

1. Public Comments
2. Approval Of Minutes
  - 2.1. December 1, 2025, Regular Meeting

Documents:

[2A1 DRAFT MINUTES 12.01.25.PDF](#)

3. Unfinished Business
  - 3.1. Draft Comprehensive Plan Discussion

Documents:

[3A1 2025-2035 TEGA CAY COMPREHENSIVE PLAN FULL DRAFT.PDF](#)

4. Staff Comments
5. Council Comments
6. Commission Comments
7. Adjournment



**Regular Planning Commission Meeting**  
**Monday, December 1, 2025**  
*Philip T. Glennon Center – Council Chambers*  
*15077 Molokai Drive, Tega Cay, SC*

**Commission members Present:** *Chairman Nick Amico, Vice Chairwoman Alice Dobleske and Commissioners Justin Jaques, Thomas Gilanyi, Mark Reeher, James Wall and George Weightman. A quorum was present.*

**Commission members Absent:** *N/A*

**Staff Present:** *Nick Cauthen, Development Services Director*

**The public and media were duly notified of the date, time and place of the meeting.**

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The meeting was called to order at 6:32 P.M. by Chairman Amico.

**ITEM 1 PUBLIC COMMENTS**

There were no public comments.

**ITEM 2 APPROVAL OF MINUTES**

- A. The Regular Planning Commission Meeting minutes of November 3, 2025, were submitted for approval.

**MOTION**

Commissioner Weightman motioned to approve the Regular Planning Commission Meeting minutes of November 3, 2025, seconded by Commissioner Dobleske and approved unanimously.

**ITEM 3 UNFINISHED BUSINESS**

**A. Discussion of Comprehensive Plan**

Staff summarized strategies, goals, and objectives for each of the proposed comprehensive plan elements required by state law. These were prepared by the City's consultant after feedback from the public and steering committee. The Commission discussed in detail a few particulars including but not limited to, multi-use paths, the Marina Overlay District, economic development versus preservation of land, tree save ordinances, lighting, and communication between the City and neighborhood organizations.

**ITEM 4 NEW BUSINESS**

**B. Consideration of Adopting the 2026 Regular Planning Commission Meeting Schedule**

Discussion ensued among Commissioners relating to holidays across the year and the school district break schedule.

**MOTION**

Commissioner Wall motioned to approve the Regular Planning Commission Meeting minutes of 2026 contingent upon amending the schedule to reflect meeting dates on February 9<sup>th</sup>, April 13<sup>th</sup>, and October 12<sup>th</sup>, instead of the regularly scheduled first Monday of those months, seconded by Commissioner Weightman and approved unanimously.

**ITEM 5 STAFF COMMENTS**

Mr. Cauthen noted that there will be a continuing education opportunity in mid-January offered virtually by the Municipal Association.

**ITEM 6 COUNCIL COMMENTS**

Councilmember Carter mentioned the Marina lawsuit had no updates and thanked the Commissioner's for volunteering their time.

**ITEM 7 COMMISSIONER'S COMMENTS**

The Commissioners thanked each other for their input and thanked the steering committee representatives.

Chairman Amico noted there was nothing new from the Fort Mill Planning Commission.

**ITEM 8 ADJOURNMENT  
MOTION**

There being no further business, Commissioner Gilanyi motioned to adjourn, seconded by Commissioner Jaques and approved unanimously.

*The meeting was adjourned at 8:40 P.M.*

*Signature Page to Follow*

Respectfully Submitted,

APPROVED:

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Chairman Nick Amico

APPROVAL DATE: February 9, 2026





“The Good Life”

# CITY OF TEGA CAY

2025-2035 Comprehensive Plan



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## City of Tega Cay

### Acknowledgements

A special thank you to City officials, planning commission, staff, steering community and focus group members for participating in the process to update the Comprehensive Plan for the City of Tega Cay 2035. Thank you to Cliff Nichols Photography and Cinematography for providing photographs of the City of Tega Cay. Other images were provided from the City of Tega Cay, Catawba Regional Council of Governments, Pennies for Progress and the York County Convention and Visitors Bureau.

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#### **Deputy City Manager**

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Tom Hyslip, council member (2025), Mayor Pro Tempore (2026)

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**Date: December 2025**

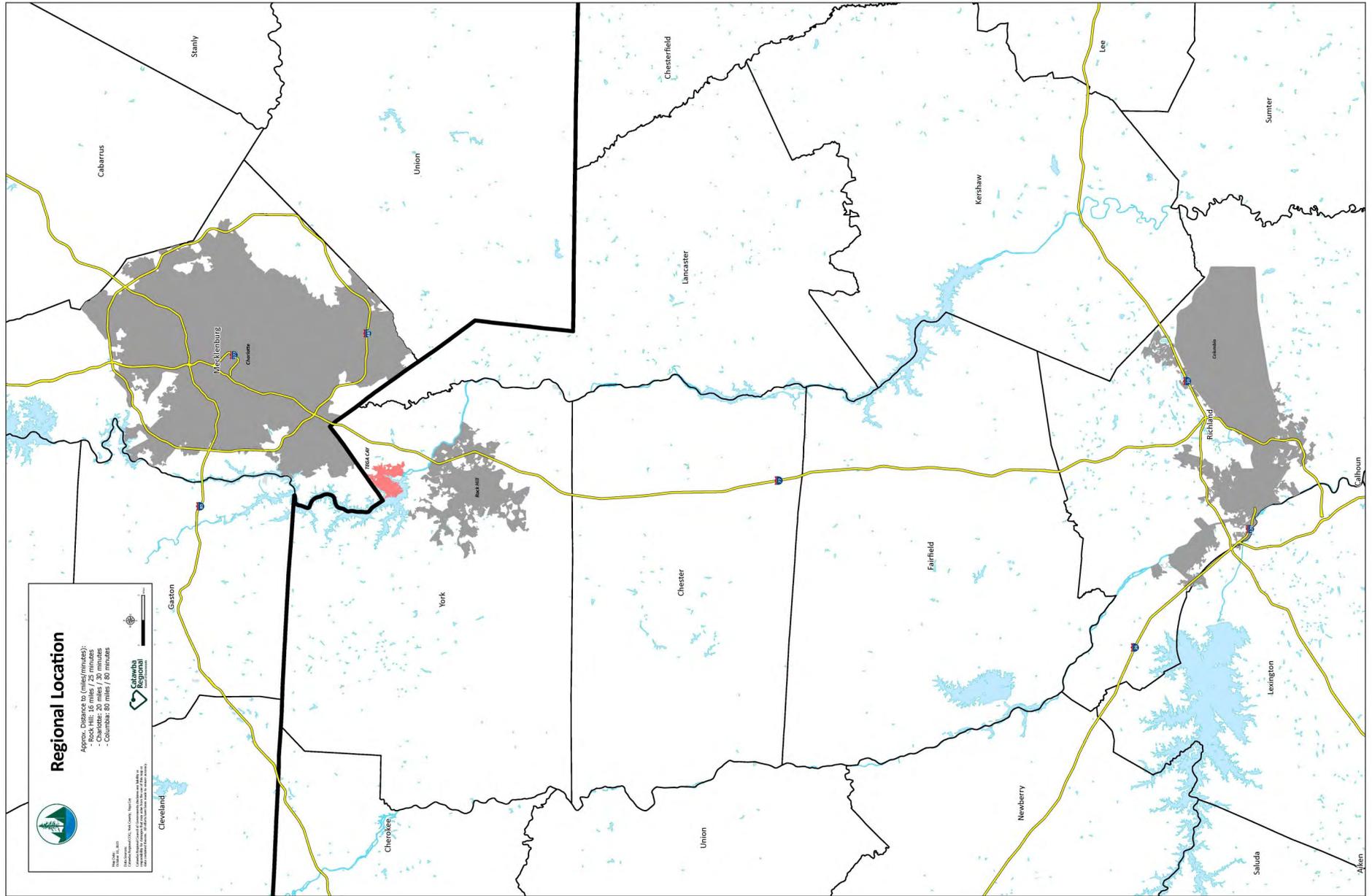
## Introduction

The City of Tega Cay is a small city located in South Carolina on the outskirts of Charlotte on beautiful Lake Wylie. Residents enjoy a peaceful existence with nature and enjoy nature's beauty of activities from water sports, hiking, beach and pool clubs, golf, tennis, pickleball, and many other outdoor sports. Tega Cay is a local escape from the hustle and bustle of everyday life, a place where vacation starts as soon as one arrives home. The City began as a Master Planned community and has expanded since 1970 to its current size. It is located within the Fort Mill School District and families with children enjoy an exceptional school system. The city is ranked as one of the safest communities in South Carolina. Residents are active in ensuring that Tega Cay remains a place where the “good life” can be enjoyed.



Source: Visit York County, Carolina Show Ski Team

# Map 1: Regional Location Map



# Development History

Tega Cay was developed by the Ervin Company in 1970 and became one of the first master planned communities in South Carolina. The 1,600 wooded acres along Lake Wylie were previously owned by Duke Power Company and became a gated residential community with amenities that included a clubhouse, pools,

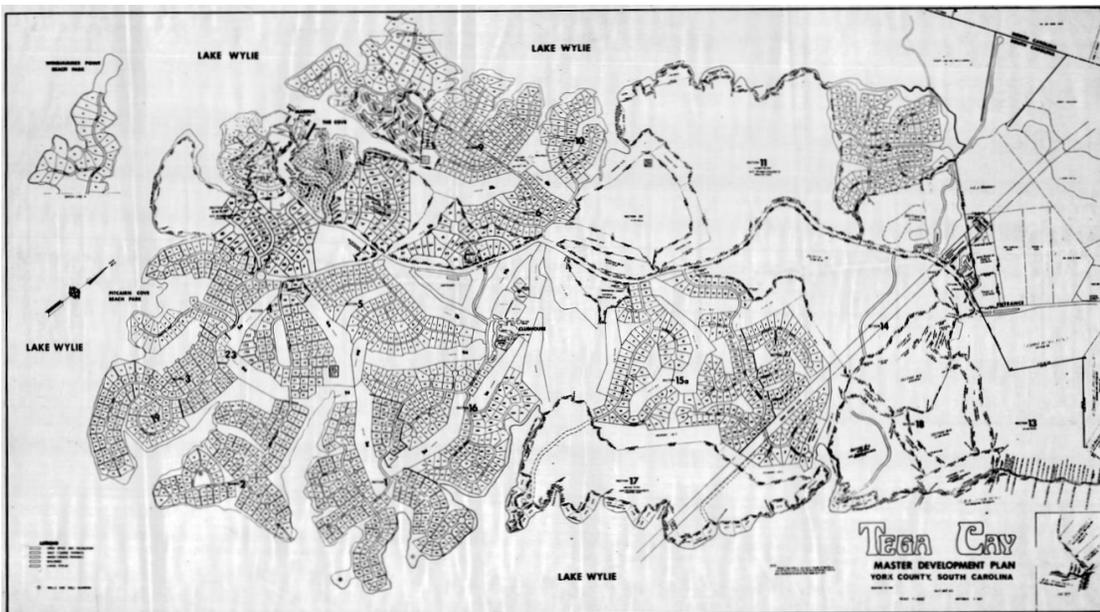


tennis courts, and a golf course. A Property Owners Association was created to protect the interest of the property owners within Tega Cay, work with developers, and provide engagement of residents through social events.



*Kitty Updike, 1982; City Councilmember, 1983-1990; Mayor Pro Tempore, 1984-1986*

**Figure 1: Tega Cay Master Development Plan, 1971**



*Source: City of Tega Cay*

A little over a decade later in 1982, a subsequent developer filed bankruptcy and the Property Owners Association led the incorporation of Tega Cay as a city on July 4, 1982. Mayor Tony Tarulli was appointed the first mayor under a strong Mayor form of government, and he represented the property owners during the bankruptcy proceedings. A bankruptcy plan was approved approximately one year later due to the leadership of the Property Owners Association and the newly elected officials.

Under the bankruptcy plan, the responsibilities of the community amenities were split between the City of Tega Cay and a Trust Company. Property owner assessments were phased out and services were absorbed by the City government. During this time, residents coined the phrase, “The Good Life” and worked to preserve the quality of life Tega Cay residents enjoyed.

The City continued to grow with a major influx of population between 2000-2008. In 2002, the form of government was changed to Council/Mayor with four-year terms. In 2002 the City established the Tega Cay Utility Department to serve new areas of development with the original developed areas being served by Carolina Water Service, a privately owned utility company.



Between 2008-2011, growth in Tega Cay slowed due to the recession. A fresh spurt of growth began in 2011, and the pace continued to increase until 2017.

Due to the lack of investment of infrastructure by Carolina Water Service and the failure of the service in the traditional Tega Cay areas, the City purchased the private utility service rights in 2013 and formed Tega Cay Utility Department II.

The investment in this additional infrastructure assisted the City of Tega Cay in accommodating future growth while protecting the stability of the traditional neighborhoods of Tega Cay and the natural resources of Lake Wylie.

A gradual slowdown in building permits began in 2018 due to several factors, including lack of available suitable land, the cost of construction, and changes in policy.





Another growth spurt began in 2022 as construction began on formally annexed land. Riverfalls and Windell Woods developments began construction in 2024 with an anticipated completion date in 2027. The Grove construction began in 2025 with an anticipated completion of 2030. The Grove is a new mixed use downtown development (formally Game On) which will include single-family residential development, townhomes, and a downtown with live/work housing units on upper levels. The downtown will include open community space to listen to music, play, and gather.

Future growth is limited to infill development and development of new annexed land. There is limited land adjacent to the City of Tega Cay that is available for annexation. Future expansion of the City of Tega Cay is restricted by the Catawba River, Baxter Village and other existing developments.

# The Comprehensive Plan

Planning enables civic leaders, businesses, and citizens to play a meaningful role in creating communities that enrich people's lives and helps create communities that offer better choices for where and how people live. Good planning helps communities envision their future by finding the right balance of new development and essential services, environmental protection, and innovative change.

The Comprehensive Plan is the document that reflects local values and is the legal foundation to guide the Planning Commission and Council in addressing the physical, social, and economic development of the City. The South Carolina Comprehensive Planning Enabling Act of 1994 requires that communities adopt a new Comprehensive Plan based on ten



required elements every ten years. This plan must be updated every five years based on changes in growth patterns and economic shifts. The elements of the plan include population, land use, priority investment, housing, transportation, economic development, community facilities, cultural resources, resiliency, and natural resources. The most recent Comprehensive Plan the 2015-2025 Comprehensive Plan was updated and amended as required by the Enabling Act in 2019. The 2025-2035 Comprehensive Plan was prepared in 2024/2025 and includes a new resiliency element.

*2025 Tega Cay Comprehensive Plan Public Open House*

# ORGANIZATION

Figure 2: Mandatory Elements

Plan Element	Graphic
Population	
Land Use	
Transportation	
Economic Development	
Housing	
Natural Resources	
Cultural Resources	
Community Facilities	
Resiliency	
Priority Investment	

Source: Leanna R. Manning

The Comprehensive Plan is structured into four main components. The first section of the Comprehensive Plan includes the background information on the comprehensive plan, vision statement, and top priorities of Tega Cay. The second section of the Comprehensive Plan includes ten mandatory planning elements plus the local element reflected in Table 1. Within each of the ten planning elements, the major topics, goals, planning objectives, and action strategies for each element are addressed and completed action strategies have been removed. Timeframes for implementation of the action strategies are indicated as short-term (1-4 years), mid-term (5-7 years), long-term (8-10 years) and on-going for those strategies that will continue for the duration of the plan.

The third section of the Comprehensive Plan includes the public participation in developing the plan. This section covers the methodology of plan development and ways in which the public was engaged throughout the process. The last component of the Comprehensive Plan is the Appendices section. There are fourteen appendices which include the existing conditions and characteristics for each of the ten required planning elements. Other topics covered in the appendices are the community survey, focus groups, and resources and references. Definitions are also found in this portion of the Comprehensive Plan that includes key terminology covered in the general plan document. The Table of Contents indicates the precise location of all the appendices and various sections of the Comprehensive Plan.

## The Planning Area

The City of Tega Cay is located in York County west of Fort Mill and South of the City of Charlotte on the North Carolina/South Carolina Border. Tega Cay is approximately 4.592 square miles (2,936.66 acres) and located 21 miles southwest of Charlotte, North Carolina, approximately 16 miles northwest of Rock Hill, South Carolina and 81.9 miles north of Columbia, South Carolina. Lake Wylie and the Catawba River borders Tega Cay to the west.

The Planning Area was significantly reduced since the last Comprehensive Plan Review. Many of the properties located between Tega Cay and Fort Mill have been developed. The City of Tega Cay choose to reduce the Planning Area to include properties that were adjacent to existing properties or road network that were important to Tega Cay. Maps 2 and 3 show the boundaries of the City of Tega Cay and its planning area. The new planning area consists of 4.849 square miles (3,103.53 acres). According to ESRI data, the 2025 estimated population for the City of Tega Cay is 14,557, and the 2025 population estimate for the planning area is 14,623.







# Community Vision 2035

## I. Vision Statement

An online Survey was held from March 10, 2025 to April 28, 2025 and an Open House Public Meeting hosted on April 7, 2025 requesting input from the public on how they envisioned the City of Tega Cay. The survey consisted of ranking priorities and open ended questions. One hundred and fifty three responded to the question “Provide Vision for Tega Cay”. The responses were categorized to better understand the public input.



### 1. PRESERVING NATURAL SPACES AND NATURE

**A city with an outstanding respect for the natural bounty of living by Lake Wylie.**

- ◇ Reestablish commitment to saving trees
- ◇ More care to maintain “Tree City USA” designation
- ◇ Plant more trees
- ◇ More natural green spaces
- ◇ Access to the Lake
- ◇ Lake-centric
- ◇ More open space that are not ballfields
- ◇ Preserve natural spaces and grow green spaces
- ◇ More shaded hiking trails
- ◇ More outdoor gather spaces
- ◇ Keep nature-trees, animals, tree lined streets
- ◇ Manage deer population

### 2. MORE ACTIVITIES TO PROMOTE COMMUNITY UNITY

**A friendly, close-knit community where neighbors know and wave to each other.**

The public suggested the following activities to promote community unity.

- ◇ Movie nights at elementary school, Catawba Park, and Runde Park
- ◇ 5-K races at Peninsula
- ◇ Farmer’s markets at Runde Park and Catawba Park
- ◇ Block Parties and Family Events
- ◇ More live music events

### 3. ENHANCING QUALITY OF LIFE

**A lake city where you can safely raise children and have recreational opportunities for the whole family without big city problems.**

- ◇ Quality of parks - many wanted local parks to be improved, and for all parts of Tega Cay to have the same level of maintenance and services
- ◇ More recreational opportunities - dog park, a second swimming pool, skate/BMX park, more pavilions, more pickleball, tennis and basketball facilities, ice rink.
- ◇ More bike paths, golf cart paths and parking, and walking/running trails
- ◇ Require more trees in new developments
- ◇ More public art
- ◇ More lake access and improved lake access
- ◇ More shaded trails and outdoor space
- ◇ Excellent Schools and community safety
- ◇ Amazing amenities - Lake access, maintained beaches, walking trails, golf courses, and parks
- ◇ Café at popular parks to purchase snacks/drinks and shade improvements (trailhead park)
- ◇ More nature, trees, and hiking trails
- ◇ Bike path to Catawba Park
- ◇ More green spaces that are not ball fields
- ◇ Remodel and upgrade clubhouse
- ◇ Street lighting (Windsong Bay)
- ◇ Police that are knowledgeable about the community and frequently patrol by foot.
- ◇ Knowledgeable and caring city staff
- ◇ More Code Enforcement

### 4. COMMERCIAL DEVELOPMENT

**Commercial Development that respects existing residential developments and provides a sense of place.**

- ◇ Walkable city center with retail shops/restaurants, like in Baxter Village
- ◇ More restaurants, including chain restaurants
- ◇ Mom and pop businesses and entertainment
- ◇ Starbucks
- ◇ Downtown connected to walking and golf cart trails
- ◇ Marina restaurant accessible to golf cart and boats



Source: Baxter Village Website

## 5. MANAGING GROWTH

### Upscale bedroom community of Charlotte with improved “first impression”, walkable city center with shops and restaurants.

- ◇ Do not permit more apartment or multi-family buildings
- ◇ Improve infrastructure: Sewer and street infrastructure
- ◇ Reduce speed limits, add roundabouts, and other street improvements to reduce speed from increased traffic.
- ◇ Encourage diversity of businesses by creating a walkable city center (like Baxter Village)
- ◇ Limit location of new commercial areas
- ◇ Preserve open spaces
- ◇ Limit activities to city residents only

Residents who attended the open house public meeting overwhelming agreed with the 2025 Tega Cay Vision Statement except for the “regionally accessible” language. The regionally accessible language was removed to create the new vision statement for the 2035 Comprehensive plan:

***“TEGA CAY IS A SAFE, FAMILY FRIENDLY, LAKESIDE COMMUNITY WITH EXCEPTIONAL EDUCATIONAL, ENTERTAINMENT AND RECREATIONAL OPPORTUNITIES AND A SPECIAL PLACE TO WORK, PLAY AND CALL HOME.”***



# PRIORITIES

Residents of Tega Cay were provided an opportunity to provide their top four priorities on the Tega Cay Comprehensive Plan Update 2035 Survey available from March 10, 2025 to April 28, 2025. The following items were ranked as Priority Ranks 1-4. Note Safe Neighborhoods and Places was selected as the 2nd and 3rd ranked response. The overall ranking indicates Safe Neighborhoods and Places as the 1st ranked, Excellent schools and Education as ranked 2nd and Lake Wylie and Nature as the 3rd ranked response.

Survey Question: What is most important to you?

Rank 1– Excellent School and Education

Rank 2 - Safe Neighborhoods and Places

Rank 3 - Safe Neighborhoods and Places

Rank 4 - Lake Wylie and Nature

Figure 3: Responses to “What is most important to you?” Chart

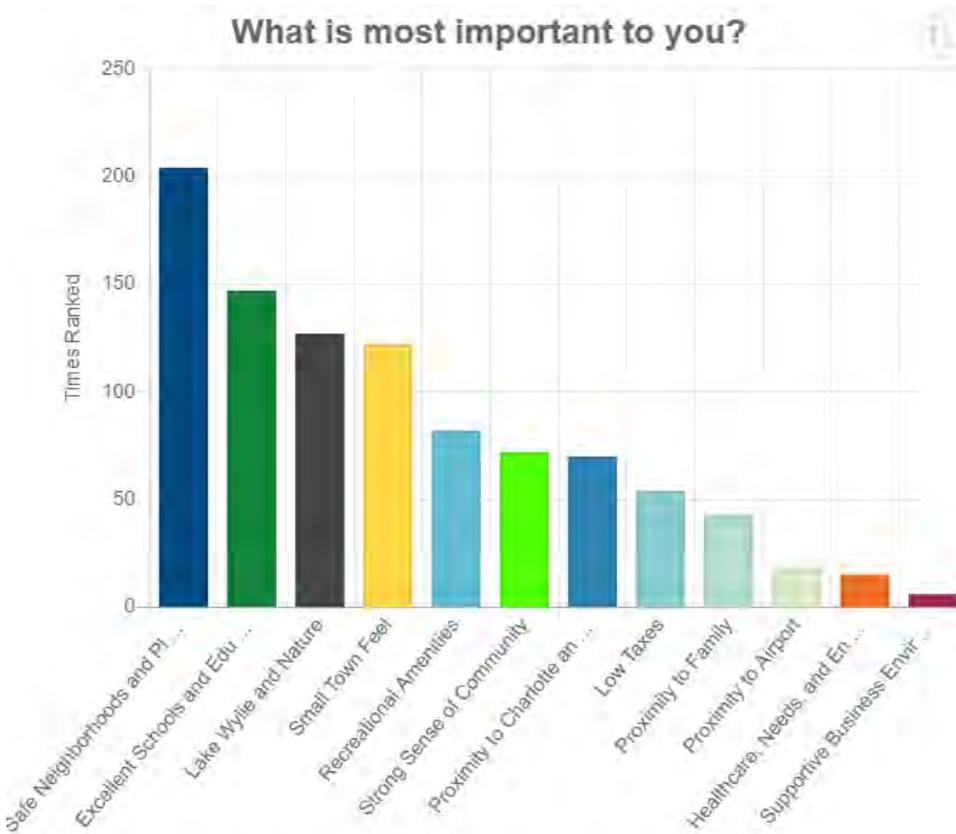


Figure 4: Responses to “What is most important to you?”

Number of Responses by Selection

Question	Ranked 1 (top)	Ranked 2	Ranked 3	Ranked 4	Average
1 Safe Neighborhoods and Places	50	70	49	30	2.30
2 Excellent Schools and Education	68	36	22	18	1.93
3 Proximity to Charlotte and Jobs	7	14	21	25	2.96
4 Supportive Business Environment	1	1	3	1	2.67
5 Healthcare, Needs, and Entertainment	1	5	6	3	2.73
6 Lake Wylie and Nature	35	27	30	33	2.49
7 Small Town Feel	28	26	36	28	2.54
8 Strong Sense of Community	4	17	23	26	3.01
9 Proximity to Airport	4	5	1	8	2.72
10 Proximity to Family	24	9	5	4	1.74
11 Low Taxes	6	9	13	26	3.09
12 Recreational Amenities	10	16	24	28	2.90

## Core Values

City of Tega Cay residents value a safe and welcoming community where neighbors know each other, children are educated in high-quality schools, and evenings can be spent enjoying lakeside sunsets or strolling through charming downtown spaces with family and friends. In Tega Cay, residents value not just the peace and safety of our city, but also the strong sense of community, exceptional recreational amenities and opportunities, and the natural beauty that surrounds us. Above all, residents value coming home and feeling like they have escaped the every day grind to their every day vacation destination.



## Section II: Tega Cay 2035 Plan Elements

### A. Introduction to Elements and Content

Section II of the Comprehensive Plan outlines the ten elements reflected in Table 2 - Comprehensive Plan Elements. The major topics are noted for each element and include items that are important to the residents of Tega Cay. This information was derived from the community survey results, the Public Open House, and input gathered from the comprehensive plan committees, the Planning Commission, and elected officials and staff.





In addition to the Tega Cay Comprehensive Plan, other plans throughout the region were utilized as a resource in considering element goals and strategies. These include plans the following plans from agencies and documents from the jurisdictions within the planning area:

- Rock Hill Fort Mill Area Transportation Study (RFATS) 2050 Long Range Transportation Plan
- RFATS Transportation Study Collector Street Plan, 2017
- RFATS Bicycle and Pedestrian Connectivity Plan Update, 2025
- RFATS Urbanized Area Transit Implementation Study, 2015
- Greater Charlotte Freight Mobility Plan, 2016
- Fort Mill School District Long Range Facility Plan
- 2023-2027 Digital Catawba Regional Economic Development Strategy
- York County Multi-Jurisdictional Hazard Mitigation Plan, 2022
- Capital Improvements Plan and Development Impact Fee Study, 2022
- Comprehensive Plans from York County, the Town of Fort Mill, and the City of Rock Hill
- RFATS Tega Cay Pedestrian Safety Study, November 2023
- Carolina Thread Trail Master Plan for York County Communities, 2009
- Carolina Thread Trail Feasibility Study, 2024
- Fort Mill Trails Master Plan, 2024

## Goals and Objectives

Goals are what the community wishes to achieve. An objective is a specific, measurable, and time-bound statement of what the community aims to achieve, provides clear direction and purpose for the planning effort. Goals and objectives for each element have been provided, followed by a brief description. Additional background information can be found in each subject element.



# Population

## Summary of Major Topics

Over the past decade (2015–2025), Tega Cay has experienced rapid population growth, a trend that continued into 2025. Growth has begun to slow and is expected to moderate further as the city nears built-out conditions. Based on the 2025 Comprehensive Plan survey and U.S. Census data, the city’s median age is 40.6. Many residents have lived in Tega Cay for less than 10 years, while longer-tenured residents include original community members who experienced the transition from a residential development to an incorporated city. The population remains majority White (non-Hispanic), but recent growth is increasing racial and cultural diversity. A key planning challenge is balancing the expectations of long-tenured residents with the needs of a growing, increasingly diverse community.



# Goals, Planning Objectives & Action Items

## P1—Support Neighborhoods

Maintain and enhance the character of existing neighborhoods.

**P1.1 Continue to foster communication with neighborhood organizations in traditional Tega Cay and new subdivisions, and support efforts to inform and engage residents about neighborhood and community-wide issues.**

P1.1.1 Work with Neighborhood Associations to develop neighborhood design standards and guidelines as part of the ongoing planning process. (mid-term)

**P1.2 Establish, maintain, and enforce code provisions that encourage the preservation of existing single-family dwellings and neighborhoods.**

P1.2.1 Periodically review and update zoning and land use regulations and guidelines to address issues of community appearance. (short-term)

P1.2.2 Adopt clear and objective code standards, including architectural design requirements with flexibility, to reduce conflicts with existing neighborhoods. (mid- to long-term)



**P 1.3 Promote infill development where appropriate and establish guidelines for compatibility.**

P1.3.1 Prepare Beautification Overlay for the residential portion of the former Marina Overlay area and reduce the size of the Marina overlay district to preserve the residential character. (short - mid term)

# Land Use

## Summary of Major Topics

Tega Cay's development began on the Peninsula and later expanded outward to the mainland, resulting in a mix of legacy neighborhoods and newer residential areas. Many core amenities were planned and built during the original phases. Feedback from the community indicates residents want a more unified city with amenities distributed equitably across all neighborhoods. Growth management priorities include coordinating land use with water and sewer capacity in older areas, preserving open space, and ensuring commercial development is appropriately located and scaled to protect adjacent residential areas.



# Goals, Planning Objectives & Action Items

## L1—Unify Tega Cay

Provide amenities, trails, and adequate infrastructure throughout Tega Cay.



### L 1.1 Unify the Peninsula of Tega Cay to Mainland Tega Cay and disperse public amenities equitably.

- L1.1.1 Invest in public amenities to improve neighborhood sustainability and redevelopment opportunities throughout Tega Cay such as providing new beaches and pickleball courts on the mainland side. (mid term)
- L1.1.2 Prepare a maintenance schedule for parks and other amenities to ensure all segments of Tega Cay are properly maintained. (short term)
- L1.1.3 Continue to invest in improvements of the sewer and water infrastructure in the older areas of the City. (short term)
- L 1.1.4 Develop planning development guidelines for large tracks of land that include land conservation, bike and multi-use paths to link old and new Tega Cay. (mid term)

## L2—Manage Growth

Manage growth to preserve the character residents love about Tega Cay

### L2.1 Modify Proposed Land Use Map

- L2.1 Reduce the size of the Marina Overlay District to limit the area used for commercial. (short term)
- L2.2 Develop a new detached single family Beautification Overlay for the residential portion to promote residential development that is compatible and enhances existing development. (short term)
- L2.3 Modify the Mixed Use Center to remove undeveloped parcels and move them into Dam Road Mixed Use Neighborhood Center (short term)

L2.4 Advance the implementation of centers along Gold Hill Road and Hubert Graham Way to create three centers: Civic Center, Gold Hill Mixed Use Neighborhood Center, and Mixed Use Commercial Conservation Center. (short-term)

L2.5 Provide new density standard in the Beautification Overlay to align with existing residential development. (short- to mid-term)

### **L3—Preserve and Maintain Open Space Using Land Use Mechanisms**

L3.1 Create a Conservation Subdivision Ordinance. (short to mid-term)

L3.2 Create development standards for Cottage Courts with shared common spaces and open space in the new Beautification Overlay. (short to mid-term)

L3.3 Develop a Single Family Beautification Overlay. (short to mid-term)

L3.4 Reduce clear cutting of lots by exploring updates to the City’s Tree Protection Ordinance for construction sites (Ordinance No. 97 amended). (short-term)

L3.5 Consider enhancing forested/ landscape buffer requirement for new residential developments abutting existing residential developments. (short-term)

### **L4— Reduce commercial development conflicts with residential neighborhoods**

L4.1 Limit Commercial Development to areas in new proposed centers and new marina overlay district boundaries. (short term)

L4.1.1 Align zoning regulations with Future Land Use Map.

L4.2 Modify the permitted uses of the Marina Overlay District.

L4.2.1 Change uses so that they are compatible and enhance the use of the marina experience and align with the desired vision for the new Marina Overlay District description.



## **L5— Improve Health and Promote Active Living**

### **L5.1 Adopt and implement strategies for community design and policies that can increase rates of physical activity and opportunities for mental and social well-being for all ages and abilities. (short term)**

L5.1.1 Establish policies that support age and ability considerations for active living when approving development plans. (short term)

L5.1.2 Adopt clear and objective zoning and land development standards to support public health. (short to mid term)

### **L5.2 Seek to include physical and social improvements in the Capital Improvement Plan and City Strategic Plan that facilitate community health for all ages. (short to mid term)**

L5.2.1 Develop targets for age-specific amenities. (short term)

### **L5.3 Ensure redevelopment and maintenance plans adhere to policies.**

L5.3.1 Adopt policies for redevelopment and maintenance to ensure these

efforts follow the same considerations as new developments. (mid term)

## **L6— Engage in a Health for All Process When Considering the Built Environment**

### **L6.1 Provide Zoning and Development Regulations that support creation and implementation of Mixed-Use Districts that include opportunities for social and cultural interactions.**

L6.1.2 Develop facilities and amenities that are all inclusive and support the goals for Health and active living for all ages and abilities. (mid term)

### **L6.2 Adopt and implement Growth Management Policies and Tools to allow for innovative site design and flexibility that facilitates health and active living components.**

L6.2.1 Implement polices that mandates consideration for all modes of transportation for new developments, redevelopment, and maintenance of existing facilities, paths, and roads. (short term)



L6.2.2 Emphasize connectivity and context-sensitive street design guidelines for

new developments, redevelopment and maintenance. (on-going)

L6.2.3 Continue to develop and implement share-use policies with schools and other public properties to increase neighborhood access to playgrounds and other recreational facilities. (short term, ongoing)



L6.2.4 Create partnerships with local businesses to allow for and encourage pedestrian and bike access (bike racks, etc.) (mid term)

## L-7 Maximize Health Equity

Offer active living initiatives that advance health equity and maximize healthier choices.

**L7.1 Provide Zoning and Development Regulations that include Health and active Living components in Mixed-Use Districts as outlined in the Land Use Element**

**L7.2 Promote and develop active living, social, and cultural initiatives that respond to and advance the City's diverse cultures.**

L7.2.1 Develop targeted messaging to health disparate populations that will enhance access and opportunities for behavioral change. (short term)

L7.2.2 Work with schools and businesses to promote walking/biking safe options for students and customers. (short-term)

L7.2.3 Promote the inclusion of diverse cultural offerings in community events and public spaces. (mid term)

## L-8 Enhance Public Health

Improve air quality and public health.

**L8.1 Develop programs and policies that reduce energy consumption and enhance public health and quality of life.**

L8.1.1 Plan and develop great streets, places, and neighborhoods that are more pedestrian and bike friendly and energy efficient. (short to mid term)

L8.1.2 Create incentives to increase use of renewable energy and energy efficiency in existing and new public facilities and vehicles. (short to mid term)



L8.1.3 Work with schools to promote buses and no idling and walk to school programs.

# Future Land Use

## Summary of Major Topics

The City of Tega Cay developed a future land use map and visions for its centers during the Comprehensive Planning Process.

The 2025 Future Land Use Vision includes five centers:

- ◇ Mixed Use Regional Center
- ◇ Mixed-Use Neighborhood Center– Dam Road
- ◇ Mixed-Use Neighborhood Center Gold Hill - Windhaven
- ◇ Civic Center
- ◇ Mixed-Use Commercial Conservation Center

And two District Overlays:

- ◇ Marina District Overlay
- ◇ Beautification District Overlay

Place Types, Street Concepts, and forms and patterns have been prepared for each center and district overlay.

## Mixed-Use – Regional Center

The intent of this district is to serve as a focal point for regional commerce, identity, and activity. This district should contain a diversity of uses such as corporate and professional offices, retail buildings, government centers, health facilities, public and recreational spaces, major entertainment and cultural facilities, and integrated residential diversity. The focus of this district is to allow a more balanced mix of uses in the siting and design of new developments and redevelopments to anticipate changes in the marketplace and to provide for the diverse needs of the residents of the City.

Facilities and services should reflect compact, walkable design on a human scale and consider pedestrian and bicycle travel. Maximum building height is four stories for mixed-use buildings with ground floor retail, cultural, and entertainment venues with professional services, apartments, or condominiums located on the upper floors. Building placement should minimize opportunities for crime and increase public safety through maximizing the ability to see throughout the site.

Development should provide internal and/or public pedestrian connections that are direct, convenient, and pleasant with appropriate public amenities such as plazas, gardens, outdoor cultural areas and village squares. Opportunities and incentives to create and promote environments that are conducive to cultural and social engagement should be utilized. The intensity of uses and building height transitions or “step-downs” shall be provided where the district abuts adjacent residential dwellings.



Source: Code Studio, Midtown Hattiesburg Master Plan



Source: The Grove, Kinger Homes

## Mixed-Use — Neighborhood Center

The intent of this district is to offer residents the ability to live, shop, work, and play in one community. These neighborhoods should include a mixture of housing types and densities integrated with goods and services that support walkability and pedestrian access. The focus of this district is to provide a balance and variety of compatible uses and services that serve adjacent residential, reflect the City’s unique lake setting, enhance the general benefit and enjoyment of the public, and promote a high quality of mixed-use development without negatively impacting existing or future land uses. Development standards include provisions for neighborhood scale retail, active living components, pedestrian and street improvements, and architectural design standards. There are two Mixed Use-Neighborhood Centers proposed, one for Dam Road and One for Gold Hill-Windhaven. Only the Dam Road Mixed Use-Neighborhood Center shall permit hotels due to its proximity to SC-160.

## Civic Center

The purpose of this district is to promote a pedestrian-friendly, service-oriented civic center that offers a unique mix of government and community services, social engagement opportunities, and self-sustaining commercial development. Uses should include city administrative and operational services, public safety, schools, parks and open spaces, and civic facilities such as an outdoor market, amphitheater, and other cultural venues. Professional and commercial activities on a neighborhood scale should also be considered. Street improvements will encompass landscape entrances and buffers, pedestrian and bicycle enhancements, access improvements, crosswalks, signage, and lighting. All development should complement traditional Tega Cay styles and be integrated into a compact, walkable environment.

## Mixed Use Commercial Conservation Center

In the future, the large vacant property at the northeastern corner of Hubert Graham Way and Gold Hill Road is anticipated to be annexed into the city. The properties serve as the gateway into Tega Cay from Gold Hill Road and connect the peninsula part to the newer section of Tega Cay. The community envisions these properties to be developed into a mixed-use commercial conservation center with a natural feel.

The goal of this district is to develop a pedestrian-friendly commercial area that features a unique mix of social

gathering spaces and self-sustaining businesses while conserving as much of the existing tree canopy and natural features of the site as possible. Uses should include retail, restaurants, and professional services such as medical offices, along with parks, open spaces, and civic areas like open-air markets, plazas, an amphitheater, and other cultural venues. Open space should comprise 50-70% of the site, protecting steep slopes, wetlands, and trees. Street enhancements will include landscaped entrances and buffers, pedestrian and bicycle facilities, crosswalks, signage, and lighting. All developments should complement existing Tega Cay developments and integrate into a compact, walkable environment. Mountain bike trails should be allowed within the conserved open space.

Conservation Subdivision design



Source: Chester County, PA

The vision for this district is Freshfields Village in Kiawah Island, SC, featuring a commercial area surrounding a central plaza and lush landscaping throughout the development.



Source:  
Freshfields Village blog

## District Overlays

The existing Marina District Overlay is proposed to be split into two districts: the Marina District Overlay and a new Beautification District Overlay. Map FL-3 displays the boundaries of both district overlays.

The proposed New Marina Overlay District would encompass all properties along Marina Drive, except for a large vacant parcel. The goal of the new Marina District Overlay is to preserve and enhance the marina experience. New uses should be small to complement nearby residential areas and may include restaurants without liquor licenses (wine and beer allowed), marina-oriented retail (shops selling towels, fishing gear, bait, sunglasses, and other boating supplies), sandwich or deli shops, brunch restaurants, and similar businesses. Walking paths that provide access to the waterfront should be incorporated into the site development and must be approved by Duke.



The Beautification District Overlay aims to encourage reinvestment in the Catamaran Neighborhood. It will guide future residents on expanding their homes while maintaining the neighborhood's existing character, and it will establish improved setback standards to reduce fire risk. Additionally, it will provide guidance to developers on developing large lots in ways that align with the neighborhood's character and protect environmental features.

The vision for new, larger homes on bigger lots is modeled after the neighboring Woodhaven Drive development. Cottage Courts with lush landscaping are encouraged to be built on large vacant lots.

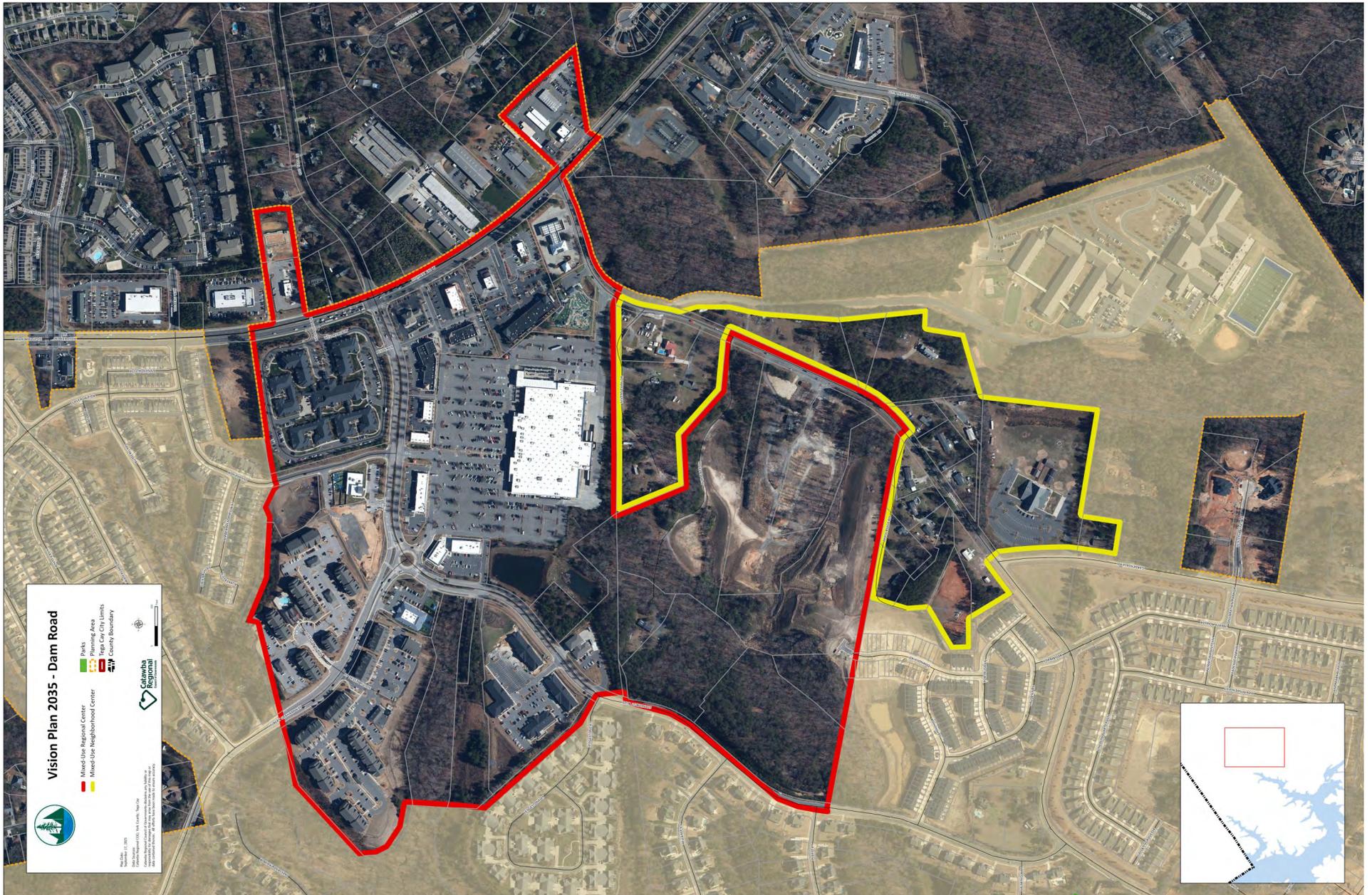
## Future Land Use / 2025 Vision Map

The Future Land Use and 2035 Vision Map reflect the goals, planning objectives, and action strategies of the Land Use Element and support the Vision and Core Values of the City of Tega Cay. Table FI-1: Future Land Use Distribution shows the land use classifications represented on Figure 7—Future Land Use Vision Plan 2035.

**Table FL-1: Future Land Use Distribution**

Land Use	City Limits			Planning Area		
	Acres	Square Miles	Percentage	Acres	Square Miles	Percentage
Parks and Recreation	357	0.56	12.07%	358	0.56	11.44%
Residential	2238	3.50	75.56%	2276	3.56	72.81%
Mixed-Use Regional Center	180	0.28	6.08%	180	0.28	5.76%
Beautification District Overlay	19	0.03	0.65%	19	0.03	0.61%
Marina Overlay	5	0.01	0.17%	5	0.01	0.16%
Mixed-Use Neighborhood Center	126	0.20	4.26%	189	0.30	6.07%
Civic Center	36	4.63	1.23%	52	0.08	1.67%
Mixed-Use Conservation Neighborhood Center	46	0.07	1.47%	46	0.07	1.47%
<b>Total</b>	<b>2,605</b>	<b>4.07</b>	<b>100%</b>	<b>11,543</b>	<b>18.04</b>	<b>100%</b>

# Map FL-1: Vision Plan 2035 Dam Road Centers



**Figure FL-1: Mixed-Use Regional Center**

# Mixed-Use Regional Center

## Place Types

- Community Serving Commercial
- Sit Down Restaurants/Social Retail
- Corporate/Professional Offices
- Movie Theaters
- Health and Wellness Facilities
- Incubator Entrepreneur Business Space
- Educational/Life-Long Learning Facilities
- Grocery Stores / Food Markets
- Cultural Spaces for Art / Music/ Food
- Live / Work Units
- Cottage Courts/Town Homes / Condos
- Multi-Family / Senior Housing
- Plazas / Gardens / Squares / Pocket Parks

## Street Concepts

- Landscaped Boulevards
- Bike Lanes / Pedestrian Corridors
- Automobiles / Transit / Bikes
- Signage / Lighting
- Traffic Calming Controls
- Stormwater Management
- Access Control / Cross Access Easements



Source: The Grove, Kinger Homes



Source: The Grove, Kinger Homes

## Mixed Use Regional Center Form and Pattern

General Development Pattern	Mix of Uses
Typical Lot Coverage	50 - 90%
Residential Density	Up to 16 DU's/Acre
Average Lot Size	N/A
Non-Residential Intensity	0.50-1.50 FAR
Prevailing Building Height	1-5 stories
Average Non-Residential Building Size	10,000 – 80,000 SF
Transportation Choices	Auto/Walking/Bicycle
Typical Block Length	300-1,200 LF
Setback or Build-To-Line	Build to Line Requirements
Open Space Elements	Pocket Parks/ Public Plazas
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/On-Street Parking



Source: The Grove, Kinger Homes

# Figure FL-2: Dam Road Mixed-Use Neighborhood Center

# Mixed-Use Neighborhood Center Dam Road

### Place Types

- Neighborhood-Serving Commercial
- Sit Down Restaurants/Social Retail such as Coffee Shops, Bookstores, Small Markets
- Hotels
- Professional Offices
- Single-Family Attached and Detached
- Age Restricted Single-Family Attached or Detached
- Cottage Courts
- Schools
- Place of Worship
- Pocket Parks / Gateway Park with Sculpture
- Outdoor Gathering Places
- Recreation Centers

### Street Concepts

- Crosswalk Enhancements
- Traffic Calming Controls
- Shaded Pedestrian Corridors / Trail Connections
- Signage / Lighting
- Stormwater Management
- Access Control / Cross Access Easements
- Multi-Use Path to Gold Hill Elementary and Middle Schools and the Grove
- New Traffic Circle at Dam Road and Gardendale Road



Source: The Spectator Hotel, SC



"Gateway", Amie Jacobsen  
Johnson County, KS Arts and Heritage Center

"Flourish" Lake Oswego Gateway Sculpture,  
Ed Carpenter

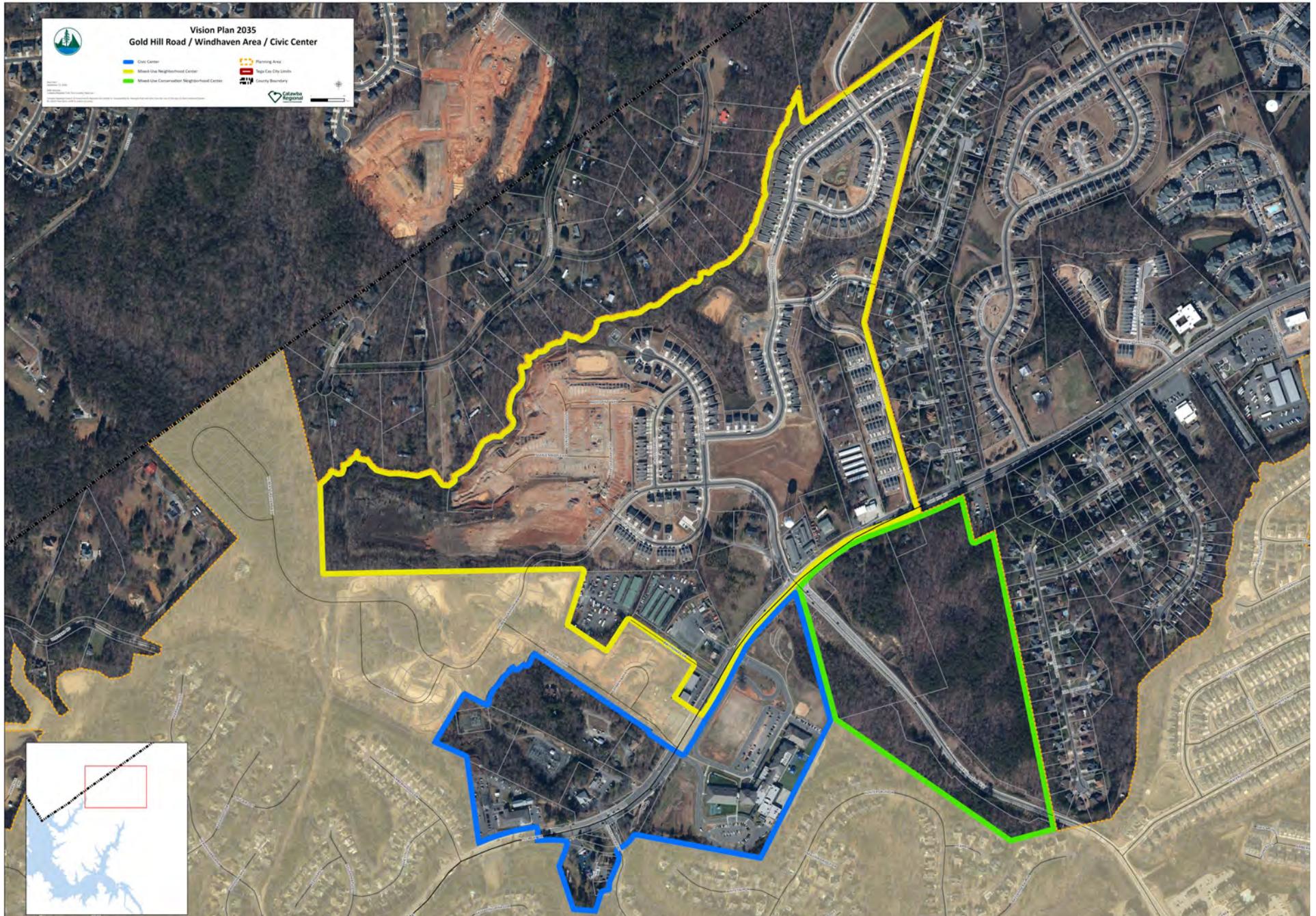
### Mixed Use Neighborhood Center Dam Road Form and Pattern

General Development Pattern	Mix of Uses
Typical Lot Coverage	35-50%
Residential Density	Up to 8 DU's/Acre
Average Lot Size	N/A
Non-Residential Intensity	0.50-1.50 FAR
Prevailing Building Height	1-3 stories
Average Non-Residential Building Size	8,000 – 30,000 SF
Transportation Choices	Auto/Golf Cart/Walking/Bicycle
Typical Block Length	300-1,200 LF
Setback or Build-To-Line	Build to Line Requirements
Open Space Elements	Pocket Parks/ Public Plazas
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/On-Street Parking



Cadence Development, Tega Cay

# Map FL-2: Vision Plan 2035 Gold Hill and Hubert Graham Centers



# Figure FL-3: Civic Center



Source: Tega Cay Memorial Park, City of Tega Cay



Source: Trail Head Park, City of Tega Cay

### Place Types

- Government Facilities
- Neighborhood serving - commercial
- Schools
- Place of Worship
- Open Space / Parks / Gardens / Squares

### Street Concepts

- Trailhead All-Inclusive Park
- Crosswalk Enhancements
- Traffic Calming Controls
- Shaded Pedestrian Corridors / Trail Connections
- Bike Lanes / Multi-Use Path
- Landscaped Entrances and Buffers
- Signage / Lighting
- Stormwater Management
- Access Control / Cross Access Easements

### Civic Center Form and Pattern

General Development Pattern	Mixed of Uses
Typical Lot Coverage	50-75%
Average Lot Size	N/A
Non-Residential Intensity	0.50-1.50 FAR
Prevailing Building Height	1-4 Stories
Average Non-Residential Building Size	5,000 - 25,000
Transportation Choices	Auto/Golf Carts/Walking/Bicycle
Typical Block Length	300-600 LF
Setback or Build-To-Line	Build to Line Requirements
Open Space Elements	Pocket Parks/ Public Plazas
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/On-Street Parking/ Shared



Source: Tega Cay Police, City of Tega Cay



Source: Tega Cay Elementary School, Fort Mill School District



Source: Tega Cay Town Hall, Catawba Regional Council of Governments

# Figure FL-4: Gold Hill—Windhaven Mixed-Use Neighborhood Center

Mixed-Use  
Neighborhood  
Center  
Gold Hill -  
Windhaven

### Place Types

- Neighborhood-Serving Commercial
- Sit Down Restaurants
- Social Retail such as Coffee Shops, Bookstores, Small Markets
- Professional Offices
- Single-Family Attached and Detached
- Cottage Courts
- Schools
- Place of Worship
- Pocket Parks / Outdoor Gathering Places
- Recreation Centers

### Street Concepts

- Crosswalk Enhancements
- Traffic Calming Controls
- Shaded Pedestrian Corridors / Trail Connections
- Signage / Lighting
- Stormwater Management
- Access Control / Cross Access Easements
- Multi-Use Paths



Source: Kuester Commercial, Windhaven Village

### Mixed Use Neighborhood Center Form and Pattern

General Development Pattern	Mix of Uses
Typical Lot Coverage	35-50%
Residential Density	Up to 8 DU's/Acre
Average Lot Size	N/A
Non-Residential Intensity	0.50-1.50 FAR
Average Non-Residential Building Size	8,000 – 30,000 SF
Prevailing Building Height	1-3 stories
Transportation Choices	Auto/Golf Cart/Walking/Bicycle
Typical Block Length	300-1,200 LF
Setback or Build-To-Line	Build to Line Requirements
Open Space Elements	Pocket Parks/ Public Plazas
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/On-Street Parking



Source: Kuester Commercial, Windhaven Village

# Figure FL-5: Mixed-Use Commercial Conservation Center

# Mixed-Use Commercial Conservation Center

### Place Types

- Neighborhood-Serving Commercial
- Sit Down Restaurants
- Social Retail such as Coffee Shops, Bookstores, Small Markets
- Apparel, Accessory, home décor, gift boutiques, sporting goods and outfitters
- Professional Offices
- Health and Wellness / Medical Services
- Spas and Salons
- Place of Worship
- Pocket Parks / Outdoor Gathering Places / Plazas
- Recreation Centers
- Conservation areas with bike/walking trails
- Lush Landscaping
- Functional art

### Street Concepts

- Crosswalk Enhancements
- Traffic Calming Controls
- Shaded Pedestrian Corridors / Trail Connections
- Signage / Lighting
- Stormwater Management
- Access Control / Cross Access Easements
- Multi-Use Paths



Source: Freshfields Village, Kiawah Island, SC Facebook page



Source: Freshfields Village, Kiawah Island, SC Facebook page

### Mixed Use Commercial Conservation Center Form and Pattern

General Development Pattern	Mix of Commercial Uses
Typical Lot Coverage	35-50%
Average Lot Size	N/A
Non-Residential Intensity	0.50-1.50 FAR
Prevailing Building Height	1-3 stories
Average Non-Residential Building Size	8,000 – 30,000 SF
Transportation Choices	Auto/Golf Carts/Walking/Bicycle
Typical Block Length	300-1,200 LF
Setback or Build-To-Line	Build to Line Requirements
Open Space Elements	Pocket Parks/ Public Plazas
Conservation Element	50-70% of total area
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/On-Street Parking



Source: Freshfields Village, Kiawah Island, SC, Design Works

# Map FL-3: Vision Plan 2035 Marina District and Beautification District Overlays



## Figure FL-6: Marina District Overlay

# Marina Overlay

### Place Types

- Marina Supporting Commercial
- Sit down restaurants permitting beer and wine only
- Social Retail such as Coffee Shops, Bookstores, Small Markets
- Place of Worship
- Marina / Yacht Club
- Boat Launch / Canoe / Kayak Launch / Fishing
- Pocket Parks / Outdoor Gathering Places
- Walking Paths



Source: Tega Cay Marina

### Street Concepts

- Crosswalk Enhancements
- Traffic Calming Controls
- Shaded Pedestrian Corridors / Trail Connections
- Signage / Lighting
- Stormwater Management
- Access Control / Cross Access Easements



Source: Catawba Regional Council of Governments



Source: Authentic Bora Bora, TripAdvisor

### Marina Overlay Form and Pattern

General Development Pattern	Mixed of Uses
Typical Lot Coverage	35-50%
Average Lot Size	N/A
Non-Residential Intensity	0.50-1.50 FAR
Prevailing Building Height	1-3 Stories
Average Non-Residential Building Size	8,000 to 30,000
Transportation Choices	Auto/Golf Carts/Walking/Bicycle
Typical Block Length	300-1,200 LF
Setback or Build-To-Line	Build to Line Requirements
Open Space Elements	Pocket Parks/ Public Plazas
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/On-Street Parking



Source: Tega Cay Marina

## Figure FL-7: Neighborhood Beautification District Overlay

# Neighborhood Beautification Overlay

### Place Types

- Single Family Detached Dwellings
- Cottage Courts
- Place of Worship
- Pocket Parks / Outdoor Gathering Places
- Walking Paths

### Neighborhood Beautification Form and Pattern

General Development Pattern	Detached Single Family Dwelling
Typical Lot Coverage	35-50%
Residential Density	Up to 6 DU's/Acre
Maximum Lot Size	Two existing lots
Non-Residential Intensity	0.50-1.50 FAR
Prevailing Building Height	1-3 stories
Transportation Choices	Auto/Walking/Bicycle
Typical Block Length	300-1,200 LF
Setback or Build-To-Line	Build to Line Requirements
Open Space Elements	Pocket Parks/ Public Plazas
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/On-Street Parking



Photo Source: Rose Chapin Architects, Greenwood Avenue Cottages in Shoreline, Washington.

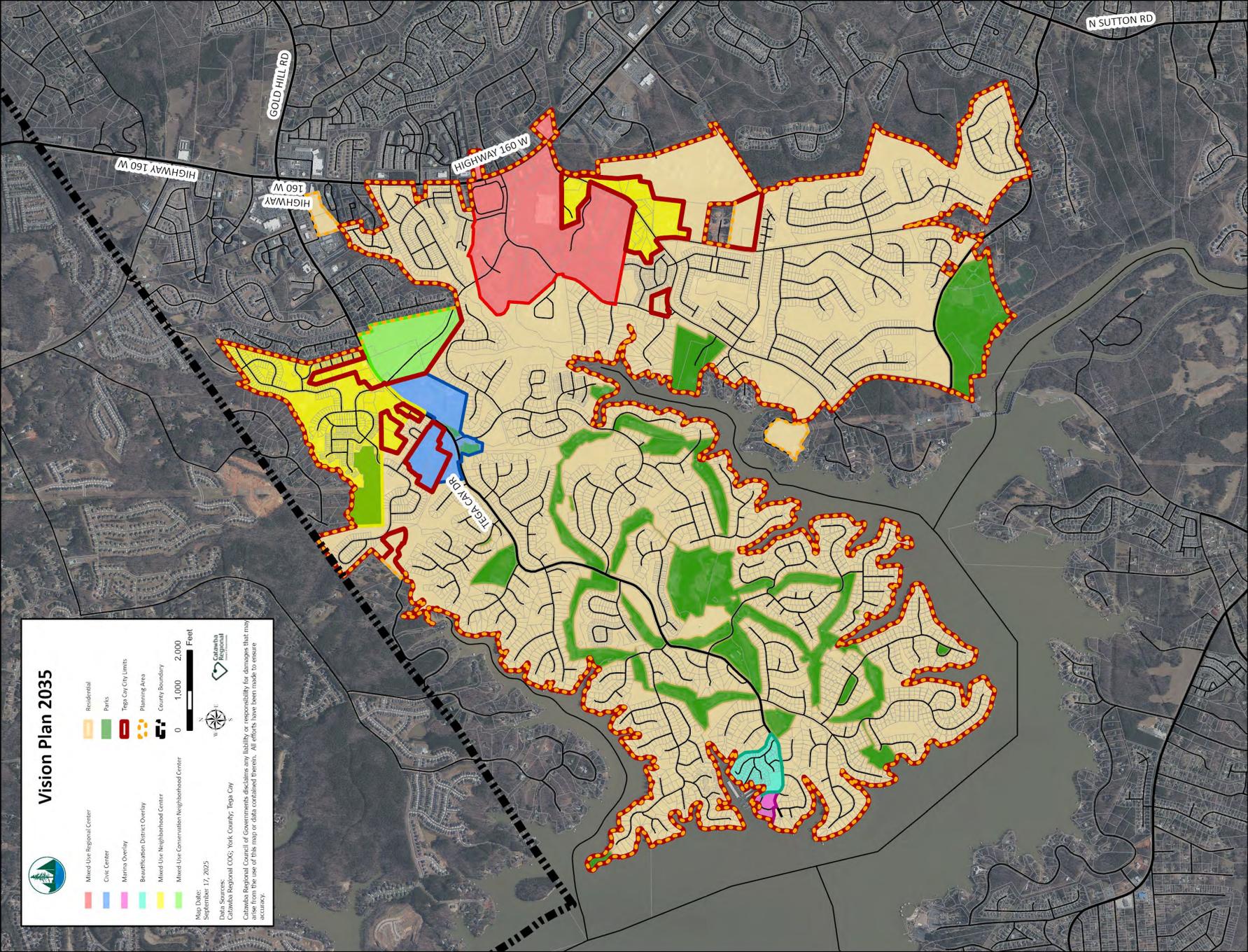
### Street Concepts

- Crosswalk Enhancements
- Traffic Calming Controls
- Shaded Pedestrian Corridors / Trail Connections
- Signage / Lighting
- Stormwater Management
- Access Control / Cross Access Easements



Photo Source: Woodhaven Drive, Catawba Regional Council of Governments

# Map FL-4: Future Land Use Vision Plan 2035



# Transportation

## Summary of Major Topics

Tega Cay strives to provide a variety of transportation options to its population. The city strives to connect commercial, parks, and city amenities to all residential developments within the community through multi-modal transportation networks. In addition, the community strives to create a safe environment for all bicyclists and pedestrians in the community. Tega Cay encourages the connectivity of commercial areas to reduce congestion on local, county and state owned roads and development of mass transit. The City of Tega Cay residents enjoy riding through the community on Golf Carts to drop off children at school, to parks, golf course, and other amenities in the community. Focusing on constructing wide shared use paths for bicyclists, pedestrians and golf carts is essential.



# Goals, Planning Objectives & Action Items

## T1—Enhance Transportation Choices

T1.1 Provide residents with the option to choose different transportation modes, such as walking, bicycling, taking public transit, and driving golf carts or vehicles.

T1.1.1 Encourage the development of shared use paths or side paths with a minimum width of 12' in new developments to encourage pedestrian, bicycle, golf carts, and other similar modes of transportation. (mid to long-term)

T1.1.2 Prepare a feasibility study for connecting trails (multi-modal) from the Peninsula of Tega Cay to the mainland portion and The Grove downtown area. (short to mid-term)

T1.1.3 Prepare a feasibility study for the development of a multi-use path on Hubert Graham Way and its connection to the Peninsula and the mainland of Tega Cay.

T1.1.4 Continue to support recommendations from 2021 Council adopted Bike and Pedestrian Project Prioritization Study prepared by Planning Commission. (short to mid-term)



## T2—Manage Congestion

T2.1 Encourage development patterns that support a variety of transportation modes and provide connectivity to eliminate congestion along major corridors.

T2.1.1 Provide shared-use paths or side paths to schools, parks, and commercial areas to encourage other non-vehicular modes of transportation for local trips. (mid to long-term)

T2.1.2 Promote cross-access easements in commercial development to reduce the number of driveways accessing arterial streets. (short-term, ongoing)

T2.1.3 Support future regional transit initiatives, such as the Bus Rapid Transit proposed for SC-21. (long-term)

T2.1.4 Coordinate with RFATS to develop micro transit options. (long-term)

## T3— Improve Safety for all modes of Transportation

T3.1 Separate pedestrians, bicyclists and golf cart users from vehicular traffic

- T3.1.1 Prepare a feasibility study and plan for the widening of the shared use path along Tega Cay Drive to accommodate bicyclists, walkers, golf carts, and other similar modes of transportation. (mid to long-term)
- T3.1.2 Prepare a feasibility study and plan for a shared use path or side path on Gold Hill Road to connect to the shared use path on Tega Cay Drive, Tega Cay elementary and new developments (River Falls and Windhaven). Alternative routes include using Hubert Graham Way and River Falls Drive in lieu of a portion of Gold Hill Road should also be investigated. (mid to long term)
- T3.1.3 Prepare a feasibility study and plan for a shared use path or side path on Dam Road to connect residential developments to Gold Hill Elementary and Middle Schools and commercial areas. (mid to long-term)
- T3.2 Support the Fort Mill School District realignment of the Gold Hill Elementary and Middle School bus driveway for potential safety improvement.
- T3.3 Support SCDOT to install potential safety improvements at Tega Cay Drive, Dam Road, Gardendale Road and Stonecrest Boulevard.
- T3.4 Encourage cross-access easement between the Walmart Property, The Grove, and other adjacent properties to reduce number of vehicles turning in and out of Dam Road, Stonecrest Blvd, and SC 160. (short-term)
- T3.5 Evaluate the City’s Street lighting plan and perform lighting studies for areas of concern.

#### **T4—Maintain City Streets in good condition throughout all of Tega Cay**

- T4.1 Prepare a road maintenance schedule and seek funding to assist to keep city streets in good condition. (short term)



# Economic Development

## Summary of Major Topics

Tega Cay is located in the desirable northeastern portion of York County that is considered advantageous and within a manageable commute for accessing downtown Charlotte, NC and its large employment centers. Due to the City's bedroom community historic growth pattern, local jobs are



limited. The Grove has begun construction and will provide opportunities to grow the economic based. This development will add 100,000+ SF of commercial space.

Based on the On the Map tool that used 2023 American Community Survey census data, approximately 95.4% of Tega Cay's residents eligible for the work force traveled outside York County for employment. This travel pattern and a continuing trend of high residential development could impact the City's future ability to be sustainable. An analysis of how Tega Cay fits into this broader-based economy indicates a growing need to recruit competitive commercial and employment businesses to reverse this pattern and create opportunities to balance and enhance local economic strengths. As the city reaches its maximum build-out potential within the next decade it will be critical for the City of Tega Cay to preserve and enhance its existing commercial development. New opportunities for commercial development will be limited to new annexed properties on collector roads and within existing commercial developments. The City aims to recruit the right commercial development. The major topics for economic development include:

- Need to provide more local economic opportunities to provide jobs closer to home.
- Need to recruit targeted employment generators.
- Need for employment opportunities that enhances the quality of life for existing residents and businesses.



## Goals, Planning Objectives & Action Items

### **E1—Provide more local economic opportunities**

E1.1 Modify land use zoning to adopt the proposed centers. (short term)

E1.2 Encourage developers to construct a variety of commercial spaces of differing tenant space size and design specifications to accommodate a variety of future businesses. (short to long term)

### **E2—Recruit Targeted Employment Generators**

E2.1 Promote expansion of existing businesses and support new business startups

E2.2 Encourage developers to construct medical offices and other healthcare use needs. (short to long term)

E2.3 Support Fort Mill School District, and York County Economic Development to ensure that students are prepared for the jobs of tomorrow. (short to long term)

### **E3 - Provide adequate infrastructure to encourage commercial development**

E3.1 Continue to update sewer and water infrastructure as needed per the water and wastewater plans (short term, ongoing)



“Flourish” Lake Oswego Gateway Sculpture, Ed Carpenter

E3.2 Continue to support broadband technology installation. (short term, ongoing)

#### **E4- Improve Access to Commercial Sites**

E4.1 Coordinate/support evaluation of intersections for future redesign or safety improvements. (short to mid term)

E4.2 Develop an ordinance that requires cross-connectivity where feasible and consistent with SCDOT guidelines. (short term)

E4.3 Develop design standards that require businesses to install multi-use paths, bicycle racks, golf cart parking, and other similar improvements to encourage the use of other modes of transportation to commercial sites. (short to mid term)

E4.4 Prepare a wayfinding signage study for commercial districts. (mid term)

E4.5 Design gateways to the City of Tega Cay and the commercial district. (mid term to long term)

#### **E5 - Encourage older commercial areas to enhance their appearances to align with the proposed center.**

E5.1 Coordinate with York County to develop a shared design standard for County and city properties located within the proposed centers to ensure a cohesive appearance. (midterm)

## E5 - Encourage Tourism

E5.1 - Modify zoning ordinances to permit a hotel in the Dam Road Neighborhood Center adjacent to the Grove

E5.2 - Encourage Eco - and Historic Tourism

E5.2.1 Encourage private tourism companies to locate into Tega Cay and operate tubing tours, kayak tours, etc. These tours should provide shuttles to transport tourists and equipment to and from the River from the Regional Commercial Center or the Neighborhood Conservation Center.

E5.2.2 Develop a permitting process for tourism companies to use city owned boat ramps and assist companies to coordinate with Duke Energy or marina for privately owned boat ramps.

E5.2.3 Develop a marketing strategy to grow City of Tega Cay eco- and historic tourism



Visit York County, Explore York County Blog



The Spectator Hotel

# Housing

## Summary of Major Topic

Since its incorporation, Tega Cay has been primarily a single-family, owner-occupied community. Homeownership is viewed positively for its contribution to neighborhood stability and desirability. However, rising housing costs and tighter lending—locally and nationally—have limited access to homeownership, reducing options for early-career households and for older residents who wish to downsize or age in place.

Public input for the 2025 Comprehensive Plan indicates a preference for preserving existing single-family neighborhoods and limiting additional multifamily development. At the same time, focus groups supported adding senior housing and townhomes—particularly to support The Grove, the new downtown development on Dam Road. The planning challenge is to balance strong support for single-family areas with the need for a broader mix of housing types and price points that meet the needs of both new and long-term residents.



A summary of the major housing topics are as follows:

- Preserve existing residential areas
- Limit new growth of multi-family housing to appropriate areas
- Maintain neighborhoods

# Goals, Planning Objectives & Action Items

## H1 - Preserve Existing Residential neighborhoods

H1.1 Limit the encroachment of commercial areas and higher density areas into existing single-family dwelling neighborhoods. (short term)

H1.2 Maintain single-family dwelling zoning for existing neighborhoods. (short term)

H1.3 Reduce the size of the marina overlay district zone to remove the existing Catamaran Drive Neighborhood. (short term)

H1.4 Create and adopt a Beautification Overlay District Ordinance for the Catamaran Drive Neighborhood (mid term)

H1.4.1 Prepare a study to find the ideal maximum dwelling size and setbacks for the new Beautification Overlay District to encourage redevelopment that aligns with existing dwellings, but still provides the option to construct larger dwellings. (short to mid term)

H1.4.2 Encourage the development of cottage courts on vacant land with the Beautification Overlay District.



## **H2 - Encourage multi-family dwelling growth in appropriate areas.**

H2.1 Encourage multi-family dwelling growth in the Regional Commercial Center and the Dam Road Neighborhood Center to support commercial developments within the Regional Commercial Center. (short term)

H2.2 Reduce dwelling density in the Civic Center and preserve the opportunity for the expansion of governmental facilities (short term)

H2.3 Encourage commercial development in the new Commercial Conservation Neighborhood Center. (short term)

## **H3 - Maintain existing neighborhoods**



H3.1 Maintain neighborhoods by enforcing zoning, building codes and property maintenance. (short term, ongoing)

H3.2 Provide a list of resources of various agencies that can assist homeowners to maintain their property and/or provide assistance with utility bills. (short term)

H3.3 Limit the maximum dwelling size in the Beautification Overlay District to encourage redevelopment that aligns with existing dwellings, but still provides the option to construct larger dwellings. (mid term)

# Natural Resources



## Summary of Major Topic

The natural resources of Tega Cay are a key component of the high quality of life in the City and are a distinguishing characteristic of the City. Natural assets support cultural and recreational facilities. The City of Tega Cay is synonymous with beautiful Lake Wylie, tree-lined boulevards, and abundant trails. This green infrastructure is defined by the Green Infrastructure Center as “the interconnected natural systems and ecological processes that provide clean water, air quality, and wildlife habitat.” This important component of the City of Tega Cay sustains the social, economic, and environmental health of the community and the surrounding region.

As the City of Tega Cay continues to experience population growth and increases in the built environment, it is vital to protect the natural resources of the community and maintain this significant characteristic that is a core value of residents. Many comments from the public focused on preserving Tega Cay’s open space and trees, improving the trail network, and maintaining and enhancing parks.

# Goals, Planning Objectives & Action Items

## NR1 - Maintain and Enhance Open Space and Tree Canopy

- NR1.1 Encourage additional planting of native trees on boulevards, trails, parks and other areas to support local ecosystems, preserve the natural feel of Tega Cay and maintain the city's Tree City USA designation. (short to mid term)
- NR1.2 Prepare a Conservation Zoning ordinance. (short to mid term)
- NR1.3 Prepare design standards and guidelines for Commercial Conservation Neighborhood Center which requires the conservation of 50-70% of the total land area. (mid term)
- NR1.4 Encourage developers to plant landscaping buffers and preserve tree save areas in residential developments to ensure continuity with existing developments with mature trees and vegetation. (short term, ongoing)
- NR1.5 Develop a tree save area ordinance for all new residential developments that discourage developers from clear cutting land, with a goal to maintain the existing tree canopy. (short term)

## NR2 - Maintain and enhance parks that provide access to Natural Resources

- NR2.1 Encourage Duke Energy to install an improved beach, a promenade, trails and other park improvements at Nivens Creek Landing to provide additional amenities to the public. (short term, ongoing)
- NR2.2 Install an improved beach and other park improvements at Lookout Park. (mid term)

## NR3 - Maintain the health of Lake Wylie and the Catawba River

- NR2.1 Implement the Stormwater Management Plan to reduce runoff from entering Lake Wylie. (short term)
- NR2.2 Continue to monitor, test and improve Sewer and water systems prevent leakage and improve function. (short term, ongoing)
- NR2.3 Continue to provide educational materials to schools and the public about properly disposing of garbage and recyclables (solid waste disposal). (short term, ongoing)



Source: The Swim Guide, <https://www.theswimguide.org/>

# Cultural Resources

## Summary of Major Topic

The cultural resources of Tega Cay include the Lake Wylie Dam and Duke Power Plant and the Joseph Thomas Family Cemetery. Many community activities are centered on Lake Wylie and residents link the character of traditional Tega Cay with the lake. The Catawba Indian Nation were the original inhabitants of the area and their territory included the City of Tega Cay and other portions of York County. This historic tie to the original establishment of the Tega Cay community is of cultural significance. Also, ferry locations were very prevalent along the Catawba River. Although these historic transportation choices are not in existence today, the historic location of these river crossings are of cultural importance. The Joseph Thomas Family Cemetery is the final resting place of two Confederate War veterans and will be preserved as part of the Windhaven Development.

The Grove, the new downtown, will serve as the downtown gathering space for the City of Tega Cay. New mixed-use developments will also incorporate gathering spaces. The City of Tega Cay prides itself on its recreational amenities and trails. Enhancing and expanding parks, recreational offerings and trails is highly sought after in Tega Cay. Residents also seek open space to enjoy non-structured recreational uses and gathering spaces.



Source: USGS, 2019

# Goals, Planning Objectives & Action Items

## **CR1 - Preserve historically significant properties**

CR1.2 Encourage the preservation of the Joseph Thomas Family Cemetery (short term, ongoing)

## **CR2 - Establish a Historic Commission /committee to preserve and educate residents about the city's rich history**

CR2.1 Encourage the historic commission to partner with the Catawba Nation and educational institutions to present educational sessions about the Catawba Nation and its linkages to the City of Tega Cay. (mid term)

CR2.2 Encourage Duke Energy to establish an educational tour of the plant to educate the public about the history of Lake Wylie and the Lake Wylie Dam and Duke Power Plant (mid to long term)

## **CR3 - Encourage inclusion of social and cultural gathering spaces in new developments and infill areas**

CR3.1 Develop design standards for social and gathering spaces in the new Commercial Conservation Neighborhood Center, including amphitheaters, open lawn spaces, performance stages, and other similar uses. (mid- term to long term)

## **CR4 - Support the parks and recreation master plan**

CR4.1 Develop maintenance plan for parks in accordance with items identified in parks and recreation master plan and include identified projects in Capital Improvement Plan. (short to mid term)

CR4.2 Design and prepare a parks plan for River Falls Park that incorporates Cricket fields and other multi-use fields (mid term)

CR4.3 Consider incorporating community gardens in various parks and open fields for impromptu play features in parks (mid to long term)

Picture Source: Fort Mill History Museum,  
Neely, Harris, Sutton, Jones Ferry





Earthscape and POD Design, "Rooted in Nature", Johnston-McVay Park, City of Westerville, Ohio

**CR5 - Incorporate public art into new mixed-use centers and parks**

- CR5.1 Encourage public art in mixed-use centers, such as murals, sculptures, and other public art, subject to review by the City's Public Art Jury and compliance with the City's Public Art and Monuments Policy. (short to mid-term)
- CR5.2 Design, plan, and fund the development of gateway parks with public art as gateways into the Tega Cay Regional Commercial Center. (mid to long term)
- CR5.3 Prepare a park plans that incorporates usable public art as play structures or seating features in parks. (mid to long term)



Earthscape and Kudela and Weinheimer Landscape Architects, Amira Playground in Tomball, Texas



Kim Loper, Artists Working in Education, and UWM School of Architecture, and Young Artists, "Drift Bench", Milwaukee, WI

# Community Facilities

## Summary of Major Topic

City staff at City Hall, the Justice Complex, Parks and Recreation Facility, and two fire stations provide critical public services to the community. Tega Cay has faced a tremendous utility concern in the past regarding the purchase of a private sewer company that was performing poorly and creating multiple issues for the community. The older section of Tega Cay residents indicate that sewer structure improvements are still needed. The City has completed developing a unified utility rate structure. This has allowed the city to provide financial stability for future upgrades and maintenance of Tega Cay Utility Districts I and II. The city has improved the water system by purchasing and installing a new water tank in the Hubert Graham Way/Windhaven area to meet growing water demand. The city is continuing to make improvements to the sewer and water system such as installing automatic flushing valves and upgrading wastewater treatment facilities.

The City has completed the Catawba Park improvements. During the 2035 Comprehensive Plan the community will plan and develop the River Falls Park and make improvements to existing parks in accordance with its Parks and Recreation Master Plan. In addition, the Grove planned park and community gathering spaces will be developed.

The City of Tega Cay will continue to provide services such as water, sewer, roads, and storm water and will develop them as needed to keep pace with growth. Another focus area for new community facilities will be in identified Mixed-Use Districts. These will include public gathering and activity spaces such as plazas, gardens, linear parks, and outdoor cultural areas.



# Goals, Planning Objectives & Action Items

## CF1 - Improve Sewer and Water Infrastructure

### CF1.1 Improve infrastructure in Tega Cay Utility District 1

CF1.1.1 Install Automatic flushing valves in critical points of the water distribution system to help insure water quality and ease of the flushing program (short-term, ongoing)

### CF1.2 Improve infrastructure in Tega Cay Utility District 2

CF1.2.1 Rehabilitate wastewater collection lines to include slip lining, pipe bursting, point repair, total line replacement, and manhole rehabilitation. This is to mitigate the inflow and infiltration that the system is currently facing. (short term, ongoing)

CF1.2.2 Upgrade of all wastewater treatment facilities. This includes improving hydraulic handling capacity, redundancy between plants for system equalization as well as large scale maintenance endeavors. This includes rehabilitation of Waste Water Treatment Plant 2.

CF1.2.3 Install Automatic flushing valves in critical points of the water distribution system to help insure water quality and ease of the flushing program (short-term, ongoing)

### CF1.3 Improve customer interaction with utilities.

CF1.3.1 Implement a customer interactive site for residents to view and pay their water/wastewater bill, see their usage, and set alerts to conserve water usage. (short term, ongoing)

### CF1.4 Map entire utility system

CF1.4.1 Continue GIS mapping of entire utility system (short term, ongoing)

### CF1.5 Prepare an updated water model (short term)

## CF2- Include a regular maintenance and renovation schedule for existing facilities and include such projects in the Capital Improvements Program.

CF2.1 Add resiliency projects to existing facilities such as generators. (short-term)

CF2.2 When financially feasible improve facilities by adding renewable energy projects. (long-term)





## **CF2 - Maintain educational excellence**

**CF2.1 Continue communication with School District to address any community facility concern that may impact school facilities. (short-term, ongoing)**

## **CF3 - Ensure residents have access to exceptional parks and recreational opportunities**

**CF3.1 Develop the new River Falls park and incorporate Cricket fields and multi-use fields (mid-term)**

**CF3.2 Target the improvement of existing pocket parks throughout the community.**

**CF3.2.1 Prepare and follow a maintenance/improvement schedule for the pocket parks to ensure all the parks are being improved within a reasonable time period. (short—mid term, ongoing)**

**CF3.2.1 Include projects identified in the maintenance/improvement schedule into the Capital Improvement Program. (short term, ongoing)**

**CF3.2.2 Prepare park plans that incorporates using slopes for slides and climbing structures at pocket parks with steep slopes to preserve flat areas for swings and open fields for a ball of catch and other impromptu play. (mid - long term)**

**CF3.2.3 Install community gardens at parks throughout the community. (mid - long term)**

**CF3.3 Prepare a feasibility study for the bike/pedestrian paths to connect the peninsula area of Tega Cay to the Grove, downtown area. (mid-term)**

**CF3.4 Implement recommendations of trail connection feasibility study (long-term)**

## **CF4 - Educate the Public on Health and Active Living Components**

Promote the understanding of the correlation between health, community factors, and individual decision making.

**CF4.1 Develop and promote education and information regarding the relationship between health and community factors.**

**CF4.1.1 Develop a coordinated Communication and Marketing Plan to promote events, education, and implementation of strategies for active living and mental and social well-being. (short to mid term, ongoing)**

**CF3.2 Provide opportunities for active living, healthy eating and social/mental well-being.**

**CF4.2.1 Encourage involvement in health councils, organizations, and clubs that provide education and opportunities for health and active living. (ongoing)**

**CF4.2.2 Conduct a local health impact assessment to determine community health levels, access to healthy foods and nutrition, and convenient location of public spaces. (short term)**

## **CF5 - Support Access to Local Foods**

**CF5.1 Ensure the urban scale agricultural uses continue to thrive by providing opportunities for fresh food access and distribution.**

**CF5.1.1 Develop opportunities and venues for open-air fresh food markets. (short term)**

**CF5.1.2 Encourage mobile food vendors and community event organizers to create and offer healthy food options. (short term)**



# Resiliency

## Summary of Major Topic

Resilience is the ability to prepare for threats and hazards, adapt to changing conditions, and withstand and recover rapidly from adverse conditions and disruptions. The City of Tega Cay's proximity to Lake Wylie and the Catawba River makes it prone to flooding risks. The City's topography varies significantly and most dwellings are constructed on ridges overlooking the lake. The higher topography above the water is a natural feature that protects many dwellings from flooding. The City has also crafted and implemented stormwater management ordinances to better protect its residents.

The City participates in the York County Multi-Jurisdictional Hazard Mitigation Plan. The plan identifies vulnerabilities, risks, and recommendations for each community to implement to better prepare and recover from a natural or manmade disaster. The York County Multi-Jurisdictional Hazard Mitigation Plan has noted a high risk for flooding, tornadoes/thunderstorms and severe winter weather and moderate risk for hurricanes and coastal storms, drought, wildfires, and excessive heat.

The City has located higher density housing and commercial centers by SC 160 and Gold Hill Road, areas which are not prone to flooding. Parks and open space provide a buffer from the lake or river to housing. The city's public service facilities are also located away from flood prone areas.



Tracy Kimball, Herald Online

# Goals, Planning Objectives & Action Items

## **R1 - Protect Public from Hazards and Recover from Major Disasters**

- R1.1 Provide a copy of implemented ordinances to York County Emergency Management
  - R1.1.1 Provide Chapter 44 Stormwater Management Ordinance (short term)
  - R1.1.2 Provide Article III - Erosion and Sediment Control Ordinance Sec. 22-46 - Sec. 22-57 (short term)
- R1.2 Prepare and adopt documents to mitigate flooding
  - R1.2.1 Prepare and adopt Flood Damage Prevention Ordinance (short to mid term)
  - R1.2.2 Prepare and adopt Floodplain Ordinance (short to mid term)
- R1.3 Prepare and adopt documents to administer Emergency and Floodplain Management
  - R1.3.1 Appoint official as Emergency Manager (short term)
  - R1.3.2 Appoint Floodplain Manager (short term)
- R1.4 Implement York County Multi-Jurisdictional Hazard Mitigation Recommendations (short –long term, underway)
- R1.5 Recommend York County Emergency Management add manmade Hazards to the next York County Multi-Jurisdictional Hazard Mitigation Plan (short to long term)
- R1.5 Prepare a continuity of operations plan to address continuation of Tega Cay government services in event of long-term power outage. (short to mid term, underway)

## **R2 - Locate moderate to high density housing, commercial, and vulnerable population facilities away from flood prone areas and other high hazard areas. (ongoing)**

## **R3 - Continue to implement and enforce Stormwater Management Ordinance (ongoing)**

## **R4 - Continue to improve water and sewer infrastructure.**

- R4.1 Install generators at water and sewer infrastructure locations to mitigate shutdown during power outages (short to mid term)
- R4.2 Implement Community Facility Recommendations under CF-1 Improve Sewer and Water Facilities (short to long term)



# Priority Investment

## Summary of Major Topic

Priority Investment analyzes funds for public infrastructure to build water and sewer systems, roads, and schools and recommends projects for expenditure of available funds. Public assets include local resources as well as state and federal grant resources. The City collected \$17.6 million and budgeted \$17.2 million for public services and capital improvements in Fiscal Year 2025. Priority Investment also provides for coordination between local governments. Coordination is defined as notice by the planning commission to other local governments who then have an opportunity to provide comments.

The City of Tega Cay residents have prioritized:

- ◆ safe neighborhoods and places
- ◆ excellent schools and education
- ◆ and Lake Wylie and nature

The City should prioritize funding to infrastructure projects that address the future desired land use planning patterns and quality of life priorities selected by the residents of Tega Cay.



**Local Tega Cay available funding sources include:**

- ◇ Property Tax
- ◇ Local Accommodations Tax (3%)
- ◇ Telecommunication, Cable, and Utility Devices (TCUD)
- ◇ Licensing Fees
- ◇ Local Hospitality Tax (2%)
- ◇ Beach and Swim Center Reserve Fund
- ◇ Permit Fees
- ◇ Impact Fees
- ◇ York County H-Tax
- ◇ Utility fees
- ◇ Non-resident Recreation Fee (\$70)
- ◇ Municipal Bond Market

**Tega Cay is eligible to apply to the following state and federal grant funding (not guaranteed):**

- ◇ York County C-Fund
- ◇ SC DOT Transportation Enhancement/ Alternatives Projects
- ◇ SC Parks and Recreation
- ◇ York County Critical Needs Program
- ◇ Safe Streets and Roads for All Grants
- ◇ York County Pennies for Progress
- ◇ Rural Infrastructure Authority Grants and Loans
- ◇ RFATS Guide Share Program
- ◇ Congestion Mitigation and Air Quality (CMAQ)
- ◇ SCDOT Projects Exempt from
- ◇ Recreational Trails Program



# Goals, Planning Objectives & Action Items

## P1– Coordinate Capital Improvement Program (CIP) and Comprehensive Plan

### CF1.1 Establish a prioritization and timing of Capital Improvements

CF1.1.1 Prepare a Parks and Recreation Maintenance and Improvement Schedule for all parks and place projects into the Capital Improvement Plan within the appropriate timelines. (short to mid-term)

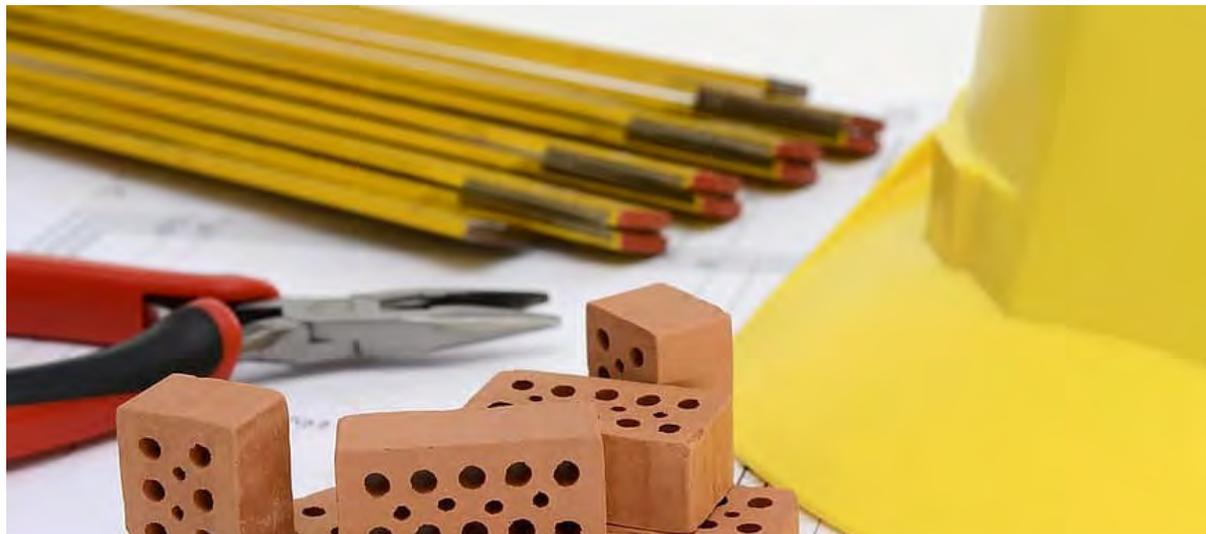
CF1.1.2 Prepare or revise a Solid Waste and Water Maintenance and Improvement Schedule and place projects into the Capital Improvement Plan within the appropriate timelines. (short term)

CF1.1.3 Prepare or revise a Transportation Maintenance and Improvement Schedule for all City owned Roads and Trails and place projects into the Capital Improvement Plan within the appropriate timelines (short to mid-term)

CF1.1.3 Prepare or revise a Government Services Maintenance and Improvement Schedule and place identified projects into the Capital Improvement Plan within the appropriate timelines. (short to mid-term)

CF1.1.4 Continue to conduct an annual review by all City Departments to ensure that capital improvement plans meet the goals and objectives of the 2025 Comprehensive Plan. (short term)

CF1.1.5 Continue to publish an annual report to improve accountability. (short-term)





**P2 - Collaborate with other jurisdictions and agencies to plan and fund expansion and improvements to public infrastructure and facilities.**

CF2.1 Seek funding through state, county, developers, or local government programs to expand transportation systems and water and sewer services. (short term, ongoing)

CF2.2 Continue participation in programs such as RFATS and Pennies for Progress to fund new roadways and roadway improvements. (short term, ongoing)

CF2.3 Participate inter-agency / multi-jurisdictional meetings to discuss regional infrastructure needs. (short term, ongoing)

**P3 - Review and update Development Impact Fees to ensure all required infrastructure projects are accounted for to support new developments and annexed areas.**

# Section III

## Public Participation

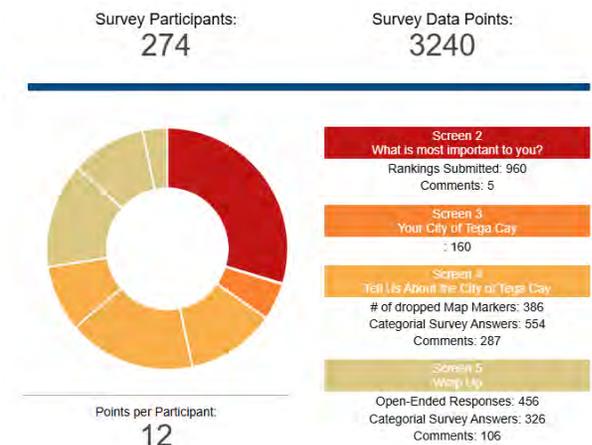
### A. Methodology

The City’s previous Comprehensive Plan was created in 2014, with an update developed in 2019. Due to significant changes in development and population growth, the 2025 - 2035 Comprehensive Plan was rewritten in 2025. Table PP-1 Comprehensive Plan Meeting Schedule reflects the methodology that began in early 2024 with the establishment of a Steering Committee and four Focus Groups. The Steering Committee is comprised of two members of Council, two members of the Planning Commission, and three citizens. Two city support staff were also present at each meeting. The Steering Committee meets to review work and drafts. It guides the planning process by reviewing the Focus Groups’ work, organizing the Plan, prioritizing implementation strategies, and making a recommendation to the Planning Commission for adoption of a Resolution of Approval to send forward to the City Council.

The city hosted four Focus Groups: 1) Gold Hill and Hubert Graham Focus Group; 2) Marina Overlay District Focus Group; 3) Dam Road Focus Group; and 4) Parks and Open Spaces. Each Group comprised citizens, business leaders, civic representatives, city boards and commission representatives, and city staff. The Focus Groups considered current conditions and trends, community needs and goals, and action strategies for each subject area. The Focus Group members met during their respective time slots in August. The plan is anticipated to be completed in December, with final consideration of the 2025 Comprehensive Plan Update by Council in early 2026.

### B. Community Survey

In addition to the community meetings, a community survey was developed and conducted as part of community outreach. Over 270 residents completed the survey between February 5, 2025, and April 28, 2025. The community survey is attached as Appendix J. This short survey allowed participants to share their ideas on Tega Cay’s challenges and possibilities. The Tega Cay Mayor and Council wanted to engage all residents, business leaders, youth, community partners, and stakeholders in the Comprehensive Plan process to plan the future of Tega Cay.





<b>Table PP-1: Survey Outreach</b>	
<b>2025</b>	<b>Type of Community Outreach</b>
February 5	Community Press Release
February 5 - April	City and CROG Websites
February, March & April	City Community Electronic Sign
Monthly	City social media accounts
April 17th	QR code handout at Public Open House

<b>Table PP-2: Comprehensive Plan Meeting Schedule</b>		
<b>2024—2026</b>	<b>Organization</b>	<b>Purpose of Meeting</b>
Oct 8, 2024	Tega Cay Planning Staff	Comprehensive Plan Kick-off meeting
Feb 8, 2025	Catawba Regional Council of Governments	Tega Cay Comprehensive Plan Survey Launched
March 17, 2025	City Council	Selects and appoints Comprehensive Plan Committee Members
April 7, 2025	Public Meeting	Public Open House—Public input and Vision for future of Tega Cay
April 28, 2025	Steering Committee	Project Overview, Growth Trends/Demographics, Public Vision for the Future of Tega Cay, & Public Concerns
May 27, 2025	Steering Committee	Natural Resources and Community Facilities
June 25, 2025	Steering Committee	Cultural Resources, Housing Demographics, and Focus Group Discussion
August 15, 2025	Steering Committee	Economic Development & Resiliency
August 20, 2025	Comprehensive Plan Focus Groups	Land Use discussions about Dam Road Centers, Gold Hill and Hubert Graham Centers, Marina Overlay District, and Park and Open Space
September 10, 2025	Steering Committee	Transportation and Land Use and Overview of Focus Group Results
Oct 14, 2025	Public Meeting	Public Open House - Presentation of Centers and new Overlay Districts to public
November 5, 2025	Steering Committee	Values, Goals, Strategies and Actions and discussion of public meeting
Dec 1, 2025	Planning Commission	Review Values, Goals, Strategies and Actions and provide feedback
TBD - Jan 2026	City Council and Planning Commission	Joint Public Hearing and First Reading for Adoption
TBD - Jan/Feb 2026	City Council	Second Reading for Adoption

Focus Group Meetings



## Appendix: Elements

The Appendixes A-M provide the content of the ten elements that supported the goals, objectives and strategies found in section A of Section II. The content includes existing conditions, data, trends, proposed improvements, and vision for the future.



# Appendix A: Population Element



## Existing Conditions

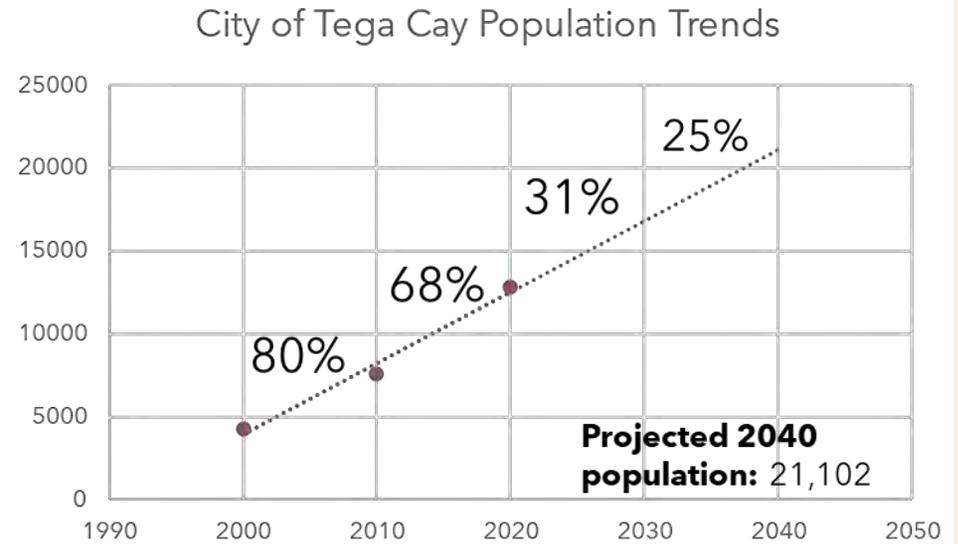
The principal purpose of the Population Element is to provide demographic data so that a coherent image of the community's residents is established and trends emerge. Once identified, these trends can be further analyzed during the development of the other elements of the comprehensive plan. As a means to provide context for the subsequent discussion on the population dynamics that help define Tega Cay, Planning Area, York County and South Carolina are also included to offer a larger geographic framework from which to draw conclusions.

The best source of public data for population characteristics is the US Census Bureau and the American Community Survey. Detailed data for the City of Tega Cay was collected in 2020 with updated data compiled in 2023. The next national census will be in 2030. For the purposes of this comprehensive plan update, base data from 2020 are supplemented with projections and estimates, as available.

## Trends and Projections

The City of Tega Cay has experienced significant growth from 2000 to 2020. The population has tripled since 2000 from 4,354 residents to 12,832 residents in 2020. The rate of population growth has slowed down, indicating that growth is plateauing. A linear regression trend line indicates that by 2040 the City of Tega Cay's population could be 21,102 residents. However, the City of Tega Cay is

Figure P-1: City of Tega Cay Population Trends



reaching a built out status, and the linear regression model may no longer be the most accurate to reflect the growth trend.

A build-out population projection was also performed to better project the City's future population. The build-out analysis assumed a starting population of 12,832, the 2020 Census population for the City of Tega Cay. Permitting records were reviewed for all developments that had been approved but not yet constructed or constructed with no certificate of occupancy issued in 2020. The dwelling unit count for each development was then multiplied by Tega Cay's average 2020 household size to calculate the number of residents anticipated from the new developments.

**Table P-1: City of Tega Cay, SC Projected Population for Proposed and Recently Constructed Dwelling Units**

Development	DU's approved	Expected Completion Date	Expected Pop. Increase
Windhaven	400	2028	1072 – 1112
The Grove*	375	2030	1005 – 1043
Alderwood**	58	2028	155 - 161
River Falls	136	2027	364 - 378
Serenity Point	89	2026	239 - 247
Windell Woods	138	2026	370 - 384
Courtyards	36	complete	96 - 100
Trinity	167	complete	447 - 464
Cadence	125	complete	335 - 347
<b>Total:</b>	<b>1524</b>		<b>4,083 - 4,236</b>

\*formally Main Street, \*\*formally Lakewood

**Table P-2: Tega Cay Projected Population**

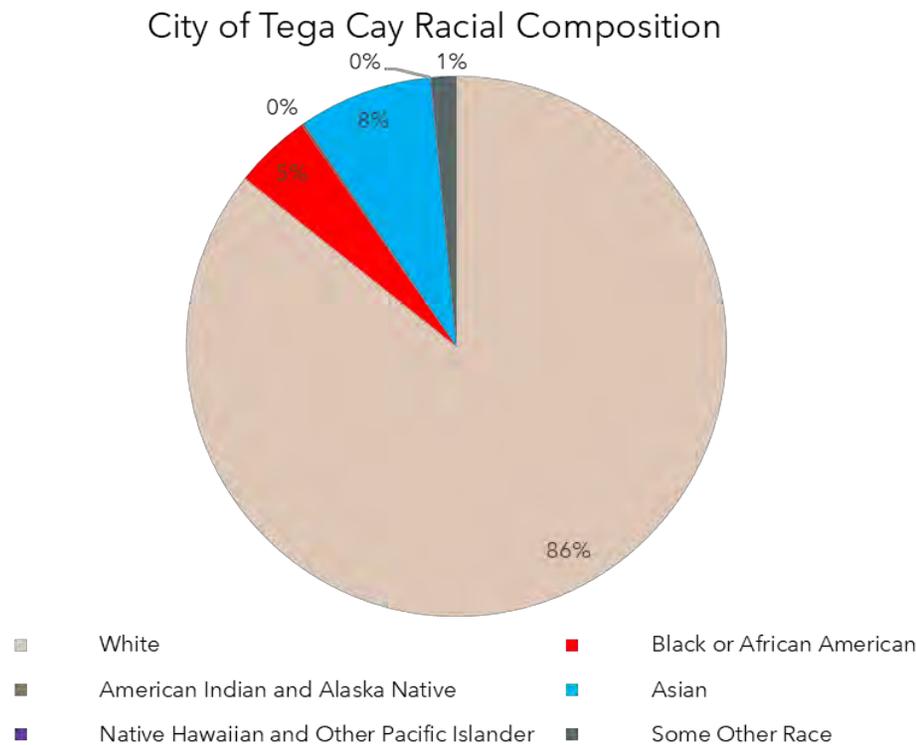
2020 Population	12,832
Projected Population Increase	4,083 - 4,236
<b>2030 Population</b>	<b>16,915 - 17,068</b>

Note: 2020 U.S. Census Household size = 2.68, 2023 American Community Survey Estimated Household size = 2.78

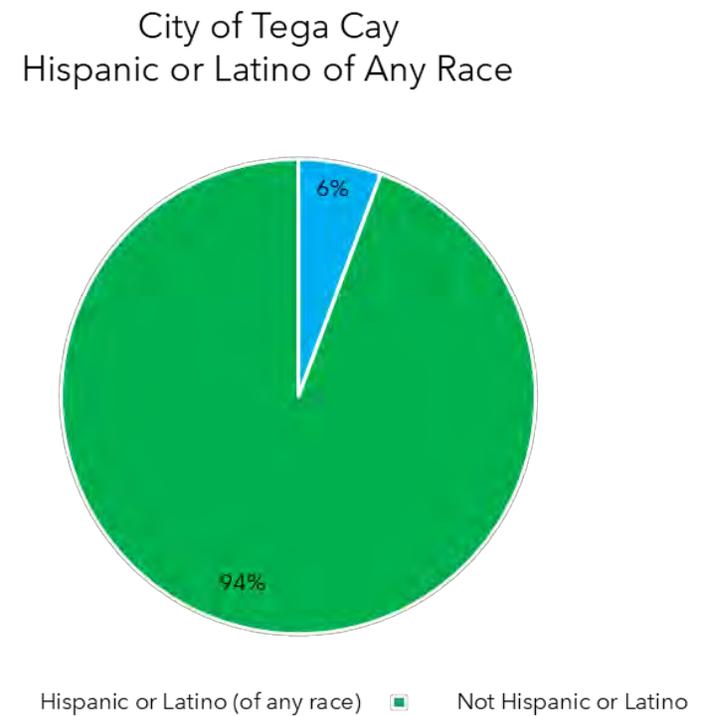
The build out analysis indicates that a total of 1,524 units have been permitted to be constructed. A total of 4,083 to 4,236 new residents are anticipated to live in the new dwelling units. The projected population for the build out is 16,915 to 17,068 new dwelling units. The build out analysis does not include newly annexed land. The planning area includes some land that could be annexed into the City boundaries. Some of the land along Dam Road has the potential for new residential construction, however not at the scale of the larger developments recently approved. Vacant land along Hubert Graham Way that could be annexed is envisioned for commercial development. It is not anticipated that the population will exceed 18,000 residents with infill development and some annexation of smaller developments.



**Figure P-2: City of Tega Cay Racial Composition**



**Figure P-3: City of Tega Cay Hispanic or Latino of Any Race Chart**



**Residents of Tega Cay predominantly identify as White (86%). Approximately 8% of residents identify as Asian, 5% identify as Black or African American, and 1% as Some other Race. Six percent of residents identify as Hispanic or Latino (of any race).**

Figure P-4: Age Profile

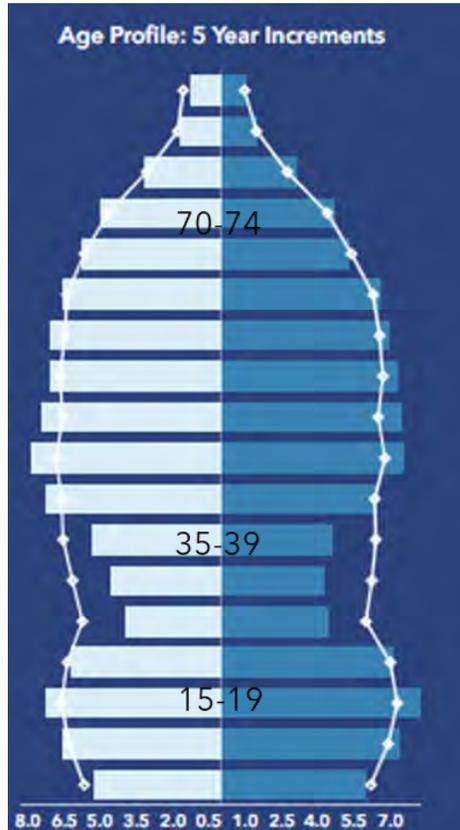
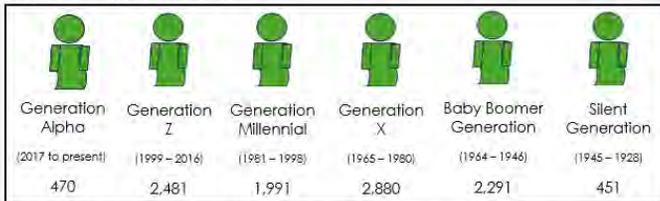


Figure P-5: Population by Generation Chart

Population by Generation Chart



Source: 2020 Decennial Census, Table DP1 Profile of General Population and Housing Characteristics

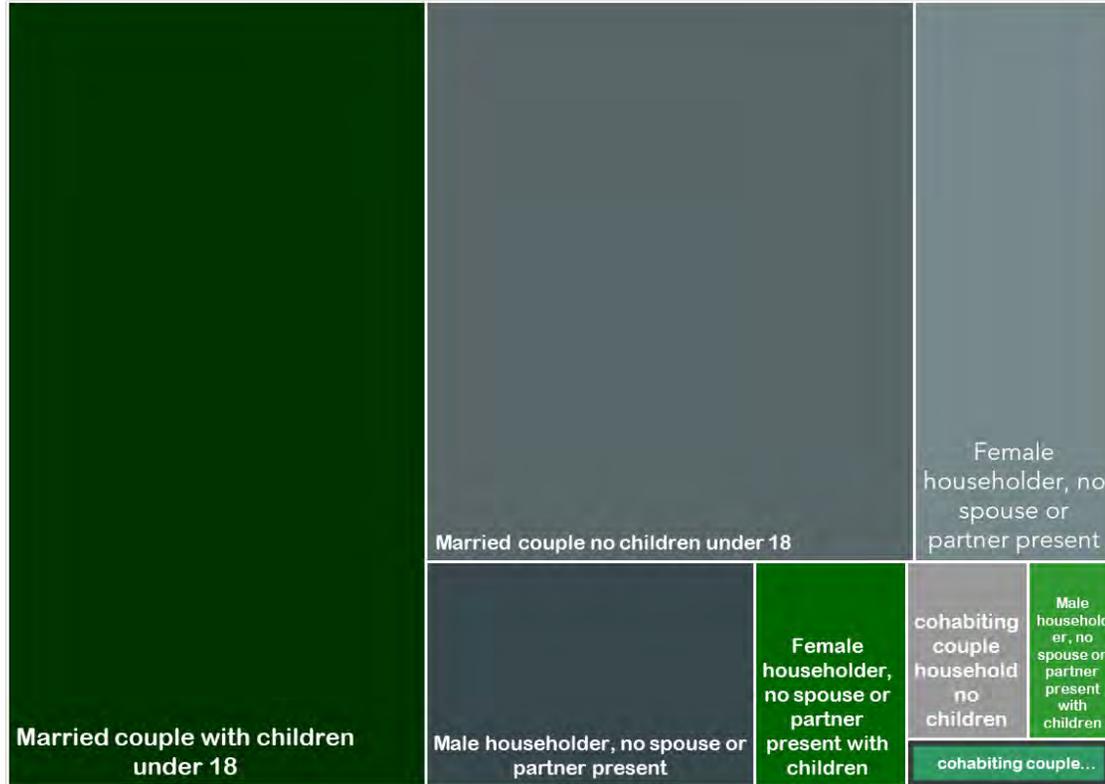
The median age of the population is 40.6, indicating that the population consists predominantly of families. Approximately 22% of Tega Cay’s population are Generation X, 19% are Generation Z, 18% are Baby Boomer Generation, 15.5% are Millennial Generation, 3.7% are Alpha Generation and 3.5% are Silent Generation. It is expected that future population growth will occur with the Millennial Generation and alpha generations, and a decline with all other generations.

Table P-3: Population Distribution by Race, Hispanic Origin and Age

	2020 Census		2010 Census		2010-2020 Change	
	Count	%	Count	%	Change	%
<b>Total Population</b>	12,832	100%	7,620	100%	5,212	60.91%
<b>Population by Race</b>						
American Indian and Alaska Native	20	0.16%	17	0.22%	3	17.65%
Asian alone	952	7.4%	151	1.98%	801	530.46%
Black and African American alone	547	4.3%	232	3.04%	315	135.78%
Pacific Islander alone	3	0.02%	10	0.13%	7	-70.00%
Some other race alone	181	1.4%	45	0.59%	136	302.22%
Two or more races	934	7.3%	107	1.40%	827	772.90%
White alone	10,195	79.4%	7,058	92.62%	3,137	44.45%
<b>Population by Hispanic or Latino Origin (of any race)</b>						
Persons Not of Hispanic or Latino Origin	12,105	94%	7,366	96.67%	4,165	56.54%
Persons of Hispanic or Latino Origin	727	5.9%	254	3.33%	477	187.80%
<b>Population by Gender</b>						
Female	6,212	50.6%	3,852	50.55%	2,360	61.27%
Male	6,050	49.4%	3,768	49.45%	2,282	60.56%
<b>Population by Age</b>						
Persons 0 - 5 years	696	5.6%	510	6.69%	186	36.47%
Persons 5 - 19 years	2,778	22.6%	1,862	24.44%	916	41.19%
Persons 20 - 64 years	6,898	56.2%	4,449	58.38%	2,449	55.05%
Persons 65 years and over	1,890	15.4%	799	10.49%	1,091	136.55%

**Figure P-6: Household by Type**

City of Tega Cay Households by Type



**Figure P-7: Housing by Tenure**

Housing Tenure



**Figure P-8: Special Populations Table**

Special Populations		
Household Type	Household Count	Percentage
Living alone	714	16%
With Children under 18	2131	47%
With individuals 65 and older	1219	27%

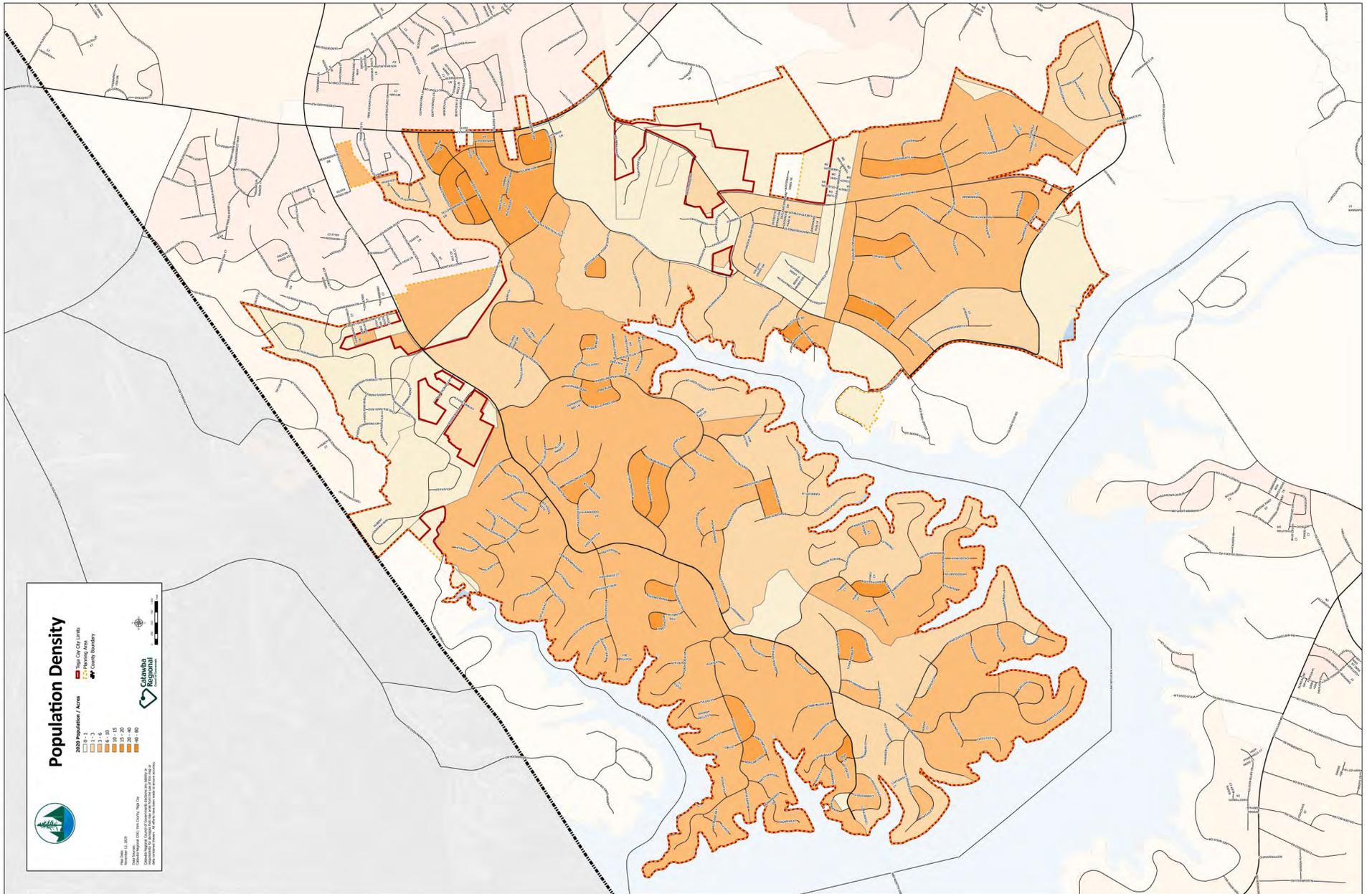
**4502 Total Households in 2020**  
**2.68 household size in 2020**  
**4775 estimated households in 2023**  
**2.78 estimated household size in 2023**

The 2020 U.S. Census counted 4,502 total households, while the 2023 American Community Survey estimates a total of 4,775 households. The 2023 American Community survey estimates a household size of 2.78.

Approximately 69% of households include a married couple and 47% of the 2020 Households have children under the age of 18. Approximately 16% of the households have individuals that live alone, while 27% of households have at least one individual aged 65 or older.

Approximately 84% of all dwellings are owner-occupied, 13% are rented and 3% are vacant. The City of Tega Cay has a very low vacancy rate.

# Map P-1: Population Density



## Appendix B: Land Use Element



## Existing Conditions

The Land Use element is a key part of the Comprehensive Plan and a careful review of the current situation will help to shape the overall strategy. The City of Tega Cay was founded as a residential community and remained largely unchanged during its first three decades. However, toward the end of the 1990s and immediately after the turn of the 21st century, Tega Cay began to grow significantly through annexation and develop into a full-service municipality.

In the late 1990s and early 2000s, the City began its expansion with the Lakeshore Planned Unit Development, which spurred growth on the peninsula. Later in the decade the City's boundaries expanded beyond the land-locked peninsula with the annexation of the Stonecrest Planned Development District and the Lake Ridge Residential Development. The Stonecrest Planned Development significantly grew the City's Commercial land area.

Between 2005 and 2015, the large land annexation led to the construction of 1,300 dwelling units. While most of these units are single-family attached and detached, a significant number have been age-restricted and age-targeted patio homes.

Since 2015, a total of 1,524 dwelling units have been built or approved for construction. Most of these are for single family homes, with multi-family units approved in the new mixed use development at The Grove.



## Existing Land Use

The data in Table L1 – Existing Land Use Distribution provides detailed land-use information for both the City of Tega Cay and the planning area at the parcel level. The Tega Cay Comprehensive Planning Committee established the planning area boundary in 2025, which was significantly smaller than the previous Comprehensive Planning areas. The planning area was reduced in size because much of the land in the previous planning areas

had already been developed. The new planning area includes only the areas that the City would consider for annexation into the community.

Map Number L-1: The Existing Land Use Map visually displays information that helps establish a spatial understanding of existing land uses, their relationships, and the transportation system. This link to transportation remains a key point that will be continued in the Transportation Element.

Residential remains the dominant land use in Tega Cay and the study area, with rates for single-family and multi-family developments staying relatively stable. Tega Cay has a higher percentage of recreation and open-space land, at nearly 35.67% of total acreage, compared to 34.91% in the planning area. Commercial land uses make up 4.45% of land within the city limits and 2.70% of the planning area. Government and institutional land account for 3.9% of the city's land, and 4.15% of the planning area. Undeveloped parcels total 192.47 acres, or 6.5% of the current land area, and 279.53 acres or 9.01% in the planning area.

Any expansion of the City limits is primarily possible by annexing land to the east and south. Lake Wylie and the Catawba River border the City to the west, the North Carolina state line to the north, and Baxter Village lies to the east of the Gold Hill Elementary and Middle schools. The only land north of the current boundaries that might be considered for development is the northwest side of Torrence Creek.

Tega Cay faces many challenges to secure a sustainable future for its residents, with land acquisition for development being the most critical. This complex issue will be explored in detail in this section. Several hundred acres were added to the city limits through the annexation of Stonecrest, Serenity Point, Lake Ridge (formerly Gardendale), Cameron Creek, River Falls, Cadence, The Grove (formerly Game On), Windhaven, and The Courtyards before 2019. Of these, only Stonecrest, The Grove, and Windhaven feature both residential and commercial land uses. In fact, Stonecrest hosts the most significant commercial development in Tega Cay's history.

Newer commercial developments include Stonecrest Professional Park, a mix of professional office, medical, and light retail spaces built between 2019 and 2021. A daycare center, grocery store, and veterinarian's office were constructed on Stonecrest Boulevard across from the Stonecrest commercial development. The Windhaven Commercial development, covering 15.5 acres, began construction in 2025. The total commercial footprint in Tega Cay has increased by 57.38 acres since the last comprehensive plan. Residential construction has also expanded, so the proportions of residential and commercial areas remain unchanged.

Given the current dominance of residential areas, future expansion and growth should focus on creating a balanced mix of land uses that benefit residents and generate economic gains for the city. Additionally, efforts should be made to ensure connectivity within and between

neighboring developments.

Flexible zoning that enables private land development projects and public-sector water and sewer utilities are the main methods used to increase annexations into a municipality's land area. In South Carolina, municipalities face restrictions and often compete with other cities and sometimes even their own county for the right to serve neighboring properties. However, in 2006, Tega Cay began planning for growth by engineering a 12-inch sewer force main along the Catawba River to the Manchester Treatment Plant in Rock Hill. This line was put into service in 2008, and the city currently has enough capacity to support growth.

The City is poised to expand its municipal boundaries in the southeastern and eastern parts of the Planning Area. Future annexation growth is limited due to development of properties within York County that are adjacent to the City boundaries. Growth will remain confined to the Planning Area. Currently, the City of Tega Cay is the primary provider of affordable sewer service in the area. This has resulted in intergovernmental agreements with the Town of

Fort Mill and York County regarding the provision of wholesale sewer service.

Tega Cay leaders have successfully used development agreements to attract new development, allowing the city



to grow. These agreements have also been a way to secure public amenities and raise standards for architecture and design overall. While Development Agreements will continue to be used when needed, the Planning Commission and City Council will keep working to make the city more competitive by implementing measures that create a more level playing field through by-right mixed-use zoning.

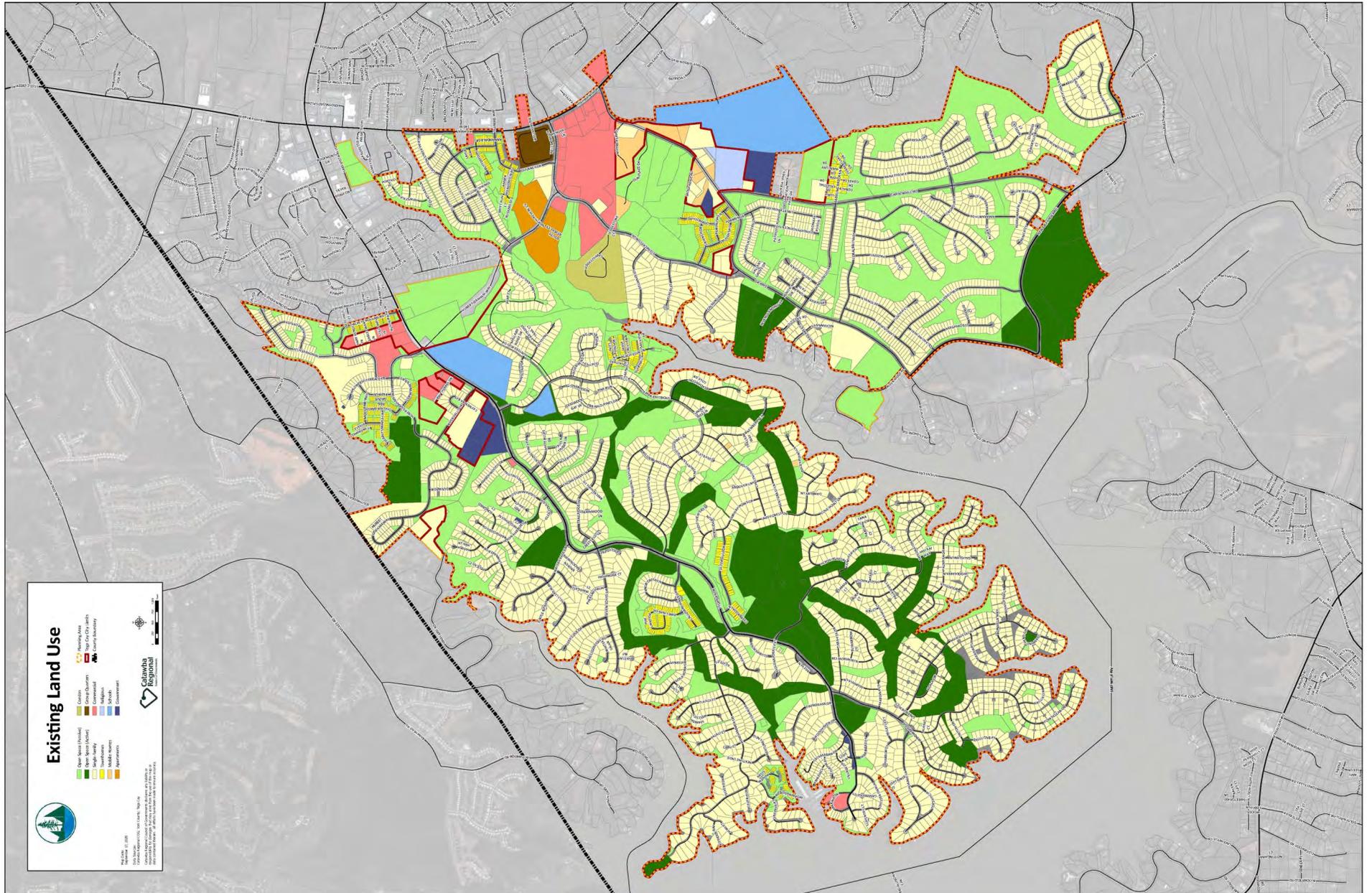
**Table L1—Existing Land Use Distribution**

Land Use	City Limits				Planning			
	Acres	Square Miles	Percentage	Change in acres	Acres	Square Miles	Percentage	Change in Acres
Residential	1,345.58	2.10	45.8%	20.28	1,331.19	2.08	42.90%	-2,966.61
Mixed Residential	106.66	0.17	3.6%	-164.74	126.19	0.20	4.07%	-1,310.31
Commercial	130.78	0.20	4.45%	57.38	214.57	0.34	6.91%	-640.91
Industrial	0	0	0.0%	-8.6	0.00	0.00	0.00%	-833.7
Government/ Institutional	115.06	0.18	3.9%	-6.84	128.73	0.20	4.15%	-206.67
Open Space	1,048.08	1.64	35.67%	570.48	1,083.42	1.69	34.91%	-842.18
Undeveloped	192.47	0.30	6.5%	-138.83	279.53	0.44	9.01%	2056.94
<b>Total</b>	<b>2,938.63</b>	<b>4.592</b>	<b>100%</b>	<b>266.13</b>	<b>3,103.53</b>	<b>4.849</b>	<b>100%</b>	<b>-8,599.17</b>

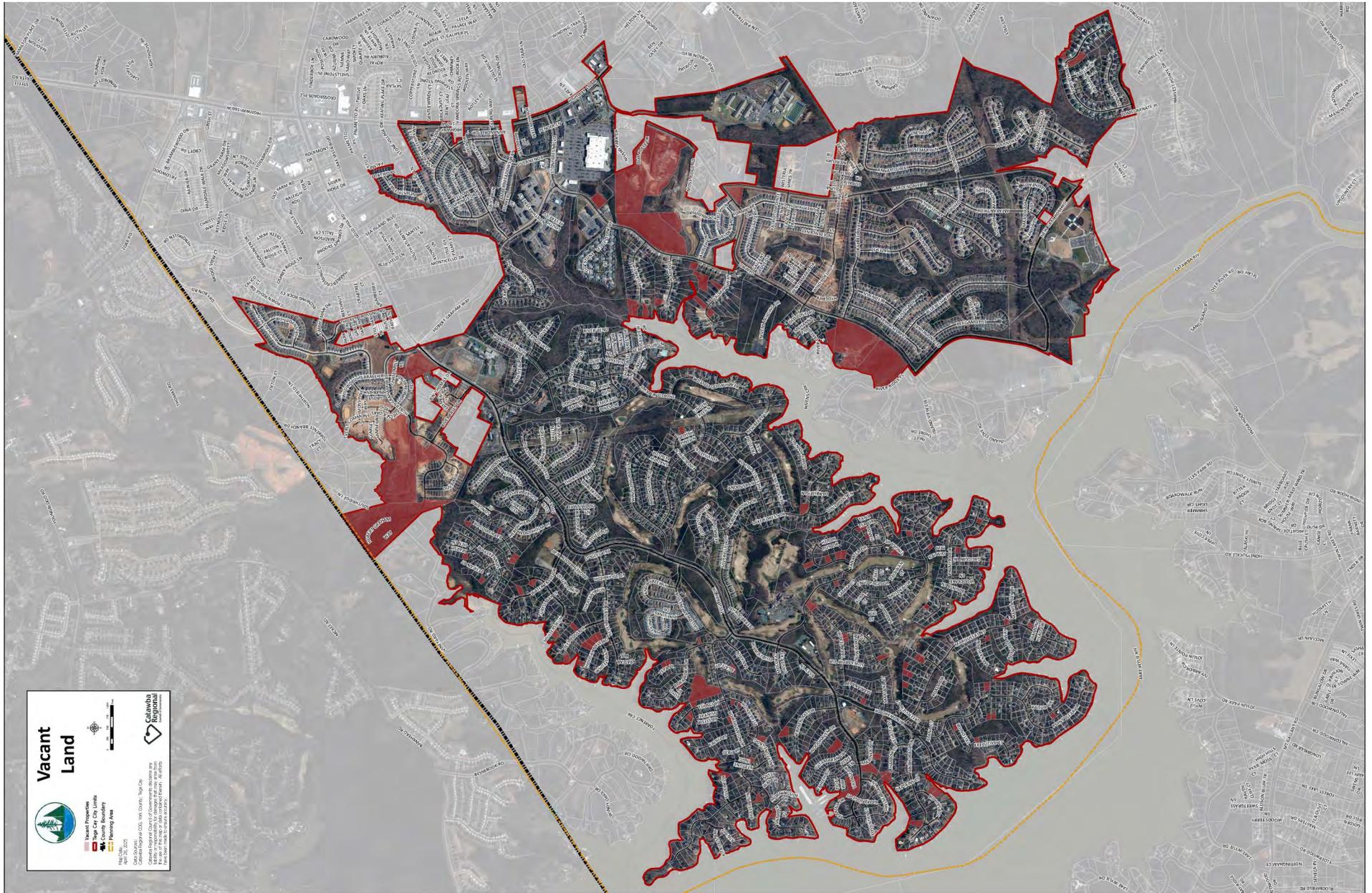
\*6.5% of City limit areas are located in rights-of-way and 8.6% of Planning Area located in rights-of-way per York County Parcel Data.

The City Limits have expanded by 266.13 acres since the 2020 Comprehensive Plan was created. About 46% of that growth came from residential areas, and 36% from open space. The Planning area was reduced by 8,599.17 acres to focus on land that can be annexed into the community.

# Map L-1: Existing Land Use



# Map L-2: Vacant Land



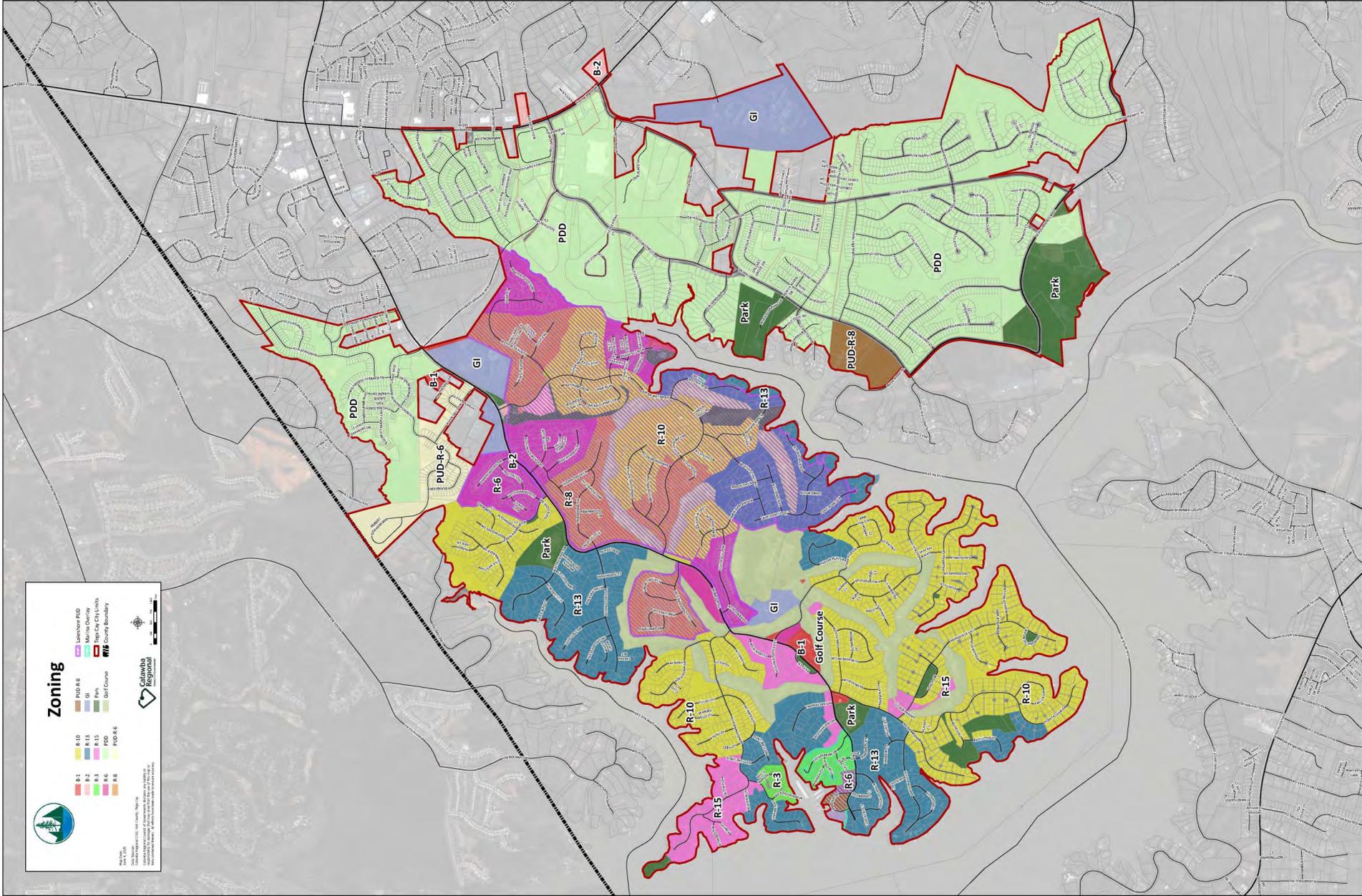
**Table L2- Zoning Distribution**

Zoning	Acres	% of Total
B-1	14.901	0.52%
B-2	12.073	0.42%
GI	105.060	3.69%
Golf Course	201.649	7.09%
Park	143.182	5.03%
PDD	1018.458	35.79%
PUD-R-6	54.180	1.90%
PUD-R-8	23.132	0.81%
R-10	554.956	19.50%
R-13	333.842	11.73%
R-15	71.314	2.51%
R-3	22.848	0.80%
R-40	1.994	0.07%
R-6	140.532	4.94%
R-8	147.634	5.19%
<b>Total</b>	<b>2845.755</b>	<b>100.00%</b>

<b>PD Total Acres</b>	<b>PD %</b>
1095.770	38.51%

<b>Res Total Acres</b>	<b>Res %</b>
1273.120	44.74%

# Map L-3: Existing Zoning



## Appendix C: Transportation Element



## **Existing Conditions**

Safety and accessibility are the hallmarks of a successful transportation system. While roads and streets make up the majority of the facilities, trails and sidewalks are also well represented. The residents and leaders of Tega Cay place a high priority on the pedestrian as a viable user of the transportation network as evidenced by the many trails that are in constant use.

## **Traffic Classifications**

Within the planning area, the transportation corridors are classified as follows: SC Highway 160 is a major thoroughfare and Gold Hill Road and Tega Cay Drive are classified as a minor thoroughfare. Dam Road and New Gray Rock Road are classified as major collector roads. Hubert Graham Way functions as a collector road, however is classified as a local road. The remaining roads are classified as local roads. Map T-1 shows the functional classification of each road.

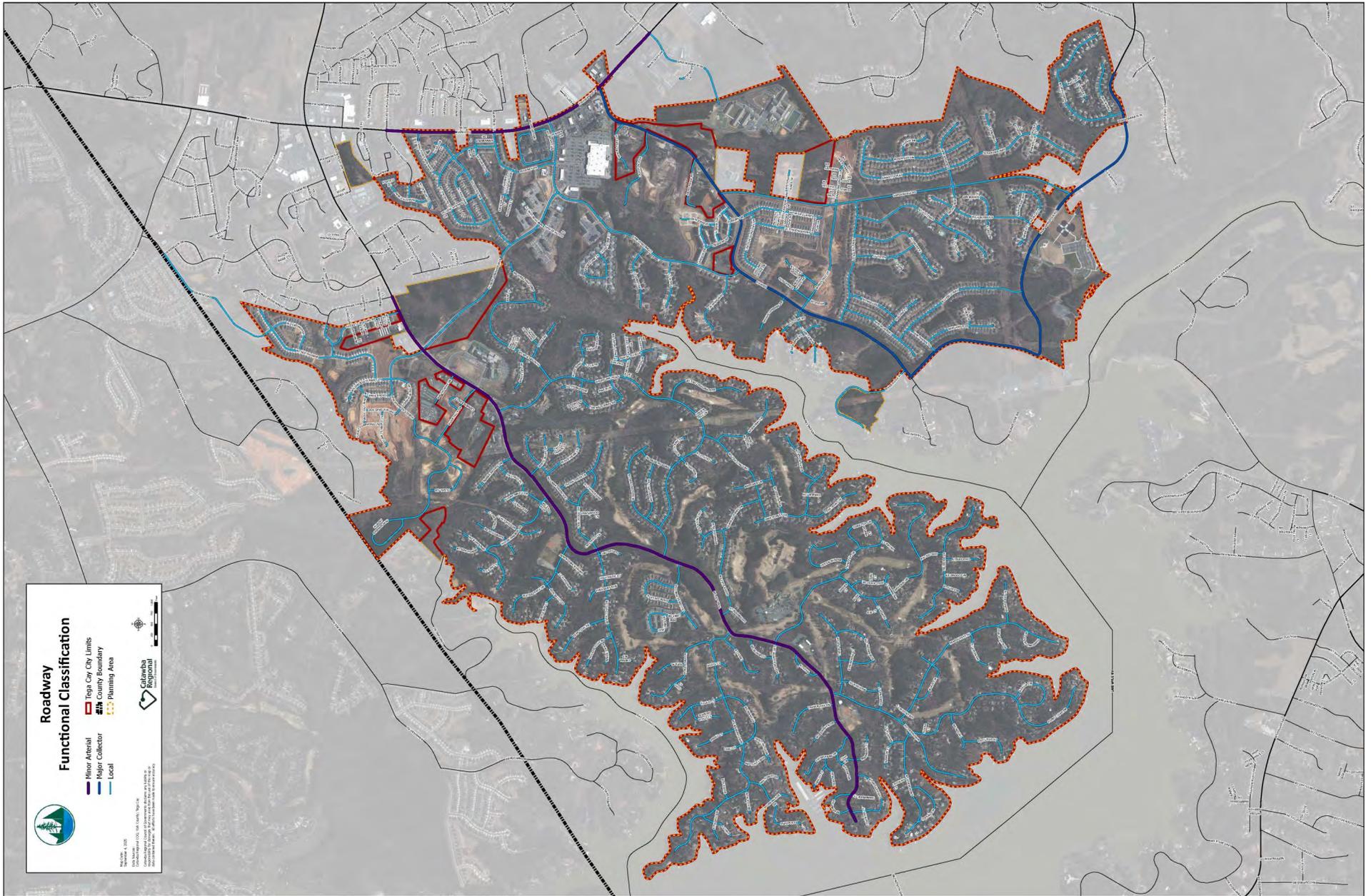
The functional classifications are determined by the South Carolina Department of Transportation (SCDOT) in conjunction with the Rock Hill-Fort Mill Area Transportation Study Area (RFATS). SCDOT and RFATS are responsible for planning, improving and maintaining the streets that are in the state and federal transportation systems. The Statewide Transportation Improvement Program (STIP) 2024—2033 is the comprehensive transportation plan for South Carolina and provides a detailed listing and funding plan for the major road improvements, new road

construction, transit projects, pedestrian and bicycle projects, and other elements of the state’s transportation network. The STIP also includes projects that are locally funded, such as the Pennies for Progress improvements in York County. The City of Tega Cay is a member of RFATS and its transportation projects are covered by the STIP. Therefore, this element will primarily focus on issues affecting the transportation system that should be given further consideration.

Besides land use, transportation is crucial to a community’s physical identity. Roads, streets, trails, and sidewalks not only provide access but also shape the landscape. Traffic and congestion are common concerns during rapid growth. Tega Cay is fortunate to have two primary funding sources for transportation projects—RFATS and York County’s Pennies for Progress.

Tega Cay is a voting member of the RFATS Policy Committee and provides staff for the RFATS Technical Team and Citizens Advisory Committee. RFATS is a federally designated Metropolitan Planning Organization (MPO) responsible for identifying and prioritizing transportation projects that will use federal funds. The mentioned STIP is the multi-year plan that addresses transportation improvements statewide. The MPO prepares its portion of the STIP with substantial input from local stakeholders, staff, and elected officials. The MPO is staffed with local experts who are responsible for planning across all modes of transportation and for all jurisdictions within the MPO.

# Map T-1: Roadway Functional Classification



## Tega Cay Functional Road Classification by Mileage

**Table T-1: City of Tega Cay Road Classification and Ownership by Mileage**

Functional Classification	Owner	Miles
Minor Arterial	SCDOT	3.845917301
Major Collector	SCDOT	3.369469362
Local	Tega Cay	46.61561197
Local	Private	3.051890525
Local	SCDOT	1.639868603
Local	York County	1.321840773

The City of Tega Cay has a total of 59.84 miles of roads, with the city owning 77.9% of them. About 88% of these roads are classified as local roads.

State-owned roads in Tega Cay are:

- ◇ SC 160
- ◇ Gold Hill Road
- ◇ Tega Cay Drive
- ◇ Dam Road
- ◇ Island View Circle
- ◇ River Ridge Place
- ◇ Gardendale Road
- ◇ New Gray Rock Road

## Proposed Regional Transportation Improvements

Over \$753,200,000 has been allocated to enhance the Fort Mill Region through federal, state, and local funding. Maps T-8, T-9, and T-10 display the locations of proposed local and regional improvements.

**Table T-2: Funded Corridor Improvements for Fort Mill Region**

Corridor	Improvement/ Source of funding/Status	Estimated cost
SC 160 and Interstate 77 Interchange Improvement	Interchange Improvement/ Guide share/ Under Construction	\$180 Million
US 21 North Phase I and SC 51 (Springfield Parkway to SC/NC State Line)	Widening Five Lanes/Pennies for Progress/ROW Acquisition Phase (2.90 miles)	\$22.4 Million
US 21 North Phase II	Widening Five Lanes/ Pennies for Progress/ Design Phase	\$35.8 Million

**Table T-3: Recommended Corridor Improvements for Fort Mill Region**

Corridor	Improvement/ Source of funding/Status	Estimated cost
SC 160/ Munn Road to Market Street	The project involves the recommendation for a connection for Fort Mill Trails with Baxter Village Trails and SC 160 sidewalk network	Unknown
Bus Rapid Transit (LPA Route)/ US 21	US 21 has been identified as the locally preferred alternative for the eventual incorporation of a rapid transit operation.	\$515,000,000

**Table T-4: City of Tega Cay Pennies for Progress Projects**

Pennies #	Year	Project Description	Status	Amount Funded
1	1997	Widened a 3.5 mile stretch of SC 160 from I-77 to Gold Hill Road to five lanes at a cost of \$10 million	Completed	\$10 million
2	2003	1/2 Mile Hubert Graham Way from Stonecrest Drive to Gold Hill Road	Completed	\$1.5 million
2	2003	1/2 Mile Widening of SC 160 to three lanes from Gold Hill Road to Zoar Road	Completed	\$1.5 million
3	2011	None	Completed	\$0
4	2017	New Gray Rock Road Resurfacing	Completed	TBD
5	2024	Resurfacing Dam Road from Gardendale Road to Coralbell Way		TBD
5	2024	Resurfacing Stonecrest Blvd. from Hubert Graham Way to Dam Road		TBD
5	2024	Intersection improvements at Dam Road/Gardendale Road Intersection		\$3,120,000

The York County Capital Projects Sales and Use Tax Programs were adopted by voters in 1997, 2003, 2011, 2017, and 2024 to “provide the citizens with a safer and more efficient roadway system.” The program is commonly referred to as Pennies for Progress. Table T-2 identifies the projects that were funded under each Pennies for Progress funding cycles.

**Traffic Volumes and Congestion**

SC Highway 160 has 38,700 vehicle average daily trips (AADT) and is the most heavily traveled Road in Tega Cay. Tega Cay Drive has 14,600 AADT and is the most traveled road fully within the boundaries of the City of Tega Cay. Table T-3 - Traffic Counts reflect SCDOT 2023 and 2024 travel data within the Planning Area. Map number T-2 reflects 2023 Traffic volume.

Table T-5: City of Tega Cay Traffic Counts			
Road	Segment	2023 Average Annual Daily Trips (AADT)	2024 Average Annual Daily Trips (AADT)
SC 160	SC 460 (GOLD HILL RD), S-98 TO I-77 (INTERSTATE 77)	38,700	38,300
Gold Hill / Tega Cay Drive	SC 160 (HIGHWAY 160 W) TO L- 849 (WINDWARD DR)	14,600	14,500
Dam Road	SC 160 (HIGHWAY 160 W) TO S- 1532 (ISLAND VIEW CIR)	5,000	5,500
New Gray Rock Road	S-99 (DAM RD) TO S-49 (N SUTTON RD)	5,800	6,400

Source: SCDOT

Maps T-4 and T-5 – Existing and Projected Volume to Capacity Ratio reflects areas of congestion in the Rock Hill—Fort Mill Area Transportation Study area in 2022 and 2055. The data shows that SC Highway 160, Hubert Graham Way, and a portion of Dam Road will exceed capacity in 2055. Gold Hill Road / Tega Cay Drive west of Hubert Graham Way includes a segment that is approaching capacity and will continue to approach capacity in 2055. In the region, I-77, Gold Hill Road West of I-77, and portions of SC Highway 160 West of I-77 are above capacity.

### Road Safety

Maps T-5 and T-6 provide crash and traffic accident data. This data indicates that SC-160, Gold Hill and Tega Cay

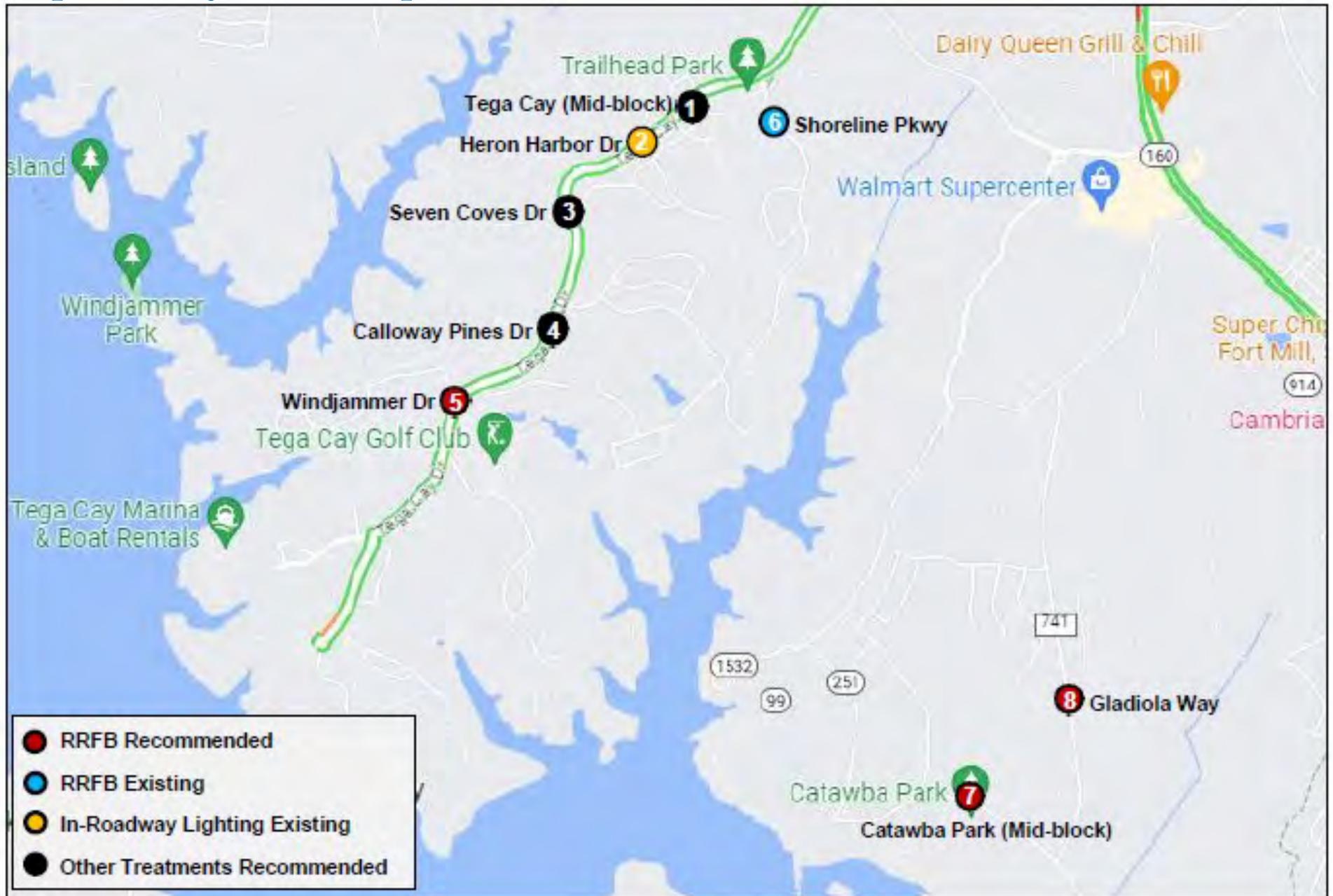
Drive had accidents and should be further accessed for traffic safety improvements.

RFATS has performed a pedestrian safety and crossing study to analyze area needs and appropriate pedestrian crossing treatments along portion of Tega Cay Drive, New Gray Rock Road, and Gardendale Road within the City of Tega Cay. The Study Area location Map is provided below in Map T-2: Study Location Map.

The study recommended the following pedestrian counter-measure recommendations:

- ◇ Install RRFBS at Windjammer Drive and Catawba Park existing crosswalks.
- ◇ Per SCDOT, convert Gardendale Road intersection to All Way Stop Control.

## Map T-2: Study Location Map



Source: Rock Hill-Fort Mill Area Transportation Study Area

- ◇ Install sidewalk extension, curb ramp and high-visibility crosswalk at the Gardendale Road Intersection north leg.
- ◇ Install Advance Yield Here to (Stope Here for) Pedestrian sign and Yield (stop) line along Tega Cay Drive at the mid-block crosswalk, Heron Harbor Drive, Seven Coves Drive, and Calloway Pines Drive.
- ◇ At Shoreline Parkway crossing, review MUTCD FHWA Interim Approval 21—RRFBs at Crosswalks to ensure compliance, particularly related to sign/beacon assembly locations (i.e. “For any approach... at least two W11-2, S1-1, or W11-15 crossing warning signs (each with RRFB until and a W16-7p plaque) shall be installed at the crosswalk.”)

Other road safety improvements include preparing a feasibility study to widen the Tega Cay Drive Trail to accommodate multiple modes of transportation. The trail is currently 6’ wide and is separated from Tega Cay Drive traffic. Widening the trail to 12-14’ would allow bicyclists, walkers, and golf carts users to use the trail while being separated from vehicular traffic on Tega Cay Drive.

Access management is also recommended between commercial properties to improve safety by reducing the number of driveways and traffic returning onto arterial roads to access adjacent commercial businesses.

Street lighting was brought up as a concern and the city’s street lighting plan should be reevaluated to adding more lighting in areas of concern. Cascading Pines Drive was mentioned by the public as an area of concern for lighting improvements during the Public Open House. A lighting study and plan should be prepared for areas of concern.

## **Multi-Modal Alternatives**

Providing multiple modes of transportation such as walking, and bicycling can reduce congestion on roads, improve health through exercise, and improve air quality through reduction in carbon emissions.

Improvements to the pedestrian connector system from the last Comprehensive Plan update include addition of sidewalk on Dam Road from Coralbell Way to Stonecrest Blvd (west side only), Stonecrest Blvd from Dam Road to Hubert Graham Way (west side), Stonecrest Blvd from Stonecrest Blvd to SC 160 (both sides), Hubert Graham Way (both sides), and River Falls Drive from Hubert Graham to Gold Hill Road (north side) and a portion of the Lake Ridge/Gardendale to GHES/GHMS trail from Gladiola to Babbling Brook. Sidewalks were incorporated throughout the new developments of Serenity Point, River Falls, Windell Woods, Cadence, Trinity Townes, Wisteria Meadows, and Windhaven. Sidewalk networks were only mapped on Map T-12 Bicycle and Pedestrian Connectivity if they connected developments to major connector roads.

Proposed and funded improvements include the Gardendale multi-use trail which will connect Tega Cay to the Carolina Thread and Baxter Village trails. Developer funded sidewalk improvements will be added on Dam Road and Stonecrest Blvd along the Grove development Road frontage, and on Dam Road frontage for the Alderwood Development (formally Lakewood). Trail improvements are provided on Map T-11.

In 2021, the Planning Commission reviewed 52 trail and intersection improvements. The Commission prepared a methodology to rank the projects and selected the top 20 projects to focus on. In 2021 the Tega Cay Council adopted the Bike and Pedestrian Project Prioritization Map (Map T-13) and the Planning Commission's recommendation.

The ranking recommendations identified proposed trails that connect the peninsula portion of Tega Cay to the commercial center at Stonecrest and The Grove as high priority trails. Feasibility studies need to be performed to review alternative connection points from existing trails on the Peninsula to the commercial areas, and ascertain the project costs, and preferred alternative.



During the comprehensive planning process, the community also identified further areas to expand the existing and proposed trail network. Such areas include along Tega Cay Drive, Gold Hill Road, Hubert Graham Way, and River Falls Drive. A feasibility study should be prepared to identify the preferred route to connect River Falls and Windhaven neighborhoods to Tega Cay Elementary School, Gold Hill commercial areas, Tega Cay Drive trail, Windhaven commercial areas, and the proposed Commercial Conservation Neighborhood for pedestrian, bicycle and golf cart access. Sidewalks currently exist.

In addition, a feasibility study should be prepared for the Tega Cay Drive Trail to see if it can be widened to accommodate two-way multi-modal traffic that includes bicycles, pedestrian, and golf cart traffic. The existing trail is separated from vehicular traffic, which improves safety. However the existing width of the trail is 6' wide, which limits use of golf carts and is a tight fit for both pedestrians and bicyclists.

Another feasibility study should be prepared for the Dam Road corridor to address walking and bicycle access to the Gold Hill elementary and middle schools from existing residential neighborhoods on Gardendale Road and Dam Road. New sidewalks will be installed in front of The Grove on Dam Road. The school district may realign the school bus entrance on Dam Road. Such realignment should be supported to reduce visibility issues to vehicular and pedestrian traffic. A feasibility study for the Gardendale trail alternative connections to the Gold Hill Elementary/Middle School is needed to determine the most feasible route with cost estimates. These routes were in the top 20 such uses.

list on the 2021 Bike and Pedestrian Project Prioritization recommendation.

The community prefers multi-use paths / side paths that can accommodate two way traffic for bicyclists, walkers, and golf carts. Paths that are 12'-14' are recommended for two-way traffic for multi-use paths that can accommodate golf carts, however paths as narrow as 10' can accommodate golf carts.

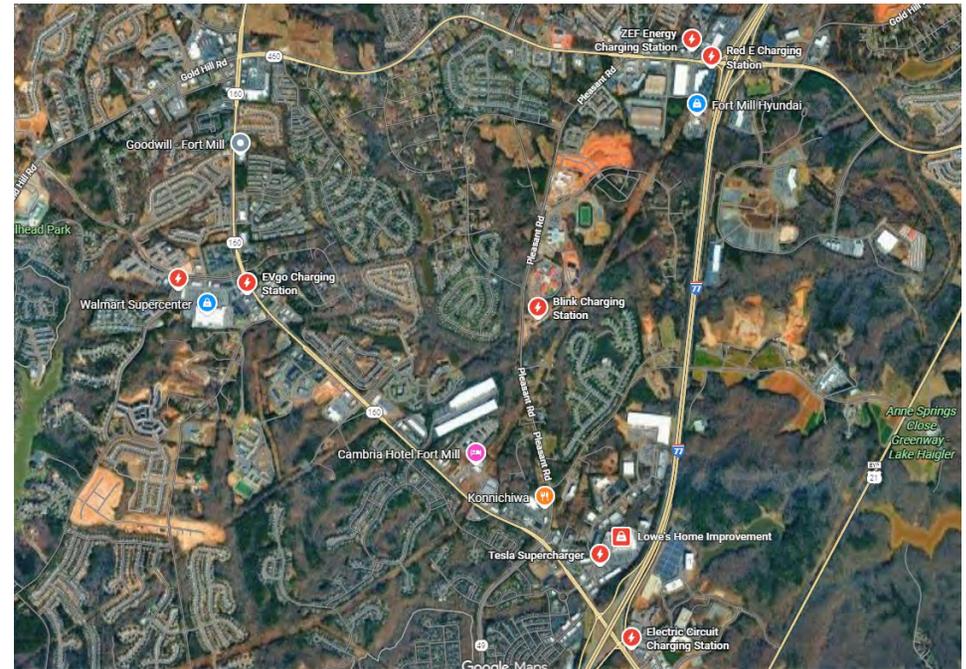
Rapid Bus Transit is proposed for the SC Route 21 Corridor. The City of Tega Cay should work with RFATS to develop public microtransit options to access the Rapid Bus Transit system. Microtransit is a technology enabled service that uses multi-passenger vehicles (shuttle vans) to provide on-demand services with dynamically generated routing. Microtransit services are provided in designated service areas. Service models include first/last mile connections to fixed route services, hub to hub zone based models, and a point-to-point service within a specific zone or geography. Mass transit represents a vision for the future and will require many years to implement.



Source: Google Maps

## Air Quality

Implementing multi-modal transportation options and access management will improve air quality by reducing vehicle miles traveled and easing congestion. Easing congestion should decrease the number of vehicles idling



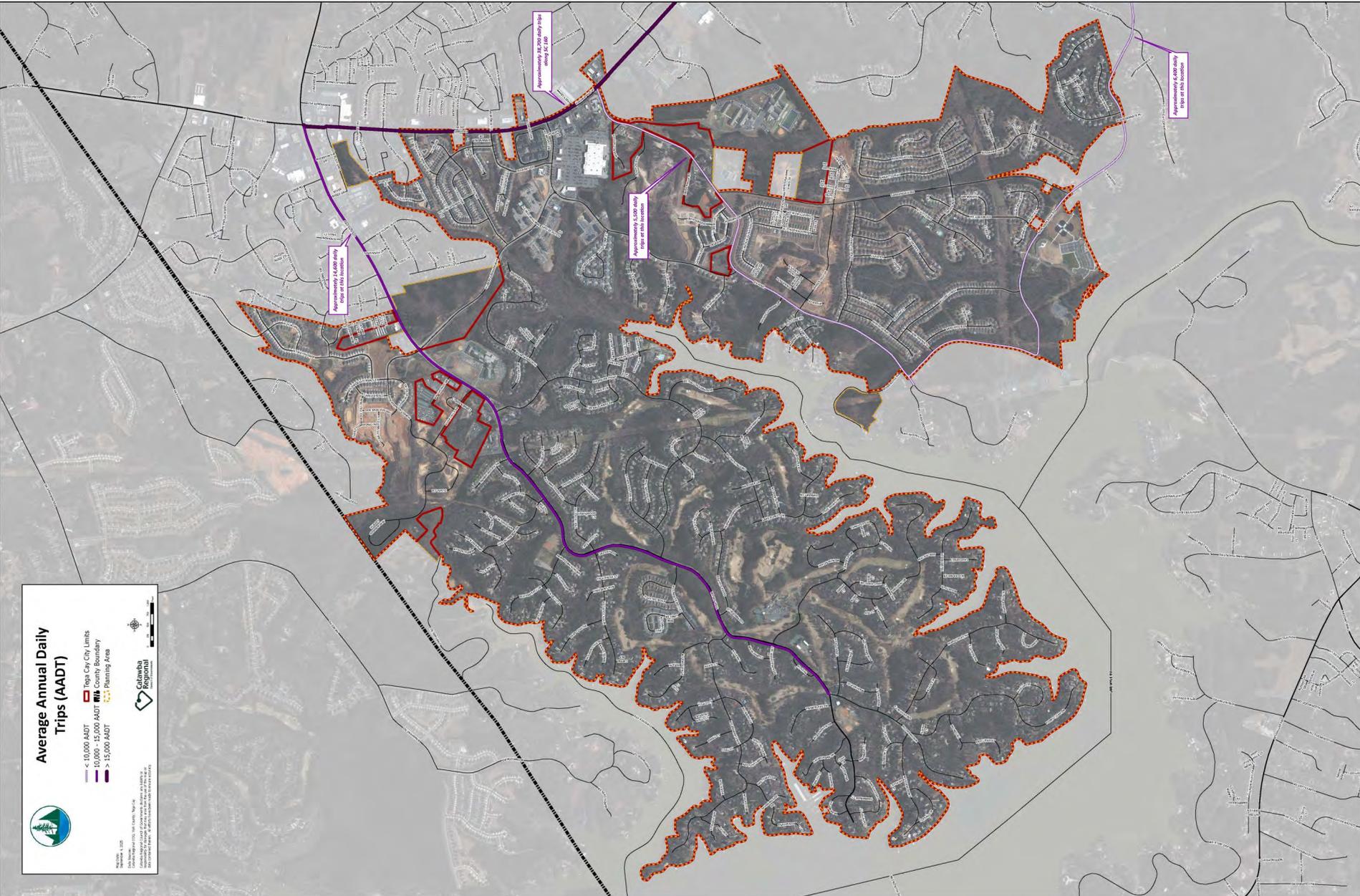
Source: Google Maps

in traffic, thus lowering carbon emissions into the air.

Promoting the use of new technology such as Electric Vehicles and other vehicles that use alternative fuels can also decrease carbon emissions. Two public electric vehicle charging stations are located at the Stonecrest shopping plaza. Additional public charging stations can also be found off SC-160 and I-77 shopping plazas and on Gold Hill Road and Pleasant Road in Fort Mill.

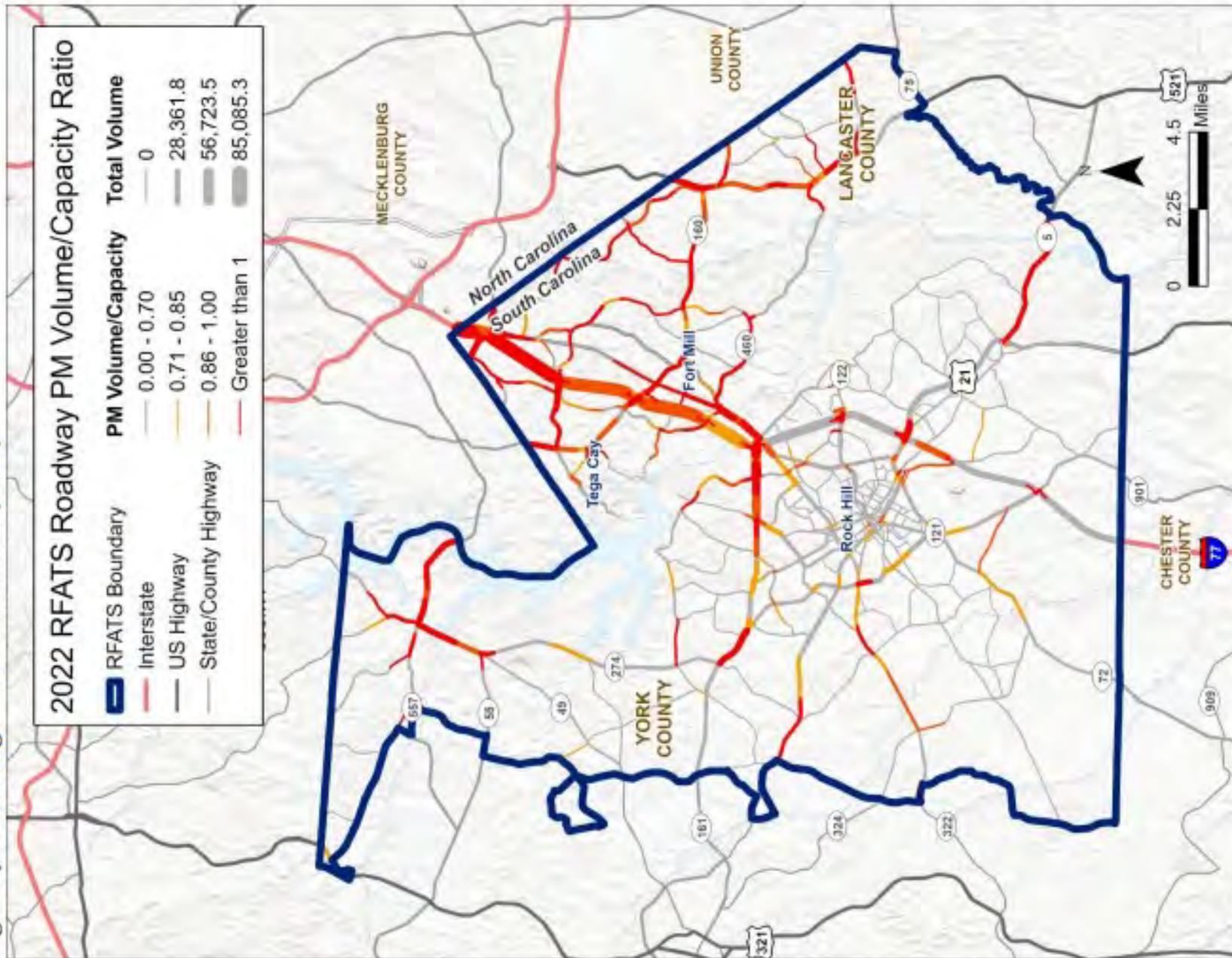
According to the U.S. Joint Office of Energy and Transportation, I-77 is a designated Electric Vehicle, Compressed Natural Gas, and Propane (LPG) fueling corridor. Other alternative fueling stations are not available in Tega Cay or the immediate Fort Mill area. Compressed Natural Gas and Propane fueling stations are available in Rock Hill, SC, but not locally in Tega Cay.

# Map T-3: 2023 Average Annual Daily Trips (AADT)



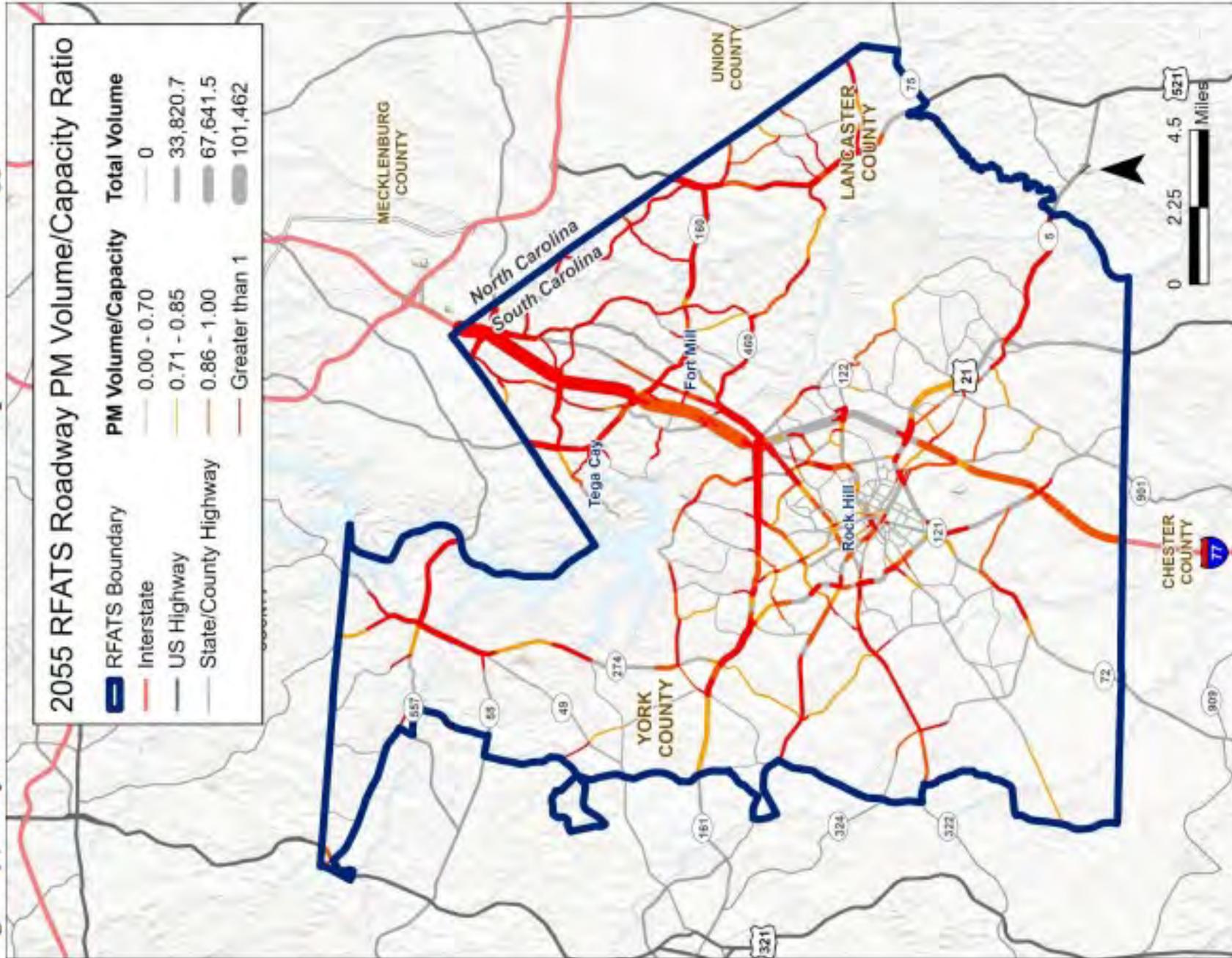
# Map T-4: Existing Traffic Conditions

Figure 4.6: Existing Traffic Conditions (2022)

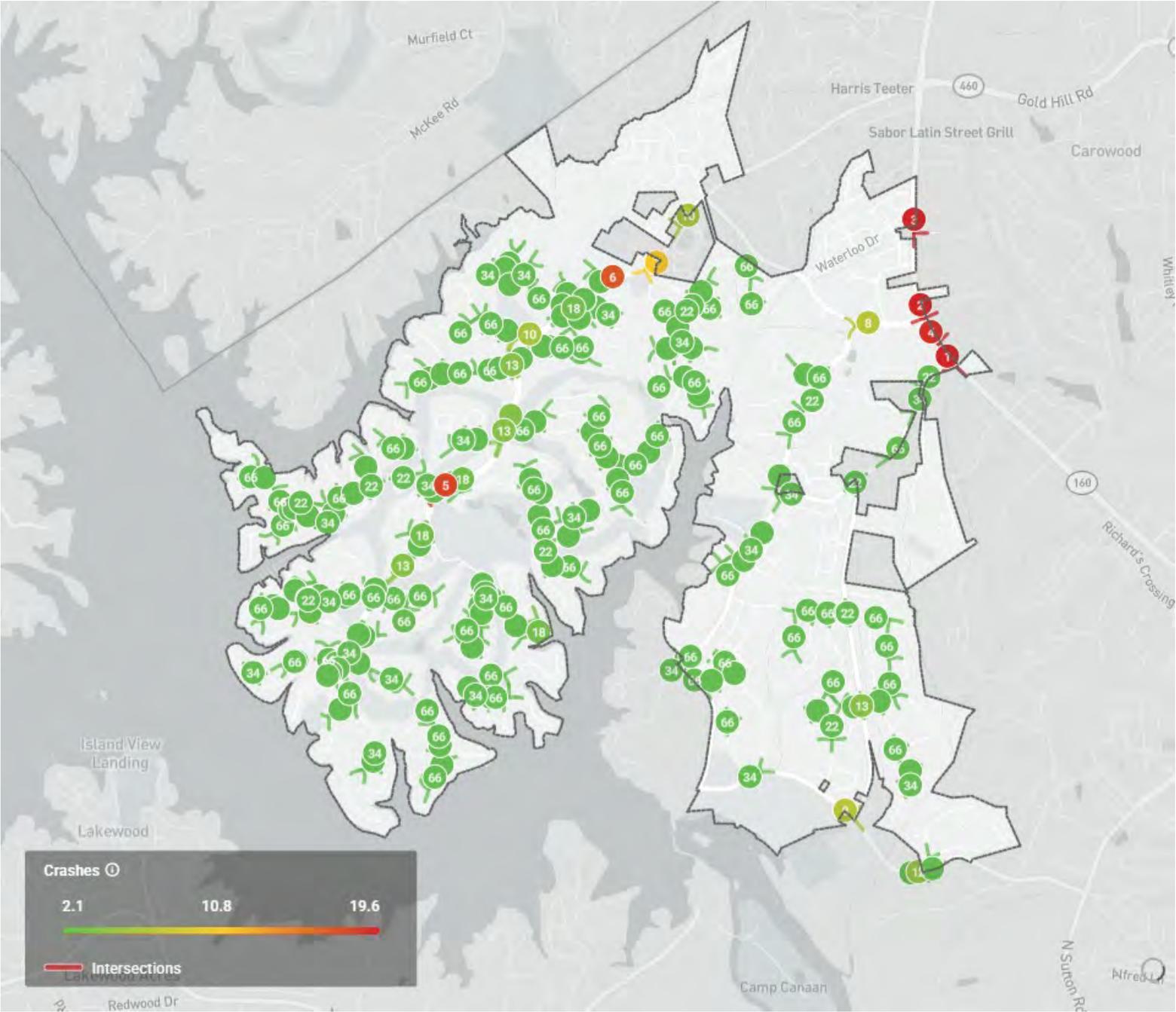


# Map T-5: Projected Traffic Conditions

Figure 4.7: Projected Traffic Conditions with Implementation of 2055 LRTP



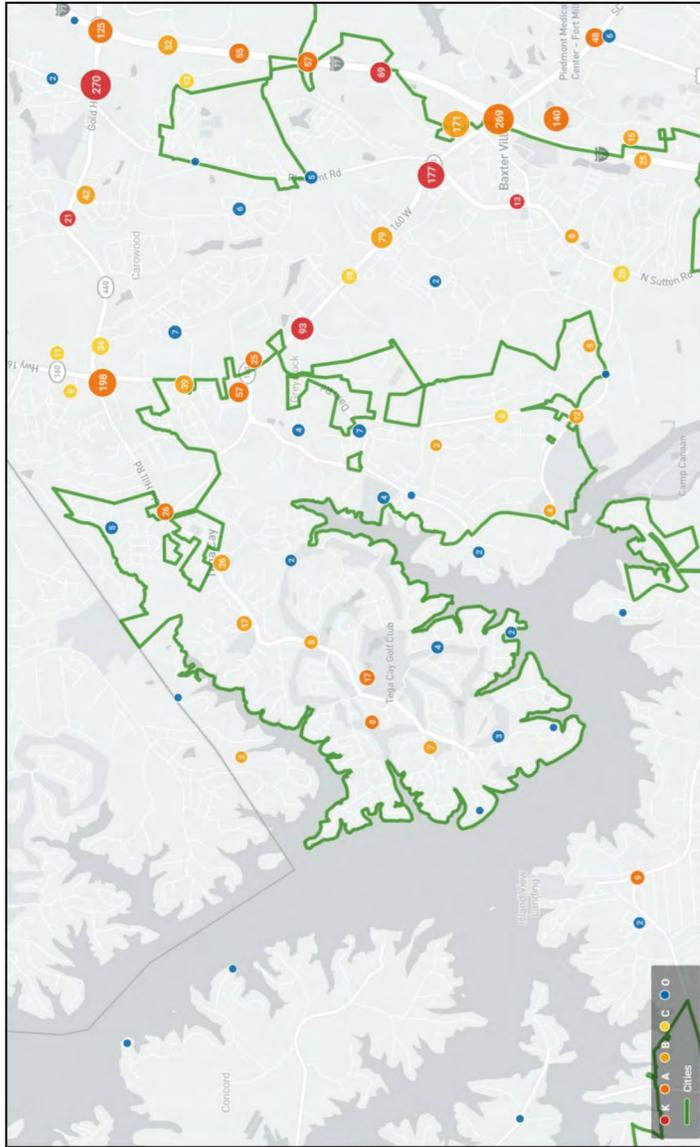
# Map T-6: Crash Data



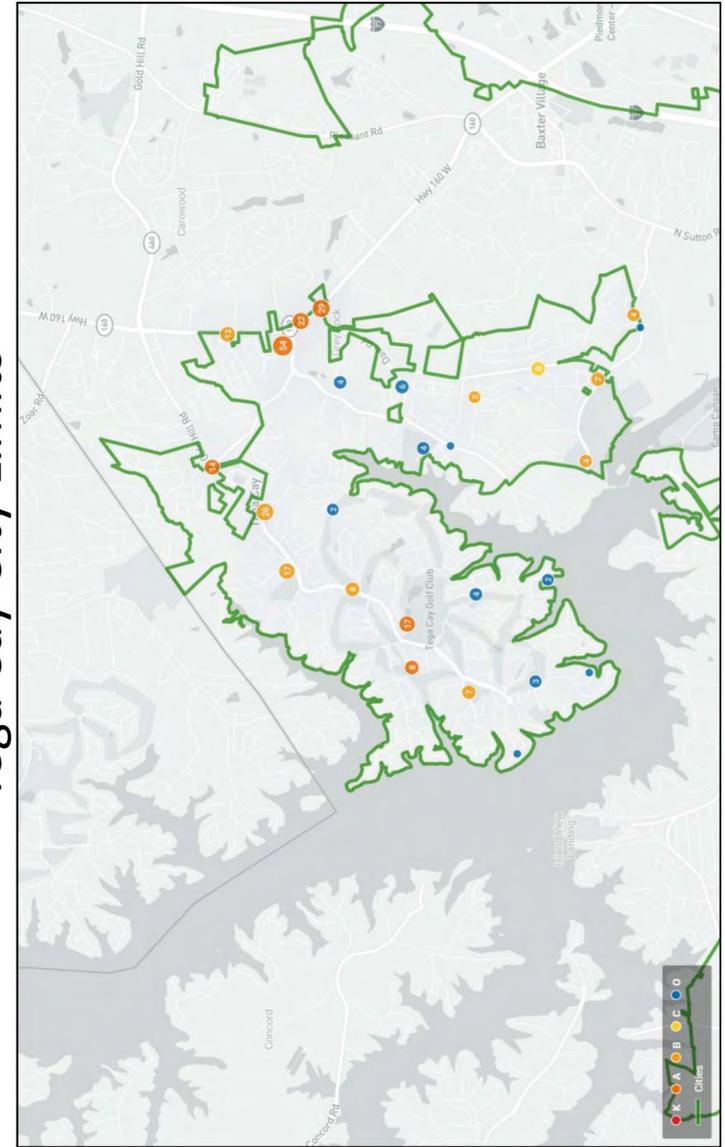
# Map T-7: Traffic Accidents

## Traffic Accidents

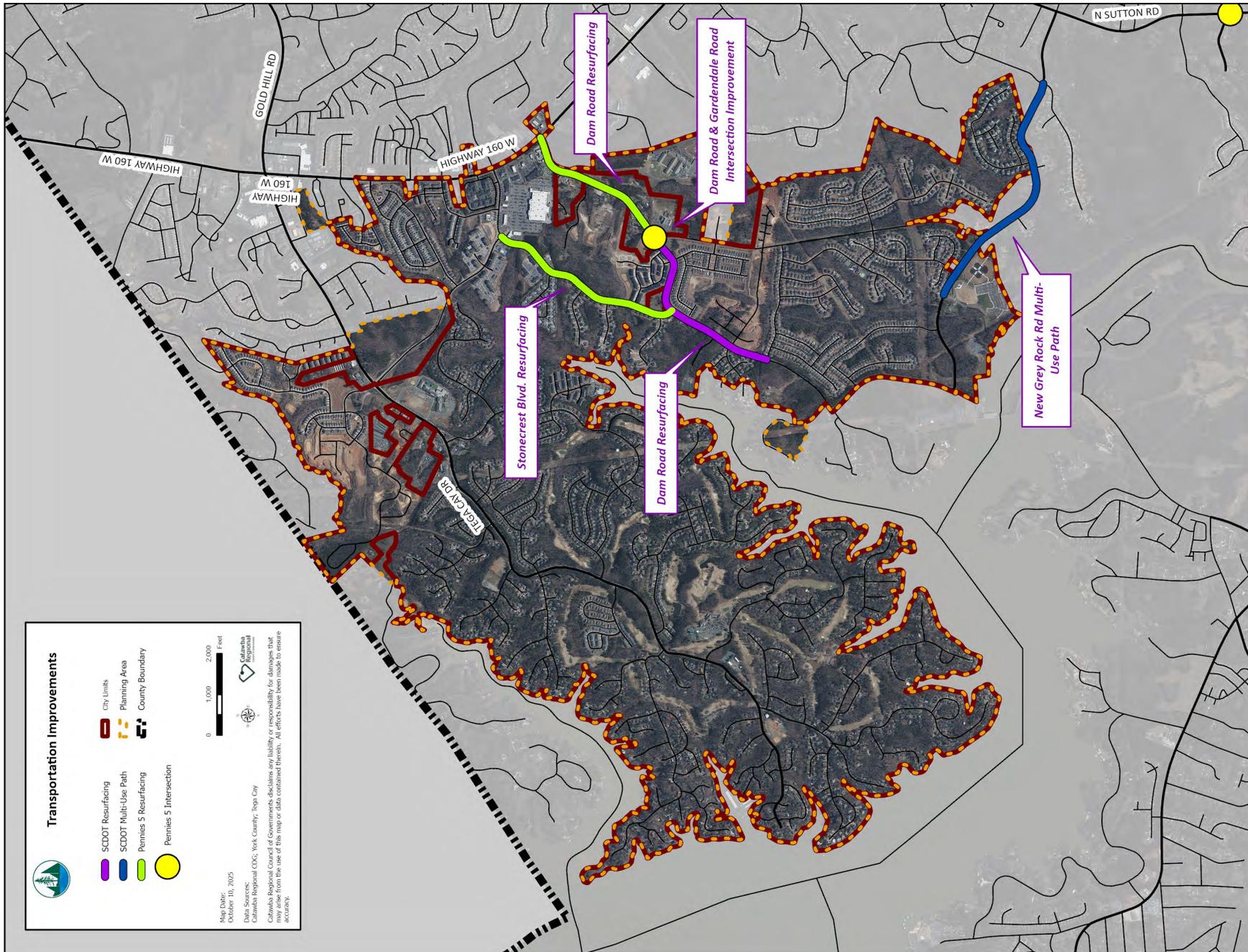
### Tega Cay & Surrounding Area



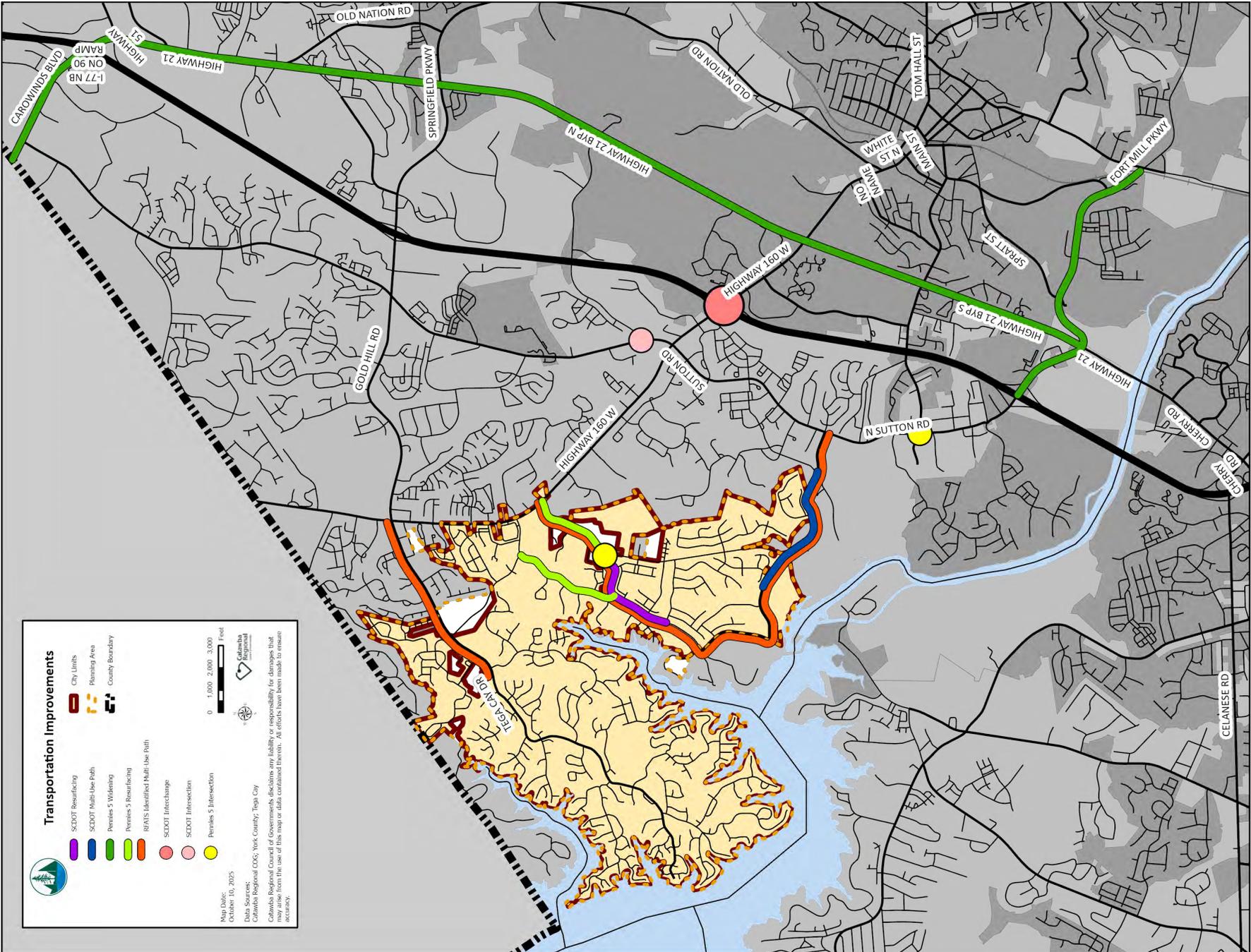
### Tega Cay City Limits



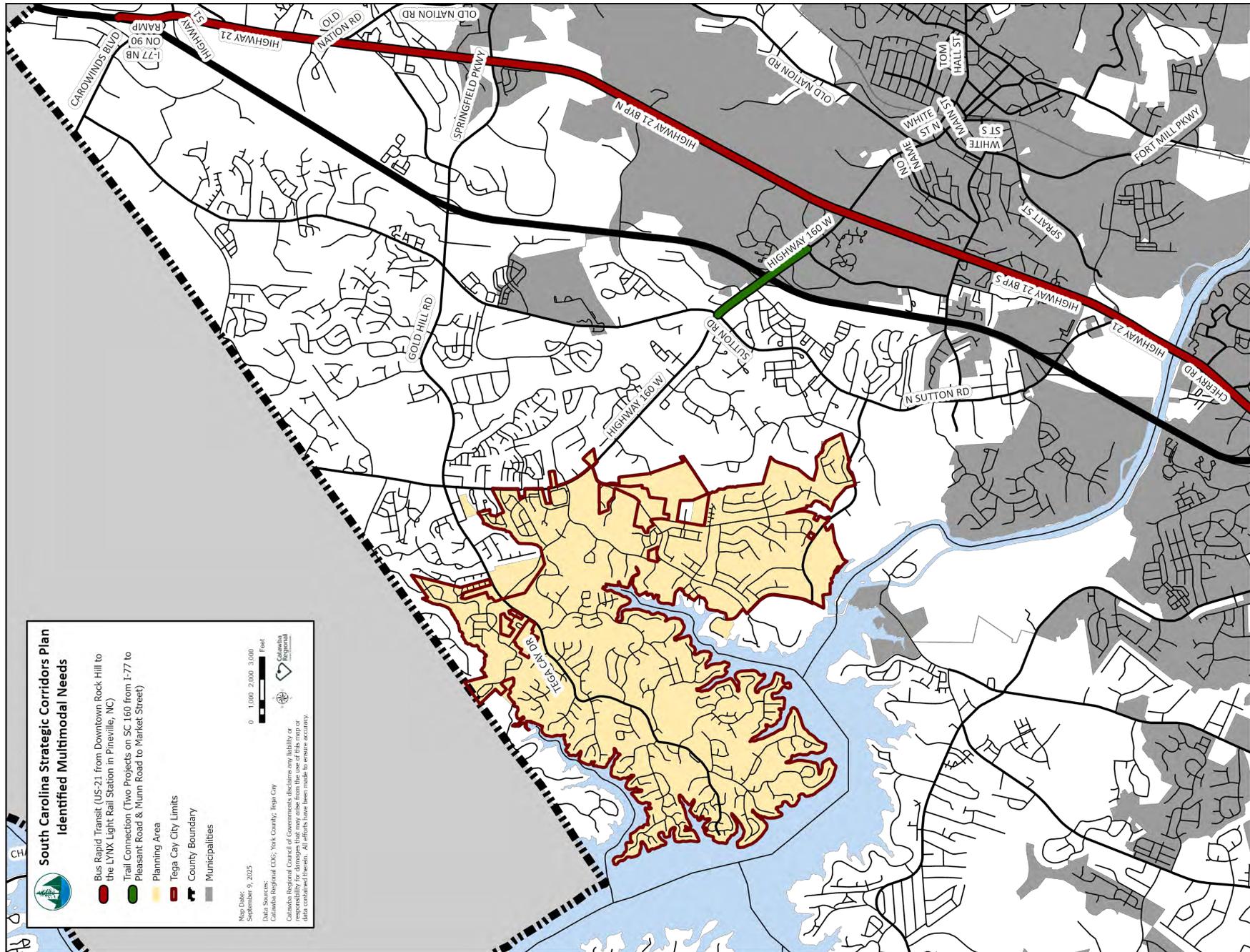
# Map T-8: Transportation Improvements within the Boundaries of Tega Cay



# Map T-9: Regional Transportation Improvements

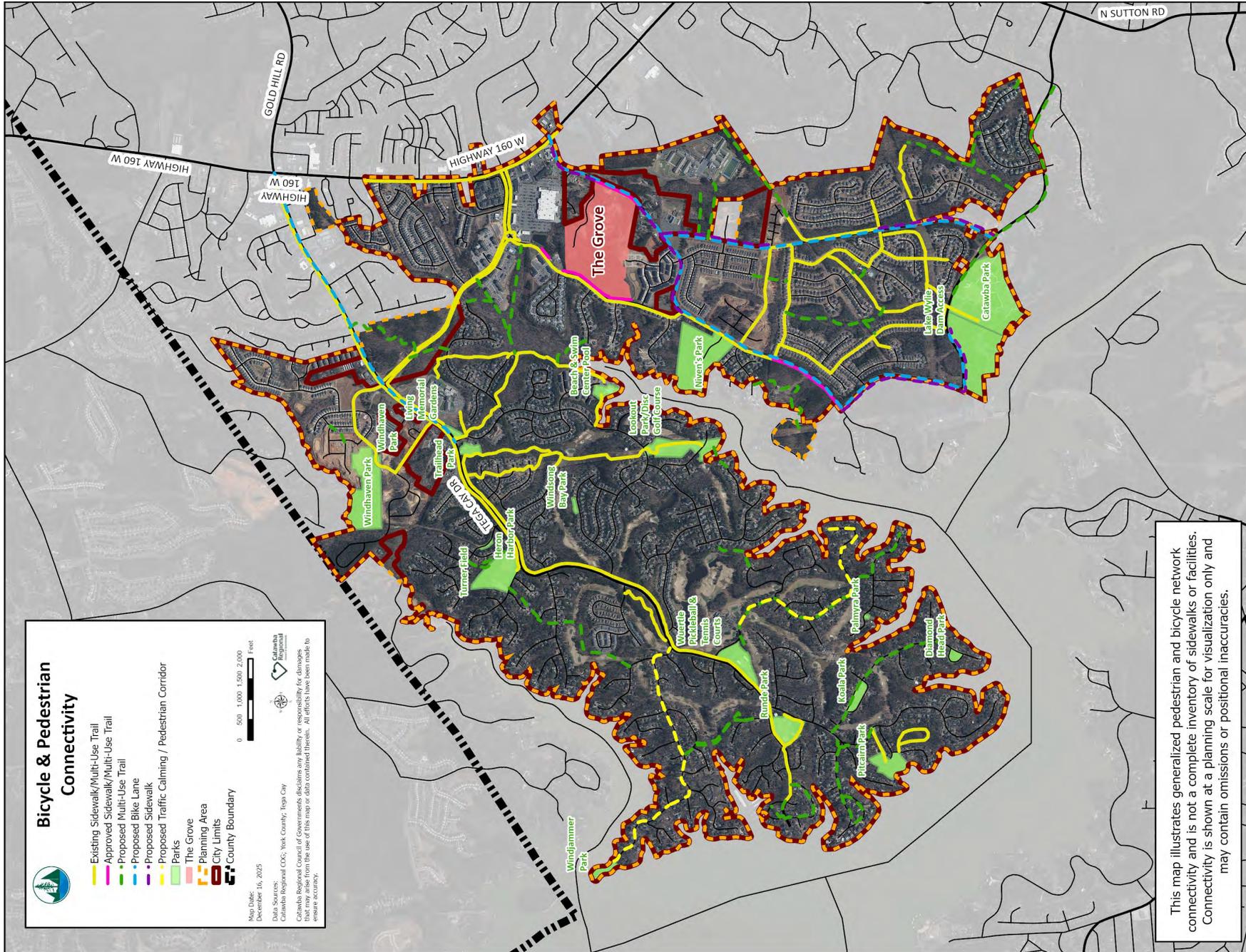


# Map T-10: SC Strategic Corridors Plan Identified Multimodal Needs

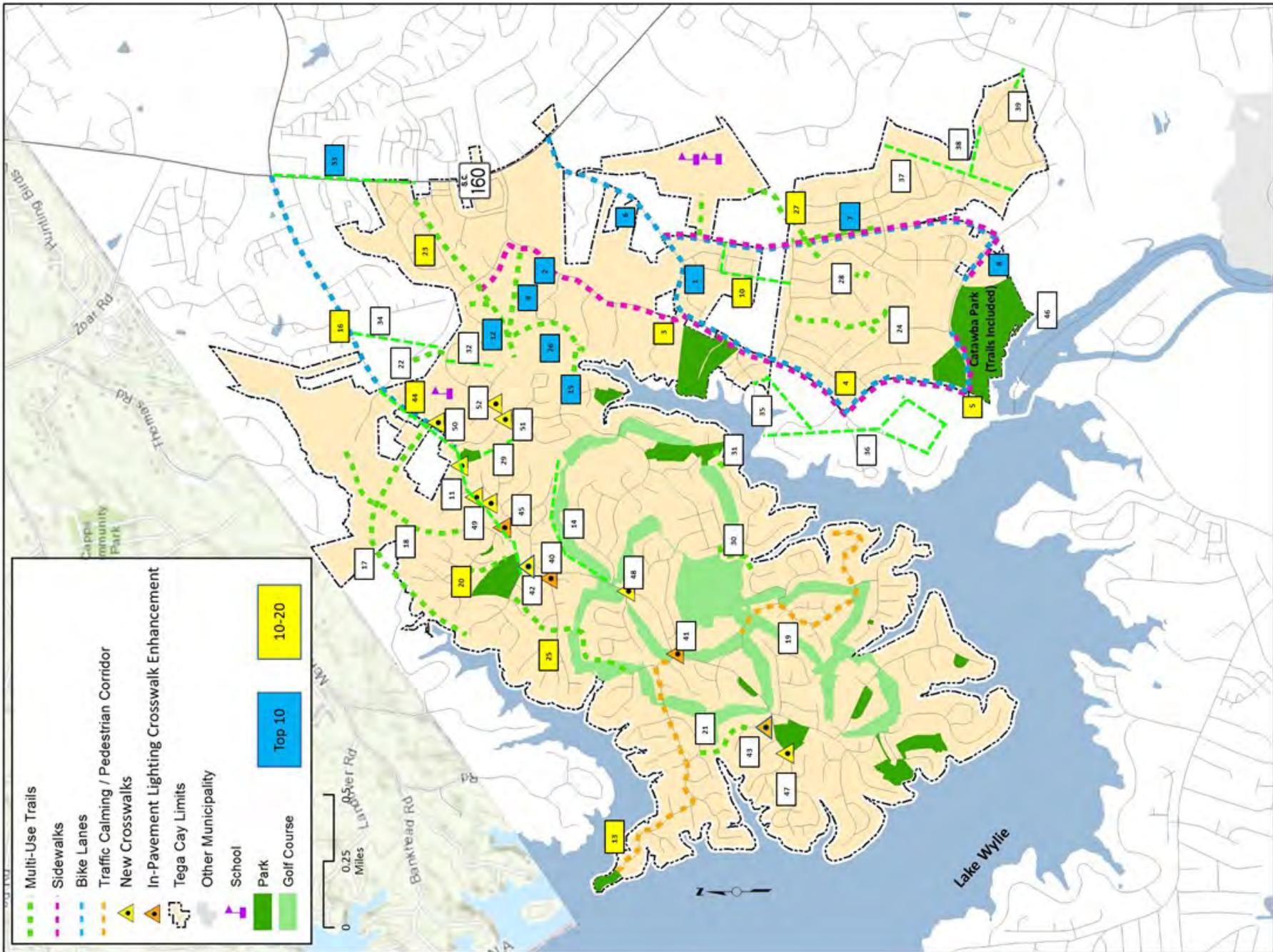




# Map T-12: Bicycle and Pedestrian Connectivity



# Map T-13: 2021 Tega Cay Council Adopted Bike and Pedestrian Project Prioritization



## Figure T-1: 2021 Tega Cay Council Adopted Bike and Pedestrian Project Prioritization Recommendations

<b>Top 10 Projects</b>			
<b>Project ID</b>	<b>Project Name</b>	<b>Avg Score as of 6/11/21</b>	<b>Project Scope/ Facility Type</b>
9	Stonecrest Connector to existing Beach Club MUT	108.0	Multi Use Path
1	Walk/Bike Stonecrest to GHES/GHMS (via Dam Road)	100.6	Sidewalk + Bike Lane
12	Hubert Graham Parkway/Lakeland Trail CT Connector to existing Beach Club MUT	100.5	Multi-Use Path
6	Walk/Bike River to 160 via New Grey Rock/Gardendale/Dam Road (GHES/GHMS-160 section)	98.2	Sidewalk + Bike Lane
8	Walk/Bike River to 160 via New Grey Rock/Gardendale/Dam Road (Lake Ridge to River section)	96.6	Sidewalk + Bike Lane
15	Connector Serenity Point to Existing Beach Club MUT	96.0	Multi Use Path
33	SC 160 MUT	95.0	Share Use Path
2	Sidewalk/Bike Lane Stonecrest—Lake Ridge-River via New Grey Rock/Dam Road (SC 160– Dam Road Section)	94.0	Bike Lane
7	Walk/Bike River to 160 via Gardendale/Dam Road (Lake Ridge GHES/GHMS section)	92.6	Sidewalk + Bike Lane
26	MUT Ledgestone Connector from Creek/Wetlands to Existing Beach Club Trail	92.0	Natural Trail or MUT

## Figure T-1: 2021 Tega Cay Council Adopted Bike and Pedestrian Project Prioritization Recommendations

<b>Projects 11-20 (including ties)</b>			
<b>Project ID</b>	<b>Project Name</b>	<b>Avg Score as of 6/11/21</b>	<b>Project Scope/Facility Type</b>
16	Bike Lanes Tega Cay Drive/Gold Hill Rd - City Hall to 160	91.2	Bike Lane
3	Sidewalk/Bike Lane Stonecrest - Lake Ridge - River via New Grey Rock/Dam Road (Dam Road to Corabell Section)	79.2	Bike Lane
44	Safety Improvements - Sidewalk from Shoreline to TCES	77.5	Sidewalk Safety Upgrade (TCES Side of Road)
23	MUT Hubert Graham Parkway - SC160 through Cameron Creek	75.0	Multi Use Path
4	Sidewalk/Bike Lane Stonecrest-Lake Ridge-River via New Grey Rock/Dam Road (Corabell to New Grey Rock Road Section)	73.0	Sidewalk + Bike Lane
5	Sidewalk/Bike Lane Stonecrest-Lake Ridge-River via New Grey Rock/Dam Road (New Grey Rock to River)	73.0	Sidewalk + Bike Lane
27	Lake Ridge/Gardendale to GHES/GHMS	73.0	Sidewalk + Bike Lane
13	Windjammer Pedestrian Corridor	71.0	Traffic Calming
10	New Trail from Cadence to Lakeridge/Stonecrest	70.0	Sidewalk / Multi Use Path
20	MUT Heron Harbor - Turner Field	92.0	Natural Trail or MUT
25	MUT—Calloway to Turner Field	70.0	Natural Trail or MUT

## **Figure T-1: 2021 Tega Cay Council Adopted Bike and Pedestrian Project Prioritization Recommendations**

# Study Outcomes

- Projects were scored and top 20 projects (including ties) were identified
- Trends and groupings were examined to see if specific destinations or types of projects floated to the top
- Of the top 20 projects, 15 emerged as **three** related groupings (“Macro Projects”) with Common themes or Destinations
  1. **Desire for a Network of Trails to connect “Greater Stonecrest” to the Peninsula via the Beach Club Multiuse Trail (4 related projects)**
  2. **Trails, Bike Routes and Sidewalks to connect neighborhoods to Gold Hill ES/MS (5 related projects)**
  3. **Trails, Bike Routes and Sidewalks to connect to Catawba Park/River (6 related projects)**
    - **included here would be the MUT along Grey Rock Road for which the City has been awarded \$2m in RFATS Guideshare funds**

## **Figure T-1: 2021 Tega Cay Council Adopted Bike and Pedestrian Project Prioritization Recommendations**

# Study Outcomes

- Seven Additional Projects that made to top 20 list
  - Multi-Use Trail along SC160 from Gold Hill Road to Stonecrest (RFATS Bike/Ped project)
  - Bike Lanes along Tega Cay Drive from City Hall to Gold Hill Rd/SC160 Intersection
  - Sidewalk widening along Tega Cay Drive from Shoreline Pkwy to Tega Cay ES
  - Multi-Use Trail through Cameron Creek from Hubert Graham Pkwy to SC160
  - Traffic Calming and Pedestrian Safety improvements to the Windjammer Corridor
  - MUT Trails to Turner Field from Heron Harbor and Calloway neighborhoods (2 Projects)
- Some Other Interesting outcomes...
  - All of the projects identified in the RFATS Bike/Ped plan (5 projects) made the top 20
  - Crosswalk safety improvements – lower ranking due to metrics emphasizing new connections – possibly could treat these differently – they should not be dropped from the City’s priorities

## **Figure T-1: 2021 Tega Cay Council Adopted Bike and Pedestrian Project Prioritization Recommendations**

# Recommendations

1. Have staff look at the three macro project groups and evaluate their feasibility. They should be the priority for medium term capital planning.
  - Several of the smaller individual projects are actionable in the near term and should be made a priority for short term budgeting (some of the connections to the existing Beach Club Trail are good example)
  - Grant funding for one segment of the Trails to Catawba Park has been secured – that segment should be a top priority (Multi Use Trail along New Grey Rock Road)
2. Recognizing that a few of the individual projects that make up the three macro projects will be multi-jurisdictional or will have property access/ROW issues – look for some low hanging fruit within those top 20 or maybe even top 30 ranked projects where the path is easier for near term progress without taking away from the big 3.
3. Continue to pursue crosswalk safety upgrades; perhaps a separate criteria set should be created by the PC or staff to evaluate that subset of projects

## **Figure T-1: 2021 Tega Cay Council Adopted Bike and Pedestrian Project Prioritization Recommendations**

### What's Next

- Coordination of project list with TCFD Trail and Off Road Access point e911 project to align places and names
- City Staff evaluates Project Feasibility
  - Land ownership, ROW or easements
  - Project Difficulty – Stream crossings, extreme grades
  - Jurisdictional issues (i.e coordination with SCDoT et al)
  - Revised priority list based on combined Desirability and Feasibility
- Staff/Council include in Annual budgeting and Capital planning efforts

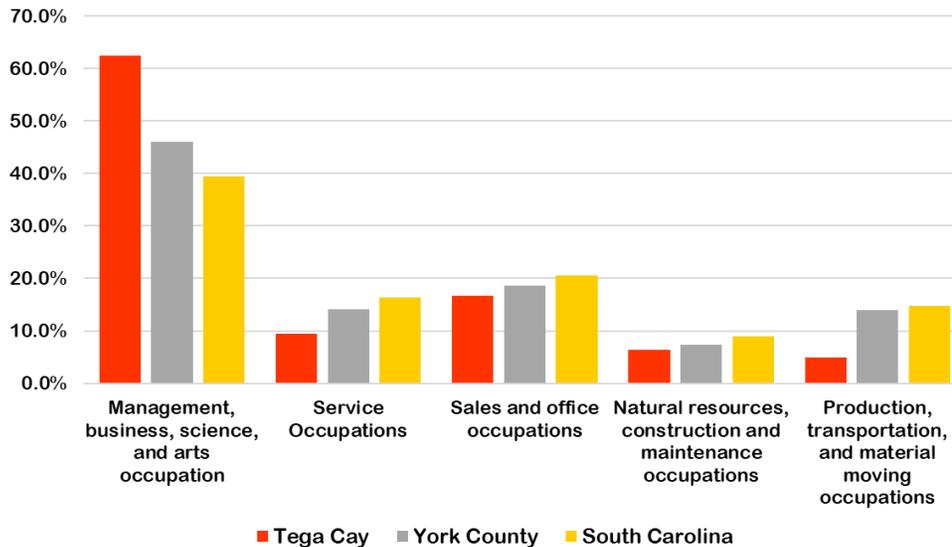
## Appendix D: Economic Development Element



# Existing Conditions

The US Census Bureau annually updates statistical data through the American Community Survey at the national, state, county, and municipal levels. Data was compiled for South Carolina, York County, and Tega Cay to establish a baseline of economic conditions. Table E-2: Employment by Industry. The following graphics provide a snapshot of Traded Clusters, Local Clusters, Job Creation, and Employment by Industry.

Figure E-1: Employment by Occupation



Source: US Census, 2023 ACS 5-Year Estimates

Approximately 62.5% of workers living in the City of Tega Cay are employed in management, business, science, and arts occupations, which is significantly higher than in York County and South Carolina. Table E-2 shows that educational services, healthcare, and social assistance employ 20.2% of Tega Cay’s workforce. Professional, scientific, management, administrative, and waste

Table E1: Unemployment Rates

	2019	2023
Tega Cay	3.4	1.1
York County	3.4	2.1
South Carolina	3.4	3.0

Source: US Census, 2023 ACS 5-Year Estimates & 2019 ACS 5-Year Estimates

management services are the second-largest industry, while finance, insurance, real estate, and leasing are the third-largest sectors in Tega Cay. The top two sectors remain the same as at the state level; however, manufacturing is the third-leading economic sector.

Combined with the community’s demographic makeup, the occupational data point to a high concentration of “creative class” residents. This class has the independence, education, and wealth to be selective about where they live. Table E1: Unemployment Rates shows 2023 ACS 5-Year Estimates and 2019 ACS 5-Year Estimates for unemployment rates. American Community Survey data indicate that 1.1% of workers were unemployed in Tega Cay, 2.2% in York County, and 2.7% in South Carolina during the same period. Tega Cay and York County’s unemployment rates have decreased significantly since 2019, and both are well below the state unemployment rate. These statistics support the idea that Tega Cay and the surrounding area have a strong workforce capable of sustaining employment over the long term.

**Table E-2: Employment by Industry**

Industry	South Carolina		Tega Cay	
	Estimate	Percent	Estimate	Percent
Civilian employed population 16 years and over	2,516,719	100%	6495	100%
Agriculture, forestry, fishing, hunting, and mining	23,742	0.9%	337	5.2%
Construction	185,082	7.4%	343	5.3%
<b>Manufacturing</b>	340,247	<b>13.5%</b>	428	6.6%
Wholesale Trade	50,706	2%	223	3.4%
Retail Trade	272,785	10.8%	404	6.2%
Transportation and warehousing, and utilities	139,155	5.5%	368	5.7%
Information	33,508	1.3%	66	1.0%
Finance and insurance, and real estate and rental and leasing	164,053	6.5%	1040	16.0%
Professional, scientific, and management, and administrative and waste management services	295,256	11.7%	914	14.07%
Educational services, and health care and social assistance	547,914	21.8%	1310	20.2%
Arts, entertainment, and recreation, and accommodation and food services	223,981	8.9%	678	10.4%
Other services, except public administration	132,324	5.3%	208	3.2%
Public Administration	107,966	4.3%	176	2.7%

Source: American Community Survey 2023 5-Year Estimate  
 ■ = #1 industry, ■ = #2 Industry, ■ = #2 SC Industry, ■ = #3 industry

# Regional Economy

Tega Cay is located in the Charlotte-Gastonia-Concord Metropolitan Statistical Area (MSA). The Charlotte-Concord-Gastonia MSA includes counties in both North Carolina and South Carolina. In 2023, the MSA was the 34th largest metropolitan exporter. The top five exported goods are chemicals, machinery, primary metal manufacturing, textiles and fabric, and plastics and rubber products.

**Figure E-2: Charlotte-Concord-Gastonia Exporter Summary**



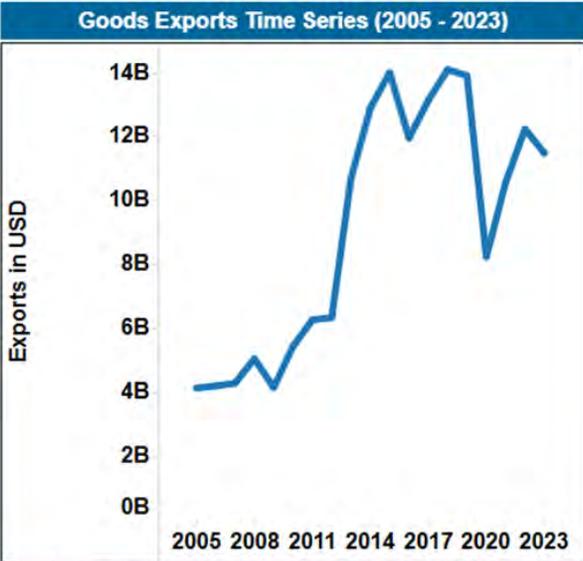
Charlotte-Concord-Gastonia, NC-SC was the **34th** largest Metropolitan\* exporter in 2023

\* In 2023, total goods export data were available for 386 out of 393 metro areas. Suppressed metro areas are excluded from ranking and denoted by "None".

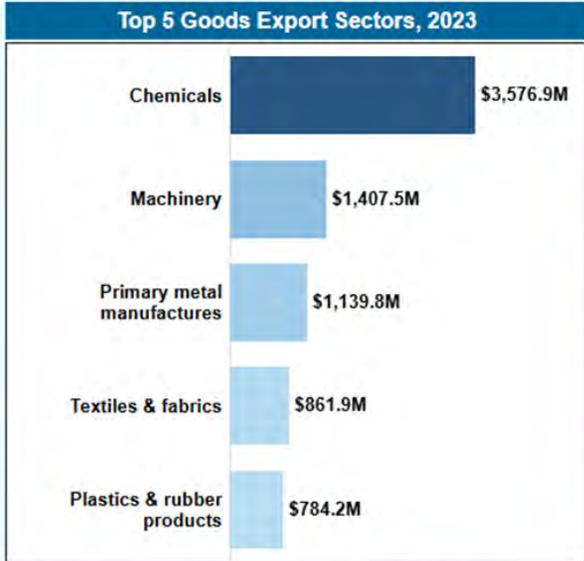
**2023 Total Goods Exports:**  
**\$11,470.3M**

**2023 Top Goods Export Sector:**  
**Chemicals**

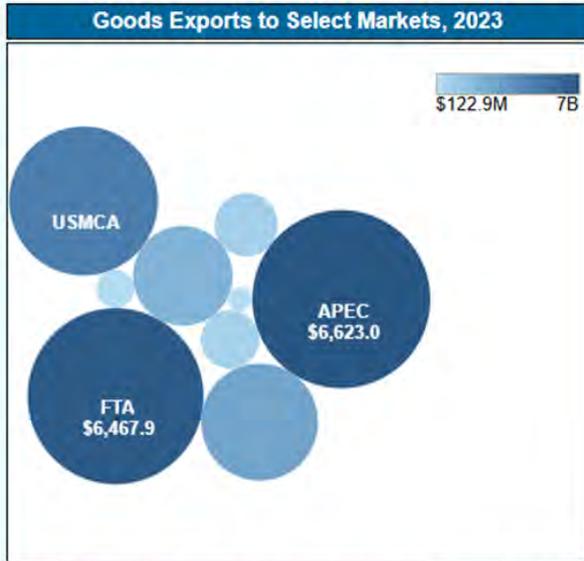
**2023 Largest Export Market:**  
**APEC**



Notes: Start and end year changes based on data availability. For years with no value in the top chart, the MSA total was suppressed.



Note: D indicates export data are suppressed, but category is among the top 5.



Notes: Countries may be members of multiple regions/agreements; therefore, the sum may exceed total exports. EU and FTA partners are defined as membership existed in the year of the data. The chart excludes markets where data are suppressed.

Prepared by the Office of Trade & Economic Analysis, Industry & Analysis, International Trade Administration of U.S. Department of Commerce.  
 Source: U.S. Census Bureau.  
 Last updated: November 2024 with 2023 annual data. For more information, visit [trade.gov/ita-metropolitan-export-series](https://trade.gov/ita-metropolitan-export-series) or contact us at [tse.otea@trade.gov](mailto:tse.otea@trade.gov).

Source: International Trade Administration, United States Department of Commerce

The Charlotte-Gastonia-Concord MSA mainly exports to Mexico, Canada, and China. York County ranks as the third-largest goods exporter in the region, though its levels are much lower than those of Mecklenburg County. York County exported \$998.4 million worth of goods in 2023, compared to \$5,289.3 million from Mecklenburg County. New tariff policies could affect export growth.

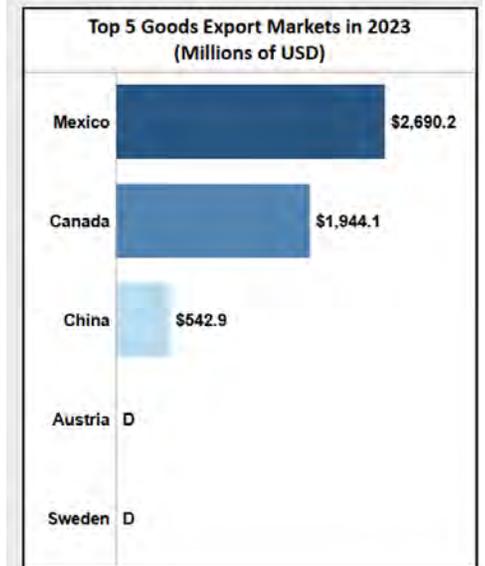
According to the US Bureau of Labor Statistics, growth in the following sectors has a positive employment trend as shown in Figure E-5.

- ◇ Mining, Logging, and Construction
- ◇ Trade, Transportation, and Utilities
- ◇ Financial Activities
- ◇ Professional and Business Sectors

- ◇ Private Education and Health Services
- ◇ Leisure and Hospitality
- ◇ Other Services
- ◇ Government

The Information Sector saw considerable growth before 2020, but growth appears to have stagnated from 2020 to 2025.

**Figure E-3: Charlotte-Concord-Gastonia MSA Top 5 Goods Exports**



**Figure E-4: Charlotte-Concord-Gastonia Goods Export by County**



Source for Figures E-3 and E-4: International Trade Administration, United States Department of Commerce

## Commuting

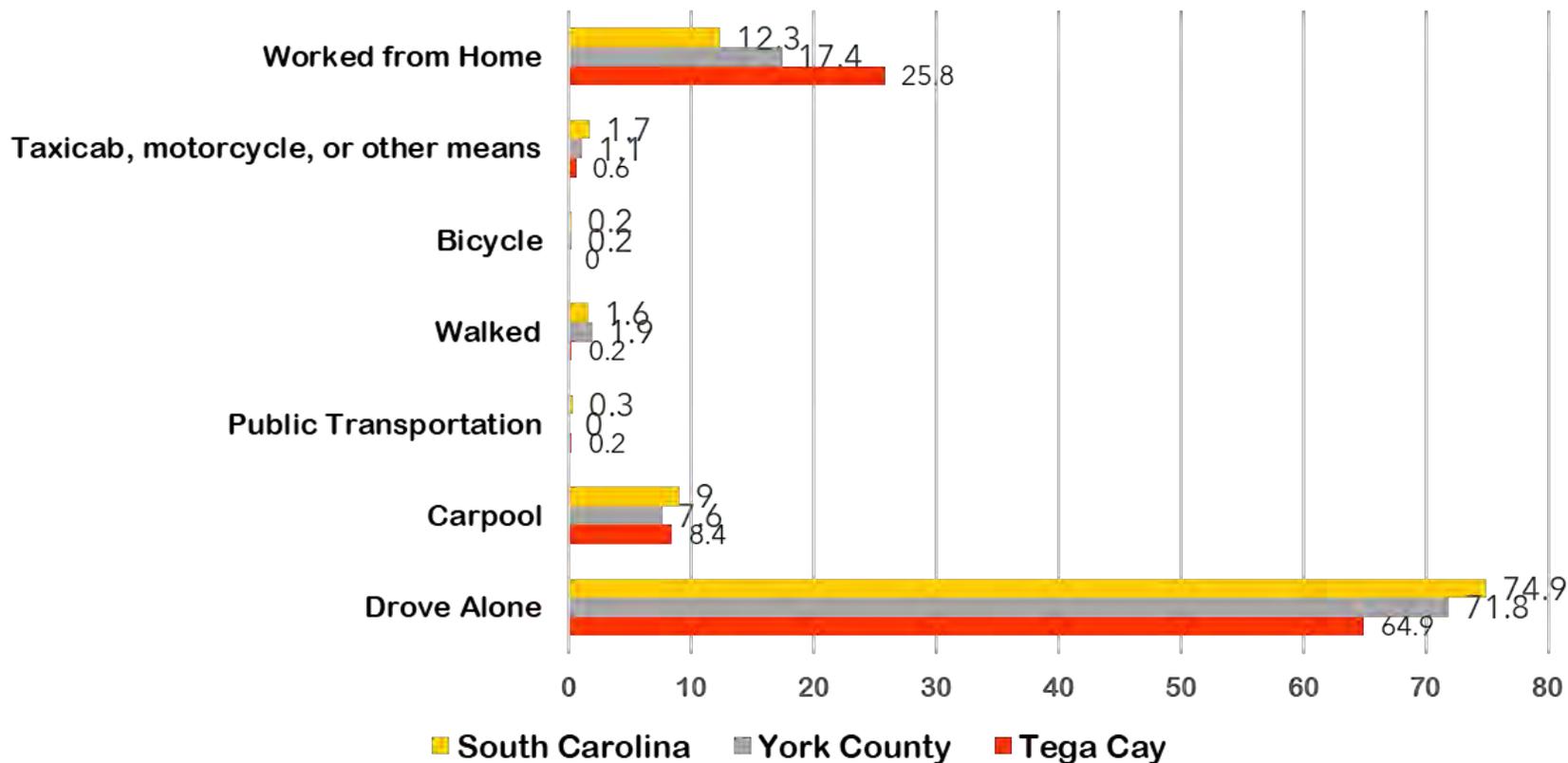
In 2023, Tega Cay workers have an average of 28.1 minutes of travel time to their main place of employment. This indicates that many residents work outside the city limits. By analyzing all workers collectively, patterns emerge that can guide economic development strategies and policies.

Figure E-2 shows that most commuters drive alone to work. Tega Cay's percentage of employees who drive alone is

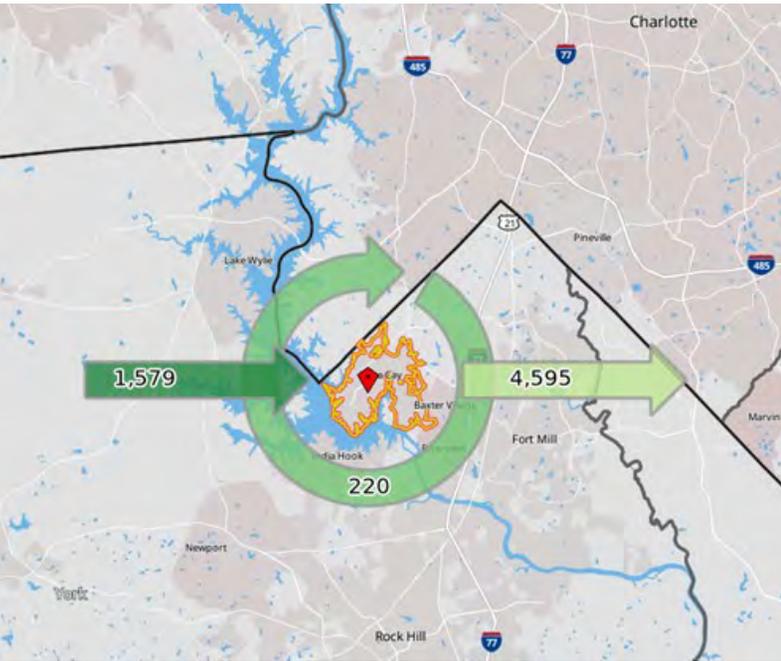
lower than both the state and South Carolina averages.

Tega Cay's percentage of workers who work from home has risen to 25.8%, significantly higher than the rates for the state and York County. As businesses require employees to return to the office, those working remotely might face increased commuting demands that strain transportation networks. Work-from-home employees may also opt to start their own businesses to continue working remotely.

**Figure E-5: Commuting Characteristics**



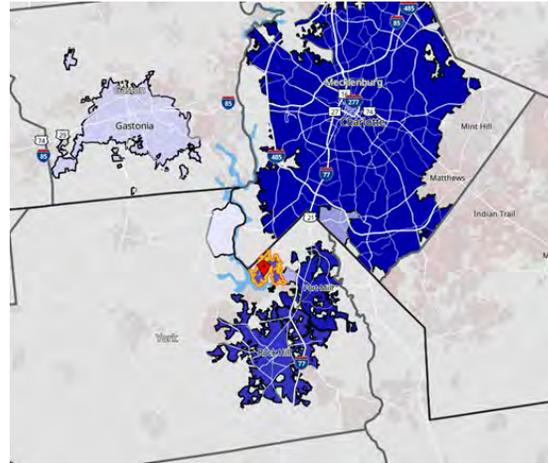
Source: US Census, 2023 ACS 5-Year Estimates



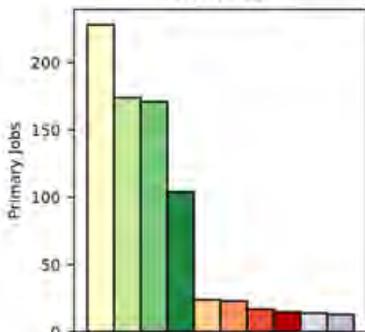
## Where do people who live in Tega Cay work?

Of the employed residents of the City of Tega Cay in 2022, 4,595 (71.9%) commute out of the city for their primary job.

Approximately 4.6% (220) of residents live and work their primary job in the City of Tega Cay. Residents primarily commute to the City of Charlotte (34.8%) for their primary job.



Job Counts by Home Places (Cities, CDPs, etc.) in 2022 All Workers



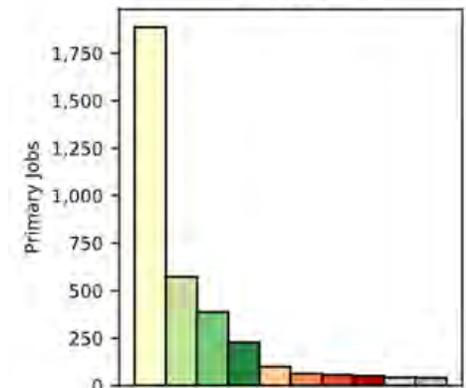
## Where do people who work in Tega Cay live?

Of the primary jobs in the City of Tega Cay, 228 (11.9%) are filled by persons who both live and work in the City of Tega Cay. The balance of 1688 primary jobs are filled by workers commuting into the City of Tega Cay. Approximately 18% of workers commute from the Cities of Rock Hill and Charlotte.

Job Counts by Places (Cities, CDPs, etc.) Where Workers Live - Primary Jobs 2022

Place	Count	Share
All Places (Cities, CDPs, etc.)	1,916	100.0%
Tega Cay city, SC	228	11.9%
Rock Hill city, SC	174	9.1%
Charlotte city, NC	171	8.9%
Fort Mill town, SC	104	5.4%
Lake Wylie CDP, SC	24	1.3%
Baxter Village CDP, SC	23	1.2%
Clover town, SC	17	0.9%
Gastonia city, NC	15	0.8%
India Hook CDP, SC	14	0.7%
York city, SC	13	0.7%
All Other Locations	1,133	59.1%

Job Counts by Work Places (Cities, CDPs, etc.) in 2022 All Workers



Job Counts by Places (Cities, CDPs, etc.) Where Workers are Employed - Primary Jobs

Place	Count	Share
All Places (Cities, CDPs, etc.)	5,430	100.0%
Charlotte city, NC	1,887	34.8%
Fort Mill town, SC	573	10.6%
Rock Hill city, SC	388	7.1%
Tega Cay city, SC	228	4.2%
Columbia city, SC	99	1.8%
Greenville city, SC	63	1.2%
Pineville town, NC	57	1.0%
Baxter Village CDP, SC	51	0.9%
Gastonia city, NC	43	0.8%
Lake Wylie CDP, SC	41	0.8%
All Other Locations	2,000	36.8%

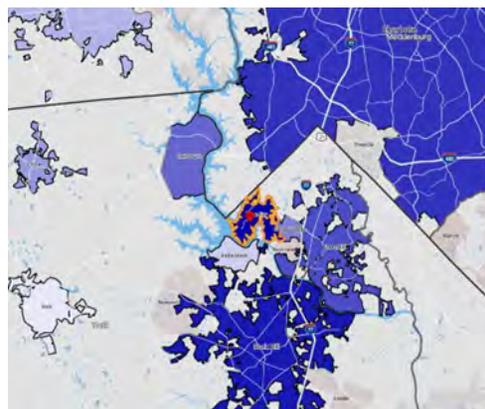


Table and Map Sources: US Census On the Map

## Location of Existing and Proposed Commercial Development

Tega Cay's Economic growth has occurred along SC 160, Stonecrest Blvd, and Gold Hill Road. Gold Hill Road features older, one-story strip-mall-style buildings. The Windhaven Development is located at the intersection of Gold Hill Road and Hubert Graham Way and comprises five acres of new commercial development with frontage on both roads. Commercial areas adjacent to Windhaven on Gold Hill Road are in York County. The community seeks to annex these areas into the City of Tega Cay and to enhance their appearance to align with the Windhaven Development's commercial standards.



Source: Google Image



 **WINDHAVEN COMMERCIAL VILLAGE**  
TEGA CAY, SOUTH CAROLINA EXTERIOR RENDERING 



Source: Google Image

There are contingent vacant parcels with 26 acre on the northeast side of Hubert Graham Way and Gold Hill Road. The public envisions this area for commercial use with significant conservation and lush landscaping. The property is currently not in the City of Tega Cay boundaries and should be annexed into the community as it is a critical link to both sides of Tega Cay. The site has significant topography changes and serves as the gateway into Tega Cay. Residents would like to maintain as much of the existing tree coverage as possible. A commercial conservation subdivision is recommended for this site to preserve 50-80% of the site's existing green space and protect the stream.

The Grove has been approved to be constructed off Stonecrest Blvd and Dam Road. This development will add 100,000+ SF of commercial space, 225 multi-family homes, and 150 townhomes and single family dwellings. The Grove includes community gathering spaces, trails, and open space with lush landscaping. Land clearing has begun and construction will kick off in 2025. Full buildout completion is anticipated by 2030. The Grove will provide the public with the much sought after pedestrian scale downtown. Vacant and underutilized parcels on Dam Road should develop to complement or enhance the vision of the Grove.



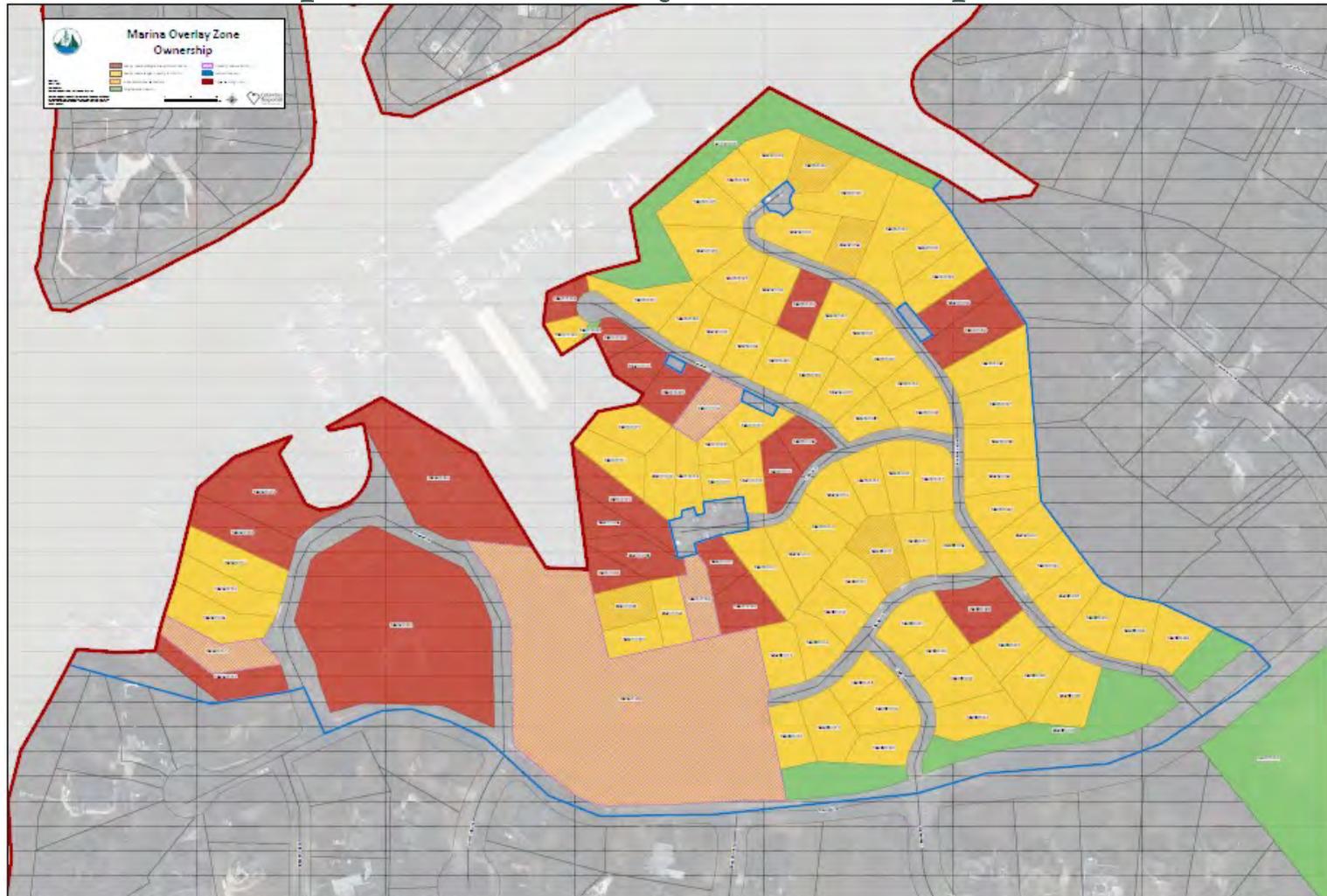
Source: Kinger Homes

Vacant and under-utilized parcels on Dam Road are currently located outside of the City limits. These areas are recommended to be annexed into the community to provide a linkage to the existing neighborhoods of Cadence, Lake Ridge, and Windell Woods developments and Gold Hill elementary and middle schools and the Grove. Development for Dam Road between Route SC-160 and Gardendale Road includes commercial uses, single family attached and detached dwellings, age-restricted housing, cottage courts, and a hotel. All the new uses should compliment existing residential development and the Grove.

Existing and proposed commercial development areas should include multi-modal transportation connections and cross access easements.

Tega Cay has an existing active full-service Marina located on Marina Drive. The Marina is located in a Marina Overlay District. The existing overlay district extends from Marina Drive to the Marina and includes the Catamaran housing development. Land ownership patterns indicate that many of the adjacent lots to the Marina are owned by the same owner. Ownership patterns in the Catamaran neighborhood are beginning to change, however predominantly the neighborhood retains a single family ownership pattern. The vision for the Marina District Overlay is to enhance the marina experience while preserving the existing character of the existing residential areas. The vision includes splitting the existing Marina District Overlay into two new overlays: Marina District Overlay and Neighborhood Beautification Overlay.

**Map E-1: Marina Overlay Zone Ownership Patter**



# Figure E-6: Charlotte –Concord-Gastonia, NC-SC MSA Sector Trend lines

**Area:** Charlotte-Concord-Gastonia, NC-SC  
**Supersector:** Mining, Logging, and Construction  
**Industry:** Mining, Logging and Construction  
**Data Type:** All Employees, In Thousands



**Area:** Charlotte-Concord-Gastonia, NC-SC  
**Supersector:** Trade, Transportation, and Utilities  
**Industry:** Trade, Transportation, and Utilities  
**Data Type:** All Employees, In Thousands



**Area:** Charlotte-Concord-Gastonia, NC-SC  
**Supersector:** Manufacturing  
**Industry:** Manufacturing  
**Data Type:** All Employees, In Thousands

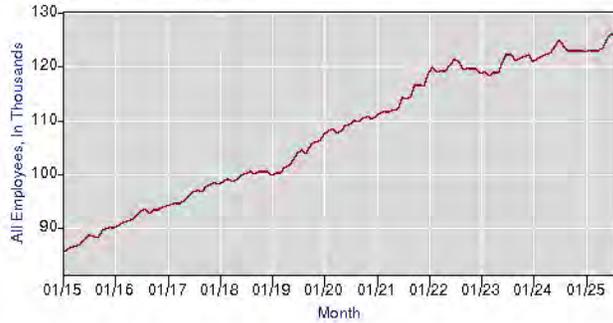


**Area:** Charlotte-Concord-Gastonia, NC-SC  
**Supersector:** Information  
**Industry:** Information  
**Data Type:** All Employees, In Thousands



Source: US Bureau of Labor Statistics, Economy at a Glance for Charlotte-Gastonia-Rock Hill, NC-SC Data extracted November 25, 2025

**Area:** Charlotte-Concord-Gastonia, NC-SC  
**Supersector:** Financial Activities  
**Industry:** Financial Activities  
**Data Type:** All Employees, In Thousands



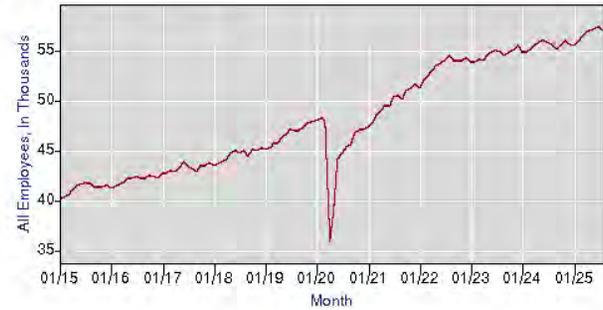
**Area:** Charlotte-Concord-Gastonia, NC-SC  
**Supersector:** Leisure and Hospitality  
**Industry:** Leisure and Hospitality  
**Data Type:** All Employees, In Thousands



**Area:** Charlotte-Concord-Gastonia, NC-SC  
**Supersector:** Professional and Business Services  
**Industry:** Professional and Business Services  
**Data Type:** All Employees, In Thousands



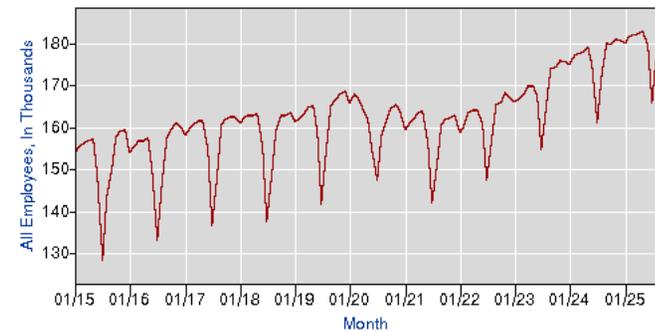
**Area:** Charlotte-Concord-Gastonia, NC-SC  
**Supersector:** Other Services  
**Industry:** Other Services  
**Data Type:** All Employees, In Thousands



**Area:** Charlotte-Concord-Gastonia, NC-SC  
**Supersector:** Education and Health Services  
**Industry:** Private Education and Health Services  
**Data Type:** All Employees, In Thousands



**Area:** Charlotte-Concord-Gastonia, NC-SC  
**Supersector:** Government  
**Industry:** Government  
**Data Type:** All Employees, In Thousands



## Appendix E: Housing Element

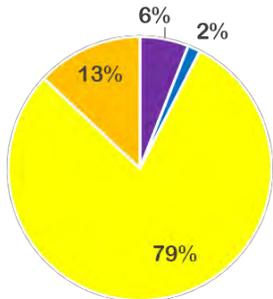


## Existing Conditions

Tega Cay’s identity since its development in the early 1970s has been that of a residential community. The homes in Traditional Tega Cay have a variety of architectural styles, and wooded lots are the most common sites. Newer communities also contain varied architecture but lack diversity in residential type, scale and footprint. The housing element will take a closer look at the type, location, age and price of housing in Tega Cay. Housing resources are important because they are essential for fostering high quality of life of residents and supporting the anticipated population growth of Tega Cay. A lack of housing diversity and affordability can cause negative impacts to the economic competitiveness of a region.

## Housing Types

Figure H-1: Tega Cay Housing Stock



■ Apartments (units) ■ Condo  
■ Single-Family ■ Townhomes

Source: York County GIS Data

The Map H-1: Housing by Type indicates single-family residential as yellow, townhouses as orange, multi-family as purple and condos as blue. Figure H-1 – Tega Cay Housing Stock provides more detail for the City of Tega Cay and reflects that 79.8% of the housing types in the City are single-family residential (detached) and 11.6% are townhome (single-family residential attached).

Relative to York County and South Carolina, Tega Cay has a higher percentage of single family dwelling units. Tega

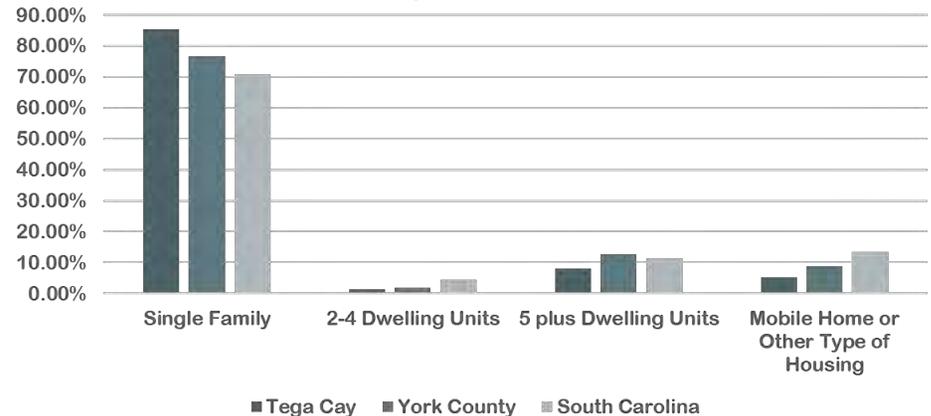
**Table H-1: Tega Cay Unit Count Per Housing Type**

Housing Type	Count (Units)	%
Apartment	336	6%
Condo	87	2%
Single-family	4,465	79%
Townhome	732	13%
Total	5,620	100%

Source: York County GIS Data

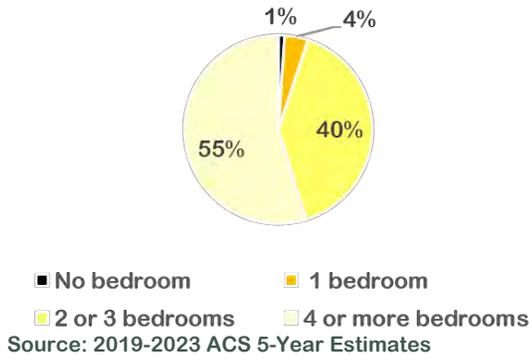
Cay has a lower percentage of 2-4 dwelling units and 5-plus dwelling units relative to the county and state. Tega Cay is expected to have a reduction in mobile home units over the next decade, and a slight increase in 5-plus dwelling units (multi-family dwellings). Tega Cay is expected to remain a predominantly single family dwelling community.

Figure H-2: Comparison Table of Housing Types for Tega Cay, York County and South Carolina



Source: 2019-2023 ACS 5-Year Estimates, Table S2504

Figure H-3: Bedroom Distribution



According to the 2019-2023 American Community Survey Five-Year Estimates Tega Cay’s housing stock consists of mostly housing units with 4 or more bedrooms and two to three bedrooms. Studio and one-bedroom units make up a total of five percent of the total dwelling unit count.

### Housing Occupancy & Tenure

In terms of housing occupancy, 97% of Tega Cay’s Housing Stock is occupied with only 3% vacant. Owner occupied homes represent 85% of the total occupied housing units in the City of Tega Cay. The home ownership rate is a market

Figure H-4: Occupancy Status

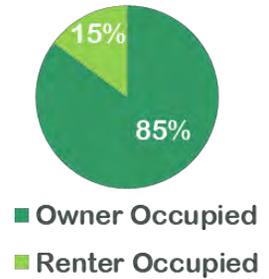


indicator that is widely used to gauge the general stability of a community. A commonly accepted view is that communities with a higher rate of home ownership are economically healthier

and less prone to decline than those with higher renter occupancy rates. However, previous studies of the 100 most Resilient Cities in America also demonstrate that sufficient, robust and inclusive housing for all results in a

greater capacity to withstand both economic and natural disasters. Therefore, it is important that Tega Cay continue to strive to balance the scale, type, and price point of housing diversity and stock.

Figure H-5: Tenure



Source: 2019-2023 ACS 5-Year Estimates

### Income Levels

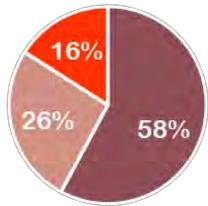
The City of Tega Cay is located within the Charlotte-Gastonia-Concord, NC-SC Metropolitan Statistical Area (MSA) and is subject to the income limits established by the US Department of Housing and Urban Development (HUD). The 2025 HUD data show that the median family income for the MSA is \$81,262. HUD further designates families that earn 80% of median income as “low-income” or LMI and that figure is \$62,850 for a single person household and \$89,750 for a 4-person household. The 2025 median income in Tega Cay was \$141,037. Given the disparity in these income levels, it is apparent that what is deemed as a federal standard of affordability is virtually nonexistent in Tega Cay.

Figure H-6: HUD FY2025 Adjusted Income Limits Per Household Size

STATE: NORTH CAROLINA		FY2025 ADJUSTED HOME INCOME LIMITS							
PROGRAM		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area									
30% LIMITS	23600	26950	30300	33650	36350	39050	41750	44450	
VERY LOW INCOME	39300	44900	50500	56100	60600	65100	69600	74100	
60% LIMITS	47160	53880	60600	67320	72720	78120	83520	88920	
LOW INCOME	62850	71800	80800	89750	96950	104150	111300	118500	

Source: U.S. Department of Housing and Urban Development

Figure H-7: Housing Cost Percentage of Income



■ Less than 20 percent    ■ 20 to 29 percent  
 ■ 30 percent or more

Source: 2019-2023 ACS 5-Year Estimates

Housing is defined as affordable by HUD if the households spends no more than 30% of its gross monthly income for rent or mortgage,

reach for low income individuals. Approximately 16% of residents live in unaffordable housing.

plus utilities. Despite the construction of apartments has brought a more affordable option to Tega Cay, however high rents in the region make these units slightly out of

**Median Housing Costs**

Housing Units with Mortgage: \$2,566  
 Housing Units without Mortgage: \$619  
 Gross Rent: \$1,307

**Median Value of Owner-Occupied Units**

Tega Cay - \$494,500  
 York County - \$383,600  
 South Carolina - \$272,900

Source: 2019-2023 ACS 5-Year Estimates

Figure H-8: Monthly Housing Cost



Source: 2019-2023 ACS 5-Year Estimates

According to Redfin, real estate brokerage, the median home sold price for the City of Tega Cay in September 2025 was \$664,000 and home sales for Tega Cay were up 33.7% between September 2024 and 2025. According to Zillow, the average rent in Tega Cay on October 31, 2025 was \$2,375.

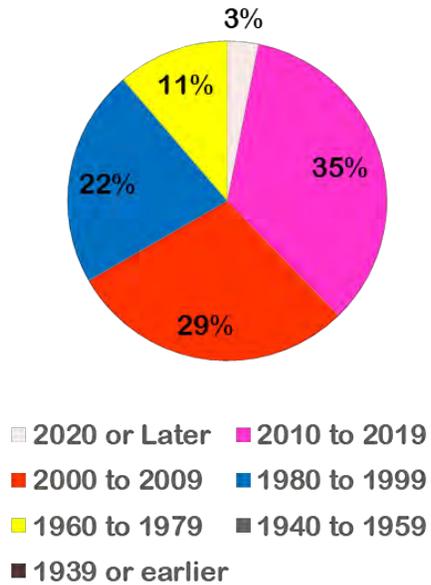
**Housing Condition**

Housing condition is also a key factor in maintaining good public health and community development. Elderly residents may experience unique issues related to housing affordability, maintenance costs and transit needs. Maintaining housing stock is a vital component to economic growth and neighborhood vitality. In 2021, Tega Cay City Council approved the 2021 International Property Maintenance Code which is an asset to the City’s ongoing code enforcement activities.

## Housing Age

Figure H-9 - Year Housing Built shows data compiled from the US Census Bureau regarding the age of homes in Tega Cay.

Figure H-9: Year Structure Built



Source: 2019-2023 ACS 5-Year Estimates

Based on the American Community Survey 2019-2023 Five-Year Estimates, the median housing value in

Tega Cay saw consistent growth in the 1970s, 1980s and 1990s, with approximately 33% of the current housing stock built during this 30 year period. However, annexation of land resulted in approximately 64% of the homes being built between 2,000 and 2019. Based on the American

### Table H-3: June 2023 to December 2025 Residential and Commercial Valuation

Year	Residential	Commercial
2023	\$23,965,922.00	\$1,499,900.00
2024	\$96,688,970.00	\$1,056,000.00
2025	\$25,983,762.00	\$5,272,956.00
Total	\$146,638,654.00	\$7,828,856.00

Tega Cay is \$494,500 and in York County is \$383,600. Table H-2: Change in Median Value of Owner Occupied Units shows the median value change over the 10 year period of time relative to York County and South Carolina. The City of Tega Cay's median home value is 28.9% higher than York County's median value and 81.2% higher than South Carolina's median value.

Building permit data was reviewed from June 2023 to December 2025. Over this 2.5 year period, new single-family residential is valued at appropriately \$150 million. New commercial development over the same period is over \$7.8 million.

### Table H-2: Change in Median Value of Owner-

Area	2013-2017 Median Value	2019-2023 Median Value	Change	% Change
Tega Cay	\$306,600	\$494,500	\$187,900	61.3%
York County	\$173,600	\$383,600	\$210,000	121%
South Carolina	\$148,600	\$272,900	\$124,300	83.6%

Source: 2019-2023 ACS 5-Year Estimates, 2013-2023 ACS 5-Year Estimates



## Special Needs Housing Resources

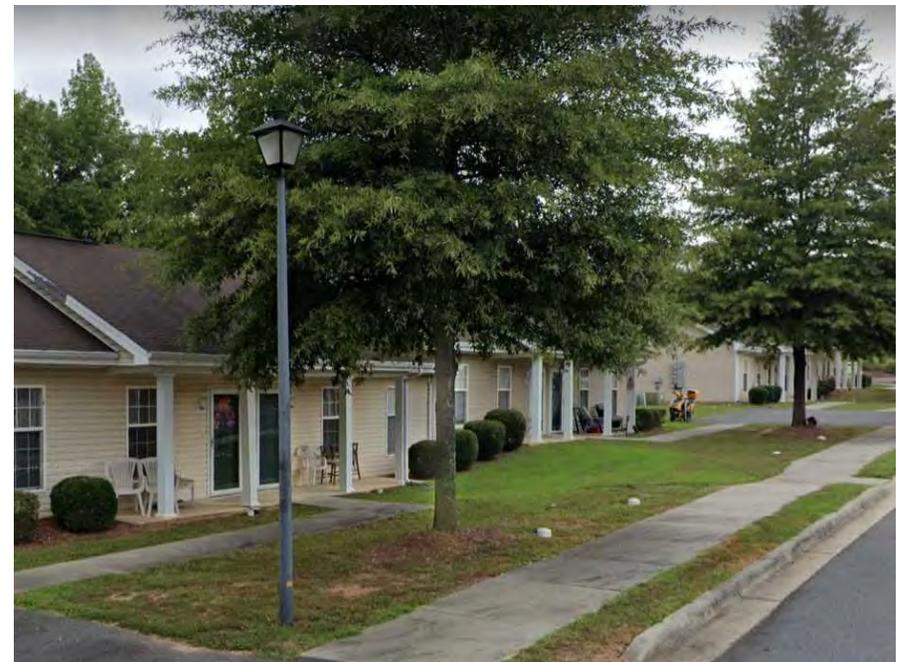
If needed, residential services and care facilities for special needs individuals are provided through York County Board of Disabilities and Special Needs. Elderly assistance is available through York County Adult Day Care Services, Flint Hill Community Adult Day Care and York County Council on Aging. Low income persons can receive housing assistance through local Housing Authorities in Fort Mill, York and Rock Hill. The Salvation Army of Rock Hill operates centers for homeless and other shelters are available in Charlotte, NC. Catawba Care Coalition provides housing coordination to persons with HIV/Aids.

**Table H-4: Housing Authority Housing Assistance**

Housing Authority	Number of Units	Number of Housing Choice Vouchers (Section 8)	Number of VASH Housing Choice Vouchers (Veterans)
Fort Mill	141	154	Unknown
Rock Hill (includes Great Falls)	369	500	24
York	124	233	Unknown

\* York Housing Authority manages 48 units of section 8 new construction for the Clover Housing Authority

Source: Fort Mill, Rock Hill & York Housing Authority webpages



Source: Low income housing, Holly Ridge Apartments, Fort Mill

## Housing Neighborhoods

Tega Cay has 46 existing and approved housing neighborhoods. Map H-2—Neighborhoods shows the location of each neighborhood.

**Table H– 5: Tega Cay Neighborhoods**

Windhaven	Daybreak	Tara Tea	Windsong Bay	Revere	Lake Ridge
River Falls	Neptune Landing	Palmyra	Trailridge	Stonecrest Villas	
Heron Harbor	Molokai Extension	Molokai	Meadowview	Serenity Point	
Amber Woods	Woodhaven	Lake Forest	Emerald Pines	The Grove	
Water Trace	Chelsea Day	Silver Full Townhouses	Beach Club Townhomes	Trinity Pointe	
Seven Coves	Anchorage	Fairway Point	River Bend	Cadence	
Calloway	Windward	Lake Forest	Hunter’s Run	Windell Woods	
Bora Bora	Point Clear	Lake Forest	Courtyards at Tega Cay	River Lakes	
Windjammer	Marquesas	Chestnut Hill	Cameron Creek	Alderwood	



Windjammer Drive, Traditional Tega Cay Neighborhood



Chestnut Hill Drive, Lakeshore Neighborhood



Agate Court, Traditional Tega Cay Neighborhood



Cadence



Ledgestone Court, Stonecrest Villas Neighborhood



Reliance Court, Serenity Point Neighborhood

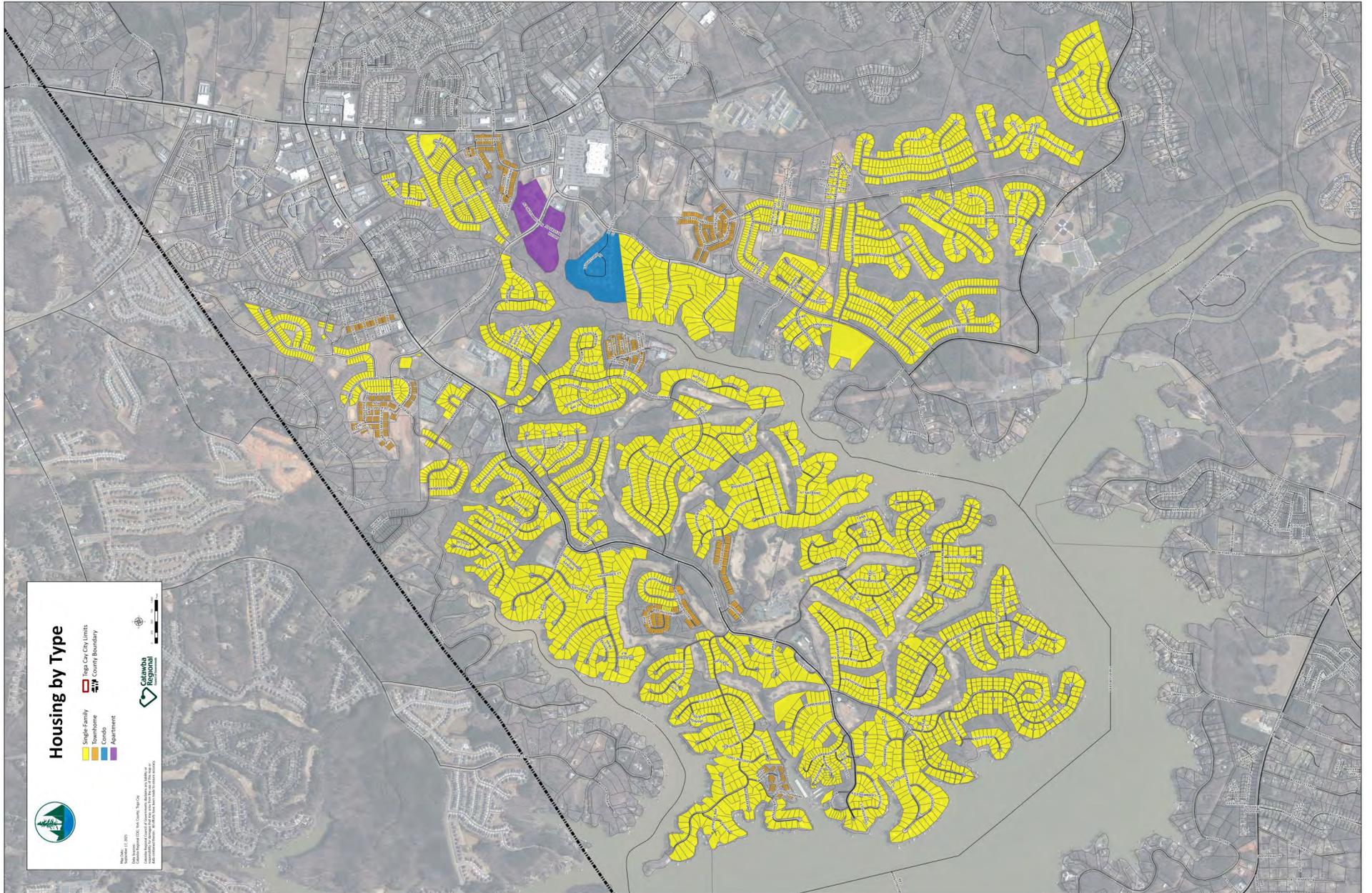


Silver Gull Drive, Lakeshore Neighborhood

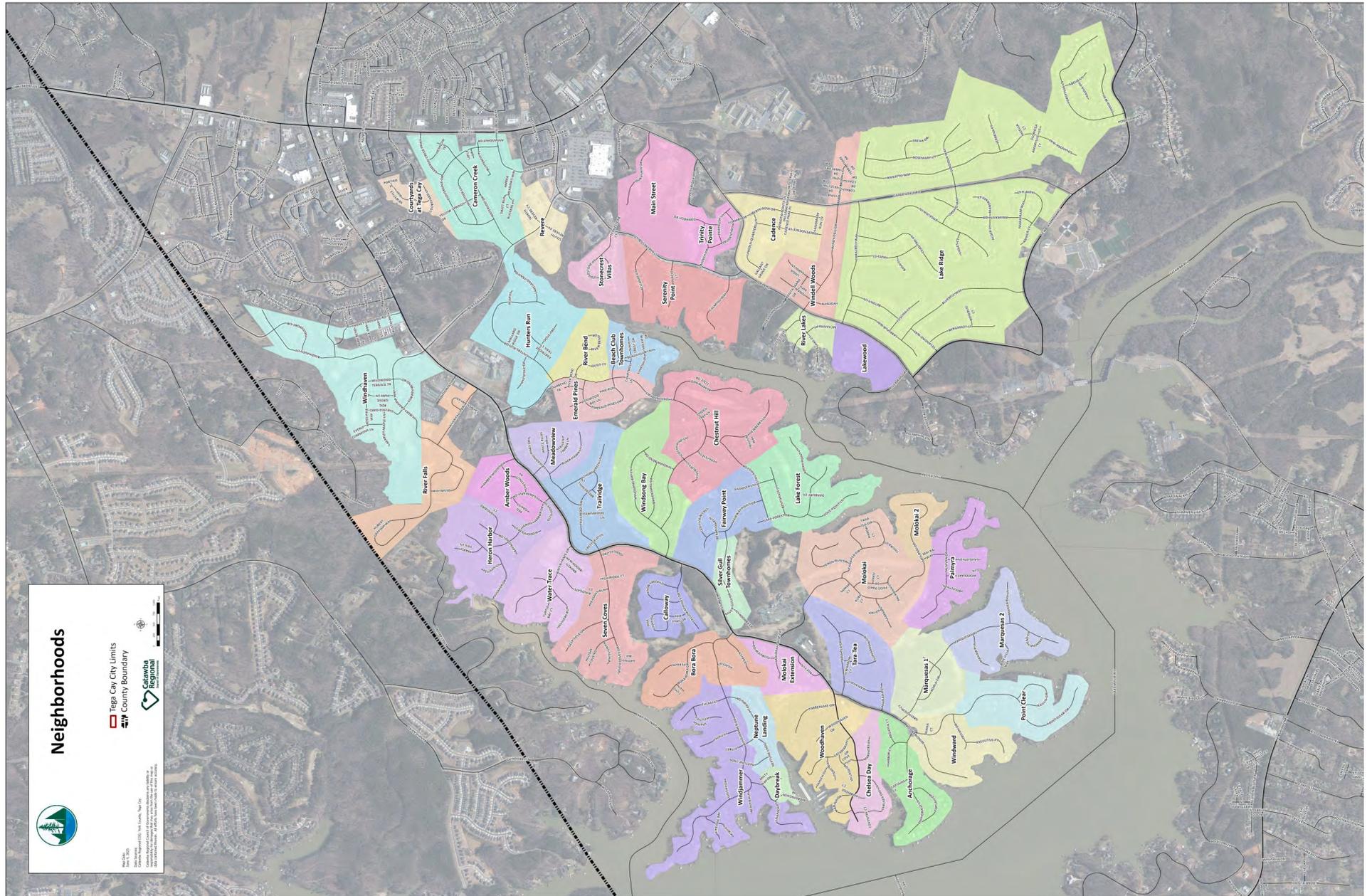


Revere

# Map H-1: Housing by Type



# Map H-2: Tega Cay Housing Neighborhoods



## Appendix F: Natural Resources Element



## Existing Conditions

Natural resources are the hallmarks of Tega Cay. This community is rich with scenic beauty and fosters a genuine sensitivity to the environment. It is impossible to travel for any distance on the peninsula without catching a glimpse of the lake, passing a park, spying a walker on a trail or noticing the thousands of trees that blanket the city. “The Good Life” of Tega Cay comes from a daily dose of exposure to the abundance of natural resources that are available.

These assets are naturally occurring in the environment, such as water, wetlands, soils, prime agricultural and forest lands. Native plant and animal species are also considered natural resources. These community amenities are the City’s ecosystem and contribute to the economic prosperity and health. A review of existing conditions and characteristics of natural resources include: Plant & Animal Habitats, Parks & Recreation Areas, Scenic Views & Sites, Hydrology & Wetlands, and Slope Characteristics/Soil Types.

### Plant & Animal Habitats

The 2021 Land Use/Land Cover South Carolina map produced by the South Carolina Land Resources Commission indicates three major types of land cover for Tega Cay. These land covers are mixed forest, deciduous forest and agricultural grassland. Today there is very little undeveloped land inside Tega Cay, therefore, the plant and animal habitats are mainly found in the many parks and

private yards in the community.

The South Carolina Department of Natural Resources Heritage Trust Program tracks species of concern in the State. There are 169 species of concerns tracked in York County.

**Table N-1: York County Species of Concern on Federal and State Lists**

Name	Type	List	Status
Sandplain Agalinis	Dicots	Federal	At-Risk Species
American Bubble Bee	Bumble Bees	Federal	At-Risk Species
Broad River Spiny Crayfish	Crayfishes	Federal	At-Risk Species
Ravine Sedge	Monocots	Federal	At-Risk Species
Pool-sprite, Snorkelwort	Dicots	Federal	Federally Threatened
Bald Eagle	Birds	Federal & State	Bald & Golden Eagle Protection Act, State Threatened
Schweinitz’s Sunflower	Dicots	Federal	Federally Endangered
Hoary Bat	Mammals	Federal	At-Risk Species
Carolina Heelsplitter	Freshwater Mussels	Federal	Federally
Tricolored Bat	Mammals	Federal	Federally Endangered (proposed)

Source: South Carolina Department of Natural Resources Heritage Trust Program

In 1994, the SC Department of Parks, Recreation & Tourism produced the report, *Animals and Plants of South Carolina's Catawba River Corridor*. This comprehensive document identifies fish, amphibians and reptiles, birds, mammals, trees, and flowering plants and shrubs in the area.

### Scenic Views & Sites



Tega Cay is dominated by two unique physical features—Lake Wylie and the undulating topography of the peninsula. These distinct environments have likewise been embraced by the pattern of development and architectural styles. The almost mountain-like terrain immediately adjacent to Tega Cay Drive offers interesting views and home sites tucked

into the hillsides. The lake front areas have larger homes that are punctuated by boat docks, boardwalks, kayak/canoe and fishing piers.

**Table N-2: Lake and River Access Locations**

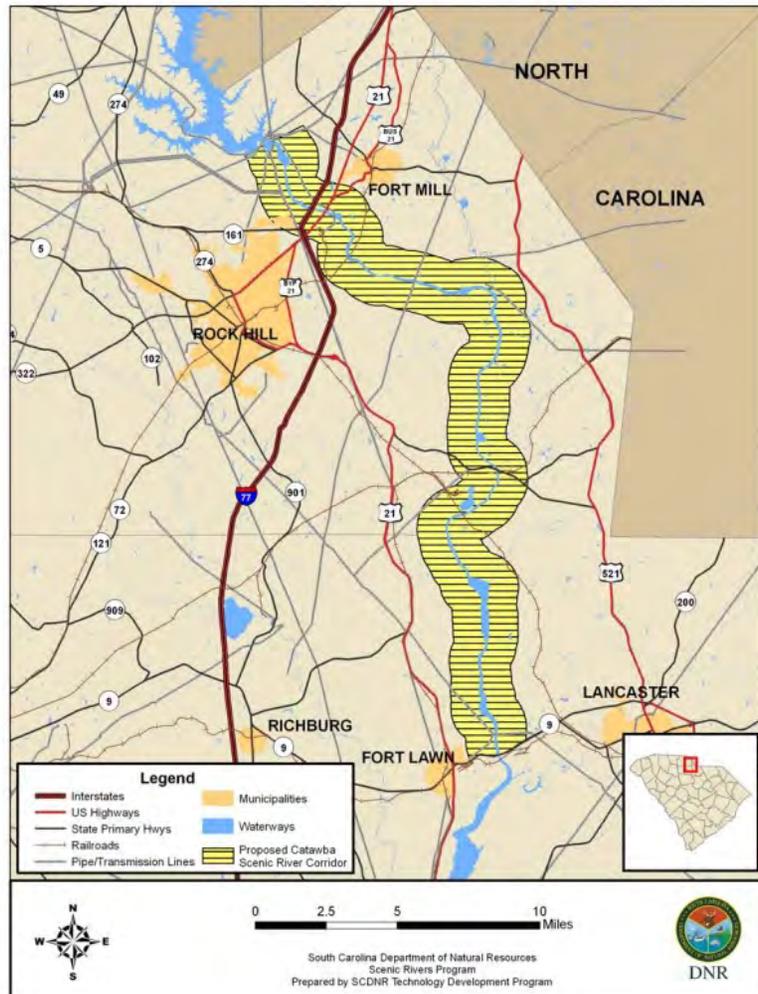
Community Facility	Location	Amenities
Beach and Swim Center	4088 Beach Club Lane	Fishing access
Lookout Pier	1965 Newberry Lane	Fishing pier
Pitcairn Park	4099 Triton Drive	Boat landing and picnic area
Windjammer Park	8999 Windjammer Drive	Beach, boat dock, and picnic area
Marina	28000 Marina Drive	Boat launch
Nivens Creek Landing	809 Nivens Landing Drive	Boat launch
Catawba River Boat Access	2541 New Gray Road	Boat launch and fishing pier



## Scenic Rivers

The Scenic Rivers Act protects segments of rivers that the General Assembly finds possess unique or outstanding scenic, recreational, geologic, botanical, fish, wildlife, historic or cultural values. Scenic rivers are those rivers or river segments which are essentially free flowing and

**Figure N-1: Catawba River Scenic River Corridor**



Source: South Carolina Department of Natural Resources

possess shorelines largely undeveloped and with limited road access. Adjacent lands are partially or predominantly used for agriculture, silviculture, or other dispersed human activity which does not disturb substantially the natural character of the river corridor. In 2008, A Catawba River Eligibility Study was prepared for a 30 mile stretch of the Catawba River spanning from the bottom of the Lake Wylie Hydro Dam to Fort Lawn to determine if the River was eligible for the South Carolina Scenic Rivers Program. This report provided an analysis of scenic characteristics, recreational values, geological resources, botanical values, fish and wildlife values, water quality and historic and cultural values of the river. The South Carolina legislators designated the 30 miles of Catawba River as a scenic river in June 2008.

Properties adjacent to the Scenic River in Tega Cay include Catawba Park. Development along the River is limited to preserve the scenic nature of the river and protect water quality. The neighboring Duke Energy owned Hydro Dam property provides access to the River for tubing and boating.

## Parks & Recreation Areas

The Tega Cay Parks & Recreation Master Plan adopted in 2009 provides a wealth of information regarding public and private parks and recreations areas. This plan also discusses recreation programming, standards and needs based on feedback from members of the community. The Master Plan illustrates the prevalence of parks and

recreation facilities in Tega Cay as 209 acres of the total 2,144 and 4.25 miles of trail. The Natural Resources Map includes a comprehensive listing of parks, trails and recreation facilities in and adjacent to the Study Area. It is readily apparent that these green spaces help to provide the framework for the developed and developing areas of the community. Also, seven locations are available for residents to enjoy lake and river access as shown in Table N-2. All recreational areas and their amenities are included in Tables CF-3 to CF-5 under Appendix H, Community Facilities.

## **Hydrology & Wetlands**

Lake Wylie is the dominant natural resource in Tega Cay. Duke Energy is integrally linked to this water body and the entire Catawba River basin. Following is an overview of the lake from the Duke website. Lake Wylie was named after Dr. W. Gil Wylie, who organized the Catawba Power Company, a predecessor of Duke Energy. It is the oldest lake on the Catawba River. The lake was first created in 1904 by a dam near Fort Mill, South Carolina. The dam was rebuilt in 1924 and the lake's surface expanded to approximately 13,443 acres and 325 miles of shoreline. In addition to supporting Wylie Hydroelectric Station, Lake Wylie also supports Allen Steam Station and Catawba Nuclear Station with cooling water and provides a dependable water supply for Belmont and Rock Hill. Full pond elevation at Lake Wylie is approximately 569.4 feet. Duke Energy provides six boat access areas (with one

leased to Mecklenburg County and one to York County), one bank fishing area and one boat access area below the dam in cooperation with the North wetlands close to the Beach Club and the Marina.

Carolina Wildlife Resources Commission and the South Carolina Department of Natural Resources. Due to the severe topography, there are very few documented wetlands in Tega Cay except the

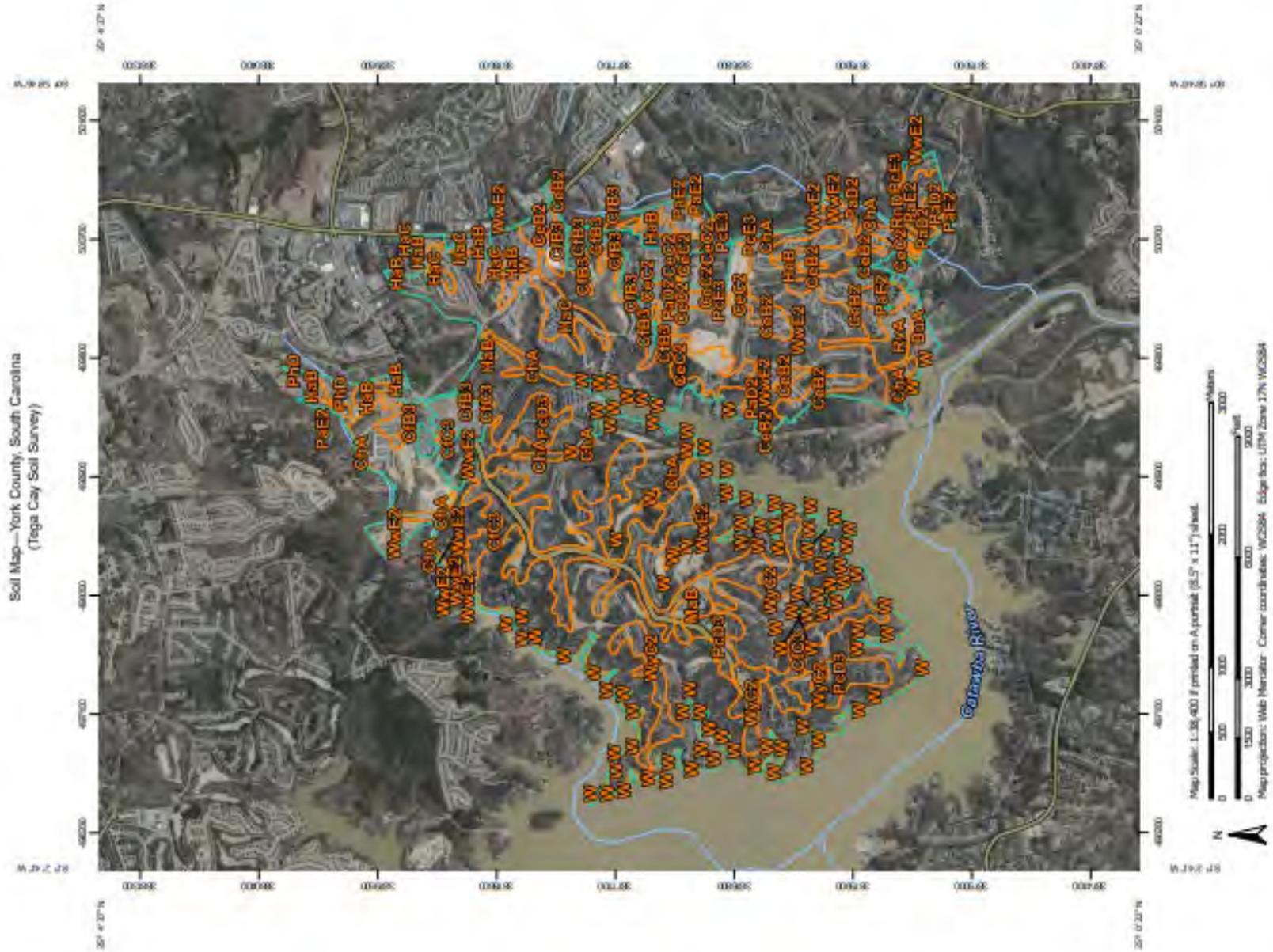
## **Soil and Slope Characteristics**

The peninsula of Tega Cay is generally characterized by a central ridgeline that rises from the shoreline of Lake Wylie at its southern tip and travels northwest to the City's entrance at Shoreline Parkway. Soils can frequency of flooding and ponding to capacity to transmit water.

Map N-1, Soil Map delineates a soil survey of the soils and/or miscellaneous areas in the City of Tega Cay. The map unit descriptions, along with the map, can be used to determine the composition and properties of a soil unit. Table N-3 includes the symbols, soil name and acres within the City, also known as the "Area of Interest" or the "AOI". The indication of water is area of Lake Wylie that was inadvertently included in the AOI.

The four soil units that consists in the majority of the City of Tega Cay are summarized below and are described by differences in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other soil characteristics that affect their use.

# Map N-1: Tega Cay Soil Survey



Source: United States Department of Agriculture Natural Resources Conservation Services, Web Soil Survey for Tega Cay

**Table N-3: Soil Unit Descriptions in City**

Soil Symbol	Map Unit Name	Map Unit Name	Acres in AOI	Percent of AOI
BuA	Buncombe loamy sand	0 to 3 percent slopes, occasionally flooded	18.2	0.6%
CeB2	Cecil sandy clay loam	2 to 6 percent slopes, moderately erode	136.2	4.6%
CeC2	Cecil sandy clay loam	6 to 10 percent slopes, moderately eroded	44.5	1.5%
CfB3	Cecil clay loam	2 to 6 percent slopes, severely eroded	112.7	3.8%
CfC3	Cecil clay loam	6 to 10 percent slopes, severely eroded	255.1	8.6%
ChA	Chewacla loam	0 to 2 percent slopes, frequently flooded	75.3	2.5%
HaB	Hard Labor sandy loam	2 to 6 percent slopes	81.8	2.8%
HaC	Hard Labor sandy loam	6 to 10 percent slopes	49.2	1.7%
HeB	Helena sandy loam	2 to 6 percent slopes	3.1	0.1%
MaB	Masada sandy loam	2 to 6 percent slopes	15.3	0.5%
PaD2	Pacolet sandy clay loam	10 to 15 percent slopes, moderately eroded	40.8	1.4%
PaE2	Pacolet sandy clay loam	15 to 25 percent slopes, moderately eroded	54.1	1.8%
PcD3	Pacolet clay loam	10 to 15 percent slopes, severely eroded	89.6	3.0%
PcE3	Pacolet clay loam	15 to 25 percent slopes, severely eroded	9.3	0.3%
PhD	Pacelot-Hard Labor complex	10 to 15 percent slopes	19.2	0.6%
RnD	Rion sandy loam	10 to 15 percent slopes	0.7	0.0%
RnE	Rion sandy loam	15 to 25 percent slopes	6.8	0.2%
RvA	Riverview sandy loam	0 to 2 percent slopes, occasionally flooded	30.5	1.0%
W	Water	Water	44.0	1.5%
WwE2	Wynott-Wilkes complex	15 to 25 percent slopes, moderately eroded	1,749.9	59.2%
WyC2	Wynott-Winnsboro complex	Wynott-Winnsboro complex, 6 to 10 percent slopes, moderately eroded	118.3	4.0%
<b>Totals</b>			<b>2,954.6</b>	<b>100%</b>

## **WwE2—Wynott-Wilkes Complex**

Appropriately 60.8% of the City or 1,632.3 acres are classified as Wynott-Wilkes Complex soils with 15 to 25 percent slopes and moderately eroded.

Other characteristics of this classification include—Elevation: 410 to 960 feet; Mean annual precipitation: 42 to 55 inches; Mean annual air temperature: 51 to 72 degrees F; Frost-free period: 202 to 249 days ; Map Unit Composition Estimate—Wynott, moderately eroded, and similar soils: 55 percent; Wilkes, moderately eroded, and similar soils: 40 percent.

Description of Wynott, Moderately Eroded Setting (properties and qualities)—Slope: 15 to 25 percent; Depth to restrictive feature: 20 to 40 inches to paralithic bedrock; Natural drainage class: Well drained; Runoff class: High; Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr); Depth to water table: More than 80 inches; Frequency of flooding: None; Frequency of ponding: None; Available water storage in profile: Low (about 3.6 inches).

Description of Wilkes, Moderately Eroded Setting (properties and qualities)—Slope: 15 to 25 percent; Depth to restrictive feature: 10 to 20 inches to paralithic bedrock; 40 to 72 inches to lithic bedrock; Natural drainage class: Well drained; Runoff class: Very high; Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr); Depth to water table: More than 80 inches; Frequency of flooding: None;

Frequency of ponding: None; Available water storage in profile: Very low (about 2.7 inches).

## **CfC3—Cecil Clay Loam**

Cecil Clay Loam makes up appropriately 9.9% of the land within the City of Tega Cay or 266.6 acres with 6 to 10 percent slopes and severely eroded. Other characteristics of this classification include—Elevation: 400 to 980 feet; Mean annual precipitation: 42 to 55 inches; Mean annual air temperature: 51 to 72 degrees F; Frost-free period: 202 to 249 days; Map Unit Composition Estimate; Cecil, severely eroded, and similar soils: 97 percent.

Description of Cecil, Severely Eroded Setting (properties and qualities)—Slope: 6 to 10 percent; Depth to restrictive feature: More than 80 inches; Natural drainage class: Well drained; Runoff class: Medium; Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr); Depth to water table: More than 80 inches; Frequency of flooding: None; Frequency of ponding: None; Available water storage in profile: Moderate (about 6.1 inches)

## **WyC2—Wynott-Winnsboro Complex**

The City of Tega Cay has appropriately 4.4% of land or 118.3 acres classified as Wynott-Winnsboro Complex with 6 to 10 percent slopes and moderately eroded.

Other characteristics of this type soil include—Elevation: 410 to 960 feet; Mean annual precipitation: 42 to 55 inches; Mean annual air temperature: 51 to 72 degrees F;

Frost-free period: 202 to 249 days.; Map Unit Composition Estimate—Wynott, moderately eroded, and similar soils: 55 percent; Winnsboro, moderately eroded, and similar soils: 35 percent.

Description of Wynott, Moderately Eroded Setting (properties and qualities) - Slope: 6 to 10 percent; Depth to restrictive feature: 20 to 40 inches to paralithic bedrock; Natural drainage class: Well drained; Runoff class: Medium Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr); Depth to water table: More than 80 inches; Frequency of flooding: None; Frequency of ponding: None; Available water storage in profile: Low (about 3.6 inches)

Description of Winnsboro, Moderately Eroded (properties and qualities)—Slope: 6 to 10 percent; Depth to restrictive feature: 40 to 60 inches to paralithic bedrock; Natural drainage class: Well drained; Runoff class: High Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr); Depth to water table: More than 80 inches; Frequency of flooding: None; Frequency of ponding: None; Available water storage in profile: Moderate (about 6.1 inches)

#### **WwEPcD3—Pacolet Clay Loam**

Pacolet Clay Loam is classified as 3.3% of the land within the City of Tega Cay or 89.6 acres with 10 to 15 percent slopes and severely eroded.

Other characteristics of this soil type include—Elevation: 220 to 750 feet; Mean annual precipitation: 42 to 55 inches;

Mean annual air temperature: 51 to 72 degrees F; Frost-free period: 202 to 249 days; Map Unit Composition Estimate Pacolet, severely eroded, and similar soils: 92 percent.

Description of Pacolet, Severely Eroded Setting (properties and qualities) - Slope: 10 to 15 percent; Depth to restrictive feature: More than 80 inches; Natural drainage class: Well drained; Runoff class: Medium; Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr); Depth to water table: More than 80 inches; Frequency of flooding: None; Frequency of ponding: None; Available water storage in profile: Moderate (about 7.8 inches).

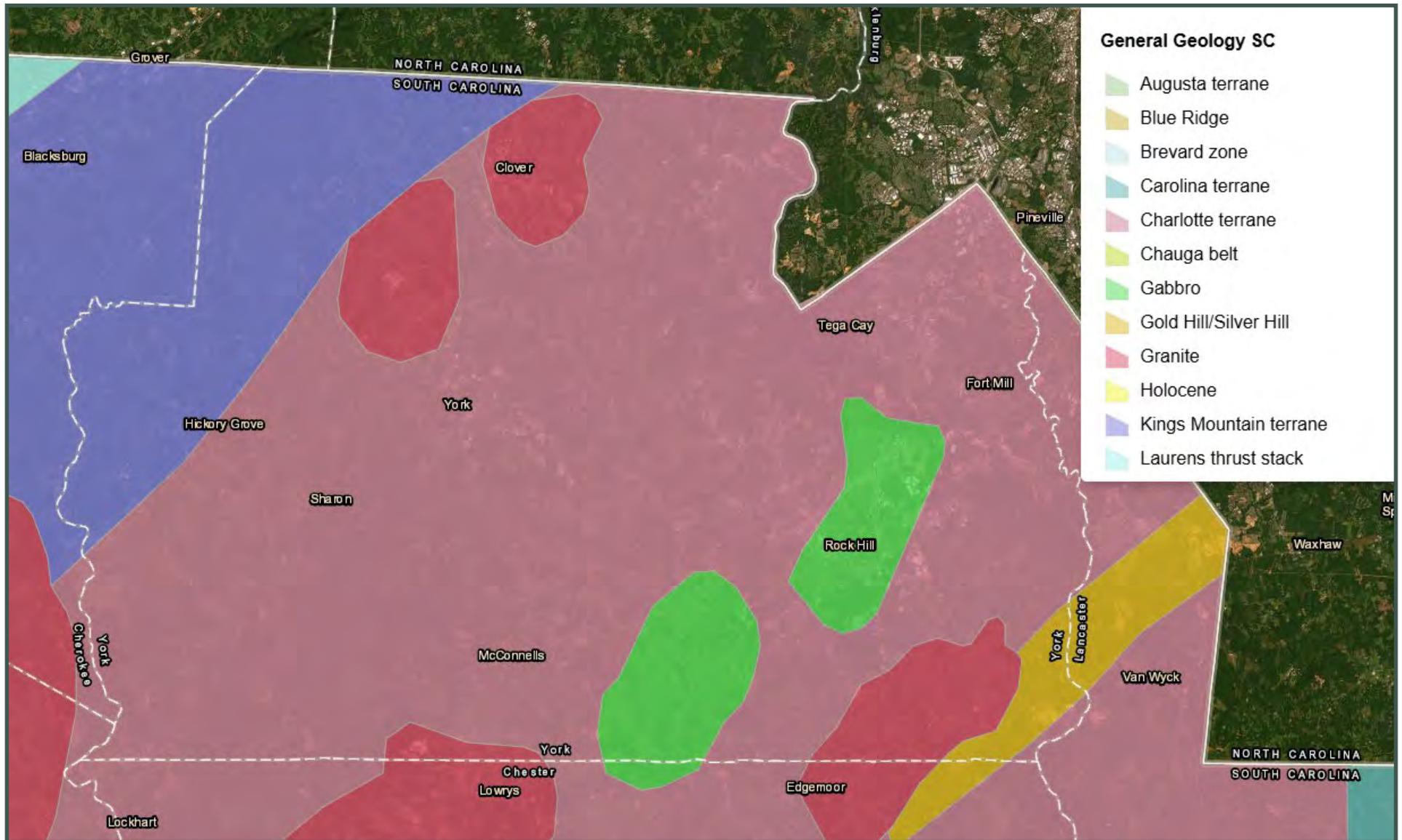
### **Geology**

The Geology of Tega Cay consists of Charlotte Terrane which consists of infrastructural, mainly metaigneous tectonites. Dominated by plutonic rocks that range in age from Neoproterozoic to late Paleozoic and that intrude a suite of mainly metaigneous rocks with minor phyllite, mica schist and quartzite. Map N-2 shows the Geology of York County.

### **Topography**

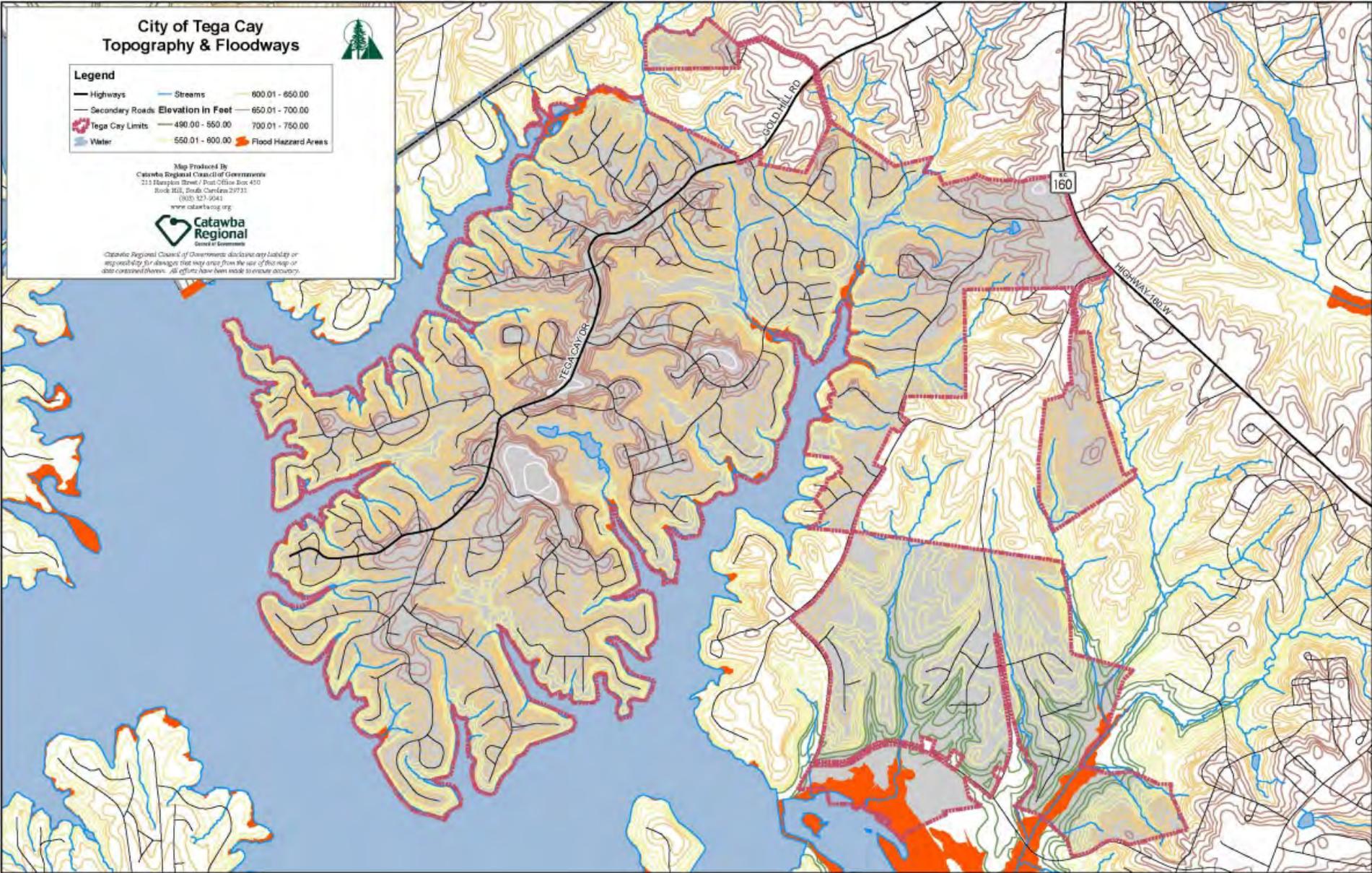
Map N-3 depicts Tega Cay topography and flooding risk. Tega Cay’s topography protects it from flooding. However, the topography does make it challenging to construct buildings and parks.

## Map N-2: General Geology of York County, South Carolina



Source: South Carolina Department of Natural Resources, General Geology of South Carolina last updated September 23, 2024

# Map N-3: Topography and Floodways



## Appendix G: Cultural Resources Element



## Existing Conditions

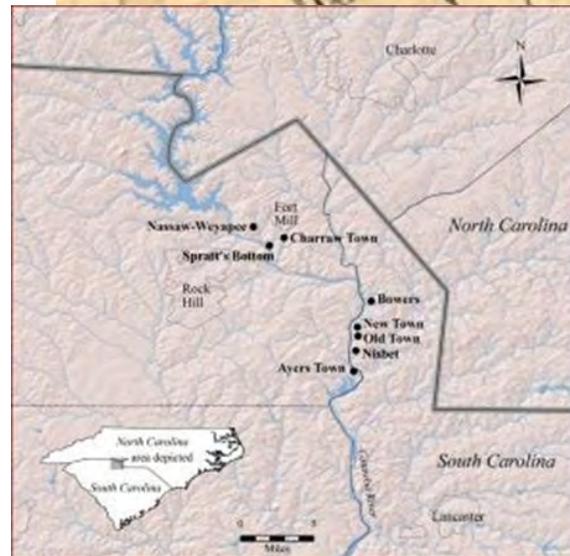
If asked, most residents of Tega Cay would likely say that their city is a peninsula land-form situated along the shores of Lake Wylie; that is was founded in 1970 by the Ervin Company as a master-planned community; and that it was incorporated in 1982 as a municipality by the State Legislature. These assertions are true, but only account for the past four decades of recorded history. This element of the plan will take note of earlier activities and settlements that preceded the City of Tega Cay from early the Europeans to the present.

## Archaeological & Other Cultural Resources

Early maps of the Carolinas that date to the late 1700's clearly show that Tega Cay was once part of the Catawba Nation's 144,000 acres. The adjacent map shows the present location of the Catawba Reservation and the municipalities of Tega Cay, Fort Mill and Rock Hill in relation to the historic Catawba Nation holdings.

The Catawba Indian Nation remains a viable tribe that is federally-recognized with land holdings that include a considerably smaller reservation on the Catawba River. Evidence of the Catawba and other early settlers is available from multiple historic records. ArchSite, a website offered by the South Carolina Institute of Archaeology and Anthropology (SCIAA) and the South Carolina Department of Archives and History (SCDAH), provides a comprehensive online cultural resource

information system. ArchSite combines data from the state's archaeological and built heritage to provide researchers with an online source for cultural resource information.



Above: The Catawba Nation in "An Accurate Map of North and South Carolina with Their Indian Frontiers" Henry Mouzon et al.,

Right: Map of Catawba towns occupied between 1750 and 1820 prepared by University of North Carolina Archaeology

## Historic Buildings & Structures

Significant buildings and structures related to northern York County and Tega Cay are reflected in Figure 48 Historic Features. Ferries were a common sight along the Catawba River, even after the construction of the Lake Wylie Dam. Additionally, mills that ground corn and wheat were situated along the Catawba. Churches were the spiritual center of rural life in the area and often served as sites for social and political meetings. For example, Philadelphia United Methodist Church, on SC Highway 160 was founded in 1832. Other historic sites in the Tega Cay area include farm houses, barns and family cemeteries. Some of these properties are not mapped and are known

only to long-time residents.

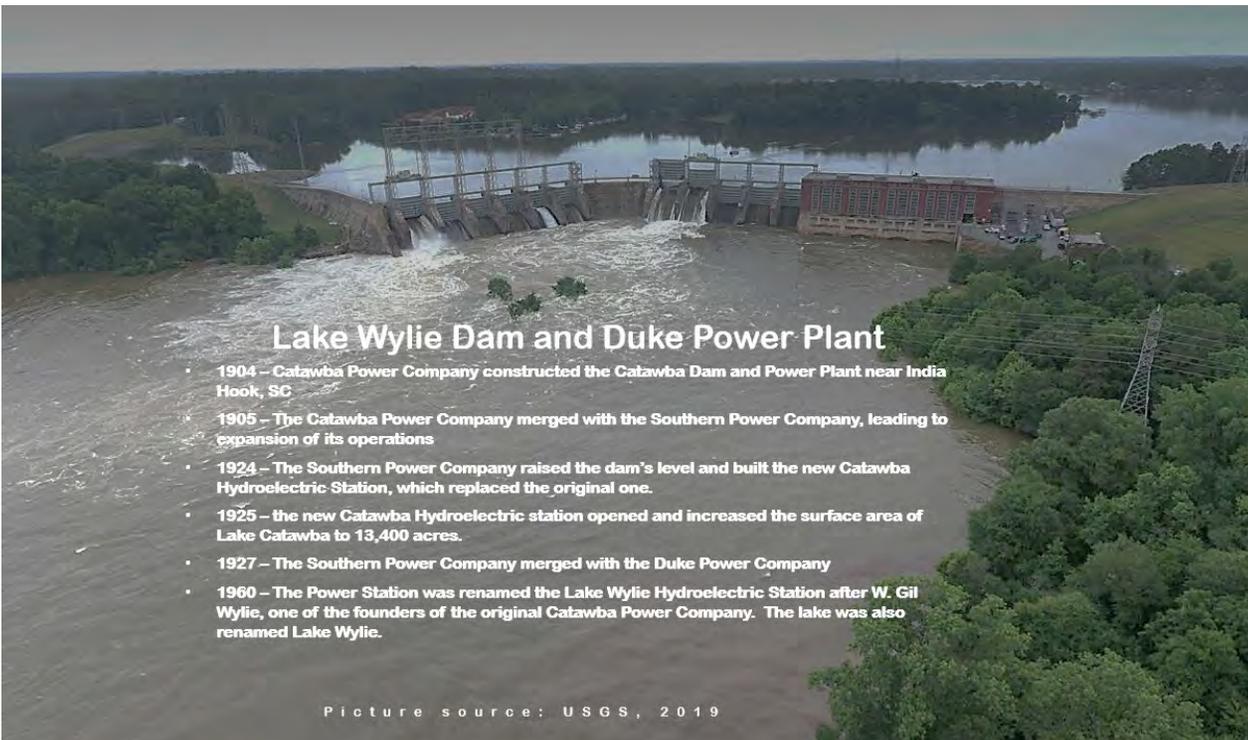
## Unique, Natural or Scenic Resources



The most noticeable natural resource is the Catawba River. As noted earlier, this water course was impounded in 1904 by the

Catawba Power Company and resulted in the creation of Lake Wylie and the peninsula of Tega Cay. The peninsula is unique because it is bisected by a ridge line that offers significant changes in elevation from the central ridge to the water's edge. Access and views of the water are prime real estate in Tega Cay. The city's Fourth of July water parade, water ski team, swim teams and marina all pay homage to the lake.

Although the Lake Wylie Dam and Duke Power Plant are not located within the city boundaries both have significant cultural impact on the community of Tega Cay.



### Lake Wylie Dam and Duke Power Plant

- 1904 – Catawba Power Company constructed the Catawba Dam and Power Plant near India Hook, SC
- 1905 – The Catawba Power Company merged with the Southern Power Company, leading to expansion of its operations
- 1924 – The Southern Power Company raised the dam's level and built the new Catawba Hydroelectric Station, which replaced the original one.
- 1925 – the new Catawba Hydroelectric station opened and increased the surface area of Lake Catawba to 13,400 acres.
- 1927 – The Southern Power Company merged with the Duke Power Company
- 1960 – The Power Station was renamed the Lake Wylie Hydroelectric Station after W. Gil Wylie, one of the founders of the original Catawba Power Company. The lake was also renamed Lake Wylie.

Picture source: USGS, 2019



Source: Fort Mill History Museum,  
Nelly, Harris, Sutton, Jones Ferry

Ferries were used to cross the Catawba River before the construction of bridges. Neely's Ferry is believed to have been located at "the Southern Power Company, where the big India Hook dam was built." Its location was discussed as a

potential location of the first bridge to connect Fort Mill to the rest of the county between 1987-1900 according to the Fort Mill History Museum research on the Nelly's Ferry, Harris Ferry, Sutton Ferry and Jones Ferry. The exact location is unknown, however it could be located on Duke's Property which is located outside of the city boundaries or a neighboring property within the limits of the city.

The expansion of Tega Cay city limits with the Windhaven Development on Gold Hill Road and Hubert Graham Way



Source: Fort Mill History Museum, Joseph Thomas Family Cemetery

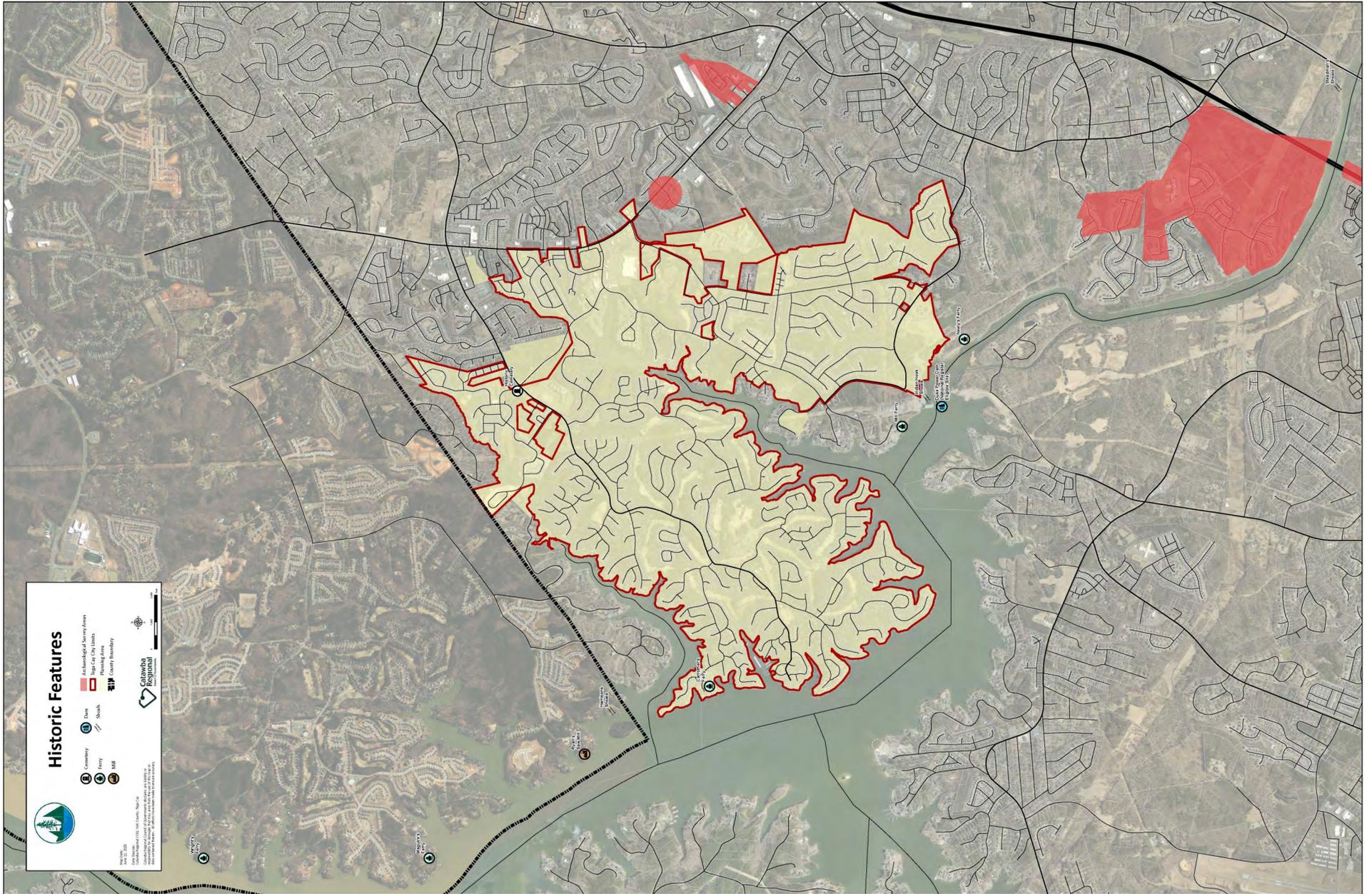
brought the Joseph Thomas Family Cemetery into Tega Cay. The cemetery is located on the northwest corner of Gold Hill Road and Hubert Graham Parkway. Two Confederate War veterans were buried in 1864 and 1865 in the family cemetery. The veterans served with the 53rd North Carolina Infantry Regiment, Confederate States of American (CSA).

## **Commercial & Residential Districts**

Historically, northern York County has been characterized by a collection of farms and the modest-sized Town of Fort Mill until the 1970's. Industrial development was limited to the textile mills in Fort Mill and the Fort Mill Main Street was the commercial district. With the extension of US Interstate 77 into South Carolina in the 1970's, strip commercial development began to wend its way along the former farm-to-market roads of SC Highway 160 and Gold Hill Road.

Today, the intersection of SC 160 and Gold Hill Road is effectively the gateway of Tega Cay. Annexation and development of the Stonecrest PDD on SC 160 reoriented the commercial center of the community with a presence on SC 160, with this area being the primary commercial activity center. Hubert Graham Way linked Stonecrest Blvd with Gold Hill Road. The Grove development will further develop the commercial PUD area and serve as the downtown center for residents of Tega Cay.

# Map C-1: Tega Cay Historic Features



## Appendix H: Community Facilities Element



## Existing Conditions

The community facilities that serve Tega Cay are vital to the daily operations of the city as well as the future prosperity of its residents and businesses. These services can be grouped into four categories: utilities, public safety, general government and education. Due to its size and relatively short tenure as a municipal government, some services are not provided by the City of Tega Cay. Therefore, it is incumbent on the city’s leaders to promote cooperation and coordination when planning and financing capital improvements. This strategy is discussed in greater detail in Section II of the Priority Investment element of the plan.

### Utilities

The provision of utility services in Tega Cay is shared by a host of providers as noted in Table CF-1—Utility Service Providers. In the case of potable water and sanitary sewer, there are two providers inside the city limits: Tega Cay Utility Department (TCUD I and II) The following Water Service Area Map and Sewer Service Area Map identify these providers as well as other adjacent providers. June 2014, Carolina Water Service was purchased by the City of Tega Cay and became TCUD II is a public utility providing water supply service and wastewater collection/treatment service.

It is helpful to note the location of these service areas, particularly in regard to Tega Cay’s plans for growth. South

Carolina’s annexation law makes it difficult for municipalities to increase in size. Because of this legal handicap the provision of water and sewer has been a successful tool for promoting orderly growth by cities with utility systems. Of particular interest are the ‘unassigned’ areas on the Sewer Service Area Map, which may be served by any provider. An important caveat is that areas that are unassigned prior to annexation become part of the municipality’s utility service area. In 2006 Tega Cay began planning for growth in these unassigned areas by engineering a 12" sewer force main along the Catawba River to the Manchester Treatment Plant in Rock Hill. This line was placed in service in 2008. The City is poised for expansion of its municipal boundaries along this line. Currently the City of Tega Cay is the major supplier of affordable sewer service within the area.

The developing areas of Stonecrest, Serenity Point, Lake Ridge, Cameron Creek, River Falls and other areas identified in the City’s Growth Management Plan have markedly increased the customer base.

Table CF-1: Utility Service Providers	
Provider	Service
Tega Cay Utility Dept. (TCUD I) Tega Cay Utility Dept. II (TCUD II)	Potable Water & Sanitary Sewer
Duke Energy York Electric Cooperative	Electricity
York County Natural Gas	Natural Gas
Comporium Communications Google	Telephone, Cable TV, Internet Internet
Signature Waste	Sanitation & Recycling

customer base. Maps CF-1 and CF-2 show locations of water and sewer utilities as of 2021. Trinity Towne, Cadence, Serenity Point, Windell Woods, Windhaven and River Falls could not be mapped due to missing GIS utility shapefiles.

Drought conditions, as demonstrated during the summer months of 2008, causes water pressure to be severely challenged. TCUD's consulting engineering firm, Joel E. Wood & Associates, recommended installing a booster pump and exploring an alternate emergency water supply to address this issue. A result of this study is the construction of a new 500,000 gallon capacity water tank in the Windhaven Development.

Duke Energy and York Electric Cooperative provide electric utility services to Tega Cay Residents. York County Natural Gas Authority is the sole provider for natural gas utility within Tega Cay. Comporium is the sole provider for cable and phone. Comporium and Google provide internet service.

## **Public Safety & Municipal Court**



It is the mission of the Tega Cay Police Department to safeguard the lives and property of the people, reduce the incidence and fear of crime, and to enhance public safety while working with citizens to improve their quality of life. The Police Department is mission oriented, while

working side-by-side with the community to reduce crime and build relationships. The department's mandate is to do so with honor and integrity, with the highest ethical standards. This is accomplished through proactive, community programs designed to prevent crime, empower citizens with knowledge and build positive relationships. The Police Department's patrol shifts work overlapping zones throughout the City, which allows for complete coverage 24 hours a day, 7 days a week. The Department focuses on communication with the public and other local agencies, studying and teaching crime prevention strategies, and educating the community. The Police Department is located at 7705 Tega Cay Drive.

Municipal Court offices are located at 7709 Tega Cay Drive (behind Police Department). Municipal courts possess jurisdiction over cases arising from municipal ordinances and handle offenses punishable by a fine not exceeding \$500, imprisonment for up to 30 days, or both, occurring within the municipality. Furthermore, according to S.C. Code Ann. § 22-3-545, municipal courts may adjudicate cases transferred from general sessions, provided the penalty does not exceed one year of imprisonment or a fine of \$5,000, contingent upon a petition by the solicitor and the defendant's agreement. The powers and responsibilities of a municipal judge align with those of a magistrate concerning criminal matters. Municipal Court room location is the Philip T. Glennon Center (lower level) at 15077 Molokai Drive.



## Fire Department

The Tega Cay Fire Department began as an all-volunteer organization serving the City of Tega Cay in 1973. In 2010, the department transitioned to a combination fire department. This means that the paid staff is supplemented by a cadre of fully trained volunteers who provide services when they are available.

The Tega Cay Fire Department is responsible for providing efficient and effective delivery of fire suppression, medical, rescue, fire safety inspections and fire prevention within the city limits of Tega Cay. The Fire Department also gives and receive said in the surrounding area through automatic aid agreements. The Tega Cay Fire Department strives to improve the quality of life for our citizens by providing the highest level of service. The department has an ISO rating of 2 on a scale of 1 to 10. A lower rating number equates to significant savings on insurance premiums for both commercial and residential property owners. Service is provided using two stations:

Station 1, Headquarters Station includes the Administrative Offices and is located at 1195 Stonecrest Blvd. The station



includes  
o n e  
C l a s s  
A  
E n g i n e,  
o n e  
L a d d e r  
T r u c k

and a Brush Truck out of this station. Station 2, located in the peninsula, at 7200 Tega Cay Drive, has one Class A Engine, one Pumper/Tanker, one Service Truck and a reserve engine.

Community service is an important goal and the department challenges members to embrace the community. Members are involved in many different events and educational opportunities in addition to emergency response in the city. Piedmont EMS serves the community with medical services.

## Government Services



Tega Cay has a council-manager form of government with a mayor, four at-large city council seats elected on a

two-year cycle, and a city manager. “The manager is the chief executive and head of the administrative branch. He appoints, sets salaries and removes employees at will, including the clerk. The manager also prepares and administers the annual budget, makes financial reports, advises council on departments and appointments, and designates a manager during temporary absence.”

Government Services are stationed at the City Hall located at 7725 Tega Cay Drive.

## Library Services

Tega Cay is served by the Fort Mill branch of the York County Library System. The library is located in Baxter Village off SC Highway 160 and holds a place of prominence in the master-planned community. Having a comparable library branch in Tega Cay would help the city develop a civic center and hub of activity for the community.

## Education

Tega Cay is located within the Fort Mill School District (FMSD). The school district serves the northeastern corner of York County from the Catawba River to the state line. Enrollment figures for FMSD have increased and resulted in new facilities. Flint Hill elementary school was constructed in 2023/2024 and the Fling Hill Middle School in 2024/2025. The ten-year facility plan for Fort Mill School District indicates that two additional elementary schools, one middle school, and other school related projects will be needed to meet future demands.

T e g a C a y Elementary, Gold Hill Elementary, and Gold Hill Middle are located in Tega Cay. Despite the 10-year facility plan Gold Hill Elementary and Gold Hill Middle School



had new enrollment freezes from February 2023 to May 23, 2025. The enrollment freeze ended when the new elementary and middle school were opened and schools were redistricted.

Fort Mill School District School Enrollment Project is reflected in Table CF-2. The actual percentage such children represented of the 2024/2025 school population was 45% (elementary school), 25% (middle school) and 30% (high school) respectively. It is anticipated the Fort Mill School district will experience an 8.7% growth in total school enrollment population from 2025 to 20230.

**Table CF-2: Fort Mill School District Enrollment Projections**

	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030
Starting Enrollment	18,366	18,444	19,032	19,479	20,018	20,507
Final Projected Enrollment	18,444	19,032	19,479	20,018	20,507	20,997

Source: Catawba Regional Council of Governments, 2025

**Figure CF-1: City of Tega Cay Facility Inventory**

Jurisdiction Population less than 20,000 and Agency Operating Budget \$1M to \$3M				
Facility	NRPA Median Jurisdiction Population Per Facility	Recommendations Based on NRPA Median	City of Tega Cay Inventory	Surplus/Deficit
Playgrounds	1,813	8	12	4
Community Gardens	10,698	1	1	0
Basketball Courts (outdoor)	5,659	2	5	3
Basketball Courts (indoor)	7,554	2	0	-2
Multiuse Courts (outdoor - volleyball, basketball, etc)	2,464	6	0	-6
Multiuse Courts (indoor)	9,857	1	0	-1
Volleyball (outdoor)	9,700	1	1	0
Diamond Fields	2,006	7	8	1
Skateboard Park	12,892	1	0	-1
Dog Park	10,688	1	0	-1
Rectangular Fields	2,628	5	6	1
Synthetic Rectangular Fields	12,892	1	3	2
Splashpads	10,844	1	0	-1
Fitness Zones/Exercise Stations	11,284	1	0	-1
Driving Range Stations	-	0	0	0
Regulation 18-hole Courses	-	0	1	1
Disc Golf Courses	8,500	1	1	0
Aquatics Centers	12,203	1	0	-1
Swimming Pools (outdoor)	10,500	1	1	0
Tennis Courts (outdoor)	2,870	5	4	-1
Pickleball (outdoor)*	3,781	4	12	8
Pickleball (indoor)	5,909	2	0	-2
Multiuse Courts (outdoor - tennis, pickleball)	3,238	4	0	-4

\*This number reflects a resurfacing project that will be complete in the Spring of 2025.

**Parks & Recreation:**

Tega Cay has a total of 18 parks and facilities. In 2024 the City of Tega Cay prepared a Parks and Recreation Master Plan. The Plan found that the City of Tega Cay has the largest surplus in playgrounds, pickleball courts, and outdoor basketball courts. The largest deficit is with outdoor multi-use courts both with volleyball/basketball and pickleball/tennis and indoor basketball and pickleball courts. Map CF-4 shows the location of each park and recreation facility.

Due to limited space indoor pickleball courts are recommended as amenities within the commercial district.

**Table CF-3: Other Recreational Facilities**

Additional Facilities	Summary Description
Tega Cay Golf Club	27 Holes of Championship Golf, Semi-Private Membership, Full-Service Clubhouse with Restaurant & Bar, Full-Line Golf Shop and Tennis, Men’s and Ladies Locker Rooms, 4 Tennis Courts, Event Pavilion, Glennon Community Center. The Glennon Community Center and Clubhouse are available for parties, weddings, meetings & conferences.
Tega Cay Marina	Privately owned and operated. Slips available for rent, boat launch, and repair shop.
Nivens Creek Boat Landing	Two launch ramps, parking, docks, free to the general public, fishing pier.
Fort Mill River Access	One launch ramp, parking, free to the general public.
Croquet Court	Championship level court designed for club play and competition.
Wuertle Pickleball/Tennis Courts	5 Pickleball and 2 Tennis courts
Steven M. Hamilton Walking Trail	2 mile long walking trail from Trailhead Park to Runde Park

Source: Tega Cay Recreation Master Plan, 2020 with updates

Table CF-4: Parks	
Park	Approx. Acres
Pitcairn Park	9.726
Koala Park	4.136
Diamond Head Park	1.855
Turner Field	17.077
Windjammer Park	3.725
Runde Park	8.852
Catawba Park	53.022
Trailhead Park	2.928
Heron Harbor Park	0.593
Beach & Swim Center Pool	4.173
Lookout Park/Disc Golf Course	15.077
Palmyra Park	0.348
Wuertle Pickleball & Tennis Courts	9.826
Windsong Bay Park	0.745
Living Memorial Gardens	1.274
Lake Wylie Dam Access	35.894
Niven's Park	33.783
River Falls Park	30.203
Total	233.237

The City of Tega Cay provides 1 acre of parkland per 71.2 residents. This exceeds the recommended 1 acre per 100 residents.

Tega Cay's Parks & Recreations is home to over 5,000 participants year round, offering youth baseball, youth flag football, youth soccer, softball (youth and adult), and adult coed kickball.

Tega Cay's Recreation Department is located at 7727 Tega Cay Drive.

Figure CF-2:  
Percentage of Open Space and  
Parks Land

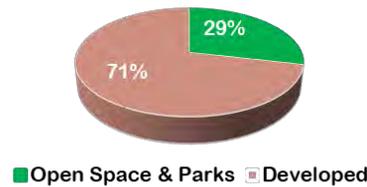
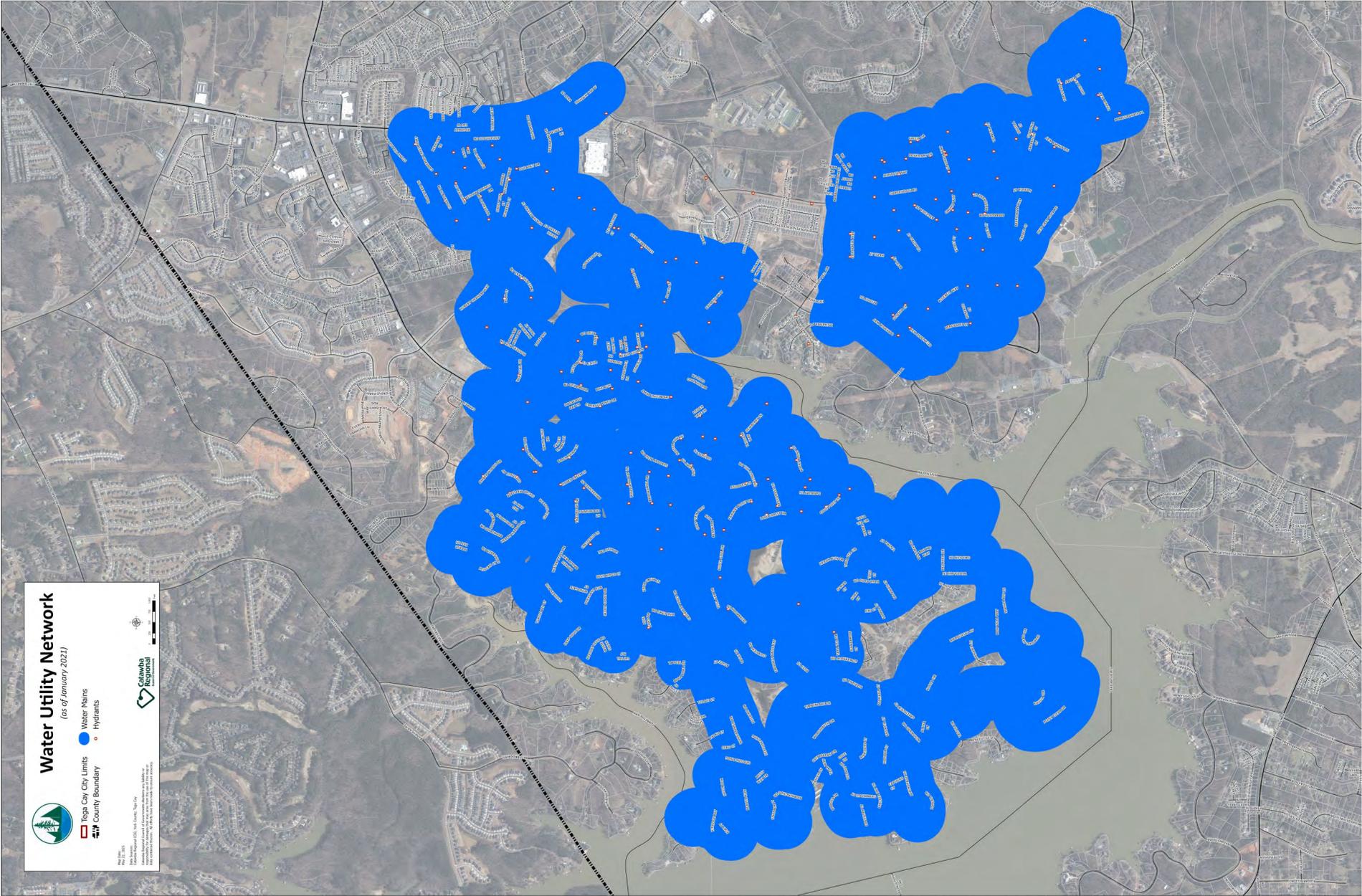


Table CF-5: Open Space	
Type	Acres
Open Space Adjacent to Water	54.57
General Open Space	343.121
Golf Course	208.5615
Total	606.2525



# Map CF-1: Water Utility Network



# Map CF-2: Sewer Service Network

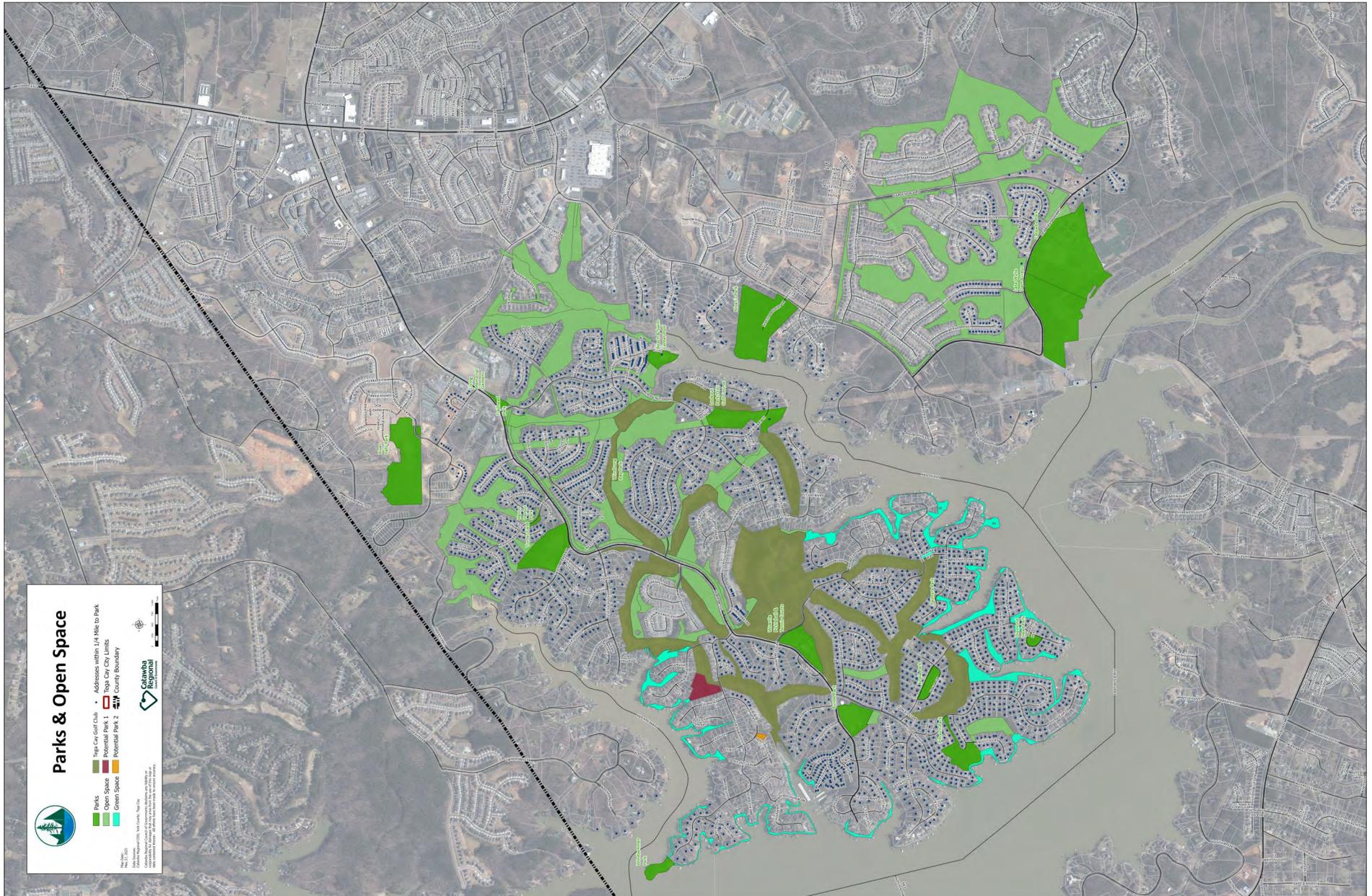


# Map CF-3: Community Facilities





# Map CF-5: Parks & Open Space



## Appendix I: Resiliency Element



## Existing Conditions

On Sept 29, 2020, Governor Henry McMaster signed the SC Resilience Revolving Fund Act (Chapter 62, Title 48, §48-62 -10), requiring local governments to add a resiliency element to their comprehensive plans. This element “considers the impacts of flooding, high water, and natural hazards on individuals, communities, institutions, businesses, economic development, public infrastructure and facilities, and public health, safety, and welfare.” The element will “promote resilient planning, design, and development,” and should include “an inventory of existing resiliency conditions.”

## Summary of Hazard Mitigation Plan

The County of York coordinates emergency services throughout the county to include the City of Tega Cay and all other municipalities within York County, state agencies, emergency services, non-profits, and other organizations as needed. The City of Tega Cay participated in the York County Multi-Jurisdiction Hazard Mitigation Plan and adopted it on February 21, 2023. The plan identifies the location of natural hazards per jurisdiction within York County and provides mitigation actions to make the communities resilient to those hazards. Flood-prone areas for the entire county were mapped, and recommendations

were made. As part of the plan, an inventory of all public facilities was compiled and mapped, overlaying the various hazards to identify susceptible public facilities.

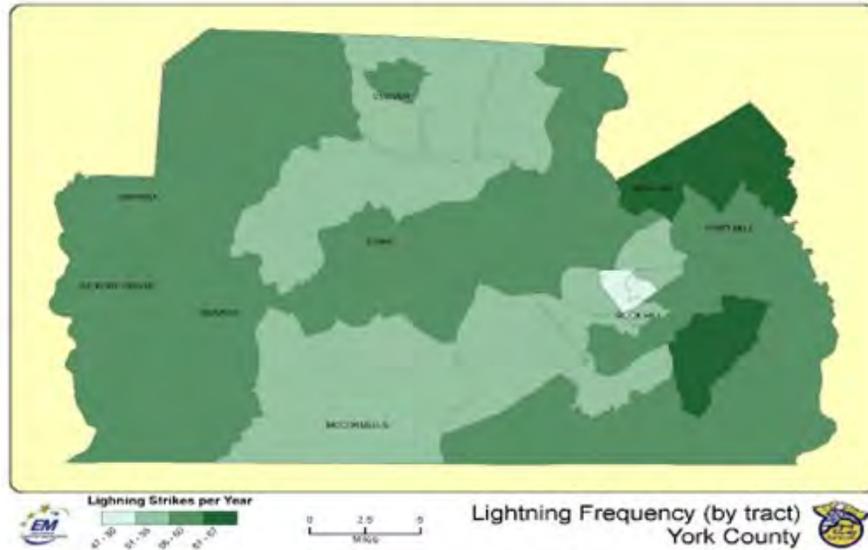
Key findings from the 2022 York County Multi-Jurisdiction Hazard Mitigation Plan (Hazard Mitigation Plan) indicate that the City of Tega Cay is susceptible to the following natural hazards: tornadoes/thunderstorms, flooding, hurricanes and coastal storms, drought, wildfires, excessive heat, dam failure, Geological, and Earthquakes. All of York County was at high risk for Severe Winter Weather, tornadoes/thunderstorms, and flooding and at moderate risk for hurricanes and coastal storms, drought, wildfires, and excessive heat.

Figure R-1: 2022 Conclusions on Hazard Risk for York County

HIGH RISK	Severe Winter Weather Tornadoes/Thunderstorms Flooding
MODERATE RISK	Hurricanes and Coastal Storms Drought Wildfires Excessive Heat
LOW RISK	Dam Failure Geological Earthquakes

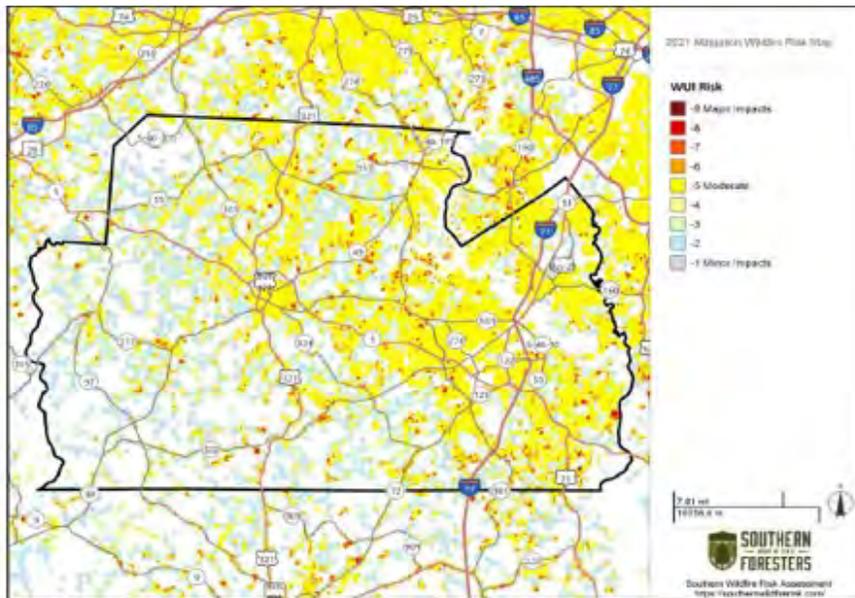
Source: 2022 York County Multi-Jurisdictional Hazard Mitigation Plan

Figure R-2: Lightning Frequency by Census Tract



Source: National Centers for Environmental Information; York County GIS

Figure R-3: York County Wildland Urban Interface Risk Index



Source: 2022 York County Multi-Jurisdictional Hazard Mitigation Plan

Tega Cay and parts of Unincorporated Fort Mill had the highest Lightning Strike per year, according to Figure R-2 Lightning Frequency by Census Track. According to Figure R-3, Tega Cay has a moderate Wildfire risk. Tega Cay is vulnerable to flooding.

Hazus is a regional multi-hazard loss estimation model developed by the Federal Emergency Management Agency (FEMA) and the National Institute of Building Sciences (NIBS). The South Carolina Emergency Management Division, upon request from the County of York Emergency Management, completed a flood scenario for 100-year and 500-year flood events in York County. Maps R-2 and R-3 display the 100-year and 500-year flood scenarios for the City of Tega Cay.

The Hazus model indicates that the City could expect \$5.84 million in building-related economic losses for the 100-year event and \$6.93 million for the 500-year event. Building-related losses include direct building damage and business interruption losses. For a 100-year flood event, the City could experience up to 51 people seeking shelter, 53 people displaced, and 292 tons of debris consisting of foundation, structure, and finishes. For a 500-year flood event, the City could see up to 58 people seeking shelter, 59 people displaced, and 366 tons of debris including foundation, structure, and finishes.

Table 2.3 in the Hazard Mitigation Plan lists the relevant plans, ordinances, and programs the City has completed. It also shows documents that the City still needs to provide. Some documents marked as incomplete are finished. The following documents should be submitted to York County Emergency Management:

- ◇ Chapter 44 Stormwater Management Ordinance
- ◇ Article III—Erosion and Sediment Control Ordinance Sec. 22-46 - Sec 22-57

The Community should also prepare and adopt:

- ◇ A Flood Damage Prevention Ordinance
- ◇ Floodplain Ordinance
- ◇ Appoint an Emergency Manager via City Resolution (note the City’s Fire Chief Glyn S. Hasty performs this role informally)
- ◇ Appoint Floodplain Manager via City Resolution (note the City’s engineer fulfills this role informally)

During the August 15, 2025, City of Tega Cay Comprehensive Plan Committee meeting, members noted that the city should request the inclusion of man-made hazards in the next York County Multi-Jurisdictional Hazard Mitigation Plan update. These hazards include the Nuclear Power Plant, Silfab Manufacturing facility, and other fixed hazardous sites. All modes of transportation that include the transportation of hazardous materials should also be included in the manmade hazards section

Table R-1 presents the City of Tega Cay Mitigation Action Plan.

TABLE 2.3: RELEVANT PLANS, ORDINANCES, AND PROGRAMS

Planning / Regulatory Tool	York County	City of York																	
Hazard Mitigation Plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Comprehensive Land Use Plan		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Floodplain Management Plan		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Open Space Management Plan (Parks & Rec/Greenway Plans)		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stormwater Management Plan/Ordinance		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Natural Resource Protection Plan		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Flood Response Plan		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Emergency Operations Plan		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Continuity of Operations Plan		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Evacuation Plan		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Disaster Recovery Plan		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Capital Improvements Plan		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Economic Development Plan		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Historic Preservation Plan		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water/Wastewater Emergency Operations Plan *Catawpa Indian*																			
YONGA Emergency Action Plan																			✓
YONGA Fire Safety Plan																			✓
YONGA Operations, Maintenance & Emergency Plan (Pipeline Specific)																			✓
Flood Damage Prevention Ordinance																			
Floodplain Ordinance		✓																	
Zoning Ordinance																			
Subdivision Ordinance		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unified Development Ordinance		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Flood-Disaster Redevelopment Ordinance																			
Stormwater Management and Sediment Control Ordinance		✓																	
Building Code		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fire Code		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Property Maintenance Code		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
National Flood Insurance Program (NFIP)		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
NFIP Community Rating System		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



Tracy Kimball, Herald Online

# Table R-1: City of Tega Cay Mitigation Action Plan

## 7.2.3 City of Tega Cay Mitigation Action Plan

Action #	Description	Hazard(s) Addressed	Relative Priority	Lead Agency/ Department	Potential Funding Sources	Implementation Schedule	Implementation Status (2022)
<b>Prevention</b>							
P-1	Improve systems that provide warning and emergency communications during a disaster.	All	High	City of Tega Cay/ Utilities Department, Police Department York County/ Public Safety Communication	General Fund	5 years	Ongoing
P-2	Increase Public Preparedness and Awareness for Natural Disasters	All	Medium	City of Tega Cay/ Emergency Services, Administration, Public Information Office	General Fund	5 years	Ongoing
P-3	Develop a continuing communications and education program using website and social media.	All	Medium	City of Tega Cay/ Emergency Services, Administration, Public Information Office	General Fund	5 years	Ongoing
<b>Property Protection</b>							
PP-1	Implement and enforce zoning codes and building codes to ensure no new structures are built within the floodplains.	Flood	High	City of Tega Cay/ Development Services	N/A	5 years	Ongoing

Action #	Description	Hazard(s) Addressed	Relative Priority	Lead Agency/ Department	Potential Funding Sources	Implementation Schedule	Implementation Status (2022)
PP-2	Identify existing lifelines and infrastructure that is vulnerable and located in high hazard areas.	Flood	High	City of Tega Cay	PDM, HMPG	Depending on Funding and Need	Depending on Funding and Need
<b>Emergency Services</b>							
ES-1	Improve hazard information, including databases, tracking and maps.	All	High	City of Tega Cay/ Tega Cay Fire, Tega Cay Police York County Public Safety Communication s	General Fund	Ongoing	Fourth Quarter 2022
ES-2	Identify and develop a plan to retrofit critical facilities and install backup generators for potential shelter/COOP facilities.	All	Medium	City of Tega Cay/ Administration	PDM, HMPG	3 Years	Depending on Funding.
ES-3	Emergency Services disaster response training	All	High	City of Tega Cay/ Tega Cay Fire, Tega Cay Police York County/ GIS Department, Emergency Management	General Fund	Ongoing	
<b>Public Education and Awareness</b>							
PEA-1	Develop a continuing communications and education program using website, and social media.	All	Medium	City of Tega Cay/ Tega Cay Fire, Tega Cay Police, Tega Cay Utilities, Tega Cay	N/A	Ongoing	
				Administration York County/ Emergency Management, Public Information Officer			
PEA-2	Increase Public Preparedness and Awareness for Natural Disasters	All	Medium	City of Tega Cay/ Tega Cay Fire, Tega Cay Police, Tega Cay Utilities, Tega Cay Administration, PIO York County/ Emergency Management	N/A	Ongoing	

Source: 2022 York County Multi-Jurisdictional Hazard Mitigation Plan

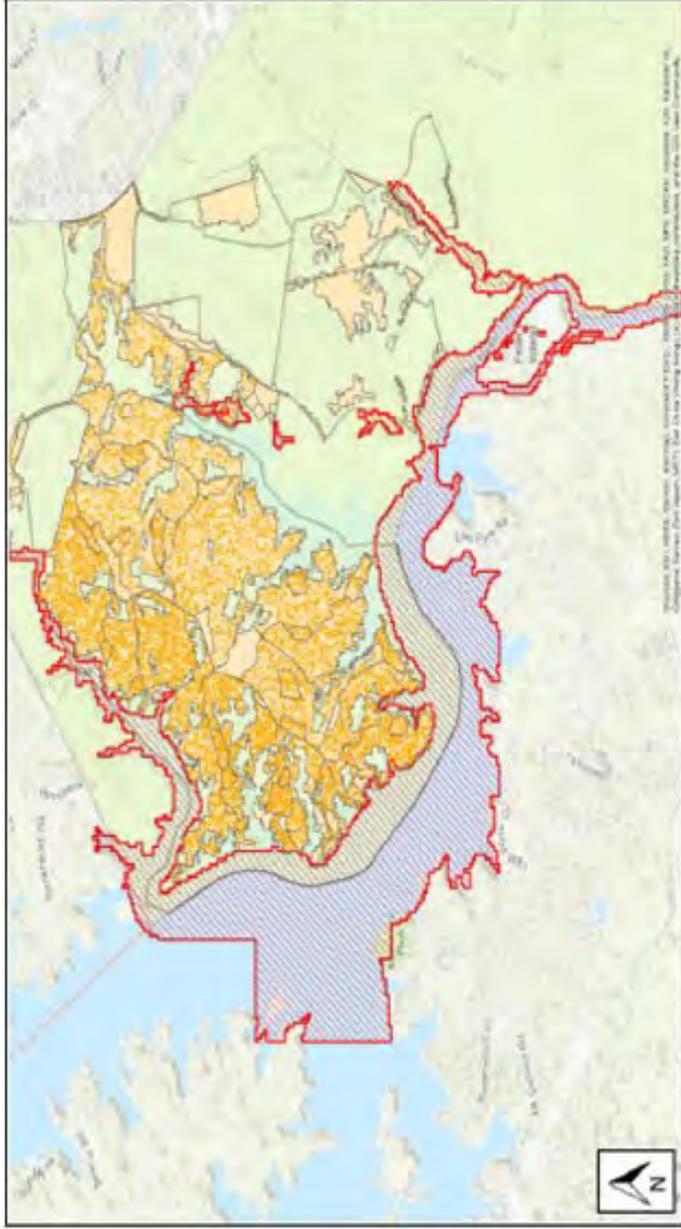
# Map R-1: Flood Risk



## Map R-2: City of Tega Cay 100-Year Flood Scenario &

## Map R-3: City of Tega Cay 500-Year Flood Scenario

**Map R-2: City of Tega Cay 100-Year Flood Scenario**



**Map R-3: City of Tega Cay 500-Year Flood Scenario**



Source: 2022 York County Multi-Jurisdictional Hazard Mitigation Plan

## Appendix J: Priority Investment Element



## **Existing Conditions**

The purpose of the Priority Investment Element is to tie the capital improvement needs identified in other elements to forecasted revenues for the next ten years. It is, in essence, a ten-year Capital Improvements Plan that is meant to guide the City's ten-year Financial Plan and the annual budgeting process.

In May 2007, the South Carolina Priority Investment Act (PIA) was signed into law by the governor. The PIA consists of amendments to the 1994 Local Government Comprehensive Planning Enabling Act. One of the amendments adds the Priority Investment Element to the list of required elements for local comprehensive plans. The PIA states the following regarding this new element:

A priority investment element [is required] that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies.

For the purposes of this item, 'adjacent and relevant jurisdictions and agencies' means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public

entities that are affected by or have planning authority over the public project. For the purposes of this item, 'coordination' means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed projects. Failure of the planning commission or its staff to identify or notify an adjacent or relevant jurisdiction or agency does not invalidate the local comprehensive plan and does not give rise to a civil cause of action.

## **Capital Improvements Program**

In 2015, City Council engaged Catawba Regional Council of Governments to develop a ten-year Capital Improvements Program (CIP) and help guide decision making for capital expenditures. Capital Improvements Programming is a process of planning for the future delivery of public services. Tega Cay's ability to acquire, construct and maintain property and equipment is dependent on the effective and efficient manner in which it determines the needs of its citizens and works to meet those needs.

A ten-year CIP allows the City Council and the citizens an opportunity to view both the short-term capital construction and the acquisition needs of Tega Cay. Viewing these needs in a comprehensive manner enables the City to better plan the financing strategy for capital improvements and annual operating requirements.

## Impact Fees

On September 2028, City Council engaged TischlerBise to prepare an update to its impact fees. Impact fees are collected from new construction fees at the time a building permit is issued. The revenue collected from the Impact fees is used to construct system improvements needed to accommodate the demands from new development. The study updated impact fee categories for

- ◇ Parks
- ◇ Police
- ◇ Fire
- ◇ Water
- ◇ Wastewater

New Impact fee categories were studied for

- ◇ Public Works

As part of the Impact fees a Capital improvement schedule was created to use the projected revenue over ten years. Capital improvements which do not have set timelines but instead occur as need arises are not included in the Schedule. Figure 48-Capital Improvement schedules provides a table of improvements, projected acquisition/ completion date, and estimated cost of each improvement.

In 2023, the City of Tega Cay approved the proposed impact fee schedule as shown in Figure 2: Maximum Allowable Impact fee. Figure 3 provides residential and

nonresidential projections the fees were based on. The city is anticipated to collect between \$825,877 to \$1,120,732 per year over ten years.



**Figure PI-1: Maximum Allowable Impact Fees**

Residential Impact Fees (per Housing Unit)							
Type	Parks & Recreation	Police	Fire	Public Works	Maximum Fee	Current Fee	Increase (Decrease)
Single Family Unit	\$5,019	\$754	\$1,820	\$331	\$7,924	\$6,676	\$1,248
Multi-family Unit	\$2,956	\$444	\$1,072	\$194	\$4,666	\$3,839	\$827

Residential Impact Fees (per Housing Unit)							
Type	Parks & Recreation	Police	Fire	Public Works	Maximum Fee	Current Fee	Increase (Decrease)
Industrial	\$0	\$226	\$554	\$62	\$842	\$591	\$251
Commercial	\$0	\$1,163	\$2,852	\$322	\$4,337	\$3,751	\$586
Office & Institutional	\$0	\$516	\$1,265	\$143	\$1,924	\$1,466	\$458

Residential Impact Fees (per Housing Unit)						
Meter Size (inches)	Water	Wastewater	Maximum Fee	Current Fee	Increase (Decrease)	
0.75	\$1,002	\$1,209	\$2,211	\$1,871	\$340	
1.00	\$1,674	\$1,973	\$3,647	\$3,087	\$560	
1.50	\$3,339	\$3,865	\$7,204	\$6,099	\$1,105	
2.00	\$5,345	\$6,144	\$11,489	\$9,728	\$1,761	
3.00	\$10,701	\$12,230	\$22,931	\$19,417	\$3,514	
4.00	\$16,719	\$19,068	\$35,787	\$30,304	\$5,483	
6.00	\$33,429	\$38,055	\$71,484	\$60,531	\$10,953	

**Figure PI-2: Residential and Nonresidential Projections**

	Multi-Year interval>>							10-Year Net Increase
	Base Year^ 1	2	3	4	5	10		
	2022	2023	2024	2025	2026	2027	2032	
<b>Population</b>	13,335	13,811	14,303	14,814	15,343	15,891	17,963	4,628
<b>Single Family</b>	4,420	4,579	4,744	4,915	5,092	5,275	5,968	1,548
<b>Multifamily</b>	336	348	361	374	387	401	454	118
<b>Total Housing Units</b>	4,756	4,927	5,105	5,288	5,479	5,676	6,422	1,666
<b>Jobs</b>								
<b>Industrial</b>	163	168	173	179	184	190	221	58
<b>Retail</b>	999	1,030	1,062	1,095	1,129	1,164	1,356	357
<b>Office/Institutional</b>	877	904	932	961	991	1,021	1,190	313
<b>Total Jobs</b>	2,039	2,102	2,167	2,235	2,304	2,375	2,767	728
<b>Nonresidential Square Footage</b>								
<b>Industrial</b>	86,127	88,797	91,550	94,388	97,314	100,331	116,877	30,749
<b>Retail</b>	470,581	485,169	500,209	515,716	531,703	548,185	638,588	168,007
<b>Office/Institutional</b>	269,168	277,513	286,116	294,985	304,130	313,558	365,267	96,099
<b>Total Square Footage</b>	825,877	851,479	877,875	905,089	933,146	962,074	1,120,732	294,855

\*U.S. Census, Decennial Census 2020 (Population)

^City of Tega Cay, SC (Population)

Sources: U.S. Census; City of Tega Cay, SC; Institute of Transportation Engineers; TischlerBise

**Figure PI-3: Capital Improvement Schedule**

<b>CIP Component</b>	<b>Improvement</b>	<b>Acquisition/ Completion Year</b>	<b>Cost</b>
<b>Parks &amp; Recreation</b>	<b>Catawba Park Improvements</b>	<b>2022</b>	<b>\$14,500,000</b>
<b>Parks &amp; Recreation</b>	<b>Tennis/Pickleball Facility</b>	<b>2023-2028</b>	<b>\$1,200,000</b>
<b>Parks &amp; Recreation</b>	<b>Windhaven Park</b>	<b>2023-2028</b>	<b>\$950,000</b>
<b>Police</b>	<b>Police Station Expansion</b>	<b>2025-32</b>	<b>\$1,350,000</b>
<b>Police</b>	<b>Records/Dispatch Mgt Software</b>	<b>2023-25</b>	<b>\$200,000</b>
<b>Fire</b>	<b>Fire Apparatus</b>	<b>2023-32</b>	<b>\$400,000</b>
<b>Fire</b>	<b>Fire Station Expansion</b>	<b>2025-32</b>	<b>\$1,510,000</b>
<b>Public Works</b>	<b>Operations Center Expansion</b>	<b>2023-2028</b>	<b>\$1,600,000</b>
<b>Public Works</b>	<b>Mulching Facility</b>	<b>2023-2028</b>	<b>\$750,000</b>
<b>Water</b>	<b>500,000 gallon storage tank</b>	<b>2023-2028</b>	<b>\$1,500,000</b>
<b>Wastewater</b>	<b>Sewer lift/pump station upgrades</b>	<b>2024-2026</b>	<b>\$625,000</b>
<b>Wastewater</b>	<b>Vacuum Jetter Truck</b>	<b>2025-2027</b>	<b>\$500,000</b>

Source: City of Tega Cay

## Outside Funding Sources

Many public agencies and service providers augment the work of the City of Tega Cay in delivering services to the city’s residents and businesses. The community facilities and transportation elements of this comprehensive plan are good places to start when identifying outside funding sources and partnership opportunities. The Table PIA-1 lists the service providers that meet the state requirement of ‘adjacent and relevant jurisdictions and agencies’ that should be consulted regularly regarding capital projects and major policy changes. Table PIA-2 identifies grants the City is eligible to apply for.

<b>Table PIA-1: Service Providers</b>
<b>Organization</b>
Comporium Communications
Google (internet)
Duke Energy
Fort Mill School District
RFATS
SC Department of Transportation
Town of Fort Mill
York County
York Electric Coop
York County Natural Gas

**Table PIA-2: County, State, and Federal Funding Sources**

◇ York County C-Fund	◇ York County Critical Needs Program	◇ York County Pennies for Progress	◇ RFATS Guide Share Program	◇ SCDOT Projects Exempt from Guideshare
◇ SC DOT Transportation Enhancement/ Alternatives Projects	◇ Safe Streets and Roads for All Grants	◇ Rural Infrastructure Authority Grants and Loans	◇ Congestion Mitigation and Air Quality (CMAQ) Projects	◇ Recreational Trails Program
◇ SC Parks and Recreation Development Fund				

## Appendix K: References & Resources



## References & Resources

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## Appendix L: Definitions



# Definitions

⇒ **Adaptive reuse:** The renovation and reuse of pre-existing structures which have outlived their uses for new purposes.

⇒ **Architecture:** The art and science of constructing a building.

⇒ **By Right:** Refers to uses requiring a permit with no public hearing required.

⇒ **Civic Space:** A building or lot designated for occupancy or use by the public that is of recreational, cultural, historic, or educational interest.

⇒ **Complete Streets:** A transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. Complete Streets allow for safe travel by those walking, bicycling, driving automobiles, riding public transportation, or delivering goods.

⇒ **Comprehensive Plan:** A long-range plan intended to guide the growth and development of a community or region for a set period of time and which typically includes inventory and analytic sections leading to recommendations for the community's land use, future economic development, housing, recreation and open

space, transportation, community facilities and community design, all related to the community's goals and objectives for these elements.\*

⇒ **Cultural Resources:** The beliefs, art and institutions that help shape and define the character of an area's population. Historic buildings and structures, unique commercial and residential areas, natural and scenic resources, archeological sites, as well as educational, religious and entertainment areas shape the community and its people.

⇒ **Density:** The number of families, individuals, dwelling units, households or housing structures per unit of land. Typically, density is expressed as dwelling units per acre (DUA).\*

⇒ **Development:** Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures; any change in use in land or increase in the number of dwelling units.

⇒ **Feasibility Study:** A planning phase to assess the viability of proposed transportation improvements by evaluating alternatives, impacts (economic, social, environmental), and technical aspects like design, Road Rights of Ways, traffic, and costs. It is a preliminary step to define project goals, scope, and potential solutions before full design begins.

⇒ **Fresh Farm Market:** An establishment engaged in the retail sale of fresh fruits and vegetables.

⇒ **Gateway:** A major entrance or point of access into a neighborhood, district, community or region.\*

⇒ **Greenway:** (1) A linear open space established along either a natural corridor, such as a riverfront, stream valley or ridgeline, or over land along a railroad right-of-way converted to recreational use, a canal, a scenic road or other route; (2) any natural or landscaped course for pedestrian or bicycle passage; (3) an open space connector linking parks, natural reserves, cultural features or historic sites with each other and with populated areas; (4) locally, certain strip or linear parks designated as parkway or greenbelt.\*

⇒ **Growth:** The rate, amount, location, timing and type of development.

*Smart Growth: Policies, legislation, regulations, procedures and strategies that attempt to achieve more compact, efficient, mixed-use development, tied to existing infrastructure and facilities by using techniques such as Transfer of Development Rights, Growth Boundaries, targeted Public and Private Investments, Impact Fees, Open Space and Farmland Preservation, and Flexible Zoning and Subdivision Regulations within established parameters.\**

⇒ **Infrastructure:** The basic physical and organizational structure needed for the operation of a society or

enterprise or the services and facilities necessary for an economy to function. It can be generally defined as the set of interconnected structural elements that provide a framework supporting an entire structure of development.

⇒ **Infill:** The rededication of land in an urban environment, usually on vacant parcels that have no existing activity, to new construction and land uses.

⇒ **Land Use:** A description of how land is occupied or used.\*

*Commercial: land where activity involving the sale of goods (retail) or services is carried out for profit.*

*Industrial: Any parcel of land containing an industrial use as defined by ordinance or any building containing such uses.*

*Mixed-Use: The development of a neighborhood, tract of land, building or structure with a variety of complementary and integrated uses, such as but not limited to, residential, office, manufacturing, retail, public and recreation, in a compact urban form.\**

*Multi-Family: A dwelling designed for or occupied by three or more persons or families with separate housekeeping, sanitation, cooking and eating facilities for each.*

***Open Space:** Any parcel or area of land or water, essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants and their guests.\**

***Single-Family:** a building containing one dwelling unit that is not attached to any other dwelling by any means and is surrounded by open space or yard.\**

***Node:** An area of activity, residential, shopping, employment or services destination.*

***Planning Area:** For the Tega Cay Comprehensive Plan, the planning area is defined as land that is adjacent to the city boundaries. The area lies south of Route 160 and west of Baxter Village and east of the North Carolina border.*

- ⇒ **Professional Office:** An establishment used for the conducting of the affairs of a profession or industry.
- ⇒ **Redevelopment:** The rehabilitation of city areas by renovating or replacing dilapidated buildings with new housing, public buildings, parks, roadways, industrial areas, etc., often in accordance with comprehensive plans.
- ⇒ **RFATS:** The Rock Hill – Fort Mill Area Transportation Study is a commission created in the early 1960s to administer federal transportation funds in York County. The board is comprised of locally elected officials representing Rock Hill, Fort Mill, Tega Cay and York

County; a member of the South Carolina General Assembly; a representative of the South Carolina Department of Transportation; and a representative of the Catawba Indian Nation. The Pennies for Progress road improvement program is administered by RFATS.

⇒ **Soil Complex:** A soil complex consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

⇒ **Soil Map Units:** The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit. A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class.

- ⇒ **Stakeholders:** Individuals or groups having a stake in the process or changes that are the result of the implementation of the Comprehensive Plan.
- ⇒ **Sustainability:** A state of organization that ensures, without discontinuity, an opportunity for evolution.
- ⇒ **Sustainable Development:** Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. This requires the reconciliation of the “three pillars”, environmental, social and economic demands.
- ⇒ **Transportation:** a system of moving people, goods, and services throughout an area.

*Road Network: The overall framework for transportation mobility as it specifically relates to roads and their hierarchy or principal arterial, minor arterial, collector streets and local streets. The road network provides access and allows for the movement of people, goods and services through an area. It also includes opportunities for alternative modes of transportation such as bicycle lanes and pedestrian pathways.*

*Principal Arterial: a system of streets and highways designed to carry the major portion of trips entering and leaving an urban area, or intra-area travel between the central business district and outlying residential areas.*

*Minor Arterial: a street system that interconnects*

*with and augments the principal arterial system and is designed to carry trips of a moderate length.*

*Collector Street: a street system that provides land access service and traffic circulation within residential neighborhoods, commercial and industrial areas. It serves to collect traffic from local streets and channel it into the arterial system.*

*Local Street: a street system that serves to provide direct access to abutting land and access to the higher order road systems. It is the lowest level of mobility.*

*Micro-Transit: A technology-enabled service that uses multi-passenger vehicles to provide on-demand services with dynamically generated routing. Microtransit services are traditionally provided in designated service areas. Service models include first mile/last mile connections to fixed route services; hub to hub zone-based services; the commingling of ADA complementary paratransit services with general transit service; and point-to-point service within a specific zone or geography. (Federal Transit Administration definition)*

*Transit: An alternative mode of transportation other than vehicular, bicycle and pedestrian that has the ability to move people along a fixed route and fixed times. Modes of transit include bus, light rail, commuter rail, streetcars, trolleys and shuttle services.*

- ⇒ **Traffic Impact Analysis:** A report analyzing anticipated traffic and roadway conditions within and near an applicant's development.
- ⇒ **Walkability:** A measure of how friendly an area is to walking. Walkability has many health, environmental, and economic benefits. Factors influencing walkability include the presence or absence and quality of foot-paths, sidewalks or other pedestrian rights-of-way, traffic and road conditions, land use patterns, building accessibility, and safety, among others.
- ⇒ **Vegetated Swales:** Grassed swales are shallow grass-covered hydraulic conveyance channels that help to slow runoff and facilitate infiltration. The suitability of grassed swales depends on land use, soil type, slope, imperviousness of the contributing watershed, and dimensions and slope of the grassed swale system. In general, grassed swales can be used to manage runoff from drainage areas that are less than 4 hectares (10 acres) in size, with slopes no greater than 5 percent. Use of natural, low-lying areas is encouraged and natural drainage courses should be preserved and utilized.
- ⇒ **Walking School Bus:** A walking school bus is a group of children who walk together to school supervised by adults. Like a school bus, the group picks up children at stops along the way to school. The walk to school is made safer by the presence of trusted adults. The children may also bike to school in a bicycle train supervised by adults.

\*Denotes definitions taken from: Moskowitz, Harvey S. and Carl G. Lindbloom, *The Latest Illustrated Book of Development Definitions*, The Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy at Rutgers, the State University of New Jersey, 2004.

## Appendix M: Survey, Meeting Agendas, Minutes and Sign-In Sheets



## Tega Cay Comprehensive Plan 2035 Update

More at: <https://metroquest.com>

**Introduction**  
Learn more about this initiative before you begin.

**WELCOME**

**Welcome!**  
The City of Tega Cay is in the process of updating its Comprehensive Plan. We would like to hear what is important to you!

**Introduction**

*The City of Tega Cay is updating its Comprehensive Plan. We are soliciting your input with this short survey and would like to hear about what is important to you! Please take 10 minutes of your time to fill out the following questions.*

**Next**

1 2 3 4 5

**PRIORITIES**  
**VISION**  
**ISSUES/OPPORTUNITIES**  
**WRAP UP**

Your input will help guide the City of Tega Cay's vision and help define values and priorities.

**Tega Cay**  
South Carolina

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The screenshot shows a survey interface with a red header and a list of priorities. A pop-up box is overlaid on the list, containing a question and instructions for ranking items.

**2 What is most important to you?**  
Rank your top items

WELCOME PRIORITIES VISION ISSUES/OPPORTUNITIES WRAP UP

Order your top 4 items above this line

- Healthcare, Needs, and
- Proximity to Charlotte
- Safe Neighborhoods
- Small Town
- Recreational Area
- Proximity to F
- Lake Wylie and
- Supportive Business
- Strong Sense of C
- Proximity to A
- Excellent Schools ar
- Low Taxe

**What is most important to you?**

Why did you choose to live in, or move to, the City of Tega Cay?

Rank the items by dragging them above the line in order of importance, with the most important element at the top. You may also add a comment by clicking on the comment button at the top.

Philip F. O'Connell Center

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2 **What is most important to you?**  
Rank your top items

WELCOME PRIORITIES VISION ISSUES/OPPORTUNITIES WRAP UP

↑ Order your top 4 items above this line ↑

- Healthcare, Needs, and Entertainment
- Proximity to Charlotte and Jobs
- Safe Neighborhoods and Places
- Small Town Feel
- Recreational Amenities
- Proximity to Family
- Lake Wylie and Nature
- Supportive Business Environment
- Strong Sense of Community
- Proximity to Airport
- Excellent Schools and Education
- Low Taxes

Rank the items by dragging them above the line in order of importance, with the most important element at the top. You may also add a comment by clicking on the comment button at the top.



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Navigation: < 2 3 Your City of Tega Cay >> 4 5

Vertical Labels: WELCOME, PRIORITIES, VISION, ISSUES/OPPORTUNITIES, WRAP UP

Section Title: Your City of Tega Cay  
Tell us about your vision

Text: Envision the future of Tega Cay. What is it like? What do you want to see? Use the text box to describe your vision for the City of Tega Cay.

Form: Type...

Character Count: 0/500

Next Button: → Next

Modal Title: Your City of Tega Cay

Modal Content: Imagine Tega Cay in the Future. What do you see? What do you want to see? Use the text box to describe your vision for the City of Tega Cay.

Images: Three landscape and lifestyle photos (flowers, people at sunset, cyclist).

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# Tega Cay Comprehensive Plan 2035 Update

More at: <https://metroquest.com>

1 < 2 3 4 Tell Us About the City of Tega Cay 5 >>

Drop your map markers

WELCOME PRIORITIES VISION ISSUES/OPPORTUNITIES WRAP UP

Transportation Land Use Entertainment Parks / Open Space Infrastructure Other Ideas

Map Satellite

Tega Cay

India Hook Mt Gallant

Baxter Village

Keyboard shortcuts Map Data Terms Report a map error

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# Tega Cay Comprehensive Plan 2035 Update

More at: <https://metroquest.com>

Final Questions

- > What do you like best about your community?  
Type... 0/200
- > How do you define "Quality of Life"?  
Type...
- > What do you like to do on vacation?  
Type...
- > What is your age?  
Select...
- > Which community best describes where you live?  
Select...
- > Any additional comments to the City?  
Type...

Answer the questions you want to answer

Finish

Thank You!

Thank you for participating in this survey. Your answers have been recorded and will be used to help shape the future of the City. For more information and to see how you can help, visit our website for more information and to see how you can help.

Partners

Project Site

and spread the word!

X in

**Wrap Up**

Thank you!

*Thank you for your input so far! It has been recorded. Please answer a few additional questions. Your information will be kept private. Please share this survey and spread the word!*

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**Final Questions**

- › What do you like best about your community?  
Type... 0/200
- › How do you define "Quality of Life"?  
Type... 0/200
- › What do you like to do on vacation?  
Type... 0/200
- › What is your age?  
Select... ▼
- › Which community best describes where you live?  
Select... ▼
- › Any additional comments to help develop plan?  
Type...

Answer the questions you want to, then click Finish:

**Finish**

**Thank You!**

Thank you for participating in this survey. Your answers have been recorded and will be used to inform the future of the City Center. Visit our project site for more information and updates.

**Our Partners**

**Project Site**

Please share this and spread the word!

[Privacy](#) - [About MetroQuest](#)

## Take our Survey and tell us about:

- ⇒ Your priorities for the City
- ⇒ Identify areas that need improvement
- ⇒ Vision for the City of Tega Cay



Scan the QR Code with your mobile phone camera to get started.



## City News

### Comprehensive Plan Update Survey

Your Voice. Your City. Your Future! Tega Cay Residents—this is YOUR chance to make a lasting impact on our community! The City of Tega Cay is updating its Comprehensive Plan, and we need YOU to help shape the future!

[Comprehensive Plan Update Survey](https://www.tegacaysc.org/1988/Comprehensive-Plan-Update-Survey)

Home » Government » Departments » Development Services » Comprehensive Plan Update Survey

## Comprehensive Plan Update Survey

Welcome! The City of Tega Cay is updating its Comprehensive Plan, a document that serves as a roadmap for the city's development over the next decade and beyond. The Comprehensive Plan will outline the existing conditions of the City of Tega Cay, describe future goals and objectives for development, and include an action plan to achieve those goals and objectives. The City of Tega Cay Comprehensive Plan will address the following topics:

- Future Growth and Land Use
- Housing
- Economic Development
- Transportation and Mobility
- Community Facilities, Infrastructure and Utilities
- Parks, Natural Resources, and the Environment
- Resiliency and Priority Investments

We invite you to participate in our community's planning process by participating in a community survey! The results of the survey will be collected and documented for use to assist with the preparation of the Comprehensive Plan update. Your participation in the survey is invaluable and provides a critical resource for our community.

**[Take the 2025 Tega Cay Comprehensive Plan Update Survey](#)**

The Survey should take less than 10 minutes to complete. Please take the time necessary to read each question and answer as accurately as you can. The Survey will post live through March 8, 2025. Thank you in advance for your participation in this important process.

**Please send questions about the survey to:**

- Erika Stahl, Senior Planner
- Catawba Regional Council of Governments
- (803) 327-9041
- [estahl@catawbacog.org](mailto:estahl@catawbacog.org)

Hi, how can I help?

# PUBLIC OPEN HOUSE

**WE WOULD LOVE TO HEAR YOUR VISION FOR THE FUTURE OF TEGA CAY!**

## **Come Attend the Open House to:**

- ⇒ Ask Questions.
- ⇒ Learn about the Comprehensive Plan Update Process
- ⇒ Tell us your community vision
- ⇒ Tell us your big ideas
- ⇒ Identify locations for improvement
- ⇒ Speak with the planning team in a casual setting

**April**

**7**

**4:30 P.M. – 6:30 P.M.**

**Tega Cay Glennon Center**

**Lower Level**

**15077 Molokai Drive**

**ALL ARE INVITED**



CITY OF TEGA CAY COMPREHENSIVE PLAN OPEN HOUSE

April 7<sup>th</sup>, 2025

4:30-6:30 PM

	NAME	EMAIL / PHONE #
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3	JACK MATHEWS	Jfms
4	Chris Gray	
5	Kathleen Allen	painterly@comporium.net
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17	Sherry Strohl	Sstrohl12@yahoo.com

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29	JAMIE WAH	rjcwah@seagan.com
30	Matt Lindsey	matthewklindsey1@gmail.com
31	ERIC SHANNON	ERICSHANNON@GMAIL.COM



KARL SCHAEFER

**2025-2035 Comprehensive Plan Notes**

Clean up & maintain existing infrastructure  
Responsible sustainable development  
Small-town atmosphere  
Protect natural environment  
Less density  
More quality locally owned shops & restaurants

**Make the entrance to Tega Cay beautiful:**  
Gold Hill Road & Hubert Graham Way to Shoreline Parkway

Reach out for areas of annexation:  
By water tower at Hubert Graham Way  
Across from Tega Cay Elementary  
Ambitious goal would be to take all along Gold Hill Road to 160

Less or no more development like:  
Cadence  
Trinity Townhomes  
Cameron Creek  
Windhaven  
Revere  
Ledgestone  
These area missed the mark for maintaining green space / "Tree City USA"

Location of the new "Main Street Tega Cay" is far removed from most of the areas of Tega Cay, that made the city great

The "Mixed-Use City Center" area across from the elementary school designated in the current comprehensive plan has not been utilized

Opportunity for maintaining green or creating park space along Hubert Graham Way

# PUBLIC OPEN HOUSE

WE WOULD LOVE TO HEAR YOUR INPUT FOR THE  
FUTURE OF TEGA CAY!

**Come Attend the Open House  
to:**

- ⇒ Review and provide input on proposed changes to centers
- ⇒ Review and provide input on proposed changes to the Marina Overlay District
- ⇒ Review existing land use and zoning maps
- ⇒ Speak with the planning team in a casual setting

September

30

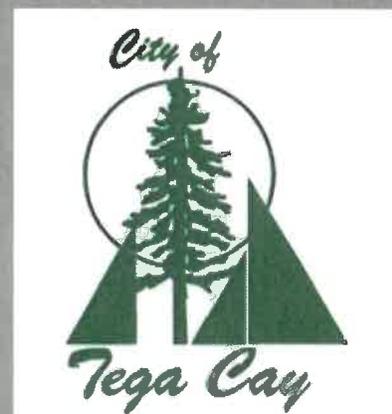
4:00 P.M. – 6:00 P.M.

Tega Cay Glennon Center

Lower Level

15077 Molokai Drive

**ALL ARE INVITED**



City of Tega Cay Comprehensive Plan Open House  
September 30, 2025

NAME	EMAIL / PHONE #
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JOHN BEDARD	JohnBedard9@aol.
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Dina Errico	
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Sony Reivers	sreivers@gmail.com
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<del>William</del> Gilman Dasch	
Marcia Williams Zenzel	
Huyun WNA	

City of Tega Cay Comprehensive Plan Open House  
September 30, 2025

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KARL SCHAEFER	KARL@KSD-LLC.COM
MATT OTHMANN	OTHMANN.MATT@GMAIL.COM

City of Tega Cay Comprehensive Plan Open House  
September 30, 2025

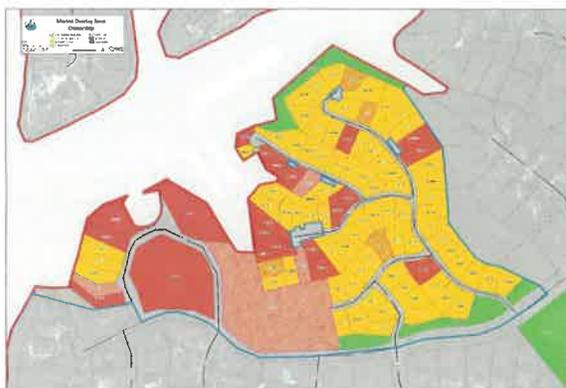
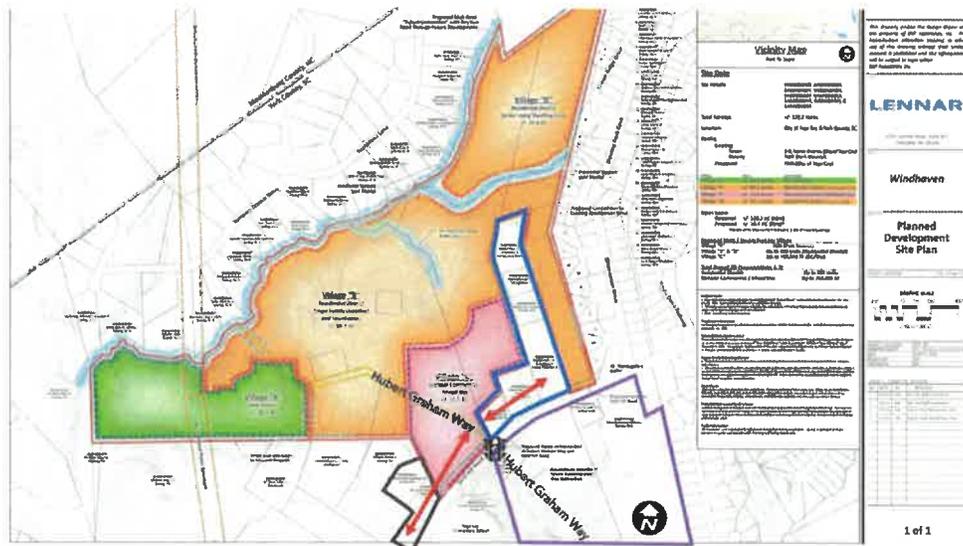
NAME	EMAIL / PHONE #
Cori Wittmeyer	704-582-2898
Rick McAulity	704-609-6215
LAUSE SEHOLM	440 724-2828
Heather Rudderow	215-435-1519
LARRY & JO ANN MISIURA	704-575-4662
ASHLEY RABON	704-608-2878 RABON1274@GMAIL.COM

# City of Tega Cay Comprehensive Plan Focus Groups August 20, 2025

Voice your opinion on how the City of Tega Cay should develop. Four focus groups are scheduled for Wednesday, August 20, 2025, at City Council Chambers in the Glennon Center (15077 Molokai Drive).

Join us at all or some of the focus groups and voice your opinion. Focus groups are for those invited only.

Time	Subject of Focus Group
8:00 AM – 10:00 AM	Commercial Areas on Gold Hill Road and Hubert Graham Way (across from Tega Cay Elementary School)
10:00 AM – 12:00 PM	Marina Overlay
1:00 PM – 3:00 PM	Dam Road Potential Annexation Areas by The Grove at Tega Cay (formally known as Main Street) and Gold Hill Elementary School
3:00 PM – 5:00 PM	Parks and Recreation

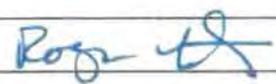


**Tega Cay Focus Group Meeting**  
**Wednesday, August 20, 2025**

Focus Group: *Gold Hill + Hubert Graham*

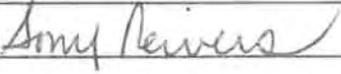
Tega Cay City Council		
Name	Email	Signature
Chris Gray (Mayor)	cgray@tegacaysc.gov	
Carmen Miller (Mayor Pro Tempore)	cmiller@tegacaysc.gov	
Scott Shirley	sshirley@tegacaysc.gov	
Brian Carter	bcarter@tegacaysc.gov	
Tom Hyslip	thyslip@tegacaysc.gov	

Tega Cay Comprehensive Plan Committee Meeting		
Name	Email	Signature
Chris Gray (Mayor)	cgray@tegacaysc.gov	
Carmen Miller (Mayor Pro Tempore)	cmiller@tegacaysc.gov	
Alice Dobleske (Planning Commission)	alice@dobleskemedial.com	
Thomas Gilanyi (Planning Commission)	tgilanyi@gmail.com	
Chris Leonard	chris.d.leonard@gmail.com	
Sherry Strohl	sstrohl12@yahoo.com	
Michael Wilhelm	wilhelmpd01@gmail.com	

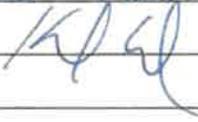
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Gus Matchunis	Gus.matchunis@hendrickauto.com	
Chris Franckhauser	cfranckhauser@gmail.com	



**Tega Cay Steering Committee Applicants**

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Star Hetzroni	starhetzroni@gmail.com	

Other

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KARL SCHAEFER	KARL@KSO-LIC.COM	

**Tega Cay Focus Group Meeting**  
 Wednesday, August 20, 2025

Focus Group: *Marina Overlay District*

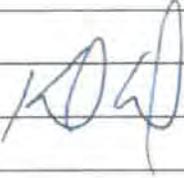
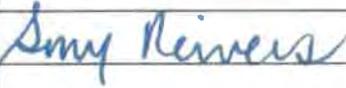
Tega Cay City Council		
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Brian Carter	bcarter@tegacaysc.gov	
Tom Hyslip	thyslip@tegacaysc.gov	

Tega Cay Comprehensive Plan Committee Meeting		
Name	Email	Signature
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Matthew Lindsey	Matthewklindsey1@gmail.com	
Jing Jin	jingjin@me.com	
Gregory Eason	gregoryeasonjr@gmail.com	
Gus Matchunls	Gus.matchunls@hendrickauto.com	
Chris Franckhauser	cfranckhauser@gmail.com	<i>Chris Franckhauser</i>



**Tega Cay Steering Committee Applicants**

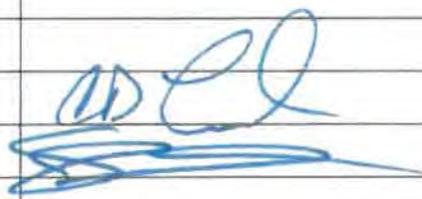
Name	Email	Signature
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Karl Schaefer	karlscha@gmail.com	
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**Tega Cay Focus Group Meeting**  
**Wednesday, August 20, 2025**

**Focus Group:** *Dam Road Focus Group*

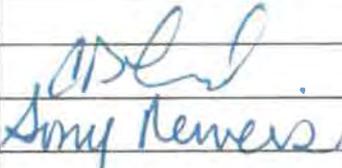
<b>Tega Cay City Council</b>		
<b>Name</b>	<b>Email</b>	<b>Signature</b>
Chris Gray (Mayor)	cgray@tegacaysc.gov	
Carmen Miller (Mayor Pro Tempore)	cmiller@tegacaysc.gov	
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Brian Carter	bcarter@tegacaysc.gov	
Tom Hyslip	thyslip@tegacaysc.gov	

<b>Tega Cay Comprehensive Plan Committee Meeting</b>		
<b>Name</b>	<b>Email</b>	<b>Signature</b>
Chris Gray (Mayor)	cgray@tegacaysc.gov	
Carmen Miller (Mayor Pro Tempore)	cmiller@tegacaysc.gov	
Alice Dobleska (Planning Commission)	alice@dobleskemedja.com	
Thomas Gilanyi (Planning Commission)	tgilanyi@gmail.com	
Chris Leonard	chris.d.leonard@gmail.com	
Sherry Strohl	sstrohl12@yahoo.com	
Michael Wilhelm	wilhelmod01@gmail.com	

<b>Tega Cay Economic Development Committee</b>		
<b>Name</b>	<b>Email</b>	<b>Signature</b>
Ashley Rabon	Rabon1274@gmail.com	
Roger Metz	roger@kuestercre.com	
Thomas Carpenter	Thomas.Carpenter4th@gmail.com	
Matthew Hozik	matthewhozik1@gmail.com	
Matthew Lindsey	MatthewkLndsey1@gmail.com	
Jing Jin	jingjin@me.com	
Gregory Eason	gregoryeasonjr@gmail.com	
Gus Matchunis	Gus.matchunis@hendrickauto.com	
Chris Franckhauser	cfranckhauser@gmail.com	



**Tega Cay Steering Committee Applicants**

Name	Email	Signature
Karin McKemey	kkmckemey@gmail.com	
Karl Schaefer	karlscha@gmail.com	
Matthew Ohmann	ohmann.matt@gmail.com	
Paul Keith	pckelth20@gmail.com	
Sai Pavan Kumar Adusumilli	saipavan@gmail.com	
William A. Custer	wacuster@gmail.com	
Chris Leonard	chris.d.leonard@gmail.com	
Sony Reivers	sreivers@gmail.com	
Michael Long	mlong38@gmail.com	
William Kasko	wkasko@comporium.net	
Megan Nelson	megan@mmnelson.com	
Daniel Lambert	daniel.lambert@merrick.com	
Clint Parker	cp8rker@gmail.com	
Sherry Strohl	sstrohl12@yahoo.com	
Matthew Boeggeman	mboeggeman@gmail.com	
John Schwarze	john@overtimeathleticclub.com	
Dirk Tanis	dt5568@gmail.com	
Daniel Dunn	danndunn@gmail.com	
Leslie Kelly	lesliekelly0212@gmail.com	
Joan Anderson	mercedes1@comporium.net	
Heather Overman	overmanheather@gmail.com	
Emily Jaeckli	jaeckli@comporium.net	
Brett Coffman	financialplanner1@hotmail.com	
Heidi Schmidt	heidtcsc@gmail.com	
Ola van Zyl	olavanzyl@yahoo.com	
Michael Wilhelm	wilhelmpd01@gmail.com	
Chris Kirk	ckirk7@yahoo.com	
Star Hetzroni	starhetzroni@gmail.com	

Other		
Name	Email	Signature
Elizabeth Duda	Bike/feet condition of road	

**Tega Cay Focus Group Meeting**  
 Wednesday, August 20, 2025

Focus Group: *Parks and open space*

Tega Cay City Council		
Name	Email	Signature
Chris Gray (Mayor)	cgray@tegacaysc.gov	
Carmen Miller (Mayor Pro Tempore)	cmiller@tegacaysc.gov	
Scott Shirley	sshirley@tegacaysc.gov	
Brian Carter	bcarter@tegacaysc.gov	
Tom Hyslip	thyslip@tegacaysc.gov	

Tega Cay Comprehensive Plan Committee Meeting		
Name	Email	Signature
Chris Gray (Mayor)	cgray@tegacaysc.gov	
Carmen Miller (Mayor Pro Tempore)	cmiller@tegacaysc.gov	
Alice Dobleske (Planning Commission)	alice@dobleskemedla.com	<i>Alice Dobleske</i>
Thomas Gilanyi (Planning Commission)	tgilanyi@gmail.com	<i>Thomas Gilanyi</i>
Chris Leonard	chris.d.leonard@gmail.com	
Sherry Strohl	sstrohl12@yahoo.com	
Michael Wilhelm	wilhelmpd01@gmail.com	

Tega Cay Economic Development Committee		
Name	Email	Signature
Ashley Rabon	Rabon1274@gmail.com	
Roger Metz	roger@kuestercre.com	
Thomas Carpenter	Thomas.Carpenter4th@gmail.com	
Matthew Hozik	matthewhozlk1@gmail.com	
Matthew Lindsey	MatthewkLindsey1@gmail.com	
Jing Jin	JingJin@me.com	
Gregory Eason	gregoryeasonjr@gmail.com	
Gus Matchunis	Gus.matchunis@hendrickauto.com	
Chris Franckhauser	cfranckhauser@gmail.com	<i>Chris Franckhauser</i>

Tega Cay Planning Commission		
Name	Email	Signature
Alice Dobleske	alice@dobleskedia.com	
Jamie Wall	jcwall@reagan.com	
Justin Jaques	justinjf1@gmail.com	
Mark Reeher	markreeher@gmail.com	
Nick Amico	namico.tcpc@outlook.com	
Thomas Gilanyi	tgilanyi@gmail.com	

Tega Cay Stormwater Advisory Committee		
Name	Email	Signature
Ben Bartelt	benbartelt@gmail.com	
Jerry Church	jman99@comporium.net	
Heather Jones	heather.jones07@gmail.com	
Maureen Norcutt	norcutt.maureen@gmail.com	
Robin McInnis	roblmci@outlook.com	
Lauren Kohut	lauren.e.kohut@gmail.com	
Wes Worden	wjworden711@gmail.com	

Tega Cay Parks and Recreation Committee		
Name	Email	Signature
John Corb	1740 Betony Ln	Johncorb@hotmail.com
Deborah Wey	1756 Bentgrass Ln	debblewey23@gmail.com
Christoph Halverson	8026 Windjanner Dr	christoophalverson@outlook.com

**Tega Cay Steering Committee Applicants**

Name	Email	Signature
Karin McKemey	kkmckemey@gmail.com	
Karl Schaefer	karlscha@gmail.com	
Matthew Ohmann	ohmann.matt@gmail.com	
Paul Keith	pcketh20@gmail.com	
Sai Pavan Kumar Adusumilli	saipavan@gmail.com	
William A. Custer	wacuster@gmail.com	
Chris Leonard	chris.d.leonard@gmail.com	
Sony Reivers	sreivers@gmail.com	
Michael Long	mlong38@gmail.com	
William Kasko	wkasko@comporium.net	
Megan Nelson	megan@mmnelson.com	
Daniel Lambert	daniel.lambert@merrick.com	
Clint Parker	cp8rker@gmail.com	
Sherry Strohl	sstrohl12@yahoo.com	
Matthew Boeggeman	mboeggeman@gmail.com	
John Schwarze	john@overtimeathleticclub.com	
Dirk Tanis	dt5568@gmail.com	
Daniel Dunn	dandunn@gmail.com	
Lestle Kelly	lestlekelly0212@gmail.com	
Joan Anderson	mercedes1@comporium.net	
Heather Overman	overmanheather@gmail.com	
Emily Jaeckl	jaeckl@comporium.net	
Brett Coffman	financialplanner1@hotmail.com	
Heidi Schmidt	heldtcsc@gmail.com	
Ola van Zyl	olavanzyl@yahoo.com	
Michael Wilhelm	wilhelmpd01@gmail.com	
Chris Kirk	clkirk7@yahoo.com	
Star Hetzroni	starhetzroni@gmail.com	

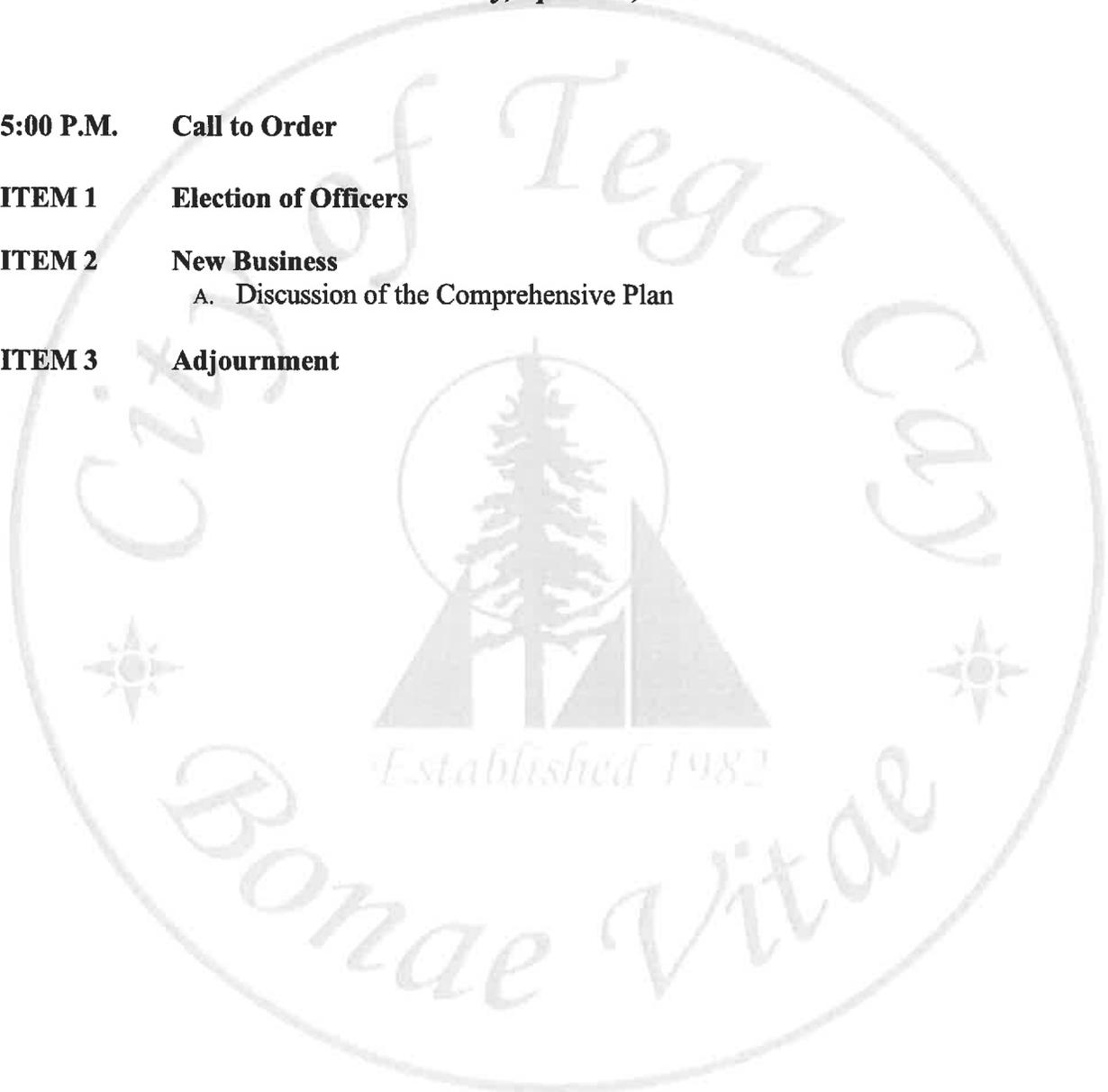
Other		
Name	Email	Signature
Elizabeth Duda - <sup>Bike Seat</sup> Coalition of York		



*City of*  
**TEGA CAY, SOUTH CAROLINA**

**Regular Steering Committee Meeting Agenda**  
*Philip T. Glennon Center – Council Chambers*  
*15077 Molokai Drive, Tega Cay, SC*  
*Monday, April 28<sup>th</sup>, 2025*

- 5:00 P.M. Call to Order**
- ITEM 1 Election of Officers**
- ITEM 2 New Business**  
A. Discussion of the Comprehensive Plan
- ITEM 3 Adjournment**





**Regular Steering Committee Meeting**  
**Monday, April 28, 2025**  
Philip T. Glennon Center – Council Chambers  
15077 Molokai Drive, Tega Cay, SC

**Committee members Present:** Chris Gray, Carmen Miller, Ray Haile, Thomas Gilanyi, Leslie Kelly, Michael Wilhelm, and Sherry Strohl. A quorum was present.

**Committee members Absent:** Chris Leonard

**Staff Present:** Nick Cauthen, Development Services Director, Maddie Lee, Planner I

**The public and media were duly notified of the date, time and place of the meeting.**

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The meeting was called to order at 5:00 P.M.

**ITEM 1 ELECTION OF OFFICERS**

**MOTION**

Carmen Miller motioned to nominate Ray Haile for Chair, seconded by Sherry Strohl and approved unanimously.

**MOTION**

Chris Gray motioned to nominate Sherry Strohl for Vice Chair, seconded by Ray Haile and approved unanimously.

**ITEM 2 NEW BUSINESS**

**A. Discussion of the Comprehensive Plan**

Erika Stahl with the Catawba Regional Council of Governments summarized the survey data received online and in-person for the committee members. This included concerns, opportunities, and vision statements from respondents. The City's planning area, vacant land, proposed development, and discussion of future city limits were thoroughly examined. Future transportation projects, infrastructure funding, and the City's revenue sources were explained amongst the committee members.

**ITEM 3 ADJOURNMENT**

**MOTION**

There being no further business, Ms. Miller motioned to adjourn, seconded by Mr. Gray and approved unanimously.

*The meeting was adjourned at 6:55 P.M.*

*Signature Page to Follow*

APPROVED:

\_\_\_\_\_  
Ray Haile

APPROVAL DATE: May 27, 2025

City of Tega Comprehensive Plan Committee Meeting  
Monday, April 28, 2025

Name	Email	Signature
Chris Gray (Mayor)	cgray@tegacaysc.gov	
Carmen Miller (Mayor Pro Tempore)	cmiller@tegacaysc.gov	
Ray Haile (Planning Commission) (Chair)	1614BRR@msn.com	
Thomas Gilanyi (Planning Commission)	tgilanyi@gmail.com	
Leslie Kelly	lesliekelly0212@gmail.com	
Chris Leonard	chris.d.leonard@gmail.com	
Sherry Strohl (Vice-chair)	sstrohl12@ <del>yahoo</del> gmail.com	
Michael Wilhelm	wilhelmpd01@gmail.com	
Maddie Lee	mlee@tegacaysc.gov	



*City of*  
**TEGA CAY, SOUTH CAROLINA**

**Steering Committee for Comprehensive Plan  
Meeting Agenda**

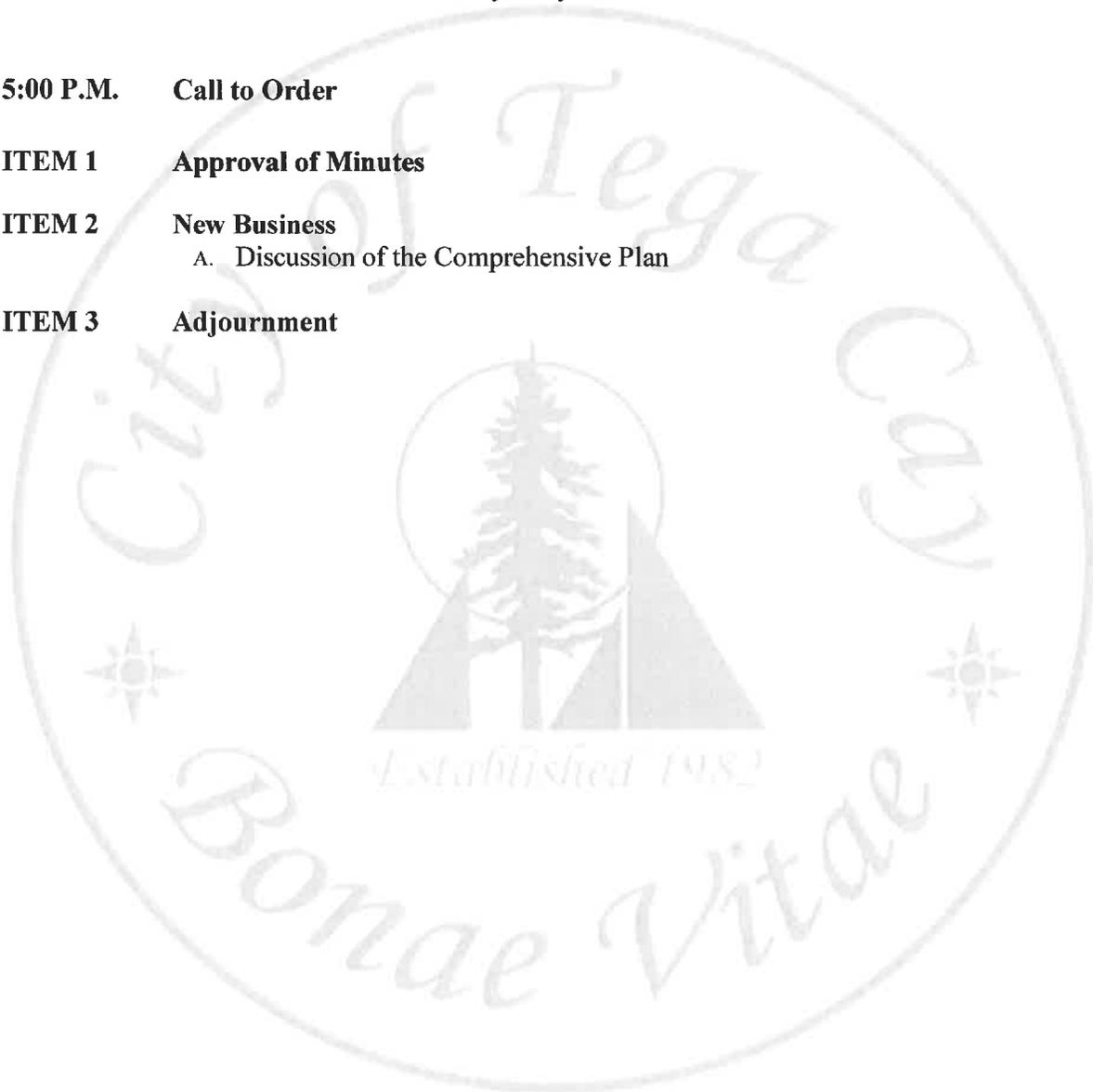
*Philip T. Glennon Center – Council Chambers  
15077 Molokai Drive, Tega Cay, SC  
Tuesday, May 27<sup>th</sup>, 2025*

**5:00 P.M. Call to Order**

**ITEM 1 Approval of Minutes**

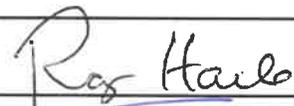
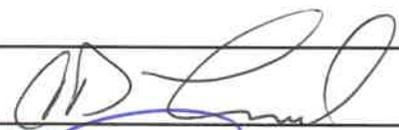
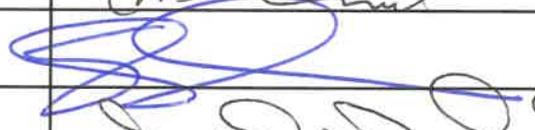
**ITEM 2 New Business**  
A. Discussion of the Comprehensive Plan

**ITEM 3 Adjournment**



**Tega Cay Comprehensive Plan Committee Meeting**

**May 27, 2025 Sign in Sheet**

<b>Name</b>	<b>Email</b>	<b>Signature</b>
Chris Gray (Mayor)	<a href="mailto:cgray@tegacaysc.gov">cgray@tegacaysc.gov</a>	
Carmen Miller (Mayor Pro Tempore)	<a href="mailto:cmiller@tegacaysc.gov">cmiller@tegacaysc.gov</a>	
Ray Haile (Planning Commission)	<a href="mailto:1614BRR@msn.com">1614BRR@msn.com</a>	
Thomas Gilanyi (Planning Commission)	<a href="mailto:tgilanyi@gmail.com">tgilanyi@gmail.com</a>	
Leslie Kelly	<a href="mailto:lesliekelly0212@gmail.com">lesliekelly0212@gmail.com</a>	
Chris Leonard	<a href="mailto:chris.d.leonard@gmail.com">chris.d.leonard@gmail.com</a>	
Sherry Strohl	<a href="mailto:sstrohl12@yahoo.com">sstrohl12@yahoo.com</a>	
Michael Wilhelm	<a href="mailto:wilhelmpd01@gmail.com">wilhelmpd01@gmail.com</a>	

Maddie Lee

Maddie Lee



*City of*  
**TEGA CAY, SOUTH CAROLINA**

**Steering Committee for Comprehensive Plan  
Meeting Agenda**

*Philip T. Glennon Center – Council Chambers  
15077 Molokai Drive, Tega Cay, SC  
Wednesday, June 25<sup>th</sup>, 2025*

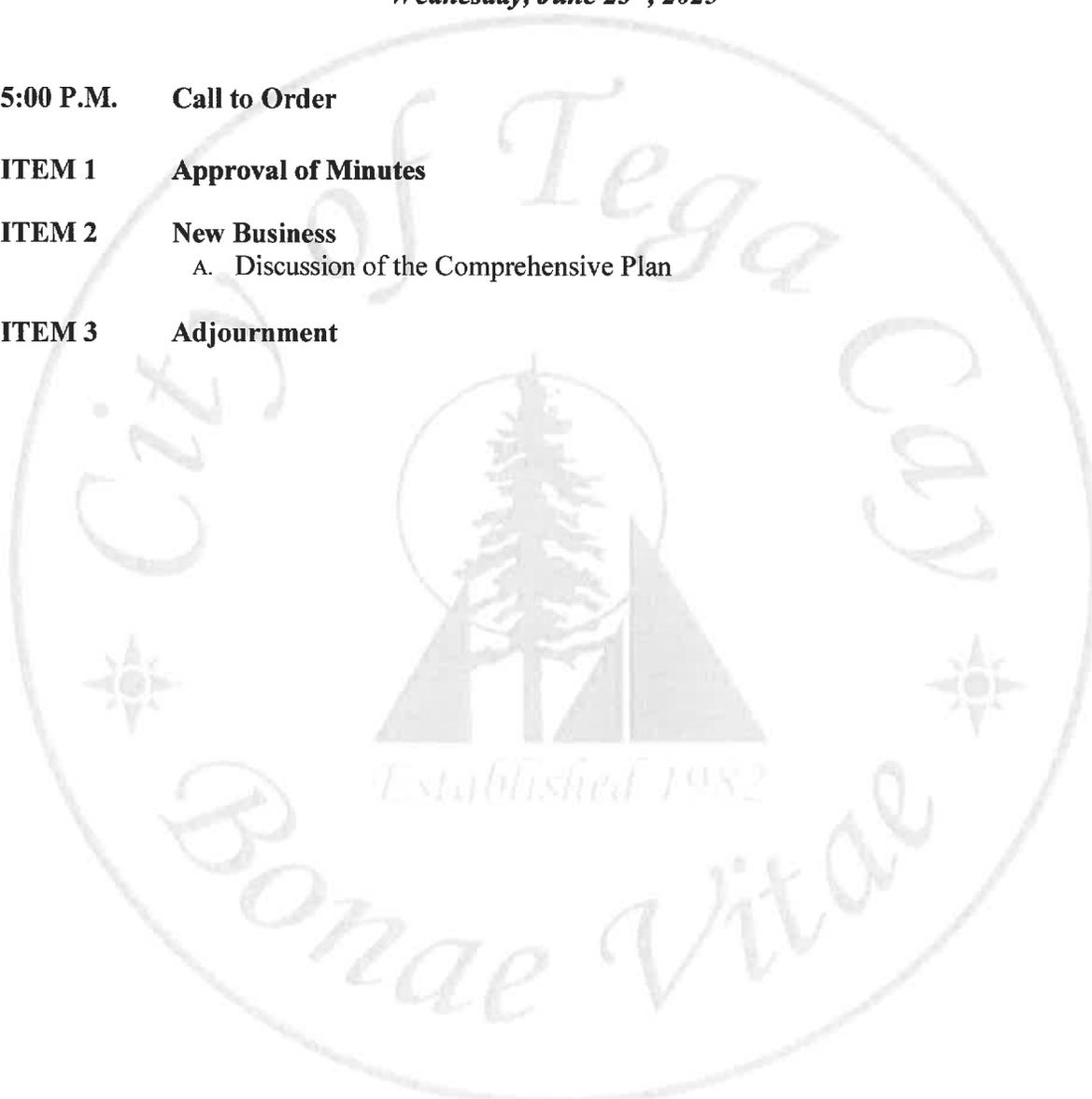
**5:00 P.M. Call to Order**

**ITEM 1 Approval of Minutes**

**ITEM 2 New Business**

A. Discussion of the Comprehensive Plan

**ITEM 3 Adjournment**





*City of*  
**TEGA CAY, SOUTH CAROLINA**

**Steering Committee for Comprehensive Plan  
Meeting Agenda**

*Philip T. Glennon Center – Council Chambers  
15077 Molokai Drive, Tega Cay, SC  
Friday, August 15<sup>th</sup>, 2025*

- 5:00 P.M. Call to Order**
- ITEM 1 Approval of Minutes**
- ITEM 2 New Business**  
A. Discussion of the Comprehensive Plan
- ITEM 3 Adjournment**





**Regular Steering Committee Meeting**  
**Wednesday, June 25, 2025**  
*Philip T. Glennon Center – Council Chambers*  
*15077 Molokai Drive, Tega Cay, SC*

**Committee members Present:** Mayor Chris Gray, Mayor Pro Tem Carmen Miller, Ray Haile, Thomas Gilanyi, and Michael Wilhelm. A quorum was present.

**Committee members Absent:** Chris Leonard and Sherry Strohl

**Staff Present:** Nick Cauthen, Development Services Director

**The public and media were duly notified of the date, time and place of the meeting.**

---

The meeting was called to order at 5:00 P.M.

**ITEM 1 APPROVAL OF MINUTES**

**MOTION**

Chris Gray motioned to approve the May meeting minutes, seconded by Carmen Miller and approved unanimously.

**ITEM 2 NEW BUSINESS**

**A. Discussion of the Comprehensive Plan**

Erika Stahl with the Catawba Regional Council of Governments discussed the City's cultural resources and housing elements. Historic sites across the City were cited including a ferry crossing, the dam, and a confederate cemetery. The future vision for the Marina Overlay District was discussed extensively. Focus groups were discussed with an emphasis on land use. These groups were suggested to meet all in one day with a potential date in August.

**ITEM 3 ADJOURNMENT**

**MOTION**

There being no further business, Ms. Miller motioned to adjourn, seconded by Mr. Gray and approved unanimously.

*The meeting was adjourned at 7:02 P.M.*

*Signature Page to Follow*

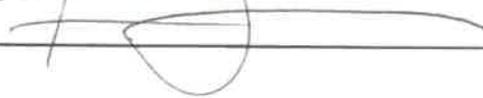
APPROVED:

\_\_\_\_\_  
Ray Haile

APPROVAL DATE: August 15, 2025

**Tega Cay Comprehensive Plan Committee Meeting**

**August 15, 2025 Sign in Sheet**

<b>Name</b>	<b>Email</b>	<b>Signature</b>
Chris Gray (Mayor)	<a href="mailto:cgray@tegacaysc.gov">cgray@tegacaysc.gov</a>	
Carmen Miller (Mayor Pro Tempore)	<a href="mailto:cmiller@tegacaysc.gov">cmiller@tegacaysc.gov</a>	
Thomas Gilanyi (Planning Commission)	<a href="mailto:tgilanyi@gmail.com">tgilanyi@gmail.com</a>	
Chris Leonard	<a href="mailto:chris.d.leonard@gmail.com">chris.d.leonard@gmail.com</a>	
Sherry Strohl	<a href="mailto:sstrohl12@yahoo.com">sstrohl12@yahoo.com</a>	
Michael Wilhelm	<a href="mailto:wilhelmpd01@gmail.com">wilhelmpd01@gmail.com</a>	
Alice Dobleske (Planning Commission)	<a href="mailto:alice@dobleskemediacom">alice@dobleskemediacom</a>	

Nick Canthen

Theo Markarov

Erika Stahl



*City of*  
**TEGA CAY, SOUTH CAROLINA**

**Steering Committee for Comprehensive Plan  
Meeting Agenda**

*Philip T. Glennon Center – Council Chambers  
15077 Molokai Drive, Tega Cay, SC  
Wednesday September 10th, 2025*

- 5:00 P.M. Call to Order**
- ITEM 1 Approval of Minutes**
- ITEM 2 New Business**  
A. Discussion of the Comprehensive Plan
- ITEM 3 Adjournment**





**Regular Steering Committee Meeting**  
**Friday, August 15, 2025**  
*Philip T. Glennon Center – Council Chambers*  
*15077 Molokai Drive, Tega Cay, SC*

**Committee members Present:** Mayor Pro Tem Carmen Miller, Thomas Gilanyi, Michael Wilhelm, and Sherry Strohl. A quorum was present.

**Committee members Absent:** Mayor Chris Gray, Chris Leonard, Alice Dobleske

**Staff Present:** Nick Cauthen, Development Services Director, Theo Markarov, Planner I

**The public and media were duly notified of the date, time and place of the meeting.**

---

The meeting was called to order at 5:00 P.M.

**MOTION**

Michael Wilhelm motioned to add an item to the agenda to elect officers due to the resignation of Chair Haile, seconded by Sherry Strohl and approved unanimously.

**ITEM 1 ELECTION OF OFFICERS**

**MOTION**

Carmen Miller motioned to nominate Sherry Strohl for Chair, seconded by Thomas Gilanyi and approved unanimously.

**MOTION**

Michael Wilhelm motioned to nominate himself for Vice Chair, seconded by Sherry Strohl and approved unanimously.

**ITEM 2 APPROVAL OF MINUTES**

**MOTION**

Michael Wilhelm motioned to approve the June meeting minutes, seconded by Carmen Miller and approved unanimously.

**ITEM 3 NEW BUSINESS**

**A. Discussion of the Comprehensive Plan**

Erika Stahl with the Catawba Regional Council of Governments summarized and discussed the economic development and resiliency elements of the Comprehensive Plan. The Committee discussed Economic Development in the City and spent a great deal of time discussing the remaining properties in the City that have yet to be developed or may have the potential to be redeveloped in the future. There was also a brief discussion regarding the City's hazard preparedness and the measures that are currently in place from a County and City perspective.

**ITEM 4 ADJOURNMENT**

There being no further business, the meeting was adjourned.

*The meeting was adjourned at 6:37 P.M.*

APPROVED:

\_\_\_\_\_  
Sherry Strohl

APPROVAL DATE: September 10, 2025



*City of*  
**TEGA CAY, SOUTH CAROLINA**

**Steering Committee for Comprehensive Plan  
Meeting Agenda**

*Philip T. Glennon Center – Council Chambers  
15077 Molokai Drive, Tega Cay, SC  
Wednesday, November 5<sup>th</sup>, 2025*

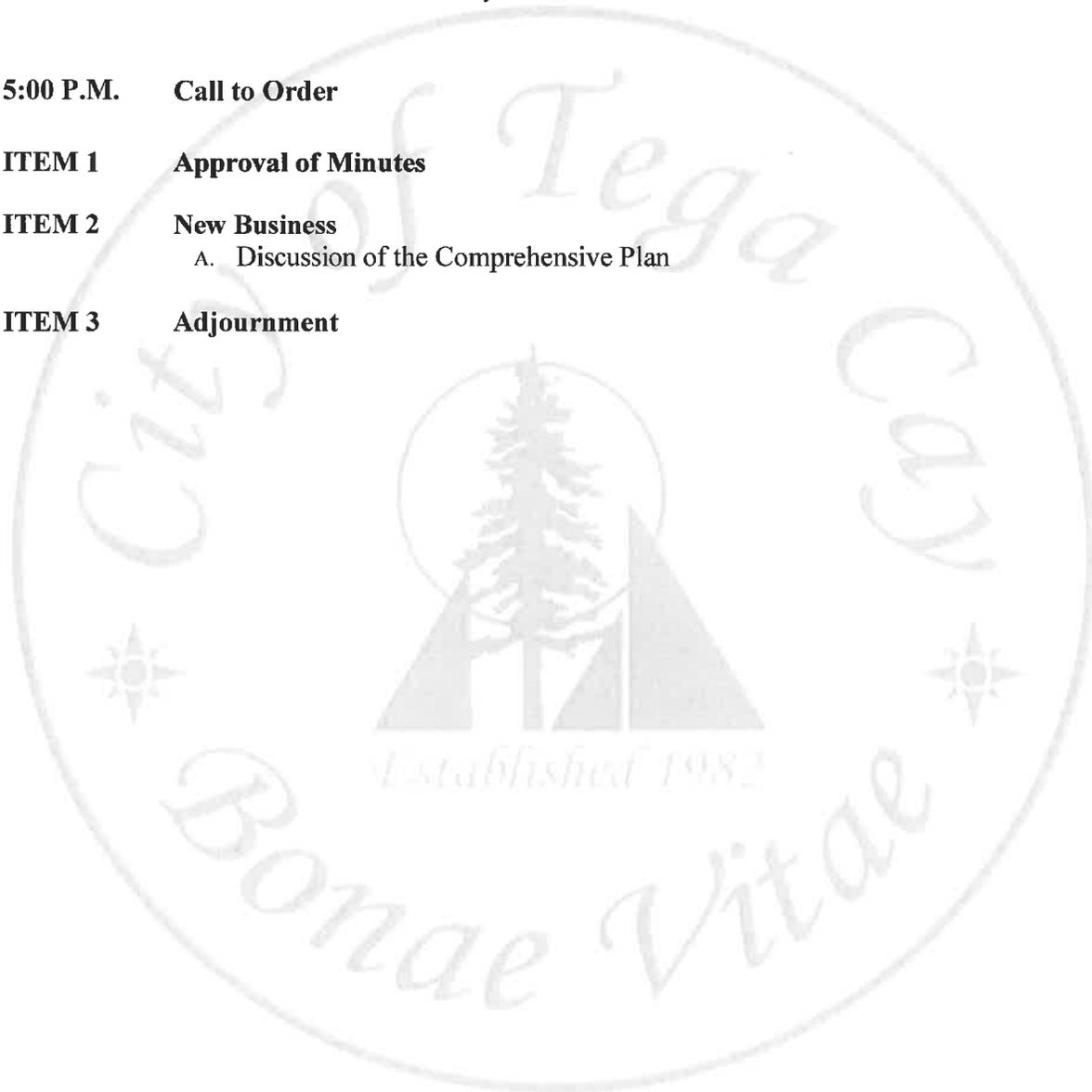
**5:00 P.M. Call to Order**

**ITEM 1 Approval of Minutes**

**ITEM 2 New Business**

A. Discussion of the Comprehensive Plan

**ITEM 3 Adjournment**





**Regular Steering Committee Meeting**  
**Wednesday, September 10, 2025**  
*Philip T. Glennon Center – Council Chambers*  
*15077 Molokai Drive, Tega Cay, SC*

**Committee members Present:** Mayor Chris Gray, Mayor Pro Tem Carmen Miller, Thomas Gilanyi, Chris Leonard, Alice Dobleske and Sherry Strohl. A quorum was present.

**Committee members Absent:** Michael Wilhelm

**Staff Present:** Nick Cauthen, Development Services Director, Theo Markarov, Planner I

**The public and media were duly notified of the date, time and place of the meeting.**

---

Chair Strohl called the meeting to order at 5:11 P.M.

**ITEM 1 APPROVAL OF MINUTES**

**MOTION**

Mr. Gray motioned to approve the August meeting minutes, seconded by Mr. Gilanyi and approved unanimously (6-0).

**ITEM 2 NEW BUSINESS**

**A. Discussion of the Comprehensive Plan**

Steve Allen with the Catawba Regional Council of Governments summarized and presented transportation data to the Committee. This included accident data, ownership of local roads, and an explanation into funding projects and projects that have already been funded through Pennies for Progress. David Hooper with RFATS presented to the Committee and explained MPO's roles in the planning process across the region, showed detailed models of the expected demand on the major roads over the next 25 years, and also discussed funding sources available for maintenance and new projects. Ms. Stahl with the COG concluded the meeting by discussing findings from the land use focus groups and how the Committee would like to present those at the upcoming open house to be held at the end of September.

**ITEM 3 ADJOURNMENT**

There being no further business, the meeting was adjourned.

*The meeting was adjourned at 7:27 P.M.*

APPROVED:

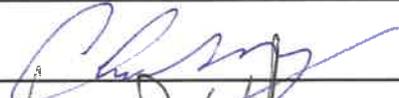
\_\_\_\_\_  
Sherry Strohl

APPROVAL DATE: November 5, 2025

## Tega Cay Comprehensive Planning Committee Meeting #6

Wednesday, November 5, 2025

### Sign-in Sheet

Name	Email	Signature
Chris Gray (Mayor)	<a href="mailto:cgray@tegacaysc.gov">cgray@tegacaysc.gov</a>	
Carmen Miller (Mayor Pro Tempore)	<a href="mailto:cmiller@tegacaysc.gov">cmiller@tegacaysc.gov</a>	
Alice Dobleske (Planning Commission)	<a href="mailto:alice@dobleskemedial.com">alice@dobleskemedial.com</a>	
Thomas Gilanyi (Planning Commission)	<a href="mailto:tgilanyi@gmail.com">tgilanyi@gmail.com</a>	
Chris Leonard	<a href="mailto:chris.d.leonard@gmail.com">chris.d.leonard@gmail.com</a>	
Sherry Strohl, Chair	<a href="mailto:ssstrohl12@yahoo.com">sstrohl12@yahoo.com</a>	
Michael Wilhelm, Vice-Chair	<a href="mailto:wilhelmpd01@gmail.com">wilhelmpd01@gmail.com</a>	
<b>Other Attendees</b>		
Theo Markarov	<a href="mailto:TMarkarov@TegaCaySC.gov">TMarkarov@TegaCaySC.gov</a>	