



# ANNUAL REPORT



Exel Warehouse



Old Town Professional Building



Rock Hill Law Center Addition



Piedmont Medical Center Emergency Addition

## FISCAL YEAR 2013 - 2014

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# INTRODUCTION

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The mission of the Planning and Development Department is to preserve and enhance Rock Hill's economic vitality and quality of life through thoughtful planning and careful management of growth and development. To accomplish this we: 1) engage the community to understand and further its values, 2) communicate and collaborate with internal and external partners at all levels, and 3) provide the highest quality of customer service to citizens, businesses and investors in our community. Central to this mission is a one-stop service for development in the City where every regulatory activity from the conception of the idea to the completion of the project is handled by this single department in an efficient, customer-oriented manner.

This annual report provides the highlight of the past year's growth and development within the City, as well as the work of the department in supporting the City's planning and development goals. For more information and up to the minute data, please visit the Information Resources section under Planning and Development at [www.cityofrockhill.com](http://www.cityofrockhill.com).

# GROWTH AND DEVELOPMENT

Although growth has continued to slow down due to current economic conditions, things are still happening in Rock Hill. The following pages document the demographics of that growth and put many of those measures into context since the release of the 2010 Census figures. Also, covered are the advanced planning approvals for future development projects.

The following includes key highlights of growth in Rock Hill:

- The 2012 calendar year population estimate for the City of Rock Hill was 68,087, an increase of 3 percent from the 2010 Census.
- The total number of households declined by 6 percent with 29,606. The vacancy rate for the total households declined nearly 3 percent from 11.8 percent to 9.1 percent.
- Other key demographic information includes; median age increased nearly 2 percent from 30.4 to 32.0. In addition, the average family size increased from 2.91 to 3.02, as well as the average household size from 2.32 to 2.42.
- The City of Rock Hill grew in total land area from 37.45 square miles to 37.53 square miles. There were a total of seven annexations during fiscal year 2014 that totaled 49.17 acres.
- There were four major site plans approved during FY2014 as compared to the two approved in FY2013, and the total number of development approvals increased by eight over the same period. Of the sixteen development approvals, three were planned developments. One site plan was approved for the development of the Novant Health BMX Supercross Track at the Rock Hill Outdoor Center in Riverwalk.



*Novant Health BMX Supercross Observation Building and Track*

- There were three more subdivision plans approved as compared to one in the previous fiscal year.



*Riverwalk Development*

## Demographics

(Source: US Census Bureau-2000 & 2010 Summary File 1; 2008 - 2012 American Community Survey 1-Year Estimates)

### Population Growth

<u>Date</u>	<u>Total Population</u>	<u>Median Age</u>	<u>Average Family Size</u>
2012 ACS (Jan. 1-Dec. 31)	68,087	32.0	3.02
2011 ACS (Jan. 1-Dec. 31)	67,411	30.4	2.91
2010 ACS (Jan. 1-Dec. 31)	66,395	31.8	3.23
2010 Census	66,154	31.9	3.04
2009 ACS (July 1-June 30)*	69,213	34.2	3.40
2008 ACS (July 1-June 30)*	64,555	30.1	3.36
2000 Census	49,765	31.0	3.05
<b>Percent Change: 2000 to 2012</b>	<b>36.82%</b>	<b>3.23%</b>	<b>-0.98%</b>

### Household Growth

<u>Date</u>	<u>Total Households</u>	<u>Occupied Units</u>	<u>Vacant Units</u>	<u>% Vacant</u>	<u>Household Size</u>
2012 ACS (Jan. 1-Dec. 31)	29,606	26,900	2,706	9.1%	2.42
2011 ACS (Jan. 1-Dec. 31)	31,410	27,689	3,721	11.8%	2.32
2010 ACS (Jan. 1-Dec. 31)	29,162	24,858	4,304	14.8%	2.56
2010 Census	29,159	25,966	3,193	11.0%	2.43
2009 ACS (July 1-June 30)*	28,713	25,785	2,928	10.2%	2.57
2008 ACS (July 1-June 30)*	26,784	24,034	2,750	10.3%	2.60
2000 Census	20,287	18,750	1,537	7.6%	2.49

\*Although it appears that Rock Hill had a significant decline in population between 2009 and 2010, it is more likely that the 2008 & 2009 American Community Survey (ACS) 1-year Estimates were over-estimated as they do not reflect an actual population count. The Census Bureau implements the ACS as a means of continuously measuring population and housing characteristics between decennial census years. Single year estimates are available for communities with populations of 65,000 or more and are based on data from a sampling of housing units and people, and not an actual population count. For this reason, ACS estimates have a degree of uncertainty associated with them called a sampling error. Also, the increase in housing vacancy between 2000 and 2010 may not have been fully factored into the formulas to derive ACS estimates.

# Growth of City Limits

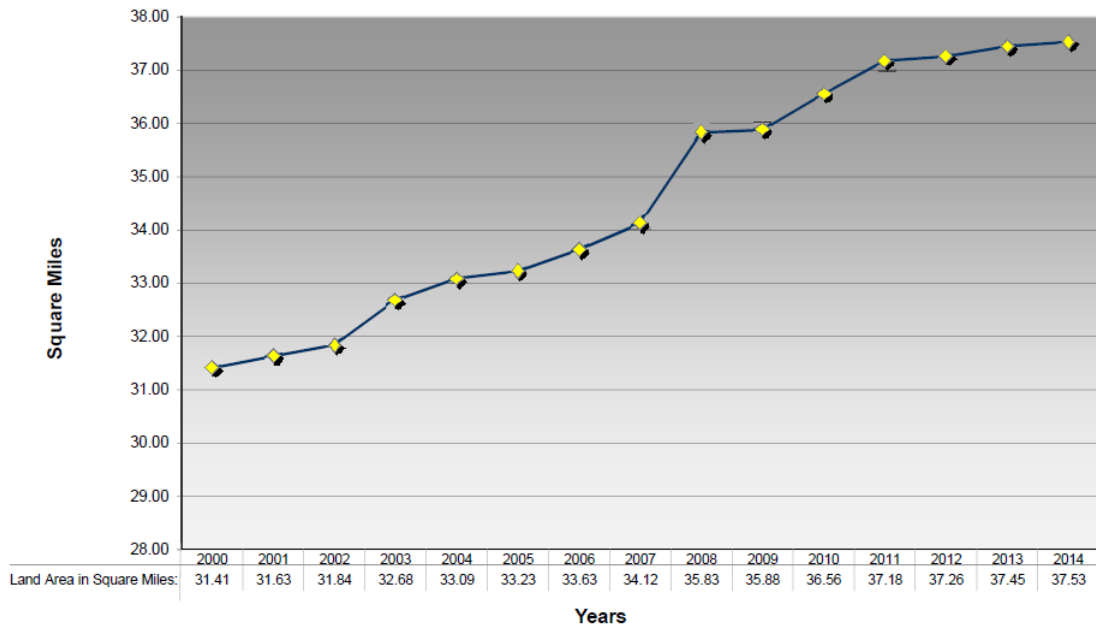
(Source: Rock Hill Planning and Development Department)

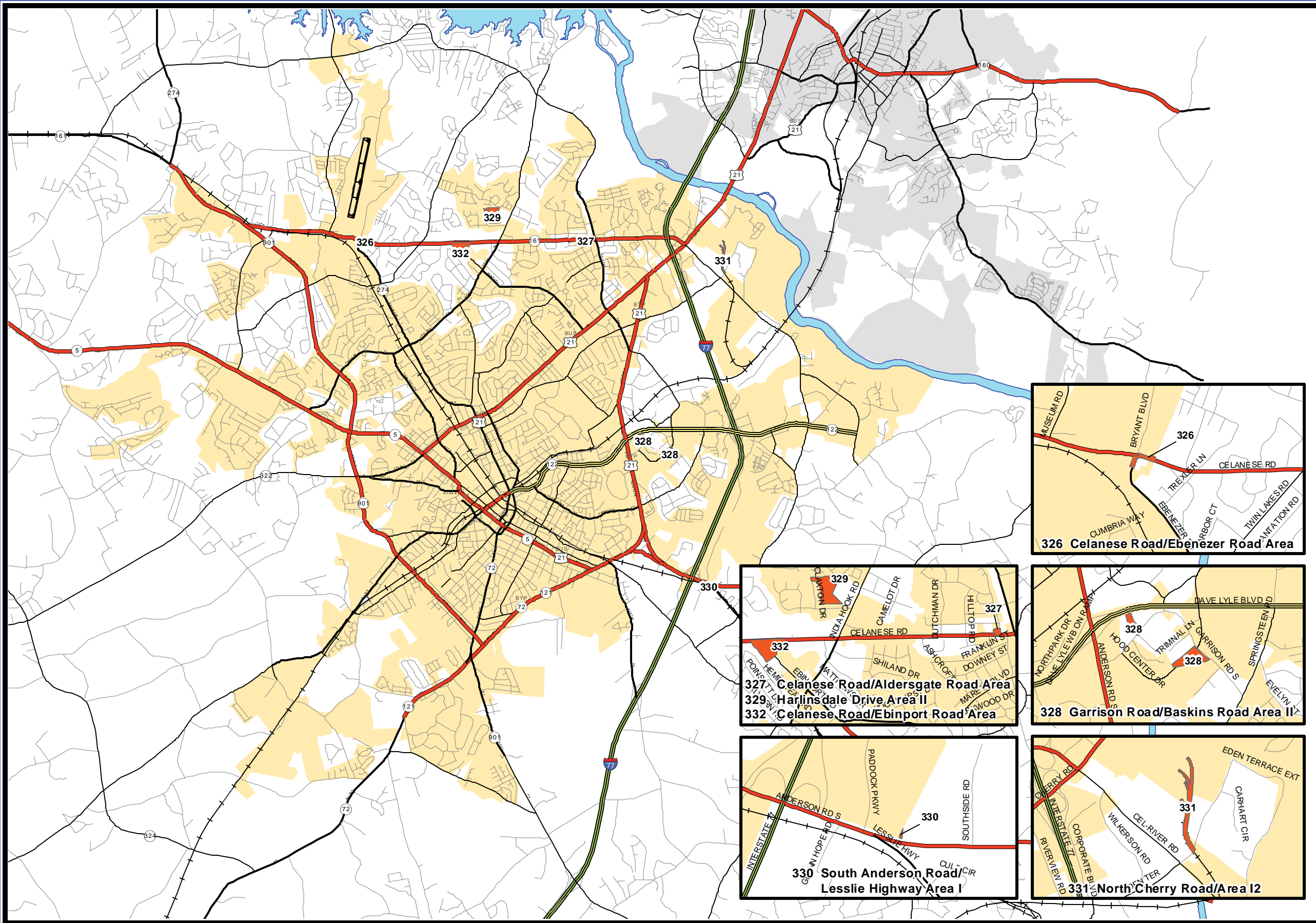
## FY 2014 Annexations\*

<u>Annexation Site</u>	<u>Acreage</u>	<u>Zoning</u>
Celanse Road/Ebenezer Road Area	1.7	IB & IG
Celanse Road/Aldersgate Road Area	1.54	LC
Garrison Road/Baskins Road Area II	10.22	PD-PED
Harlinsdale Drive Area II	15.40	SF-3
South Anderson Road/Lesslie Highway Area I	0.06	IG
North Cherry Road Area 12	6.0	PD-C
Celanse Road/Ebinport Road Area	14.25	PD-C
<b>Total Annexed Acreage:</b>	<b>49.17 Acres</b>	
<b>City Area Increase:</b>	<b>0.08 Sq. Miles</b>	

\*See Map "Rock Hill Annexations FY 2014"

## City Growth by Land Area





## LEGEND

### Annexations

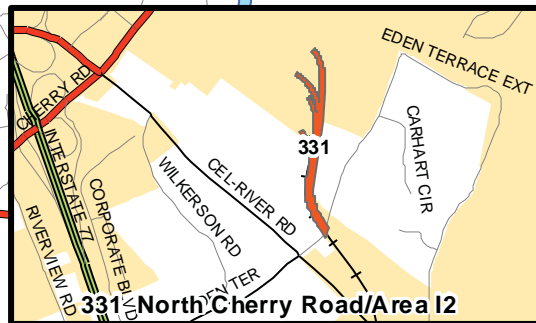
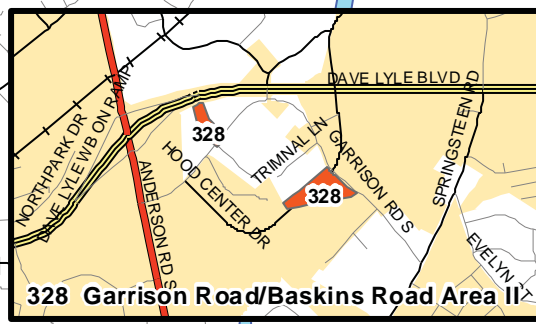
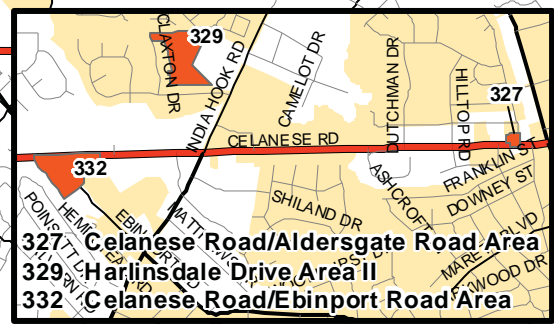
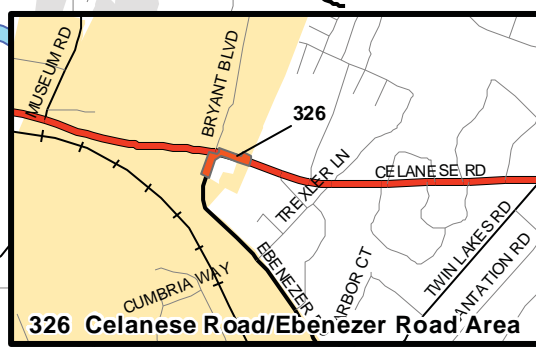
Annexation Area	Date
326 Celanese Road/Ebenezer Road Area	11/11/13
327 Celanese Road/Aldersgate Road Area	2/10/14
328 Garrison Road/Baskin Road Area II	3/10/14
329 Harlinsdale Drive Area I	4/14/14
330 South Anderson Road/Lesslie Highway Area I	4/14/14
331 North Cherry Road Area 12	5/12/14
332 Celanese Road/Ebinport Road Area	5/27/14

### City Limits

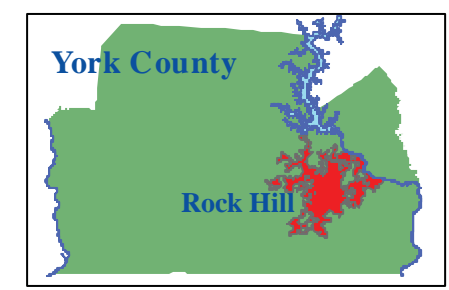
- Rock Hill
- Fort Mill
- Catawba River

### Roadway

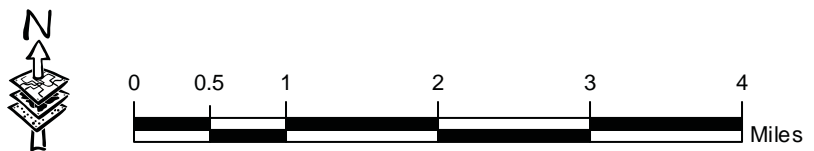
- Interstate
- Other Freeway/Expressway
- Other Prin Arterial
- Minor Arterial
- Major Collector
- Local
- Railroad



## LOCATOR MAP



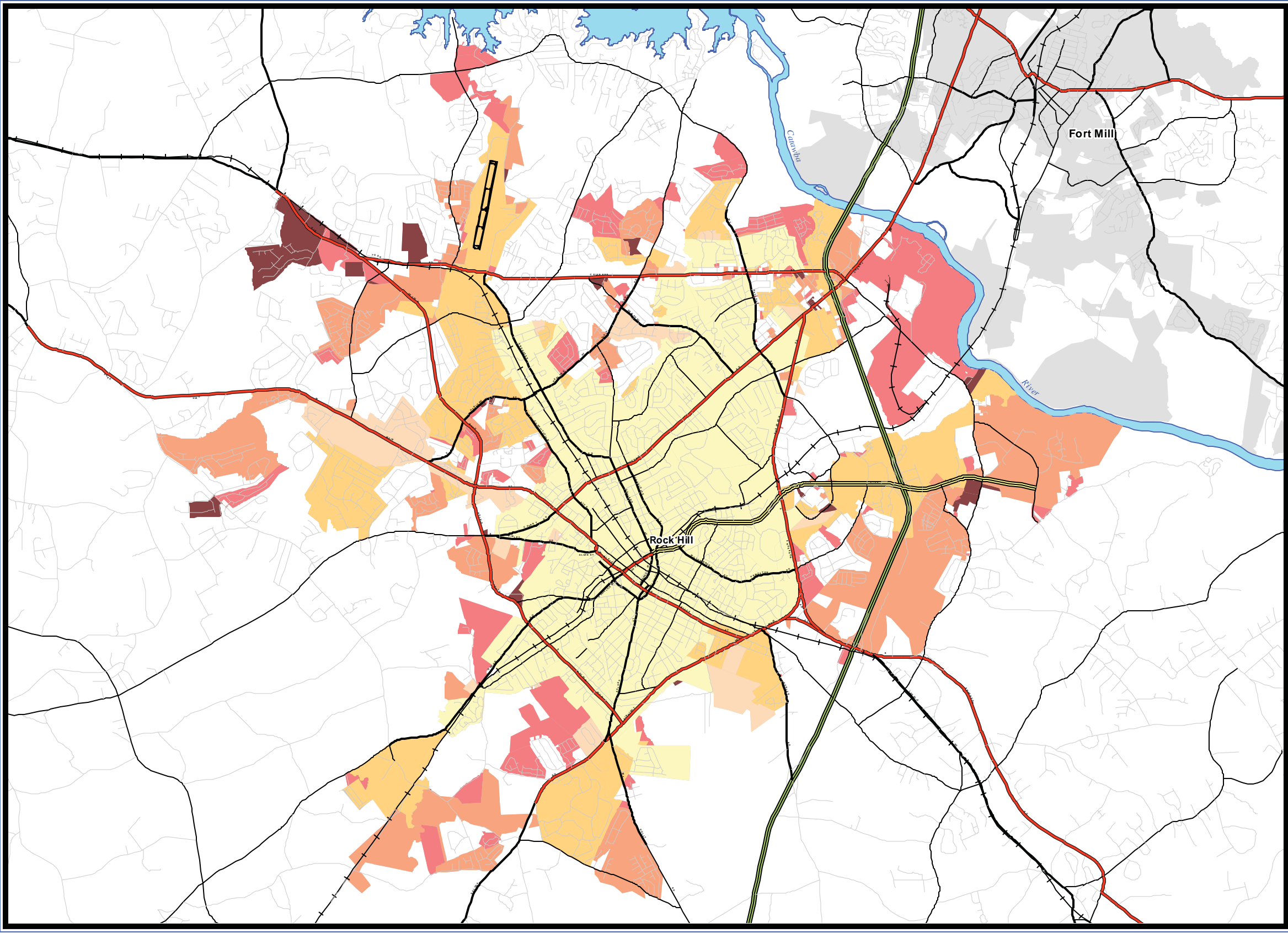
# ROCK HILL ANNEXATIONS FY 2014



SOURCE: CITY OF ROCK HILL  
PLANNING AND DEVELOPMENT DEPARTMENT  
June 2014



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**LEGEND**

**Annexation Areas by Decade**

- 2011 to Present
- 2010 to 2000
- 1999 to 1990
- 1989 to 1980
- 1979 to 1970
- Before 1970

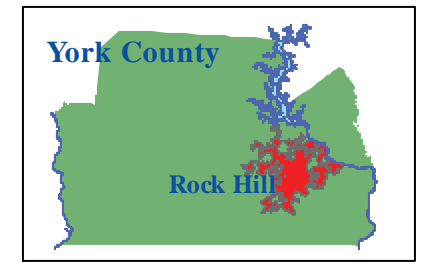
**Jurisdictions**

- Fort Mill
- Catawba River

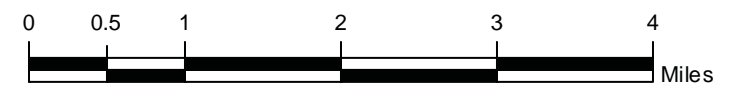
**Roadway**

- Interstate
- Other Freeway/ Expressway
- Other Prin Arterial
- Minor Arterial
- Major Collector
- Local
- Railroad

**LOCATOR MAP**



**HISTORIC GROWTH OF ROCK HILL  
CITY LIMITS**



SOURCE: CITY OF ROCK HILL  
PLANNING AND DEVELOPMENT DEPARTMENT  
June 2014



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# Development

(Source: Rock Hill Planning and Development Department)

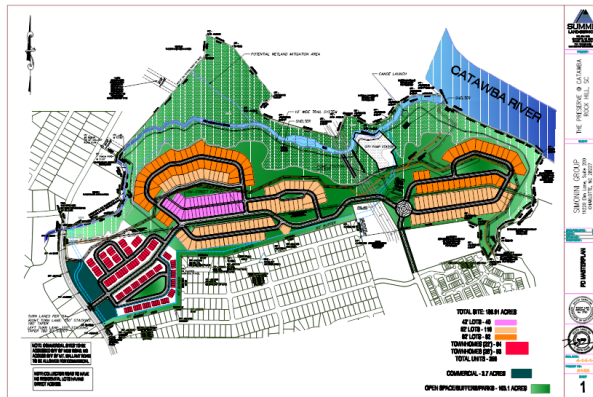
## Approved Major Site Plans, Planned Developments & Subdivisions FY 2014\*

Project Name	Map #	Location	Approval Date	Project Type	# of Lots or Units (Residential)	Area in Sq. Ft. (Non-Residential)	Parcel Acreage
Walmart Neighborhood Market PD	1	Celanese and Ebinport	5/27/2014	Commercial	n/a	41,531 (walmart bldg.) 11,200 (shops)	11.3
Harlinsdale Phase II	2	Harlinsdale Dr. & Claxton Dr.	3/4/2014	Single Family Residential	15	n/a	15.04
Preserve @ Catawba PD	3	Mt. Gallant Rd./Bristol Pkwy.	6/23/2014	Single Family, Townhouses, & Commercial	241 Single-Family DU, 117 Townhomes	300,000	186.91
Riverwalk River District Bldgs. 5 (BNA) & 6	4	955 & 961 Rapid Run Rd.	2/4/2014	Single Family & Commercial	24	23,585	2.68
Riverwalk Phase 1F	5	Mariemont Court	4/28/2014	Single Family Residential	10	n/a	5.37
Riverwalk-Rock Hill BMX Facility	6	1303, 1305, & 1307 Riverwalk Pkwy.	7/22/2013	Public Facility	n/a	7,202	101.82
Project Blue	7	885 Paragon Way	6/18/2014	Industrial	n/a	300,080	27.93
Exel @ Riverwalk	8	996 Paragon Way	9/18/2013	Industrial	n/a	947,715	65.08
Walmart Neighborhood Market	9	1225 Cherry Rd.	12/3/2013	Commercial	n/a	41,686	9.2
Family Trust Operation Center	10	227 W. Main St.	11/5/2013	Commercial	n/a	38,470	2.07
Old Town East-Fountain Square Park	11	150 Saluda St.	10/24/2013	Public Facility	n/a	n/a	1.39
Old Town East-Professional Office Building & Parking Deck	12	331 E. Main St.	7/15/2013	Commercial	n/a	49,072 (bldg.) 78,180 (parking deck)	1.19
York Technical College PED	13	452 S. Anderson Rd.	3/10/2014	Public & Institutional	n/a	Per master plan	118.26
Gateway Apartments @ Galleria	14	548 Galleria Blvd.	2/21/2014	Multi-Family Residential	312	n/a	28
Windsor Apartments @ Cushendall	15	Bilwyn Dr., Ivy Hill Ln., Blarney Dr.	9/3/2013	Multi-Family Residential	168	n/a	11.84
Sweetwater Subdivision - Phase 2C	16	Anvil Draw Place	10/24/2013	Single Family Residential	25	n/a	10.36

\*See Map "Approved Major Site Plans, Planned Developments & Subdivisions FY 2014"



Family Trust Headquarters concept drawing  
BB+M Architecture



Preserve at Catawba preliminary planned development sketch  
Summit Land Services

## Development

### Approved Major Site Plans & Subdivisions 2005 to 2014\*

Project Name	Map #	Location	Approval Date	Project Type	# of Lots or Units (Residential)	Area in Sq. Ft. (Non-Residential)	Parcel Acreage
Dutchman Creek Middle School	1	Museum Rd & Mt Gallant Rd	7/11/2006	School	n/a	172,312	63.22
Chelsea Woods, Phase II	2	Museum Rd & Pennington Rd	7/26/2007	Single Family Residential	26	n/a	8.43
Chelsea Woods, Phase III	3	Pennington Rd & Museum Rd	11/17/2005	Single Family Residential	9	n/a	2.06
Wal-Mart Supercenter	4	Old York Rd & Miller Pond Rd	3/6/2007	Commercial/Retail	n/a	245,912 3,020 (office)	39.87
Action Stainless Steel	5	Hollis Lakes Rd	8/5/2008	Manufacturing	n/a	61,980 (warehouse)	5.53
Rock Pointe Apartments-Phase II	6	2341 Ridge Rook Ln Ebenezer Rd, across from	10/8/2012	Multi-family Residential	40	n/a	5.36
Rock Pointe Apartments Laurel Creek	7	Trexler Lane	11/7/2010	Multi-Family Residential	48	n/a	6.00
Phase VI - Sec II	8	Twin Lakes Rd & North of Celanese Rd	8/29/2007	Single Family Residential	7	n/a	5.79
Village of Augusta Place at Laurel Creek, Phase VI - Sec. III	9	Laurel Creek Dr & Twin Lakes Blvd	5/30/2006	Single Family Residential	26	n/a	9.94
Laurel Creek, Phase VII (Village of Belianova)	10	Twin Lakes Rd & North of Celanese Rd	3/7/2006	Single Family Residential	6	n/a	5.79
Harlinsdale Phase II	11	Harlinsdale Dr. & Claxton Dr.	3/4/2014	Single Family Residential	15	n/a	15.04
Walmart Neighborhood Market PD	12	Celanese and Ebinport Nonwood Ridge Dr & Mt Gallant Rd	5/27/2014	Commercial	n/a	41,531 (walmart bldg.) 11,200 (shops)	11.3
Nonwood Ridge, Phase II	13		9/14/2005	Single Family Residential	47	n/a	14.07
Preserve @ Catawba PD	14	Mt. Gallant Rd./Bristol Pkwy.	6/23/2014	Single Family, Townhouses, & Commercial	241 Single-Family DU, 117 Townhomes	300,000	186.91
Park Creek	15	Mt Gallant Road & Fieldcrest Circle	7/13/2005	Townhouses	240	n/a	30.46
Celanese Plaza/Hunters Chase	16	1525 Celanese Rd	12/1/2008	Commercial/Retail	n/a	13,080 (retail) 99,666 (climate cont self storage)	1.52
Paces River Commercial	17	Riverchase/ North of Celanese Rd	8/5/2008	Commercial Development	n/a	17,720 (commercial)	10.94
CMC - Rock Hill Medical Office Plaza	18	1656 Riverchase Blvd.	12/6/2011	Medical Office	n/a	92,000	10.15
SouthCross Corporate Center	19	Southcross Blvd, west of Cherry Rd	9/10/2007	Industry Business	n/a	150,000+	36.50
Riverwalk River District Bldgs. 5 (BNA) & 6	20	955 & 961 Rapid Run Rd.	2/4/2014	Single Family & Commercial	24	23,565	2.68
Riverwalk, Phase 1E.1-Alternate	21	2850 Cherry Rd	4/30/2010	Single Family Residential	16	n/a	2.10
Riverwalk, Phase 1E.2	22	2851 Cherry Rd	12/22/2011	Single Family Residential	34	n/a	6.37
Riverwalk Phase 1F	23	Marlmont Court	4/28/2014	Single Family Residential	10	n/a	5.37
Riverwalk, Phase 1B Initial	24	North Cherry Road & Cel-River Rd	5/10/2010	Single Family Residential	6	n/a	14.00
Riverwalk, Phase 1D	25	North Cherry Road & Cel-River Rd	7/6/2010	Single Family Residential	90	n/a	29.30
Riverwalk, Phase 1G	26	2850 Cherry Rd	5/24/2013	Single Family Residential	40	n/a	19.00
Riverwalk Apartments	27	1105 Herrons Ferry Rd	10/2/2013	Multi-Family Residential	308	n/a	17.00
Riverwalk-Rock Hill BMX Facility	28	1303, 1305, & 1307 Riverwalk Pkwy.	7/22/2013	Public Facility	n/a	7,202	101.82
Physician's Choice Laboratory Services	29	854 Paragon Way	10/24/2012	Office/Industrial	n/a	117,198	14.55
Project Blue	30	885 Paragon Way	6/18/2014	Industrial	n/a	300,080	27.93
Exel @ Riverwalk	31	996 Paragon Way	9/18/2013	Industrial	n/a	947,715 24,000 (flex space) 36,200 (building supply company)	65.08
Corporate Blvd Building & Design Center	32	I-77 & Corporate Blvd	6/6/2006	Commercial/Office	n/a	57,700 (storage) 1,700 (live/work)	23.90
Patriot Parkway Storage	33	Patriot Parkway & Cherry Rd	8/7/2007	Storage Facility	n/a		6.94
Walker's Ridge (formerly The Village at Brookstone)	34	Brookstone Way & Ebinport	4/23/2008	Single Family Residential	75	n/a	55.04
Walmart Neighborhood Market	35	1225 Cherry Rd. Sedgewood Dr & Ebenezer Rd	12/3/2013	Commercial	n/a	41,686	9.2
Agape Assisted Living Center	36		9/4/2007	Assisted Living Facility	n/a	29,533	19.61
Estes Knoll	37	Estes Drive	7/12/2006	Single Family Residential	3	n/a	1.29
Village of India Hook	38	India Hook Rd, across from Hillcroft Pl	3/7/2006	Multi-family Residential	58	n/a	13.92
Chandler Commons Commercial	39	India Hook Rd & Ragin Lane	9/2/2008	Commercial/Retail	n/a	20,000	1.65
Hertong Commercial	40	Hertong Av & Ridgefield Ct	1/3/2006	Commercial/Retail	n/a	25,056	3.50

# Development

## Approved Major Site Plans & Subdivisions 2005 to 2014\*

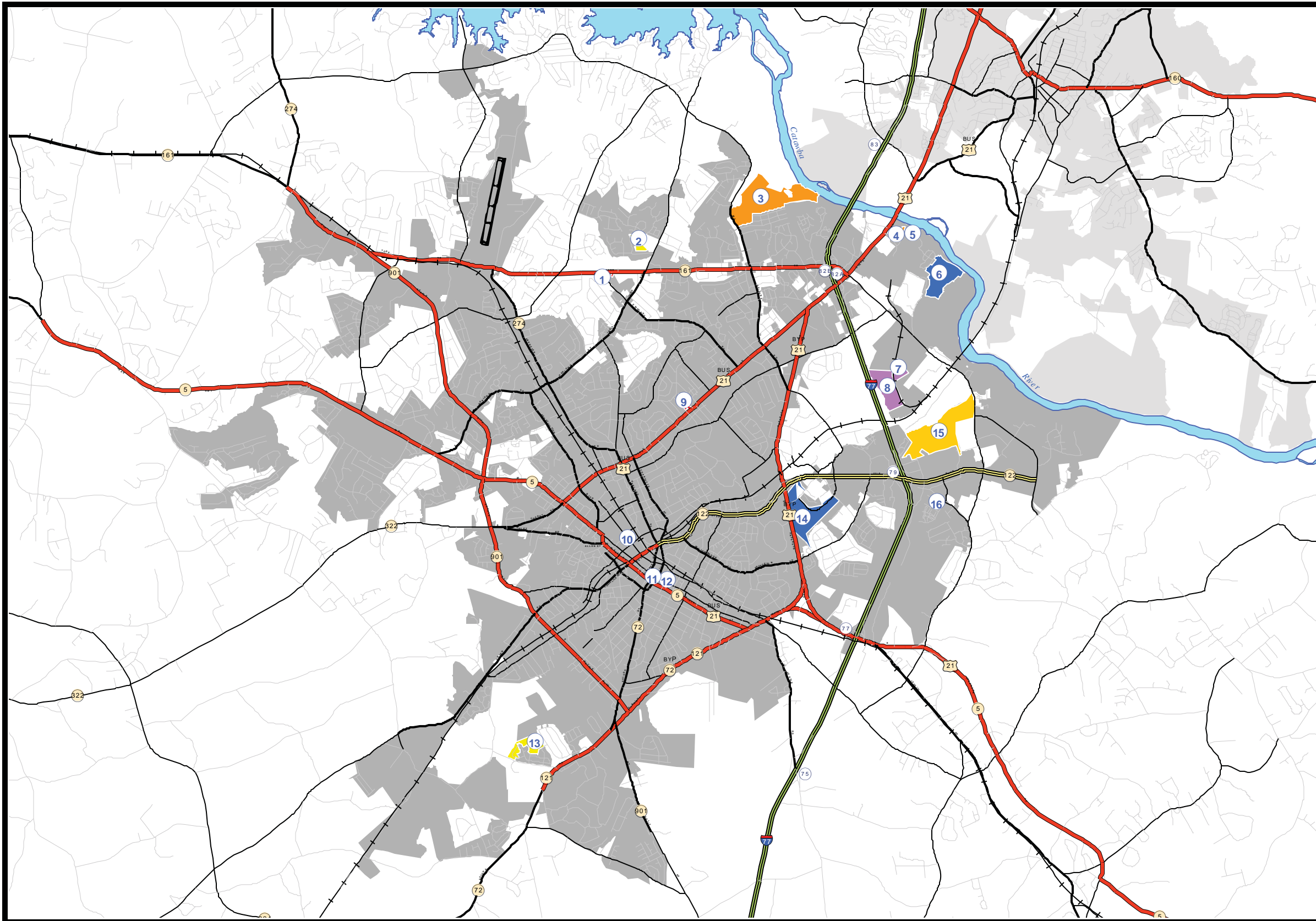
Project Name	Map #	Location	Approval Date	Project Type	# of Lots or Units (Residential)	Area in Sq. Ft. (Non-Residential)	Parcel Acreage
Millwood Plantation Phase 6	41	Herlong Ave/South of India Hook Rd	1/23/2007	Single Family Residential	52	n/a	17.53
Goddard School at Millwood Plantation	42	415 Clouds Way	5/15/2012	School	n/a	9,875	11.04
Piedmont Station	43	Ebenezer Rd & Herlong Ave	9/2/2006	Commercial/Retail	n/a	14,000 (retail) 11,000 (restaurant) 35,000 (office)	5.15
The Village of Ebenezer V - VII	44	Hollis Lakes Blvd & Renowned Blvd	6/15/2007	Single Family Residential	99	n/a	19.71
Whisper Creek Apartments	45	Herlong Av, across from Kensington Square	8/24/2005	Multi-family Residential	292	n/a	19.66
Constitution Park Townhouses, Phase I - III (formerly Branches at Constitution)	46	Constitution Blvd & Hancock Union Ln	3/23/2006	Townhouses	137	n/a	19.37
Heckle Business Park PUD	47	1645 Cranium Dr	9/24/2012	Commercial	n/a	14,550	2.00
Heckle Business Park - Commercial Subdivision	48	Heckle Bld & S Herlong Ave	8/30/2005	Offices/Retail	n/a	30,000 (office) 12,000 (restaurant) 78,000 (storage space)	17.21
Shoppes at Huntington	49	551 South Herlong Ave	11/1/2008	Commercial/Retail	n/a	31,261 (commercial)	2.99
Sloan Drive Apartments	50	2716 W. Main St.	6/26/2012	Multi-Family Residential	20	n/a	4.22
Park Pointe Village, Phase I	51	Main St & Leach Rd	10/7/2008	Multi-Family Senior Residential/Continuing Care	36 (MF) 13 (duplex)	n/a	66.50
Stoneridge Hills	52	Eastview Rd/South of Hwy 5	8/18/2009	Single Family Residential	368	n/a	220.73
Stoneridge Lakes, Phase I - III (Eastview Oaks)	53	Plantation Hills Dr & Eastview Rd	11/14/2005	Single Family Residential	49	n/a	26.21
Stoneridge Lakes, Phase V (Eastview Oaks)	54	Eastview Rd/South of Hwy 5	7/17/2008	Single Family Residential	30	n/a	14.64
Stoneridge Lakes, Phase VI (Eastview Oaks)	55	Eastview Rd/South of Hwy 6	9/28/2005	Single Family Residential	13	n/a	8.53
Stoneridge Lakes, Phase VII (Eastview Oaks)	56	Eastview Rd/South of Hwy 5	9/16/2008	Single Family Residential	20	n/a	9.32
York Preparatory Academy	57	1025 Golden Gate Ct. & 2365 Eastview Rd.	12/19/2012	Charter School	n/a	52,154 (Elementary) 26,054 (Middle) 39,984 (High School) 70,451 (Student Union)	44.92
Townplace Suites	58	Tabor Dr & Galleria Blvd	8/5/2008	Hotel	n/a	49,516	2.24
The Parks	59	Park Ridge Blvd & Eastview Rd	12/28/2005	Single Family Residential	107	n/a	66.61
Meadow Lakes II, Phase IV - Sec IV	60	Meadow Lakes Rd & W Main St	1/5/2006	Single Family Residential	10	n/a	8.36
Frank Roach Post 34 of the American Legion	61	524 Heckle Blvd	11/9/2012	Commercial	n/a	18,648 (bidg.) 210,388 (site)	19.49
Arcade Mills Redevelopment	62	Old Arcade Mill Area/ Haglins, Sidney, and Reynolds Streets	9/10/2008	Single Family Residential	29	n/a	15.71
Manor York Senior Residences	63	Finley Rd	2/5/2008	Senior Living Community	72	3,182 (community center)	6.59
Cherry-Laurel	64	Hardin Street & Finley Rd	10/12/2009	Single Family, Townhouses, & Commercial	3 (SF) 42 (TH)	n/a	5.49 (SF) .75 (TH) 1.0 (Comm)
Cotton Mill Village PD	65	East Main Street & Constitution Blvd	1/5/2010	Single Family & Multi-family Residential	19 (SF) & 21 (MF)	5k sq. ft. bidg outparcel	8.38
Hagins-Fewell Revitalization	66	W Main St & N Wilson St	1/3/2006	Multi-family Residential	19	n/a	0.95
Family Trust Operation Center	67	227 W. Main St.	11/5/2013	Commercial	n/a	38,470	2.07
The Cotton Factory	68	White Street & Dave Lyle Blvd	7/11/2006	Commercial/Office	n/a	74,500 (retail) 33,600 (office)	4.83
Old Town East-Fountain Square Park	69	150 Saluda St.	10/24/2013	Public Facility	n/a	n/a	1.39
Old Town East-Professional Office Building & Parking Deck	70	331 E. Main St.	7/15/2013	Commercial	n/a	49,072 (bidg.) 78,180 (parking deck)	1.19
Renaissance Square	71	503 E. Main Street	5/29/2008	Townhouses	14	n/a	1.29
Woodside Village (formerly Starbright Village)	72	Ogden Rd & Heckle Blvd	9/5/2006	Single Family Residential	61	n/a	37.46
Crawford Woods	73	On the corner of Crawford Rd and Irwin St	5/3/2007	Single Family Residential	11	n/a	3.64
Roddey Park, Phase VI (formerly Bellingrath)	74	Off of Saluda Road, beyond end of Schuyler Avenue	12/13/2007	Single Family Residential	37	n/a	24.47
Roddey Park, Phases II-V (formerly Bellingrath)	75	Albright Rd & John Roddey Cir	11/20/2009	Single Family Residential	208	n/a	45.84
Roddey Park, Phase I (formerly Bellingrath)	76	Albright Rd & John Roddey Cir	8/24/2007	Single Family Residential	73	n/a	34.90
Fairway Woods	77	Saluda St & Tarrington Dr	7/19/2006	Single Family Residential	55	n/a	12.10

# Development

## Approved Major Site Plans & Subdivisions 2005 to 2014\*

Project Name	Map #	Location	Approval Date	Project Type	# of Lots or Units (Residential)	Area in Sq. Ft. (Non-Residential)	Parcel Acreage
Sweetwater, Phase 1	78	Rawlsville Rd & Albright Rd	8/8/2007	Single Family Residential	79	n/a	28.61
Sweetwater, Phase 2A	79	Rawlsville Rd & Albright Rd	4/11/2008	Single Family Residential	35	n/a	11.54
Sweetwater Subdivision - Phase 2B	80	Rawlsville Rd & Albright Rd	9/14/2011	Single Family Residential	20	n/a	5.24
Sweetwater Subdivision - Phase 2C	81	Anvil Draw Place	10/24/2013	Single Family Residential	25	n/a	10.36
Soft Winds Village, Phase 2	82	Ogden Rd & Soft Winds Village Dr	12/18/2006	Single Family Residential	48	n/a	11.30
Peaceful Meadows	83	Rambo Rd	4/6/2010	Single Family Residential	135	n/a	74.60
Carnegie Estates, Phase IV	84	Saluda St & Favorwood Dr	7/31/2009	Single Family Residential	59	n/a	21.68
Holly Hill Subdivision	85	Mt Holly Rd	9/25/2007	Single Family Residential	55	n/a	35.56
Composite Resources	86	Tech Park/Lakeshore Parkway	3/19/2010	Factory/Industrial	n/a	5,000 (office) 52,600 (manufacturing/warehouse)	5.76
Amanda Way	87	Princeton Rd/Amanda Way (Bonneau Ct)	6/13/2008	Single Family Residential	7	n/a	3.66
City Operations Center	88	Anderson Road & East Main Street	9/8/2009	Office/Industrial	n/a	120,393	32.75
York Technical College PED	89	452 S. Anderson Rd.	3/10/2014	Public & Institutional	n/a	Per master plan	118.26
Garrison Estates	90	Springsteen Road adjacent to Woodvale Subdivision	10/9/2008	Single Family Residential	53	n/a	17.00
Seven Oaks, Phase III & IV	91	Springsteen Rd & Seven Oaks Blvd	7/20/2005	Single Family Residential	70	n/a	21.87
Crown Pointe, Lot 3	92	Crown Pointe Lane and Springsteen Road	8/1/2005	Commercial/Retail (Bank)	n/a	68,171	1.56
Manchester, Site 8F Ardwyck - Phase I	93	Ardwyck & South of Dave Lyle Blvd	3/22/2006	Townhouses	32	n/a	7.24
Manchester, Site 8F Ardwyck - Phase II	94	Ardwyck & South of Dave Lyle Blvd	2/9/2007	Townhouses	10	n/a	5.54
Antrim Business Park Spec. Commercial Bldg.	95	1230 Galleria Blvd	7/5/2012	Industrial	n/a	40,000 (bldg.)	6.51
Ross Data Center	96	1231 Galleria Blvd	3/9/2011	Office/Industrial	n/a	30,107	48.07
Ross SEBH Distribution Center	97	1335 Galleria Blvd. Millhouse Dr & Springdale Rd	8/9/2011	Industrial/Manufacturing	n/a	1,601,350	122.67
Springsteen Plantation	98	Springsteen Rd	3/6/2006	Single Family Residential	58	n/a	28.50
Homewood Suites	99	Galleria Blvd & I-77	6/3/2008	Hotel	n/a	83,326	4.16
Rock Hill Comfort Suites Hotel	100	Old Springdale Rd/South of Dave Lyle Blvd	7/10/2007	Hotel	n/a	12,358	1.39
Windsor Apartments @ Cushendall	101	Bilwyn Dr., Ivy Hill Ln., Blamey Dr.	9/3/2013	Multi-Family Residential	168	n/a	11.84
Toyota of Rock Hill	102	640 Galleria Blvd	9/7/2010	Auto Dealership	n/a	49,041	6.54
Harrelson Nissan Dealership	103	550 Galleria Blvd	10/4/2011	Auto Dealership	n/a	23,518 (bldg.)	6.96
Innsbrook Commons	104	W Main St & Hardin St	5/2/2006	Multi-family Residential	72	n/a	5.65
Holiday Inn at Galleria	105	Galleria Blvd	8/5/2008	Hotel	n/a	73,930	2.57
Gateway Apartments @ Galleria	106	548 Galleria Blvd.	2/21/2014	Multi-Family Residential	312	n/a	28
Group 1 Auto Body Shop	107	1545 Cedar Line Dr	8/9/2011	Commercial/ Auto Body Shop	n/a	24,347	7.02
Galleria Outparcel H	108	Dave Lyle Blvd & Meeting Blvd	7/13/2005	Commercial/Retail	n/a	13,000	1.41
Academy Sports & Outdoors	109	2468 Cross Pointe Dr	10/7/2011	Commercial/Retail-PD	n/a	69,764	11.99
Sams Club - New Retail	110	2474 Cross Pointe Dr	5/31/2012	Commercial/Retail-PD	n/a	136,252	11.73
Hamon Distribution Center	111	Waterford Business Park	3/6/2008	Industrial Facility	n/a	115,000 (warehouse) 6,000 (office)	12.00
Waterford Glen, Phase 2	112	Waterford Glen	4/18/2006	Single Family Residential	52	n/a	28.06
Waterford Commons (Village)	113	Portion off of Waterford Park Drive and portion off of Sturgis Road, adjacent to Waterford Glen subdivision	1/11/2008	Single Family Residential	173	n/a	79.80

\*See Map "Approved Major Site Plans, Planned Developments & Subdivisions FY 2014"

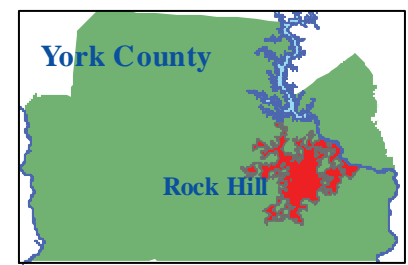


**LEGEND**

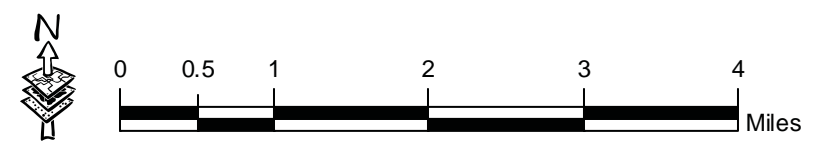
- Proposed Land Use**
- Public & Institutional
  - Industrial
  - Commercial
  - Mixed-Use: Residential & Commercial
  - Multi-family Residential
  - Single-family Residential
- Note: Projects are shown according to parcel location at the time of approval.

- |  |   |
|--|---|
| <p><b>City Limits</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> Rock Hill</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> Fort Mill</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> Catawba River</li> </ul> | <p><b>Roadway</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid green; margin-right: 5px;"></span> Interstate</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid yellow; margin-right: 5px;"></span> Other Freeway/Expressway</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid red; margin-right: 5px;"></span> Other Prin Arterial</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid black; margin-right: 5px;"></span> Minor Arterial</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid black; margin-right: 5px;"></span> Major Collector</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid black; margin-right: 5px;"></span> Local</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid black; margin-right: 5px;"></span> Railroad</li> </ul> |
|--|---|

**LOCATOR MAP**



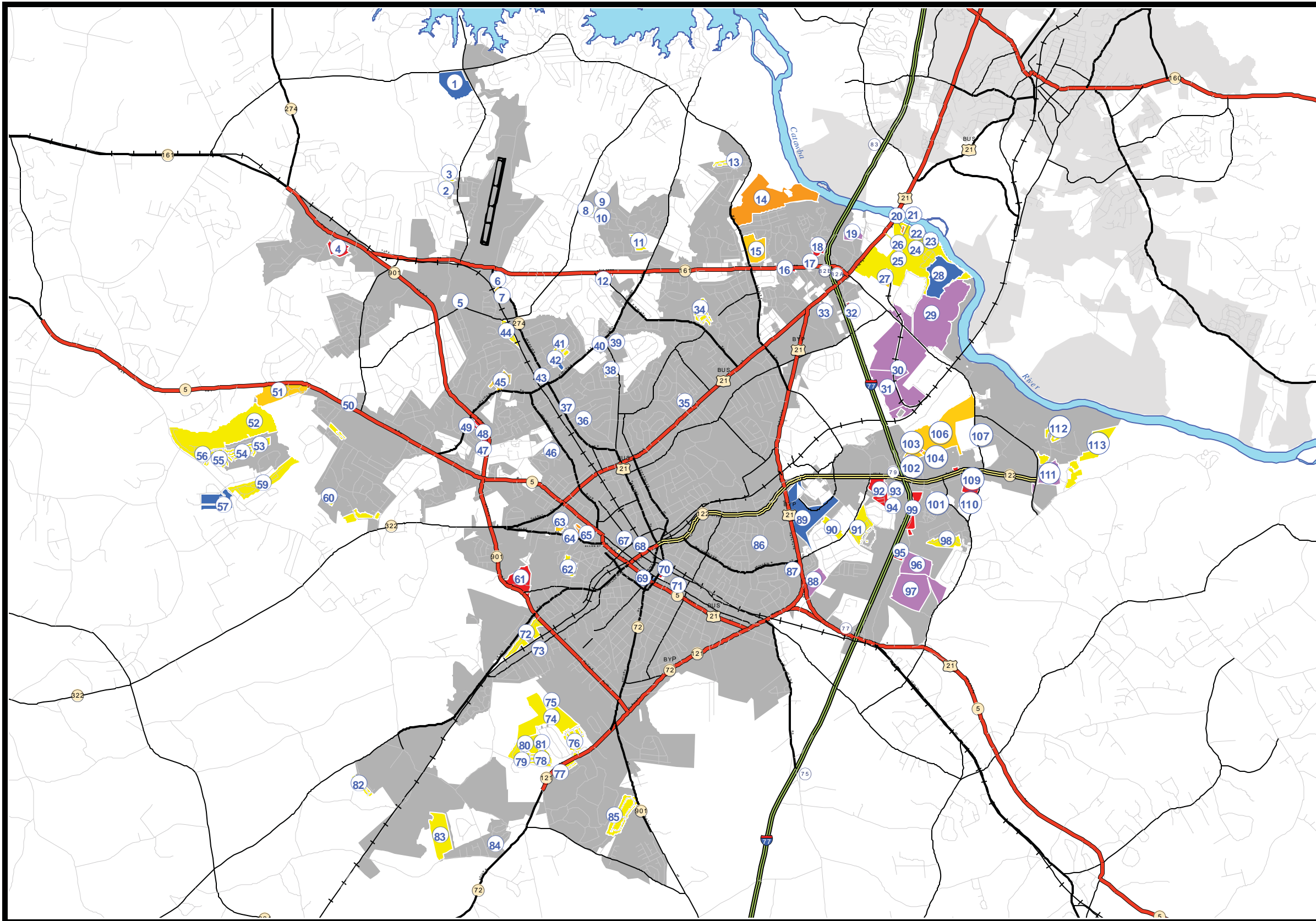
**APPROVED MAJOR SITE PLANS,  
PLANNED DEVELOPMENTS & SUBDIVISIONS  
FY 2014**



SOURCE: CITY OF ROCK HILL  
PLANNING AND DEVELOPMENT DEPARTMENT  
June 2014



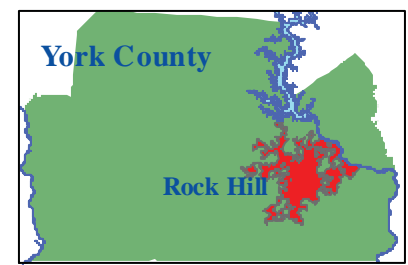
THE CITY OF ROCK HILL AND ITS MAPPING CONTRACTORS DO NOT WARRANT THE ACCURACY OF THE DISPLAYED INFORMATION AND SPECIFICALLY DISCLAIM ANY WARRANTY FOR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.



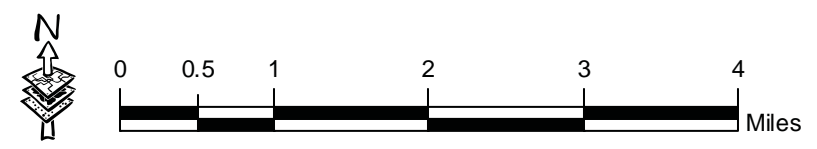
**LEGEND**

- Proposed Land Use**
- Public & Institutional
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  - Mixed-Use
  - Multi-family Residential
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|--|--|

**LOCATOR MAP**



**APPROVED MAJOR SITE PLANS,  
PLANNED DEVELOPMENTS & SUBDIVISIONS  
2005 - 2014**



SOURCE: CITY OF ROCK HILL  
PLANNING AND DEVELOPMENT DEPARTMENT  
June 2014



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# PERMITTING AND APPROVALS

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Despite the economy, construction activity never stops. The following pages document the actual building construction activities within the City, including review of construction plan, the issuance of permits and the associated inspections and fees generated from this activity.

## Permits

- This fiscal year the total number of permits issued is 2,970, the same as last year.
- The total number of single-family permits issued this year is 249, up by 25% compared to last year.
- The total number of new non-residential building permits issued this year is 17, down by 15% compared to last year.
- A total of 8 apartment buildings were permitted this year with a total of 216 units, up 167% compared to last year.

## Inspections

- The total number of inspections performed is 13,147, down by 1% compared to last year.

## Fees Collected

- A total of \$2,216,583 in fees was collected this year. A total of \$1,048,089 in permit fees and \$1,168,494 in impact fees was collected. Fees are up 32% from last year.

## Plans

- The total number of plans reviewed this year is 3,114, up by 14% compared to last year.

## Open for Business

- A total of 735 businesses were assisted through the Open for Business program this year, up 2% from last year.

## Zoning Applications & Activities

- A total of 1225 activities were completed by zoning code enforcement this year, up 50% from last year. A total of 84 zoning applications were processed this year, up 6% from last year.

## Summary of Development Activities 2013 - 2014 Fiscal Year

<b>Total Permits Issued</b>	<b>2,970</b>
<b>Total Valuation of Permits</b>	<b>\$271,666,096</b>
<b>Total Permit Fees Paid</b>	<b>\$1,048,089</b>

### *Building Permit Information*

<b>Single Family Residences</b>	<b>249</b>	
Total Valuation	\$67,988,813	
Average Valuation	\$273,047.44	
<b>Multi-Family Residences</b>	<b>8 bldgs./ 216 units</b>	
Total Valuation	\$27,322,704	
<b>New Commercial Buildings</b>	<b>17</b>	
Total Valuation	\$122,277,398	
<b>Inspections Performed by Building Inspectors</b>		<b>13,147</b>

### *Erosion Control Permit Information*

<b>Erosion Control Permits Issued</b>	<b>87</b>
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### *Demolition Permit Information*

<b>Demolition Permits Issued</b>	<b>100</b>
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### *Plan Review Information*

<b>Plans Submitted for Review</b>	
New Plans	1815
Revised Plans	1299
Total	3114

### *Impact Fee Information*

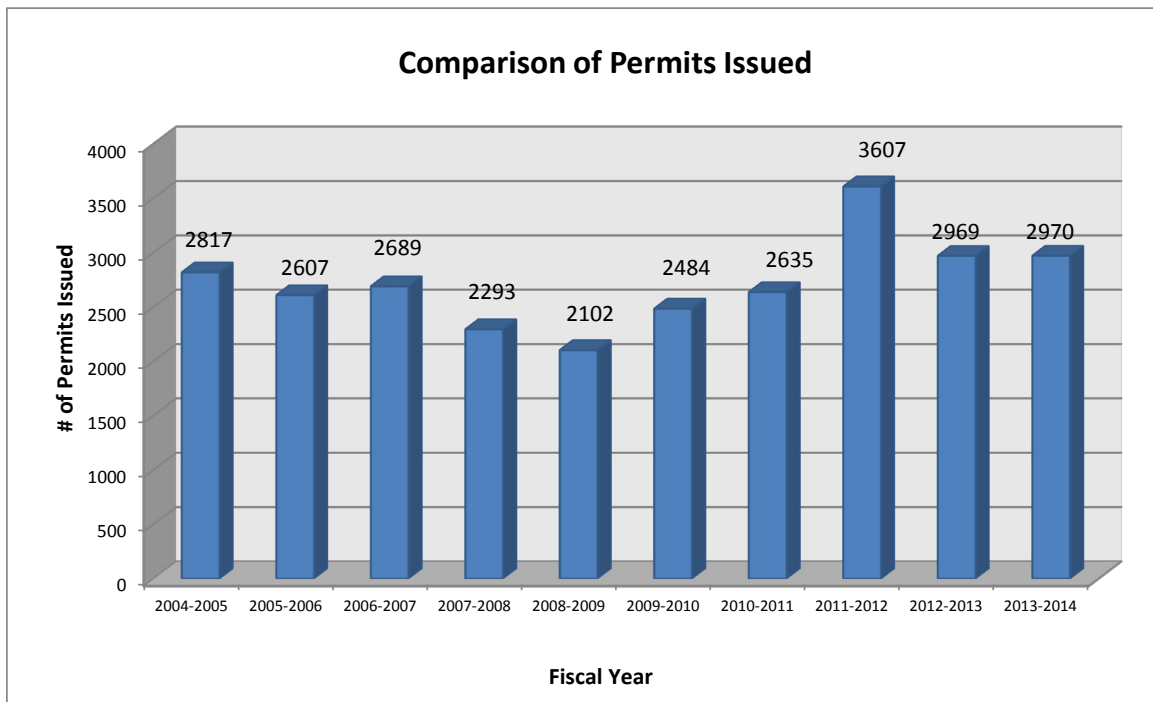
<b>Impact Fees Collected</b>	
Fire	\$465,426
Water	\$265,298
Wastewater	\$437,770
Total	\$1,168,494



## Comparison of Permits Issued

(compared to same month in previous fiscal year)

Month	Fiscal Year 2012 - 2013			Fiscal Year 2013 - 2014			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	262	\$13,050,368	\$67,398	269	\$9,715,307	\$60,604	3%	-26%	-10%
August	254	\$5,587,729	\$39,402	217	\$23,503,439	\$81,111	-15%	321%	106%
September	229	\$9,233,955	\$51,445	219	\$88,984,015	\$240,948	-4%	864%	368%
October	258	\$18,682,450	\$77,957	229	\$7,694,352	\$46,821	-11%	-59%	-40%
November	208	\$31,312,791	\$104,312	204	\$21,677,278	\$83,295	-2%	-31%	-20%
December	193	\$20,289,473	\$81,884	189	\$7,552,379	\$50,127	-2%	-63%	-39%
January	251	\$18,146,844	\$86,721	228	\$13,907,923	\$46,909	-9%	-23%	-46%
February	201	\$5,351,100	\$35,863	162	\$4,703,456	\$27,933	-19%	-12%	-22%
March	230	\$29,506,138	\$99,138	283	\$15,805,061	\$82,304	23%	-46%	-17%
April	256	\$10,163,619	\$54,372	258	\$16,358,105	\$83,390	1%	61%	53%
May	319	\$8,707,513	\$56,432	283	\$40,920,923	\$146,974	-11%	370%	160%
June	308	\$18,863,428	\$95,149	429	\$20,843,858	\$97,673	39%	10%	3%
<b>Total</b>	<b>2,969</b>	<b>\$188,895,408</b>	<b>\$850,073</b>	<b>2,970</b>	<b>\$271,666,096</b>	<b>\$1,048,089</b>	<b>0%</b>	<b>44%</b>	<b>23%</b>



Old Town Fountain Park  
Construction photo



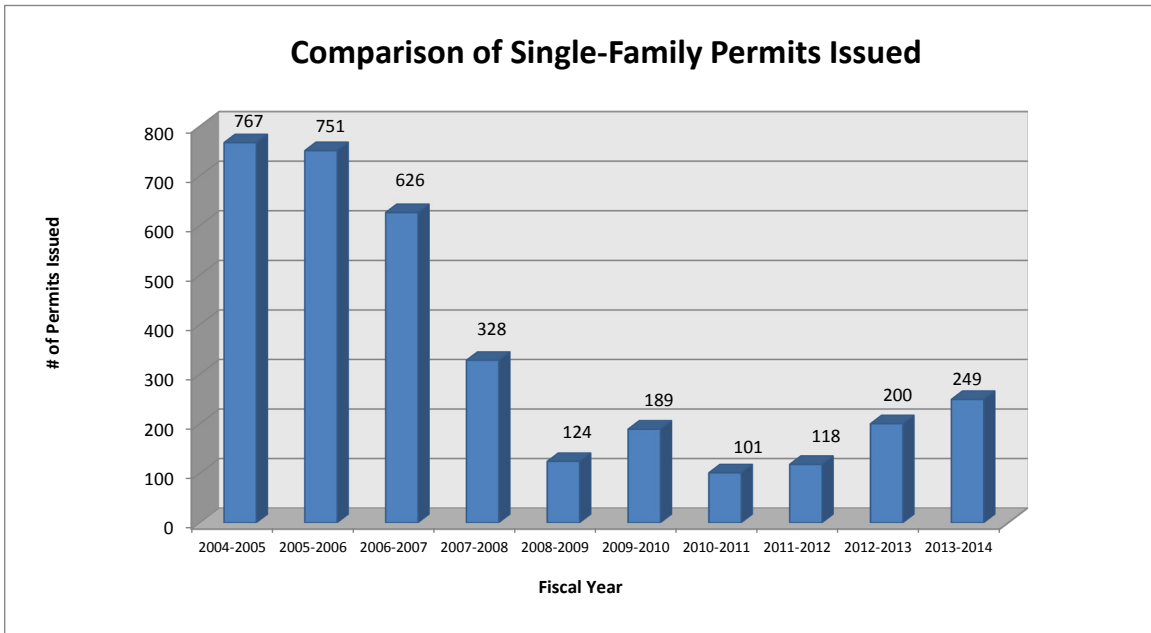
Old Town Fountain Park  
Sketches – Land Design



## Comparison of Single-Family Permits Issued

(compared to same month in previous fiscal year)

Month	Fiscal Year 2012 - 2013			Fiscal Year 2013 - 2014			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	24	\$4,943,090	\$32,238	24	\$7,075,166	\$39,648	0%	43%	23%
August	13	\$3,442,990	\$20,315	21	\$6,199,262	\$34,680	62%	80%	71%
September	11	\$3,175,097	\$17,496	22	\$6,531,452	\$36,438	100%	106%	108%
October	15	\$4,577,964	\$25,524	15	\$4,477,587	\$25,171	0%	-2%	-1%
November	13	\$3,558,165	\$20,076	24	\$6,429,064	\$37,892	85%	81%	89%
December	15	\$3,533,265	\$21,937	27	\$6,498,214	\$39,753	80%	84%	81%
January	21	\$4,459,957	\$28,437	14	\$3,806,145	\$22,345	-33%	-15%	-21%
February	10	\$2,717,457	\$15,524	7	\$1,839,940	\$10,762	-30%	-32%	-31%
March	14	\$3,555,374	\$20,477	27	\$6,720,978	\$40,395	93%	89%	97%
April	14	\$3,226,017	\$20,326	27	\$6,917,403	\$41,285	93%	114%	103%
May	21	\$4,291,481	\$28,457	23	\$5,970,882	\$35,756	10%	39%	26%
June	29	\$7,561,029	\$44,984	18	\$5,522,720	\$30,019	-38%	-27%	-33%
<b>Total</b>	<b>200</b>	<b>\$49,041,886</b>	<b>\$295,791</b>	<b>249</b>	<b>\$67,988,813</b>	<b>\$394,144</b>	<b>25%</b>	<b>39%</b>	<b>33%</b>



*Riverwalk development*

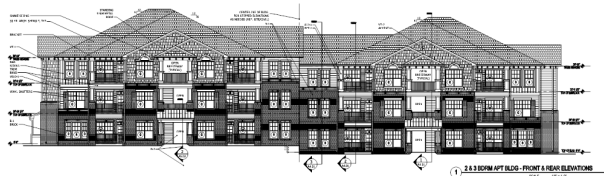
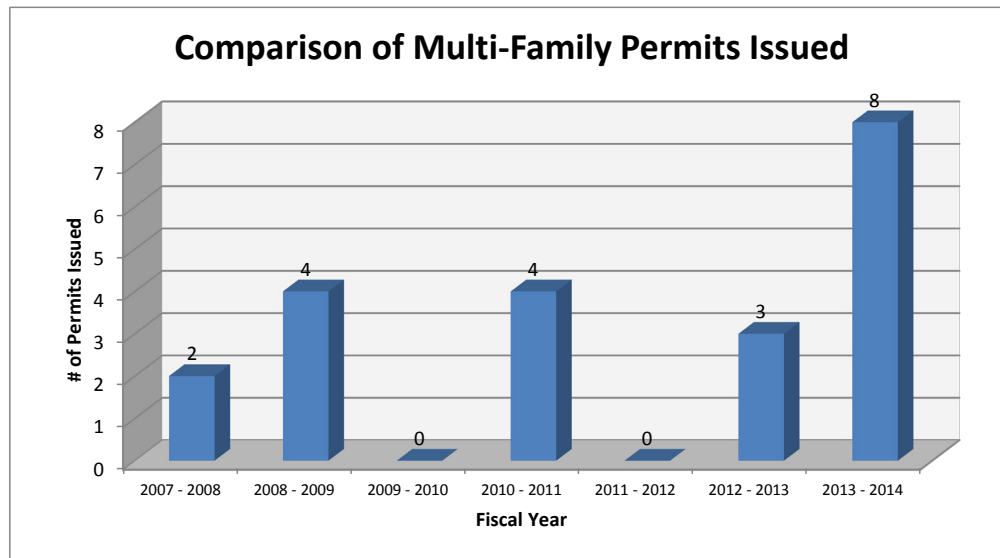
## Comparison of Multi-Family Permits Issued

(Compared to same month in previous fiscal year)

### Fiscal Year 2012 - 2013

### Fiscal Year 2013 - 2014

Month	Fiscal Year 2012 - 2013		Fiscal Year 2012 - 2013		Fiscal Year 2013 - 2014		Fiscal Year 2013 - 2014	
	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	0	0	\$0	\$0	0	0	\$0	\$0
October	0	0	\$0	\$0	0	0	\$0	\$0
November	0	0	\$0	\$0	0	0	\$0	\$0
December	0	0	\$0	\$0	0	0	\$0	\$0
January	3	40	\$5,032,418	\$17,945	0	0	\$0	\$0
February	0	0	\$0	\$0	0	0	\$0	\$0
March	0	0	\$0	\$0	1	36	\$5,083,322	\$14,498
April	0	0	\$0	\$0	1	24	\$2,638,108	\$8,385
May	0	0	\$0	\$0	4	96	\$12,430,038	\$38,231
June	0	0	\$0	\$0	2	60	\$7,171,236	\$21,505
<b>Total</b>	<b>3</b>	<b>40</b>	<b>\$5,032,418</b>	<b>\$17,945</b>	<b>8</b>	<b>216</b>	<b>\$ 27,322,704</b>	<b>\$ 82,619</b>



*Gateway Apartments on Galleria Blvd.  
Construction drawings – Entasis Design*

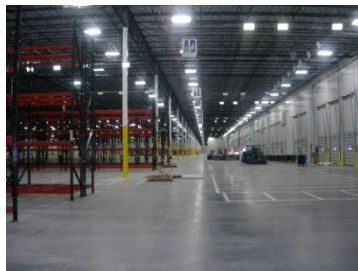
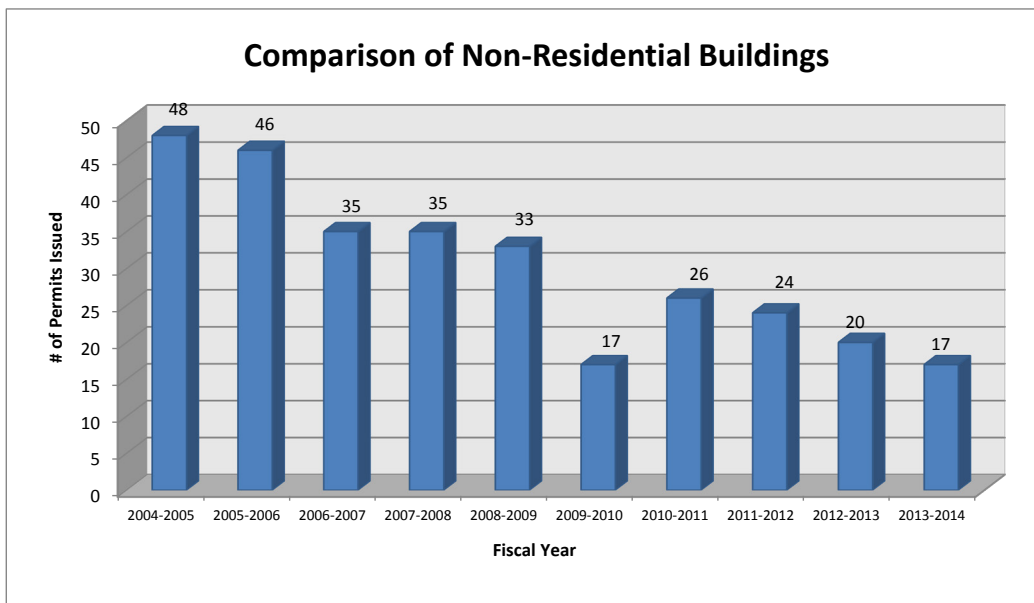


*Riverwalk Apartments  
Wise Development*

## Comparison of Non-Residential Building Permits for New Buildings

(compared to same month in previous fiscal year)

Month	Fiscal Year 2012 - 2013			Fiscal Year 2013 - 2014			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	3	\$5,834,442	\$19,951	1	\$799,113	\$3,538	-67%	-86%	-82%
August	0	\$0	\$0	5	\$12,872,921	\$19,239	-	-	-
September	1	\$1,825,000	\$6,350	1	\$79,407,012	\$190,833	0%	4251%	2905%
October	2	\$11,461,234	\$31,614	1	\$1,467,872	\$5,458	-50%	-87%	-83%
November	3	\$26,128,686	\$70,607	0	\$0	\$0	-	-	-
December	4	\$9,206,337	\$26,838	0	\$0	\$0	-	-	-
January	3	\$2,209,403	\$9,318	1	\$876,846	\$3,826	-67%	-60%	-59%
February	1	\$311,844	\$1,031	0	\$0	\$0	-	-	-
March	2	\$1,016,600	\$4,566	2	\$1,437,845	\$6,458	0%	41%	41%
April	0	\$0	\$0	3	\$883,207	\$12,257	-	-	-
May	0	\$0	\$0	2	\$20,454,453	\$54,400	-	-	-
June	1	\$1,613,684	\$5,823	1	\$4,078,129	\$11,985	0%	153%	106%
<b>TOTALS</b>	<b>20</b>	<b>\$59,607,230</b>	<b>\$176,098</b>	<b>17</b>	<b>\$122,277,398</b>	<b>\$307,994</b>	<b>-15%</b>	<b>105%</b>	<b>75%</b>



*Exel Warehouse*



*Old Town Professional Building and Parking Deck*

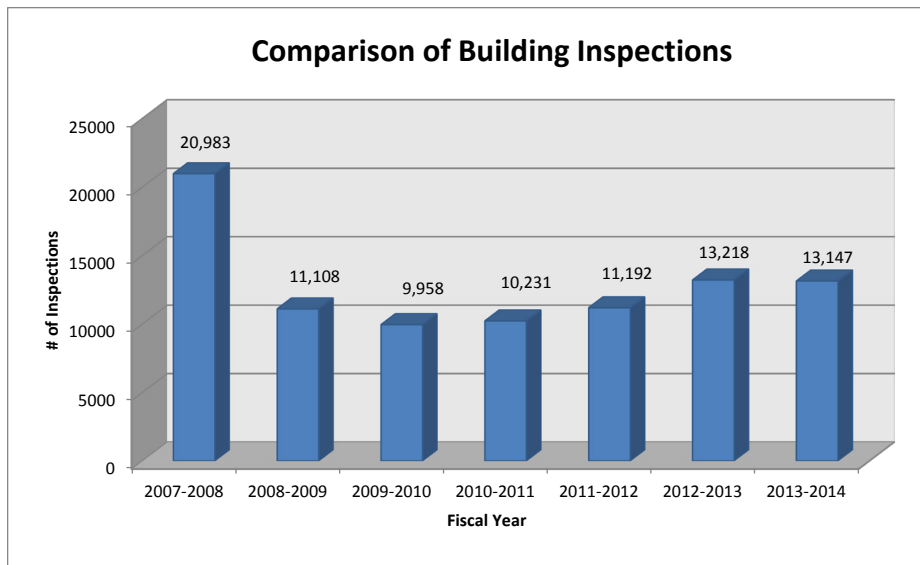


*McDonald's on Celanese Rd.*

## Comparison of Building Inspections

(compared to same month in previous fiscal year)

	<i>Fiscal Year</i> 2012 - 2013	<i>Fiscal Year</i> 2013 - 2014	<i>Percent</i> <i>Change</i>
Month	No. of Inspections	No. of Inspections	Change from Last Year
July	1170	1013	-13%
August	1254	1300	4%
September	893	973	9%
October	1245	1277	3%
November	872	964	11%
December	920	1163	26%
January	889	901	1%
February	1012	862	-15%
March	1247	918	-26%
April	1354	1068	-21%
May	1321	1284	-3%
June	1041	1424	37%
<b>Total</b>	<b>13,218</b>	<b>13,147</b>	<b>-1%</b>



*Inspections of kitchen at  
Texas Roadhouse*



*Inspections of roof at  
Exel Warehouse*



*Rough-in inspections at new home in  
Laurel Creek*

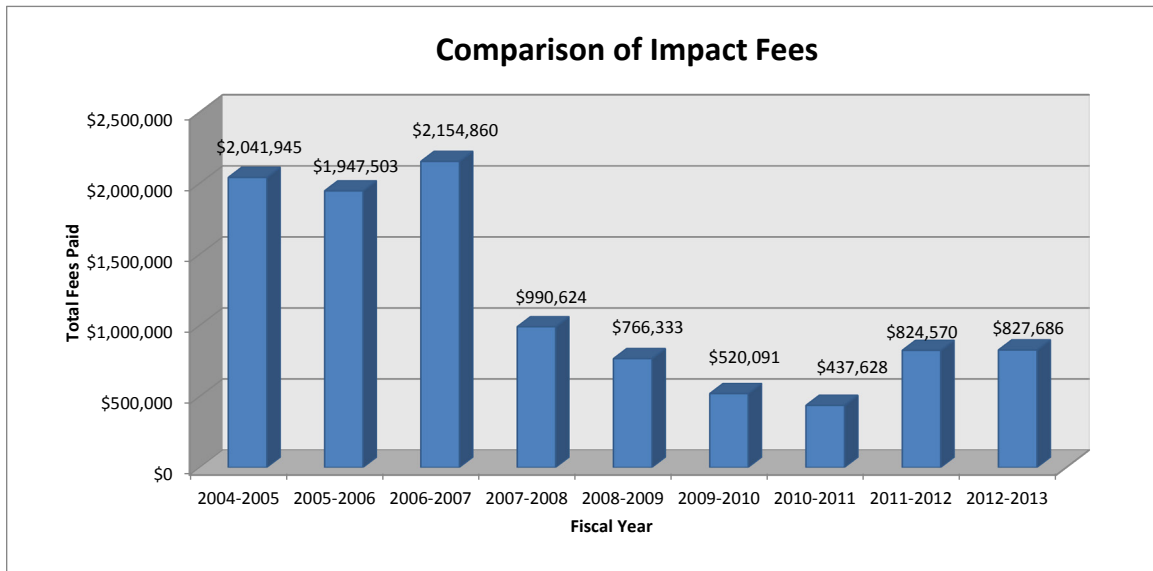
## Comparison of Paid Impact Fees

Based on Paid Date

*Fiscal Year 2012 - 2013*

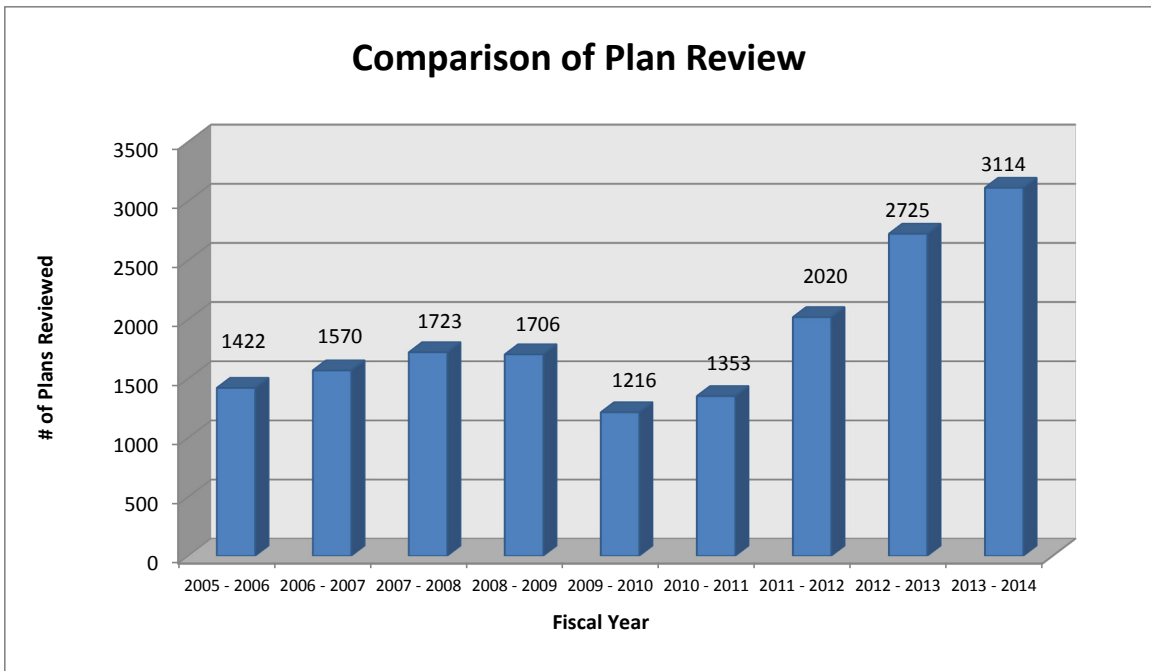
*Fiscal Year 2013 - 2014*

Month	Cases	Fire	Water	Sewer	Total	Cases	Fire	Water	Sewer	Total	% Change from Last year
July	112	\$22,692	\$25,492	\$38,531	\$86,827	122	\$13,908	\$24,536	\$39,950	\$78,394	-10%
August	53	\$5,940	\$17,528	\$24,370	\$47,891	104	\$24,149	\$38,568	\$60,373	\$123,090	157%
September	70	\$8,961	\$18,168	\$32,031	\$59,230	95	\$135,493	\$24,378	\$38,820	\$198,691	235%
October	69	\$28,513	\$12,748	\$21,820	\$63,150	98	\$7,670	\$20,554	\$34,281	\$62,505	-1%
November	73	\$63,554	\$21,190	\$30,882	\$115,699	90	\$17,342	\$17,844	\$30,881	\$66,067	-43%
December	77	\$23,077	\$14,660	\$24,370	\$62,184	106	\$16,996	\$18,642	\$33,150	\$68,788	11%
January	100	\$43,438	\$33,310	\$54,712	\$131,560	74	\$11,373	\$18,002	\$27,481	\$56,856	-57%
February	57	\$5,950	\$11,634	\$19,270	\$36,911	44	\$3,509	\$11,472	\$18,131	\$33,112	-10%
March	70	\$8,793	\$13,384	\$23,800	\$46,047	113	\$42,446	\$27,088	\$48,170	\$117,704	156%
April	72	\$6,930	\$13,384	\$25,500	\$45,886	104	\$47,313	\$25,492	\$43,062	\$115,867	153%
May	79	\$10,395	\$17,524	\$26,631	\$54,629	121	\$106,214	\$25,176	\$41,651	\$173,041	217%
June	123	\$17,946	\$22,308	\$38,250	\$78,627	75	\$39,013	\$13,546	\$21,820	\$74,379	-5%
<b>Total</b>	<b>955</b>	<b>\$246,189</b>	<b>\$221,330</b>	<b>\$360,167</b>	<b>\$828,641</b>	<b>1146</b>	<b>\$465,426</b>	<b>\$265,298</b>	<b>\$437,770</b>	<b>\$1,168,494</b>	<b>41%</b>



## Comparison of Plan Review

Month	Fiscal Year 2012 - 2013			Fiscal Year 2013 - 2014			Percent Change
	New Plans	Revisions	Total Plans Reviewed	New Plans	Revisions	Total Plans Reviewed	Change from Last Year
July	110	96	206	159	118	277	34%
August	122	114	236	167	110	277	17%
September	85	82	167	146	102	248	49%
October	131	110	241	159	120	279	16%
November	139	89	228	125	99	224	-2%
December	127	96	223	140	79	219	-2%
January	102	83	185	142	113	255	38%
February	113	79	192	115	85	200	4%
March	128	86	214	147	108	255	19%
April	145	109	254	158	107	265	4%
May	171	104	275	193	126	319	16%
June	186	118	304	164	132	296	-3%
<b>Total</b>	<b>1559</b>	<b>1166</b>	<b>2725</b>	<b>1815</b>	<b>1299</b>	<b>3114</b>	<b>14%</b>



## Average Review Times for Key Plan Types

Stage/Plan Type	No. of Reviews	Average Review
Annexation	6	9.83
As-built Plans	117	4.47
Civil Construction Plan	165	8.21
Demolition Plan	48	3.04
Design Standards Review	155	2.60
Erosion Control/Stormwater Plan Only	133	6.62
Exhaust Hood	5	2.20
Exterior Renovation	18	5.33
Final Plat	17	5.35
Interior and Exterior Renovation	17	5.82
Interior Upfit/Renovations	193	3.93
Landscape Plan Only	19	7.05
Lighting Plan	34	6.24
Major Site Plan (NR > 20,000 sf or Res > 25 units)	11	9.91
Minor Site Plan (NR < 20,000 sf or Res < 25 units)	2	8.50
Minor Subdivision (3 or less new parcels)	75	3.65
Non-Residential Building Plans	115	5.97
Planned Development (PD) Master Plan	12	7.92
Plat Exemption (no new parcels created)	18	3.44
Preconstruction	90	1.03
Preliminary Plat (4 or more lots)	4	9.25
Residential Accessory Structure	53	2.57
Residential Addition	173	2.62
Residential Apartment Building Plan	12	8.08
Residential Attached Building Plan	70	3.99
Residential Detached Building Plan	431	3.32
Residential Repair/Alteration	62	2.24
Rezoning	29	5.86
Roadway Estimate	10	2.70
Roadway Plan	6	10.00
Sewer Plan	4	8.00
Sign Plan	282	3.15
Sketch Plan	52	8.25
Utility Service Request	9	7.44
ZBA Special Exception/ Variance/ Appeal	35	4.17

\*Review time in business days.

## Average Review Times by Group

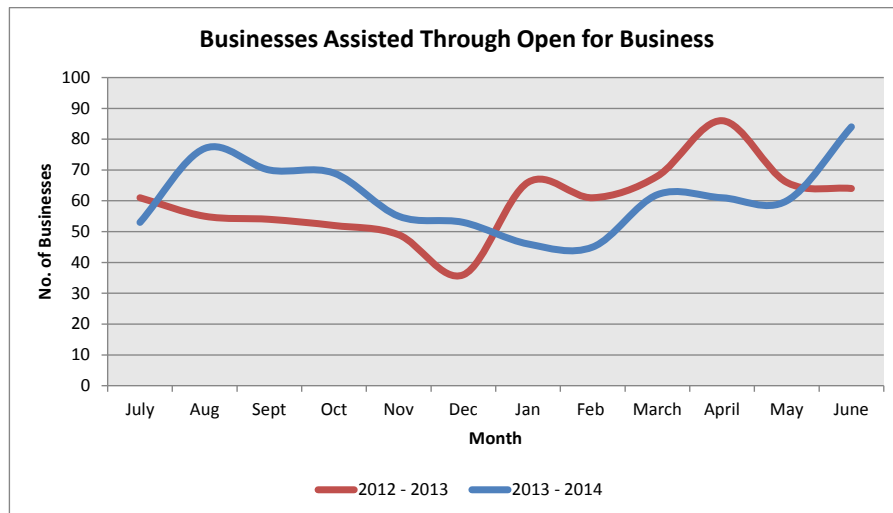
Review Group	Average Review Days	No. of Reviews
<b>Primary Reviewers</b>		
Infrastructure - Impact Fees	3.12	261
Infrastructure - Landscape	5.10	259
Infrastructure - Roadway	5.45	392
Infrastructure - Stormwater	4.14	1,183
Infrastructure - Water & Sewer	4.95	718
Inspection - PAC	2.68	990
Inspection 1	2.33	642
Inspections	2.91	386
Planning	5.58	19
Utilities (Electrical)	3.61	677
Utilities (ROW)	2.75	8
Zoning	8.09	885
Zoning - PAC	2.47	876
<b>Secondary Reviewers</b>		
Admin	1.86	72
E911	3.77	26
Economic & Urban Development	3.13	8
GIS/Addressing	4.84	126
Historic	2.29	45
Industrial Pre-Treatment	6.25	4



## Open for Business Program

<b>Fiscal Year 2012 - 2013</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>
Feasibility Meetings	4	10	10	7	8	5	8	3	8	8	10	8	<b>89</b>
Business Licenses and/or Utility Account Set Up	11	22	8	16	12	6	22	25	19	26	27	25	<b>219</b>
Approved Zoning and Building Compliance Forms	32	18	31	20	23	21	29	26	35	40	19	20	<b>314</b>
Approved Home Occupation Permits	14	5	5	9	6	4	7	7	6	12	10	11	<b>96</b>
<b>Total Businesses Assisted</b>	<b>61</b>	<b>55</b>	<b>54</b>	<b>52</b>	<b>49</b>	<b>36</b>	<b>66</b>	<b>61</b>	<b>68</b>	<b>86</b>	<b>66</b>	<b>64</b>	<b>718</b>

<b>Fiscal Year 2013 - 2014</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>
Feasibility Meetings	6	8	3	7	6	12	7	9	14	18	17	23	<b>130</b>
Zoning and Building Compliance Forms							7	2	13	8	3	13	<b>46</b>
Business License Only/ contractors Zoning and Building Compliance Forms and Business Licenses and/or Utility Account Set Up	39	61	58	54	44	40	15	15	19	17	17	14	<b>393</b>
Home Occupation Permits and Business Licenses Issued							9	9	4	8	4	7	<b>41</b>
Home Occupation Permits	8	8	9	8	5	1	1	2	6	1	2	1	<b>52</b>
<b>Total Businesses Assisted</b>	<b>53</b>	<b>77</b>	<b>70</b>	<b>69</b>	<b>55</b>	<b>53</b>	<b>46</b>	<b>45</b>	<b>62</b>	<b>61</b>	<b>60</b>	<b>84</b>	<b>735</b>



## Zoning Code Enforcement

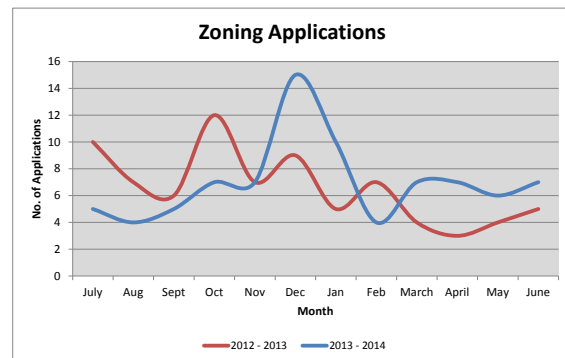
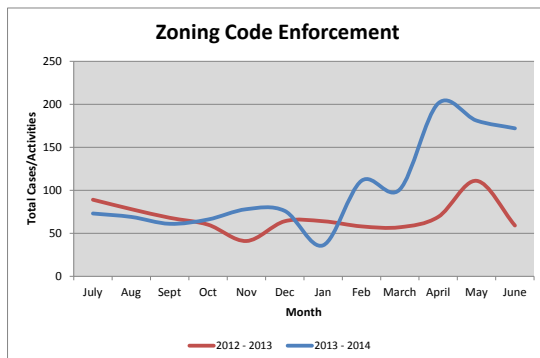
<b>Fiscal Year 2012 - 2013</b>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Correction Notices Issued	32	40	27	15	16	12	33	27	26	27	23	16	294
Notices of Violation Issued	5	1	1	1	1	0	2	1	0	0	4	2	18
Court Cases	0	1	0	1	1	0	0	0	0	0	0	1	4
Complaints Received	29	24	26	18	7	10	8	12	14	14	28	24	214
Inspections	23	12	14	25	16	42	21	18	17	28	56	16	288
<b>Total</b>	<b>89</b>	<b>78</b>	<b>68</b>	<b>60</b>	<b>41</b>	<b>64</b>	<b>64</b>	<b>58</b>	<b>57</b>	<b>69</b>	<b>111</b>	<b>59</b>	<b>818</b>

<b>Fiscal Year 2013 - 2014</b>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Correction Notices Issued	25	19	26	33	28	19	5	25	20	45	42	33	320
Notices of Violation Issued	2	1	1	1	3	1	2	5	3	6	3	4	32
Court Cases	0	0	0	0	0	0	0	0	0	1	1	0	2
Complaints Received	29	22	19	15	12	19	5	26	18	44	40	31	280
Inspections	17	27	15	17	35	37	24	55	60	105	95	104	591
<b>Total</b>	<b>73</b>	<b>69</b>	<b>61</b>	<b>66</b>	<b>78</b>	<b>76</b>	<b>36</b>	<b>111</b>	<b>101</b>	<b>201</b>	<b>181</b>	<b>172</b>	<b>1225</b>

## Zoning Applications

<b>Fiscal Year 2012 - 2013</b>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Annexation	0	1	1	4	0	1	0	0	0	0	0	0	7
Major Site Plan	1	0	1	0	0	0	0	0	1	1	0	0	4
Preliminary Plat	1	1	0	0	0	0	0	0	0	0	0	0	2
Rezoning	0	0	0	1	1	3	1	1	0	0	2	0	9
Text Amendments	0	0	0	1	0	0	0	1	0	0	0	0	2
Special Exception/Variance	5	1	1	4	4	3	2	4	2	0	1	0	27
Certificate of Appropriateness	3	4	3	2	2	2	2	1	1	2	1	5	28
<b>Total</b>	<b>10</b>	<b>7</b>	<b>6</b>	<b>12</b>	<b>7</b>	<b>9</b>	<b>5</b>	<b>7</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>79</b>

<b>Fiscal Year 2013 - 2014</b>	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Annexation			1	1			1		1		0	1	5
Major Site Plan		1		1	2		2				0	1	7
Preliminary Plat						1	1				0	0	2
Rezoning	1	2	1	1	2		1	1	1		1	1	12
Text Amendments										2	0	0	2
Special Exception/Variance	4	1	1	2		1	3	1	1		2	1	17
Certificate of Appropriateness			2	2	3	13	2	2	4	5	3	3	39
<b>Total</b>	<b>5</b>	<b>4</b>	<b>5</b>	<b>7</b>	<b>7</b>	<b>15</b>	<b>10</b>	<b>4</b>	<b>7</b>	<b>7</b>	<b>6</b>	<b>7</b>	<b>84</b>



# INFRASTRUCTURE

As part of the growth of the City, the public infrastructure must also expand to accommodate this growth. The department reviews and inspects these roadway, stormwater and utility improvements to ensure the quality of construction that the City must maintain in the future.

- A total of 3,284 plan reviews were completed for infrastructure projects.
- A total of 91 preconstruction meetings were held with developers for new construction projects.
- A total of 22,231 linear feet of water pipe was installed this year, an increase of 74% compared to last year.
- A total of 13,060 linear feet of sewer pipe was installed this year, an increase of 68% compared to last year.
- A total of 14,365 linear feet of street was installed this year, an increase compared to 0 last year.
- A total of 14,875 linear feet of stormdrain was installed this year, an increase compared to 0 last year.



*Extension of Galleria Blvd.*

## Summary of Infrastructure Projects Completed

Water Projects	2012 - 2013	2013 - 2014
Linear Feet of Pipe	12773 (2.42Mi.)	22231 (4.21 Mi.)
City Maintained	9518 (1.80 Mi.)	19455 (3.68 Mi.)
Private On-Site	3255 (.62 Mi.)	2776 (.53 Mi.)
Valves	55	92
Fire Hydrants	24	34

Sewer Projects	2012 - 2013	2013 - 2014
Linear Feet of Pipe	7778 (1.47 Mi.)	13060 (2.47 Mi.)
City Maintained	5079 (.96 Mi.)	12474 (2.36 Mi.)
Private-On-Site	2699 (.51 Mi.)	586 (.11 Mi.)
Pump Stations Added	1 (Private)	1 (Private)
Pump Stations relocated	0	0
Pump Stations Eliminated	0	0
Low Pressure Sewer Valves	1 (Private)	1 (Private)
Manholes	35	71

Street Projects	2012 - 2013	2013 - 2014
Linear Feet of Street	0	14365
Linear Feet of Stormdrain	0	14875



*Dunkins Ferry Rd. at Riverwalk*

## Infrastructure Projects in Progress

Projects in Progress at end of year	2012 - 2013	2013 - 2014
Water	7	13
Sewer	9	9
Street	3	4
Projects with plan approval but not under construction	2012 - 2013	2013 - 2014
Water	4	5
Sewer	4	6
Street	1	4
<b>Plans reviewed by Infrastructure</b>	<b>2294</b>	<b>2768</b>

### Projects with Plan Approval but not Under Construction

(As of July 1, 2014)

Name	Address
Blanchard Business Park	Lazy Hawk
Dollar General	Springdale Road
Garrison Estates	Garrison Road
Riverwalk Phase 1F	Riverwalk
Paddock Parkway	Paddock Parkway
Sloan Drive Apartments	Main St.

### Projects in Progress at End of Year 2013 - 2014

Project	Water	Sewer	Street
Galleria Blvd Extension	x		x
Ellis Pond Phase 7	x	x	
Project Blue (Private)	x		
Energizer (Excel) (Private)	x		
Riverwalk Phase 1D	x	x	x
Family Dollar - Main Street	x		
AT&T (Private)	x		
Corporate Blvd Extension	x		x
Quik Trip #1061		x	
Mellow Mushroom (Private)	x		
Publix #1482		x	
Veloway Drive	x	x	x
Wise Apartment	x	x	
Coroplast		x	
Apartments at Galleria	x	x	
Windsor Apartments	x	x	

## Detailed Summary of Water Projects Completed 2013 - 2014

Project Name	Maintenance
1 Riverwalk Phase 1C2 - Phase 1 1993 Ft - 12" DI Pipe 293 Ft - 8" DI Pipe 3 - 12" Gate Valves 2 - 8" Gate Valves 6 - Fire Hydrant Assemblies 1 - Blow off	City Maintained
2 Riverwalk Industrial - Phase 2 2709 Ft. - 12" DI Pipe 42 Ft. - 10" DI Pipe 181 Ft - 8" PVC Pipe 8 - 12" Gate Valves 1 - 10" Gate Valves 4 - 8" Gate Valves 5 - Fire Hydrant Assemblies 5 - Blow offs	City Maintained
3 Ross Distribution 4796 Ft. - 12" Di Pipe 16 - 12" Gate Valves 6 - Fire Hydrant Assemblies 1 - Blow off	City Maintained
4 Riverwalk Phase 1G - Phase 1 538 Ft. - 12" DI Pipe 157 Ft. - 8" DI Pipe 2769 Ft. - 8" PVC Pipe 338 Ft. - 4" PVC Pipe 4 - 12" Gate Valves 17 - 8" Gate Valves 1 - 4" Gate Valve 6 - Fire Hydrant Assemblies 3 - Blow offs	City Maintained
5 Riverwalk Phase 1G - Phase 2 873 Ft. - 8" Di Pipe 251 Ft. - 8" PVC Pipe 3 - 8" Gate Valves 1 - Fire Hydrant Assembly	City Maintained

<p>6 McDonalds - 1232 East Main  371 Ft - 8" DI Pipe  2 - 8" Gate Valves  1 - Fire Hydrant Assembly</p>	<p>City Maintained</p>
<p>7 Rock Point Apartments Phase II  50 Ft. - 6" PVC Pipe  192 Ft. - 4" PVC Pipe  2 - 6" Gate Valves  6 - 4" Gate Valves  1 - Fire Hydrant Assembly</p>	<p>City Maintained</p>
<p>8 Sams Club  650 Ft. - 12" DI Pipe  610 Ft - 8" DI Pipe  3 - 12" Gate Valves  6 - 8" Gate Valves  2 - Fire Hydrant Assemblies</p>	<p>City Maintained</p>
<p>1172 Ft. - 8" DI Pipe  2 - 8" Gate Valves  3 - Fire Hydrant Assemblies</p>	<p>Private On Site</p>
<p>9 Ellis Pond Phase 3,4,5  2642 Ft. - 8" PVC Pipe  5 - 8" Gate Valves  2 - Fire Hydrant Assemblies  2 - Blow offs</p>	<p>City Maintained</p>
<p>10 CMC  76 Ft. - 8" DI Pipe  904 Ft. - 6" PVC Pipe  624 Ft. - 4" PVC Pipe  1 - 8" Gate Valve  5 - 6" Gate Valves  1 - 4" Gate Valve  1 - Fire Hydrant Assembly</p>	<p>Private On site</p>

## Detailed Summary of Sewer Projects Completed 2013 - 2014

Project Name	Maintenance
1 Rock Hill Outdoor Center - BMX Facility 1399 ft. - 8" DI Pipe 1051 Ft - 8" PVC Pipe 14 - Manhole Assemblies	City Maintained
2 Riverfalls Industrial - Phase II 782 Ft. - 12" DI Pipe 783 Ft. - 8" DI Pipe 399 Ft. - 8" PVC Pipe 7 - Manhole Assemblies	City Maintained
3 Ross Distribution 1299 Ft. - 8" DI Pipe 7 - Manhole Assemblies	City Maintained
4 Riverwalk Phase 1G - Phase 1 140 Ft. - 12" DI Pipe 710 Ft - 8" DI Pipe 742 Ft. - 12" PVC Pipe 1711 Ft - 8" PVC Pipe 24 - Manhole Assemblies	City Maintained
5 Riverwalk Phase 1G - Phase 2 647 Ft - 8" DI Pipe 196 Ft. - 8" PVC Pipe 7 - Manhole Assemblies	City Maintained
6 Quik Trip #1091 80 Ft - 8" DI Pipe 1 Manhole Assembly	City Maintained
7 Quik Trip # 1098 263 Ft. - 8" DI Pipe 1 - Manhole Assembly	City Maintained
8 Rock Point Apartments Phase II 244 ft - 8" PVC Pipe 342 Ft. - 2" PVC Pipe ( Force Main) 1 - Manhole Assembly 1 - Pump Station	Private On site
9 Ellis Pond Phase 3,4,5 80 Ft. - 8" DI Pipe 2192 Ft. -8" PVC Pipe 9 - Manhole Assemblies	City Maintained



## Linear Feet of Roadway Accepted 2013 - 2014

Project	Road	Curb	Sidewalk	
			Installed/Bonded	Stormdrain
Ross-Galleria Extension	2760	5520	2760	2550
Riverwalk 1G	3380	6620	5260	3200
Riverwalk 1B	1425	2850	2850	3125
Riverwalk Industrial - Paragon Way	5080	10160	5080	4560
AME Lane	280	570	220	0
Sweetwater 2C	1440	2880	1440	1440
<b>Totals</b>	<b>14365</b>	<b>28600</b>	<b>17610</b>	<b>14875</b>

\*Bonded sidewalk will be accepted by the City of Rock Hill upon full completion



*White St. – Knowledge Park Corridor*



*Riverwalk Pkwy.*

## OTHER PROJECTS

Beyond the day to day duties of the department, there were several special projects that were either initiated or completed during the past year.

### Cherry Road Revitalization Plan

As a key implementation program from the Vision 2020 Comprehensive Plan, staff has initiated development of a Revitalization Plan for the Cherry Road corridor. Staff completed work on the final two small area plans in FY 13. The plans included:

- North Cherry/Riverwalk Area
- Hospitality District

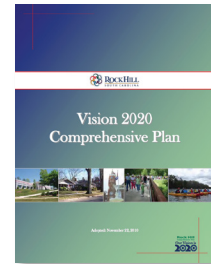
For each plan, staff met twice with business and property owners and completed a draft of the plan. Both draft plans were presented to the City Council at a June 23, 2014 workshop.

Staff plans to combine the goals and recommendations set forth in each draft plan into an overall revitalization strategy for the corridor to be presented to Council in fall 2014.

### Comprehensive Plan Update

In March 2014, the Planning and Development Department began the 5-year update to the City's Comprehensive Plan. Since March, staff has been undertaking the existing conditions analysis, which includes background research, meetings with key stakeholders, and establishment of focus groups. Staff also introduced the plan update to the Planning Commission at their May meeting.

Staff anticipates a public kickoff of the plan update in the fall with plans to complete the project by December 2015.



### College Town Area Bicycle & Pedestrian Plan Implementation

Planning & Development Staff has begun implementation of the College Town Area Bicycle & Pedestrian Plan adopted on November 12, 2012. A first phase of improvements have been added to area roadways, including shared lane markings or "sharrows" on portions of Oakland Avenue, Eden Terrace, Stewart Avenue, Alumni Drive, and Charlotte Avenue/Elizabeth Lane.

Dedicated bike lanes were installed on Charlotte Avenue from Peoples Place to Lucas Street and Elizabeth Lane from Black Street to Saluda Street.



### **Park to Park Bicycle Routes**

Long Range Planning Staff assisted the Parks, Recreation, and Tourism Department with the creation of a signage plan for Park to Park bicycle routes on approximately seven miles of local streets with low traffic volumes and travel speeds to offer family-friendly connections to some of Rock Hill's major destinations like the YMCA, Glencairn Garden, Winthrop Coliseum, Cherry Park, and Manchester Meadows.

### **Zoning Ordinance Text Amendments**

Staff proposed Zoning Ordinance text amendments that were ultimately adopted this year included: 1) clarifying different types of animal care uses, 2) including pawn shop uses among those considered short term loan providers, and 3) streamlining the regulation of historic properties. Work has also been initiated on a large package of "general housekeeping" text amendments and regulations relating to event venues.