

www.cityofrockhill.com



ROCK HILL

SOUTH CAROLINA

Always on.

DEVELOPMENT ACTIVITY REPORT

May
2024

MAY AT A GLANCE

654

Plans
Reviewed

1,561

Permits
Issued

344

Business
Licenses
Issued

1,660

Building
Inspections
Performed

\$88m+

Valuation of
Permits

\$440k+

Permit Fees
Collected

\$124k+

Fire Impact
Fees
Collected

\$44k+

Sewer
Impact Fees
Collected

\$87k+

Water
Impact Fees
Collected

News

Our Permitting Online Services webpage has a new URL,
<https://rhbuild.cityofrockhill.com/evolvepublic>

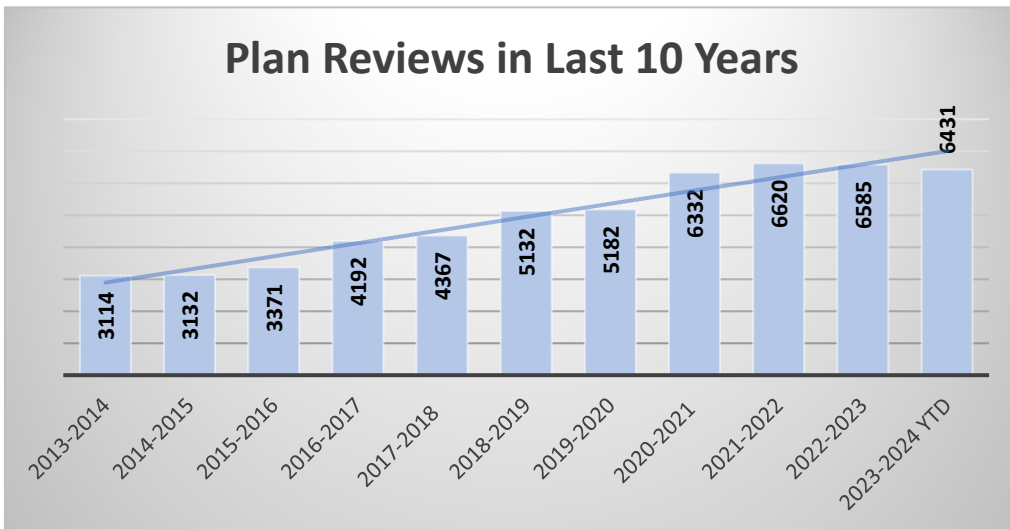
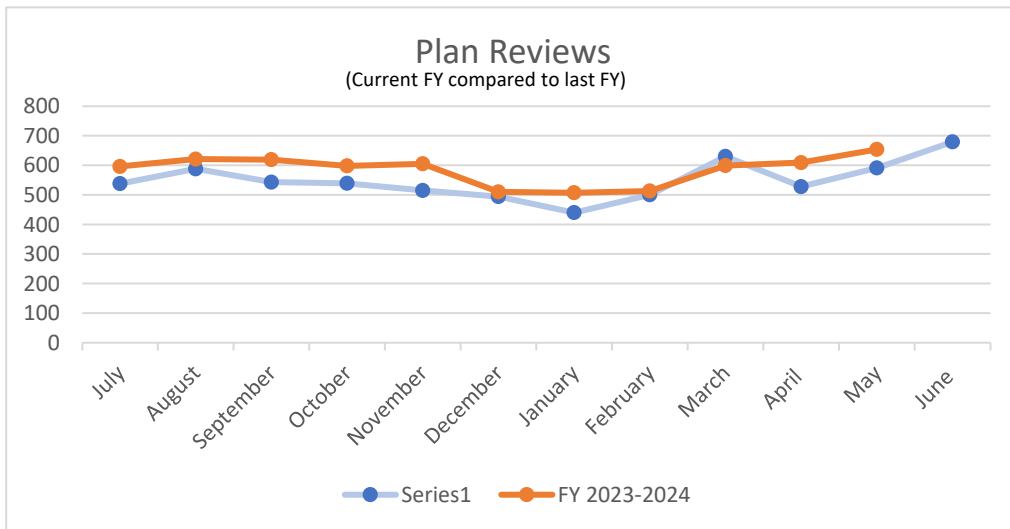
Our Business Licensing Online Services has a new URL,
<https://rhbuild.cityofrockhill.com/Evolvepublic/?portal=License>

Please clear any bookmarks within your mobile device or computers that use the old URLs that contain ".biz" and use the new ones going forward.

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	329	270	599	-5%
April	290	238	528	344	265	609	15%
May	326	265	591	390	264	654	11%
June	397	282	679				.
Total	3756	2829	6585	3532	2899	6431	



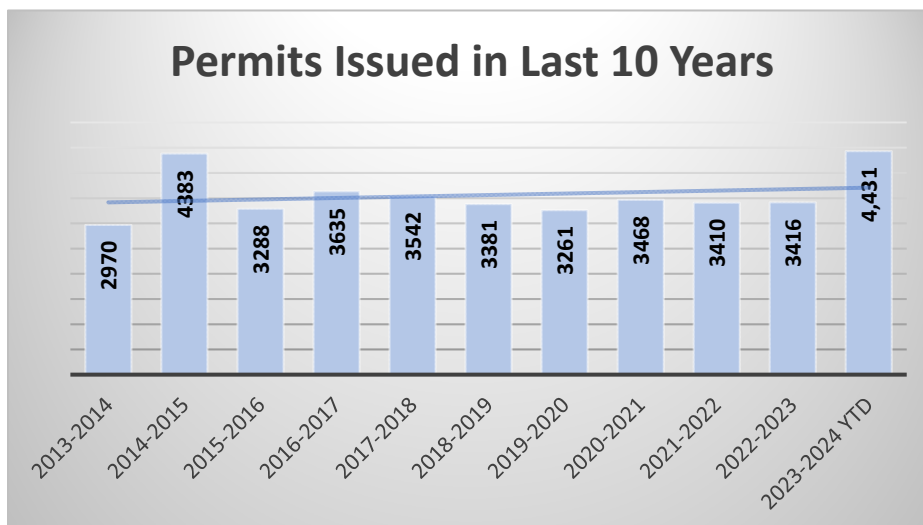
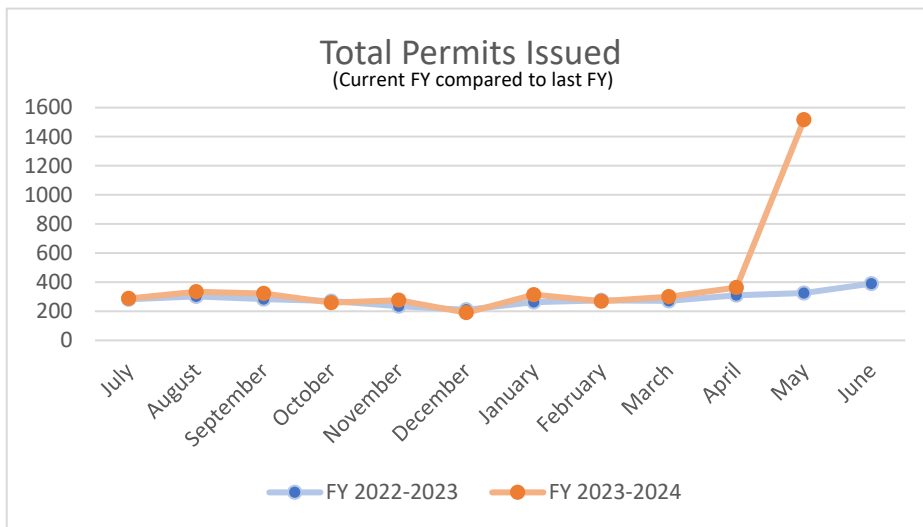
The City's Strategic Plan has a goal that all initial Civil and Non-Residential building plans are reviewed within 10 business days.

Civil Plan Reviews in May					
Initial Review		Revisions		Total	
# of Reviews	Avg Business Days	# of Reviews	Avg Business Days	# of Reviews	Avg Business Days
9	17	17	11	26	13

Non-Residential Plan Reviews in May					
Initial Review		Revisions		Total	
# of Reviews	Avg Business Days	# of Reviews	Avg Business Days	# of Reviews	Avg Business Days
4	10	11	4	15	5

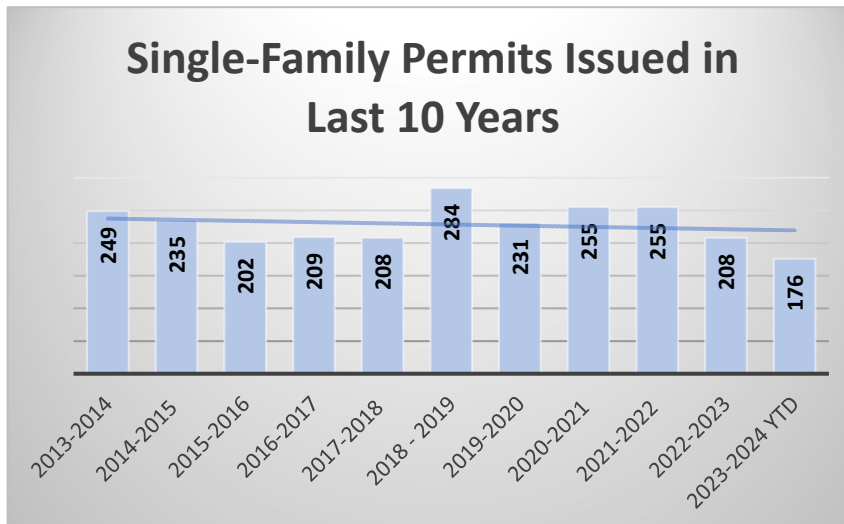
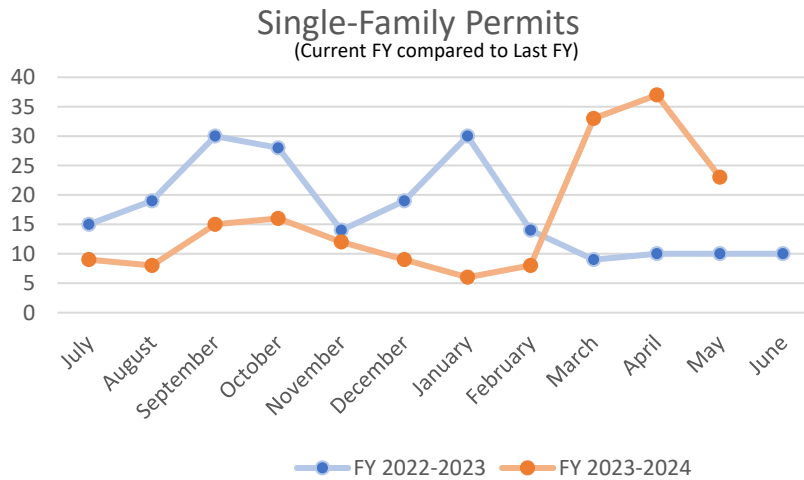
Total Permits Issued, FY 22-24

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	300	\$19,075,400	\$159,078	11%	147%	122%
April	310	\$29,318,635	\$156,174	363	\$63,142,817	\$290,885	17%	115%	86%
May	325	\$39,046,201	\$183,608	1516	\$88,937,114	\$440,650	366%	128%	140%
June	390	\$29,873,511	\$152,127				.	.	.
Total	3,416	\$368,071,665	\$1,777,204	4,431	\$427,582,931	\$2,084,562			



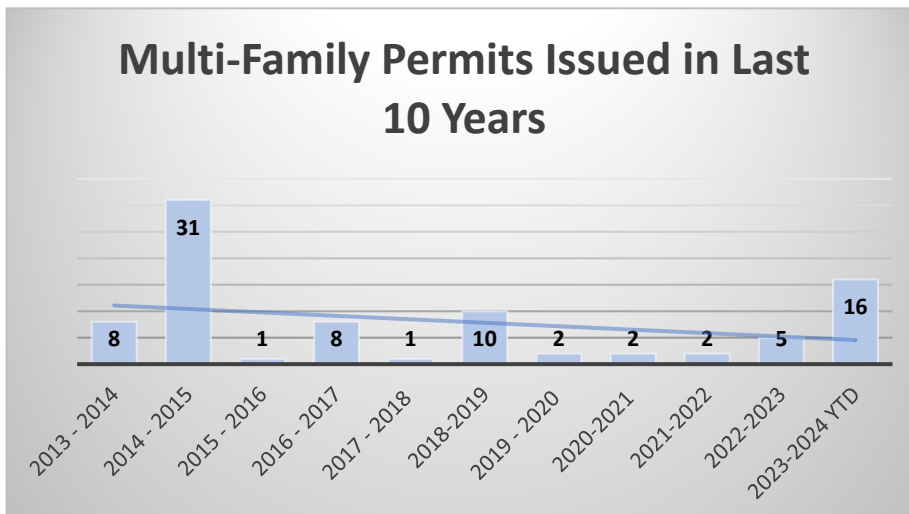
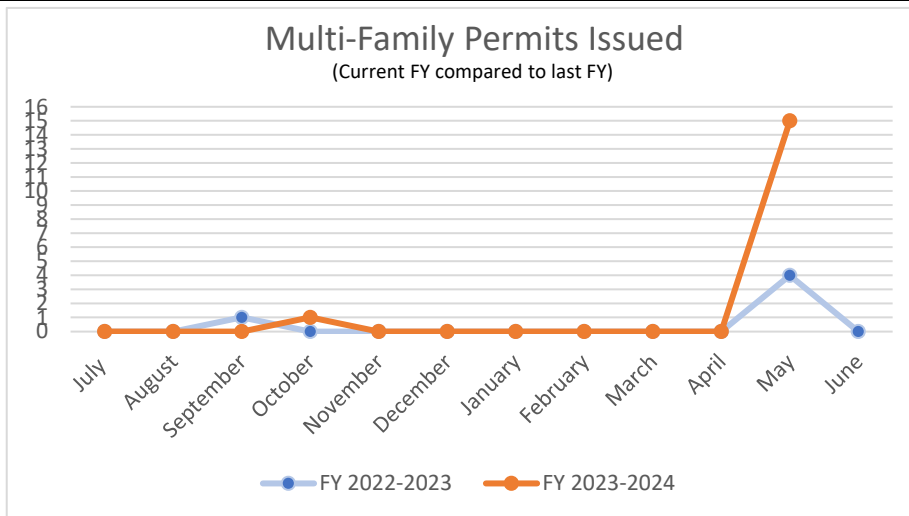
Single-Family Permits Issued, FY 22-24

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	33	\$12,229,264	\$100,782	267%	485%	293%
April	10	\$3,782,973	\$33,927	37	\$14,335,670	\$103,338	270%	279%	205%
May	10	\$2,472,699	\$25,314	23	\$10,179,140	\$72,564	130%	312%	187%
June	10	\$4,318,222	\$33,266				.	.	.
Total	208	\$72,192,424	\$556,393	176	\$68,098,154	\$537,602			



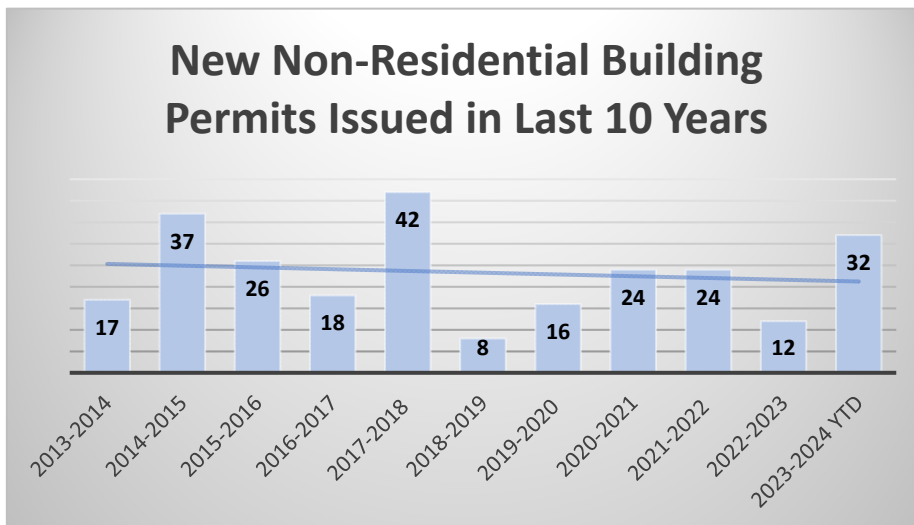
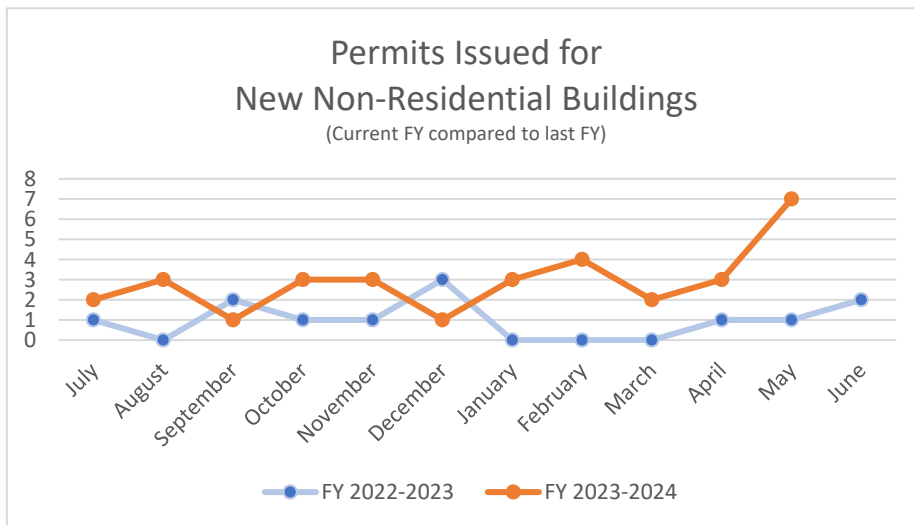
Multi-Family Permits Issued, FY 22-24

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	0	0	\$0	\$0	.
April	0	0	\$0	\$0	0	0	\$0	\$0	.
May	4	100	\$20,736,287	\$65,338	15	141	\$42,422,467	\$143,109	275%
June	0	0	\$0	\$0					.
Total	5	147	\$27,835,935	\$86,470	16	188	\$48,747,492	\$157,391	220%



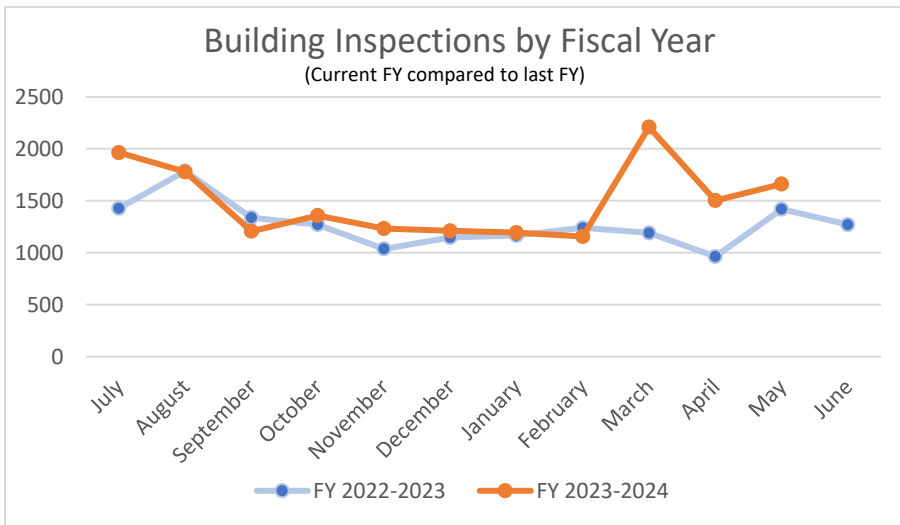
Permits Issued for New Non-Residential Buildings, FY 22-24

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	2	\$1,700,000	\$14,307	.	.	.
April	1	\$9,835,422	\$28,622	3	\$35,331,910	\$103,073	200%	259%	260%
May	1	\$2,039,938	\$10,682	7	\$6,231,934	\$27,250	600%	205%	155%
June	2	\$16,652,617	\$50,974				.	.	.
Total	12	\$139,120,372	\$393,883	32	\$188,625,855	\$606,863			




Building Inspections, FY 22-24

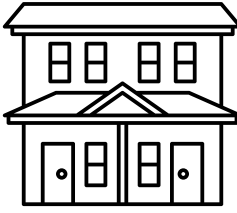
	Fiscal Year 2022 - 2023	Fiscal Year 2023 - 2024			
Month	No. of Inspections	No. of Inspections	Percent Change from Last Year	Avg. No. Inspect. Per Day Per Inspector	Stop Work Notices
July	1426	1963	38%	25	6
August	1785	1778	0%	16	18
September	1337	1206	-10%	13	17
October	1269	1357	7%	13	12
November	1037	1232	19%	15	9
December	1145	1210	6%	16	7
January	1165	1193	2%	16	12
February	1239	1156	-7%	15	18
March	1190	2209	86%	28	11
April	963	1502	56%	19	13
May	1419	1660	17%	19	18
June	1270		.	.	.
Total	15,245	16,466			



Certificates of Occupancy Issued

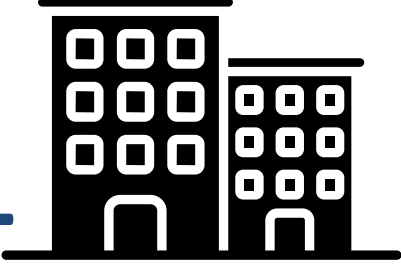
May 2024

13 
Single-Family
Detached

0 
Duplex

0 
Single-Family
Attached

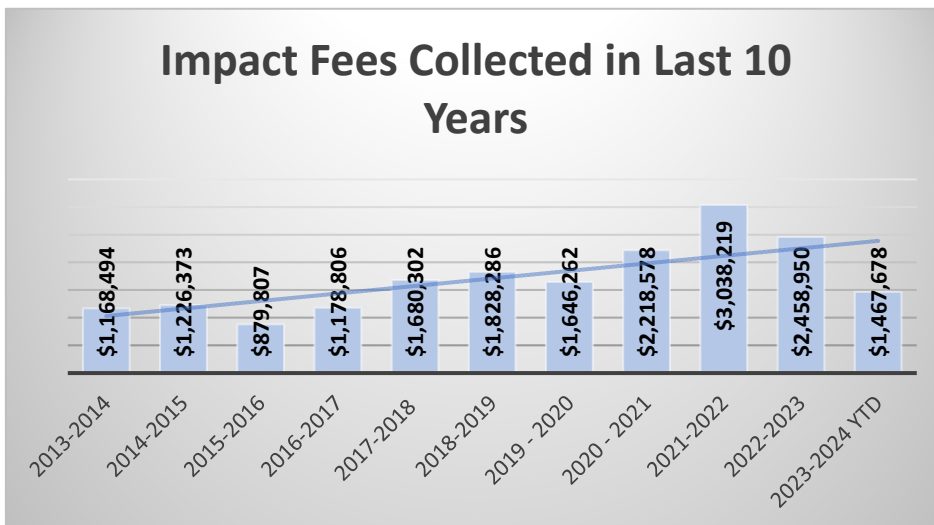
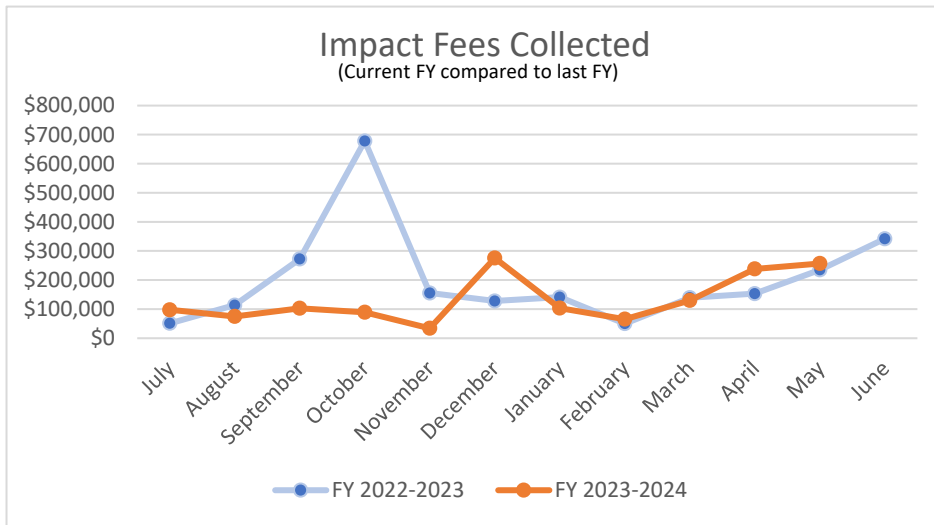
4 
Non-Residential
Buildings

1 
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	% Change from Last year
July	39	\$10,942	\$12,840	\$27,430	\$51,212	36	\$36,330	\$23,738	\$37,681	\$97,749	91%
August	89	\$18,804	\$35,845	\$59,080	\$113,729	24	\$49,883	\$10,165	\$14,770	\$74,818	-34%
September	95	\$51,166	\$78,645	\$142,425	\$272,236	33	\$16,045	\$29,960	\$56,970	\$102,975	-62%
October	95	\$429,895	\$87,740	\$160,360	\$677,995	47	\$15,714	\$39,590	\$33,760	\$89,064	-87%
November	51	\$50,513	\$35,310	\$69,630	\$155,453	25	\$5,952	\$11,235	\$16,880	\$34,067	-78%
December	74	\$28,168	\$34,240	\$65,410	\$127,818	37	\$125,163	\$71,155	\$79,125	\$275,443	115%
January	91	\$23,939	\$71,740	\$45,475	\$141,154	16	\$36,109	\$25,145	\$42,200	\$103,454	-27%
February	58	\$22,782	\$8,560	\$18,990	\$50,332	29	\$9,168	\$22,470	\$33,760	\$65,398	30%
March	22	\$115,235	\$8,025	\$15,825	\$139,085	83	\$19,662	\$36,380	\$73,850	\$129,892	-7%
April	40	\$11,158	\$51,360	\$90,730	\$153,248	124	\$65,172	\$65,270	\$107,610	\$238,052	55%
May	38	\$77,890	\$53,500	\$103,390	\$234,780	81	\$124,796	\$44,405	\$87,565	\$256,766	9%
June	37	\$135,713	\$71,155	\$135,040	\$341,908						.
Total	729	\$976,205	\$548,960	\$933,785	\$2,458,950	535	\$503,994	\$379,513	\$584,171	\$1,467,678	



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

Feasibility Meetings	Physical Address
Waterford Golf Club LLC	1900 Clubhouse Rd.
Two Men and a Truck	725 Cherry Rd. Ste 142 (70)
Legal Remedy	129 Oakland Av 120
Rock Hill Impoundz	1374 Flint St Ext.
AutoMoney	2595 Cherry Rd
New Attitude Performing Arts Center	145 E White St 103
AAA Fresh Foods, LLC	239 Albright Rd
Amisub SC	1383 Old Springdale Rd
Platinum Hail & Dent Co.	1200 Constitution Blvd 102
Right Steps LLC	356 Oakland Ave
Elite Logistix	335 Springdale Rd E
Rock Hill Unity Church	863 Saluda St.
Hip Hop Chicken N Fish	415 Dave Lyle Blvd S
The Word of God International Ministries	875 Albright Rd 117
Providence Simply Classical	831 Cedar St
Adult Day Care	2049 Celanese Rd.
Railroadhobby	112 Garrison Rd N

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
Purrfect Pair Cat Cafe LLC Purrfect Pair Cat Cafe	1125 Anderson Rd N 101	8	Y	Cat lounge and adoption center, cat boarding
Dwarkesh Hospitality LLC Marios Pizza & Italian Restaurant	2349 Cherry Rd 35	15	N	Restaurant
SC Mallard Investors LLC	2361 Eden Ter	7	N	Apartment Complex
SC Deerfield Investors LLC	2067 Mcgee Rd	5	N	Apartment Complex
Massage Oasis LLC	454 Anderson Rd S 130	2	N	Massage Therapy
Big Zachs Auto, LLC	123 Workman St	1	Y	Automobile Sales
Lumenex Inc. Short Financial Group	417 Black St E 104	3	N	Financial and Tax Preparation Services
Graceful Touch Home Care LLC	1565 Ebenezer Rd 119	1	N	Home Health Agency
Rhino Roofing LLC	918 Albright Rd	5	N	Contractor Office Only
Mckesson Medical Surgical Minnesota Supply Inc	885 Paragon Way	2	N	Medical Supplies Distributor
T-Mobile South LLC	2474 Cross Pointe Dr	1	N	Retail Sales
T-Mobile Leasing LLC	2474 Cross Pointe Dr	1	N	Retail Sales
T-Mobile Financial LLC	2474 Cross Pointe Dr	1	N	Retail Sales
Af Concessions Inc Rolled AF	378 Technology Center Way 101	10	N	Restaurant
ROCK HILL IMPOUNDZ	1374 Flint Street Ext	2	Y	Towing Storage Lot
Buckhead Roofing LLC	507 Hope St	2	N	Business Office for Contractor
Holcombe Bomar, P.A.	1658 Cranium Dr 105	3	N	Law Firm
Emery Smith at Hair Savvy Salon	1912 Mt Gallant Rd 103	0	N	Hair Stylist
Indocil Art LLC	1215 Main St E	2	N	Custom paint
Cuts & Curls	1735 Heckle Blvd 104	7	N	Hair Stylist at CUT AND CURLS
Platinum Hail & Dent Co	1200 Constitution Blvd 102	2	Y	Automotive Paintless Dent Repair
Rock Hill Fitness Group Golds Gym Rock Hill	2182 Cherry Rd	7	N	Fitness Gym
Butterflies Home Care	688 Albright Rd 104	15	N	Home Health Care
Milos Burger Joint LLC	378 Technology Center Way 101	3	N	Restaurant
Cooks & Company LLC Elk Avenue Tavern	125 Elk Av	16	N	Restaurant Serving Alcohol
Aspen Contracting, Inc. N/A	2025 Ebenezer Rd O	10	N	Business Office for Contractor
Belle Taylor Services	2025 Ebenezer Rd J	2	N	Tax Service
Better Choice Fitness LLC	1807 Cherry Rd 137	1	N	Online Sales of Fitness Equipment and Vitamins
Total		134		

New Exempt Businesses:	Physical Address	Jobs Created	Type of Business
Ascent Classical Academies South Carolina Ascent Classical Academy of Fort Mill	505 University Dr 100	30	Educational Services

New Home-Based Businesses:	Physical Address	Jobs Created	Type of Business
Ethan Nakashima Vitandus S.P.	230 Ghent Ct	1	Online Retail
South Carolina Lawn and Landscaping LLC	208 Grady Dr	1	Landscaping & Lawn Maintenance Services
Biodivine Functional Health	306 Spurs Ct	1	Online/Virtual Health
H2Grow Solutions, LLC	318 Hancock Union Ln	1	Professional Services, Consulting
Taqueria Idalguese	11 Cauthen St	2	Mobile Food Vendor
Pop & Up Balloons LLC Pop & Up	116 Rock Springs Way	1	Event Decorations
Viv A â€œngel Salon Of All Colors.	1098 Cherry Meadow Ln	1	Residential Salon
Bookkeeping by Jenny LLC	416 Ebenezer Av	1	Bookkeeping Services
Skye Roofing & Remodeling LLC	424 Dave Lyle Blvd S B	1	Residential Specialty Contractor
Barajas Enterprises, LLC The Quirky Cup	819 Chestnut St	1	Coffee Truck
Diamond Effect by JNichole	323 Fairway Cir	1	Wig Maker/Beauty Industry
Ludlam productions and events llc	1508 Granville Rd	1	Audio/Lighting/Video rental
Wright way cleaning service	741 Cherry Rd S	3	Cleaning Services
Givin' Good LLC	551 Rough Hewn Ln	1	Gift Basket
Southbound Wealth LLC	891 Sumter Av	1	Financial Planning
		18	

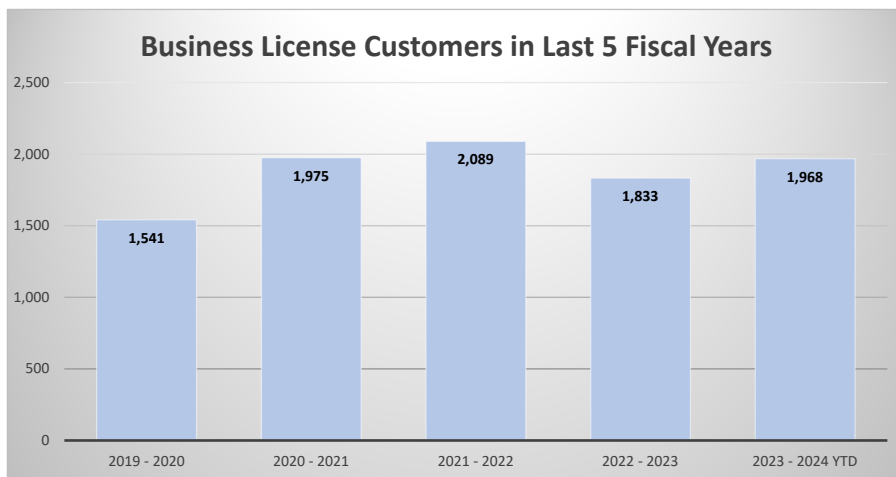
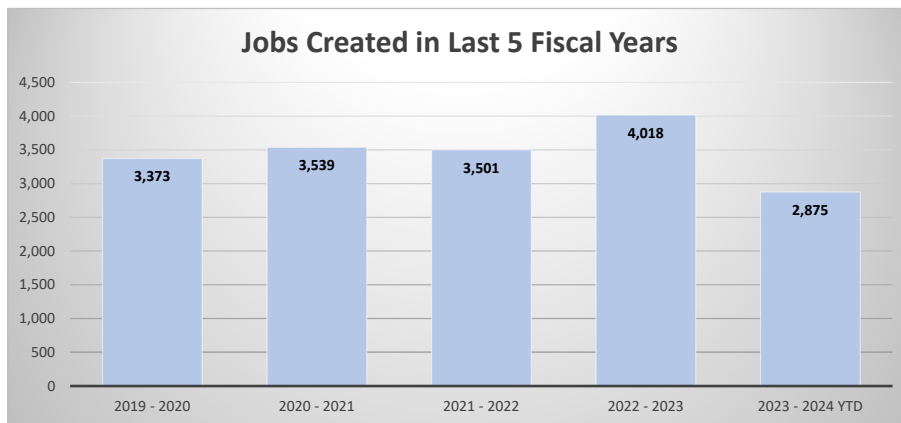
Feasibility Meetings	17	Total Businesses Served This Fiscal Year	1,968
Inside City Businesses Served	44		
Outside City Business Served	283	Total Jobs Created this Fiscal Year	2,875
Total Businesses Assisted this Month	344		
Total Jobs Created this Month	182		

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	158	123	182		2,875

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	183	190	344		1,968



Applications Reviewed by Boards & Commissions

May 2024

Zoning Board of Appeals (ZBA)

Special Exceptions, Variances, and Appeals:

Z-2024-08	Request by April Adair to appeal Planning Director's definition of crematory use.
Z-2024-09	Request for Bethel Men's Shelter (Richard Murr) for a special exception to establish a Group Home (Type B) and a reduction in separation to another Group Home at 546 South Cherry Road, Suite S. The property is zoned Limited Commercial (LC). Tax map number 598-07-01-002.
Z-2024-10	Request by the Housing Development Corporation of Rock Hill for a special exception for single family use and a variance to the minimum lot dimensions for a single-family detached use in the General Commercial (GC) zoning district for 115 Allen Street. The property is zoned General Commercial (GC). Tax map number 598-13-04-007.
Z-2024-11	Request for Agape International Ministries (Maurice Revell) for a special exception for religious institution use (large) and a variance to the minimum land use buffer standards for 620 Albright Road. The property is zoned Neighborhood Commercial (NC) and Single Family-5 (SF-5). Tax map number 625-04-05-001.

Planning Commission	Zoning Board of Appeals	Board of Historic Review
0	4	0