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**ROCK HILL**  
SOUTH CAROLINA

*Always on.*

# DEVELOPMENT ACTIVITY REPORT

June  
2024

# JUNE AT A GLANCE

727

Plans  
Reviewed

1,493

Permits Issued

283

Business  
Licenses  
Issued

1,843

Building  
Inspections  
Performed

\$39m+

Valuation of  
Permits

\$261k+

Permit Fees  
Collected

\$30k+

Fire Impact  
Fees Collected

\$43k+

Sewer Impact  
Fees Collected

\$23k+

Water Impact  
Fees Collected

## Municipal Code Changes effective July 1, 2024:

### **Demolition Permit Fees:**

Non-residential and multi-family:

- Two stories and less: \$150
- Three and more stories: \$200 for the first three stories plus \$25 for each additional story (Basements count as a story)

Single-family residential:

- Garage/accessory building: \$25
- One-story residence: \$50
- Two-story or taller residence: \$75 (Basements count as a story)

Involuntary demolition administrative fee: \$1,500.00 plus costs related to demolition

### **Inspection fees:**

Re-inspection fees for residential construction projects:

- First failed inspection \$25
- Additional failed inspection (at the same site for same violation) \$50
- Failed final "all trades" inspection \$100

Re-inspection fees for commercial construction projects:

- First failed inspection \$50
- Additional failed inspection (at the same site for same violation) \$100 Failed final "all trades" inspection \$150
- Failed final inspection besides "all trades" final inspection \$25

Inspections of new business locations \$50

### **2024 ICC Building Valuation Data Table:**

In an effort to stay more in line with the Building Valuation Data Table provided by the International Codes Council, City Council adopted the [2024 ICC Building Data Valuation Data Table](#) to replace the 2023 table. The 2024 table is now being used.

### **Other Amendments to the Local Ordinance that may impact your Project or Business License:**

[Installation Charge for Outdoor Security Lights](#)

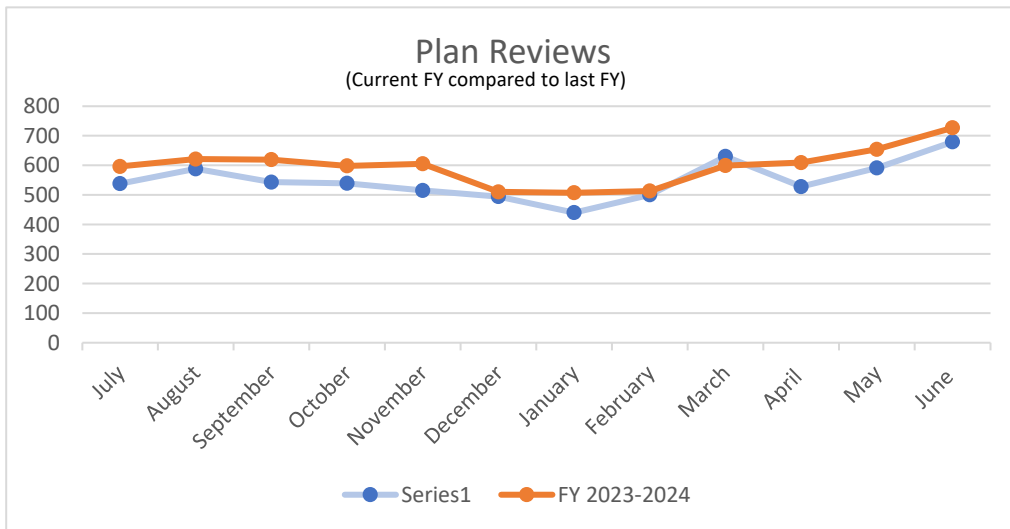
[Local Hospitality Tax](#)

[Property Maintenance Code](#)

[Manufacturer's Business License](#)

## 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	456	271	727	7%
<b>Total</b>	<b>3756</b>	<b>2829</b>	<b>6585</b>	<b>3988</b>	<b>3170</b>	<b>7158</b>	



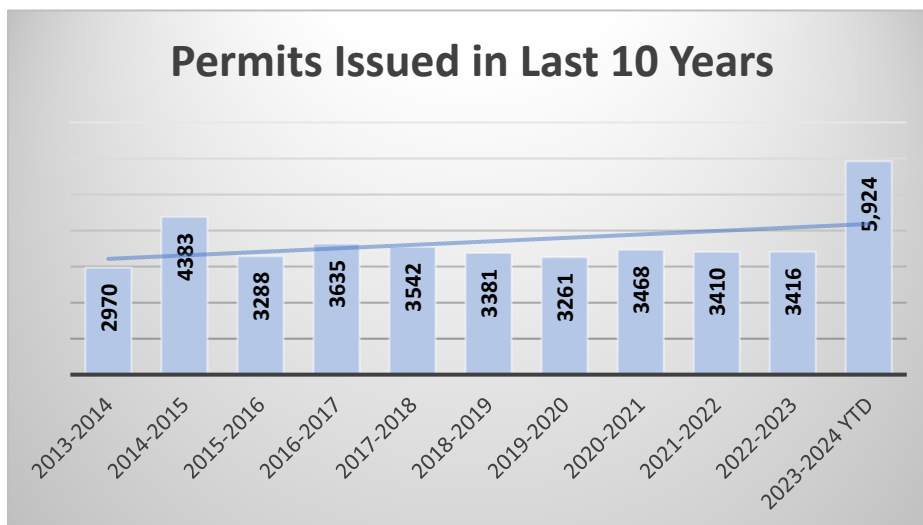
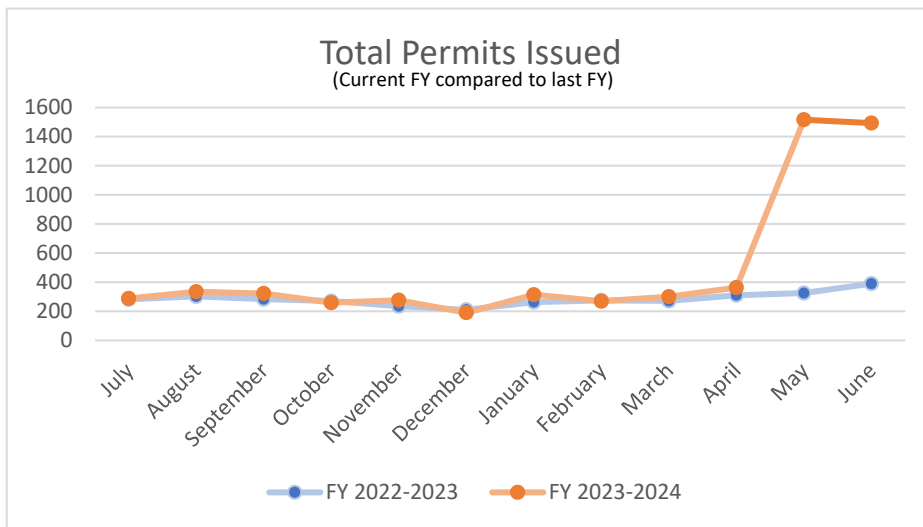
The City's Strategic Plan has a goal that all initial Civil and Non-Residential building plans are reviewed within 10 business days.

Civil Plan Reviews in June					
Initial Review		Revisions		Total	
# of Reviews	Avg Business Days	# of Reviews	Avg Business Days	# of Reviews	Avg Business Days
4	19	12	9	16	12

Non-Residential Plan Reviews in June					
Initial Review		Revisions		Total	
# of Reviews	Avg Business Days	# of Reviews	Avg Business Days	# of Reviews	Avg Business Days
4	14	12	5	16	7

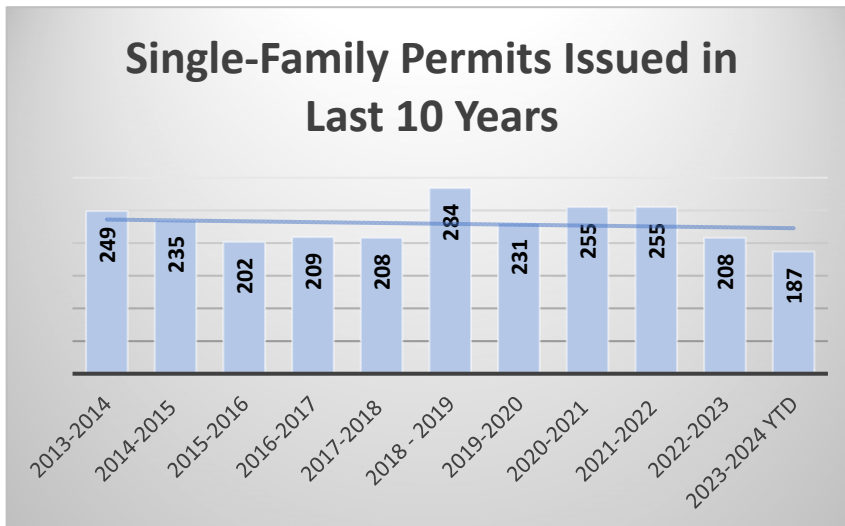
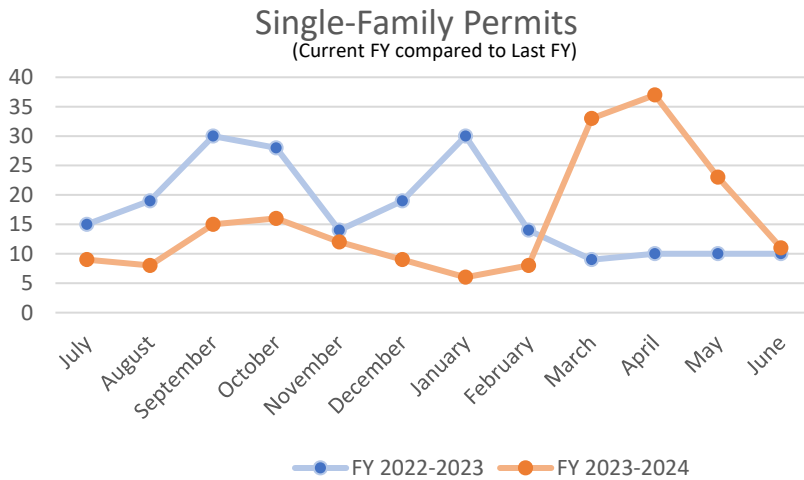
## Total Permits Issued, FY 22-24

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	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	1493	\$39,935,327	\$261,536	283%	34%	72%
<b>Total</b>	<b>3,416</b>	<b>\$368,071,665</b>	<b>\$1,777,204</b>	<b>5,924</b>	<b>\$467,518,258</b>	<b>\$2,346,098</b>			



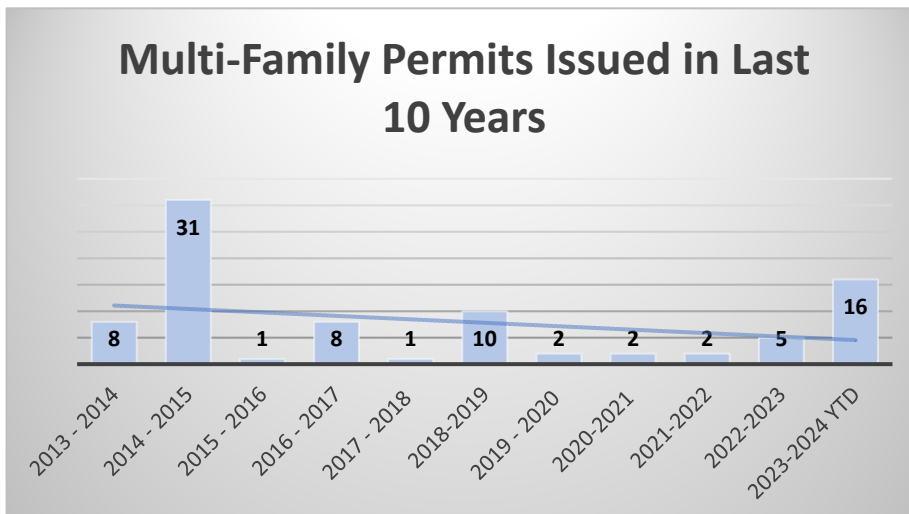
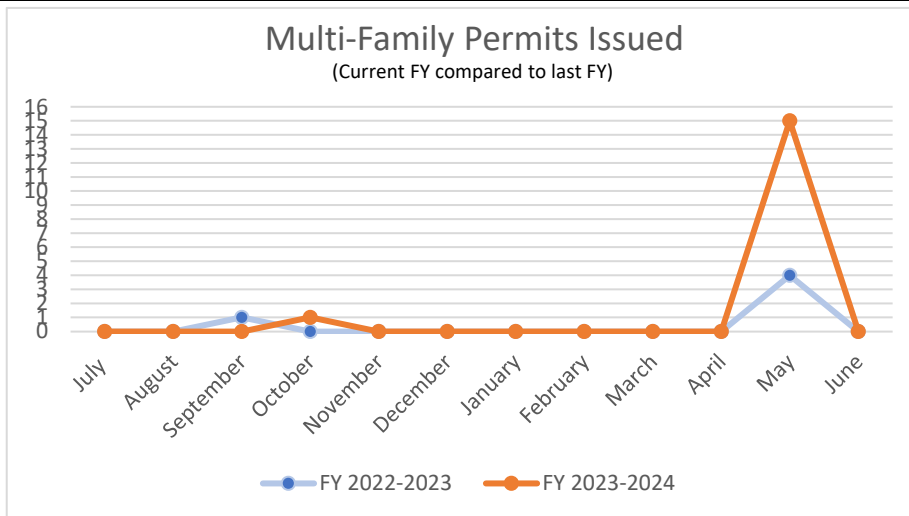
## Single-Family Permits Issued, FY 22-24

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	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	11	\$3,832,837	\$36,282	10%	-11%	9%
<b>Total</b>	<b>208</b>	<b>\$72,192,424</b>	<b>\$556,393</b>	<b>187</b>	<b>\$71,930,991</b>	<b>\$573,884</b>			



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

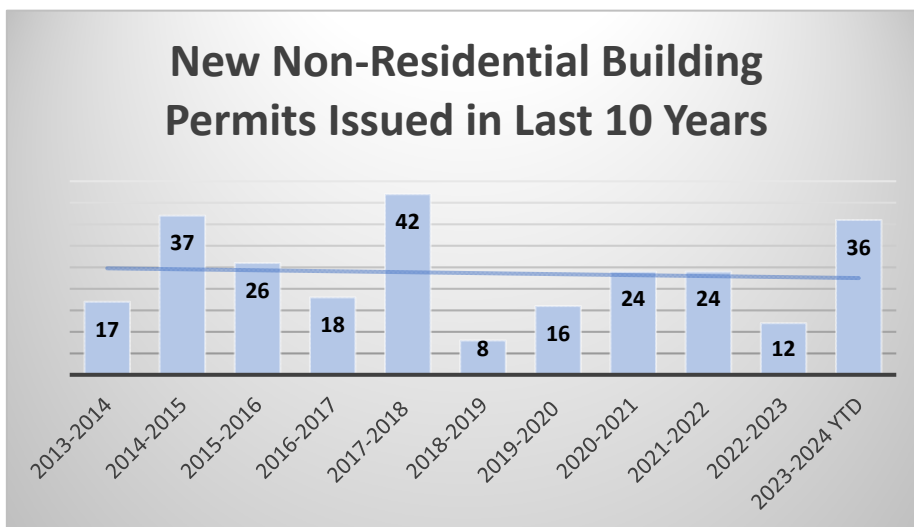
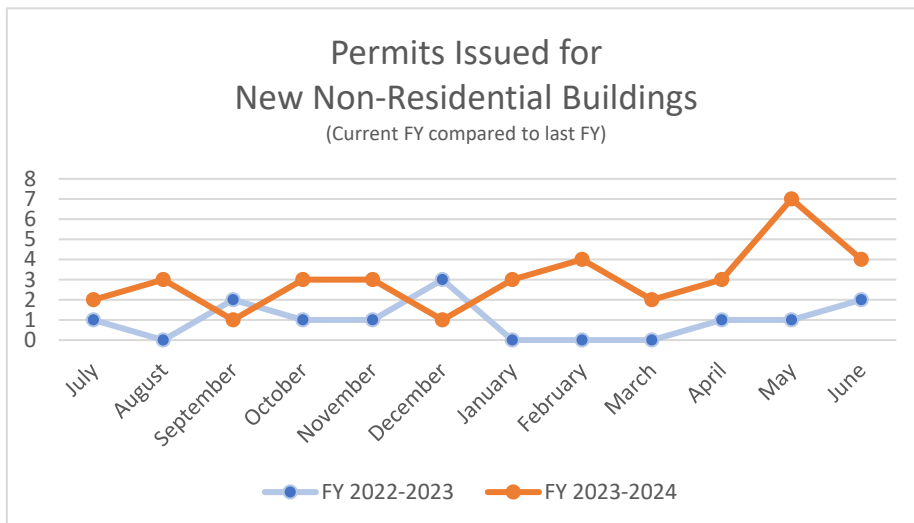
Month	Fiscal Year 2022 - 2023				Fiscal Year 2023 - 2024				Change in # of permits
	No. of Bldgs.	# of Units	Valuation	Fees Paid	No. of Bldgs.	# of Units	Valuation	Fees Paid	
July	0	0	\$0	\$0	0	0	\$0	\$0	.
August	0	0	\$0	\$0	0	0	\$0	\$0	.
September	1	47	\$7,099,648	\$21,132	0	0	\$0	\$0	-100%
October	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	0	0	\$0	\$0	.
<b>Total</b>	<b>5</b>	<b>147</b>	<b>\$27,835,935</b>	<b>\$86,470</b>	<b>16</b>	<b>188</b>	<b>\$48,747,492</b>	<b>\$157,391</b>	<b>220%</b>





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

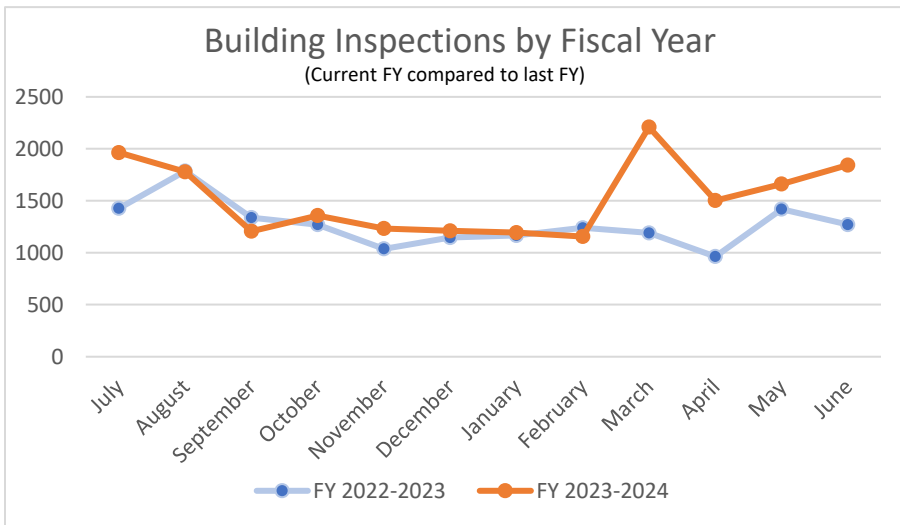
Month	Fiscal Year 2022 - 2023			Fiscal Year 2023- 2024			Percent Change		
	No. of Permits	Valuation	Fees Paid	No. of Permits	Valuation	Fees Paid	Change in # of Permits from Last Year	Change in Valuations from Last Year	Change in Fees Paid from Last Year
July	1	\$2,498,790	\$8,035	2	\$9,085,581	\$30,463	100%	264%	279%
August	0	\$0	\$0	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	4	\$10,247,015	\$42,468	100%	-38%	-17%
<b>Total</b>	<b>12</b>	<b>\$139,120,372</b>	<b>\$393,883</b>	<b>36</b>	<b>\$198,872,870</b>	<b>\$649,331</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%	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	1843	45%	19	35
<b>Total</b>	<b>15,245</b>	<b>18,309</b>			



# Certificates of Occupancy Issued for New Buildings

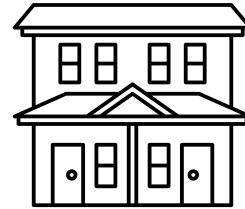
June 2024

14



Single-Family  
Detached

0



Duplex

0



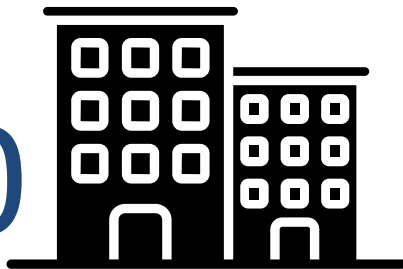
Single-Family  
Attached

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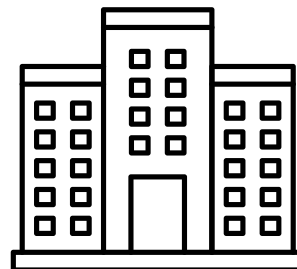
New Non-  
Residential Buildings

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Multi-Family - 3 or  
more Family Building

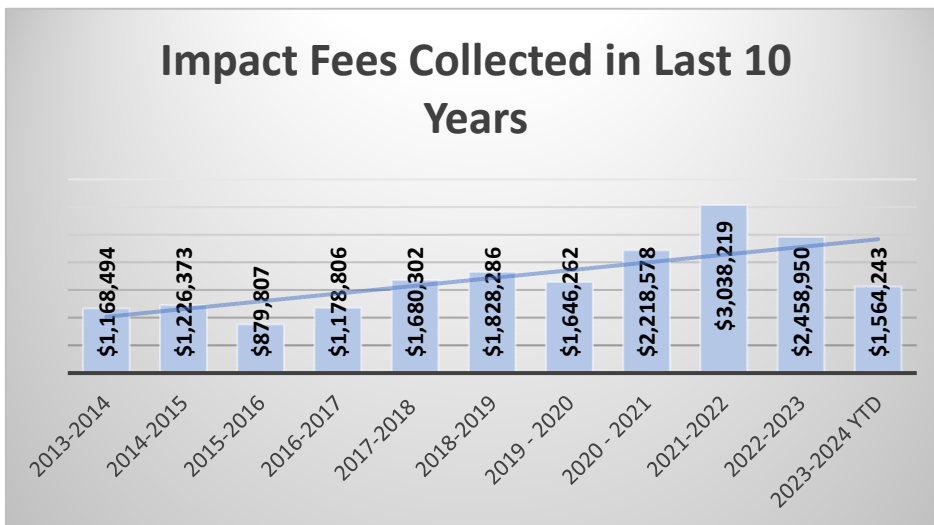
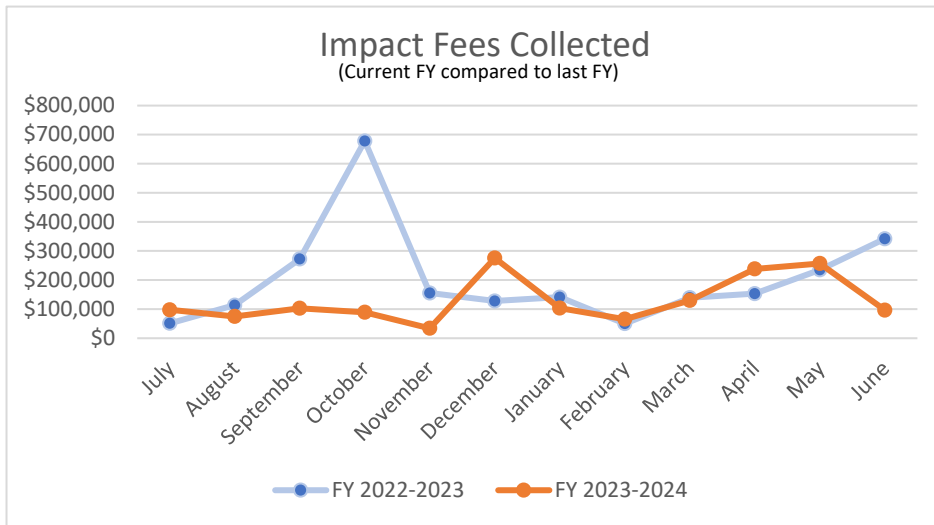
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Temporary  
Certificates

## Impact Fees Collected, FY 22-24

Month	Fiscal Year 2022 - 2023					Fiscal Year 2023 - 2024					% Change from Last year
	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	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	38	\$30,305	\$23,005	\$43,255	\$96,565	-72%
<b>Total</b>	<b>729</b>	<b>\$976,205</b>	<b>\$548,960</b>	<b>\$933,785</b>	<b>\$2,458,950</b>	<b>573</b>	<b>\$534,299</b>	<b>\$402,518</b>	<b>\$627,426</b>	<b>\$1,564,243</b>	



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

Feasibility Meetings	Physical Address
1 CAC Mattress	2550 W Main St. Ste 129
1 Integrity Acupuncture LLC	1550 Ebenezer Rd
1 Rock Hill Crossing ABC Store	4811 Old York Rd. 103
1 Retail	1116 India Hook Rd
1 Retail	1120 India Hook Rd
1 Gilmore Mortuary Services	1147 Ebenezer Rd
1 Massage Oasis	1125 N Anderson Rd
1 Westminster Church Youth Area	1320 India Hook Rd
1 Vision Fellowship Church	1707 Cherry Rd. Ste 102
1 Business Office	117 Lancaster Ave.
1 Massage Oasis	1125 Anderson Rd N 103
1 Loncheria Y Taqueria Rosey, LLC	1807 Cherry Rd 103
1 Elite Logistix	1203 Galleria Blvd 101
1 Rock Hill Furniture and Decor	1401 E Main St
1 Luxe Events on Main	730 Main St E
1 Tina's Hair Care Salon	1016 Saluda St

**5**

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
1 NEW KIDS DENTAL	316 Old Pointe School Rd	1	N	Dental Office
1 Oak Street Health MSO LLC	1735 Heckle Blvd 130	14	N	Medical Office
1 Just Saying LLC VIBEZ	560 Anderson Rd N	5	Y	Bar/Night Club
1 FCIG Tax and Accounting Services LLC Attaway Linville	1030 Riverwalk Pkwy 104	10	N	Tax and Accounting Services
1 Eliza Doolittle Enterprises, LLC Anytime Fitness	4124 Celanese Rd 126	3	N	Gym - Fitness Center
1 Balance Bodywork, LLC	1565 Ebenezer Rd 135	1	N	Massage and Bodywork Therapy
UPS Expedited Mail Services, Inc. UPS Expedited Mail Services, Inc.	1533 Galleria Blvd 140	125	N	Parcel Delivery, General Freight Trucking, Long-Distance, Truckload
1 AAA Fresh Foods LLC AAA Fresh Kitchen	239 Albright Rd	3	Y	Specialty Restaurant
1 Guerrero Market	739 Galleria Blvd 120	6	Y	Grocery Store
1 Alternative Behavior Strategies ABS Kids LLC	197 Piedmont Blvd 205	2	N	Pediatric Therapy Services
1 The Country Carrot LLC	2429 Cherry Rd	2	Y	Specialty Food Store
1 RoadRunner USA	205 Quantz St 103	1	N	Transportation Services
1 Evangeline Hundley for Congress	1045 Oakland Av	1	N	Campaign Office
1 K & B Auto Sales	1565 Ebenezer Rd 107	2	N	Wholesale Automobile Dealer
1 PurAqua Products Maxx Supply	1439 Dave Lyle Blvd 51	8	Y	Wholesale Distribution of PVC Parts
1 PeopleShare LLC	331 Main St E 401	4	N	Staffing Services
1 Chandler Commons Commercial Property Association Inc	727 Ns Dilworth Ln	0	N	Property Owner Association
1 Velocity Automotive Holdings LMR LLC Meineke Car Care	2366 Dave Lyle Blvd	5	N	Auto Repair and Service Center
1 Tonya Ellis Salon	1230 Ebenezer Rd	0	N	Cosmetology
1 Blend Rock Hill LLC	652 Herrons Ferry Rd 113	3	N	Specialty Restaurant
1 Herlong Beauty Supply Herlong Beauty	2301 Dave Lyle Blvd 114	1	N	Beauty Supply Store
1 The Wig Cave	489 Herlong Av S 4A	4	N	Beauty Supply Store
1 Liberty Management of Rock Hill, LLC N/A	1611 Constitution Blvd	60	N	Management of Assisted Living Facility
1 Allure Hair Studio	1517 Ebenezer Rd	1	N	Cosmetology
<b>24 Total</b>		<b>262</b>		

New Exempt Businesses:	Physical Address	Jobs Created	Type of Business
1 Rock Hill Kingdom Hall of Jehovah's Witnesses	1175 Albright Rd	0	Religious Institution
1 The Blood Connection, Inc	1157 Herrons Ferry Rd	15	Non-Profit Blood Donation Center
<b>2</b>		<b>15</b>	

New Home-Based Businesses:	Physical Address	Jobs Created	Type of Business
1 HNR Detailing Harding N Ruffin	618 Favorwood Dr	2	Mobile Automobile Detailing
1 Cyber Security Guardian LLC	604 Rosemore Pl	2	Cyber Security Consulting
1 Good Company Pressure Washing	828 Thistledown Dr	1	Pressure Washing Services
1 Allen Ventures LLC	595 Sugar Tree Dr	1	Business Consulting
1 R F M Enterprises	932 Crawford Rd	1	Residential Specialty Contractor
1 Greymens Plumbing LLC	1344 Hollythorn Dr	1	Mechanical Contractor-PB1
1 Olivia Broadway Interiors	253 Memory Ln	1	Interior Design
<b>7</b>		<b>9</b>	

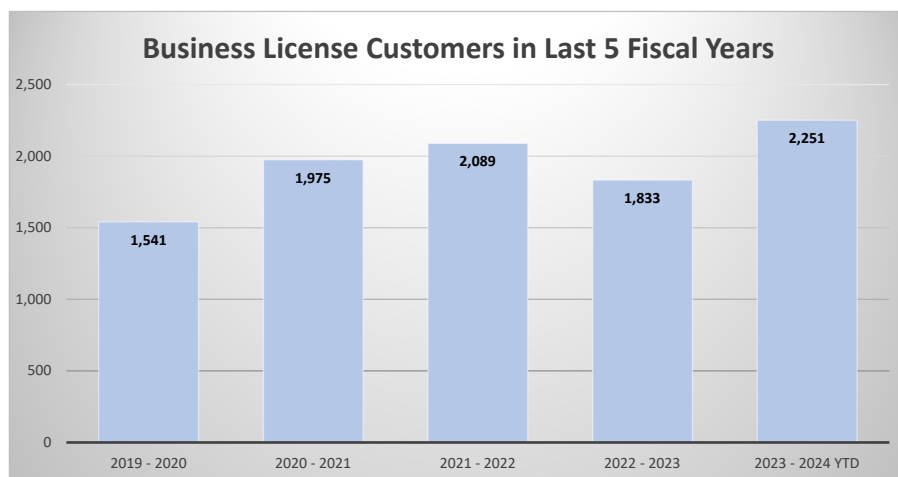
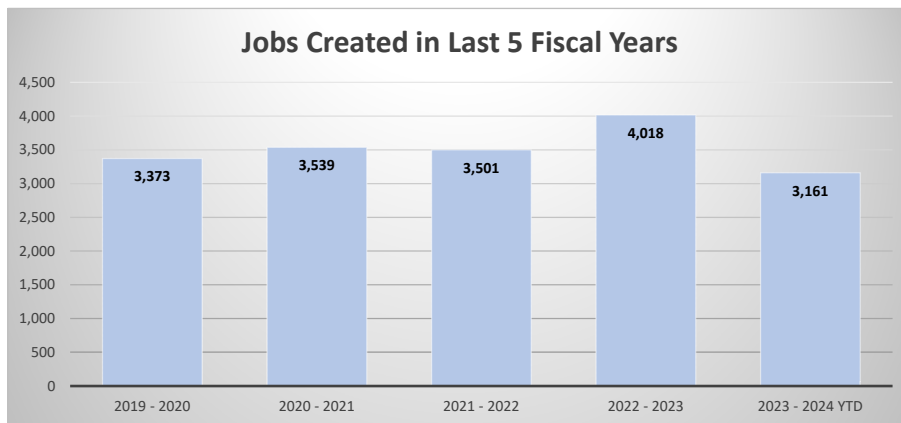
<b>Feasibility Meetings</b>	<b>16</b>	<b>Total Businesses Served This Fiscal Year</b>
<b>Inside City Businesses Served</b>	<b>33</b>	
<b>Outside City Business Served</b>	<b>234</b>	
<b>Total Businesses Assisted this Month</b>	<b>283</b>	
		<b>2,251</b>
<b>Total Jobs Created this Month</b>	<b>286</b>	<b>Total Jobs Created this Fiscal Year</b>
		<b>3,161</b>

### Jobs Created in Rock Hill from New Businesses

<b>Fiscal Year</b>	<b>July</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>March</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>Total</b>
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	775	503	225	254	65	229	143	158	123	182	286	<b>3,161</b>

### Business Licenses - Total Businesses Assisted

<b>Fiscal Year</b>	<b>July</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>March</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>Total</b>
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	201	154	145	130	118	178	169	183	190	344	283	<b>2,251</b>



## Applications Reviewed by Boards & Commissions

### JUNE 2024

#### Planning Commission

<i>Rezoning:</i>	
	NONE
<i>Pre Plat:</i>	
Plan # 20240174	Consideration of a request by Celanese North, LLC (Lane Norman) for Major Site Plan approval for Celanese Multi Use Commercial at 2990 Celanese Road.

#### Zoning Board of Appeals (ZBA)

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

Z-2024-12	Request by Rock Hill School District #3 (Brian Vaughan) for a special exception for elementary school use at 1036 Ogden Road. The property is zoned Single Family Residential-3 (SF-3). Tax map number 599-04-01-001 and 599-04-03-001
Z-2024-13	Request by Essie Maghsoud to appeal Planning Director's definition of auto repair use at 174 W. Main Street. The property is zoned Downtown (DTWN). Tax map number 627-20-02-006. Withdrawn
Z-2024-14	Request by April Adair for a special exception for crematory use and a separation reduction to residential at 1202 Constitution Boulevard, Suite 101. The property is zoned Industry General (IG) and Single Family Residential-5 (SF-5). Tax map number 596-04-01-007.
Z-2024-15	Request by Nikki Johnson for a separation reduction to residential and a variance to buffer standards at 946 Charlotte Avenue. The property is zoned General Commercial (GC). Tax map number 629-09-02-001.

#### Rock Hill Board of Historic Review

##### *Certificates of Appropriateness:*

H-2024-03	Consider a Certificate of Appropriateness at 330 Marion Street by Matthew Applegate for a Hardship Exemption to replace all existing siding with fiber-cement board. Tax Map ID# 600-03-02-006.
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Planning Commission	Zoning Board of Appeals	Board of Historic Review
<b>1</b>	<b>4</b>	<b>1</b>