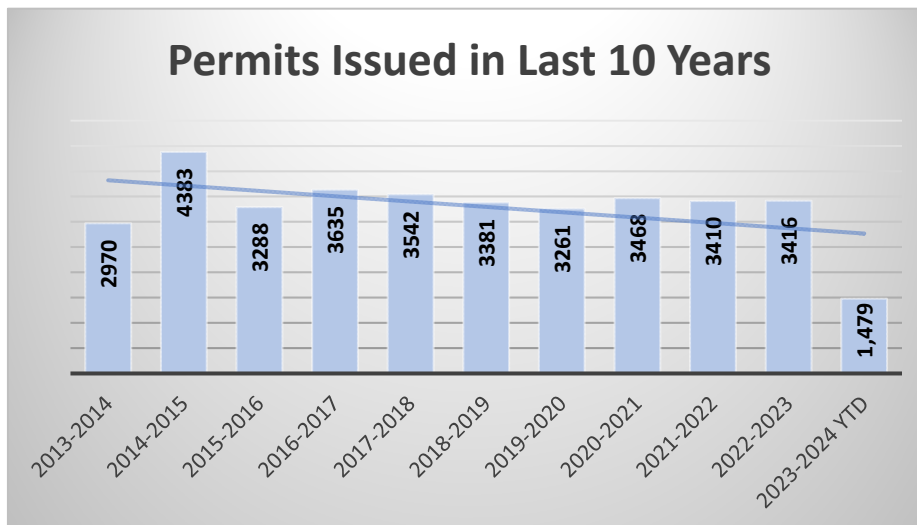
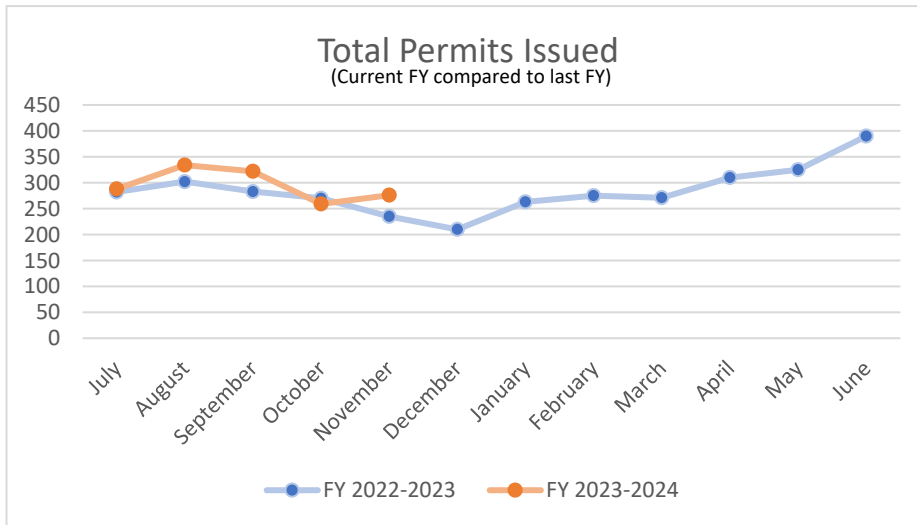
The City's Strategic Plan has a goal that all initial Civil and Non-Residential building plans are reviewed within 10 business days.

Civil Plan Reviews in November					
Initial Review		Revisions		Total	
# of Reviews	Avg Business Days	# of Reviews	Avg Business Days	# of Reviews	Avg Business Days
7	12	15	12	22	12

Non-Residential Plan Reviews in November					
Initial Review		Revisions		Total	
# of Reviews	Avg Business Days	# of Reviews	Avg Business Days	# of Reviews	Avg Business Days
5	7	14	4	19	5

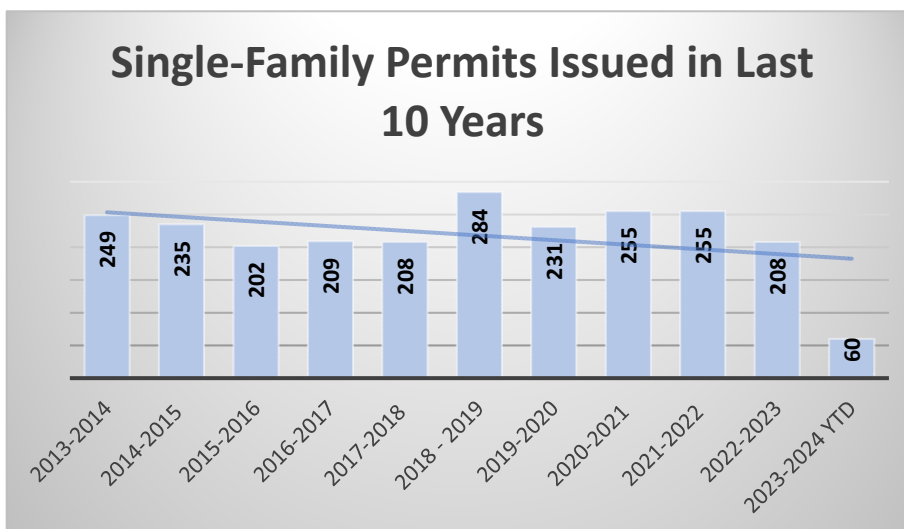
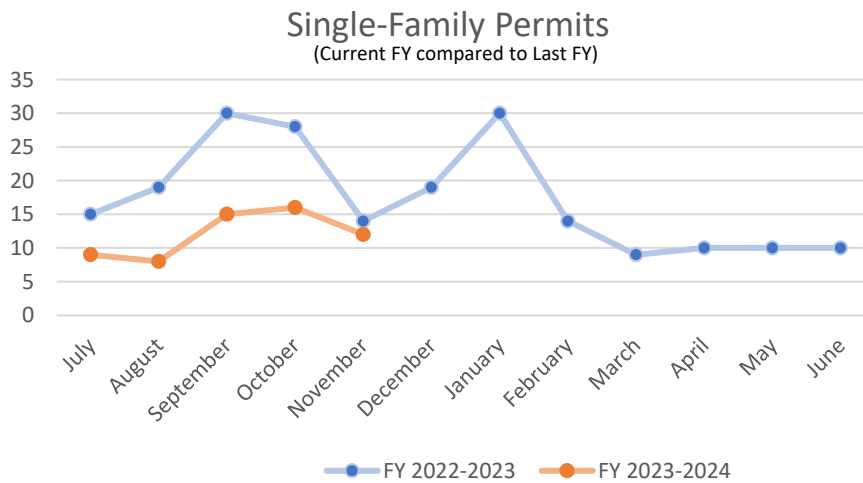
Total Permits Issued, FY 22-24

Month	Fiscal Year 2022 - 2023			Fiscal Year 2023 - 2024			Percent Char	
	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
July	282	\$18,372,992	\$111,051	288	\$18,442,877	\$104,657	2%	0%
August	302	\$15,079,435	\$109,507	334	\$24,112,308	\$122,195	11%	60%
September	283	\$24,847,958	\$147,309	322	\$37,218,436	\$189,038	14%	50%
October	270	\$44,486,935	\$233,798	259	\$27,786,437	\$145,644	-4%	-38%
November	235	\$87,159,740	\$240,935	276	\$33,958,595	\$162,105	17%	-61%
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				.	.
Total	3,416	\$368,071,665	\$1,777,204	1,479	\$141,518,653	\$723,639		



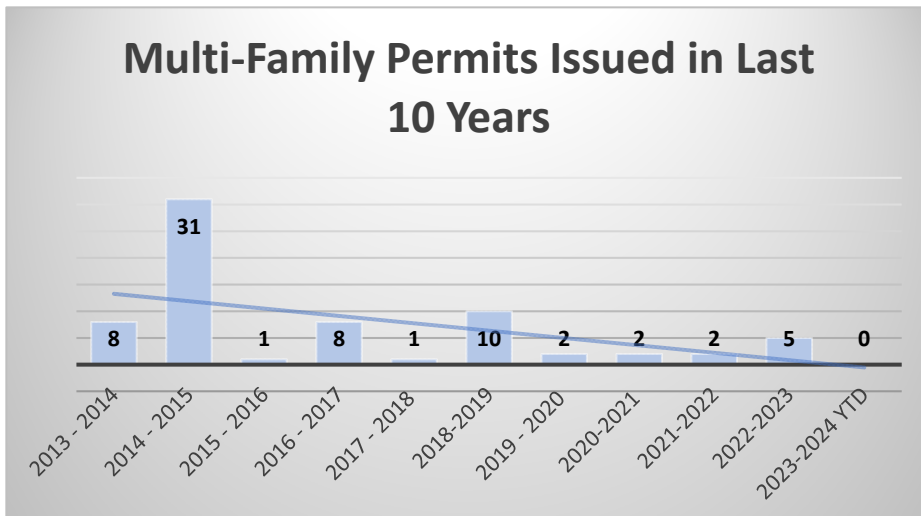
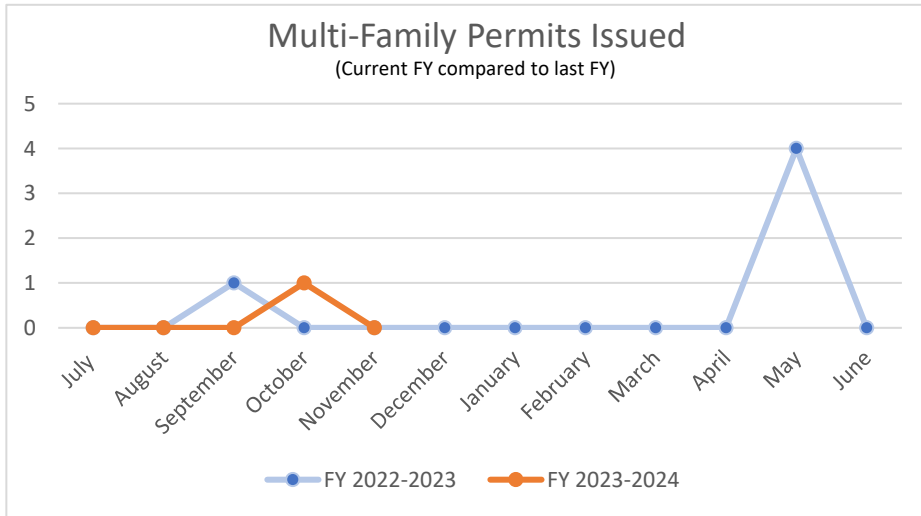
Single-Family Permits Issued, FY 22-24

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	8	\$3,463,890	\$23,830	-58%	-49%	-60%
September	30	\$10,797,135	\$78,157	15	\$5,727,769	\$51,353	-50%	-47%	-34%
October	28	\$9,106,446	\$73,592	16	\$5,873,823	\$46,175	-43%	-35%	-37%
November	14	\$5,659,619	\$35,799	12	\$3,984,453	\$41,151	-14%	-30%	15%
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				.	.	.
Total	208	\$72,192,424	\$556,393	60	\$22,241,230	\$188,411			



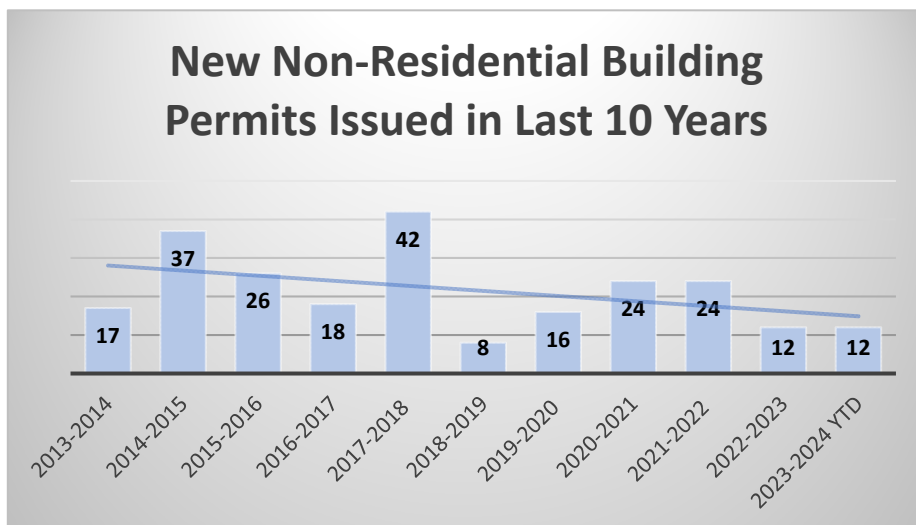
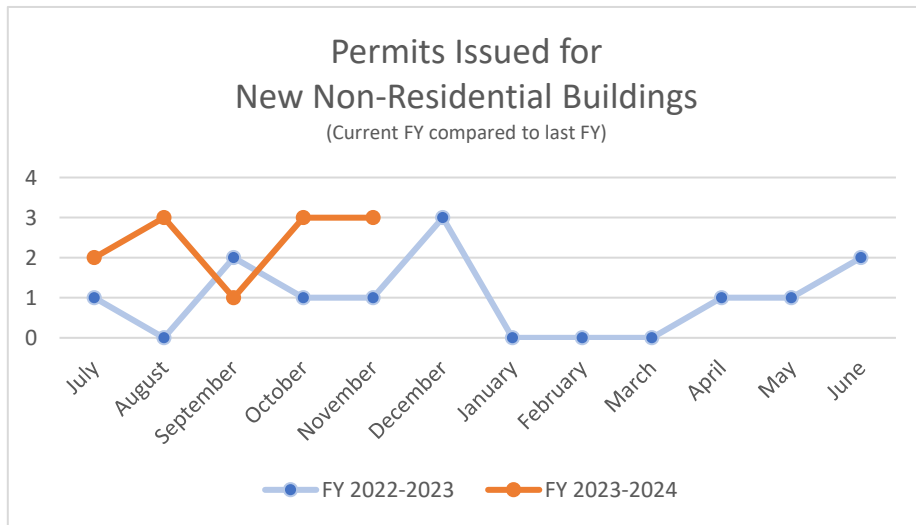
Multi-Family Permits Issued, FY 22-24

<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	0	0	\$0	\$0	.
September	1	47	\$7,099,648	\$21,132	0	0	\$0	\$0	-100%
October	0	0	\$0	\$0	1	47	\$6,325,025	\$14,282	.
November	0	0	\$0	\$0	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					.
Total	5	147	\$27,835,935	\$86,470	1	47	\$6,325,025	\$14,282	-80%



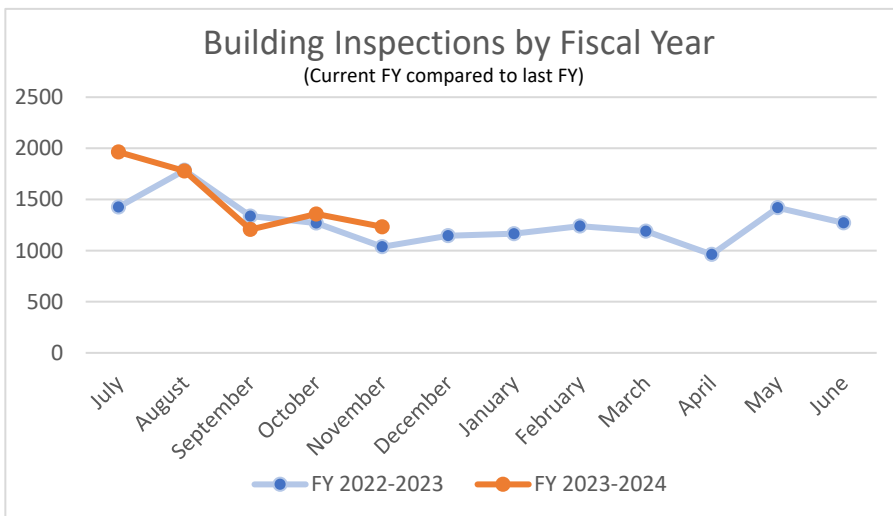
Permits Issued for New Non-Residential Buildings, FY 22-24

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 Valuation 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	3	\$13,406,029	\$45,402	.	.	.
September	2	\$2,181,706	\$11,568	1	\$20,223,558	\$62,098	-50%	827%	437%
October	1	\$21,200,303	\$81,952	3	\$4,431,216	\$20,308	200%	-79%	-75%
November	1	\$78,186,722	\$178,748	3	\$24,311,908	\$80,296	200%	-69%	-55%
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				.	.	.
Total	12	\$139,120,372	\$393,883	12	\$71,458,292	\$238,567			




Building Inspections, FY 22-24

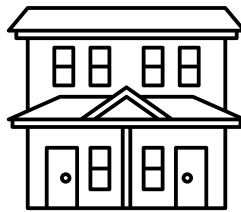
	Fiscal Year 2022 - 2023	Fiscal Year 2023 - 2024			
Month	No. of Inspections	No. of Inspections	Percent Change from Last Year	Avg. No. Inspect. Per Day Per Inspector	Stop Work Notices
July	1426	1963	38%	25	6
August	1785	1778	0%	16	18
September	1337	1206	-10%	13	17
October	1269	1357	7%	13	12
November	1037	1232	19%	15	9
December	1145		.	.	.
January	1165		.	.	.
February	1239		.	.	.
March	1190		.	.	.
April	963		.	.	.
May	1419		.	.	.
June	1270		.	.	.
Total	15,245	7,536			



Certificates of Occupancy Issued

November 2023

13 
Single-Family
Detached

0 
Duplex

6 
Single-Family
Attached

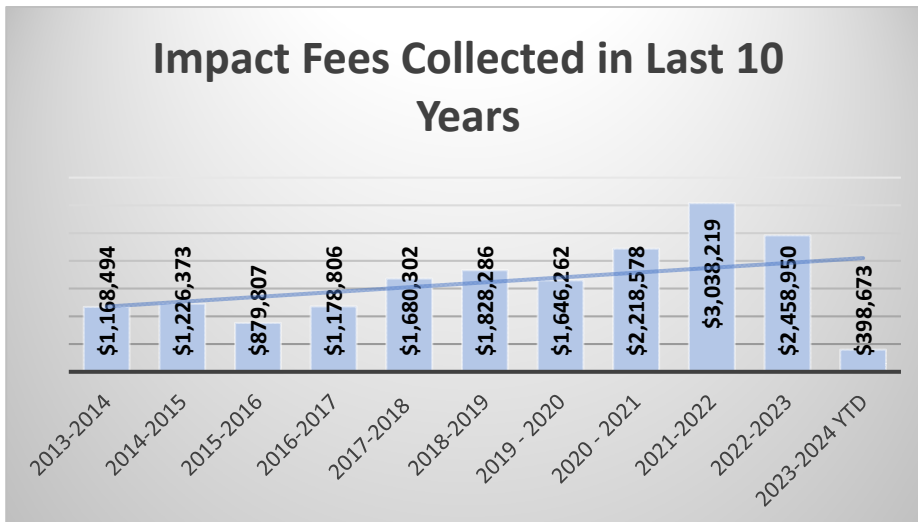
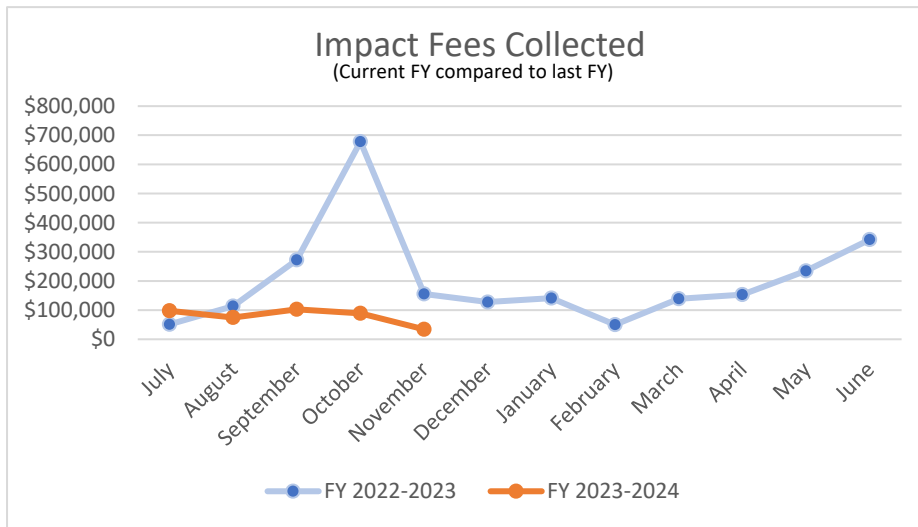
3 
Non-Residential
Buildings

0 
Multi-Family - 3 or
more Family Building

0 
Temporary
Certificates

Impact Fees Collected, FY 22-24

	<i>Fiscal Year 2022 - 2023</i>					<i>Fiscal Year 2023 - 2024</i>				
Month	Cases	Fire	Water	Sewer	Total	Cases	Fire	Water	Sewer	Total
July	39	\$10,942	\$12,840	\$27,430	\$51,212	36	\$36,330	\$23,738	\$37,681	\$97,749
August	89	\$18,804	\$35,845	\$59,080	\$113,729	24	\$49,883	\$10,165	\$14,770	\$74,818
September	95	\$51,166	\$78,645	\$142,425	\$272,236	33	\$16,045	\$29,960	\$56,970	\$102,975
October	95	\$429,895	\$87,740	\$160,360	\$677,995	47	\$15,714	\$39,590	\$33,760	\$89,064
November	51	\$50,513	\$35,310	\$69,630	\$155,453	25	\$5,952	\$11,235	\$16,880	\$34,067
December	74	\$28,168	\$34,240	\$65,410	\$127,818					
January	91	\$23,939	\$71,740	\$45,475	\$141,154					
February	58	\$22,782	\$8,560	\$18,990	\$50,332					
March	22	\$115,235	\$8,025	\$15,825	\$139,085					
April	40	\$11,158	\$51,360	\$90,730	\$153,248					
May	38	\$77,890	\$53,500	\$103,390	\$234,780					
June	37	\$135,713	\$71,155	\$135,040	\$341,908					
Total	729	\$976,205	\$548,960	\$933,785	\$2,458,950	165	\$123,924	\$114,688	\$160,061	\$398,673



**Business License Activity
Inside-City Businesses
November 2023**

Feasibility Meetings	Physical Address
Asma SH LLC (Chex Grill & Wings)	912 Mt. Gallant Rd. 106
Children's Recreation Center	761 Riverview Rd.
Hot Tub Spot LLC	190 Constituion Blvd.
Housing Development	405 W. Main St.
King Asphalt Inc.	900 Hawkfield Rd.
L&M Distribution Storage Racks	577 Cel-River Rd.
McCoy Family	748 Tigler Ct.
Morton & Gettys	113 E. Main St., Ste 201
Pashupati LLC	991 N. Anderson Rd.
Rae's Playze Adult Day Center	420 S. Herlong Ave 102
Rae's Playze Adult Day Center	223 S. Herlong Ave. 115
SuperLike LLC	422 Pendleton St.

4

Businesses were assisted through the entire Business License process beginning with the Feasibility meeting.

New Businesses within the City	Physical Address	Jobs Created	Feasibility?	Type of Business
Aanvi9 LLC Cherry Road Discount	348 Cherry Rd. S	2	N	Convenience Store
Asma SH LLC Chex Grill & Wings	1912 Mt Gallant Rd. 106	5	Y	Restaurant (without alcohol)
Beloved Home Healthcare of the Carolinas LLC	2025 Ebenezer Rd. F	19	N	In-Home Care Provider
Bull Mountain Outdoor Living, LLC Bull Mountain Outdoor Living	925 Main St. E	4	Y	Landscaping & Hardscaping Contractor
CCSA, Inc Everbowl	343 Technology Center Way 107	8	N	Acai Bowls and Smoothies
Delicious Eternal LLC Delicacy Chinese Bistro	1435 Riverchase Blvd. 103	4	N	Restaurant (without alcohol sales)
Divine Artistry LLC Divine Artistry Salon	1517 Ebenezer Rd.	1	N	Cosmetology Salon
Dream Green Inc. Weed Man of Fort Mill/Rock Hill	1051 Albright Rd. 113	10	N	Lawn Care - Fertilizer and Weed Control
Goshen Hair Braiding & Supply 2023	1601 Ebenezer Rd.	1	N	Hair Braiding Salon
GPM Southeast, LLC Scotchman # 3894	2454 Mt Holly Rd.	10	N	Gas Station and Convenience Store
Ice Age Management Inc. McDonalds #6876	1232 Main St. E	50	N	Restaurant
Instride Carolina Podiatry Group Carolina Podiatry Group	1538 Health Care Dr.	25	N	Podiatry Office
Khaled Law Firm	1420 Ebenezer Rd. 103	7	N	Law Firm
MDX Cleaning Solutions LLC	2025 Ebenezer Rd. F	2	N	Industrial Cleaning
Prayers Therapeutic Touch	775 Addison Av 104	0	Y	Massage Therapy
Resourceful Solution II	331 Main St. E	1	N	Administrative Office
Rock Hill Entertainment LLC Stars and Strikes	2225 Dave Lyle Blvd	70	N	Arcade and Bowling Center
Steven C. Nigh OD, PA The Nigh Eye Group	2350 Dave Lyle Blvd. 101	4	N	Optometry Practice
Totally Wireless Group	2349 Cherry Rd. 45	4	N	Retail Mobile Phones
Totally Wireless Group	1407 Main St. E	4	N	Retail Mobile Phones
Totally Wireless Group	851 Heckle Blvd. 118	4	N	Retail Mobile Phones
Trevor Klein DDS LLC	1578 Constitution Blvd. 01	6	N	Dental Office
United Wholesale LLC	1933 Cherry Rd.	0	Y	Automobile Sales
Wild Eagle Smoker's Cave Smoker's Cave Havana	1158 Cherry Rd.	1	N	Retail Tobacco Store
Total		242		

New Home-Based Businesses:	Physical Address	Jobs Created	Type of Business
Cute Cake Collection, LLC	388 Village Loop Dr.	2	Baked Good Sales
First Cup Coffee LLC	606 Chase Brook Dr.	1	Mobile Food Vendor - Coffee
Heavenly Sweets by Heidi	1517 Fieldcrest Cir.	1	Baked Good Sales
Jacob & Sarah Designs	2338 Raven Dr.	1	Retail - Online Sales
Number 1 Cleaning Service	1270 Ogden Rd.	1	Cleaning Services
Shanta the Greatest	1714 Heather S.q A	1	Miscellaneous Retail
Silverblessings	840 Yale St.	1	Jewelry Sales
Stellar Art Designs LLC Space Freshies	319 Ebenezer Ave. 05	1	Home Crafts
Susana's Corner	538 Flint St.	1	Home Decor
Taco Mi Trailita	250 Barber St.	1	Mobile Food Vendor
Tee's Ink & Arts	1424 Beckworth Ave.	1	Retail - Wooden Artworks
Total		12	

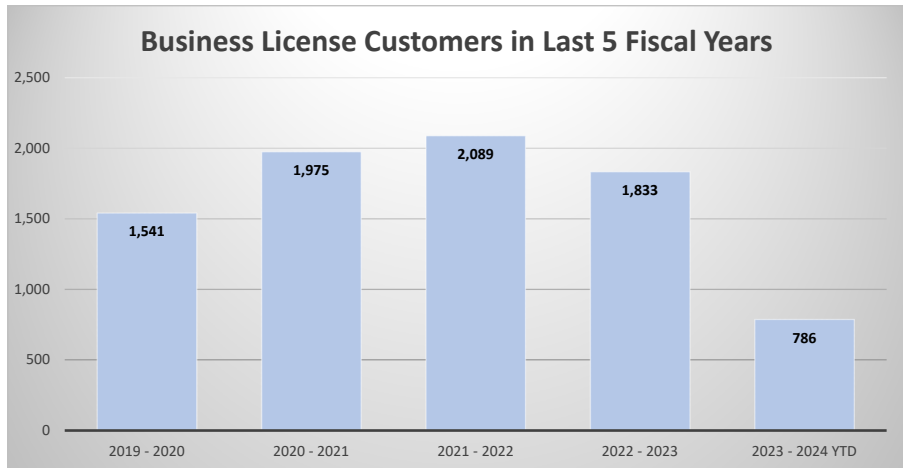
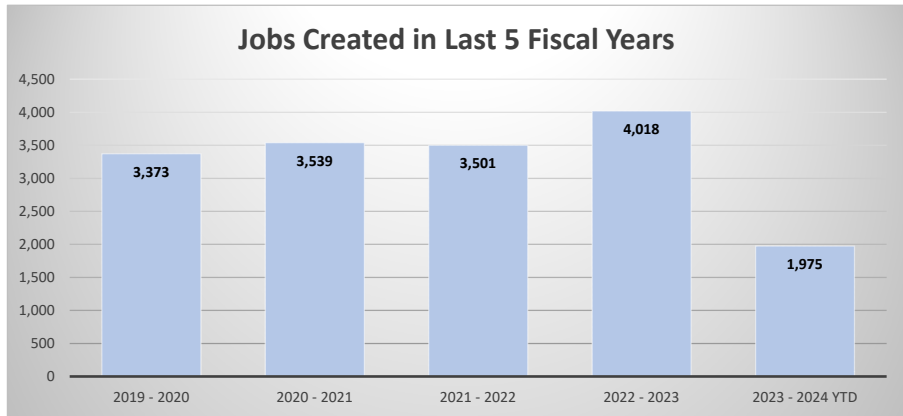
Feasibility Meetings	12	Total Businesses Served This Fiscal Year
Inside City Businesses Served	35	
Outside City Business Served	83	
Total Businesses Assisted this Month	130	
Total Jobs Created this Month	254	786
		Total Jobs Created this Fiscal Year
		1,975

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	785
2017 - 2018	120	168	143	88	144	53	137	87	78	580	158	238	1,994
2018 - 2019	313	95	186	418	138	101	411	212	194	157	1220	205	3,650
2019 - 2020	270	499	183	230	211	513	231	234	144	457	167	234	3,373
2020 - 2021	361	257	263	210	150	168	250	181	283	268	488	660	3,539
2021 - 2022	79	603	317	417	353	239	210	139	320	394	215	215	3,501
2022 - 2023	303	339	210	302	159	537	89	150	126	1267	253	283	4,018
2023 - 2024 YTD	218	775	503	225	254								1,975

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	805
2017 - 2018	117	103	78	95	86	46	122	108	109	148	132	96	1,240
2018 - 2019	108	101	97	117	149	60	112	84	141	112	169	186	1,436
2019 - 2020	156	178	150	137	119	131	107	105	107	105	114	132	1,541
2020 - 2021	170	141	114	126	135	140	157	180	176	180	257	199	1,975
2021 - 2022	200	147	163	157	174	180	157	164	229	176	177	165	2,089
2022 - 2023	166	157	136	169	112	148	123	185	148	157	168	164	1,833
2023 - 2024 YTD	156	201	154	145	130								786



Applications Reviewed by Boards & Commissions

November 2023

Planning Commission

Rezoning:

M-2023-31	Petition by Lev Development LLC (Benjamin Levite) to rezone approximately 0.22 acres at 816 Confederate Avenue, 416 Locust Street, and adjacent right-of-way from Neighborhood Office (NO) and Mixed Use Corridor (MUC) to Single-Family Residential 5 (SF-5). Tax Parcels 625-01-05-029 & 625-01-05-004 (Portion).
M-2023-32	Petition by Mark Mayfield Trustee to rezone approximately 4.33 acres at 5025 Old York Road from Industry Business (IB) to Limited Commercial (LC). Tax Parcel 542-07-01-022.
M-2023-33	Petition by Pallet Place Holdings LLC (Chet Labrozzi) to rezone approximately 2.23 acres at 901, 907, 911 E. White Street, 152 & 153 Highland Street, and adjacent right-of-way, from Industry Heavy (IH) to Industry General (IG). Tax Parcels 628-11-01-007 and 628-12-01-006 to -009.

Text Amendments:

T-2023-04	Petition by the Rock Hill City Manager to amend the Zoning Ordinance affecting Chapter 4: Land Use Primary Uses, Chapter 5: Land Use: Accessory and Temporary Uses, Chapter 8: Parking Standards, Chapter 10: Nonconformities, and Municipal Code: Chapter 11, Article XI: Short-Term Rentals and Appendix A: Fee Schedule in relation to Short Term Rental Regulations.
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Major Site Plans:

20222628	Request by Arbor Land Design LLC (Christian Crear) for Major Site Plan approval for the Magnolia Terrace Apartments at 805 Heckle Boulevard.
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Zoning Board of Appeals (ZBA)

Special Exceptions, Variances, and Appeals:

Z-2023-28	Request by Erin Thompson for a special exception for retail use at 1230 Ebenezer Rd. The property is zoned Office and Institutional (OI). Tax map number 596-05-01-042.
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Rock Hill Board of Historic Review

Certificates of Appropriateness:

H-2023-06	Certificate of Appropriateness request by Lari McAbee-Meza for a patio addition at 125 Elk Ave. Tax Parcel #627-18-03-013.
H-2023-07	Certificate of Appropriateness request by Darrell Watts for a new addition to 421 Oakland Ave. Tax Parcel #629-04-01-015.

Planning Commission	Zoning Board of Appeals	Board of Historic Review
5	1	2