

www.cityofrockhill.com



ROCK HILL
SOUTH CAROLINA

Always on.

DEVELOPMENT ACTIVITY REPORT

January
2024

JANUARY AT A GLANCE

507

Plans
Reviewed

314

Permits
Issued

178

Business
Licenses
Issued

1193

Building
Inspections
Performed

\$37m+

Valuation of
Permits

\$151k+

Permit Fees
Collected

\$36k+

Fire Impact
Fees
Collected

\$42k+

Sewer
Impact Fees
Collected

\$25k+

Water
Impact Fees
Collected

News

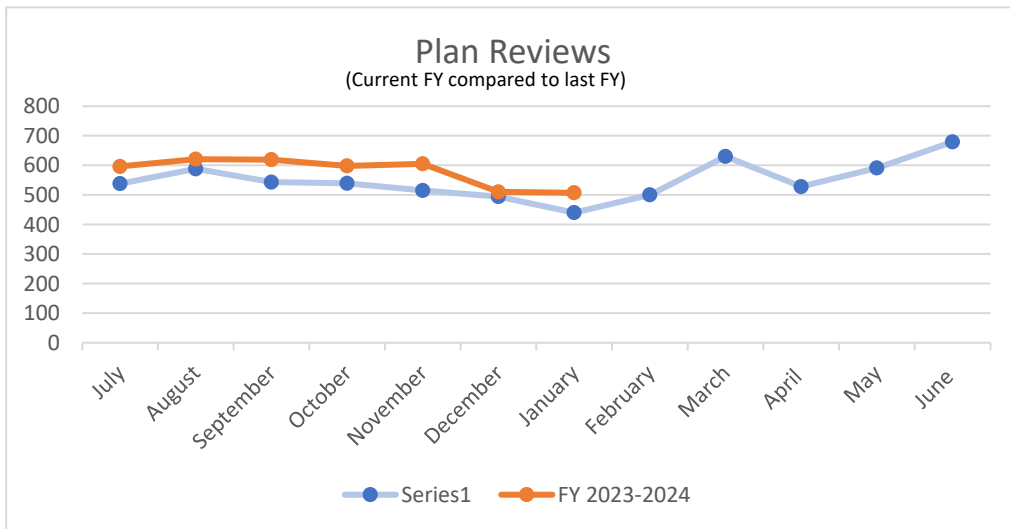
The Online Permitting webpage continues to undergo updates. Customers may still submit applications and manage their projects but you may notice small changes being made over the next few weeks as we continue building out some of the options. Thank you for your patience. For questions, you may contact the Permit Center & Business License Manager, Kassey Evans, at kassey.evans@cityofrockhill.com

The business license renewal period began January 1, the deadline to renew your business license without penalties is April 30, 2024. If you have any questions regarding your renewal, please call us at 803-325-2647 or email businesslicense@cityofrockhill.com and provide your business name and contact information in the body of the email.

The Planning & Development Department is currently hiring. [View vacancies and apply online.](#)

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	283	227	510	3%
January	222	218	440	266	241	507	15%
February	281	219	500				.
March	370	260	630				.
April	290	238	528				.
May	326	265	591				.
June	397	282	679				.
Total	3756	2829	6585	2196	1860	4056	



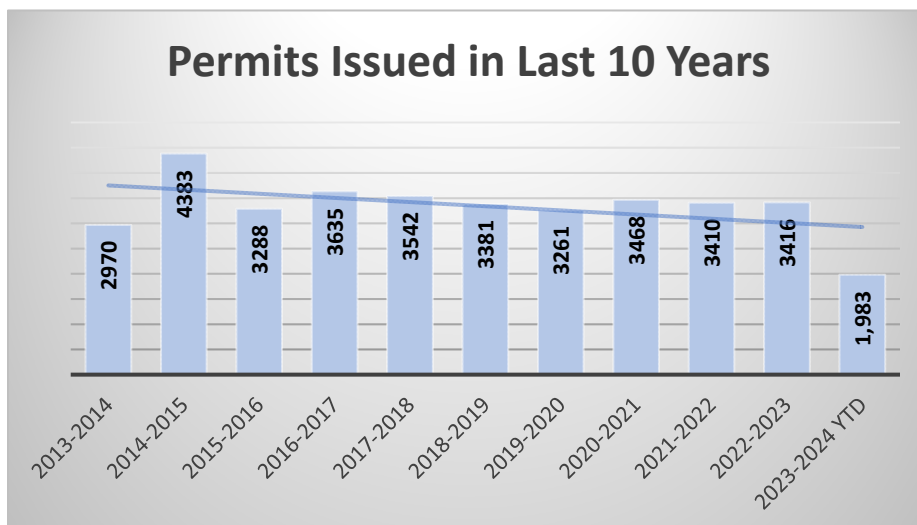
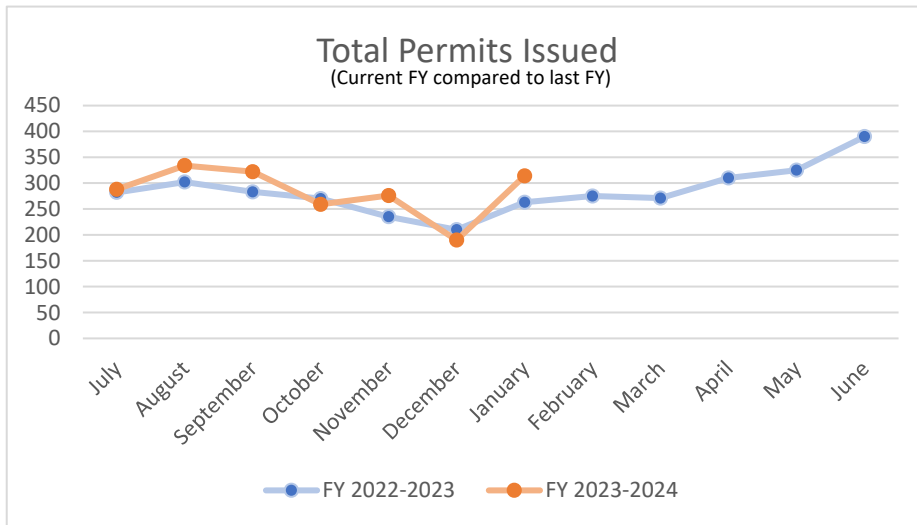
The City's Strategic Plan has a goal that all initial Civil and Non-Residential building plans are reviewed within 10 business days.

Civil Plan Reviews in January					
Initial Review		Revisions		Total	
# of Reviews	Avg Business Days	# of Reviews	Avg Business Days	# of Reviews	Avg Business Days
3	16	9	8	12	11

Non-Residential Plan Reviews in January					
Initial Review		Revisions		Total	
# of Reviews	Avg Business Days	# of Reviews	Avg Business Days	# of Reviews	Avg Business Days
3	13	16	6	19	7

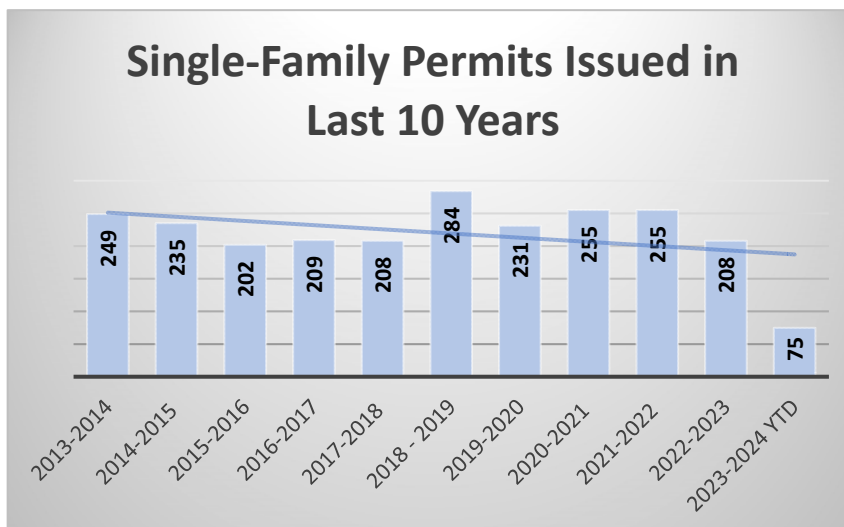
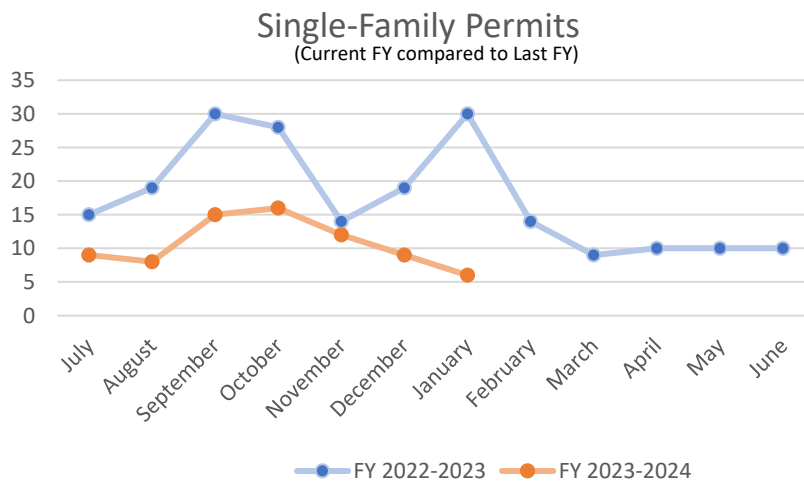
Total Permits Issued, FY 22-24

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 Valuation 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	334	\$24,112,308	\$122,195	11%	60%	12%
September	283	\$24,847,958	\$147,309	322	\$37,218,436	\$189,038	14%	50%	28%
October	270	\$44,486,935	\$233,798	259	\$27,786,437	\$145,644	-4%	-38%	-38%
November	235	\$87,159,740	\$240,935	276	\$33,958,595	\$162,105	17%	-61%	-33%
December	210	\$46,952,043	\$184,894	190	\$31,013,895	\$123,057	-10%	-34%	-33%
January	263	\$16,146,171	\$110,521	314	\$37,620,294	\$151,969	19%	133%	38%
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	1,983	\$210,152,842	\$998,665			



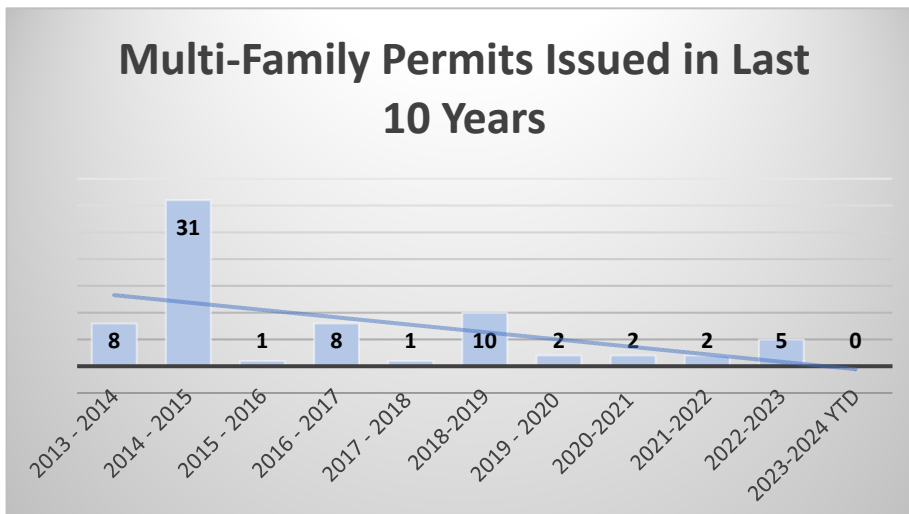
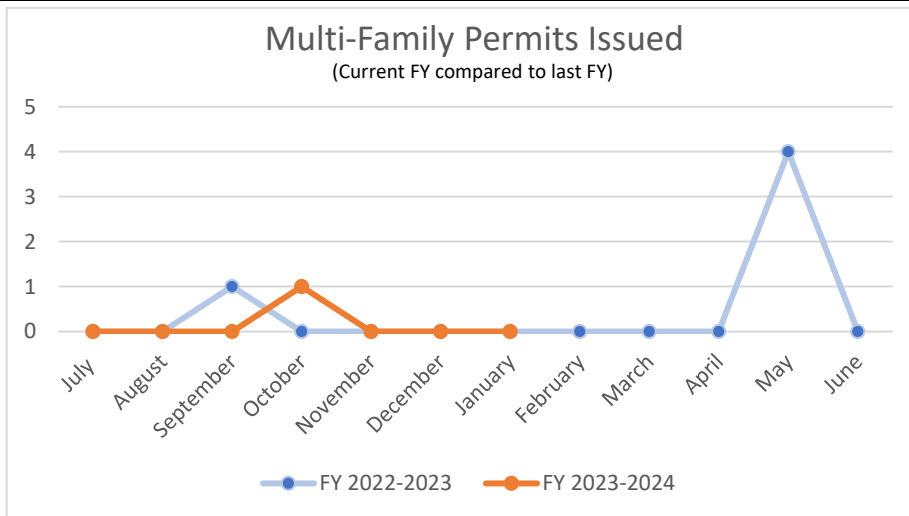
Single-Family Permits Issued, FY 22-24

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	9	\$4,087,716	\$24,229	-53%	-50%	-49%
January	30	\$9,760,597	\$66,989	6	\$2,342,293	\$18,647	-80%	-76%	-72%
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	75	\$28,671,239	\$231,287			



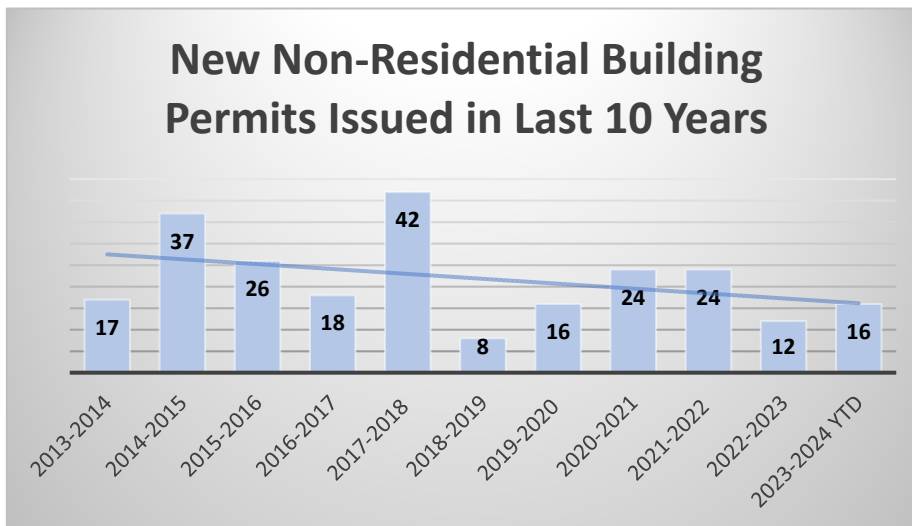
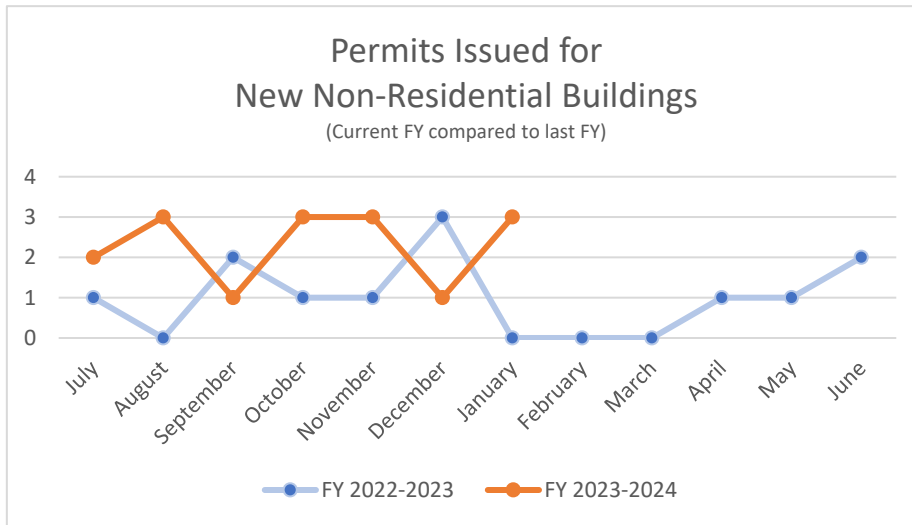
Multi-Family Permits Issued, FY 22-24

Month	Fiscal Year 2022 - 2023				Fiscal Year 2023 - 2024				Change in # of permits
	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	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	0	0	\$0	\$0	.
January	0	0	\$0	\$0	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%



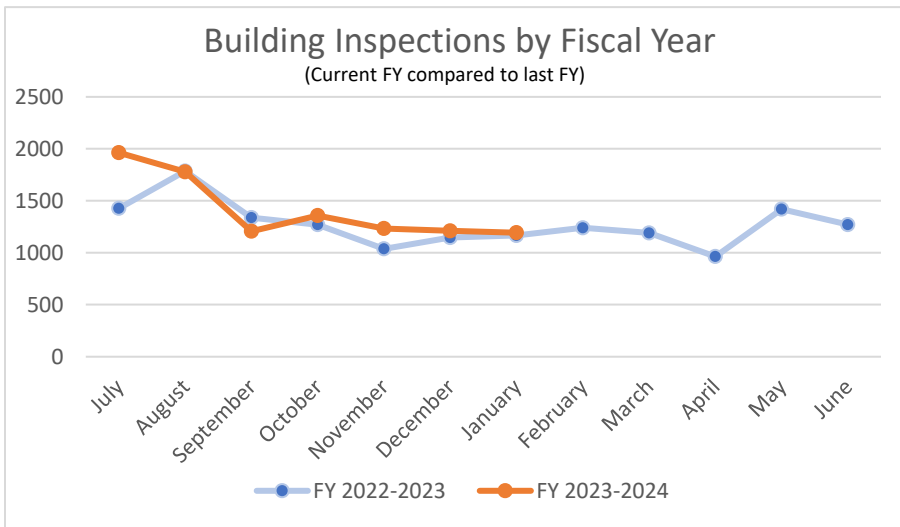
Permits Issued for New Non-Residential Buildings, FY 22-24

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 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	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	1	\$20,593,112	\$57,973	-67%	216%	149%
January	0	\$0	\$0	3	\$23,631,889	\$71,439	.	.	.
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	16	\$115,683,293	\$367,979			




Building Inspections, FY 22-24

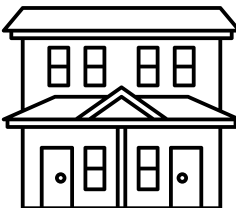
	Fiscal Year 2022 - 2023	Fiscal Year 2023 - 2024			
Month	No. of Inspections	No. of Inspections	Percent Change from Last Year	Avg. No. Inspect. Per Day Per Inspector	Stop Work Notices
July	1426	1963	38%	25	6
August	1785	1778	0%	16	18
September	1337	1206	-10%	13	17
October	1269	1357	7%	13	12
November	1037	1232	19%	15	9
December	1145	1210	6%	16	7
January	1165	1193	2%	16	12
February	1239		.	.	.
March	1190		.	.	.
April	963		.	.	.
May	1419		.	.	.
June	1270		.	.	.
Total	15,245	9,939			



Certificates of Occupancy Issued

January 2024

5 
Single-Family
Detached

0 
Duplex

0 
Single-Family
Attached

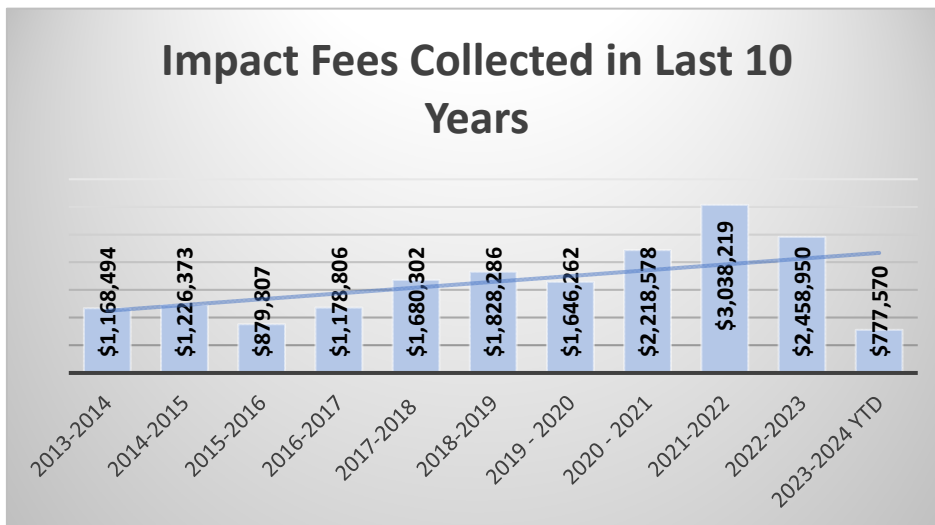
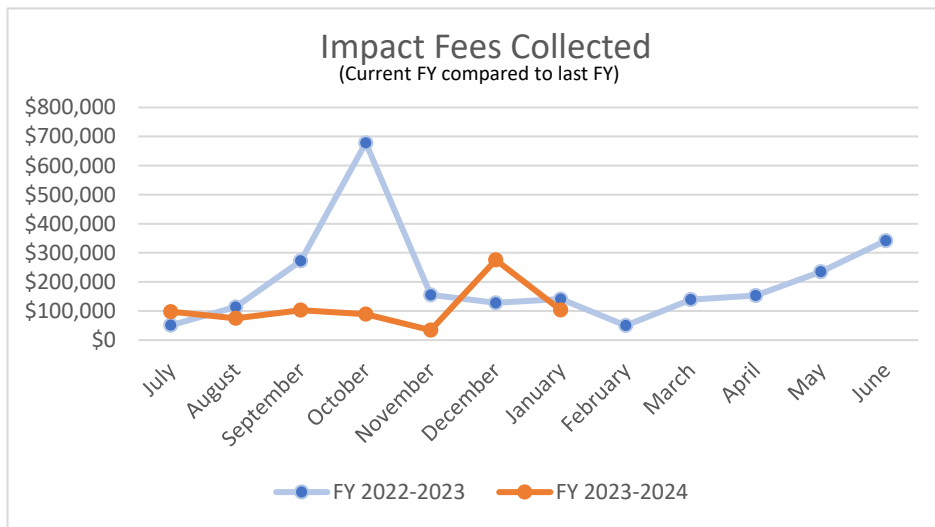
2 
Non-Residential
Buildings

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>				
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	37	\$125,163	\$71,155	\$79,125	\$275,443
January	91	\$23,939	\$71,740	\$45,475	\$141,154	16	\$36,109	\$25,145	\$42,200	\$103,454
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	218	\$285,196	\$210,988	\$281,386	\$777,570



**Business License Activity
Inside-City Businesses
January 2024**

Feasibility Meetings	Physical Address
Dog Boarding, Grooming & Daycare	851 Riverview Rd
Fini, USA	1439 Dave Lyle Ste 51
Therapeutic Massage Office	1034 Charlotte Ave
Kiddos Child Care Services	1467 Ebenezer Rd
Fini, USA	205 QUANTZ ST 103
All Thingz Beauty Lounge	1705 Cherry Rd
Law Office, Therapist, Financial Services	510 Oakland Ave
Autixium I.T. Training - Interior Expansion	274 Columbia Ave.
First Steps Children's Therapy	356 Oakland Ave
Subdivide into Multiple Tenant Spaces	1379 McDow Dr
Troy Wellness Center	244 Black St E
Rinehart Realty	416 Locust St.
Restaurant	130 White St W A
Burr and Berry Coffee	2300 Cherry Rd
Convert half to commerical lease space	134 Wilson St N
Convert top to apartments, bottom to retail (SVN)	109 Hampton St
Rock Hill Deli	2079 Celanese Rd

2

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
EDXP Rock Hill LLC Edge Express Car Wash	2457 CROSS POINTE DR	12	N	Car Wash
Vintage Cuts LLC	1601 EBENEZER RD	1	N	Cosmetologist
Boss of Blends	1601 EBENEZER RD	1	N	Barber
Mission Technology Solutions of SC, LLC	2443 CHERRY RD H	2	Y	Information and Computer Services
King Asphalt Inc	900 HAWKFIELD RD	73	Y	Asphalt Manufacturing
Get Out And Throw, LLC Get Out And Throw Disc Golf	2210 INDIA HOOK RD 104	1	N	Disc Golf Equipment Store
Widder Tune Up SC1, LLC Tune Up, The Manly Salon	502 CHERRY RD 104	10	N	Barbershop
Mavis Southeast, LLC Mavis Tires & Brakes	724 CHERRY RD	8	N	Automotive Maintenance and Repair
Lucy's Love Shop Inc Lucy's Love Shop	2015 CHERRY RD	3	N	Lingerie and Adult Merchandise
Pilot Travel Centers LLC Flying J #714	2435 MT HOLLY RD	37	N	Convenience Store with Gas
Waters Restaurants Rock Hill, LLC Shane's Rib Shack	4891 OLD YORK RD 102	17	N	Restaurant Without Alcohol
Premier Water Damage, LLC Premier Water Damage, LLC	1122 INDIA HOOK RD	7	N	Mitigation Work
Hope Community Support LLC	331 MAIN ST E 200	2	N	Therapy & Counseling Services
R2B2 LLC	602 FLINT ST	0	N	Rental Storage Units
Mericle Mechanical LLC	121 WOOD ST	2	N	HVAC Services
Dixons Automotive LLC	1008 SALUDA ST 102	2	N	Wholesale Automobile Dealer
MSS Americas Inc	467 LAKESHORE PKWY	6	N	Manufacturing
Spinzer LLC Mr Express	2120 NATIONS FORD RD	2	N	Convenience Store
Therapeutic Intervention Services, Inc	454 ANDERSON RD S 209	5	N	Behavioral Health
I Innovations, Inc.	331 MAIN ST E 200	5	N	Behavioral Health
Responsible Healthcare LLC	454 ANDERSON RD S 309	5	N	Behavioral Health
Calsigi, LLC Strategic Information Group	157 MAIN ST E 300	2	N	HVAC Services
GSOLID	1157 SALUDA ST 102	2	N	HVAC Services
Sunset Cleaning Services LLC	406 WHITE ST E 101	2	N	HVAC Services
Salt Paper Productions LLC	1672 OVERVIEW DR 104	2	N	HVAC Services
Salt Paper Productions LLC	1672 OVERVIEW DR 105	2	N	HVAC Services
Amanda Kenney Haircraft	1151 CAMDEN AV	1	N	Hair Salon
Atlas Copco Compressors LLC	300 TECHNOLOGY CENTER WAY	1	N	Hair Salon
Wright Directions LLC	1568 EBENEZER RD	1	N	Behavior Health/Mental Health
Troy Wellness Center	244 BLACK ST E	1	N	Fitness Gym
US AUTO TRADE	454 ANDERSON RD S 110	1	N	Wholesale Automobile Dealer
Savaine Title Services, LLC	331 MAIN ST E 200	0	N	Title Agency
Total		216		

New Exempt Businesses:	Physical Address	Jobs Created	Type of Business
NothingPink, Inc. NothingPink	2145 CELANESE RD	2	N Cancer awareness support

New Home-Based Businesses:	Physical Address	Jobs Created	Type of Business
Jackies Custom Wreaths	1314 CROOKED STICK DR	0	Handcrafted Home Decor
Aubrey Nettles Pilates	1483 HOLLYTHORN DR	2	Personal Instruction
Lake Wylie luxury boating llc	4720 CASCADE AV	2	Boat Rental
Hillside Celebrations LLC	1328 DANSINGTON AV	1	Event Planner / Coordinator
BookEase LLC	730 SPYGLASS WAY	1	Bookkeeping Services
Broadband Beyond, PLLC	407 COLLEGE AV	1	Management Consulting
Morris Locksmith and Repair	407 COLLEGE AV	1	Locksmith

BE Complete Coaching & Consulting, LLC	728 MILTON AV	1	Coaching & Consulting
Just Be Fearless Apparel N/A	4651 HANNAH DR	1	Online Retail Sales
Kay's Cuisine	124 SAINT THOMAS ST 207	1	Personal Chef
Ascend Solutions, LLC	108 MAIN ST E 208	1	Administrative and Support Services

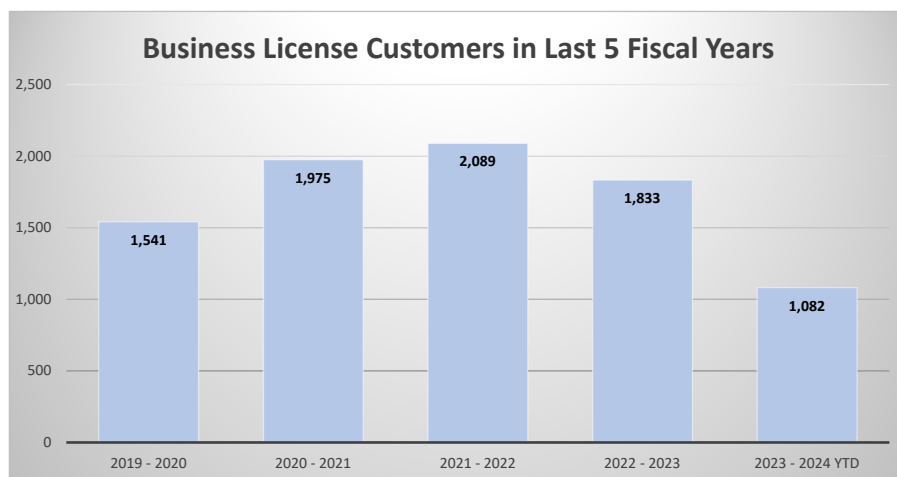
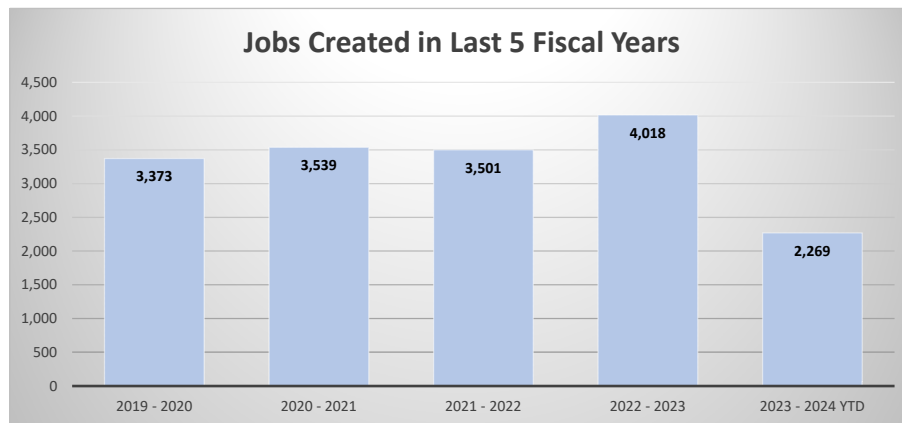
Feasibility Meetings	17	
Inside City Businesses Served	44	Total Businesses Served This Fiscal Year
Outside City Business Served	117	904
Total Businesses Assisted this Month	178	Total Jobs Created this Fiscal Year
Total Jobs Created this Month	229	2,040

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	65	229						2,269

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	118	178						1,082



Applications Reviewed by Boards & Commissions January 2024

Planning Commission

No meeting in January

Zoning Board of Appeals (ZBA)

Special Exceptions, Variances, and Appeals:

Z-2023-29	Request by Justin Smith for a variance from location standards for an accessory structure at 842 Eden Terrace. The property is zoned Single-Family Residential-4 (SF-4). Tax map number 629-16-01-006.
Z-2024-01	Request by Pallet Place Holdings, LLC (Chet Labrozzi) for a special exception for a specialty eating establishment use at 911 East White Street. The property is zoned Industry General (IG). Tax map numbers 628-12-01-006 through -008.
Z-2024-02	Request by Remington Properties, Inc. (Peter Stewart) for a variance from buffer standards at 1135 East Black Street. The properties are zoned General Commercial (GC). Tax map numbers 626-09-01-285 through -288, and 626-09-01-097.

Rock Hill Board of Historic Review

Certificates of Appropriateness:

H-2024-01	Certificate of Appropriateness request for a garage addition at 348 Oakland Avenue by Justin Smith. This property is part of the Oakland Avenue Area Historic District. Tax Parcel 629-07-01-003
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Planning Commission	Zoning Board of Appeals	Board of Historic Review
0	3	1