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Rock Hill
SOUTH CAROLINA

Always on.

DEVELOPMENT ACTIVITY REPORT

February
2024

FEBRUARY AT A GLANCE

513

Plans
Reviewed

269

Permits
Issued

169

Business
Licenses
Issued

1156

Building
Inspections
Performed

\$46m+

Valuation of
Permits

\$195k+

Permit Fees
Collected

\$9k+

Fire Impact
Fees
Collected

\$33k+

Sewer
Impact Fees
Collected

\$22k+

Water
Impact Fees
Collected

News

Planning & Development has a few recent hires to announce:

- Allyssa Calderhead, Infrastructure Coordinator
- Terese Green-Thomas, Division Assistant (Zoning)
- Keith Poole, Landscape Plans Examiner
- Telly Shinas, Zoning Manager (starts March 25)
- Kim Shepard, Administrative Specialist (starts March 25)

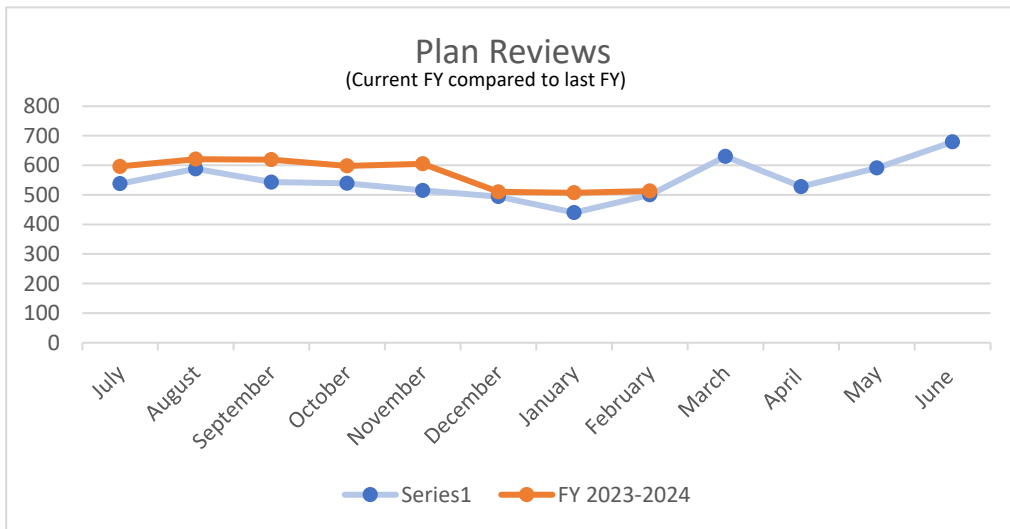
We are very excited about all of these new team members and believe that you will enjoy working with them too.

Business Licenses will expire 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.

For general questions or concerns regarding permitting or development processes, you may contact the Permit Center & Business License Manager, Kassey Evans, at kassey.evans@cityofrockhill.com.

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	273	240	513	3%
March	370	260	630				.
April	290	238	528				.
May	326	265	591				.
June	397	282	679				.
Total	3756	2829	6585	2469	2100	4569	



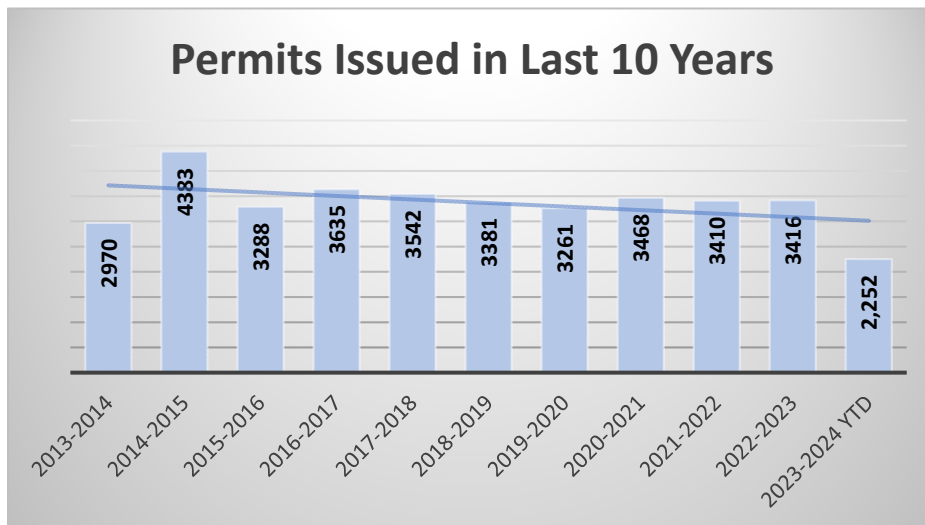
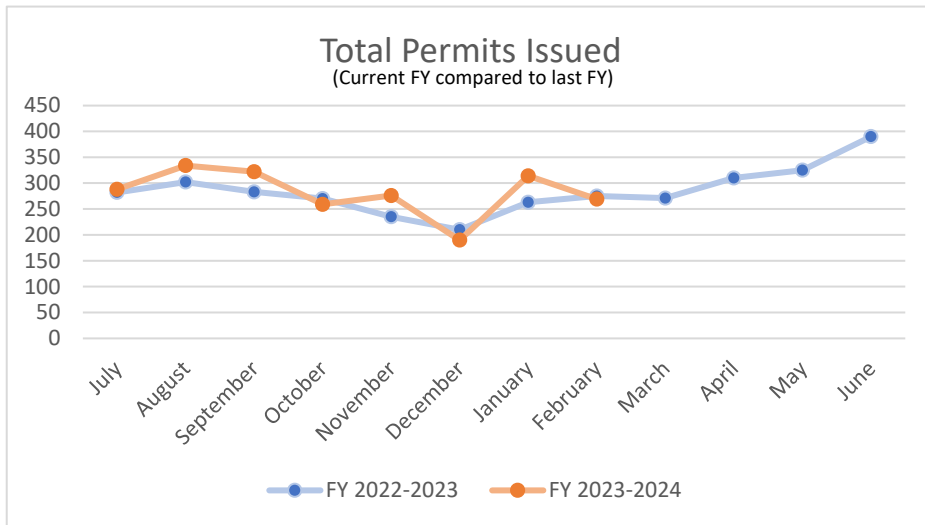
The City's Strategic Plan has a goal that all initial Civil and Non-Residential building plans are reviewed within 10 business days.

Civil Plan Reviews in February					
Initial Review		Revisions		Total	
# of Reviews	Avg Business Days	# of Reviews	Avg Business Days	# of Reviews	Avg Business Days
5	18	7	16	12	17

Non-Residential Plan Reviews in February					
Initial Review		Revisions		Total	
# of Reviews	Avg Business Days	# of Reviews	Avg Business Days	# of Reviews	Avg Business Days
5	10	16	6	21	7

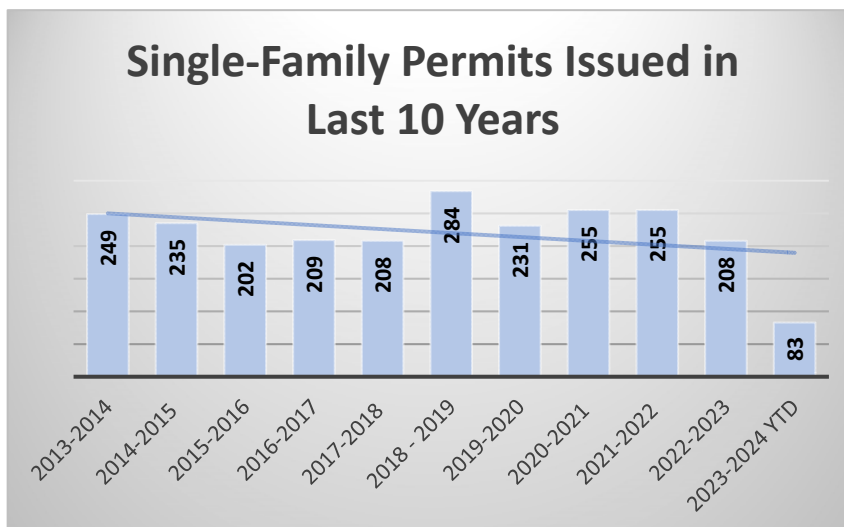
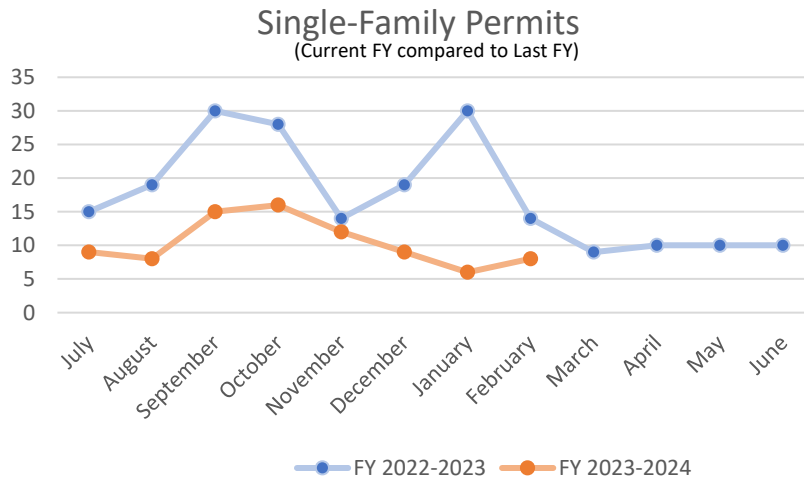
Total Permits Issued, FY 22-24

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	269	\$46,274,758	\$195,284	-2%	411%	158%
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	2,252	\$256,427,600	\$1,193,949			



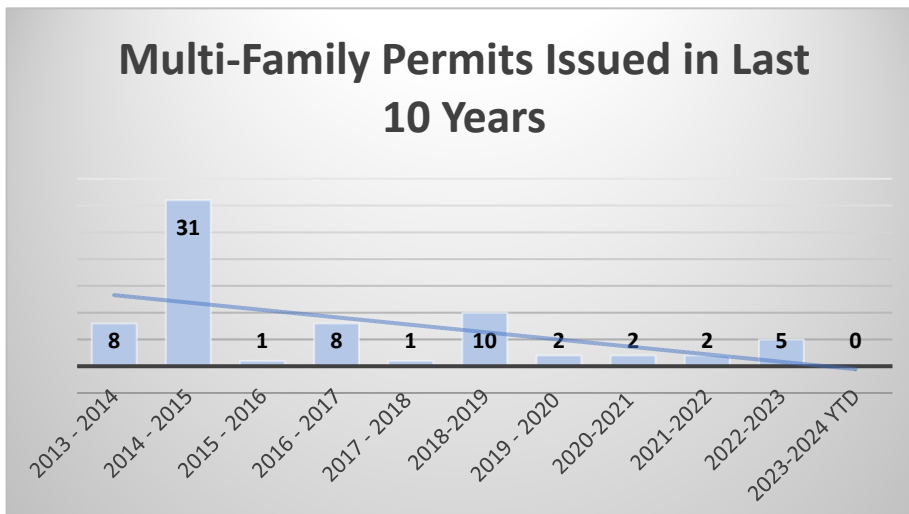
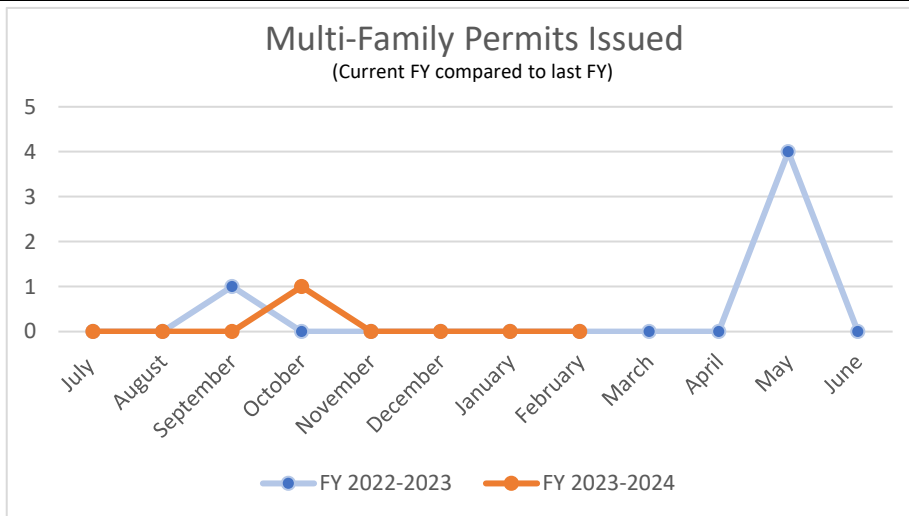
Single-Family Permits Issued, FY 22-24

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	8	\$2,682,841	\$29,631	-43%	-40%	-11%
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	83	\$31,354,080	\$260,918			



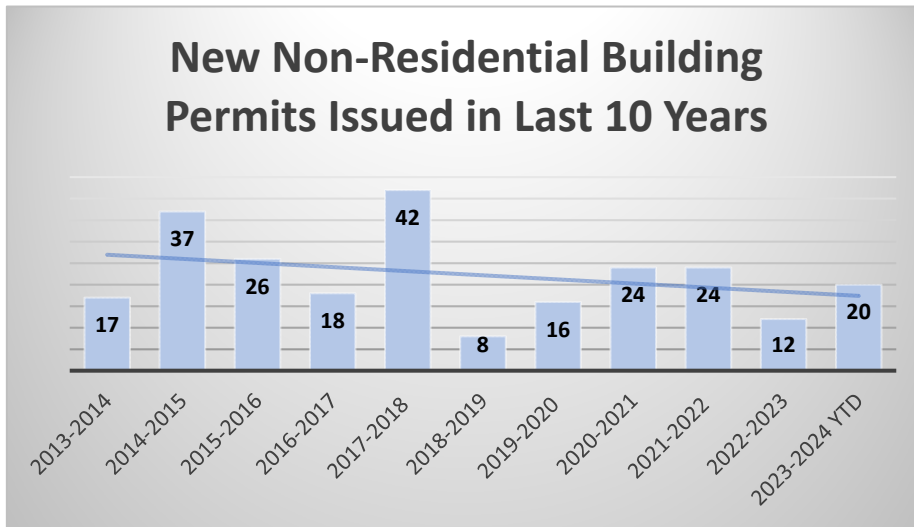
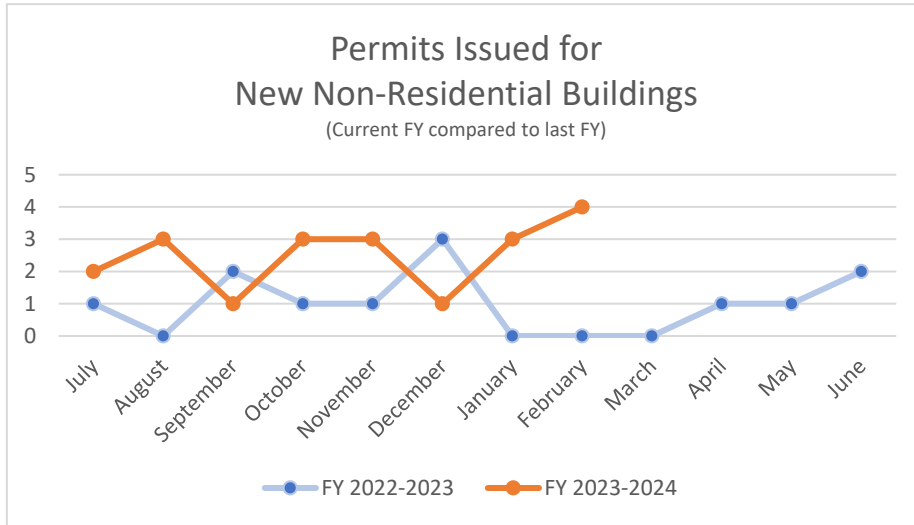
Multi-Family Permits Issued, FY 22-24

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	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%



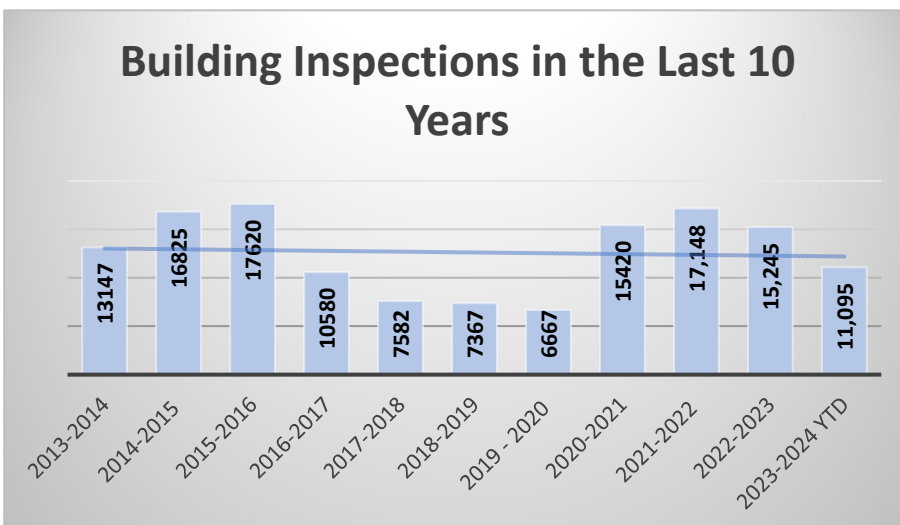
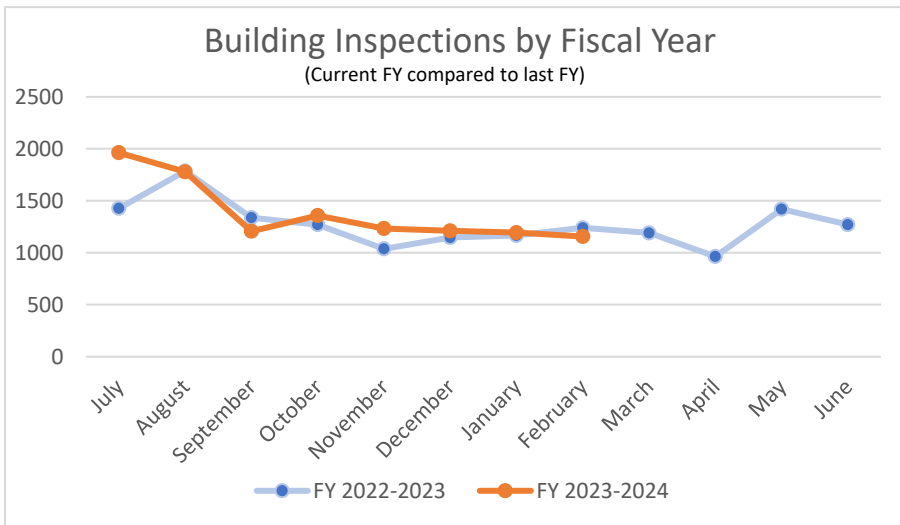
Permits Issued for New Non-Residential Buildings, FY 22-24

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	4	\$29,678,718	\$94,254	.	.	.
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	20	\$145,362,011	\$462,233			



Building Inspections, FY 22-24

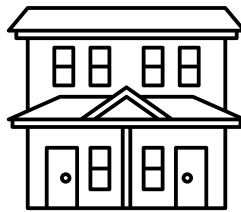
	Fiscal Year 2022 - 2023	Fiscal Year 2023 - 2024			
Month	No. of Inspections	No. of Inspections	Percent Change from Last Year	Avg. No. Inspect. Per Day Per Inspector	Stop Work Notices
July	1426	1963	38%	25	6
August	1785	1778	0%	16	18
September	1337	1206	-10%	13	17
October	1269	1357	7%	13	12
November	1037	1232	19%	15	9
December	1145	1210	6%	16	7
January	1165	1193	2%	16	12
February	1239	1156	-7%	15	18
March	1190		.	.	.
April	963		.	.	.
May	1419		.	.	.
June	1270		.	.	.
Total	15,245	11,095			



Certificates of Occupancy Issued

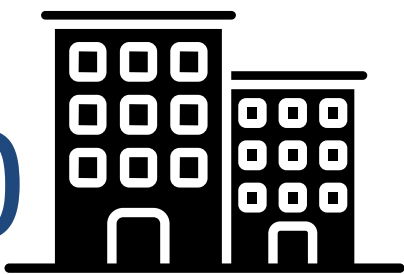
February 2024

4 
Single-Family
Detached

0 
Duplex

0 
Single-Family
Attached

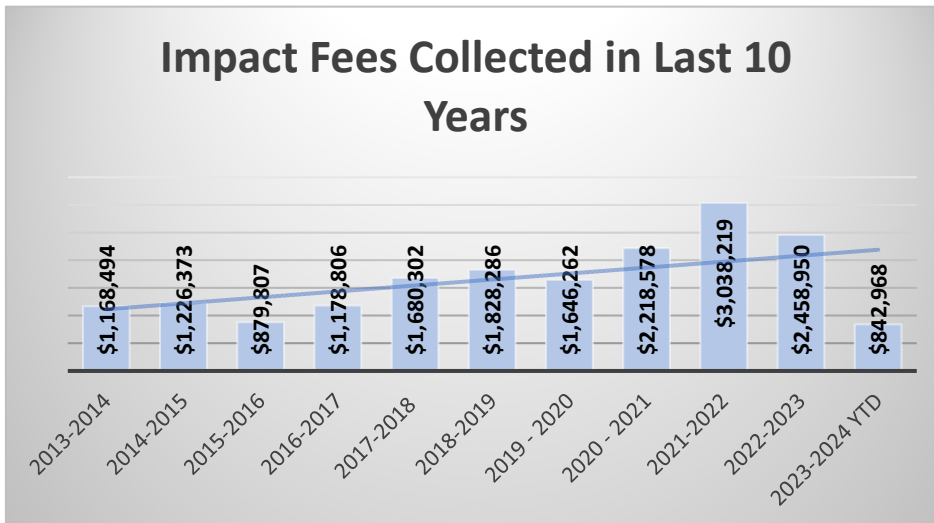
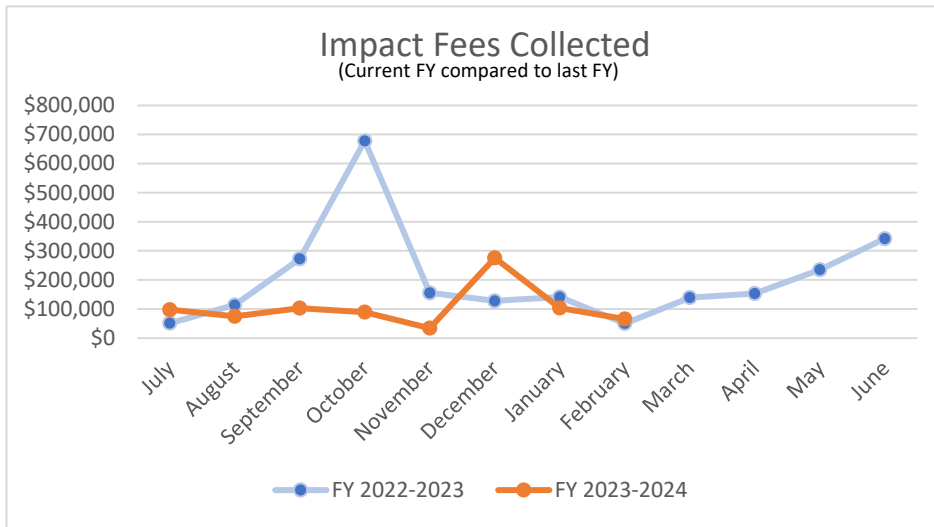
3 
Non-Residential
Buildings

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	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	29	\$9,168	\$22,470	\$33,760	\$65,398
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	247	\$294,364	\$233,458	\$315,146	\$842,968



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

Feasibility Meetings	Physical Address
Vision Fellowship Church Inc.	3827 Celanese Rd.
Liquor Store	2760 Home Depot Blvd
Harvest Baptist Church	153 Miller Pond Rd
The Sparkling Red Dot	2595 Cherry Rd.
Kiddos Child Care LLC	748 Tigler Ct.
Chiropractor Office	725 Cherry Rd. Ste 45
Bonne Chance Culinary LLC	2000 Cherry Rd
Craven's Collision Center	1318 Flint Street Ext
Fastest Labs of Rock Hill	1590 Constitution Blvd 01
Frozen Dessert Shop	212 MAIN ST E 101
Coffee Shop/Boutique	2425 CHERRY RD
Restaurant	1051 Oakland Ave
Sporting Goods Retail	1276 MAIN ST E
The Shrimp Boat	771 Heckle Blvd S
Wowords Deli	239 Albright Rd
Employment Temp Agency	855 Saluda St

9

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
Braids Are Forever by The Bree Slay, LLC	2443 Cherry Rd I	1	Y	Hair Braiding Salon
Bee and Comb, LLC	911 White St E	1	Y	Retail Store
MDBF, LLC Dank Burrito	343 Technology Center Way 108	35	N	Fast Casual Restaurant
Mojo Therapeutics LLC	1477 Ebenezer Rd	1	N	Mental Health Private Provider
Green Space Plant Company	151 Main St E	5	Y	Plant and Accessory Sales
Skyland tobacco and vapor	860 Heckle Blvd 300	1	N	Retail Tobacco and Vape
Craven's Collision Center	1318 Flint Street Ext	1	Y	Auto Repair and Refinish
The Cloud Law Firm, LLC	1467 Ebenezer Rd	3	N	Law Office
Ewing Irrigation Products Ewing Outdoor Supply	1253 Anderson Rd S	5	N	Irrigation Supply Retail & Wholesale
Fini USA	205 Quantz St 103	3	Y	Distribution of Air Compressors
Cornell Pump Company LLC	743 Marine Dr	10	Y	Sales & Service of Centrifugal Pumps
Ryerson Brothers Construction, LLC	503 Main St W	7	Y	Construction
Wiedeman and Singleton, Inc.	131 Main St E 301	9	N	Consulting Engineering
HDR Engineering, Inc.	157 Main St E 400	5	N	Engineering Services
Luxxury Skin LLC	1925 Ebenezer Rd	1	N	Esthetician
Adams Clinical Services, LLC	1477 Ebenezer Rd	1	N	Mental Health Counseling
L.M. Sessler Excavating & Wrecking, Inc.	1034 Charlotte Av	2	Y	Business Office for Contractor
Girish LLC Hari Om Mart	630 York Av S	2	N	Convenience Store with Gasoline Sales
Clendenin Empire LLC	2106 Celanese Rd	2	N	Insurance Agency
Garner Associates, LLC.	414 Saluda St A	1	N	Accounting Office
TJC Mortgage, Inc. MortgageRight	331 Main St E 200	4	N	Mortgage Company
Right Steps LLC	356 Oakland Av	12	Y	Pediatric Therapy
BABA SWAMI LLC BAYMONT	962 Riverview Rd	7	N	Motel
Palmetto Autism Services LLC	2051 Ebenezer Rd A	10	N	Autism Clinic
Levels of Altitude LLC	725 Cherry Rd 157B-120	1	N	Cosmetologist
Total		130		

New Exempt Businesses:	Physical Address	Jobs Created	Feasibility?	Type of Business
N/A	N/A	N/A	N/A	N/A

New Home-Based Businesses:	Physical Address	Jobs Created	Type of Business
Trey Way	1878 King Dr	1	Handcrafted Home Decor
Aquaduct Data Strategies LLC	631 Clouds Way	1	Personal Instruction
Chicken Salad King LLC	1879 Carriage Ct	1	Boat Rental
KLS Home Services LLC	1879 Carriage Ct	1	Event Planner / Coordinator
Bass Builders of SC LLC	290 Hillsborough Ln	1	Bookkeeping Services
Ashton Apothecary LLC The Munchiez Eats	1844 Bagwell Cir	1	Management Consulting
Carolina Fire Defense INC	480 Alysia Ct 206	3	Locksmith
CNB Transportation LLC	1623 Durant Dr	1	Coaching & Consulting
K and D Solutions LLC	1202 Amelia Av	1	Online Retail Sales
Off Road Hotdogs	351 Friedheim Rd	0	Personal Chef
Feaster Logistics & Transportation Ltd Co Feaster Logistics	1572 Bridal Tr	2	Administrative and Support Services
Total		13	

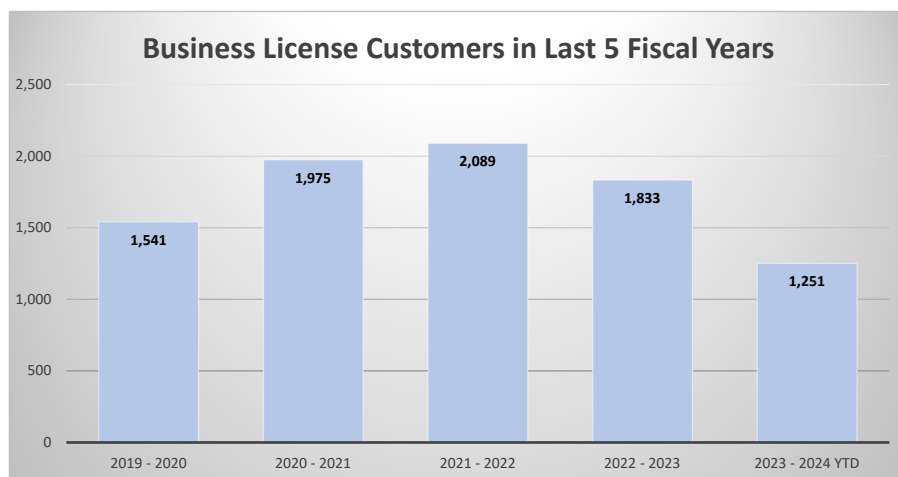
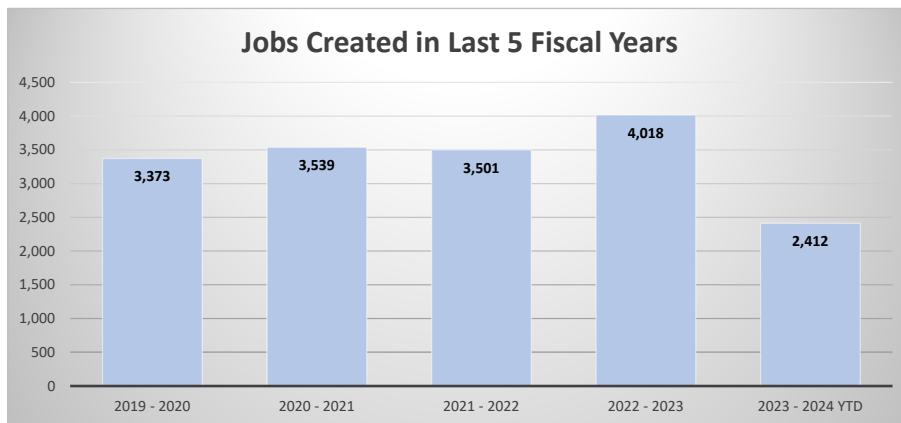
Feasibility Meetings	16	Total Businesses Served This Fiscal Year
Inside City Businesses Served	36	
Outside City Business Served	117	
Total Businesses Assisted this Month	169	
Total Jobs Created this Month	143	Total Jobs Created this Fiscal Year
		2,412

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	143					2,412

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	169					1,251



Applications Reviewed by Boards & Commissions

February 2024

Planning Commission

<i>Rezoning:</i>	
M-2024-01	Petition by Robert Read (Showtime Theatre Company) to rezone approximately 3.9 acres at 696 & 713 Automall Parkway and adjacent right-of-way, from Urban Development District (UD) in York County and General Commercial (GC) to Community Commercial (CC). The parcel located in York County is proposed to be annexed into the City of Rock Hill. Tax Parcels 662-00-00-013 & 662-07-01-055.
M-2024-03	Petition by Mixson Properties, LLC (Jeff Mixson) to rezone approximately 178 acres at 1734 Hopewell Road, from Residential Mixed-Use 20 (RMX-20) in York County to Industry General (IG). The subject property is proposed to be annexed into the City of Rock Hill. Tax Parcel 696-00-00-014.
M-2024-05	Petition by Covenant Presbyterian Church to rezone approximately 5.2 acres at 1830 Celanese Road and adjacent right-of-way, from Single-Family 3 (SF-3) to Limited Commercial (LC) and Office and Institutional (OI). Tax Parcel 636-01-01-070.

<i>Preliminary Plats:</i>	
Plan # 20232424	Preliminary Plat for Calvary Baptist Church at 559 Whitner Street.
Plan # 20230846	Preliminary Plat for The Enclave at Wild Rose subdivision at 2098 Dutchman Drive.
Plan # 20221967	Preliminary Plat for Bates Street Extension at 200 Old Rawlinson Road.

Zoning Board of Appeals (ZBA)

Special Exceptions, Variances, and Appeals:

Z-2024-03	Request by Pallet Place Holdings, LLC (Chet Labrozzi) for a special exception for retail use at 911 East White Street. The properties are zoned Industry General (IG). Tax map numbers 628-12-01-006 through -008
Z-2024-04	Request by Tibor Pavlusik for a special exception for residential infill use at 118 East Moore Street. The property is zoned Multi-Family-15 (MF-15). Tax map number 598-25-01-007
Z-2024-06	Request for Stephen Crump and Kathy Stricker by Jimmy McWaters for a variance to lot standards for 320, 324, 328, and 332 Annafrel Street. The property is zoned Single-Family Residential-5 (SF-5). Tax map number 628-10-02-008 through -011
Z-2024-07	Request by Westminster Catawba Christian School (Scott Dillon) for a variance to buffer standards at 2240 Rosewood Drive. The property is zoned Single-Family Residential-5 (SF-5). Tax map number 636-02-01-001.

Rock Hill Board of Historic Review

Certificates of Appropriateness:

H-2024-02	Certificate of Appropriateness request to add a balcony at rear of the structure at 113 E. Main Street by Rachel Pierce. This property is part of the Rock Hill Downtown Historic District Area. Tax Parcel 627-19-01-001.
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Planning Commission	Zoning Board of Appeals	Board of Historic Review
6	4	1