



**CITY OF TEGA CAY, SOUTH CAROLINA  
COMPREHENSIVE PLAN 2025 UPDATE**

**Adopted January 27, 2020**

***A Special Place to Call Home.***

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*Cover photo: View of Tega Cay from Lake Wylie. Provided by: Rob Jackson, Catawba Regional Council of Governments, 2019*

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# Section I Tega Cay Comprehensive Plan

## 2025 Update

### A. Introduction

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.

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.

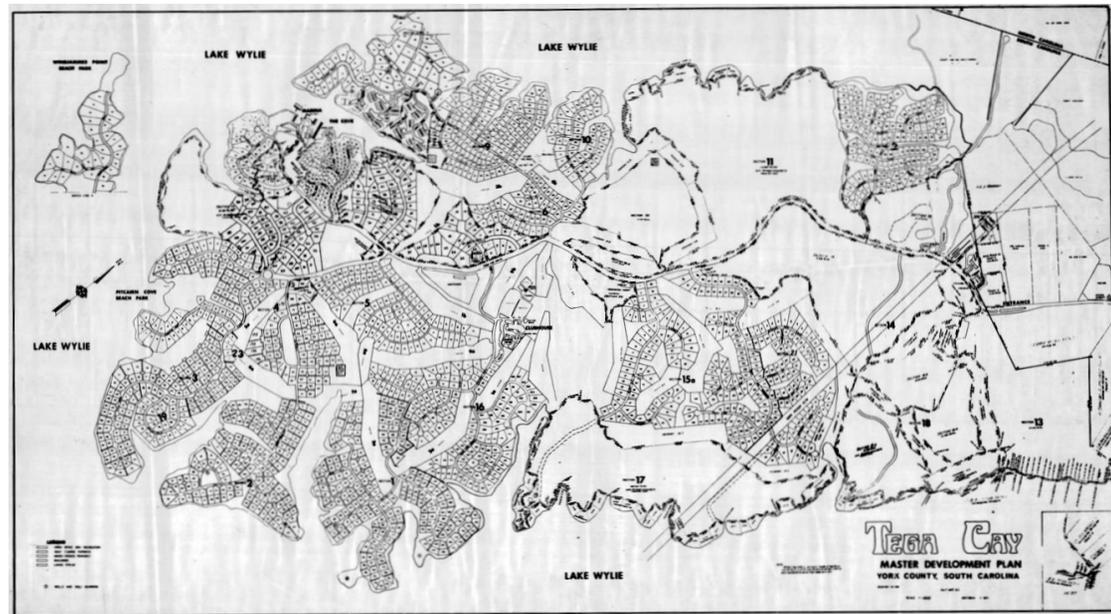
The City continued to grow with a major influx of population between 2000-2008. In 2002, the form of government was changed to Council/Mayor with four-year terms. Between 2008-2011, growth in Tega Cay was slowed due to the recent recession. A fresh spurt of growth began in 2011, and the pace continued to increase until 2017. 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.

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.



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



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 will assist 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.

From its early beginnings, Tega Cay became known as a citizen driven, interactive, and progressive community. This ideal continues today as evidenced by the Tega Cay vision statement and goals adopted in this community plan.



Tony Tarulli, first Tega Cay Mayor, is shown in the front left of the photo with Linda Cullen. Both are surrounded by former Tega Cay officials and staff.

## B. 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



*Boats line the Lake Wylie Marina, The York Observer, July 1983*

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 nine 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, and natural resources. The most recent Comprehensive Plan was completed in 2014 and took effect on January 1, 2015. The 2015-2025 Comprehensive Plan was updated and amended as required by the Enabling Act in 2019. At this time a new element, Health and Active Living, was added as a local choice.

## C. Organization

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 core values of Tega Cay. The second section of the Comprehensive Plan includes nine mandatory planning elements plus the local element reflected in Table I. 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.

## D. Community Vision 2025

### I. Vision Statement

A Joint Planning Commission and City Council Workshop for the 2019 Update was held in February 2019 to discuss the comprehensive plan update process and roles of the Council and Commission. The local element, Health and Active Living, was emphasized during the workshop as it is a new addition to the 2025 Comprehensive Plan. The current 2025 Vision and the Core Values of the Plan

were discussed per their continued relevancy. Both the Council and Planning Commission agreed that Tega Cay’s vision of a safe, family-friendly community with exceptional amenities and a high quality of life should be maintained and continue to be implemented by achieving quantifiable goals as outlined in the 2025 Plan. Participants were asked to prioritize the Core Values in their order of importance. A safe and secure City was overwhelmingly identified as the top priority.

In early April, the Steering Committee discussed the important target dates for the update and opportunities for community input including community surveys and the focus groups formation and meeting schedule. At Focus Group meetings in April, members were asked questions about the specific needs related to the individual ten planning elements. Those responses are found in Appendix L-Focus Groups’ Input. In August, the focus groups concentrated on a visual preference and mapping exercise and the development of action strategies for each element. These are also reflected in Appendix L as well as the mapping exercise. The community survey, located in Appendix K, was also available throughout the month of August. In addition, a Bicycle and Pedestrian Crowd Sourcing Survey was implemented to provide data in the Health and Active Living element. Over 700 residents completed the surveys. The results of the surveys are located throughout many sections of the Comprehensive Plan.

**Table I—Comprehensive Plan Elements**

Plan Element	Graphic
Population	
Land Use	
Transportation	
Economic Development	
Housing	
Natural Resources	
Cultural Resources	
Community Facilities	
Health and Active Living	
Priority Investment	



**Table 2—Preliminary Vision Concepts:  
Tega Cay is...**

- Home, community, special place, unparalleled quality of life
- Recreation community
- Better restaurants and playgrounds
- Green
- Jewel of the Carolinas
- Business friendly
- Destination for people who put their families first
- Education and higher education
- A place proud to live
- Paradise, cultural amenities
- You can be happy there
- Safe community
- Lake Wylie is key
- Transportation and mass transit
- Walkable

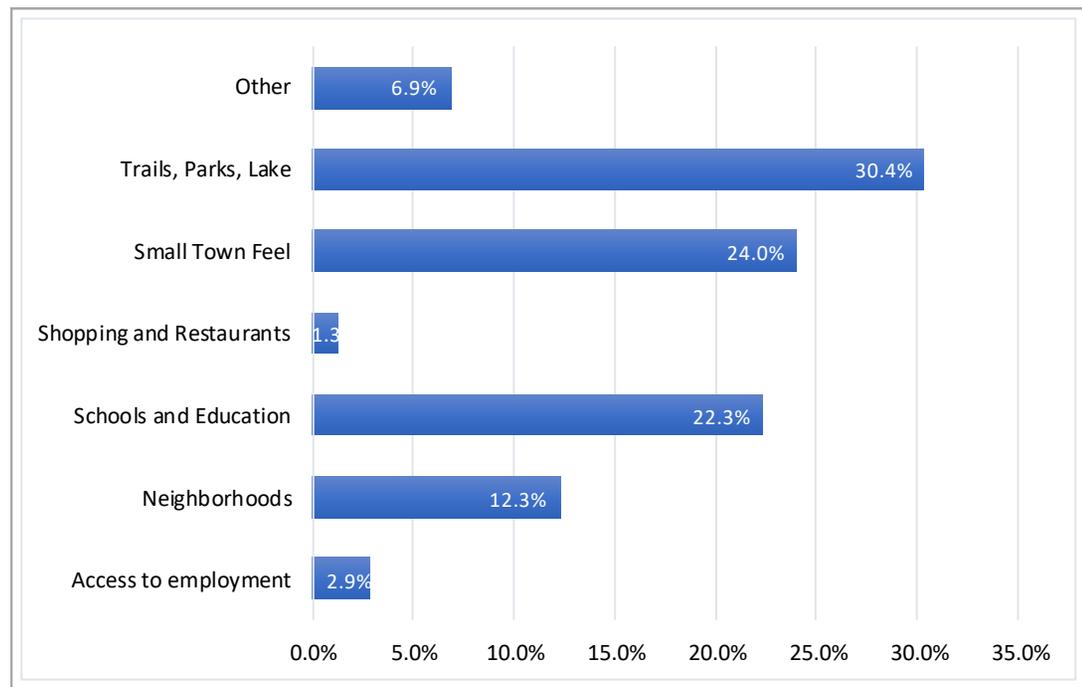
Source: Community Meeting, March 2014

In considering the most important characteristic of Tega Cay, the residents who responded to the community survey indicated recreation amenities such as trails, parks, and Lake Wylie, were what attracted them to living in Tega Cay. The second most important characteristic was the *Small Town Feel*. When asked to define what this means, the respondents chose a safe environment, community interaction and events, population size, attractive design, and natural spaces.

Responses are reflected in Figure 2—Most Important Characteristics for Living in Tega Cay. The single largest demographic group that responded to the

survey were between the ages of 30-44 and were residents for five years or less. These newer residents to Tega Cay were not involved in development of the Comprehensive Plan adopted in December, 2014. Table 2—Preliminary Vision Concepts: Tega Cay is... shows input provided in March 2014 when the Vision Statement was being developed with input from residents and focus groups.

**Figure 2—Most Important Characteristics for Living in Tega Cay**



Source: Community Survey, 2019

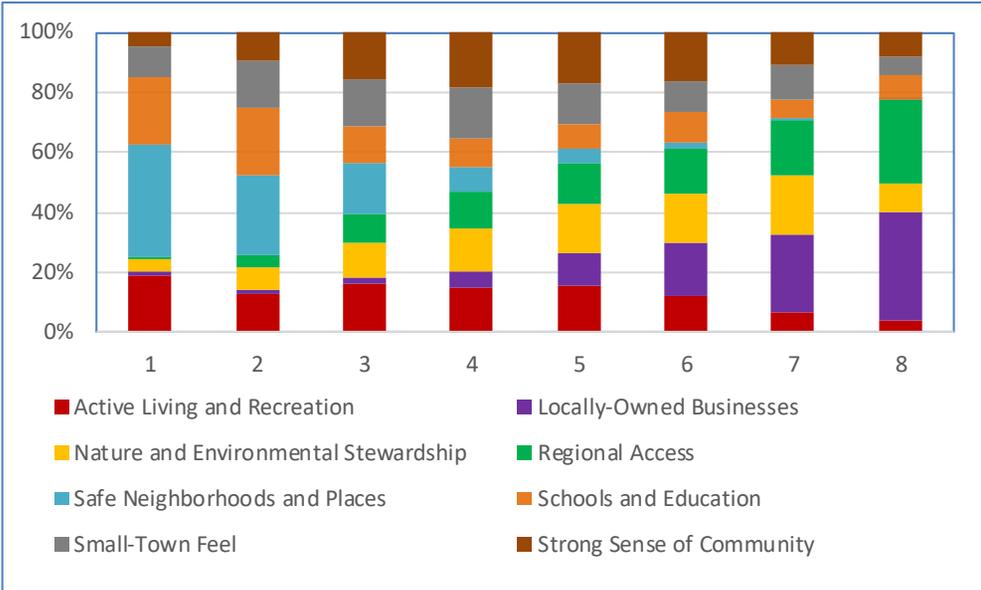


# TEGA CAY

## 2025 VISION STATEMENT

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

Figure 3—Please rank the following Tega Cay attributes in order of importance, with #1 being the most important to you.



Source: Community Survey, 2019



## I. Core Values

Change is an inherent part of any community, and it is necessary for the Comprehensive Plan to be responsive to changing conditions. However, the City has an obligation to balance and weigh community change and growth with the merits of those core values expressed by the residents throughout the Plan development process. The following six core values of the citizens of Tega Cay are reflected in the 2015-2025 Comprehensive Plan Vision Statement and continue to be relevant in the 2019 update. These core values are also the basis for the goals and planning objectives within the ten planning elements.



Safety

The City of Tega Cay has continued to be named one of the safest cities in South Carolina by SafeWise, an internet search engine that provides reviews and relevant information pertaining to the safety industry. SafeWise completed their own extensive research and paired it with the most recent FBI Crime Report to establish Tega Cay as Number 2 of the safest 20 cities to call home in South Carolina for 2019. Tega Cay has been ranked as either first or second for the past five years, a significant achievement in and of itself.

The City prides itself on being a community that has an integrated public safety response system that works together with an involved community to ensure a high level of safety through resources, facilities, equipment, personnel, and service standards. The Tega Cay City Council is committed to providing the highest quality public safety services. The Tega Cay Fire Department has an excellent Insurance Services Office (ISO) rating of (2). ISO provides a public classification system based on a ten point scale: (1) being excellent to (10) indicating that the fire coverage does not meet ISO's minimum standard. A rating in the lower numbers equates to significant savings on insurance premiums for both commercial and residential owners.

Quality law enforcement services are essential to a growing community. The City of Tega Cay Police Department is a full service department that is continuously working to improve services to our citizens and visitors. The department is fully accredited by the South Carolina Sheriff's Association.

Tega Cay is a growing vibrant community that cares a great deal for its neighbors. The department's highest priority is to employ 21st Century policing technology and tactics without shedding our "neighborhood cop" identity. However, safety doesn't come without community investment and partnership. To best achieve their mission to serve and protect, the Tega Cay Police Department believes building better bonds and relationships with its citizens and businesses through education, information, and teamwork is essential.





### Family Friendly

When it's time to mingle, Tega Cay residents hop on golf carts and head to neighborhood cookouts where South Carolina barbeque takes center stage, or head for the City owned Beach and Swim Center. Here toddlers refresh themselves in the wading pool and giggle under the raining umbrella, or make a sandcastle at the beach area along Lake Wylie. Families can enjoy a fun-spirited game of pick-up volleyball or engage in a wealth of year-round athletic activities. All age groups can choose to participate in a variety of civic or social clubs including The Lions Club, The Vintage Club, Scouts, or Bridge and card groups. The City of Tega Cay has top-rated schools that offer excellent education and reinforce the value of the community as a desirable place to raise a family.

Social gathering spaces are often one of the best ways to meet people from diverse backgrounds and for community networking. In addition, they tend to serve as incubators of community life. Emphasis



should be placed on the physical design of the built environment that encourages socialization, community trust, and connection. Tega Cay, like its motto on the City Seal “Bonae Vitae” must remain regionally known for the “Good Life.”



### Regional Context

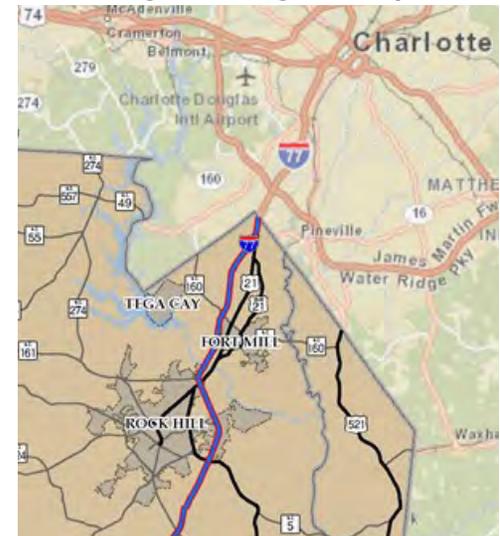
Tega Cay has grown, since becoming incorporated in 1982, from a purely residential and recreational community on the lake to being a partner in choosing how our region grows and prospers. Tega Cay is no longer bound by the physical constraints of a peninsular community but is accessible to the influences of a much larger metropolitan area comprised of a 14-county bi-state region. The widening of Gold Hill Road in the early 2000's changed the pattern of accessibility from a minor arterial to a major corridor. The recently completed transportation improvements to the Gold Hill Road and Highway 160 intersection and the new Hubert Graham Way corridor have enhanced the transportation system for the City of Tega Cay. The planned Gold Hill Road and Interstate 77 interchange improvement project will continue to stimulate growth in the planning area.

While a large percentage of City residents continue to commute to work in downtown Charlotte and Mecklenburg County, NC, many major employment centers have moved southward from downtown Charlotte. This pattern will continue as northeastern York County becomes more and more

economically attractive. The City of Tega Cay, as one of the two municipalities in this area, is primed for a broader dialogue and participation in choosing and making decisions on a regional basis.

It is essential to recognize that the Planning Area for the 2015-2025 Comprehensive Plan extends beyond the current City boundaries. When future land use decisions are being made, it is important to our residents that regional context and coordination be considered within the planning area.

Figure 4: Regional Map



Source: Catawba Regional Council of Governments





## Education

Public education within the Planning Area for the Comprehensive Plan is provided by Fort Mill School District Four. The mission of the Fort Mill School District, distinguished by a tradition of excellence, is to put “Children First” by providing a progressive and challenging education of excellence that gives all students, and thereby the community, the opportunity to achieve their greatest potential. Coordination with the School District is vital in regard to the impacts of residential development on district facilities. New zoning regulations or development standards should support the role of school facilities as neighborhood gathering places, while ensuring compatibility with community character.





## Entertainment and Recreation

The City of Tega Cay's identity is closely associated with both passive and active recreational opportunities designed to foster a healthy and active lifestyle. The City contains approximately 230 acres of recreational land area and five miles of trails. It is obvious that the City's residents value the ability of the community to interact with their family, friends, and neighbors in public and social environments. As outlined in the 2019 Community Survey responses, recreation, health, and active living components are critical to our municipal physical and mental wellbeing. In order to achieve this goal, the 2019 update added a tenth element to the 2025 Comprehensive Plan, Health and Active Living.

The future state of the City should strive to include a framework for developing additional amenities and opportunities that will be easily accessible to the community. These amenities should include not only active and passive recreational facilities but also entertainment venues that encourage and engage social interaction.

Moving forward, the community recognizes that policy decisions and environmental changes will impact public health. Therefore City leaders should seek collaboration and support from an array of

community partners in health care, education, media, business, sports, land use/community design, and nonprofit sectors to nurture safe and healthy neighborhoods and connect people and places.

Closely associated with this value is the Regional Mixed-Use Center which provides opportunity for a mix of uses that includes venues for public engagement and interaction. Such uses include movie theaters, performance centers, coffee shops, book stores, with some higher density residential.





## Special Place

When it comes to choosing a place to call home, there are specific attributes that are highly valued by everyone. Cities must get the basics right in order to be a great place to live. This means diversity in housing, low crime rates, a strong economy, and accessible quality health care. Tega Cay has been identified by 24/7 Wall St. as “The Best City to Live” in South Carolina for 2019. This is due in part, to the City’s affluence, housing options, and abundance of amenities. City residents have developed a slogan for the community, “Live like you are on vacation year round.”

Tega Cay is a distinctive community. The City is set apart from the larger region by the extraordinary beauty and quality of life. Wooded lots, rolling topography, access to the lake, and the abundance of public lands serve to establish a unique “feel” to the City, especially in the traditional areas.

New growth areas should include a mixed-use districts that create an unique sense of place, green infrastructure, and biking and walking amenities. The design of mixed-use neighborhoods create social places with natural amenities that inspire engagement and active living for residents and visitors.

Tega Cay must continue to balance and accommodate growth with livability concerns for existing neighborhoods. Sound planning policies should ensure that growth supports the values which

distinguish the City of Tega Cay from being just a residential suburb of the greater region. The development of mixed-use centers will ensure that residents have well-designed neighborhoods near housing, schools, recreation, shopping, and retail that incorporate parks, squares, and civic engagement opportunities.

Tega Cay’s trails, parks, lake, and small town atmosphere make the community a special place for residents. Establishing Mixed-Use Neighborhoods, a Mixed-Use City Center, and a Mixed-Use Regional Center will provide residents continued opportunities to enjoy the natural amenities and beauty of the community and be able to walk or bike to nearby events, services, and shopping.





## Section II Tega Cay 2025 Plan Elements

### A. Introduction to Elements and Content

Section II of the Comprehensive Plan covers the ten elements reflected in Table I - Comprehensive Plan Elements. The major topics are noted for each element and include items that are of concern to the residents of Tega Cay. This information was derived from the community survey results, the Bicycle Pedestrian Data Viewer, and from the input gathered from the comprehensive plan committees, the Planning Commission, and elected officials and staff.

Goals with planning objectives and action strategies are also provided within each planning element. This approach creates a comprehensive plan that is more easily implemented and measureable. The goal statements throughout each planning element support the Tega Cay Vision Statement 2025 and the six core values of the community.

Goal statements and the supporting planning objectives and action strategies were developed through public outreach that includes the community survey, Bicycle Pedestrian Data survey, comprehensive plan meetings, and data gathered from other community and regional plans.

In addition to the existing Tega Cay Comprehensive Plan, other plans throughout the region were used as a resource in considering goals for each element. These plans include the following plans and

documents from the jurisdictions within the planning area:

- Rock Hill Fort Mill Area Transportation Study (RFATS) 2045 Long Range Transportation Plan
- RFATS Transportation Study Collector Street Plan, 2017
- RFATS Bicycle and Pedestrian Connectivity Study, 2016
- RFATS Urbanized Area Transit Implementation Study, 2015
- Greater Charlotte Freight Mobility Plan, 2016
- Fort Mill School District Long Range Facility Plan
- Catawba Regional Economic Development Strategy, 2019
- Catawba Regional Housing Assessment, 2018
- York County Multi-Jurisdictional Hazard Mitigation Plan, 2017
- Tega Cay City Services Assessment, 2018
- Tega Cay Capital Improvements Program, 2015—2025
- Comprehensive Plans from York County, the Town of Fort Mill, and the City of Rock Hill
- Eat Smart Move More York County, Walkability Assessment, Future Site of All-Inclusive Playground in the City of Tega Cay, 2019
- South Carolina State Health Assessment, Live Healthy South Carolina, 2018



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## B. Population

### Summary of Major Topics

Tega Cay has experienced a tremendous amount of population growth in the past decade and that trend continued through 2017. While growth has slowed in 2018 and 2019, Tega Cay is still ranked as one of the fastest growing cities in the state. Based on the survey data obtained for the 2025 Comprehensive Plan Update and the US Census Summary, the median population age of the City is 40-49. This equates to an influx of population with tenure of less than 10 years in residency. Citizens with a longer residency status appear to be original community members with a history of the transition from residential to incorporated City. In addition, while the racial predominance still tends to be largely Caucasian, Tega Cay is becoming a more culturally and racially diverse community based on the new growth. An issue of concern is how to balance the status quo desires of the long-term residents with the needs and demands of an increasing and diverse population. In summary, major topics related to population are as follows:

- Challenges between the desires of long-term residents with the wishes of newer residents.
- Trends with an aging society and communities that foster aging in place for residents.

### Goal

#### Supports Neighborhoods



**Maintain and enhance the character of existing neighborhoods.**

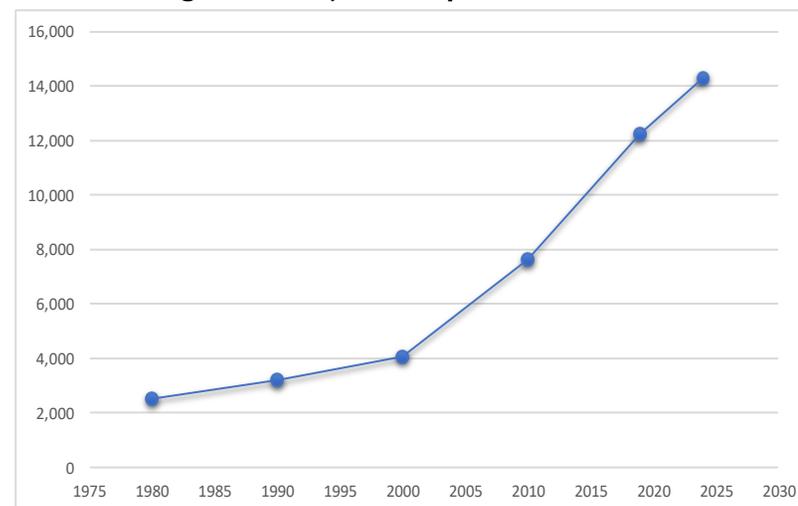
#### Planning Objectives

1. Provide for and encourage the formation of neighborhood organizations in traditional Tega Cay and new subdivisions, and support efforts to inform and engage residents in neighborhood and community-wide issues.
2. Establish, maintain, and enforce code provisions that encourage the preservation of existing single-family dwellings and neighborhoods.
3. Promote infill development where appropriate and establish guidelines for compatibility.

### Action Strategies

- A. Periodically review and update regulations and guidelines to address issues of community appearance. (short-term)
- B. Work with Neighborhood Associations to develop neighborhood design standards and guidelines as part of the on-going planning process. (mid-term)
- C. Adopt clear and objective code standards, including architectural design requirements and flexibility, to reduce conflicts with existing neighborhoods. (mid-to long-term)
- D. Develop incentives such as property tax credits and public investment in amenities to improve neighborhood sustainability and redevelopment opportunities. (short-to mid-term)
- E. Promote integrated diversity in housing types and size throughout the City.

**Figure 5—Projected Population Growth**



Source: U. S. Census, ESRI Forecasts for 2019 and 2024



## Goal



### Manages Growth

**Implement growth management tools that reflect the best interests of current and future residents.**

#### Planning Objectives

1. Adopt and implement strategic growth practices that balance expenditures with positive net revenues for both existing and future citizens.
2. Coordinate with York County and the Town of Fort Mill on proposed and future annexation efforts regarding land uses, zoning, and utility service provision.
3. Centralize government and institutional services in a City Center Mixed-Use Node that will enhance provision of City services and promote a special and distinctive sense of place.
4. Promote carefully organized patterns of growth through flexible land use regulations, standards and incentives that:
  - I. Reduce impacts on natural resources.
  - II. Minimize impacts on existing low-density residential neighborhoods by implementing residential density policies.
  - III. Provide opportunities for local economic



growth.

#### Action Strategies

- A. Continue to complete thorough cost benefit analysis for each new proposed development or annexation. (short-term)
- B. Continue to adhere to a policy of expansion concurrently with public infrastructure and capital improvements. (short-term)
- C. Create Mixed-Use Centers when appropriate to implement the Future Land Use Plan policy. (short-term)
- D. Continue quarterly meeting schedule of elected officials and staff to discuss regional land use and utility issues. (short-term)
- E. Develop an infrastructure system that supports access to an advanced technological network for all citizens. (mid-term)
- F. Design and implement Low Impact Development Standards that can be utilized with infill or new development projects. (short-term)
- G. Promote utilization of Mixed-Use Districts in accordance with the Future Land Use Plan. (on-going)
- H. Create and establish zoning regulations for a by-right Mixed-Use Neighborhood and Mixed-Use City Center Districts. (short-term)
- I. Create Neighborhood Plans for existing subdivisions and neighborhoods to develop

policies compatible with community character. (mid-term)

## Goal



Promotes Educational Excellence

**Continue to promote educational excellence with a strong education system and lifelong learning.**

#### Planning Objectives

1. Provide diverse education opportunities such as life-long learning programs, guest lectures, internships, and class auditing programs, for all age groups through Parks and Recreation and partnerships with Winthrop University, York Technical College, Clinton Junior College and the Fort Mill School District.
2. Support student and volunteer learning opportunities through City work experience, mentorship and classroom-based relationships with City departments.
3. Provide land use flexibility to allow school properties to be utilized for new uses that support community learning and recreation, and to continue the role of school facilities as neighborhood gathering places, while ensuring compatibility with the surrounding neighborhood.

## Action Strategies

- A. Participate in long-range and strategic planning initiatives of the Fort Mill School District, and when practical and useful with Winthrop University, Clinton Junior College and York Technical College. (short-term)
- B. Establish partnerships with educational institutions to provide community-based educational opportunities. (on-going)
- C. Continue to foster working partnerships and improved communication between Fort Mill School District and the City by regular meetings of officials and staff. (short-term)
- D. Continue to participate in relevant annual meetings and workshops such as the State of the Community Breakfast. (on-going)
- E. Expand recreation opportunities by implementing additional non-sport related classes such as art, home economics, and historical culture. (on-going)
- F. Continue to promote school-based events through the City's Website, monthly Newsletter, and Facebook page. (on-going)
- G. Periodically review and update zoning and development regulations and guidelines as necessary to achieve the action strategies. (on-going)

## Goal



## Creates Cultural and Social Environments

**Create and promote environments and venues that are conducive to cultural and social engagement.**

### Planning Objectives

- 1. Provide zoning and development regulations that support creation and implementation of Mixed-Use Districts that include opportunities for social and cultural interaction.
- 2. Provide flexibility within the City's land use regulations and standards to allow community events and activities to occur in neighborhood activity areas such as schools, parks, and business and commercial areas.

### Action Strategies

- A. Identify and map appropriate locations for such uses that are compatible with and accessible to residential and other commercial uses. (mid-term)
- B. Review and update zoning and development regulations and guidelines as necessary to promote the appropriate development opportunities. (on-going)

- C. Monitor trends in Tega Cay's citizen demographics in order to tailor City services to meet customer needs. (on-going)
- D. Update population and demographic data annually or as data becomes available. (on-going)
- E. Continue data-sharing partnerships with York County, Catawba Regional Council of Governments, and neighboring municipalities. (on-going)
- F. Seek to accommodate both the public service and employment needs of the City's diverse population as it continues to grow and change. (long-term)
- G. Regularly consult available population and demographic data when developing economic development policies and initiatives. (short-term)
- H. Incorporate annual population and demographic estimates when developing and implementing policies which directly affect residents. (short-term)



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## C. Land Use

### Summary of Major Topics

Historically, Tega Cay developed as a purely residential community constrained to the boundaries of the Lake Wylie peninsula. However, with the annexation and development of the Stonecrest Planned Development District in 2005, this growth pattern began to change. From 2006 to 2018 annexation and new development was based on a suburban pattern through the utilization of Planned Development Districts and detailed standards. This was due in part because City Council recognized that in order for the City to remain vibrant and sustainable there had to be a balance of land uses, including both commercial and residential densities.

However, this was still an auto-centric style of growth. Due to this type of growth, residents became greatly concerned over the developments' impacts on local roads, traffic, and schools. Citizens began to urge elected officials of all governmental entities and the Fort Mill School District to work together to manage growth by creating guidelines for when, where, and what type growth should occur. This resulted in the creation of identified municipal infill areas in the York County Comprehensive Plan and the establishment of a dialogue with the Fort Mill School District. This regional communication should

continue in order to reduce negative impacts on the built environment and create communities of lasting value. This can be accomplished by continuing a compatible and open decision-making process.

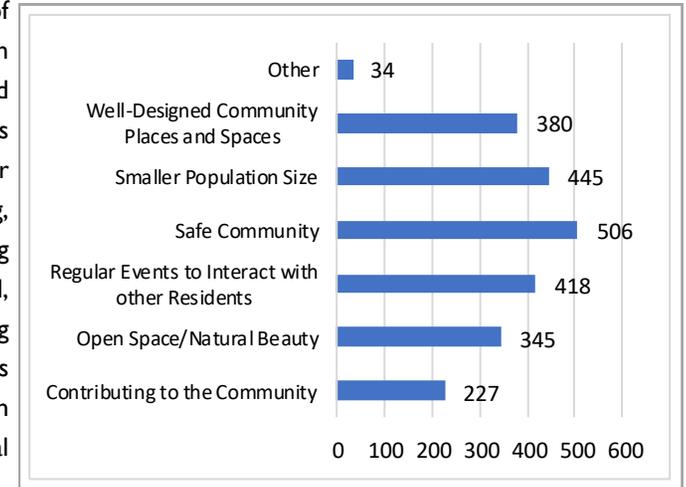
As the availability of undeveloped land grows scarce, it is imperative that City leaders adopt a more pedestrian-centric style of redevelopment. This does not equate to greater population but is relevant to design that is walkable and has space for civic and social engagement. As indicated by the results of the community survey, Tega Cay citizens desire to maintain a “small town feel.” Responders defined the term “small town feel” as maintaining a sense of safety and the ability to know, meet, and engage with their neighbors. During the visual preference and mapping exercise in August 2019, participants demonstrated a preferential development style for compact design, more open space central to housing, access to recreational amenities, social gathering places, and integrated forms of commercial, employment, and residential. The Goals, Planning Objectives, and Action Strategies contained in this element are geared toward implementing the Plan Vision and setting the framework for true regional land use discussion.

Mixed-use districts can incorporate improved efficiency of land use, transportation systems, and quality of life by providing compact, walkable developments that are well designed and are convenient. The mixed-use concept is reflected in identified special districts and mixed-use centers that balance a mix of uses with higher residential densities and non-residential intensities for employment, commercial, and government opportunities. The

major land use topics are as follows:

- Imbalance between residential and commercial developments.
- Citizens' concern regarding a suburban growth pattern and its impact on local roads, traffic, and schools.
- Loss of small town identity and cohesive compatibility.

**Figure 6—How do you define Small Town Feel?**



Source: Community Survey, 2019



## Goal



### Promotes Innovative Development

**Promote innovative development in Tega Cay through contextual design of future buildings, open space and a balance of land uses.**

#### Planning Objectives

1. Balance commercial and professional uses with demand and growth in areas where growth would already happen.
2. Adopt and implement Growth Management Policies and Tools to allow for innovative site design and flexibility.

#### Action Strategies

- A. Minimize and/or mitigate adverse traffic impacts generated by new development by developing a policy for concurrency with the pace of development. (on-going)
- B. Promote mixed-use development and redevelopment in appropriate areas through flexible zoning and incentives. (on-going)
- C. Create and establish zoning and development regulations for different scales of Mixed-Use Districts such as Neighborhood Mixed-Use and City Center. (short-term)

- D. Establish a policy of proactive rezoning to implement the mixed-use concept when feasible.
- E. Coordinate with York County and Fort Mill to create and establish zoning and development regulations as an Overlay District for identified Redevelopment Corridors. (short-term)
- F. Promote and establish incentives for redevelopment projects within the Marina Overlay District and Redevelopment Corridors. (short-term)
- G. Allow commercial and residential uses within the mixed-use districts at densities that would support mass transit opportunities, such as commuter bus routes. (mid-to long-term)
- H. Develop incentives to promote diversity in residential scale, size, and price points in mixed-use developments that will increase availability and affordability of housing choices. (short-term)

## Goal



### Requires Adequate Public Facilities and Systems

**Ensure developments provide required public facilities and compensate the City for impacts on other facilities and services.**

#### Planning Objectives

1. Seek funding through state, county, developers

or local government programs (similar to York County's Pennies for Progress) to expand transportation systems and water and sewer services.

2. Prioritize public facility plan projects by:
  - a. Correction of system deficiencies necessary to ensure public safety.
  - b. Protection of the community's investment in existing infrastructure.
  - c. Provision of service to allow new development within the City limits, except when paid for by the developer.
  - d. Provision of service necessary for annexation of unincorporated areas, except when paid for by those desiring the service.

#### Action Strategies

- A. Research and support the creation of a regional program to fund water and sewer improvements in the Planning Area. (long-term)



- B. Continue participation in programs such as RFATS and Pennies for Progress to fund new roadways and improvements. (on-going)

## Goal



### Collaborates with Regional Jurisdictions

**Work with jurisdictions within the planning area to coordinate and communicate the economy, quality of life, and the cost of development.**

## Planning Objectives

- I. Establish preferred growth patterns and scenarios for the 2025 Comprehensive Planning Area.

## Action Strategies

- A. Establish a quarterly meeting schedule to discuss regional land use and utility issues. (short-term)
- B. Consider appropriate recommendations from the CONNECT Regional Plan and incorporate into local regulations as applicable. (short-term)
- C. Promote land uses in Municipal Infill Areas that are compatible with the policies in the Comprehensive Plan and are consistent with the Future Land Use Map.

## Land Use Policies — Mixed-Use Districts

Mixed-Use Districts promote innovative design that supports the goals of the Land Use Element. Mixed-use districts improve efficiency of land use and transportation systems by providing flexibility to develop interrelated uses in compact and walkable developments. The unique developments create a sense of place and support the Tega Cay 2025 Vision and community core values.

Mixed-use districts are planned to integrate places of employment with residential diversity, commercial services, and retail goods in buildings that are convenient to and compatible with surrounding neighborhoods. Design standards for innovative projects incorporate high standards for landscaping, open space, public space, community design, transportation patterns, and public amenities.



Source: Uptown Dallas, Inc., West Village Movie Night



Source: Perkins & Will, Atlanta Beltline, The Eastside Trail



## 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

### Wellmore Senior Living Complex



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.

## Mixed-Use — City Center

The intent of this district is to encourage a pedestrian accessible service-oriented city center that contains a unique mix of government and civic services, social engagement opportunities, and self-sustaining development. Uses should include city administrative and operational services, public safety,

schools, parks and open space, and civic areas such as an open air market, amphitheater, and other cultural facilities. Professional and commercial uses on a neighborhood scale should also be considered and will be adjacent to residential communities that are walkable and have conservation areas. Street enhancements will include landscaped entrances and buffers, pedestrian and bicycle improvements, crosswalks, signage, and lighting. All development should be compatible with traditional Tega Cay and integrated into a compact and pedestrian-oriented environment.

## 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

### Mixed-Use Concept



Source: Code Studio, Midtown Hattiesburg Master Plan



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.

### Future Land Use / 2025 Vision Map

The Future Land Use and 2025 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 3—Future Land Use Distribution reflects the land use classifications that are reflected on Figure 7—Vision 2025 Plan and Figure 8—Future Land Use.

**Table 3—Future Land Use Distribution**

Land Use	City Limits			Planning Area		
	Acres	Square Miles	Percentage	Acres	Square Miles	Percentage
Protected Open Space	8.8	0.01	0%	240.7	0.38	2%
Parks and Recreation	356	0.56	14%	356.5	0.56	3%
Residential	1,768.20	2.76	68%	7,690.90	12.02	67%
Commercial / Office	5.3	0.01	0%	1,332.90	2.08	12%
Employment	0	0.00	0%	998.7	1.56	9%
Government / Institutional	81.9	0.13	3%	222.1	0.35	2%
Mixed-Use Neighborhood	134.3	0.21	5%	372.9	0.58	3%
Mixed-Use City Center	105.4	0.16	4%	129.7	0.20	1%
Mixed-Use Regional Center	145.2	0.23	6%	198.3	0.31	2%
<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>

Source: Catawba Regional Council of Governments



Source: Rose Kennedy Greenway Conservancy



Source: Allison Ramsey Architects, Inc.



### Figure 7—Vision 2025 Plan

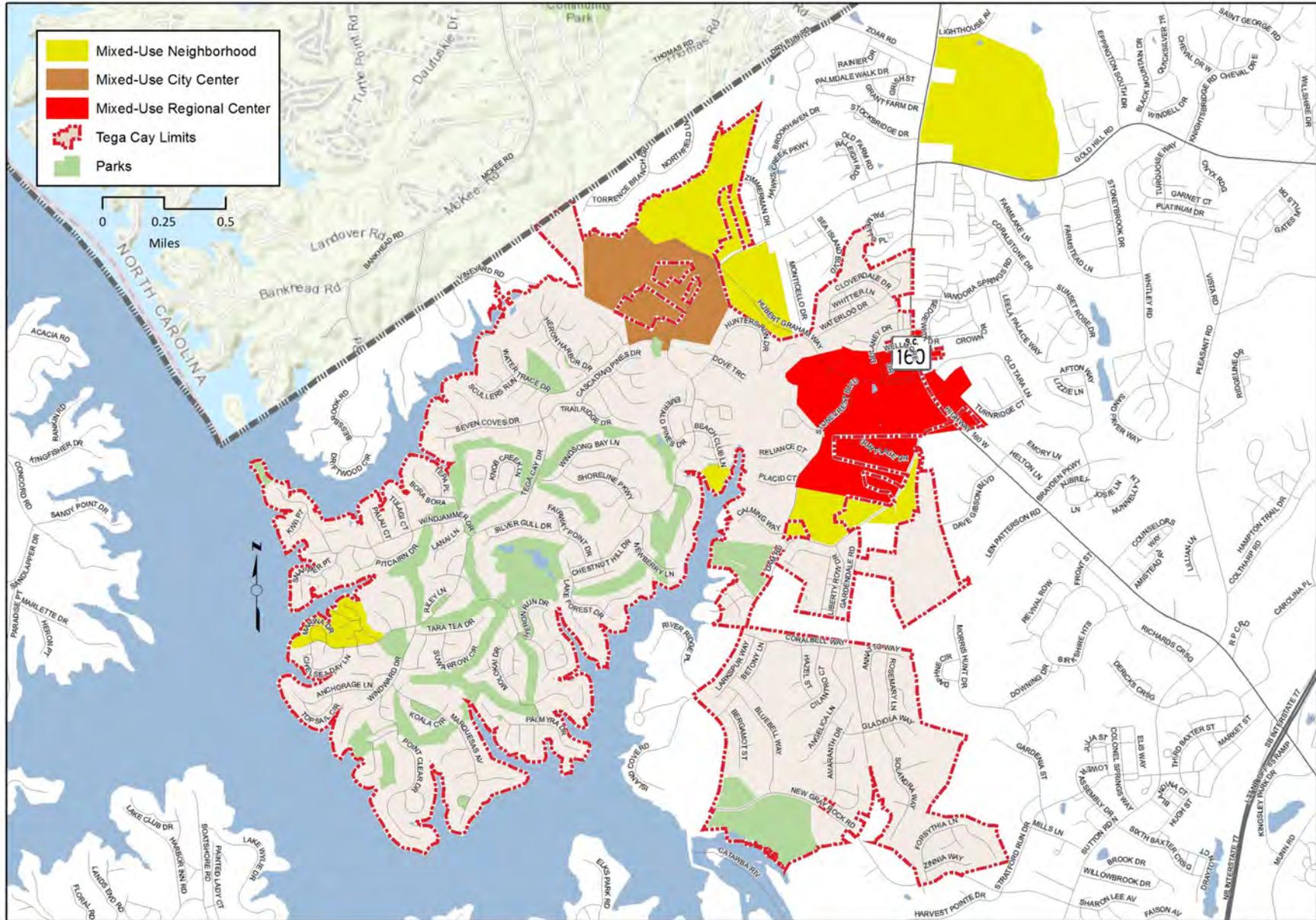
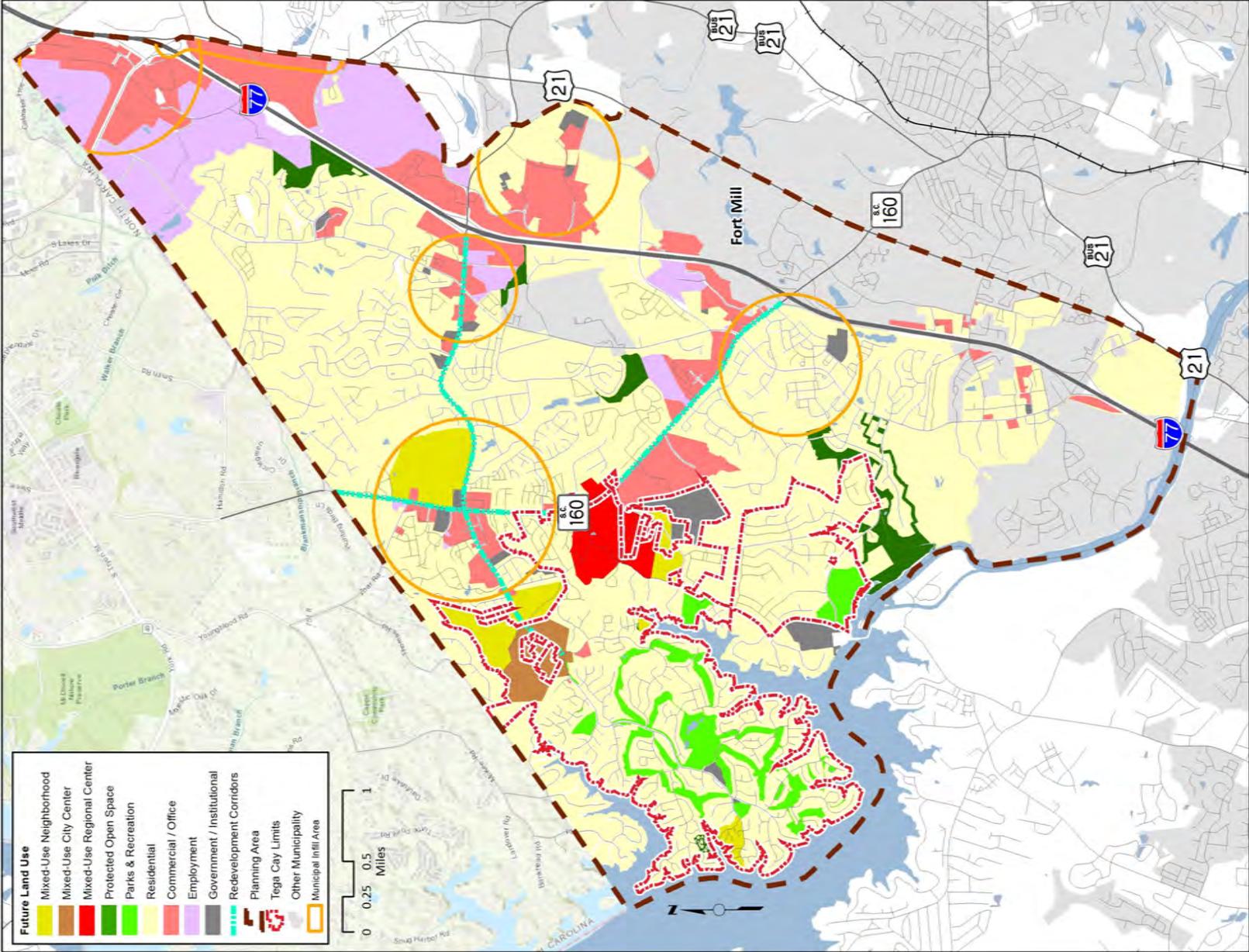
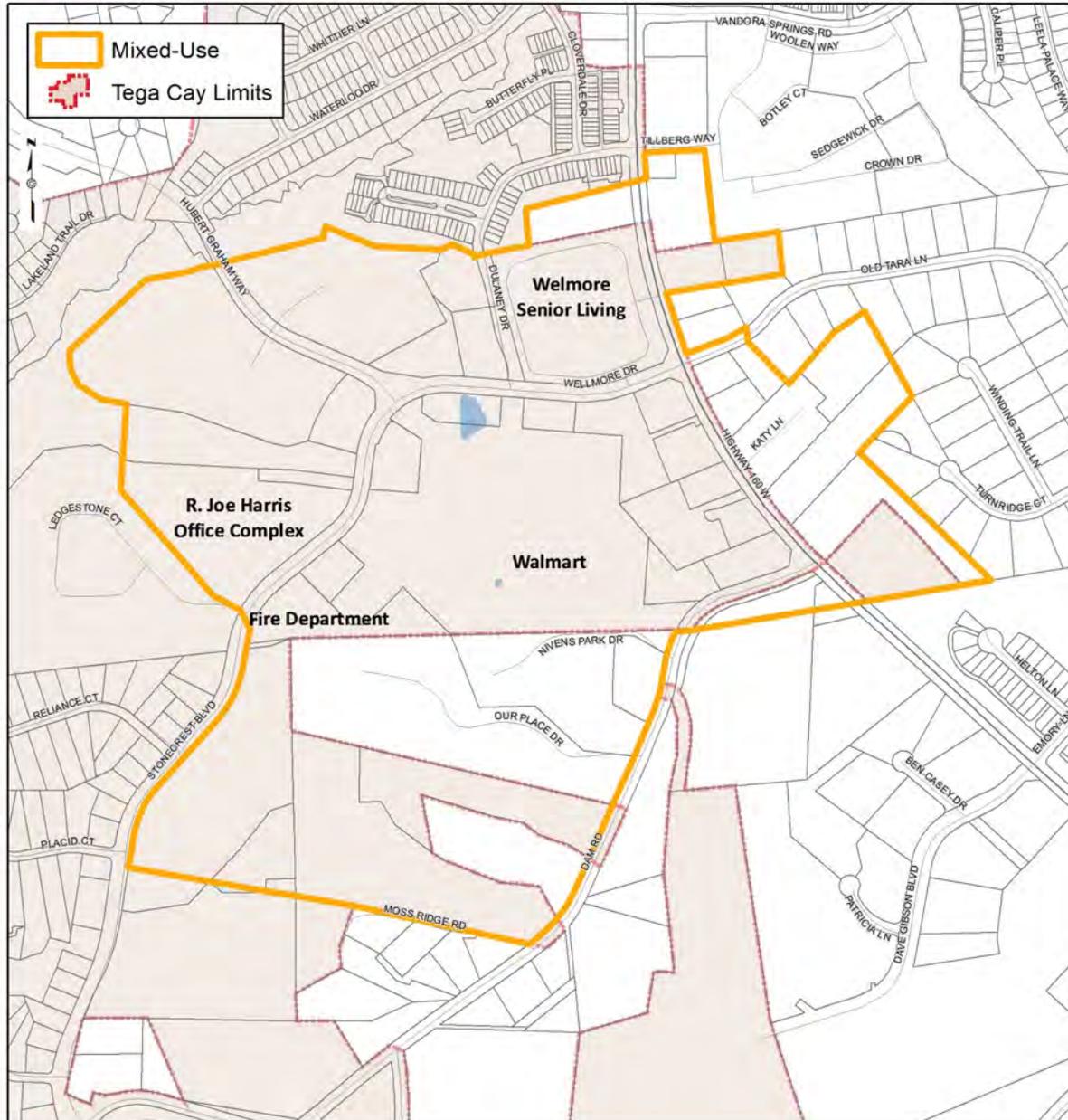


Figure 8—Future Land Use



**Figure 9—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 Concept

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



**Table 4—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	400 - 1,000 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/Structured Parking



Source: Guthrie Green, Patrick Weber, APA Great Places in America, Great Public Space



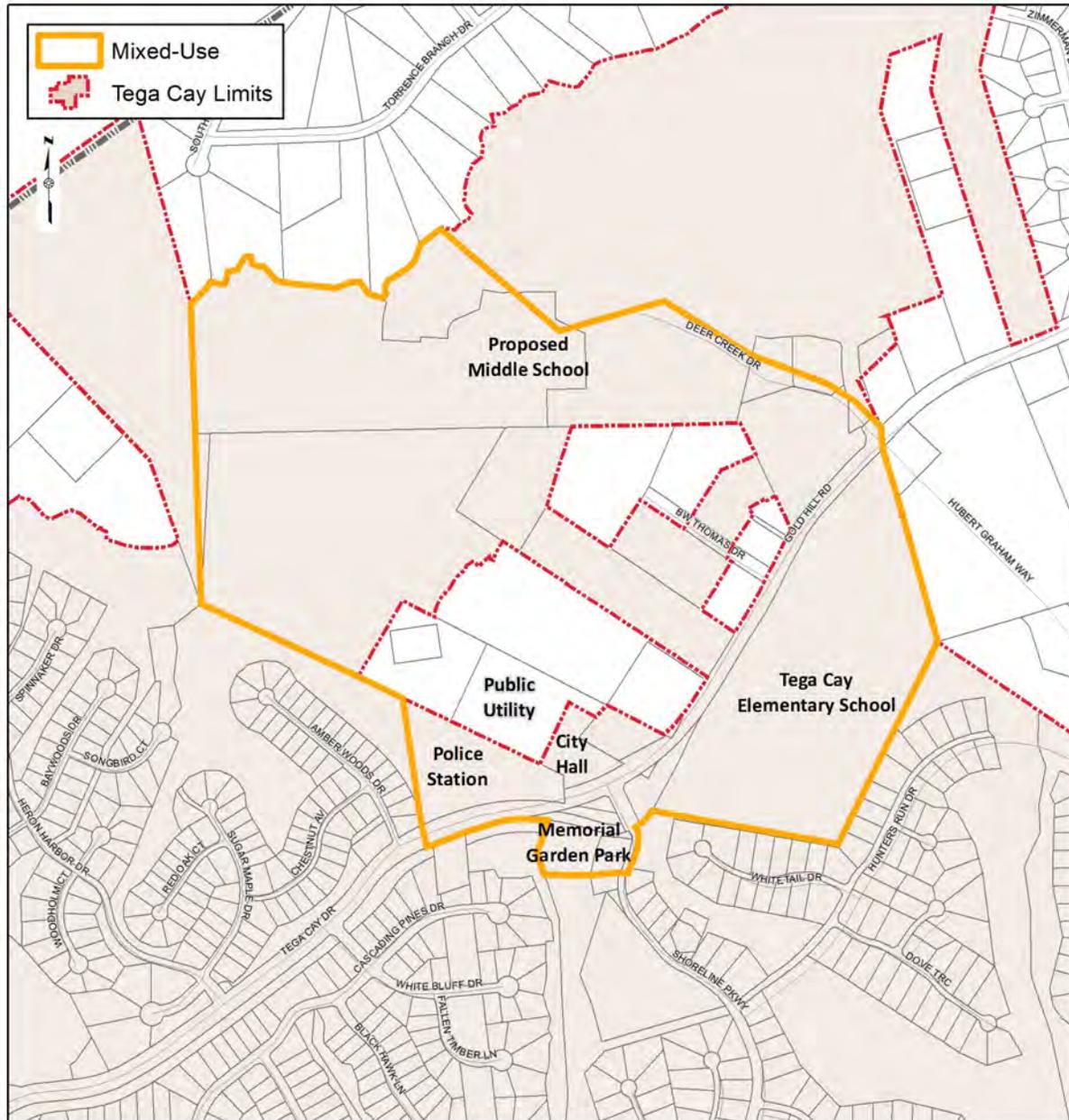
Source: TRG Communities



Source: Howard Industries, Pedestrian Crossing Safety System



Figure 10—Mixed-Use City Center



### Place Types

- Government Facilities
- Community-Serving Retail / Social Retail such as Coffee Shops, Bookstore, and Markets
- Sit Down Restaurants / Professional Offices
- Live / Work Units
- Single Family Attached and Detached
- Cottage Courts / Town Homes
- Senior Housing
- Markets and Shops for Art / Food / Music
- Open Space / Parks / Gardens / Squares
- Schools
- Places of Worship

### Street Concept

- Hubert Graham Way Extension
- Trailhead All-Inclusive Park
- Crosswalk Enhancements
- Traffic Calming Controls
- Bike Lanes
- Landscaped Entrances and Buffers
- Shaded Pedestrian Corridors / Trail Connections
- Signage / Lighting
- Stormwater Management / Access Control





Source: Kirkland Danielson Grove, The Cottage Company



Source: Scott Miller



Source: Mei Chum Jau, Klyde Warren Park

**Table 5—Mixed Use City Center Form and Pattern**

General Development Pattern	Mix of Uses
Typical Lot Coverage	50 - 75 %
Residential Density	Up to 12 DU's/Acre
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 SF
Transportation Choices	Auto/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/Shared



**Figure 11—Mixed-Use Neighborhood Center**



### 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
- Places of Worship
- Marina / Yacht Club
- Boat Launch / Canoe / Kayak Launch / Fishing
- Pocket Parks / Outdoor Gathering Places
- Recreation Centers

### Street Concept

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



**Table 6—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
Prevailing Building Height	1 - 3 Stories
Average Non-Residential Building Size	8,000 – 30 ,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: Allison Ramsey Architects, Inc.



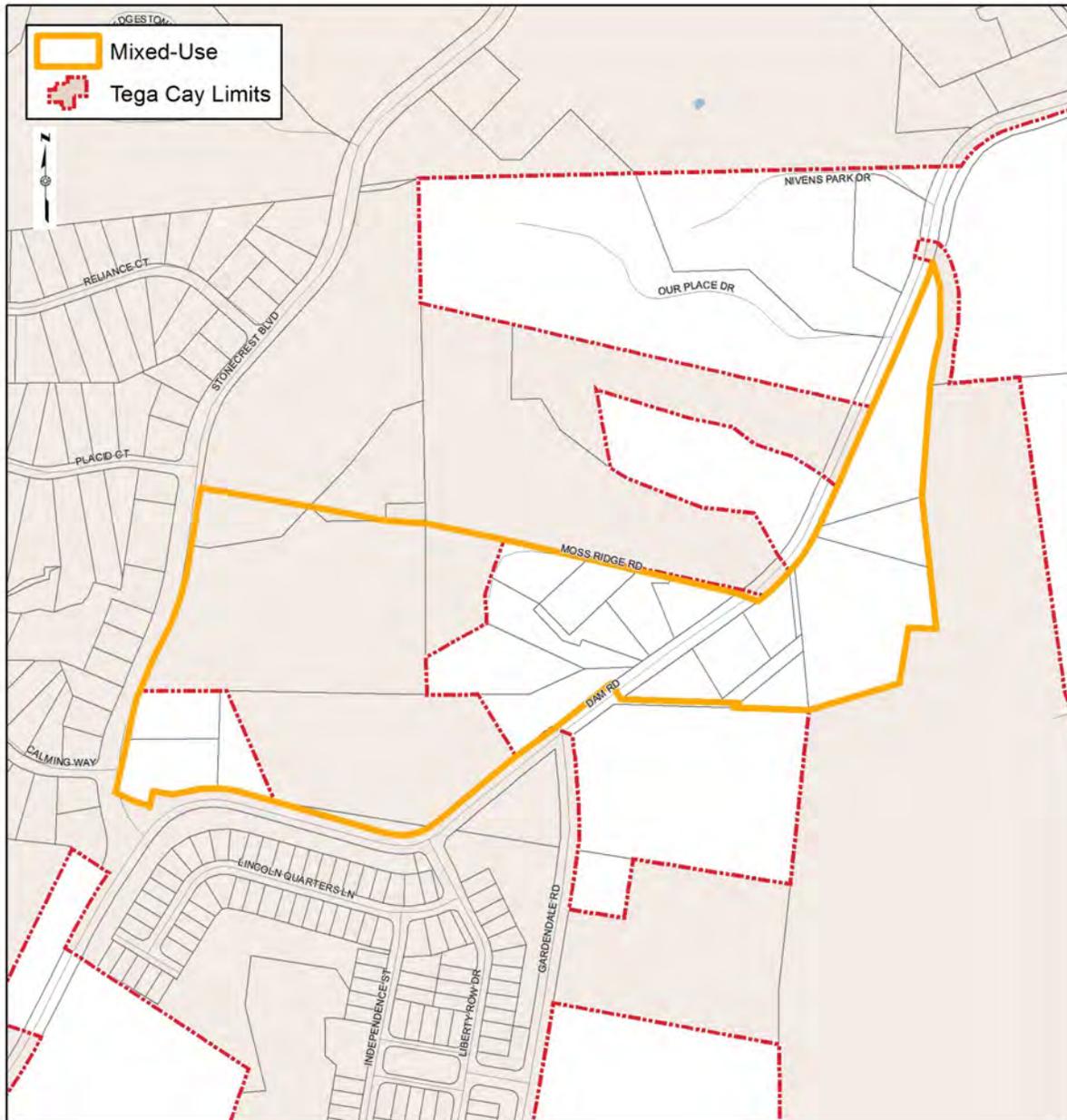
Source: Power Park, On Top of the World Communities



Source: Bradenton Riverwalk, City of Bradenton



### Figure 12—Mixed-Use Neighborhood Center



### Place Types

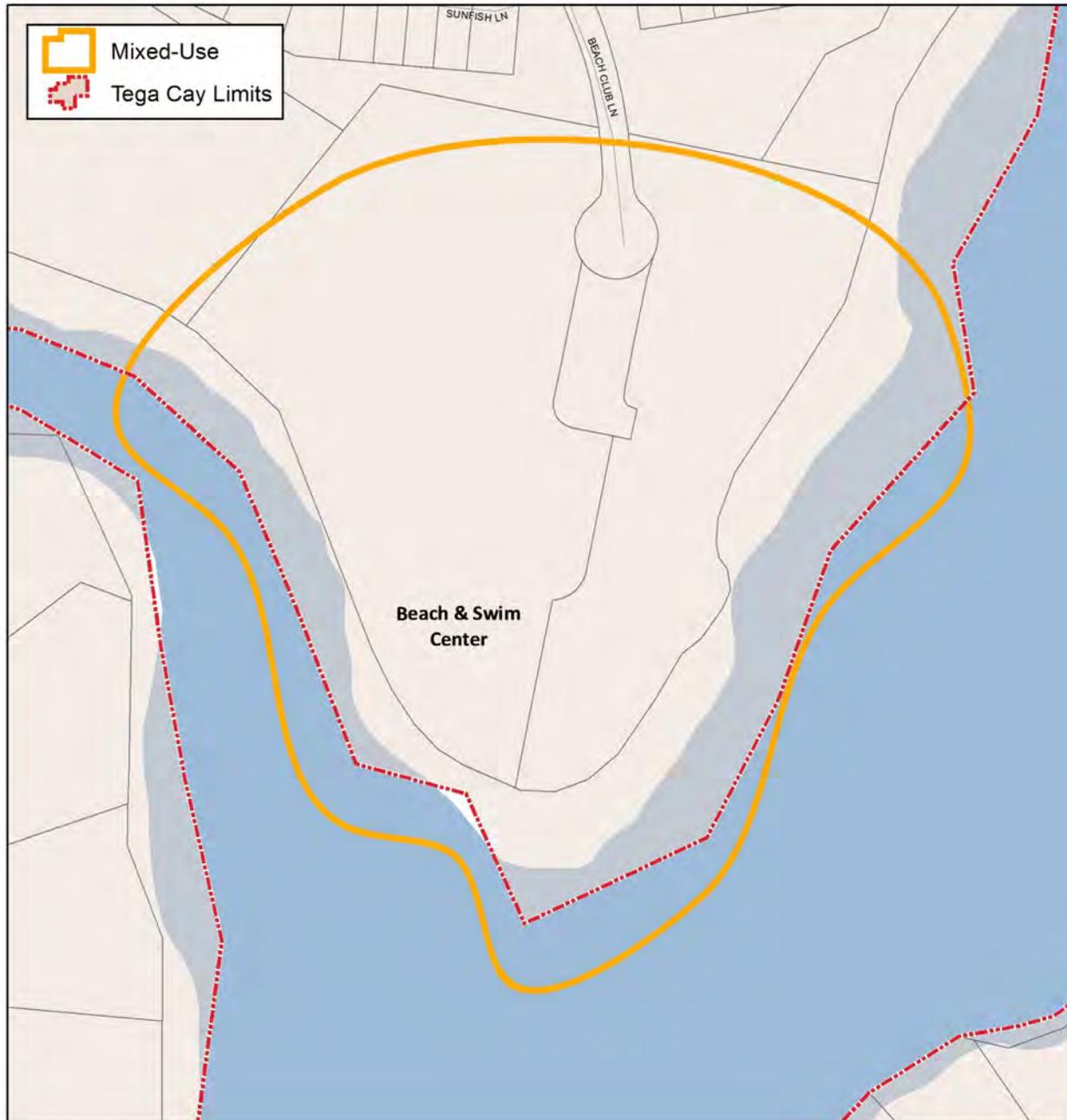
- Neighborhood-Serving Commercial
- Sit Down Restaurants / Social Retail such as Coffee Shops, Bookstores, Small Markets
- Professional Offices
- Single-Family Attached and Detached
- Cottage Courts
- Schools
- Places of Worship
- Pocket Parks
- Outdoor Gathering Places
- Recreation Centers

### Street Concept

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



### Figure 13—Mixed-Use Neighborhood Center



#### Place Types

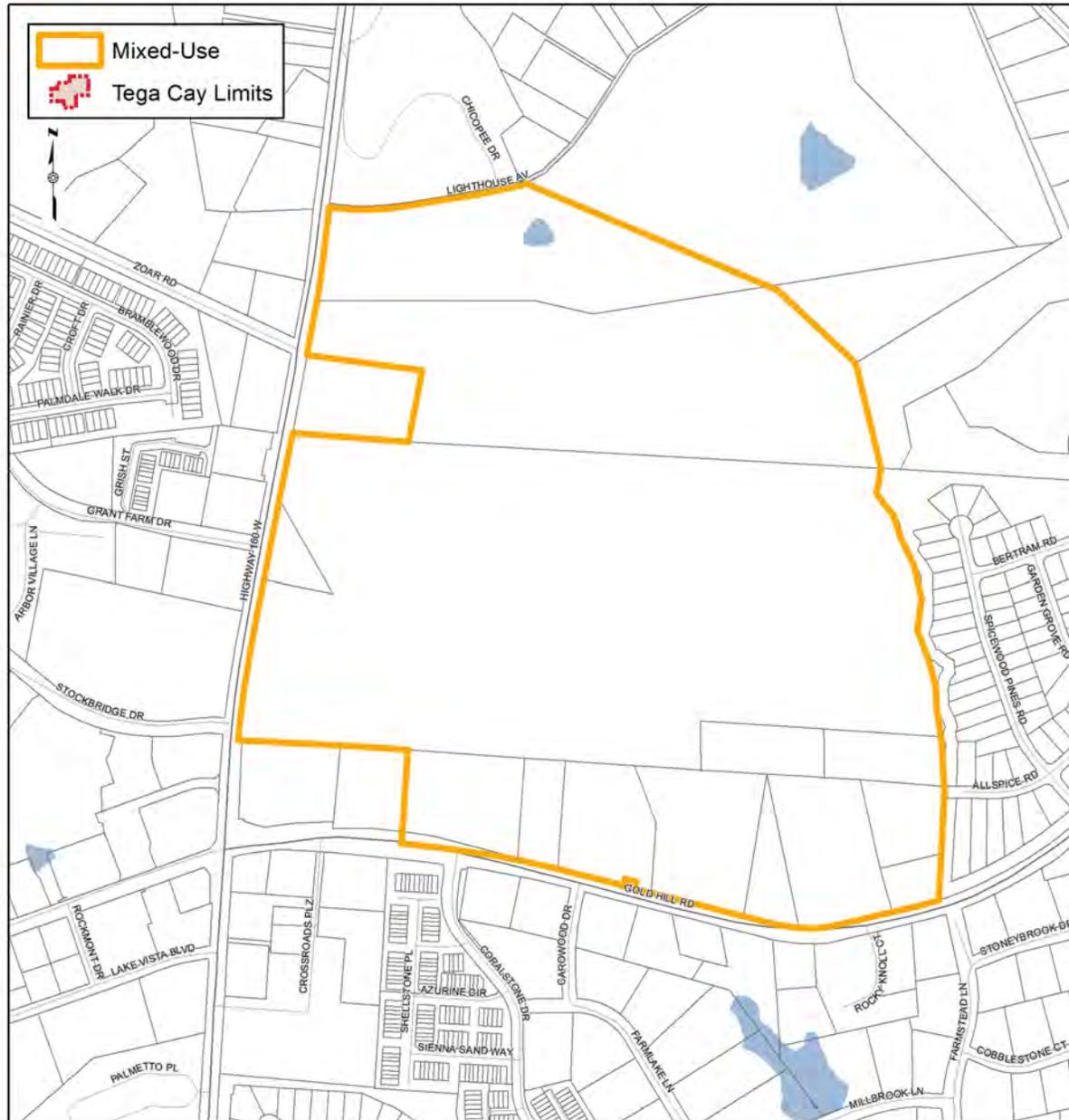
- Neighborhood-Serving Commercial
- Sit Down Restaurants / Social Retail such as Coffee Shops, Bookstores, Small Markets
- Professional Offices
- Single-Family Attached and Detached
- Cottage Courts
- Schools
- Places of Worship
- Marina / Yacht Club
- Boat Launch / Canoe / Kayak Launch / Fishing
- Pocket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

#### Street Concept

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



**Figure 14—Mixed-Use Neighborhood Center**



**Place Types**

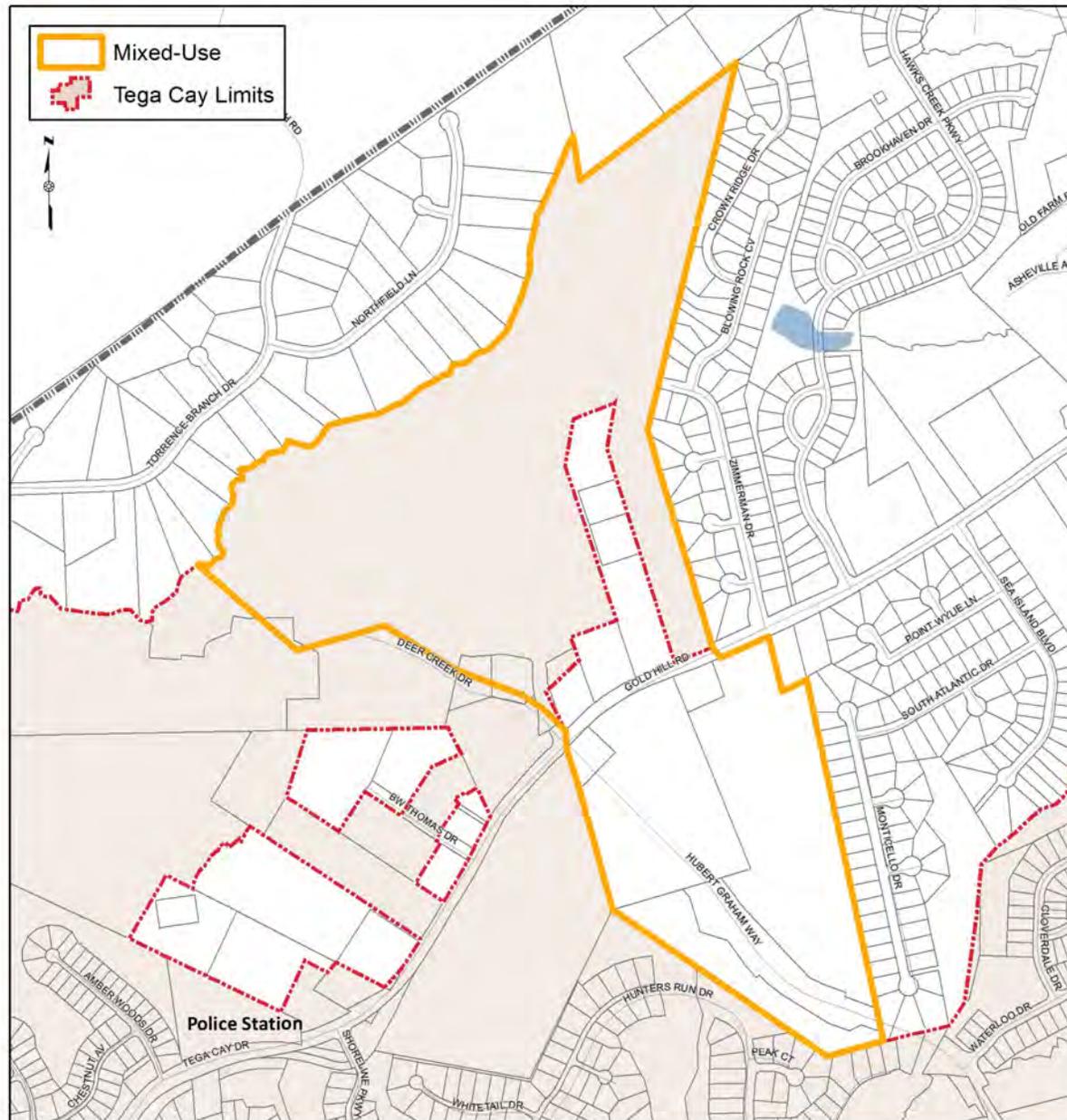
- Neighborhood-Serving Commercial
- Sit Down Restaurants / Social Retail such as Coffee Shops, Bookstores, Small Markets
- Professional Offices
- Single-Family Attached and Detached
- Cottage Courts
- Schools
- Places of Worship
- Pocket Parks
- Outdoor Gathering Places
- Recreation Centers

**Street Concept**

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



**Figure 15—Mixed-Use Neighborhood Center**



### 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
- Places of Worship
- Pocket Parks / Outdoor Gathering Places
- Recreation Centers

### Street Concept

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



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## D. Transportation

### Summary of Major Topics

The City of Tega Cay was originally planned as a small residential community on a peninsula along Lake Wylie. The transportation system consists of approximately two hundred local streets with several minor thoroughfares and one major thoroughfare, SC 160. Tega Cay Drive and Hubert Graham Way are the ingress and egress corridors of the traditional Tega Cay neighborhoods. Newer developed neighborhoods are primarily located off the peninsula and are accessed via SC 160, Stonecrest Boulevard, Dam Road, and Gardendale Road.

Congestion occurs east of the intersection of Gold Hill Road and SC 160 along Gold Hill Road to Interstate 77 and north and south along SC 160 to North Carolina and Interstate 77. In the Rock Hill-Fort Mill Area Transportation Study (RFATS) 2045 Transportation Plan, Dam Road from Highway 160 to New Gray Rock Road has been included for congestion monitoring and planning. Transportation improvements have been completed that alleviate congestion including traffic control measures, additional lanes, intersection improvements at SC 160 and Gold Hill Road, and new corridors, such as Hubert Graham Way. This corridor opened in 2017 and serves as an alternative route to SC 160, thereby reducing traffic delays and minimizing concerns about emergency evacuation or daily traffic. In addition,

improvements are planned for both Interstate 77 exchanges at SC 160 and Gold Hill Road. These projects are reflected in Table 7—Funded Corridor Improvements and New Alignments-Planning Area.

Transportation alternatives will continue to be developed in conjunction with RFATS and other regional planning groups to allow commuters to connect to job centers. Alternative transportation for citizens within the City will also be explored to ease parking and congestion during community events and to help non-driving residents to have access to commercial and recreational areas. A Demand Response Bus Service was proposed in the RFATS Urbanized Transit Implementation Study in 2015. The study identified strong operational and customer service reasons to expand York County Access service north of the Catawba River. The concept for the expanded service is to utilize existing capacity on the vehicles that now transport urbanized area or Medicaid customers to the area and add vehicles in the future as needed to meet demand. Outcomes from this study will also be reflected in the Regional Transit System Plan currently being developed by the ten county regional MPOs, including both Charlotte and RFATS areas. This plan will serve to connect communities across multiple jurisdictions with a coordinated connected system.

SC 160 from I-77 to the NC state line and Gold Hill Road from Tega Cay Drive to I-77 have been identified as corridors for reinvestment and redevelopment, as reflected in Figures 24 and 25. These corridors as they exist today can be assumed

to be located in “anywhere USA.” As main entries into Tega Cay, these corridors should be redeveloped to establish a sense of arrival and departure. The intent of the redevelopment corridors is to encourage opportunities for development of a well-functioning, integrated transportation system with compatible land uses that reinforce a sense of place.

Mixed-use nodes are an important opportunity to improve efficiency of land use and transportation systems while enhancing the quality of life. At key intersections within the planning area and especially along the two redevelopment corridors, mixed-use nodes can have flexibility to develop interrelated uses in compact and walkable developments. Places of employment are to be integrated with residential diversity, commercial services, and retail goods in buildings that are convenient to and compatible with adjacent neighborhoods and with surrounding transportation corridors and transit connections. Design flexibility will be encouraged for innovative projects that set high standards for landscaping, open space, public space, community design, transportation patterns, and public amenities.

Connectivity and streetscape remedies consistent with the Tega Cay Vision would be instigated concurrent with new development proposals or adaptive reuse of existing structures. The images on Page 33 are current conditions today at Interstate 77 and Gold Hill Road and planned improvements to alleviate congestion and maximize roadway capacity.



The major transportation topics include:

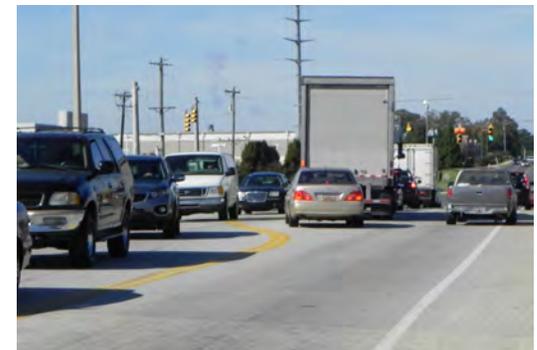
- 1) Current planned transportation improvements to alleviate congestion and provide better traffic flow.
- 2) Complete streets that provide for transportation choices.
- 3) Redevelopment corridors within the planning area.



*Interstate 77 and Gold Hill Road Proposed Double Crossover Diamond Interchange, York County, Pennies for Progress*



*Herbert Graham Way—South View*



*I-77 and Gold Hill Rd, View to the West, Pennies for Progress*



**Table 7—Funded Corridor Improvements and New Alignments / Planning Area**

Corridor	Improvement / Source of Funding / Status	Estimated Cost / Length
Hubert Graham Way Extension	Extension of Deer Creek Drive / 2 Lanes / Pennies for Progress / Design Phase	\$2.8 Million / 1,500 feet
SC 160 W Multi-Lane Project from Zoar Road to NC State Line	Five Lanes / South Carolina Department of Transportation / Underway	\$1.6 Million
Gold Hill Road and Interstate 77 Interchange Improvement	Interchange Improvement Double Crossover Diamond Interchange / Pennies for Progress / Pre-construction Phase	\$12.6 Million / 1.00 Mile
SC 160 and Interstate 77 Interchange Improvement	Interchange Improvement / Guideshare / Design Phase	\$24.8 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	\$22.4 Million / 2.90 Miles
US 21 North Phase II	Widening Five Lanes / Pennies for Progress / Design Phase	\$35.8 Million
Dam Road Sidewalk (Corrabell Way to Stonecrest Blvd)	Bike and Pedestrian Improvement / Transportation Alternatives Program / Under construction	\$483,000

Source: Pennies for Progress, South Carolina Department of Transportation and City of Tega Cay, 2019



## Goal



### Enhances Transportation Choices

**Enhance transportation choices and connectivity.**

#### Planning Objectives

1. Provide residents the option to choose different transportation modes, such as walking, bicycling, taking public transit, and driving.
2. Encourage development patterns that support a variety of transportation modes and provide connectivity to eliminate congestion along major corridors.

#### Action Strategies

- A. Evaluate and include local transportation improvements in the Capital Improvements Plan and the City's Strategic Plan.
- B. Collaborate with Jurisdictions within the



Planning Area to perform feasibility studies. (on-going)

- B. Consider adopting zoning and development policies and ordinances that support and connect transportation corridors. (short-term)
- C. Evaluate alternative transportation modes in the design of public development and community projects. (on-going)
- D. Encourage integration of a transportation system that provides an enhanced access between traditional Tega Cay and new developments. (short-term)
- E. Incorporate multimodal options, including public transit, in all mixed-use centers.

## Goal



### Reduces Transportation Time and Costs

**Reduce commuting costs and time.**

#### Planning Objectives

1. Decrease the percentage of income spent on transportation by retrofitting corridors to mitigate congestion.

#### Action Strategies

- A. Consider adopting policies that support and enhance public transit programs. (mid-term)

- B. Collaborate with transit agencies, providers, and employers to promote public transit and decrease transportation expenses. (on-going)
- C. Partner with economic development organizations to support land use goals and objectives. (on-going)
- D. Adopt Complete Street Policy to provide alternative transportation choices versus vehicular modes. (short-term)



Source: Emery Go Round, Cindy Carpien, NPR



# Goal



Increases  
Transportation  
Mobility

Develop transportation mobility programs.

## Planning Objectives

1. Implement transportation corridor enhancements.
2. Encourage redevelopment along SC 160 and Gold Hill Road Corridors.

## Action Strategies

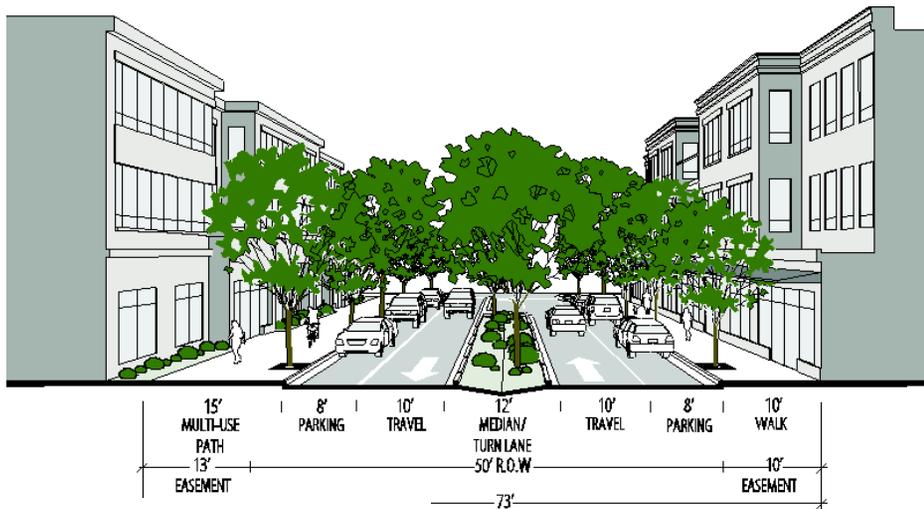
- A. Adopt Complete Streets Policy. (short-term)

- B. Continue requirements of new developments to provide trails and connections to existing trails and sidewalk amenities. (on-going)
- C. Develop and implement strategies to ease parking and congestion during community events. (short-term)
- D. Coordinate with organizations including South Carolina Department of Transportation, RFATS, etc. to provide transportation opportunities, such as bus routes, intersection improvements, and street enhancements. (on-going)
- E. Encourage multimodal types of transit, such as bicycles and golf carts. (on-going)
- F. Participate in the Bike Ped Task Force with regional partners to develop bicycle and pedestrian connections. (on-going)



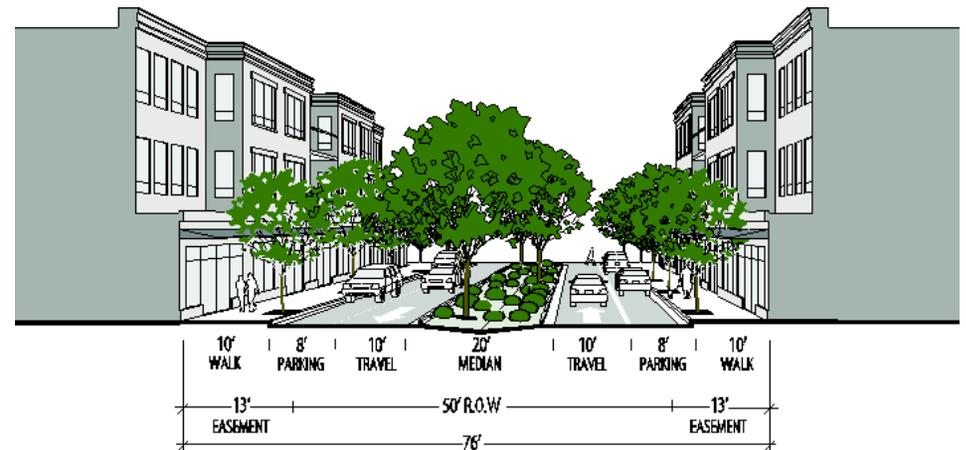
Tega Cay Parkway and adjacent multi-use path

Figure 16—Two-Lane Divided with On Street Parking and Sidewalks



Source: Code Studio

Figure 17—Two-Lane Divided with Bike Lanes and Sidewalks



Source: Code Studio



### Figure 18—Regional Freight Mobility Plan

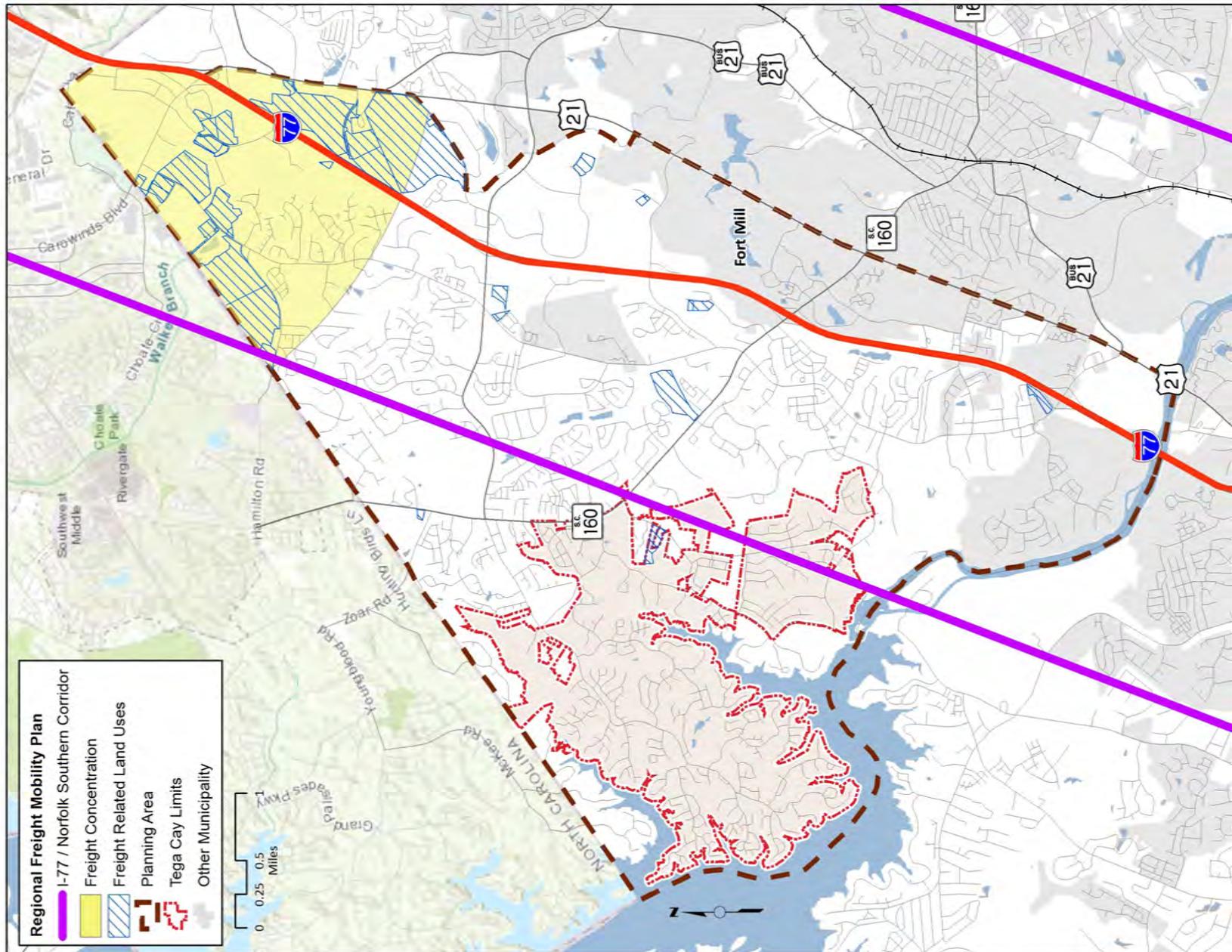


Figure 19—Two-Lane Collector Street

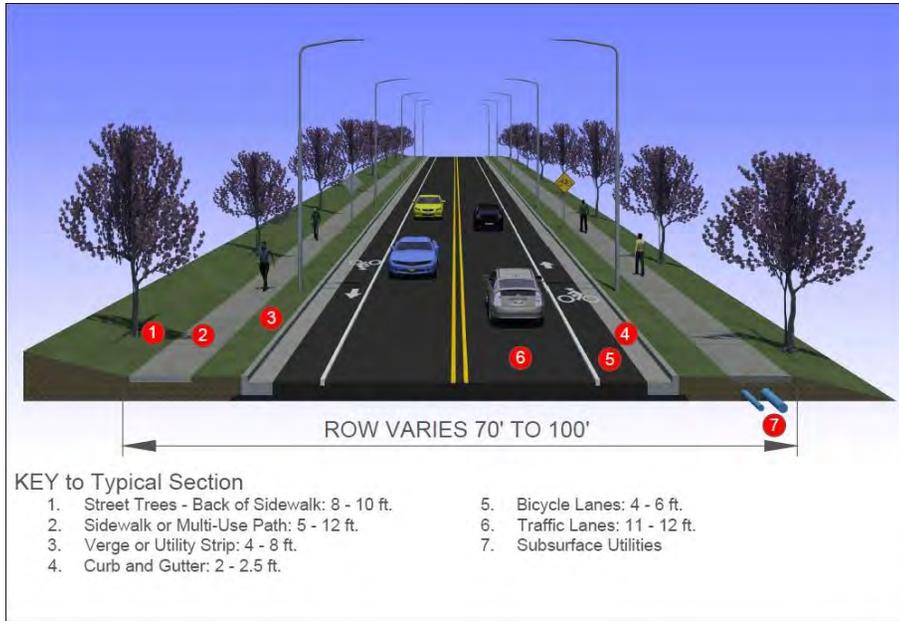
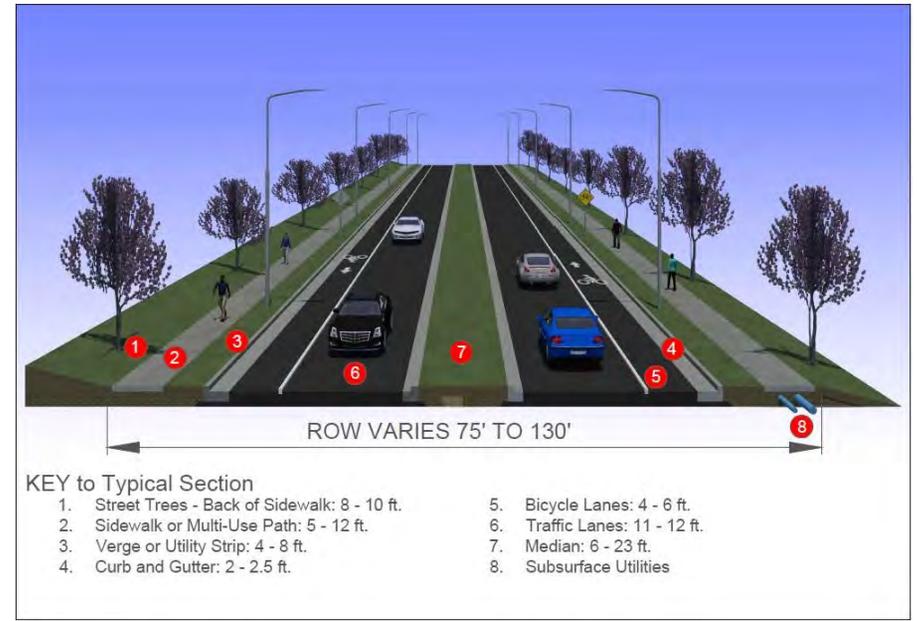


Figure 20—Two-Lane Divided Collector Street



Source: RFATS Collector Street Plan, 2017

Figure 21—Four-Lane Divided Collector Street

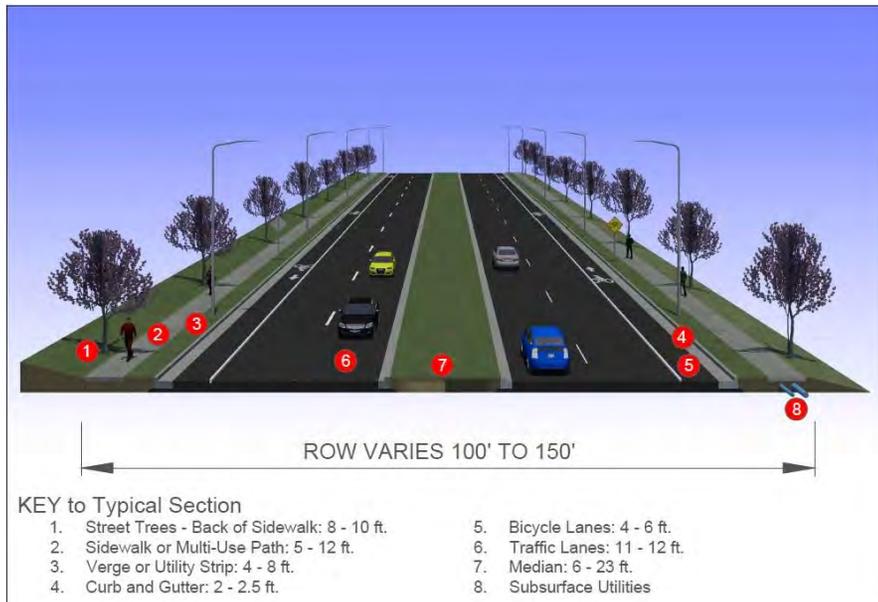
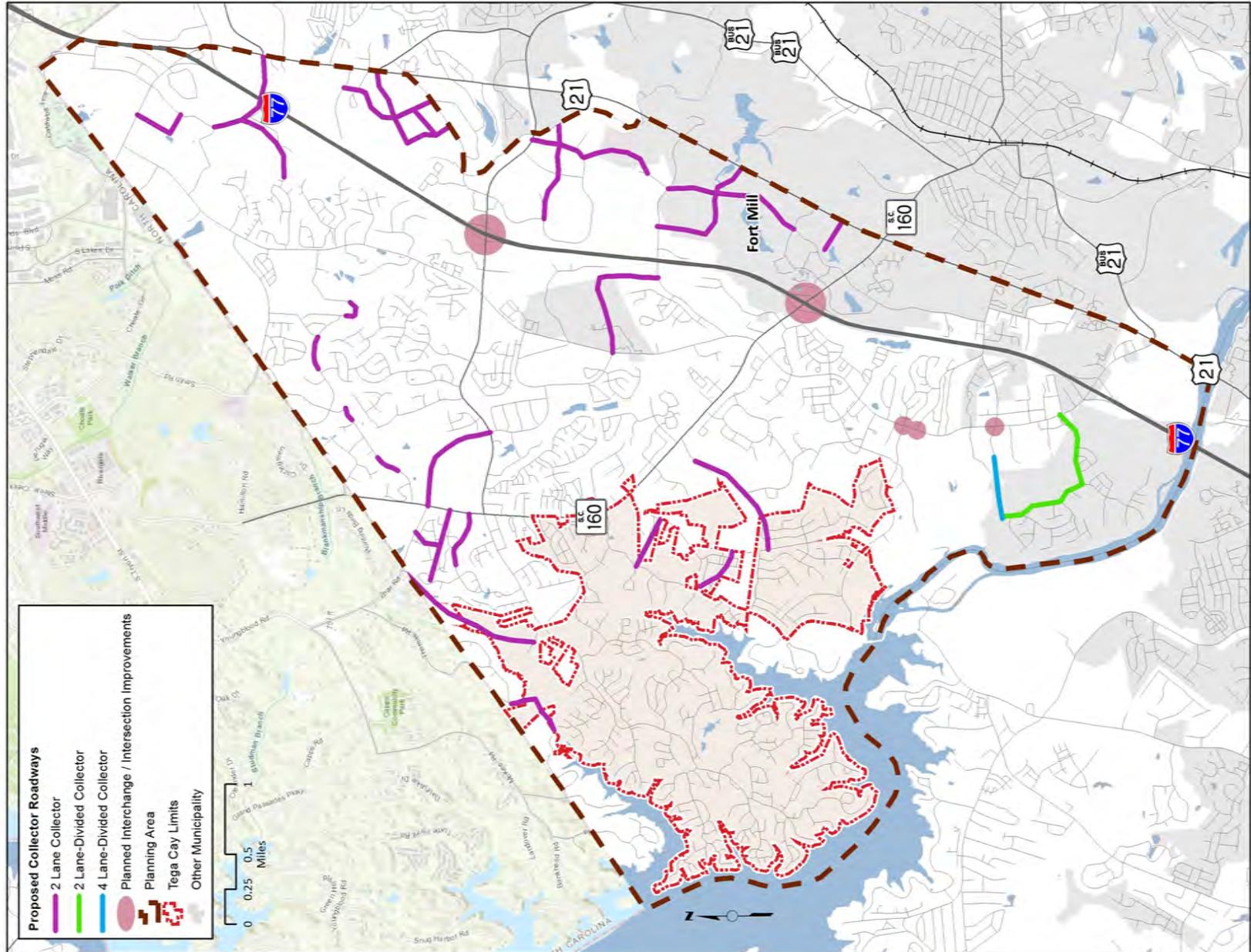
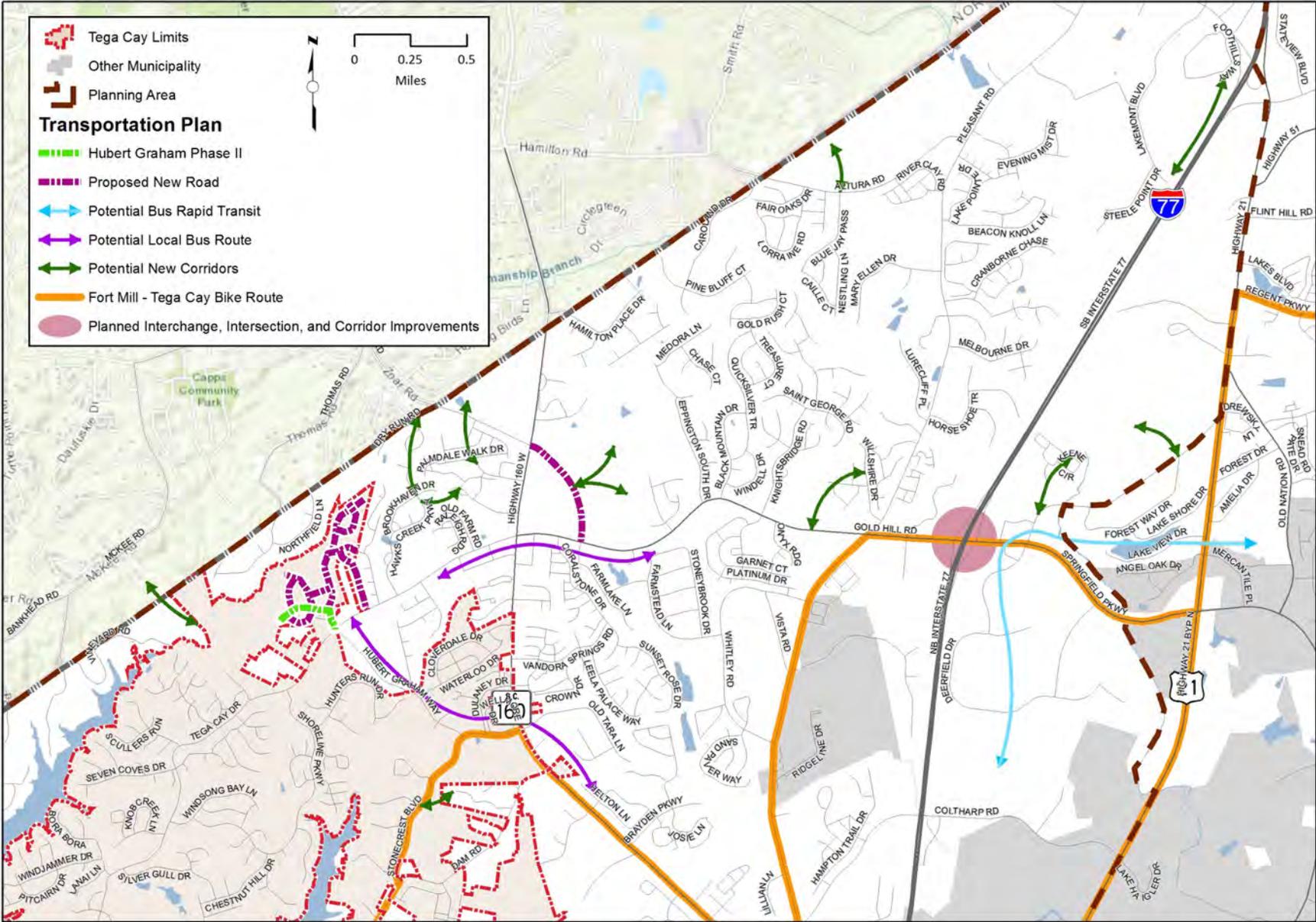


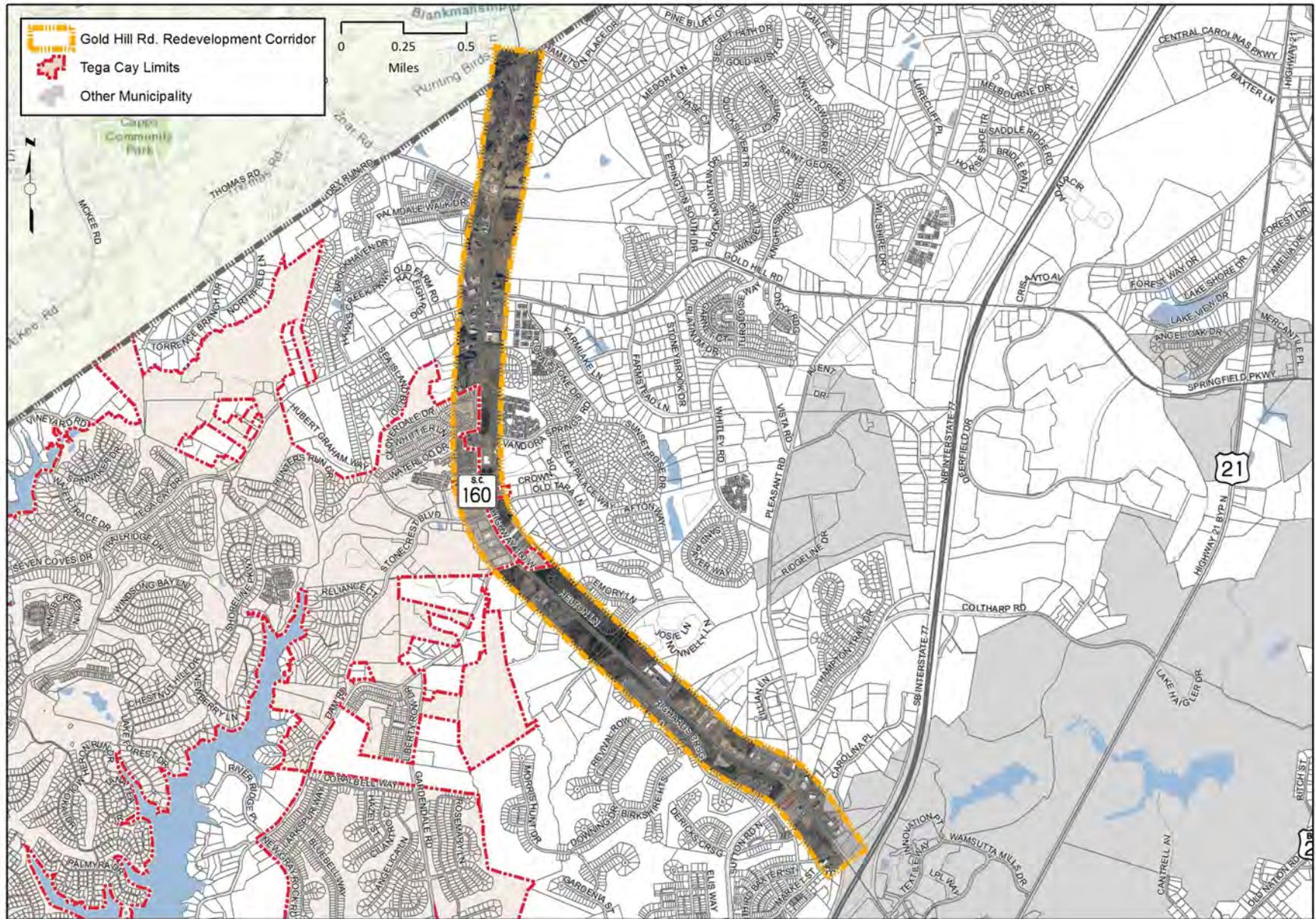
Figure 22—Collector Roadways



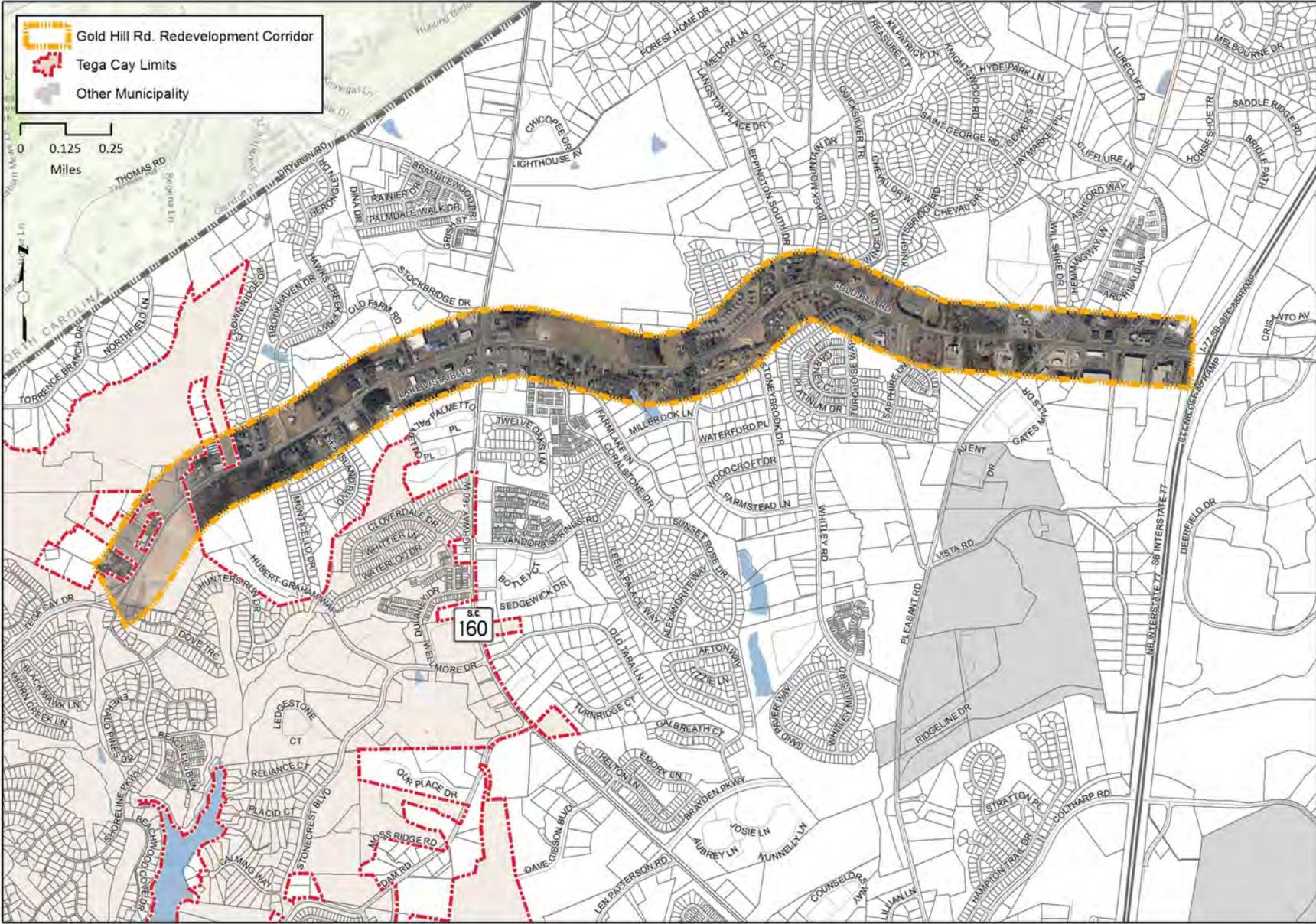
# Figure 23—Transportation Plan



### Figure 24—SC 160 Redevelopment Corridor / Planning Area



# Figure 25—Gold Hill Road Redevelopment Corridor / Planning Area



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## E. 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. Based on the 2017 American Community Survey census data, approximately 60% 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 venues to reverse this pattern and create opportunities to balance and enhance local economic strengths.

During the community input discussions for this update, it was reinforced that the most pertinent employment trends for Tega Cay over the next decade are: growth in the financial service industry, growing importance of health care, and growth in professional services that require high quality office space. Based on the data collected for the 2025 Comprehensive Plan Update, there is sufficiently

available vacant or underutilized land for new development or redevelopment within the Planning Area to accommodate employment centers containing the desired job growth categories. However, in order to promote and recruit the targeted employment generators, it is essential that the City coordinate with its regional partners to focus on economic strategies that support job growth within the 2015-2025 Comprehensive Planning Area.

The major topics for economic development include:

- Need to provide more local economic opportunities to reverse the commuting pattern and provide jobs closer to home.
- Need to recruit targeted employment generators.
- Opportunity to continue growing the local economy through the good planning for schools and greater transportation choices.



### Goal



Increases Local Economic Opportunities

**Develop a model for employment to include growing the community’s capacity to attract new, high-quality ventures, retain local businesses, and connect to the global economy.**

### Planning Objectives

1. Identify industries and businesses with the strongest potential for growth within the 2025 Comprehensive Planning Area.
2. Promote expansion of existing businesses and support new business startups.
3. Promote collaboration and coordination among Regional and Local Economic Development Partners.



Source: Chattanooga-Hamilton County RPA



## Action Strategies

- A. Create and implement a marketing plan for recruitment of specific job generators. (mid-term)
- B. Identify and pursue catalyst projects in partnership with the private sector. (on-going)
- C. Create a business retention plan which examines municipal incentive programs and provides new strategies. (mid-term)
- D. Identify and secure product for commercial and industrial development. (short-term)
- E. Study specific needs of entrepreneurs and small businesses related to new business opportunities, real estate, collaborative marketing, and worker training. (short-term)
- F. Support business incubation and employment growth within the City by providing a diversity of space/site opportunities including possible speculation buildings. (short-to mid-term)
- G. Develop mechanism to share roles, responsibilities, coordination, communication, and accountability among the Planning Commission, Tega Cay Forever, and the Economic Development Committee. (on-going)

## Goal



## Promotes Benefits of Regional Economy

**Identify and promote the 2025 Comprehensive Planning Area's competitive advantages in the regional economy.**

## Planning Objectives

- 1. Develop marketing strategy based on Tega Cay's assets, advantages, and uniqueness in the Charlotte region.
- 2. Leverage the City's location near the Charlotte Douglas International Airport and Interstate Corridors as economic development assets.

## Action Strategies

- A. Address any identified transportation infrastructure needs for access to Charlotte Douglas International Airport and Interstate Corridors through the Capital Improvement Plan (CIP) process. (short-term)
- B. Work with the York County Economic Development Corporate, Charlotte Regional Partnership, Regional Chamber, and South Carolina I-77 Alliance to promote Tega Cay as a unique location for new economic opportunities. (on-going)
- C. Study the potential for new public transportation connections and support for transit opportunities. (mid-term)



Source: Uptown 101, West Village



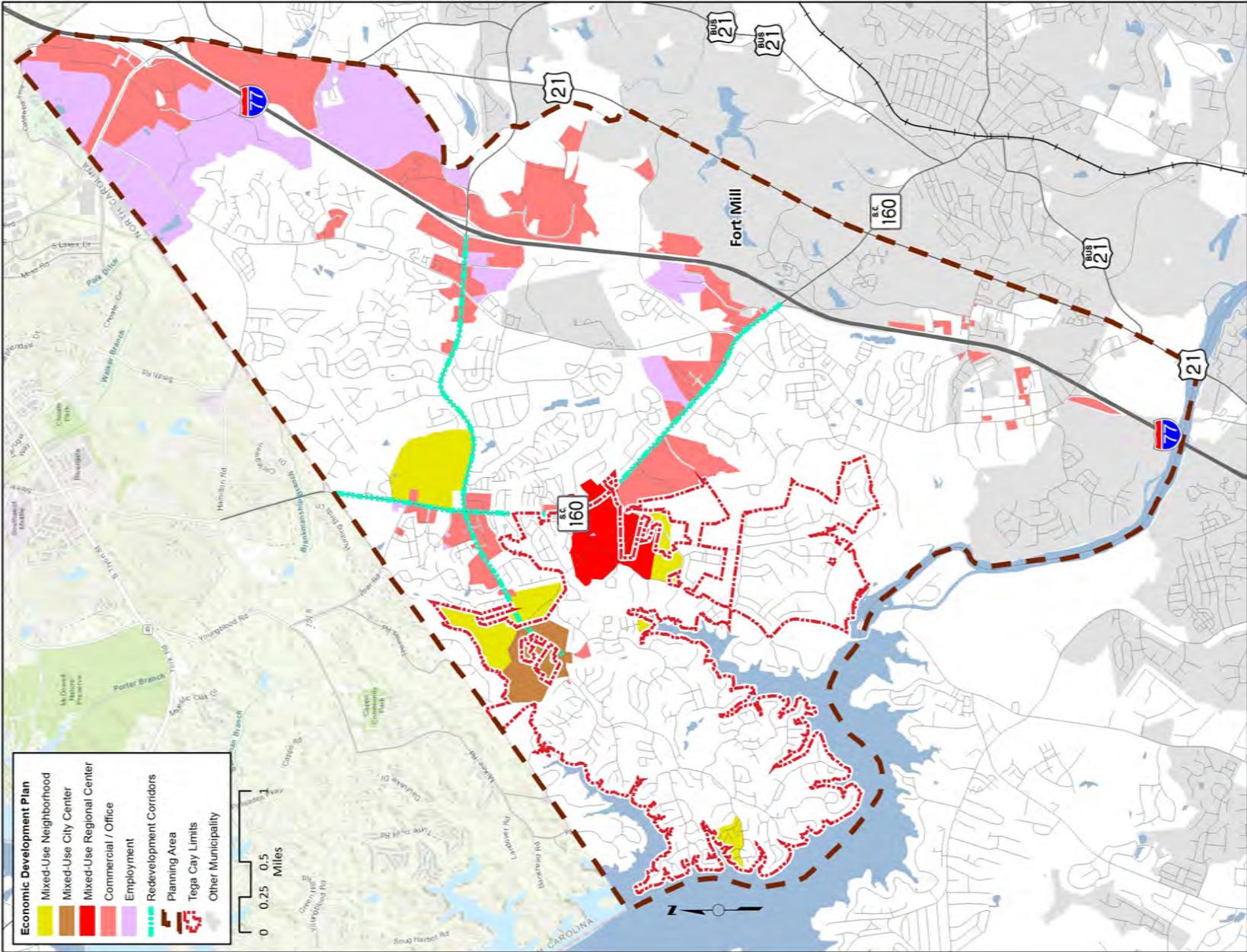
Source: Life At The Top, Capital Hill



Source: York County Convention & Visitors Bureau



### Figure 26—Economic Development Plan



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## F. Housing

### Summary of Major Topics

Tega Cay’s identity since its incorporation has been that of a primarily single family owner-occupied residential community. Home ownership is viewed positively in most communities as it can increase the desirability of a particular neighborhood. Heavily renter-occupied areas lack stability as their occupants are more temporary and have limited investment in their home or community. However, the cost of home ownership and tightened lending practices, both locally and nationally, have excluded many would-be homebuyers from the market. This has resulted in a lack of housing options for the recruitment of young professionals just starting in the workforce and the retention of aging residents. An inadequate supply of diversified and affordable housing options not only affects the quality of life for those living in Tega Cay, but it can cause labor shortages and eventually decrease the competitiveness of the City’s economy. Elderly owners are also faced with unique challenges to finding affordable housing. Rising property values and maintenance costs are a significant barrier for elderly homeowners who often find themselves on fixed incomes.

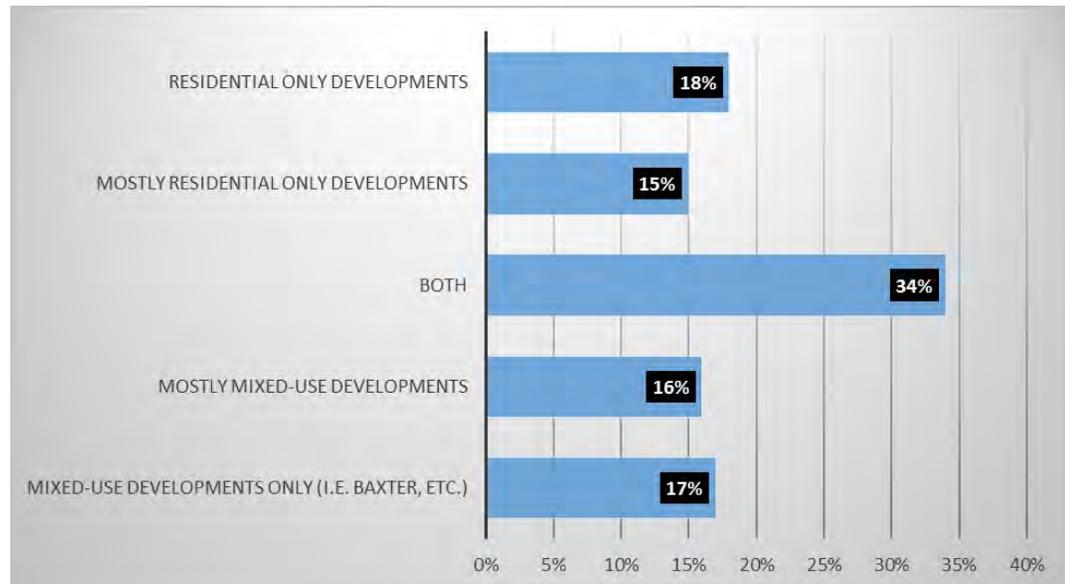
Public input obtained during the update process

indicates that the local housing market should continue to be enhanced by encouraging diversity in housing types and sizes through flexibility within land use and zoning standards. Policies and incentives should be established to expand the range of housing options throughout Tega Cay. The visual preference and mapping exercise conducted in August, demonstrated a preference for housing types that incorporate central green spaces with ample opportunities for community interaction. The most popular housing style selected was a cottage court around a shared public green space that could easily be adapted for infill development. Not preferred were the established cookie-cutter style of single-family units with front-loaded garages and uniform street alignments. In addition, traditional multi-family clustered buildings isolated from traditional neighborhoods were not desirable.

The City’s appeal to older and younger residents alike will necessitate a diversity of housing types within neighborhoods and communities. The availability of housing to all Tega Cay residents, and the quality of existing and future housing, is essential to the continued growth and prosperity of the City. In order to accommodate the influx of new residents expected by the year 2025, the City must address issues of housing *affordability*, housing *diversity*, and housing *sustainability*.

The community survey question from 2014 reflected in Figure 27 indicates that 67% of residents feel that new development should come from some amount of mixed-use developments. This data is still reflective of the citizen input from 2019.

**Figure 27—Type Consideration: New residential developments should take place primarily on...**



Source: Community Survey, 2014



Tega Cay has wonderful neighborhoods which were established over time as the City has experienced growth and subdivisions developed. Table 8 indicates Tega Cay neighborhoods and almost 100% of those neighborhoods participated in the 2019 community survey. Figure 28 is a map of 37 neighborhoods in Tega Cay.

A summary of the major housing topics are as follows:

- Inadequate supply of diversified and affordable housing options.
- Policies and incentives should be established to expand the range of housing options throughout Tega Cay.

## Goal



### Promotes Housing Choice

**Promote a diverse housing stock to support residents throughout all stages of life.**

## Planning Objectives

1. Encourage a greater mix of housing types to accommodate all residents.
2. Encourage housing options which are convenient to commercial areas, employment centers, and transit.
3. Encourage flexible density and scale in new

residential development and more compact infill development where appropriate.

4. Partner with jurisdictions within the Planning Area to consider coordination on ordinances which affect density, location, and type of residential development in the 2025 Comprehensive Planning Area.

## Action Strategies

- A. Create and establish zoning regulations for a by-right Mixed-Use Neighborhood and City Center Districts. (short-term)
- B. Encourage the development of residential units above commercial development in mixed-use areas and infill cottage courts in redevelopment areas. (short-term)
- C. Create opportunities for age-restricted senior housing in mixed-use infill areas.
- D. Research and provide development incentives to promote an increase in the diversity and price points of housing stock, particularly in identified mixed-use/redevelopment areas. (short-to mid-term)
- E. Implement Complete Streets design and development connectivity standards where appropriate to ensure walkability at the neighborhood level. (short-term)
- F. Evaluate and update development regulations, including density, open space, and setback requirements to promote and provide housing options in areas convenient to commercial development, employment centers, and transit.

(short-term)

- G. Encourage York County to establish and adopt the residential housing recommendations from the Tega Cay 2015-2025 Comprehensive Plan to ensure compatibility within the 2025 Comprehensive Planning Area. (short-term)
- H. Conduct a housing analysis on an annual or bi-annual basis to determine deficiencies in housing choices. (on-going)

## Goal



### Maintains Neighborhoods

**Maintain and enhance the character of existing neighborhoods.**

## Planning Objectives

1. Establish, maintain, and enforce code provisions that encourage the preservation of existing single-family dwellings and neighborhoods.
2. Develop policies that promote infill development where appropriate and establish guidelines for character compatibility.

## Action Strategies

- A. Adopt clear and objective code standards, including minimum design requirements and flexibility, to reduce conflicts with existing neighborhoods. (short-term)



- B. Continue to coordinate response to submitted concerns with all City Departments through a unified resolution tracking system. (on-going)
- C. Explore opportunities for residential education, including low-cost maintenance and repair classes for residents. (on-going)
- D. Develop incentives such as property tax credits and public investment in amenities to improve neighborhood sustainability. (short- to mid-term)

**Table 8—Neighborhoods**

Amber Woods	Lake Ridge	River Lakes
Anchorage	Marquesas 1	Serenity Point
Beach Club Townhouses	Marquesas 2	Seven Coves
Bora Bora	Meadowview	Silver Gull Townhomes
Cameron Creek	Molokai	Stonecrest
Calloway	Molokai 2	Stonecrest Village
Chelsea Day	Molokai Extension	Tara Tea
Chestnut Hill	Neptune Landing	Trailridge
Daybreak	Palmyra	Water Trace
Emerald Pines	Point Clear	Windjammer
Heron Harbor	River Bend	Windsong Bay
Hunters Run	River Falls	Woodhaven
Lake Forest		

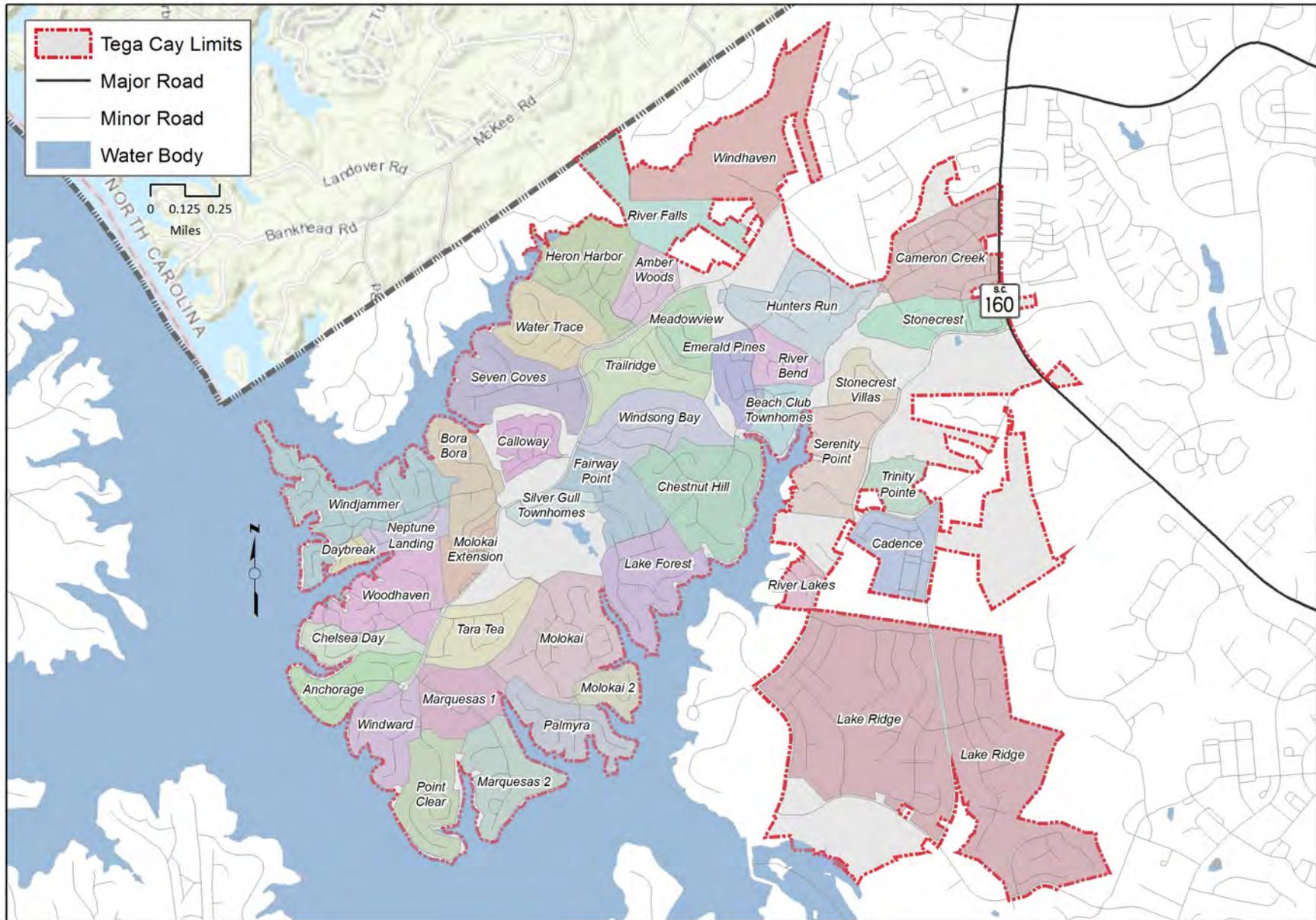
Source: City of Tega Cay, 2019



Source: Kirkland Danielson Grove, The Cottage Company



### Figure 28—Tega Cay Neighborhoods





## G. Natural Resources

### Summary of Major Topics

The natural resources of Tega Cay are a key component to 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 for 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. In the community survey from 2014, of those who responded to the question, “What natural features should be protected from development?” - 92% chose creeks and waterways and 82% chose wooded areas. In the question posed, “What

recreational facilities are missing or need improvement?” - 49% chose natural areas - wooded areas, creek-side trails, public fishing areas, etc. and 34% chose trails and pathways. In the 2019 community survey, Trails, Parks, and access to Lake Wylie were ranked as the most important desirable characteristics of the City.

Tega Cay will continue to develop open space, trails, and the urban forest and identify opportunities to expand access to the lake and enhance water quality. The lifestyle of Tega Cay relies on the outstanding natural resources and recreational focus of the community. In addition to natural resource projects that the City will undertake, residents and other

public and private partners will be encouraged to preserve open spaces, enhance water quality, and practice conservation through community education programs and outreach.



## Goal



### Enhances Natural Amenities

**Maintain and enhance natural amenities.**

#### Planning Objectives

1. Analyze current policies that impact all natural resources and revise as needed to ensure policies protect and enhance green infrastructure.
2. Provide cost-effective stormwater management and hazard mitigation.

#### Action Strategies

- A. Identify possible locations for greenway trails along Lake Wylie and the Catawba River. (short-term)



Source: HiltonHead.com



## Goal

### Conserves Green Infrastructure

**Conserve and connect green infrastructure.**

#### Planning Objectives

1. Protect and preserve water quality and supply.
2. Preserve biodiversity and wildlife habitat.
3. Improve public health, quality of life and recreation networks.

#### Action Strategies

- A. Create ordinances that protect interior habitat forests, increase edge areas of forests and soft, gradual edges for greater species' diversity. (mid-term)
- B. Locate vacant parcels that can be re-greened to reconnect the natural landscape or be developed into a community garden. (short-term)
- C. Through public and private partnerships, identify appropriate locations for parking lots and sidewalk runoff to be captured in a bioswale, and other similar integrated management practices, for irrigation and stormwater management. (mid-term)

- D. Develop and build Catawba Park and Nature Center. (short-term)
- E. Expand and encourage recycling and water conservation, such as rain gardens. (short-term)
- F. Connect to a regional trail system. (short-term)
- G. Provide additional lake access. (mid-term)

## Goal



### Improves Water Quality

**Enhance and improve water quality.**

#### Planning Objective

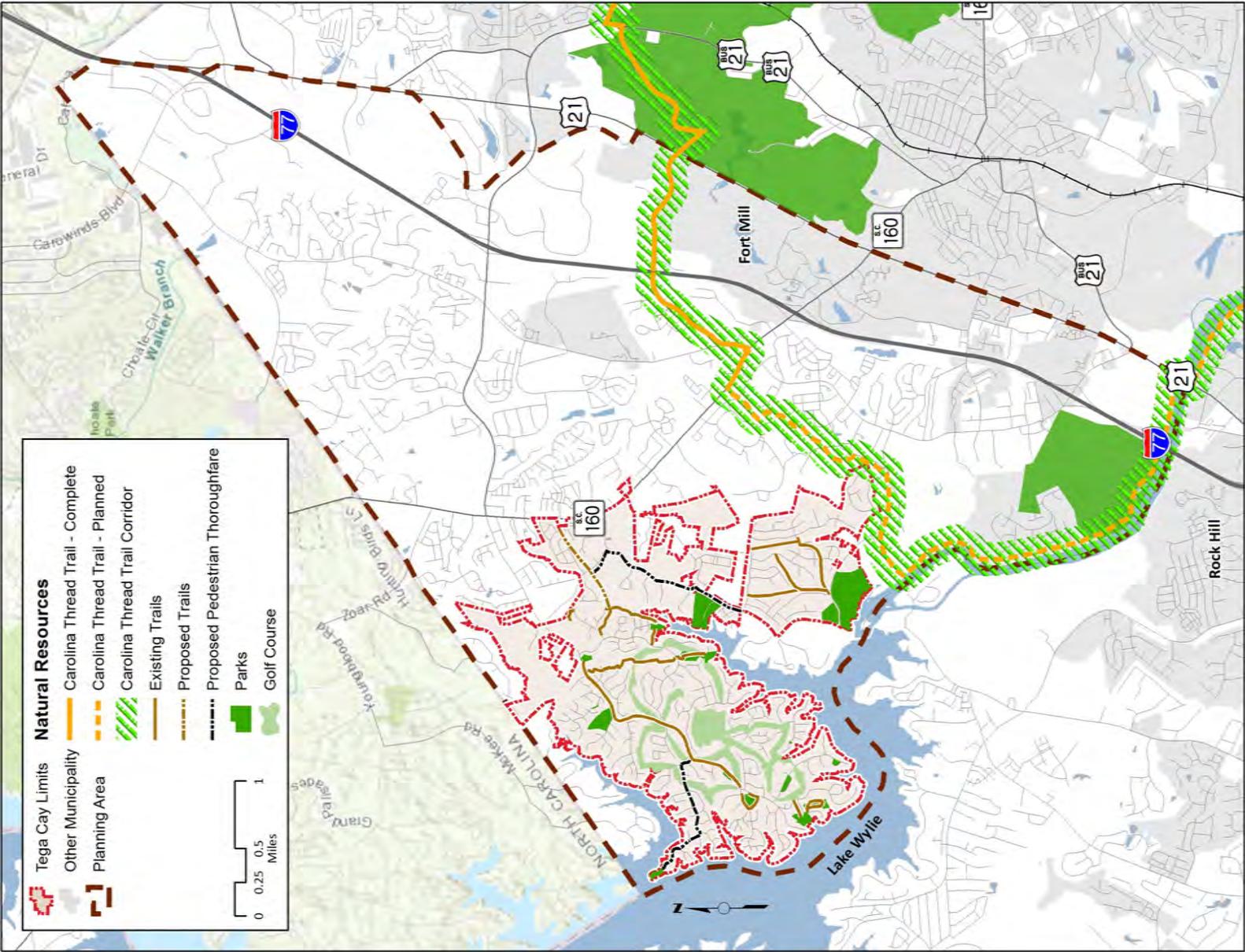
1. Protect and ensure clean, locally-sourced water remains a dependable source for consumption and recreational use.

#### Action Strategies

- A. Use green infrastructure with other stormwater measures to reduce runoff. (mid-term)
- B. Continue to maintain and update infrastructure as needed. (short-term)
- C. Work with utility providers to address water reduction and efficiency programs. (short-term)



Figure 29—Natural Resources



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## H. Cultural Resources

### Summary of Major Topics

The cultural resources of Tega Cay and the planning area include historic buildings and districts and archeological sites that are physical gathering spaces and landmarks for the community. In Tega Cay, Lake Wylie is a main gathering space for residents. While this natural resource is not typically thought of as a cultural resource, in the City of Tega Cay, the lake is a historic and cultural amenity. The dam that created Lake Wylie was constructed in 1904 and was rebuilt in 1924 to expand the lake’s surface to 13,443 acres and 325 miles of shoreline. 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.

Tega Cay is blessed with many civic organizations and places of worship, as reflected in Table 9. These

organizations give back to the community and provide ample opportunities for public engagement. The new Tega Cay Elementary School is an excellent example of a new community gathering space as neighbors walk and accompany their children on bikes to and from school. The school has an amphitheater being developed on the school property that will provide new space for cultural and community activities.

The land use element has identified mixed-use districts that propose community spaces for social and cultural interaction such as open air markets for art and food, outdoor public gathering spaces, socially active retail uses, and entertainment areas for visual and performing artists. All residents will benefit as public spaces for social engagement and interaction are enhanced and expanded in the City of Tega Cay.



## Goal



### Protects Cultural Resources

**Protect existing cultural resources.**

### Planning Objectives

- I. Review policies that impact cultural resources and identify any needed changes to better preserve and protect cultural resources.

### Action Strategies

- A. Expand Boardwalk/Wetlands/Nature Trail/Field Trips. (mid-term)
- B. Encourage development of facilities to host cultural and community activities. (short-term)
- C. Support parks and recreation master plan that is revised at least every five years. (short-term)
- D. Expand programs that promote cultural and social wellbeing. (short-term)



## Goal



Develops New Cultural Resources

**Develop additional cultural resources.**

### Planning Objectives

1. Develop strategic master plans and market studies for mixed-use districts identified in the land use element.
2. Foster open air markets for farmers, gardening markets, and other uses such as festivals.
3. Encourage inclusion of social and cultural gathering spaces in new developments and infill areas.

### Action Strategies

- A. Facilitate the implementation of the land use element mixed-use districts through land use regulations and incentives. (mid-term)
- B. Expand educational opportunities – Programs for art, music, and other creative activities. (mid-term)
- C. Maintain existing venue spaces with cultural agencies that can develop art, music, etc. programs for residents of all ages.
- D. Determine performing arts needs for new venue to host cultural and community activities.

**Table 9—Civic Organizations and Places of Worship**

Civic Organizations	Places of Worship
• Tega Cay Arts League	• Lakeshore Christian Fellowship
• Tega Cay Beautification Committee	• Carolinas Cornerstone
• Tega Cay Croquet Club	• Church of Christ at Gold Hill
• Tega Cay Garden Club—Gardening on the Cay	• Grace Presbyterian
• Tega Cay Lions Club	• Eternal Church
• Tega Cay Men's Golf Association	• Lake Wylie Lutheran
• Tega Cay Veterans Association	• St. Philip Neri Catholic
• Tega Cay Vintage Club	• Philadelphia United Methodist
• Tega Cay Women's Club	• Tega Cay Baptist
• Tega Cay Ladies Golf Association	
• Neighbors Helping Neighbors	
• Boy and Cub Scout Troops	
• Brownie and Girls Scout Council	

Source: City of Tega Cay, 2019



Source: Frist Art Museum



Source: Center for the Creative Arts





## I. Community Facilities

### Summary of Major Topics

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. Today, the City of Tega Cay is moving forward and protecting the quality of life and Lake Wylie. The City of Tega Cay has included Emergency Management Services at the Fire Station on Stonecrest Boulevard, located in the identified Mixed-Use Regional Center. A new Police Department facility was constructed near City Hall, in the Mixed-Use City Center. Uses that are proposed include a City Justice Center, an Operations Center, and Parks and Open Space. Other uses include an open-air market, a professional office complex, and residential neighborhoods that are walkable and have conservation areas.

Other community facilities that are planned within the 2025 Comprehensive Plan include the Beach and Recreation Area. This area already has community amenities; however, it is proposed to enhance these facilities to meet the growth and needs of residents. Uses that are proposed include fishing piers, play structures, and picnic facilities. 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.

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. The new Catawba Park will set the standard for future parks and recreation amenities. Catawba Park's ball fields will greatly enhance the active youth team sports that continue to be an important part of the recreational program.

In 2018 Tega Cay conducted a City Services

Assessment to help Council develop short and long term strategic goals and plans. Outcomes from the public input process included opportunities and ideas for: new and/or improved facilities, new and/or improved services, pedestrian improvements, communication improvements, code enforcement, public transportation, economic development opportunities, and parking and enforcement.

A majority of these ideas were reflected in the completed strategic plan. In 2018-2019 Council and administrative staff began implementing the initiatives in the plan for reinvestment in existing facilities and creating additional services.



On June 14, 2014, the City finalized the acquisition of the water and sewer utility system that serves the residents of traditional Tega Cay. Previously this system was owned and operated by a private utility company. Over the last several years this utility system was plagued with sanitary sewer overflows that created an outcry from the residents and prompted the City to enter into a due diligence period to decide whether or not to purchase the system. This evaluation included a total system evaluation, financial evaluation, and careful thought to decide if purchasing the system was in the best interest for the City. The conclusion was made that it was in the best interest of the City and it was a task that the City could both handle financially as well as operationally. In addition to the purchase of the utility system we have identified roughly 6.5 million was spent in repairs and upgrades to be made to the system to mitigate the sanitary sewer overflows that this system has experienced in the past. This was a task seen by the City as being vital to the improvement of the quality of life for the residents of Tega Cay and those that use Lake Wylie in and around the City. Tables 10 reflects planned improvements to the City’s utility district.

**Table 10—Tega Cay Utility District Planned Improvement Projects**

Tega Cay Utility District I (TCUD I)	Tega Cay Utility District II (TCUD II)
<ul style="list-style-type: none"> <li>• Purchase and install a new water tank in the Hubert Graham Way / Windhaven area to meet the growing water demand as Lake Ridge and other newer developments of Tega Cay progress. (short-term)</li> <li>• Develop combined utility rate structure to become one utility system City-wide and provide financial stability for future upgrades and maintenance. (on-going)</li> <li>• Install automatic flushing valves in critical points of the water distribution system to help insure water quality and ease of the flushing program. (on-going)</li> <li>• Continue meter change out program to increase meter reading accuracy and efficiency. (on-going)</li> <li>• 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. (on-going)</li> <li>• Continue GIS mapping of entire utility system. (on-going)</li> </ul>	<ul style="list-style-type: none"> <li>• 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 issues that the system is currently facing. (on-going)</li> <li>• Develop combined utility rate structure to become one utility system City-wide and provide financial stability for future upgrades and maintenance. (on-going)</li> <li>• 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. (on-going)</li> <li>• Rehabilitate 11 of the 20 wastewater pump stations to improve dependability, efficiency, and updating to current technologies. (on-going)</li> <li>• 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. (on-going)</li> <li>• Continue GIS mapping of entire utility system. (on-going)</li> <li>• Install automatic flushing valves in critical points of the water distribution system to help insure water quality and ease of flushing program. (on-going)</li> </ul>

Source: Tega Cay Public Works, 2019



## Goal



Expands access to  
Community  
Facilities

**Increase opportunities for access to community facilities.**

### Planning Objectives

- I. Ensure that residents have equitable access to parks, schools, recreational facilities, and open space.

### Action Strategies

- A. Partner with jurisdictions within the planning area to foster development of equitable facilities, including schools, parks, and other amenities. (short-term)
- B. Continue cooperation with School District on all school facilities. (short-term)
- C. Encourage development of a Farmers Market and similar community gathering places. (mid-term)
- D. Evaluate and encourage development of a cultural/fine art center and a multi-purpose recreation center. (mid-term)

## Goal



Enhances Public  
Investment

**Maximize return of public investment.**

### Planning Objectives

- I. Evaluate the costs of public infrastructure to determine the most efficient use of resources.

### Action Strategies

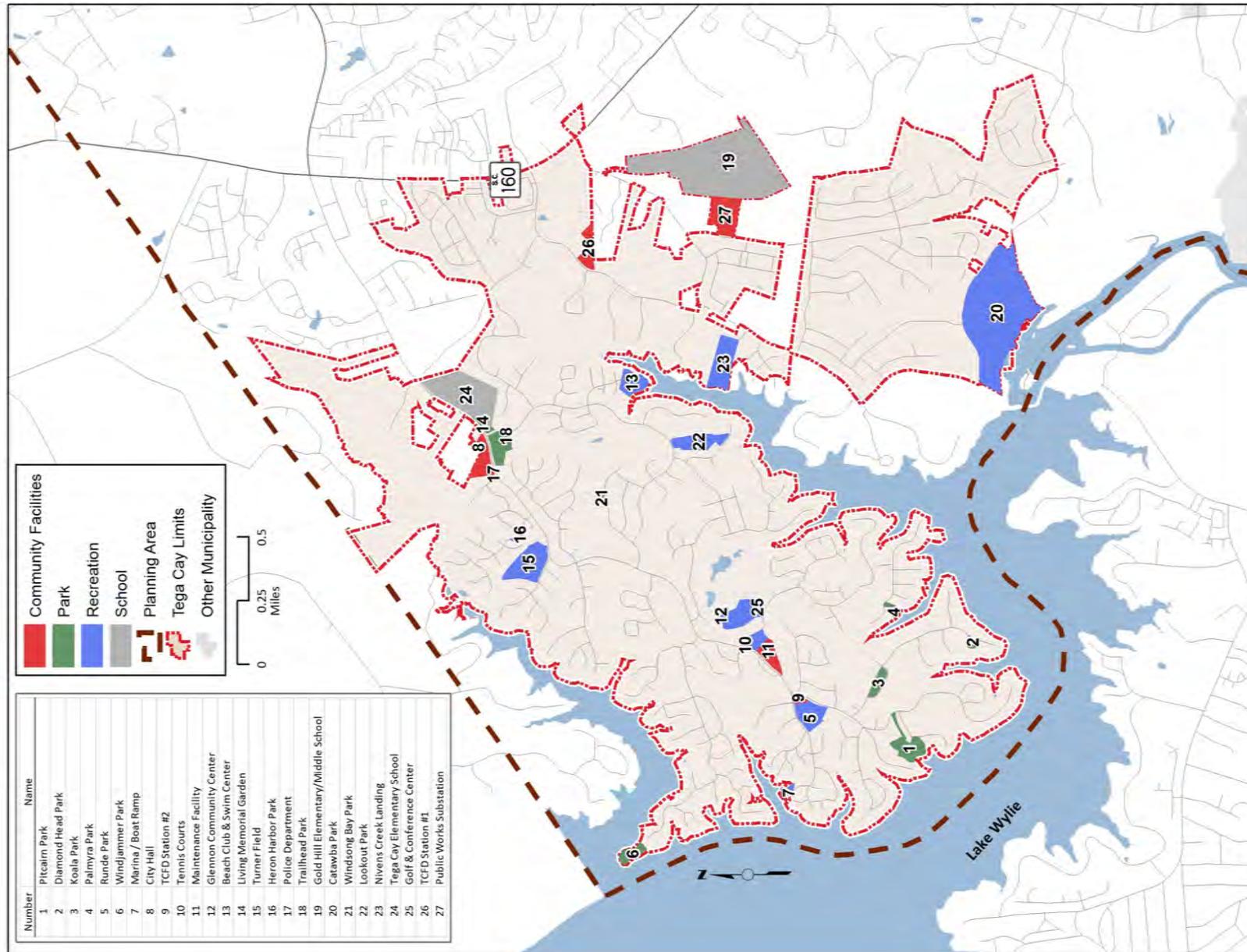
- A. Evaluate decisions on new community services and facilities using available data and resources such as Geographic Information Systems. (short-term)
- B. Develop policies to encourage efficiency and renewable energy in public buildings. (short-term)



- C. Consider replacement of current fleet vehicles with clean fuel vehicles when appropriate. (short-term)
- D. Include a regular maintenance and renovation schedule for existing facilities and include such projects in the Capital Improvements Program. (on-going)
- E. Identify and prioritize community input on community facilities needs for inclusion in the Capital Improvements Program. (short-term)



Figure 30—Community Facilities





## J. Health and Active Living

### Summary of Major Topics

As outlined in our Core Values, Tega Cay residents desire a safe place to work, live, and play with opportunities for lifelong active and healthy living. Tega Cay already has many excellent public facilities and services that assist an active lifestyle, but the need continues for additional opportunities to promote the health and social interaction of our residents. In addition to an active lifestyle, respondents to the community survey as well as members of the focus group, have indicated a need

for better access to healthy food choices, protection of natural resources, and improvements to air quality.

As the development and redevelopment of the physical environment occurs it is important to note that building walkable and bikeable communities help people live more active lives and supports better health. Studies have shown links between mental health and public spaces, urban greenery, and the design and scale of city buildings. These studies have demonstrated that emotional stability, an increased subjective sense of well-being, and a positive effect on life satisfaction increased exponentially with the number, type, and location of public spaces. Improving transportation options and bringing different land uses, such as houses, parks, medical facilities, offices, and stores closer together improves access to recreational facilities, health care facilities,

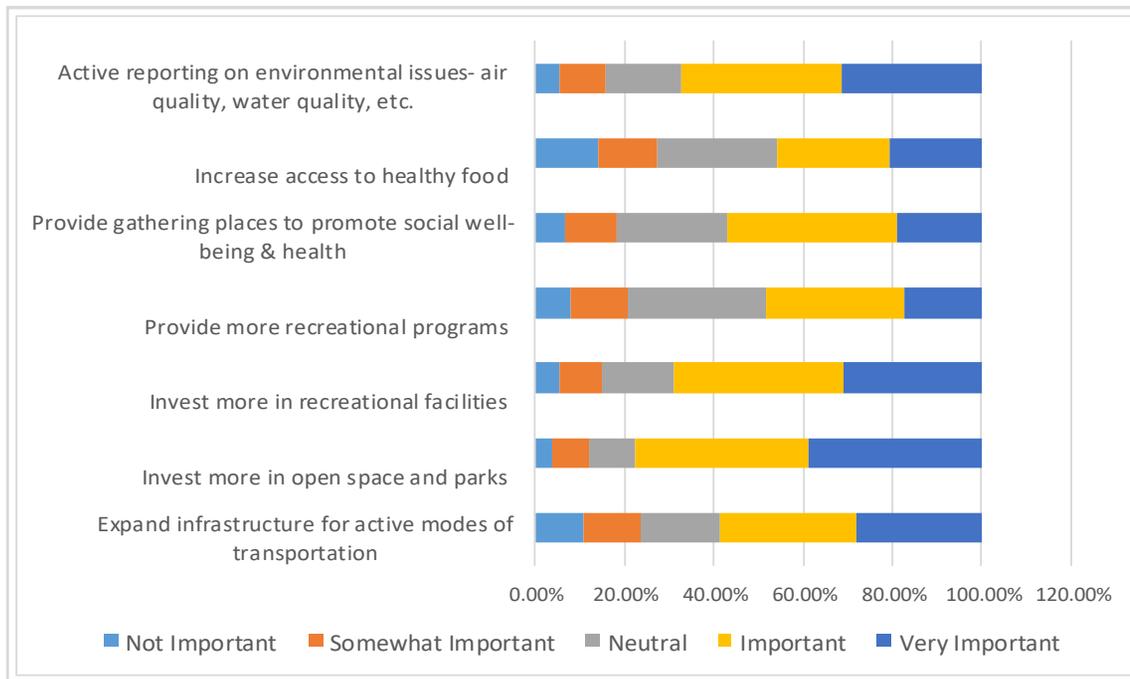
and healthy foods. More compact development patterns also protect ecosystems that are critical to clean air, soil, and water. Setting aside land for parks and green space, better connecting streets in new development to make walking and biking easier and reducing stormwater runoff that can pollute water supplies help achieve these goals.

Positive impacts on active living can be made when municipal leaders consider health, including improved access to opportunities for physical activity, when updating or adopting new regulations through zoning, land development and subdivision codes, and determining infrastructure investments. Health equity should be a guiding priority when considering new regulations. “Health equity” means everyone can have the opportunity to attain their highest level of health, both physical and mental.

The major health and active living topics are as follows:

- Investment in infrastructure and development of policies to support safe pedestrian and bicycle travel
- Utilization of neighborhood-scale mixed-use to promote health and active living opportunities
- Need for policies and investment to create connectivity between existing traditional neighborhoods and more recent developments as well as schools, parks, and other popular destination points
- Public education demonstrating the direct link between health and community factors such as the physical environment, social engagement, and mental well-being
- Promotion of partnerships to create opportunities for healthy food and nutrition choices

**Figure 31—How important is it to invest in these strategies to promote the health of residents?**



## Goal



### Improves Health and Promotes Active Living

Explore policy, planning, environmental, and cultural strategies to facilitate healthier choices.

#### Planning Objectives

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.
2. Seek to include physical and social improvements in the Capital Improvement Plan and City Strategic Plan that facilitate community health for all ages.
3. Ensure redevelopment and maintenance plans adhere to policies.

#### Action Strategies

- A. Establish policies that support age and ability considerations for active living when approving development plans. (short-term)
- B. Develop targets for age-specific amenities. (short-term)
- C. Adopt clear and objective zoning and land development standards to support public health. (short- to mid-term)

- D. Adopt policies for redevelopment and maintenance to ensure these efforts follow the same considerations as new development. (mid-term)

## Goal



### Educates the Public on Health and Active Living Components

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

#### Planning Objectives

1. Develop and promote education and information regarding the relationship between health and community factors.
2. Provide opportunities for active living, healthy eating and social/mental well-being.

#### Action Strategies

- A. 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-term)
- B. Encourage involvement in health councils, organizations, and clubs that provide education and opportunities for health and active living. (on-going)
- C. 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)

## Goal



### Ensure a Health for All Inclusive Policy for the Built Environment

Advance development design that is safe, convenient, and attractive for people of all abilities to walk, bike, and play.

#### Planning Objectives

1. Provide Zoning and Development Regulations that support creation and implementation of Mixed-Use Districts that include opportunities for social and cultural interaction.
2. Adopt and implement Growth Management Policies and Tools to allow for innovative site design and flexibility that facilitates health and active living components.

#### Action Strategies

- A. Implement policies that mandate consideration for all modes of transportation for new developments, redevelopment, and maintenance of existing facilities, paths, and roads. (short-term)



- B. Emphasize connectivity and context-sensitive street design guidelines for new developments, redevelopment and maintenance. (on-going)
- C. Develop facilities and amenities that are all inclusive and support the goals for Health and Active Living for all ages and abilities. (mid-term)
- D. Develop shared-use policies with schools and other public properties to increase neighborhood access to playgrounds and other recreation facilities. (mid-term)
- E. Create partnerships with local businesses to allow for an encourage pedestrian and bike access (bike racks, etc.). (mid-term)

## Goal



### Supports Access to Local Foods

**Coordinate, promote, and leverage resources to provide healthy food choices.**

#### Planning Objectives

- 1. Ensure that urban scale agriculture uses continue to thrive by providing opportunities for fresh food access and distribution.

#### Action Strategies

- A. Develop opportunities and venues for open-air fresh food markets. (short-term)
- B. Encourage mobile food vendors and community

event organizers to create and offer healthy food options. (short-term)

## Goal



### Maximizes Health Equity

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

#### Planning Objectives

- 1. Provide Zoning and Development Regulations that include Health and Active Living components in Mixed-Use Districts as outlined in the Land Use Element.
- 2. Promote and develop active living, social, and cultural initiatives that respond to and advance the City's diverse cultures.

#### Action Strategies

- A. Develop targeted messaging to health disparate populations that will enhance access and opportunities for behavioral change. (short-term)
- B. Work with schools and businesses to promote walking/biking safe options for students and customers. (short-term)
- C. Promote the inclusion of diverse cultural offerings in community events and public spaces. (mid-term)

## Goal



### Enhances Public Health

**Improve air quality and public health.**

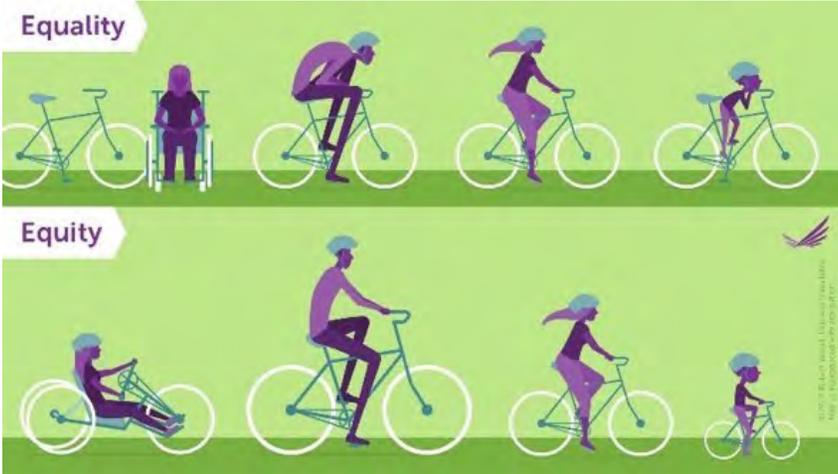
#### Planning Objectives

- 1. Develop programs and polices that reduce energy consumption and enhance public health and quality of life.

#### Action Strategies

- A. Plan and develop great streets, places, and neighborhoods that are more pedestrian and bike friendly and energy efficient. (short- to mid-term)
- B. Create incentives to increase use of renewable energy and energy efficiency in existing and new public facilities and vehicles. (short– to mid-term)
- C. Work with schools to promote buses and no idling and walk to school programs. (on-going)





Source: Robert Woods Johnson Foundation



Source: Elizabeth Walles Duda



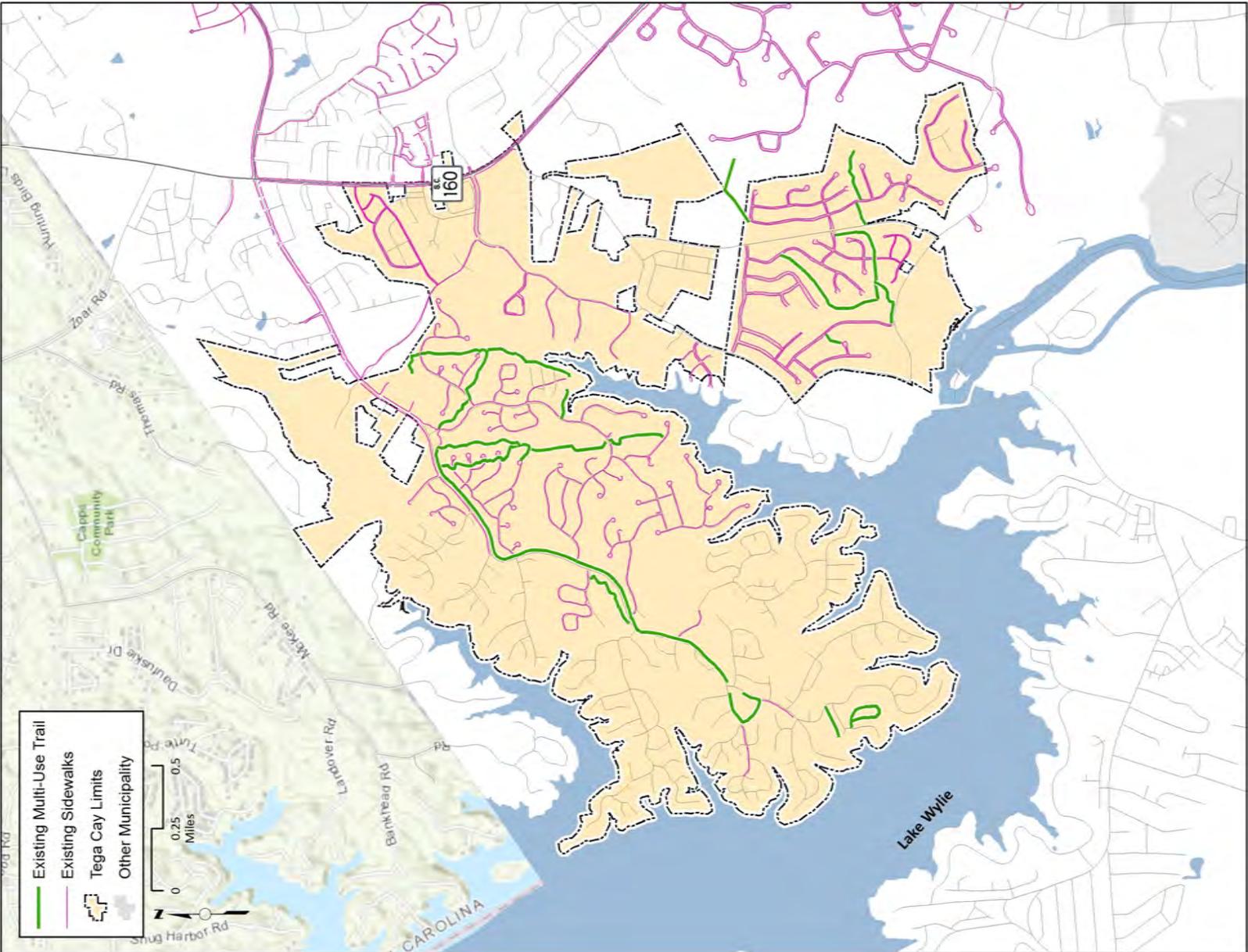
Source: Howard Industries, Pedestrian Crossing Safety System



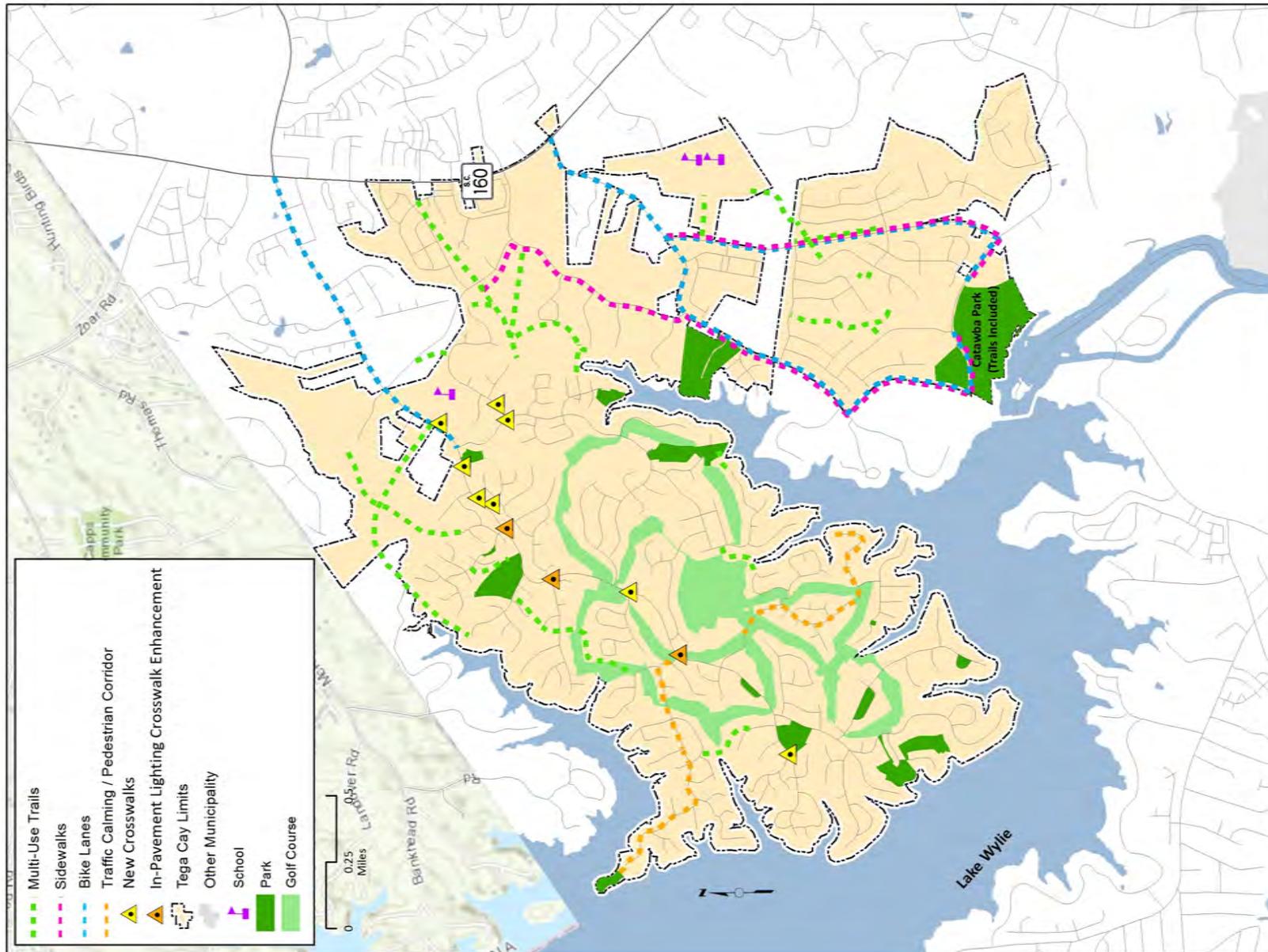
Source: Blacksburg Farmers Market



Figure 32—Existing Bike and Pedestrian Infrastructure



### Figure 33—Proposed Bike and Pedestrian Infrastructure





## K. Priority Investment

### Summary of Major Topics

Priority Investment, a relatively new requirement for South Carolina comprehensive plans, analyzes funds for public infrastructure to build water and sewer systems, roads, and schools and recommends projects for expenditure of available funds. It 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.

Due to the surge in development plan approvals and building permit requests within the Planning Area from 2011-2018, residents became greatly concerned over the impact of new development on local roads, traffic, and schools. Citizens have urged elected officials of all three governmental entities and the Fort Mill School District to work together to manage growth by creating guidelines for when, where, and what type of growth should occur. Regional land use and infrastructure coordination among the local jurisdictions is fast becoming more than a desire but rather a need if Tega Cay is to remain viable and resilient in today's competitive environment.

Because capacity for residential development within the Planning Area remains greater than that forecast

for commercial development, the City needs to establish policies to manage future development in a manner that supports the City's desired future land use patterns. Strategic public investments in infrastructure and public facilities are an important component of growth management. Through the 2025 Comprehensive Plan Update implementation process, the City must set goals and strategies to achieve a more sustainable growth pattern that leverages existing assets and manages new development opportunities to enhance the local and regional economy in a fiscally efficient manner. The Priority Investment Element provides an opportunity to evaluate public infrastructure and service needs and constraints that may have an impact on achieving the City's sustainable growth pattern.

### Goal



### Coordinates Capital Improvement Program (CIP) and Comprehensive Plan

**Coordination between the annual CIP process and the Comprehensive Plan.**

### Planning Objectives

1. Establish Priority Investment Zones to assist in targeting public infrastructure investment.
2. Establish a schedule of prioritization and timing of Capital Improvements.

### Action Strategies

- A. Identify preliminary short- and mid-term Priority Investment Zones for immediate priorities for redevelopment and public investment. (short-term)
- B. Identify preliminary long-term Priority Investment Zones where long-term planning is needed and improvements are not expected to occur in the next decade. (mid-term)
- C. 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. (on-going)
- D. Continue to publish an annual report to improve accountability. (short-term)



## Goal



### Coordinates Infrastructure & Public Facilities for Targeted Growth & Redevelopment

Improve the City’s planning coordination for development of infrastructure systems and public facilities to adequately serve targeted growth and redevelopment areas.

#### Planning Objectives

1. Continue to upgrade infrastructure systems and public facilities such as Fire, Police, Recreation, and City Operations and Administration in existing developed areas as necessary.
2. Expand the provision of infrastructure to strategically serve specific Growth Management Areas that are targeted for annexation and Mixed-Use Districts.

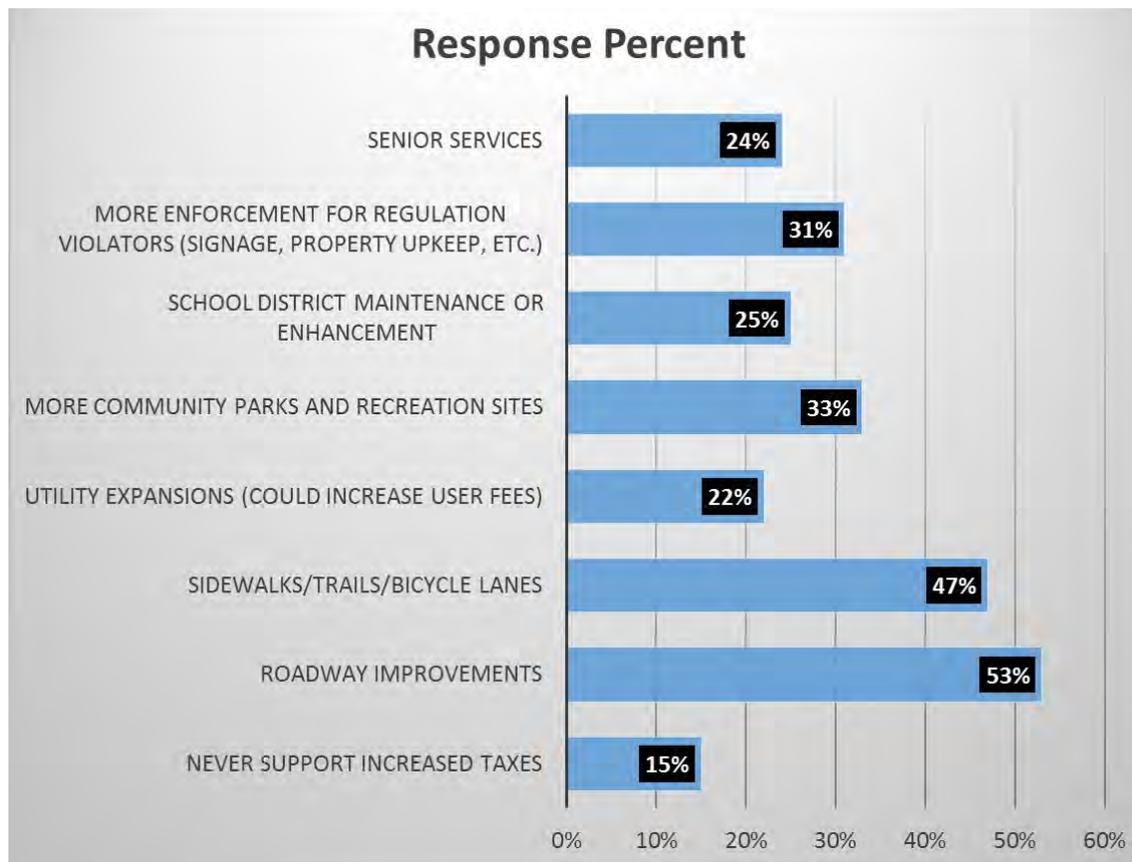
#### Action Strategies

- A. Identify and develop solutions to address infrastructure and public facility gaps and deficiencies in targeted Priority Investment Zones. (short-term)
- B. When updating infrastructure and public facility master plans, give high priority to improvements

in short-term Priority Investment Zones. (short-term)

- C. Coordinate with all City Departments to develop infrastructure master plans for Growth Management Areas and Mixed-Use Districts identified as Long-Term Priority Investment Zones. (mid-term)

**Figure 34—Community Improvements: If residential property taxes are needed to increase to help fund improvements, what would you and your family support?**



Source: Community Survey, 2014



## Goal



### Partners on Regional Infrastructure and Facilities

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

#### Planning Objectives

- I. Seek funding through state, county, developers, or local government programs (similar to York County’s Pennies for Progress) to expand transportation systems and water and sewer services.

2. Work with York County and the Town of Fort Mill to establish comparable Planning Area boundaries.

#### Action Strategies

- A. Research and lobby for the creation of a regional program to fund water and sewer improvements in the Planning Area. (mid-term)
- B. Continue participation in programs such as RFATS and Pennies for Progress to fund new roadways and roadway improvements. (on-going)
- C. Establish a quarterly meeting schedule to discuss multi-jurisdictional land use and utility issues. (short-term)
- D. Inform the public about the fiscal benefits of



Herbert Graham Way—North View

coordinated public infrastructure and facilities planning with regional partners. (short-term)

## Goal



### Collaborates for Redevelopment and Infill Sites

**Collaborate with private sector partners to create joint development projects for redevelopment and infill sites.**

#### Planning Objectives

1. Identify and work with potential private sector partners to develop public-private partnerships for the dual purposes of developing needed public infrastructure and facilities in targeted development/redevelopment areas and Mixed-Use Districts to foster economic development.
2. Use Priority Investment Zones as a guide for identifying priority capital improvement projects and promoting better housing choices, redevelopment, and compact mixed-use development.

#### Action Strategies

- A. Recruit and market opportunities for public-private partnerships that can serve as catalyst projects within designated Mixed-Use Districts, redevelopment areas, and corridors. (mid-term)



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## Section III

### Public Participation

#### A. Methodology

The City's previous Comprehensive Plan was created in 2008 and due to the enormous changes in both development and population growth, the 2015—2025 Comprehensive Plan was completely rewritten in 2014 and the 2025 Update developed in 2019. Table 12—Comprehensive Plan Meeting Schedule reflects the methodology that started at the beginning of 2019 with the establishment of a Steering Committee and four Focus Groups. The Steering Committee is comprised of two members of Council, two members from the Planning Commission, two citizens and two support staff. The Steering Committee meets to review work and drafts. The Steering Committee guides the planning process by reviewing the work of the Focus Groups, organizing the Plan, prioritizing the implementation strategies and making a recommendation to the Planning Commission for adoption of a Resolution of Approval to send forward to the City Council.

There are four Focus Groups: 1) Land Use, Population and Priority Investment; 2) Economic Development, Housing and Transportation; 3) Community Facilities, Cultural Resources and Natural Resources; and 4) Health and Active Living. Members of each Group are comprised of citizens, business leaders, civic representatives, City Boards and Commissions, a County planner and City staff.

The Focus Groups considered for each element current conditions and trends, community needs and goals and action strategies. The Focus Groups met twice during the year and participated in the Community Drop-in Meeting in November. It is anticipated that the plan will be completed in December with final consideration of the 2025 Comprehensive Plan Update by Council in January, 2020.

#### B. Community Survey

In addition to the community meetings, a community survey was developed and conducted as a part of community outreach. Over 700 residents completed the survey of the month of August 2019. The community survey is attached as Appendix J. This short survey allowed participants an opportunity to share their ideas on Tega Cay's challenges and its 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. The intent of the community survey was to develop a shared vision for the City and prepare a plan that will positively impact the community.

In addition, a Crowd Sourcing Tool was also released to residents at the same time to gather input on places and routes residents currently bike and walk, places and routes residents would like to bike and walk, as well as obstacles to biking and walking. Residents could map these locations and could "like" previously submitted comments posted on the bike and pedestrian survey. Both surveys were open

during the entire month of August, 2019.

The Community Survey and the Crowd Sourcing Tool were promoted to residents of the community through emails, City online newsletters, and other City social media venues. Other community outreach such as press releases, interviews and social media are reflected in Table 11. The results of the Community Survey are shown in the Vision Statement component of the Comprehensive Plan and reflected in the ten elements.

Results of the community survey are reflected throughout the plan and the survey instruments are located in Appendix K. Many residents who participated in the survey also provided additional written comments,



**Table 11—Community Survey Outreach**

2019	Type of Community Outreach
July 8th	WRHI, Radio Interview
August 2nd	Community Press Release
August	City, School and CROCOG Websites
August and November	City Community Electronic Sign
Monthly	City “Rewind” Weekly Newsletter and other City social media accounts



**Table 12—Comprehensive Plan Meeting Schedule**

2019—2020	Organization	Purpose of Meeting
Jan 7th	Planning Commission	Comprehensive Plan Update Project
Feb 7th	Tega Cay Connect	Comprehensive Plan Update Project
Feb 19th	City Council & Planning Commission	Comprehensive Plan Project Kickoff
April 2nd	Steering Committee	Project Overview & Group Ideas for Plan Elements
April 22nd	Comprehensive Plan Focus Groups	Comprehensive Plan Process and Focus Group Expectations and Element Input
July 1st	Planning Commission	Progress Report
August 21st	Comprehensive Plan Focus Groups	Ideas for Goals and Action Strategies for Plan Elements and Visual Preference and Mapping Exercise
Oct 7th	Planning Commission	Results and Feedback from Community Surveys and Visual Preference and Mapping Exercise
Oct 14th	City Council	Results and Feedback from Community Surveys and Visual Preference and Mapping Exercise
Oct 29th	Steering Committee	Review Land Use Element
Nov 14th	Community Public Meeting	Comprehensive Plan Draft
Dec 2nd	Planning Commission	Adopt Resolution
Dec 16th	City Council and Planning Commission	Joint Public Hearing and First Reading for Adoption
Jan 27th	City Council	Second Reading for Adoption





## C. Acknowledgements

A special thank you to City officials and staff, Planning Commission, Steering Committee and Focus Group members, and the community for participating in the process to update the Comprehensive Plan 2025 for the City of Tega Cay.

Thank you to Cliff Nichols Photography and Cinematography for providing photographs of the City of Tega Cay. Images were also provided from the City of Tega Cay, Catawba Regional Council of Governments, Rock Hill Fort Mill Area Transportation Study, Pennies for Progress, and the York County Convention and Visitors Bureau. Other image sources are noted throughout the plan.

Also, appreciation to Leanna R. Manning for her assistance with the graphics for the Comprehensive Plan elements.

Lastly, much appreciation to Jared Austin, Program Planner and Whit Blanton, FAICP, Executive Director, Forward Pinellas for their willingness to share the Bike Ped Crowdsourcing Tool survey process and approach used in their region.

### Tega Cay Mayor and City Council

David L. O'Neal, Mayor  
Heather Overman, Mayor Pro Tempore  
Ryan Richard, Councilmember  
Gus Matchunis, Councilmember  
Alisha Dasch, Councilmember

### Tega Cay Planning Commission

Chris Leonard, Chairman  
Jason Pitcock, Vice-Chairman  
Kate Forbes  
Rebecca Richardson  
Rod Thompson  
Nick Amico  
Matt DeWitt, AICP

### Comprehensive Plan Steering Committee

Chris Leonard, Planning Commission  
Kate Forbes, Planning Commission  
David L. O'Neal, City Council  
Heather Overman, City Council  
Jenny Sheldon, Citizen  
Kathy Masters, Citizen  
Susan Britt, AICP, City of Tega Cay  
Kara Drane, AICP, Catawba Regional COG

### Tega Cay Staff

Charlie Funderburk, City Manager  
Katie Poulsen, Assistant City Manager/Municipal Clerk  
Bob Bartkin, Finance Director  
Tom Goebel, Development Services Director  
Susan Britt, AICP, Planning & Development Manager  
Tim Gillette, Operations Director  
Steve Parker, Chief of Police  
Glen Hasty, Fire Chief  
Joey Blethen, Parks and Recreation Director  
Diana Vick, Receptionist

### Catawba Regional Council of Governments

Randy Imler, Executive Director  
Kara Drane, AICP, Senior Planner  
Rob Jackson, GIS Analyst  
Kathy Rice, Administrative Specialist  
Kimberly Herndon, Senior Community Development Planner  
Robby Moody, AICP, Senior Planner  
Cole McKinney, Regional Planning Initiatives Director



## Comprehensive Plan Focus Groups

### ***Land Use, Population and Priority Investment***

Matt DeWitt, AICP, Planning Commission  
Tom Fogerty, Planning Commission  
Alicia Dasch, City Council  
Diane Dil, AICP, York County Planning and Development  
Bill Fraser, Citizen  
Mike and Mary Hall, Citizens  
Christine Lekich, Citizen  
JoAnn Markwis, Citizen  
Kathy Masters, Citizen  
Travis and Angie Mayo, Citizens  
Heidi Schreiber, Palmyra Neighborhood  
Ashleigh Sullivan, Citizen  
Joel Wood, City of Tega Cay  
Susan Britt, AICP, City of Tega Cay

### ***Economic Development, Housing and Transportation***

Larry Franklin, Planning Commission  
Rebecca Richardson, Planning Commission  
Ryan Richard, City Council  
Doug Burns, Citizen  
Dann Dunn, Citizen  
Gene and Gayne Esarove, Citizens  
Jason Flora, York County Economic Development  
Pam Gibbes, Citizen  
Ken Huber, Beach Club Neighborhood  
Dana Plikaytis, Citizen  
Ryan Ross, Citizen  
Cole McKinney, Catawba Regional Council of Governments

### ***Community Facilities, Cultural Resources and Natural Resources***

Chris Leonard, Planning Commission  
Jason Pitcock, Planning Commission  
David O’Neal, Mayor  
Heather Overman, City Council  
Rick and Diane Cunningham, Citizens  
Crystal Goode, Heron Harbor Neighborhood  
Brian Hall, Citizen  
Walt Krasinski, Board of Zoning Appeals  
Hope MacBride, Citizen  
David Rice, Citizen  
David Small, Citizen  
Diane Woods, Citizen  
Kimberly Herndon, Catawba Regional Council of Governments

### ***Health and Active Living***

Kate Forbes, Planning Commission  
Rod Thompson, Planning Commission  
Nick Amico, Planning Commission  
Gus Matchunis, City Council  
Jerry Church, Citizen  
Rob Cynowa, Citizen  
Aaron and Liz Duda, Eat Smart Move More York County  
Denise Hahn, Citizen  
Arian Hallenjaku, Citizen  
Laura Hernandez, Citizen  
Rolf and Emily Jaeckli, Citizens  
Mona Rice, Citizen  
Ben Ullman, York County Bike/Pedestrian Task Force  
Barbara Williams, Citizen  
Kara Drane, AICP, Catawba Regional Council of Governments



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# Appendices





# Appendix A Population

## 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 2010 with updated data compiled in 2019. The next national census will be in 2020. For the purposes of this comprehensive plan update, base data from 2010 are supplemented with projections and estimates, as available.

## Trends and Projections

The number of residents in Tega Cay grew at a steady rate from 1990 to 2010. ESRI population projections were used for the 2019 population estimates, which also show the continual population growth. Table 13 – Population Growth between 1990 - 2019 provides the data to support this

statement. The annual growth rate between 2010 and 2019 was 6.7%, which equates to an 61% overall rate of growth between 2010 and 2019. Another key indicator to consider is the age of the residents. A 9-year time period between 2010 and 2019 show the natural progression from one age cohort to the next. The age classifications shown in Table 11 reflect populations by age and the age ranges that make up the population of Tega Cay.

The over 65 population has seen increases of nearly 136.55% change between 2010 and 2019. While many in this group likely represent many of the original settlers to the peninsula, the demand for aging in place, complete streets, transit, healthcare and other personal services will likely be expected from this group.

At the younger end of the spectrum, Preschool and K-12 also saw healthy increases of 36.47% and 41.19%, respectively in Tega Cay. These figures reinforce the fact that the Fort Mill School District is continuing to address new students and school facility and program growth challenges.



**Table 13—Population Growth Between 1990—2019**

Community	1990	2000	2010	2019
Tega Cay	3,205	4,044	7,620	12,262
York County	131,497	164,614	226,073	276,365
South Carolina	3,486,703	4,01,012	4,625,364	5,195,563

Source: US Census, ESRI Forecasts for 2019 and 2024



**Table 14—Population Demographics between 2010—2019**

	2019 Census		2010 Census		2010-2019 Change	
	Count	Percentage	Count	Percentage	Change	Percentage
<b>Total Population</b>	12,262	100%	7,620	100%	4,624	60.91%
<b>Population by Race</b>						
American Indian alone	44	0.4%	17	0.22%	27	158.00%
Asian alone	379	3.1%	151	1.98%	114	150.99%
Black and African American alone	511	4.1%	232	3.04%	145	120.26%
Pacific Islander alone	26	0.2%	10	0.13%	6	160.00%
Some other race alone	122	0.9%	45	0.59%	29	171.11%
Two or more races	236	1.9%	107	1.40%	83	120.56%
White alone	10,944	89.4%	7,058	92.62%	3,091	55.06%
<b>Population by Hispanic or Latino Origin (of any race)</b>						
Persons Not of Hispanic or Latino Origin	11,531	94%	7,366	96.67%	4,165	56.54%
Persons of Hispanic or Latino Origin	731	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%

Source: US Census, Census Viewer



### Household Characteristics

Households, as reported by the US Census Bureau, are essentially the occupied housing units in a community. As shown in Table 15, Tega Cay’s housing occupancy rate has historically remained quite high at over 93%. Additionally, the number of persons per household has been steady, with the persons per household in 2000—2.66, 2010—2.75, and 2019—2.74. These tables indicate that Tega Cay is a stable, growing city whose residential market is healthy.

### Education and Income

Education and income have a symbiotic relationship. Notwithstanding factors such as personal motivation, family inheritance, etc., the higher level of education equates to a higher household income. The following data bear this generalization out. Table 16 – Households by Education Level indicates that 97.9% of Tega Cay residents graduated high school or

**Table 16—Households by Education Level**

	High School Graduate or Higher	Bachelor’s Degree or Higher
Tega Cay	96.7%	54.7%
York County	89.1%	31.1%
South Carolina	86.5%	27.0%

Source: American Community Survey, 2013—2017

**Table 15—Tega Cay Households Between 1990—2019**

Category	1990	2000	2010	2019
Households	1,212	1,509	2,752	4,476
Persons per Household	2.6	2.7	2.8	2.7
Housing Units	1,162	1,577	2,926	4,813
Occupancy Rate	94.00%	95.70%	94.10%	93.00%

Source: ESRI, 2019

higher and an even larger advantage of 53.80% in regard to a bachelor’s degree or higher.

Tega Cay has experienced a tremendous amount of population growth with little drop off in sight. The citizens enjoy an affluent lifestyle that is supported by robust incomes and a high level of formal education. Table 17 shows that of the families and persons living in the City of Tega Cay, only a small percentage of residents live below poverty levels, unlike York County and South Carolina.

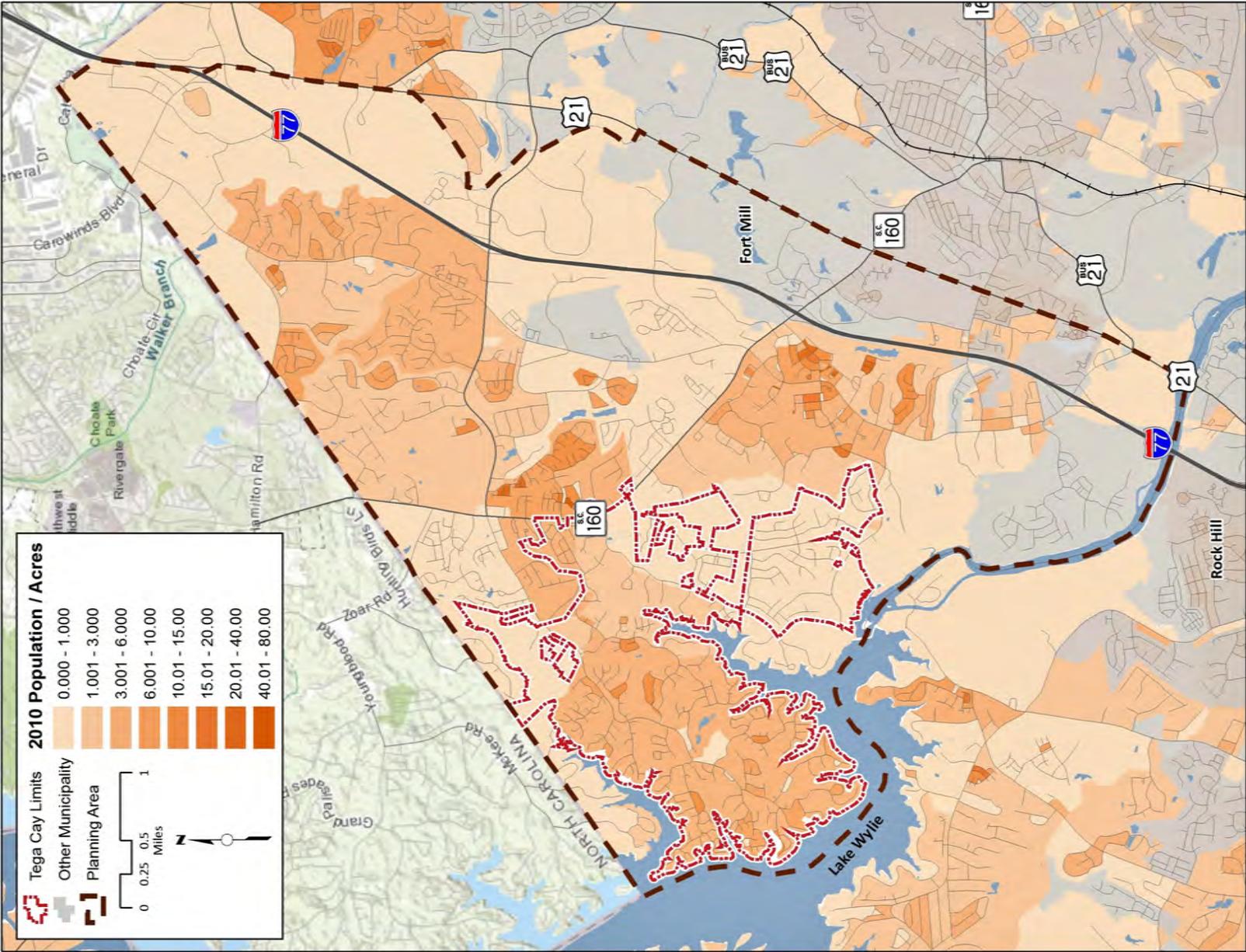
**Table 17—Families and Persons Living in Poverty**

	Percentage of Families Whose Income in the Past 12 Months is below the Poverty Line	Percentage of Persons Who Income in the Past 12 Months in below the Poverty Line
Tega Cay	0.9%	1.0%
York County	9.6%	12.3%
South Carolina	12.3%	16.6%

Source: American Community Survey, 2013—2017



### Figure 35 - Population Density





## Appendix B

### Land Use

#### Existing Conditions

The Land Use element is a cornerstone of the Comprehensive Plan and a careful review of the present situation will help to shape the overall plan. The City of Tega Cay was founded as a residential community and changed little 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 through significant annexation and began to mature into a full-service municipality.

In the late 1990's and early 2000's the City began its expansion with the Lakeshore Planned Unit Development which resulted in an extension of growth on the peninsula. Later in the decade the City's boundaries moved off the land-locked peninsula with the annexation of the Stonecrest Planned Development District and the Lake Ridge Residential Development.

This trend has continued in the current decade. with annexations totaling approximately 1,300 dwelling units. While the majority of these units are single-family attached and detached units, a significant number have been age-restricted and age-targeted patio homes which were identified as a need in 2014.

#### Existing Land Use

The data in Table 18 – Existing Land Use Distribution provides specific land use information for both the City of Tega Cay and the planning area at the parcel level. The study area boundary was established by the Planning Commission in 2014 to provide a framework for the discussion of opportunities and threats that may affect the future of the Tega Cay: North – North Carolina state line, West – Lake Wylie, South – Catawba River, and East – SC Hwy 21.

Following the data on land use distribution is the Land Use Map for the entire study area. This graphic representation of the information helps to establish a spatial understanding of not only the geographic location of the land uses, but their relationship to each other and the transportation system. This connection to transportation is a key point that will be continued in the Transportation Element.

Residential is still the predominant land use in Tega Cay and the study area with figures for single-family and multi-family at roughly the same levels. Not surprisingly, Tega Cay has a larger percentage of recreation-based land uses at nearly 20.2% of the total acreage compared to the planning area's 16.5%. As Table 18 shows, there are more properties designated business and government/public in the study area. These include commercial and office uses, schools, libraries and churches. The undeveloped parcels account for 331.3 acres or 12.4%.

Any expansion of the City limits is mainly possible through the annexation of land to the east and south,

due to the western boundary of Lake Wylie and the North Carolina state line to the north. The only portion of land to the north that may be considered for growth would be the northwest side of Torrence Creek.

There are numerous challenges that Tega Cay must face in order to provide a sustainable future for its residents and none greater than the provision of land on which development can occur. This is a multi-faceted problem that will be discussed in some detail in this section. Several hundred acres have been brought into the corporate limits through the annexation of Stonecrest, Serenity Point, Lake Ridge (formerly known as Gardendale), Cameron Creek, River Falls, Cadence, Game On, Windhaven and The Courtyards. Of these, only Stonecrest, Game On and Windhaven offers commercial land uses in addition to residential. In fact, Stonecrest has the distinction of including the largest commercial development in Tega Cay's history. With the current residential predominance, it is important that future expansion and growth offer a balanced mix of land uses that would serve the citizens as well as provide economic benefit to the city itself. Consideration should also be taken to provide connectivity within and between adjacent developments.



**Table 18—Existing Land Use Distribution**

Land Use	City Limits			Planning Area		
	Acres	Square Miles	Percentage	Acres	Square Miles	Percentage
Residential	1,325.3	2.07	49.6%	4,297.8	6.72	36.7%
Mixed Residential	271.4	0.42	10.2%	1,436.5	2.24	12.3%
Commercial	73.4	0.11	2.7%	724.7	1.13	6.2%
Industrial	8.6	0.01	0.3%	833.7	1.30	7.1%
Government/ Institutional	121.9	0.19	4.6%	335.4	0.52	2.9%
Open Space	540.6	0.84	20.2%	1,930.6	3.02	16.5%
Undeveloped	331.3	0.52	12.4%	2,144.0	3.35	18.3%
Total	2,672.5	4.18	100%	11,702.7	18.29	100%

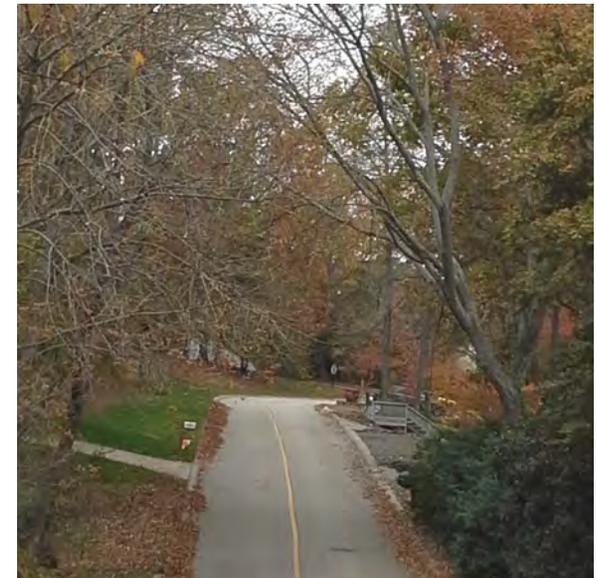
Source: Catawba Regional Council of Governments

Land development projects initiated by the private sector and the supply of water and sewer utilities from the public sector are the prevailing methods of increasing a municipality's land area. In South Carolina, municipalities are handicapped and often are placed in competitive situations with other cities and sometimes even their home county for the right to serve neighboring properties. However, in 2006 Tega Cay began planning for growth 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 and currently the City has significant capacity to accommodate growth.

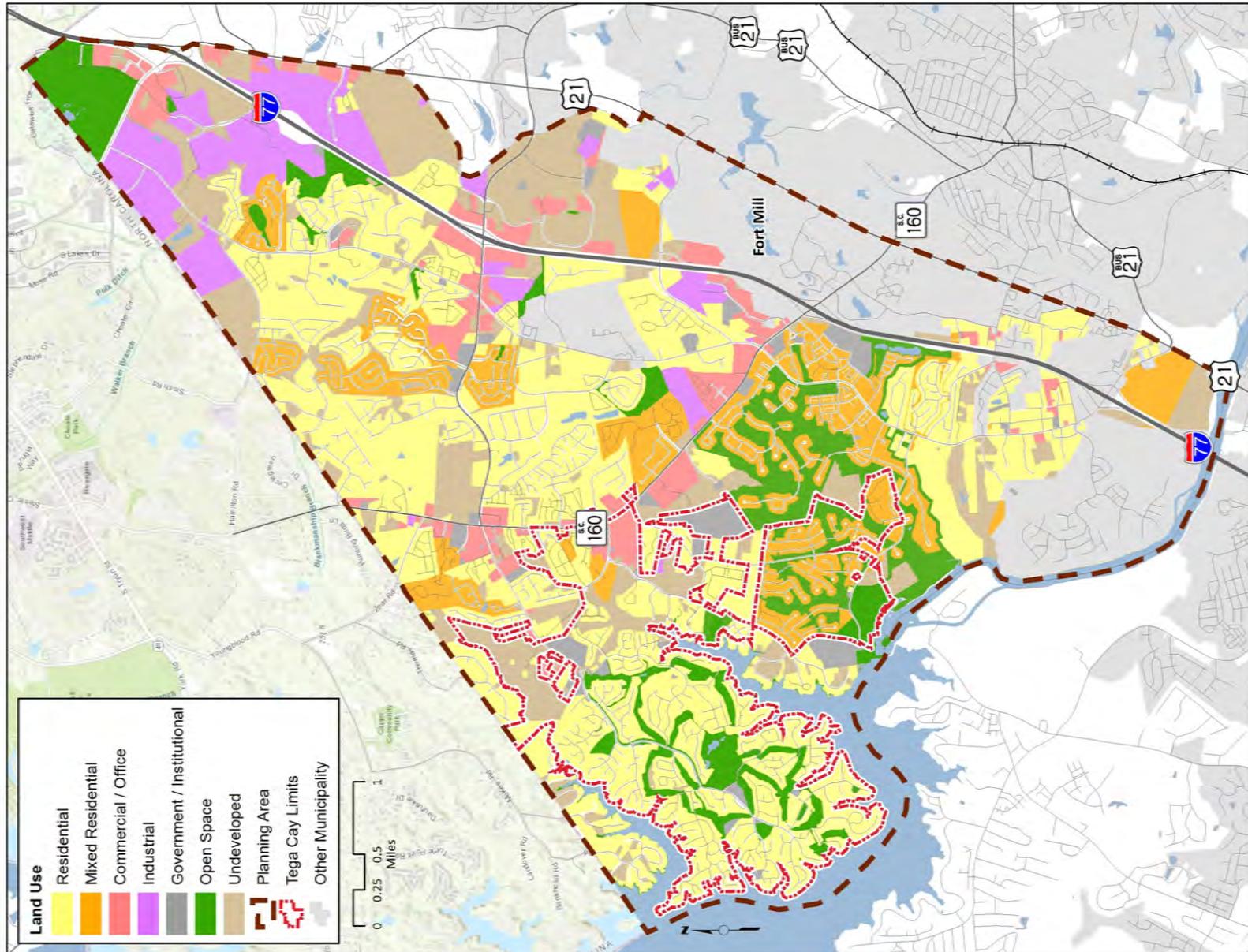
The City is poised for expansion of its municipal boundaries along this line in the southeastern portion of The Planning Area. Currently the City of Tega Cay is the major supplier of affordable sewer service within the area. This has led to intergovernmental agreements with the Town of Fort Mill and York County in regards to providing wholesale sewer service.

Tega Cay leaders have successfully used development agreements to entice new development that have allowed the city to grow. The use of this vehicle has also been a means to exact public amenities and raise the standards for architecture and design in general. While Development Agreements will continue to be

utilized when necessary, the Planning Commission and City Council have indicated a desire to make the City more competitive by instituting measures to create a more level playing field through by-right mixed-use zoning.



### Figure 36 - Existing Land Use





## Appendix C Transportation

### 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: US Interstate 77/ freeway, SC Highway 160, SC Highway 21 and Zoar Road/major thoroughfares and Gold Hill Road and Tega Cay Drive/minor thoroughfares. The remaining roads are classified as collector and local roads. 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) 2019—2024 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.

Aside from land use, transportation is the vital component of a community's physical character. Roads, streets, trails and sidewalks not only provide access, but help define the landscape. Traffic and congestion are also part of the equation and are expected by-products of rapid growth. Tega Cay is fortunate to have the benefit of two major sources of funding for transportation-related projects—RFATS and York County's Pennies for Progress.

Tega Cay is a voting member of the RFATS Policy Committee and provides representation to the support committees that report to this board. RFATS is federally designated Metropolitan Planning Organization (MPO) and is responsible for identifying and prioritizing transportation projects that will use federal funds. The aforementioned STIP is the multi-year plan that addresses transportation improvements statewide. The MPO prepares its portion of the STIP with considerable input from local stakeholders, staff and elected officials. The MPO is staffed with local professionals that are charged with planning for all modes of transportation and for all jurisdictions within the MPO.

The York County Capital Projects Sales and Use Tax Programs were adopted by voters in 1997, 2003, 2011, and 2017 to “provide the citizens with a safer and more efficient roadway system.” The 1997 Program 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. The 2003 Program set aside \$1.5 million for the ½-mile Hubert Graham Way from Stonecrest Drive to Gold Hill Road and \$1.5 million for a ½-mile widening of SC 160 to three lanes from Gold Hill Road to Zoar Road and these improvements have been constructed.

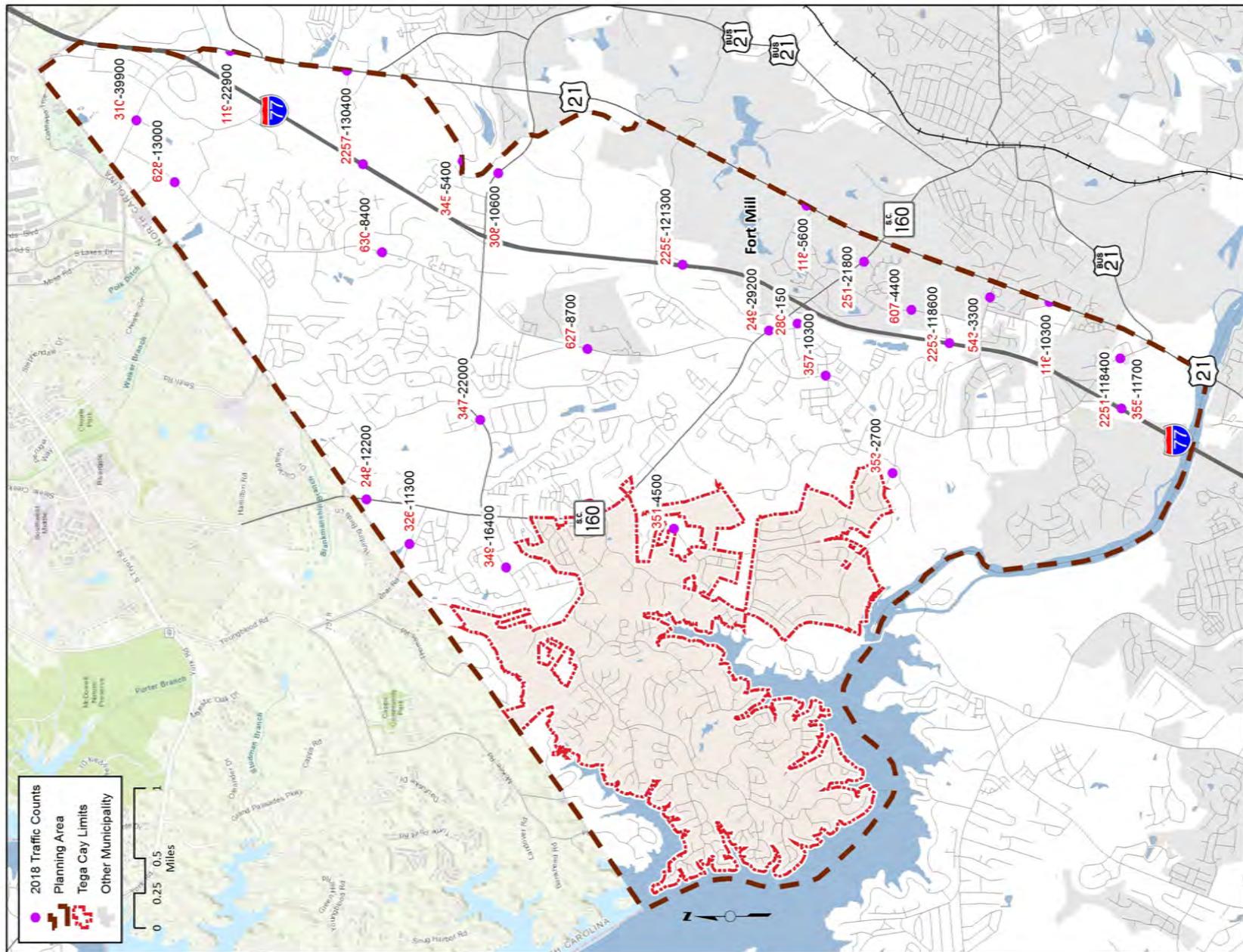
### Traffic Volumes and Congestion

Tega Cay Drive has between 10,000 to 20,000 vehicles per day. SC Highway 160 has between 20,000 to 40,000 vehicles per day as well as Gold Hill Road west of I-77 and Carowinds Blvd. I-77 has between 115,000-130,000 vehicles per day. Figure 37—Traffic Counts reflect 2018 travel data within the Planning Area.

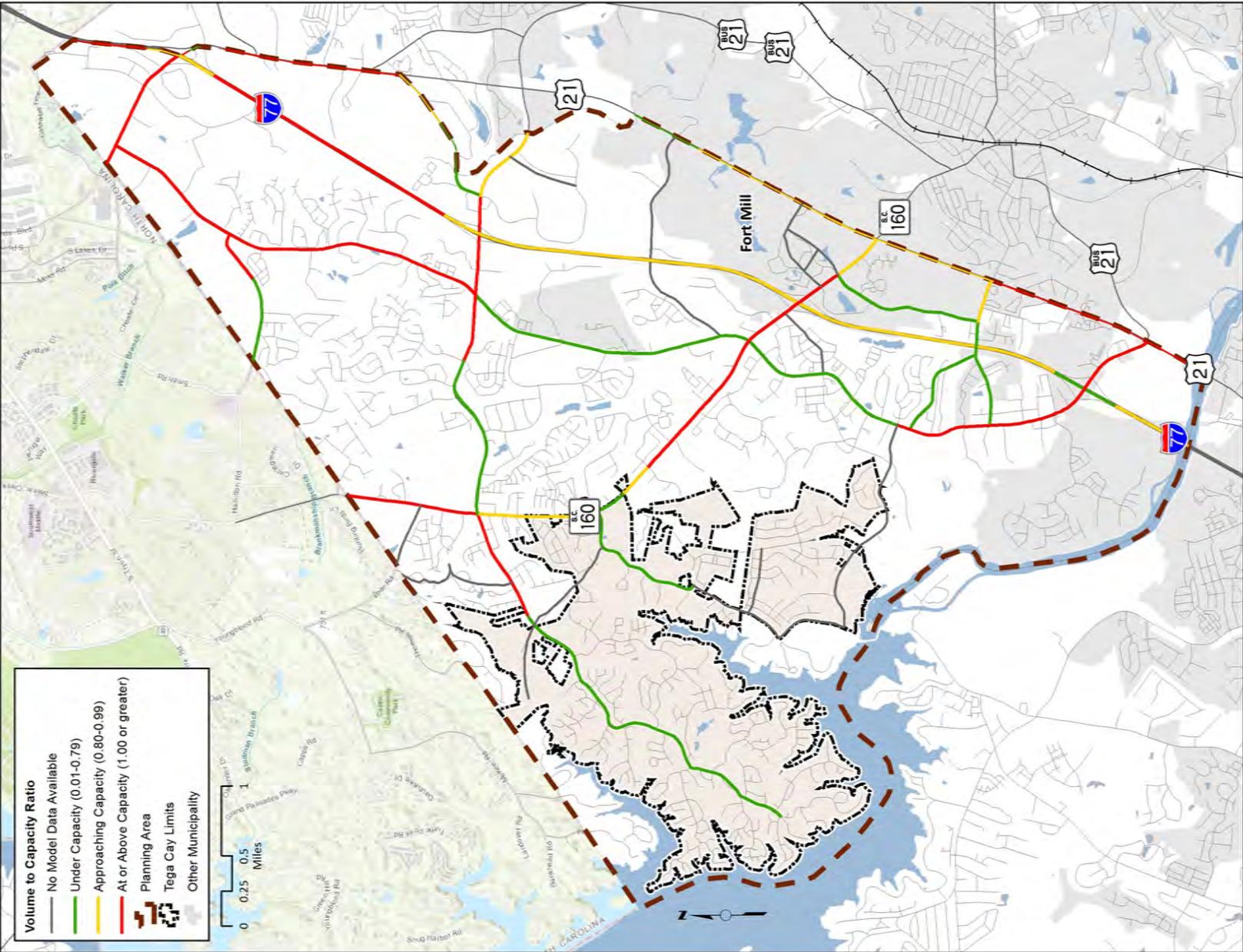
Figure 38— Volume to Capacity Ratio reflects areas of congestion in the Planning Area. The data shows that SC Highway 160 north of Gold Hill Road/Tega Cay Drive is above capacity. Also, Gold Hill Road west of I-77 and portions of SC Highway 160 west of I-77 include segments that are approaching capacity, at capacity, and above capacity.



Figure 37—Traffic Counts



### Figure 38—Volume to Capacity Ratio



## Transit

Currently Nelson/Nygaard Consulting Associates is developing a RFATs Urbanized Area Transit Implementation Study. Preliminary reports indicate the provision of a demand response service for the Tega Cay and Fort Mill jurisdictions that fall within the Charlotte Urbanized Area and are currently not served with demand response. Earlier transit plans showed potential transit routes as reflected in Figure 23, Transportation Plan. Tables 19 and 20 show examples of good transit corridors and transit design principles for successful transit programs.



## Bike Lanes

Tega Cay participates with York County in a Bike Ped Collation to promote and develop bicycling and pedestrian enhancements throughout York County. One bike route planned out of a total of five routes is the Fort Mill Route. This route is a 30-mile route total with a 25.21 mile loop and a 4.85 cut through. This planned bike route is moderately strenuous with a +732 elevation gain. The Fort Mill Route entire western loop is inside the planning area and a major portion falls with the City of Tega Cay. This route planned lists Lake Wylie, Baxter Village and the Anne Springs Close Greenway as the amenities to enjoy along the way. Two other bike routes are planned Kings Mountain Route and Nimitz Route. Two bike routes currently exist, Central York County Route and Reservation Route.



**Table 19—Transit Design Principles**

Design Principles
• Service should be simple.
• Service should operate at regular intervals.
• Routes should operate along a direct path.
• Routes should be symmetrical.
• Routes should serve well defined markets.
• Service should be well coordinated.

Source: Nelson/Nygaard Consulting Associates, 2014

**Table 20—Transit Corridor Characteristics**

Characteristics of Good Transit Corridors	Examples
Mix of Uses	Activity centers and Multi-Family Housing
All-Day Trip Generators	Hospitals, Schools and Shopping
Supportive Pedestrian Infrastructure	Nearly all transit riders walk to/ from the bus on at least one end of their trip

Source: Nelson/Nygaard Consulting Associates, 2014





## Appendix D Economic Development

### Existing Conditions

Statistical information is tracked on a county-wide basis and is now updated annually in the American Community Survey produced by the US Census Bureau. Table 26—Employment by Industry. The following graphics provide a snapshot of Traded Clusters, Local Clusters, Job Creation, Employment by Industry and New Hires by Industry from the U.S. Cluster Mapping Project.

Combined with the community’s demographic make-up, the occupational data point to a high concentration of “creative class” residents. This class has the independence, education and wealth to be selective in their place of residence. In October 2019, 2% of the workers were unemployed in York County and 2.1% of the workers were unemployed in South Carolina during the same period. In 2015, the unemployment rate for York County was 5.5% and South Carolina was 6%. These statistics support the perception that Tega Cay has a robust workforce that is well-suited to sustained employment into the future.

Tega Cay workers have approximately 31.3 minutes of mean travel time to their primary place of employment. This means a significant percentage of City residents work outside the municipal

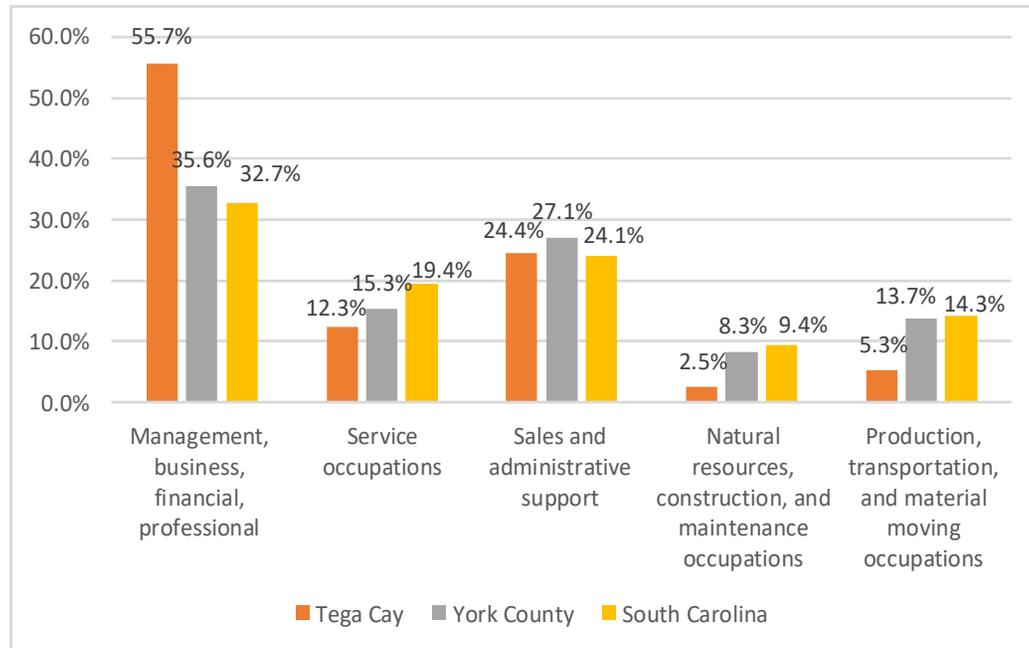
boundaries. By reviewing all workers as a group, patterns emerged that can help guide economic development decisions and policies. Page 76 shows where York County residents work and where York County workers live. At the county level, 54% of the workers in York County also live in the county. Not surprisingly, Mecklenburg County, NC is the second highest ranked places of employment followed by Gaston County in North Carolina and Richland Counties in South Carolina. The fact that only 5.3% of Tega Cay residents work at home within the municipal boundaries indicates that there may be a new job growth category where the primary work place is from the home. Figure 39 below reflects of those Tega Cay residents employed, 60% are in the

fields of management, business, science and arts. This is appropriately double those employment figures for York County and South Carolina.

### Job Creation

Industries within the “Traded Clusters” are located within the county and primarily export goods. Distribution and Electronic Commerce continued to experience significant gains in jobs between 2012-2016, as does Production Technology and Heavy Machinery, both well outpacing the national trend.

Figure 39- Employment by Occupation



Source: US Census



Industries within the “Local Clusters” are located within the county and primarily produce goods and services that stay within the county or region. Massive gains in Local Hospitality Establishment jobs between 2010-2016 demonstrate that York County is steadily growing as a sport and tourism location. Local Real Estate, Construction, and Development all saw significant gains between 2010-2016. The growth in this industry indicates that York County, and especially the Planning Area, are a very attractive location for new residents.

**Employment**

For 2018, the primary source of employment for residents of York County was in Trade, Transportation, and Utilities followed closely by the Professional and Business Services sector. However, the Professional and Business Services showed the highest new job creation percentage of growth. This again supports that York County, and especially the Planning Area are alluring destinations for corporate entities. Additional leading employment sectors include Leisure and Hospitality, Government, and Health Services and Private Education.

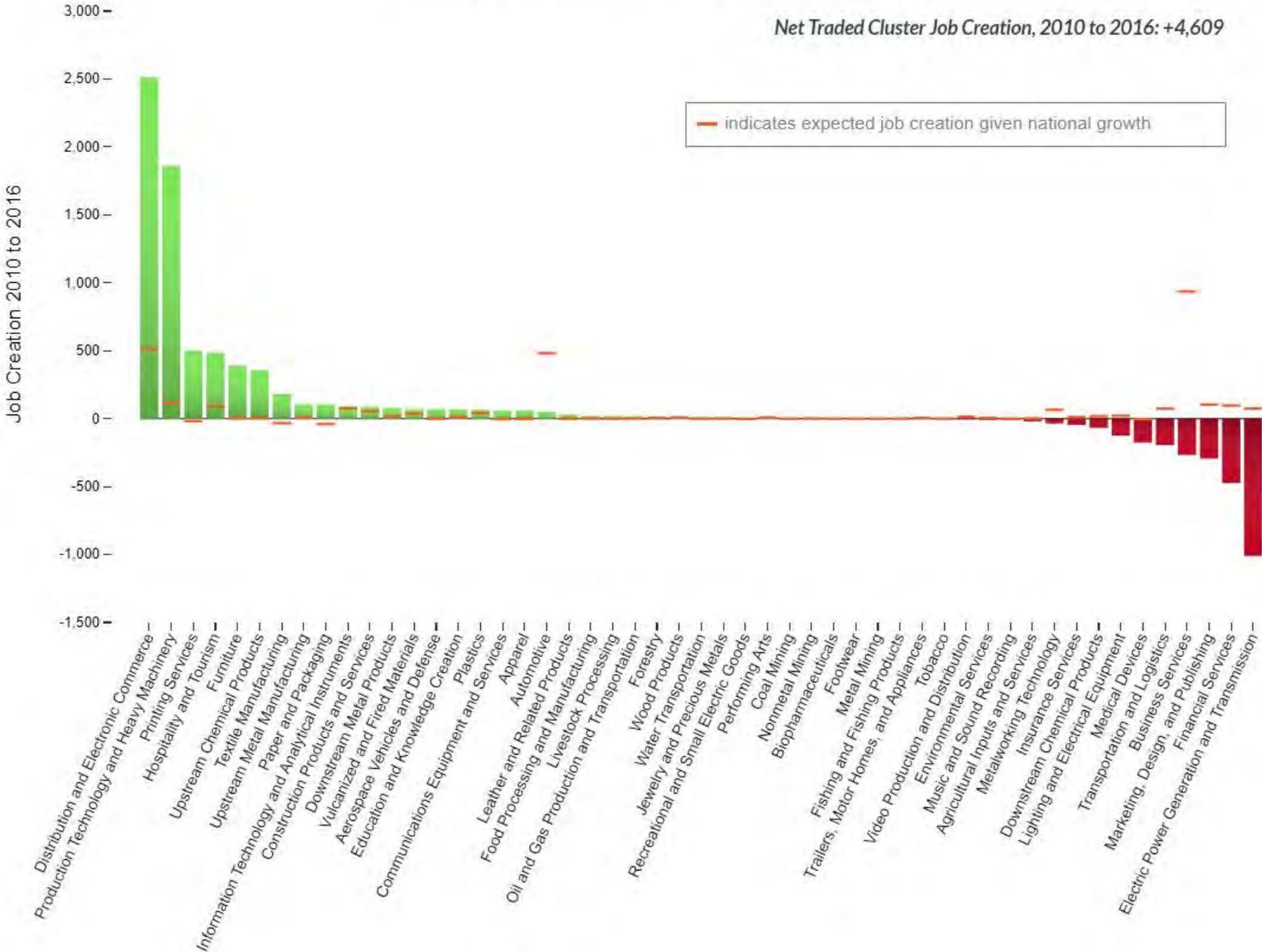
**Table 21—Employment by Industry**

Industry	South Carolina		Tega Cay	
	Estimate	Percent	Estimate	Percent
Civilian employed population 16 years and over	2,388,487	2,388,487	5,986	5,986
Agriculture, mining	19,107	.8%	0	0.0%
Construction	179,136	7.5%	257	4.3%
Manufacturing	312,891	13.1%	826	13.8%
Wholesale trade	64,489	2.7%	365	6.1%
Retail trade	262,733	11%	323	5.4%
Transportation/Utilities	126,589	5.3%	353	5.9%
Information	42,992	1.8%	353	5.9%
Finance/ Insurance/ Real Estate	126,589	5.3%	748	12.5%
Service	1,148,862	48.1%	2,400	40.1%
Public administration	105,093	4.4%		6%

Source: American Community Survey, 2019



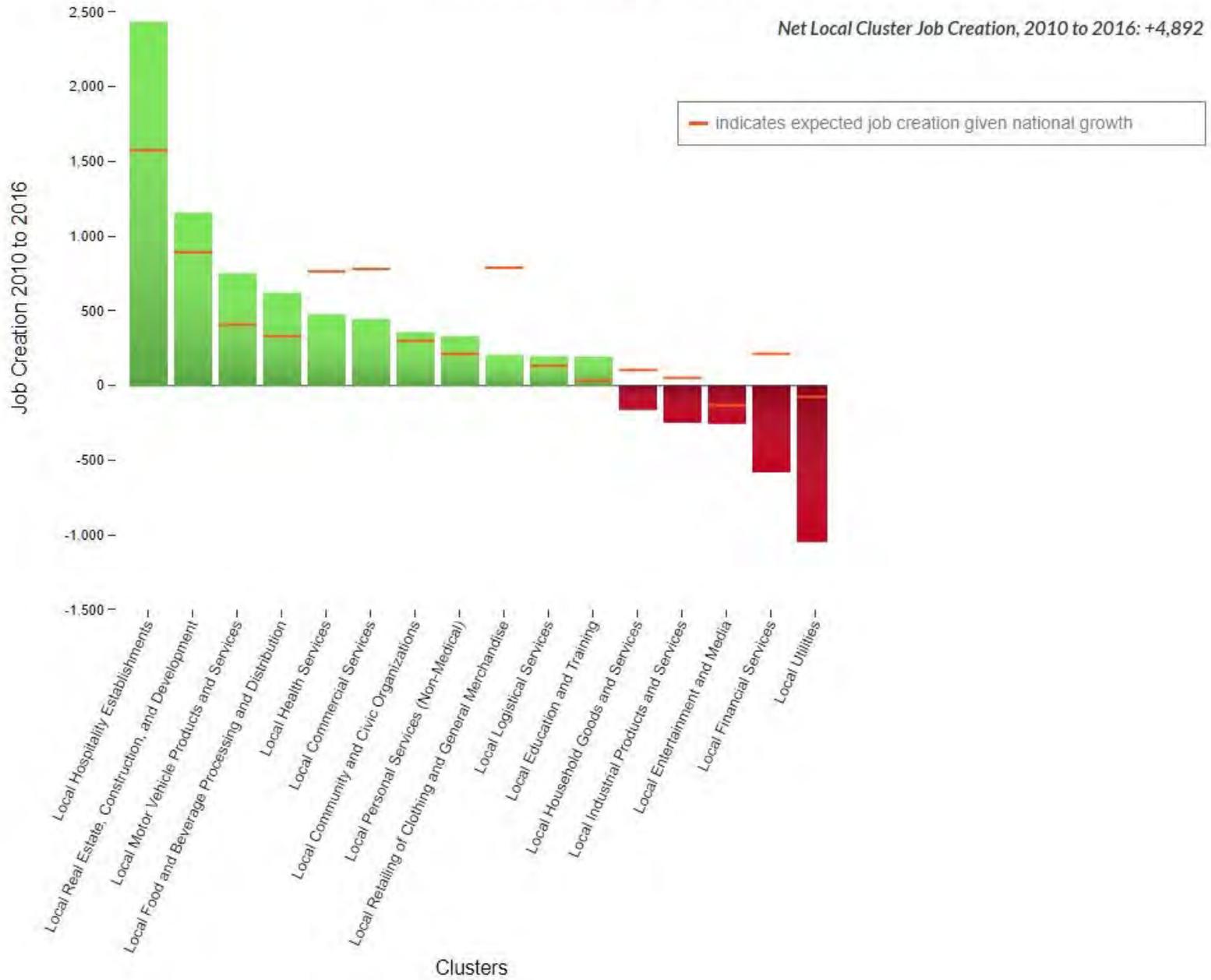
### Job Creation by Traded Cluster, 2010-2016 Private Employment, Absolute Job Gains



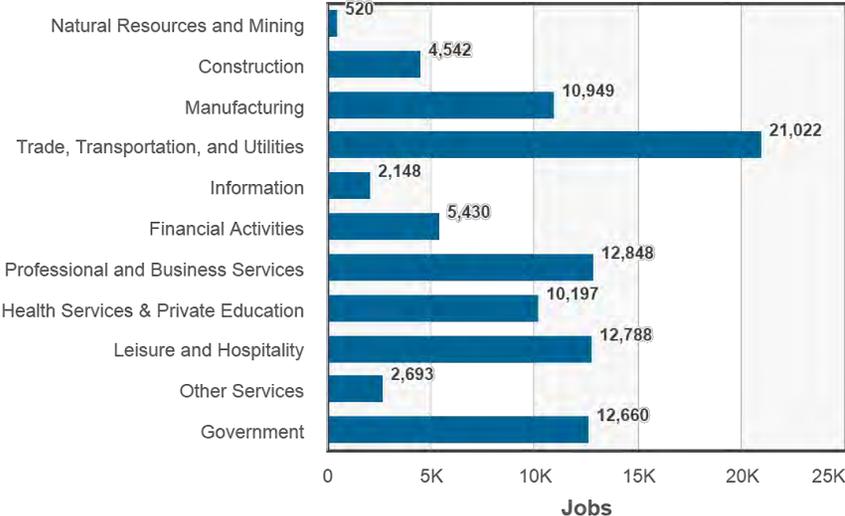
Source: U.S. Cluster Mapping Project, Institute for Strategy and Competitiveness, Harvard Business School.



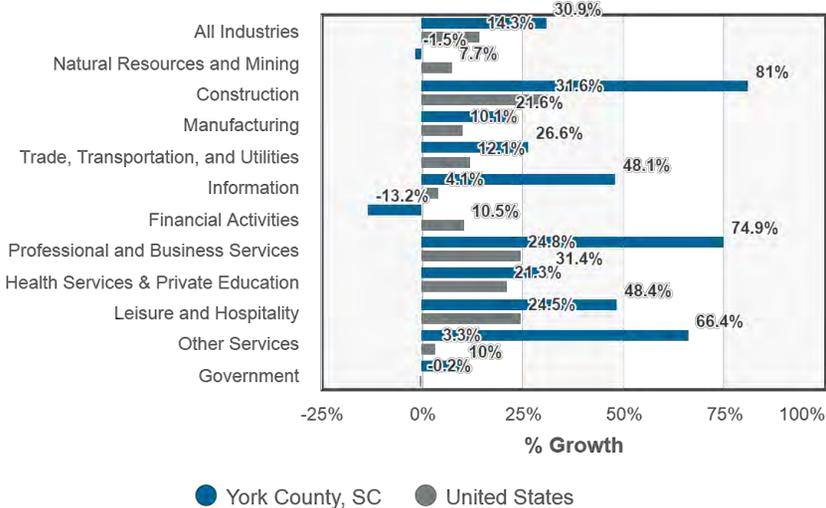
### Job Creation by Local Cluster, 2010-2016 Private Employment, Absolute Job Gains



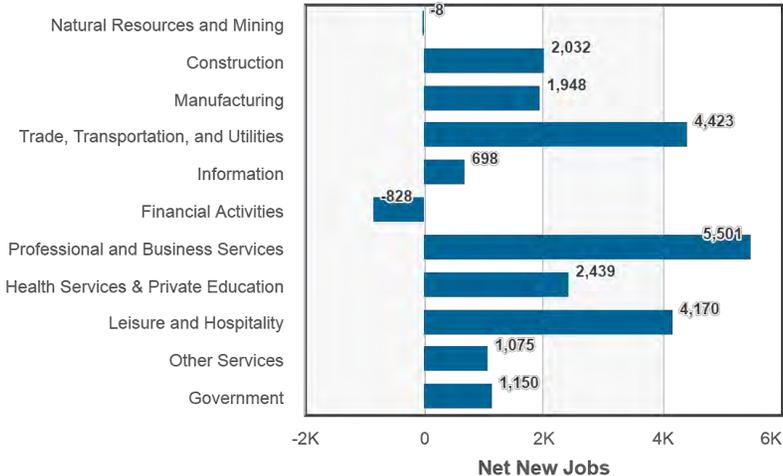
**Employment by Industry, 2018**  
York County, SC



**% Growth, Employment, 2010-2018**  
York County, SC



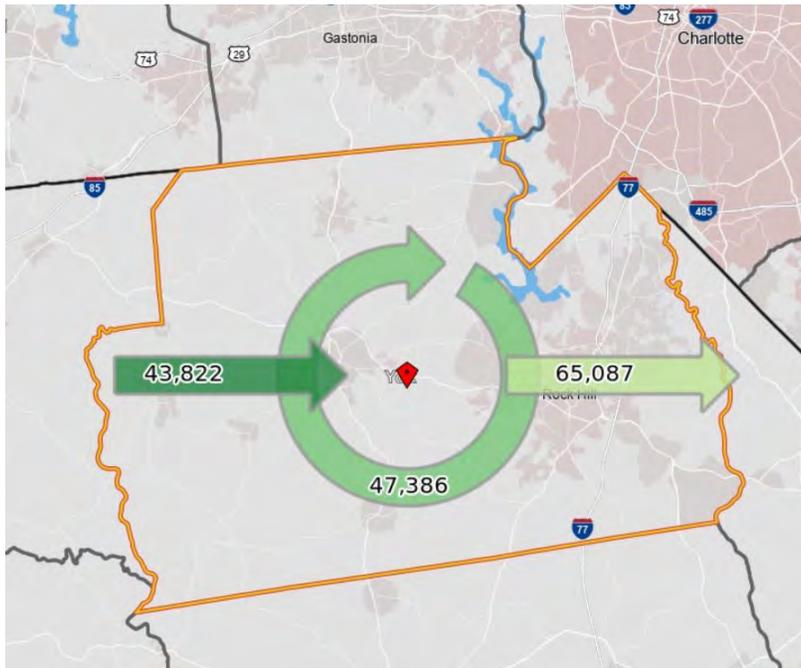
**New Jobs, 2010-2018**  
York County, SC



# Commuting

## Where do people who live in York County work?

Of the employed residents of York County in 2011: 51,660 commute out of the county for their primary job and 40,490 live and work their primary job in York County. The balance primarily commute to Mecklenburg, NC (29.4%) for their primary job.



## Where do people who work in York County live?

Of the primary jobs in York County, 54% (40,490) are filled by persons who both live and work in York County. The balance of 34,513 primary jobs are filled by workers commuting into York County largely from Mecklenburg, NC. (11.4%) and Lancaster County (4.6%).

	2017	
	Count	Share
<a href="#">All Counties</a>	112,473	100.0%
<a href="#">York County, SC</a>	47,386	42.1%
<a href="#">Mecklenburg County, NC</a>	34,074	30.3%
<a href="#">Lancaster County, SC</a>	3,520	3.1%
<a href="#">Gaston County, NC</a>	2,963	2.6%
<a href="#">Greenville County, SC</a>	2,771	2.5%
<a href="#">Richland County, SC</a>	2,660	2.4%
<a href="#">Chester County, SC</a>	1,563	1.4%
<a href="#">Union County, NC</a>	1,523	1.4%
<a href="#">Spartanburg County, SC</a>	1,456	1.3%
<a href="#">Lexington County, SC</a>	1,298	1.2%
<b>All Other Locations</b>	<b>13,259</b>	<b>11.8%</b>

	2017	
	Count	Share
<a href="#">All Counties</a>	91,208	100.0%
<a href="#">York County, SC</a>	47,386	52.0%
<a href="#">Mecklenburg County, NC</a>	11,748	12.9%
<a href="#">Lancaster County, SC</a>	4,377	4.8%
<a href="#">Chester County, SC</a>	3,345	3.7%
<a href="#">Gaston County, NC</a>	2,909	3.2%
<a href="#">Union County, NC</a>	1,908	2.1%
<a href="#">Spartanburg County, SC</a>	1,552	1.7%
<a href="#">Richland County, SC</a>	1,509	1.7%
<a href="#">Greenville County, SC</a>	1,382	1.5%
<a href="#">Lexington County, SC</a>	1,029	1.1%
<b>All Other Locations</b>	<b>14,063</b>	<b>15.4%</b>

Source: U.S. Census Bureau, OnTheMap Application and

LEHD Origin-Destination Employment Statistics





## Appendix E Housing

### 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

The Housing Map as Figure 45 indicates single-family residential as yellow and multi-family and apartments as orange. Figure 40 – Housing Types 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).

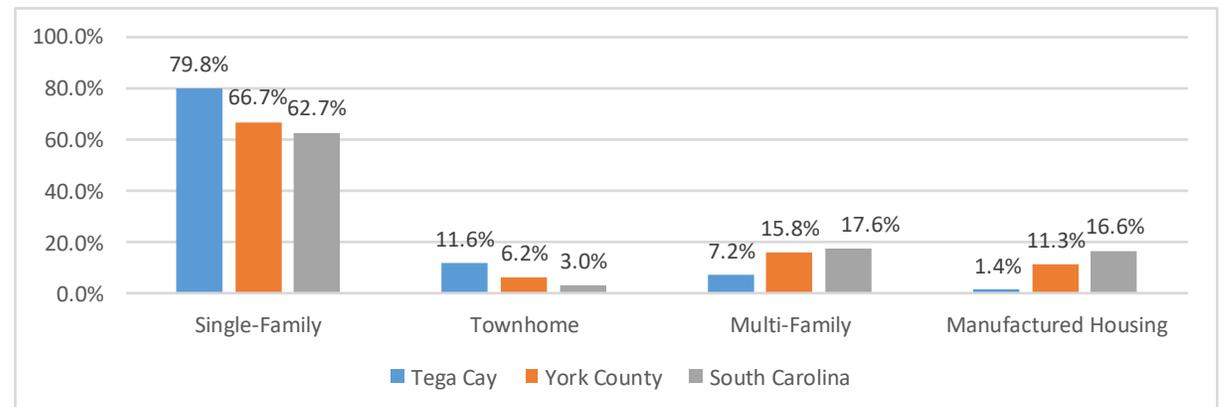
### Housing Occupancy

In terms of housing occupancy, owner occupied homes represent 87.3% of the total occupied housing units in the City of Tega Cay. The home ownership rate is a market 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.

### 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 2017 HUD data show that the median family income for the MSA is \$61,156 HUD further designates families that earn 80% of median income as “low-income” or LMI and that figure is \$48,925. The 2019 median income in Tega Cay was \$115,352. 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. As our population demographics change due to aging and the influx of families with children, the City should consider more affordability and choice in housing options.

Figure 40—Housing Types



Source: American Community Survey, 2013—2017



## Housing Age

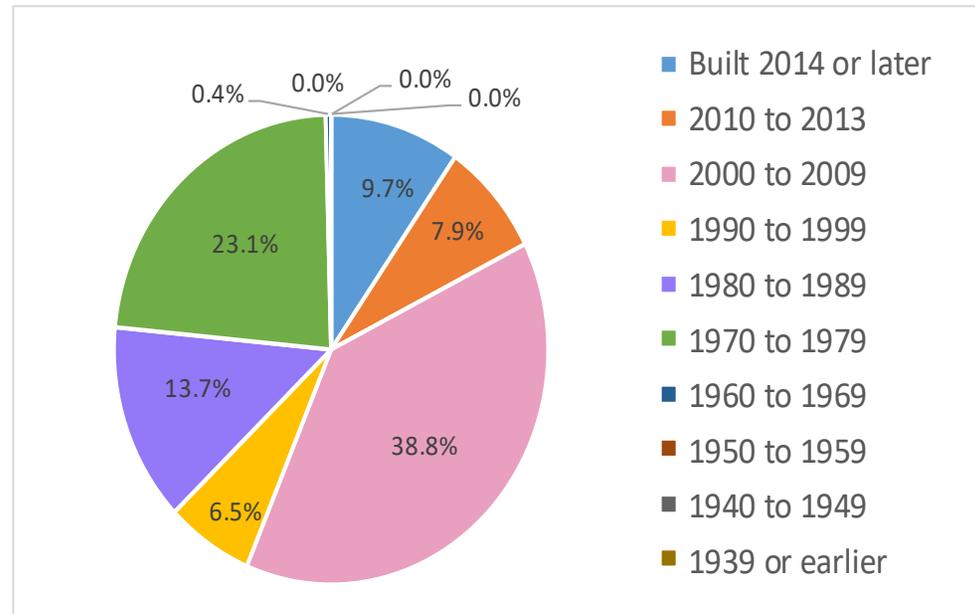
### Housing Condition

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 2015, Tega Cay City Council approved the 2012 International Property Maintenance Code which is an asset to the City’s ongoing code enforcement activities.

Figure 41 - Year Housing Built shows data compiled from the US Census Bureau regarding the age of homes in Tega Cay. Based on this data, Tega Cay saw consistent growth in the 1970s, 1980s and 1990s, with approximately 43% of the current housing stock built during this 30 year period. However, annexation of land has resulted in approximately 56% of the homes being built in just the last nineteen years.

Based on the American Community Survey 2013-2017 5-Year Estimates, the median housing value in Tega Cay is \$306,600 and in York County is \$173,600. This again demonstrates the relative affluence of the community. Figures 42-45 show the continued growth between 2016—2018 with residential and commercial construction in the City of Tega Cay. Over this three year period, residential construction is valued at appropriately \$134 million, which includes single-family attached and detached residential. Commercial development over the same

Figure 41—Year Housing Built



Source: American Community Survey, 2013—2017

period is valued at approximately \$6.1 million, which includes multi-family residential developments

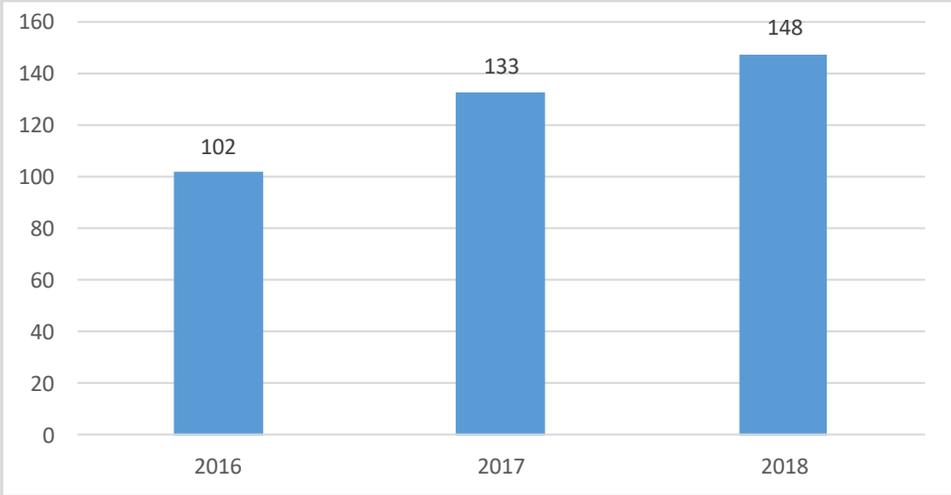
### Special Needs Housing Resources

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 Park Avenue Adult Day Care operating under York County Adult Day Care, Flint Hill Community Adult Day Care and York County Council on Aging.

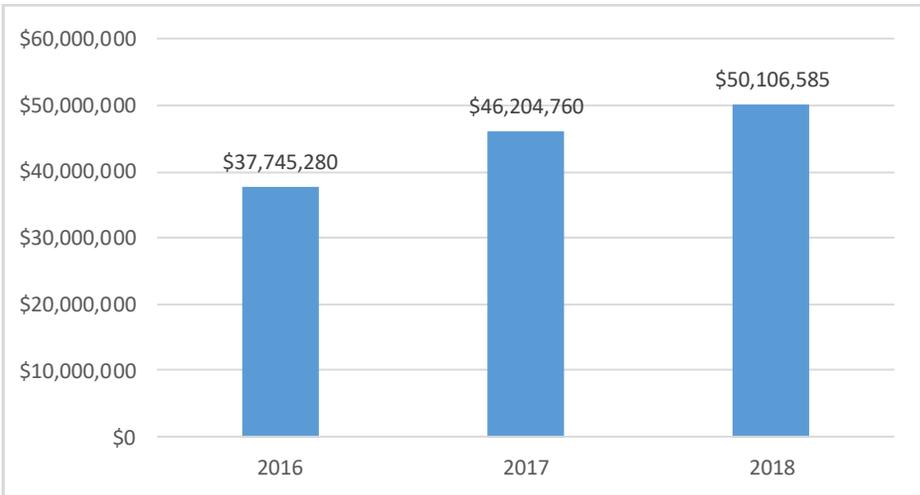
Low income persons can receive housing assistance through local Housing Authorities in Fort Mill, York and Rock Hill. The Salvation Army of Rock Hill operates centers for homeless and other shelters are available in Charlotte, NC. Catawba Care Coalition provides housing coordination to persons with HIV/ Aids.



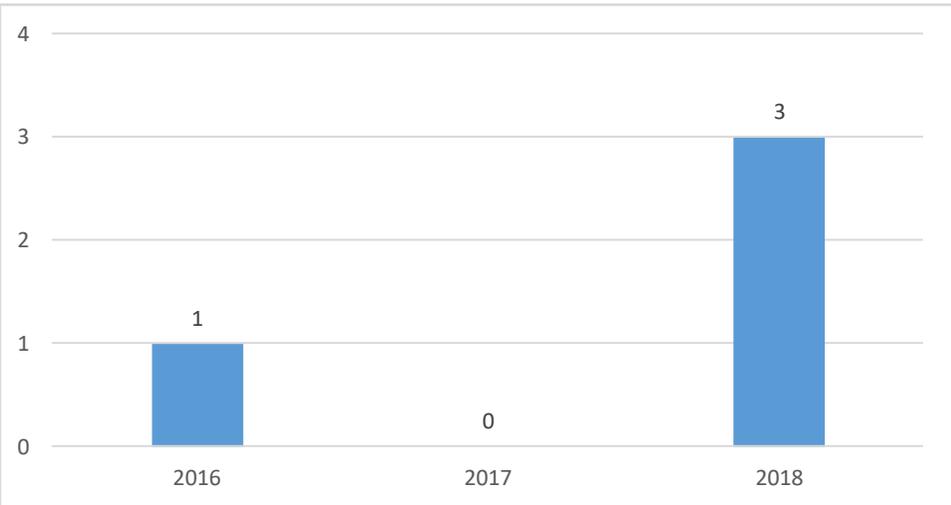
**Figure 42—New Construction Residential Permits**



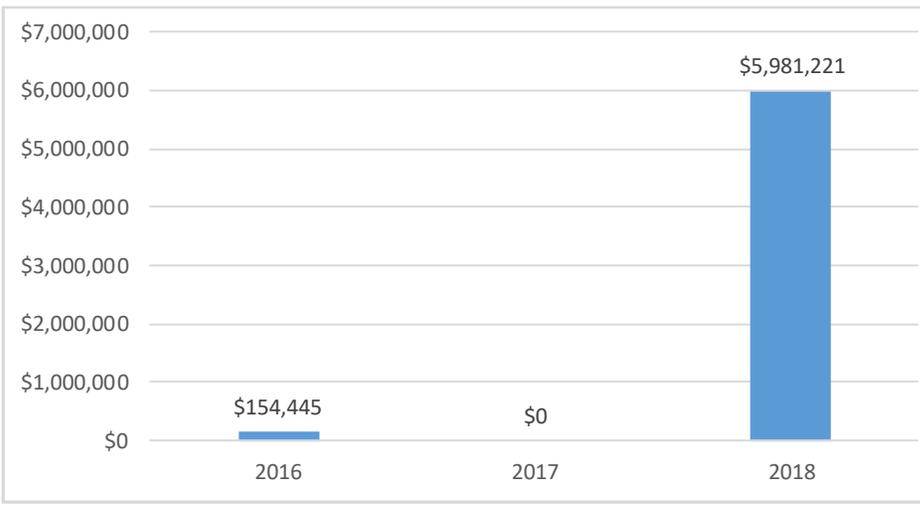
**Figure 43—New Construction Residential Permit Value**



**Figure 44—New Construction Commercial Permits**



**Figure 45—New Construction Commercial Permit Value**



Source: Tega Cay Development Services, Catawba Regional Council of Governments





*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*



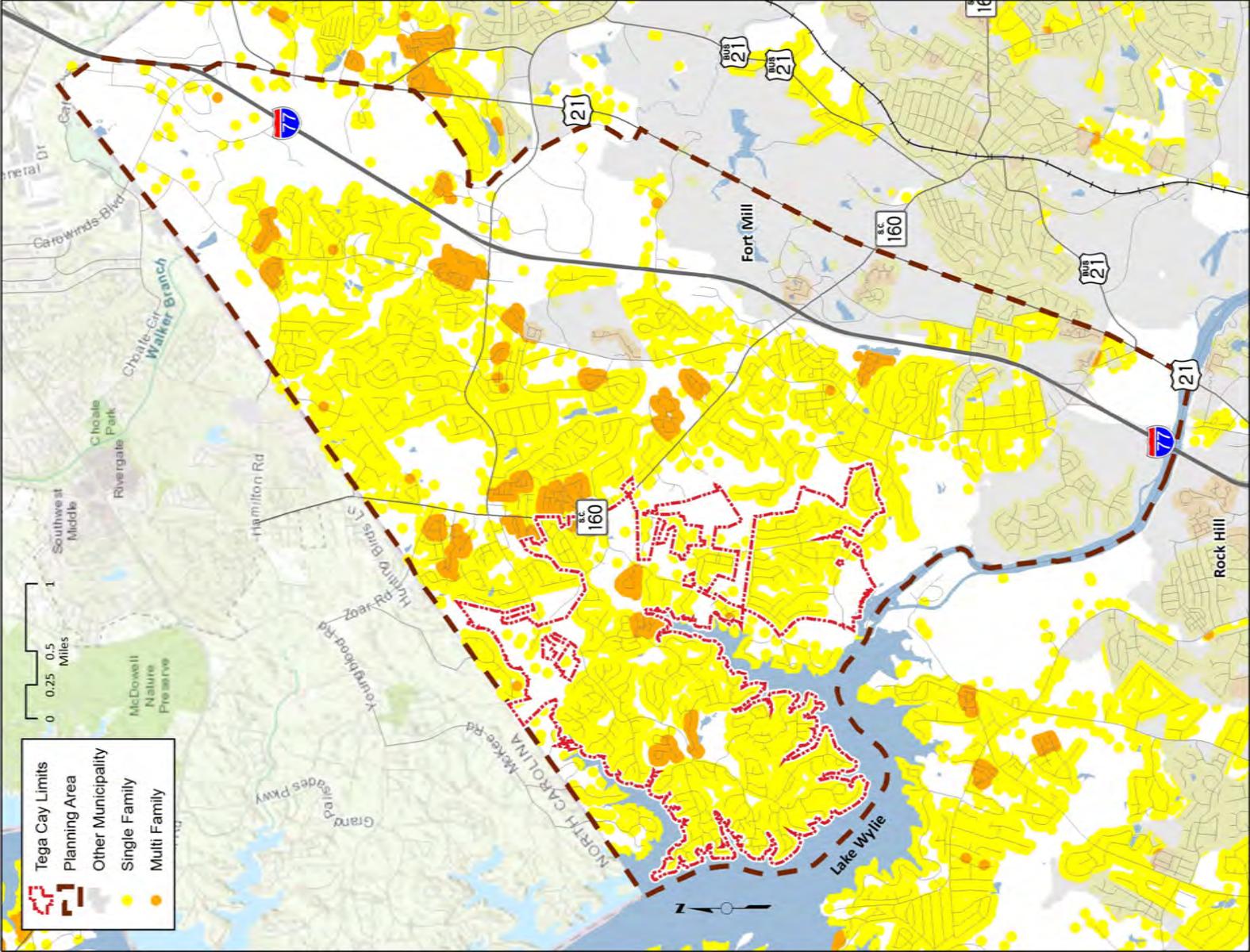
*Silver Gull Drive, Lakeshore Neighborhood*



*Revere*



Figure 46—Housing Map





## Appendix F

# National Resources

### 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 1990 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.

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.

### 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 22. All recreational areas and their amenities are included in Tables 27 and 28 under Appendix H, Community Facilities.

### Scenic Views & Sites

Unlike the remainder of the Study Area (and most of York County), Tega Cay is dominated 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 22—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

Source: City of Tega Cay, 2019



## 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 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 wetlands close to the Beach Club and the Marina.

## 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 be characterized by slope, drainage, erosion,

frequency of flooding and ponding to capacity to transmit water.

Figure 47, 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 23 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.

### 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;

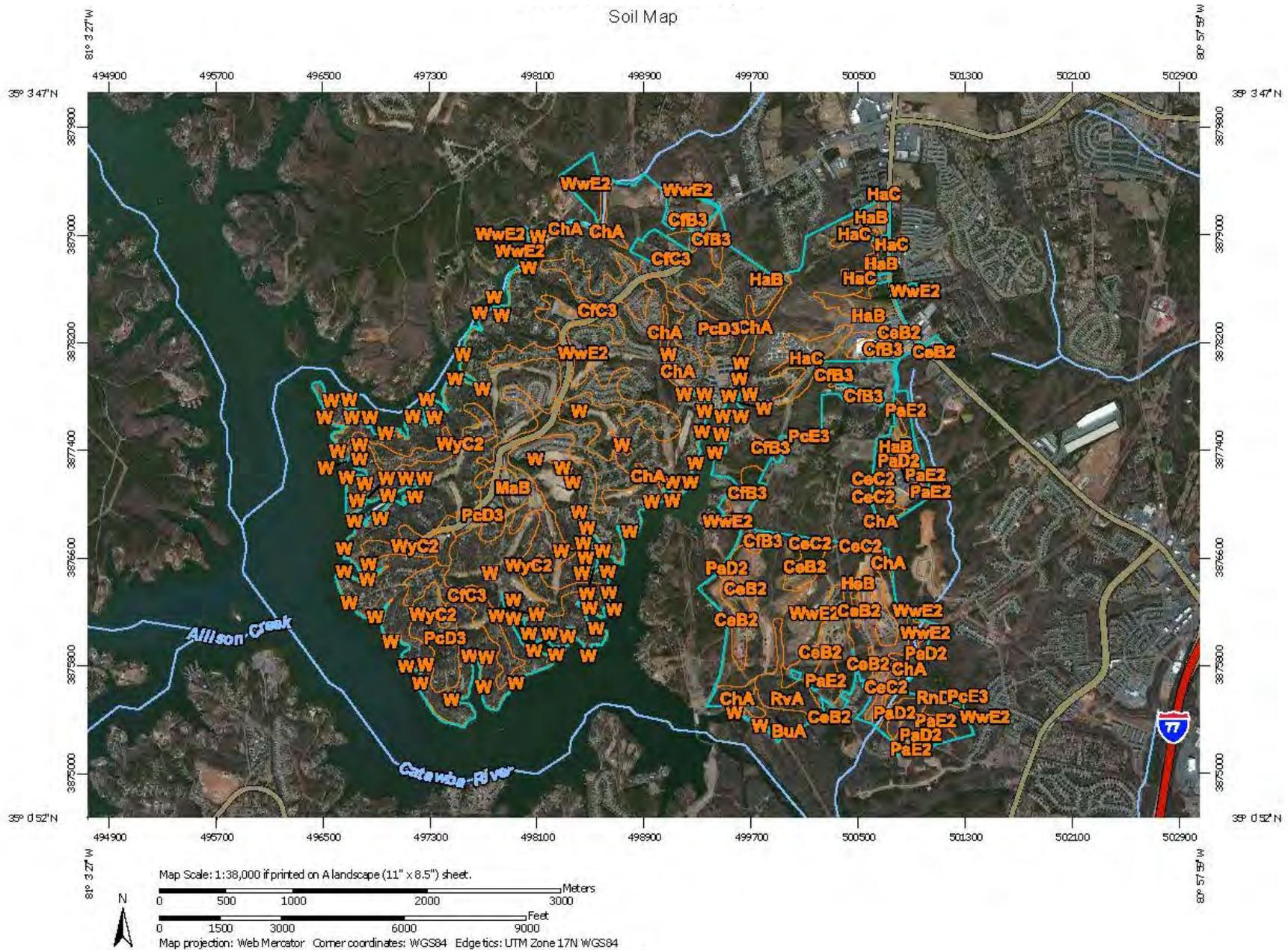
**Table 23—Soil Unit Descriptions in City**

Soil Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuA	Buncombe loamy sand	17.9	0.7%
CeB2	Cecil sandy clay loam	120.3	4.5%
CeC2	Cecil sandy clay loam	20.9	0.8%
CfB3	Cecil clay loam	56.5	2.1%
CfC3	Cecil clay loam	266.6	9.9%
ChA	Chewacla loam	72.7	2.7%
HaB	Hard Labor sandy loam	55.1	2.1%
HaC	Hard Labor sandy loam	49.2	1.8%
HeB	Helena sandy loam	3.1	0.1%
MaB	Masada sandy loam	15.3	0.6%
PaD2	Pacolet sandy clay loam	30.3	1.1%
PaE2	Pacolet sandy clay loam	47.7	1.8%
PcD3	Pacolet clay loam	89.6	3.3%
PcE3	Pacolet clay loam	3.1	0.1%
RnD	Rion sandy loam	0.7	0.0%
RnE	Rion sandy loam	6.8	0.3%
RvA	Riverview sandy loam	30.4	1.1%
W	Water	48.3	1.8%
WwE2	Wynott-Wilkes complex	1,632.3	60.8%
WyC2	Wynott-Winnsboro complex	118.3	4.4%
Totals		2,685.2	100%

Source: USDA, NRCS, 2014



# Figure 47—Soil Map



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)





## Appendix G

### Cultural Resources

#### 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.

#### 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.

Perhaps the largest concentration of artifacts in the planning area can be found on the site once planned for the Stans Museum of Life and the Environment located on Sutton Road at US Interstate 77. *The Herald* reported in an article in June 2007, titled "Progress Uncover History." that "One site believed to be an ancient Catawba Indian Village will be preserved as a community park in the Kanawha development, planned for 350 acres off Sutton Road near the Catawba River. For years, archaeologists in the region suspected that two Catawba villages might be underneath the soil where the Kanawha community is planned. Based on the many different kinds of pottery they've found, Davis believes the village was ethnically diverse. Smallpox was raging and the Iroquois were attacking neighboring tribes. Refugees may have joined the Catawba at Newstie."

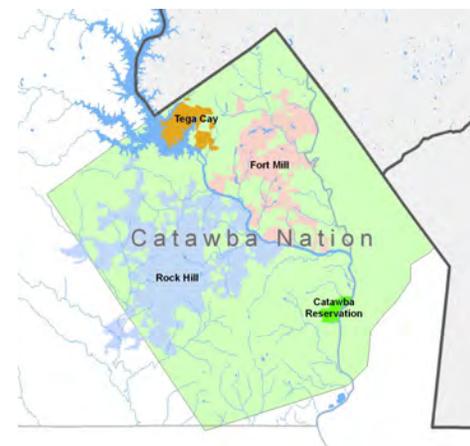
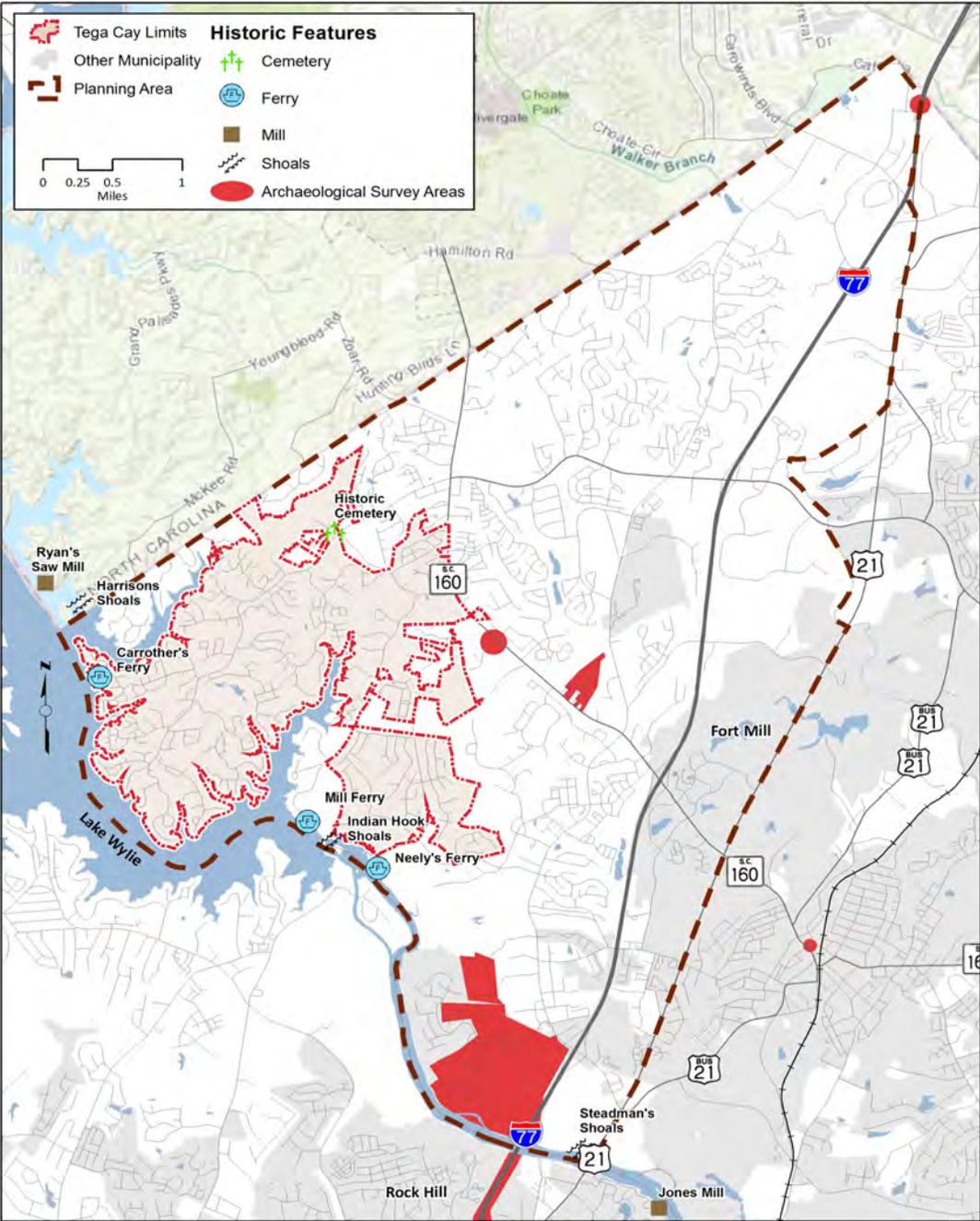


Figure 48—Historic Features



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 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 attempted to reorient the commercial center of the community with a presence on SC 160, with this area being the primary commercial activity center. The new entrance into the City Hubert Graham Way will creates new opportunities for infill development, especially where it intersects with Tega Cay Drive.





## Appendix H Community Facilities

### 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 24—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 promise to markedly increase the customer base.

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, York County Natural Gas Authority and Comporium Communications are the sole providers for their particular utility within Tega Cay. This is not an unusual situation and is somewhat beneficial when coordinating infrastructure and other capital improvement projects.

### Public Safety

It is the mission of the Tega Cay Police Department to safeguard the lives and property of the people we serve, to 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 will be mission oriented, while working side-by-side with the community to reduce crime and build relationships. Our 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 our 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. Tega Cay Police Department will always focus on communication with the public and other local agencies, studying and teaching crime prevention strategies, and educating the community.



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 one Class A Engine, one Ladder Truck 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.

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.”

### 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.



Source: Scott Miller



**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. 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. Fort Mill School District School Enrollment Project is reflected in Table 25.

The 2019 starting enrollment population for the Fort Mill School District by school age is reflected in the first column of Table 25. The breakdown of the 17,002 enrollment includes 48% elementary school students, 24% middle school students, and 28% high school students.

The median home sales for the City of Tega Cay in September 2019 is \$366,300 and home sales for Tega Cay are up 1.6% between 2018 and 2019. As the median home sales increase, the taxes received by the Fort Mill School District increases.

**Table 25—Fort Mill School District Enrollment Projections**

	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
Starting Enrollment	17,002	18,266	19,429	20,667	21,984
Final Projected Enrollment	18,266	19,429	20,667	21,984	TBD

Source: Catawba Regional Council of Governments, 2019

**Table 24—Utility Providers**

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

Source: City of Tega Cay

**Table 26—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.

Source: Tega Cay Recreation Master Plan, 2009



Table 27—City of Tega Cay Recreational Facilities

Facilities	Baseball Field	Basketball	Multi-Purpose Field	Volleyball	Trail / Sidewalk Access	Restrooms	Parking	Playground	Boat Launch	Lake Access	Pool	Picnic Area	Park Benches	Fishing
Beach & Swim Center				X	X	X	X	X		X	X	X	X	X
Central Bark (Dog Park)							X						X	
Diamond Head Park								X				X	X	
Heron Harbor Park					X		X	X				X	X	
Koala Park							X	X				X	X	
Linerieux Nature Trail					X								X	
Lookout Park			X		X	X	X	X				X	X	X
Palmyra Park							X	X				X	X	
Pitcairn Park					X	X	X	X	X	X		X	X	X
Runde Park	X	X	X		X	X	X	X				X	X	
Turner Field	X		X		X	X	X	X						
Trailhead Park		X			X	X	X	X				X	X	
Walking Trails					X		X						X	
Windjammer Park						X	X	X		X		X	X	X
Windsong Park					X			X				X	X	
Wuertle Tennis Courts					X	X	X							

Source: Tega Cay Recreation Master Plan, 2009, 2019



Figure 49—Community Facilities

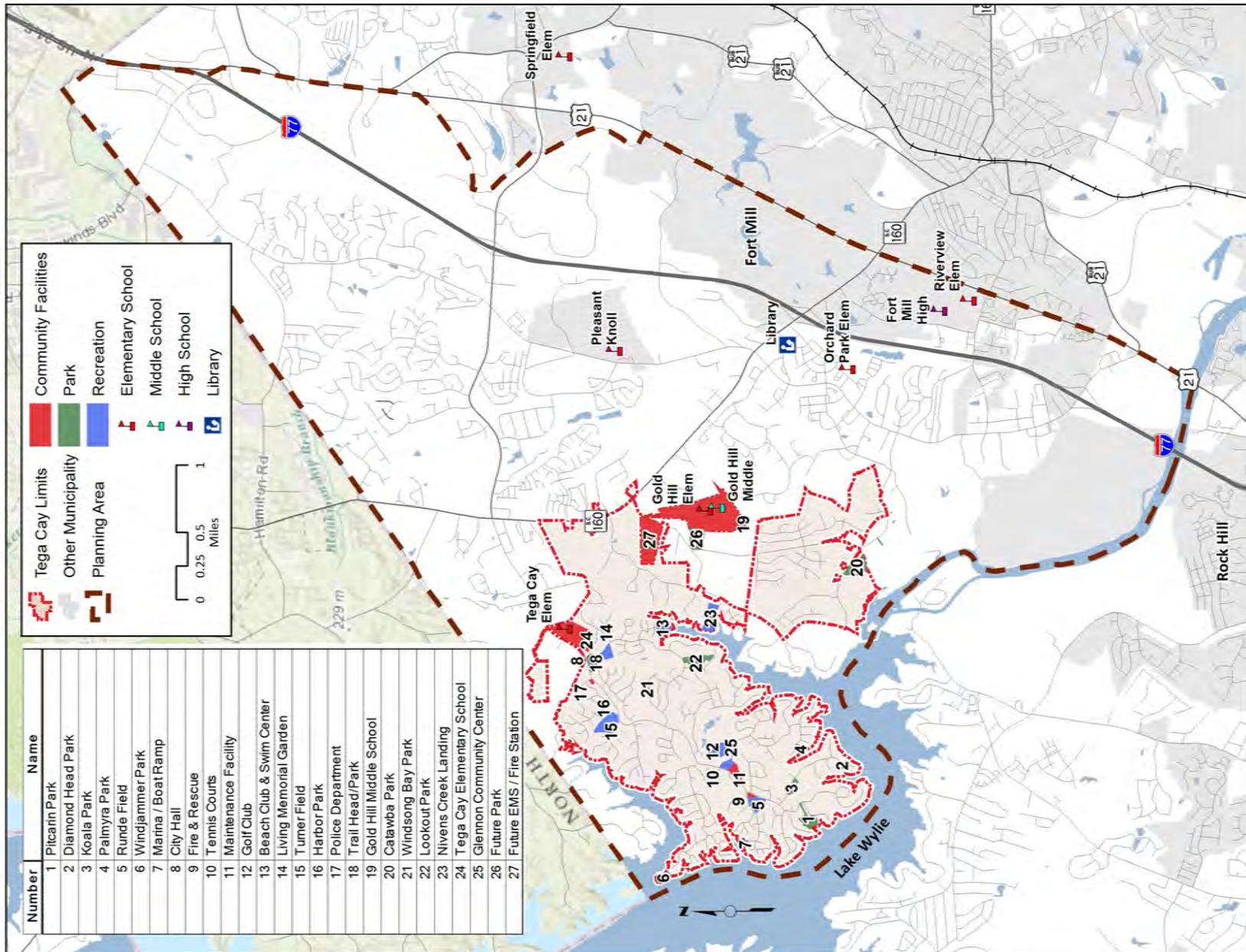
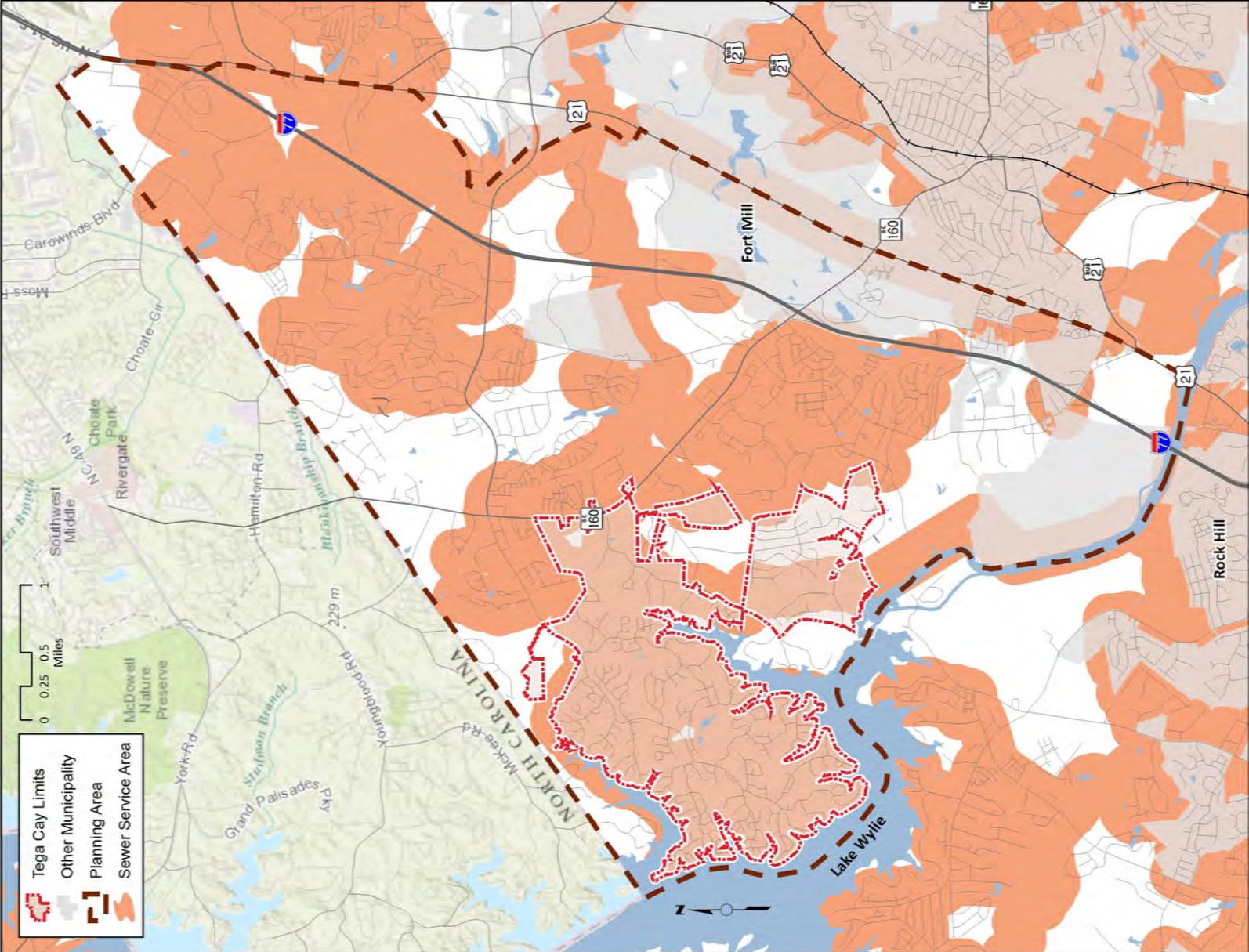
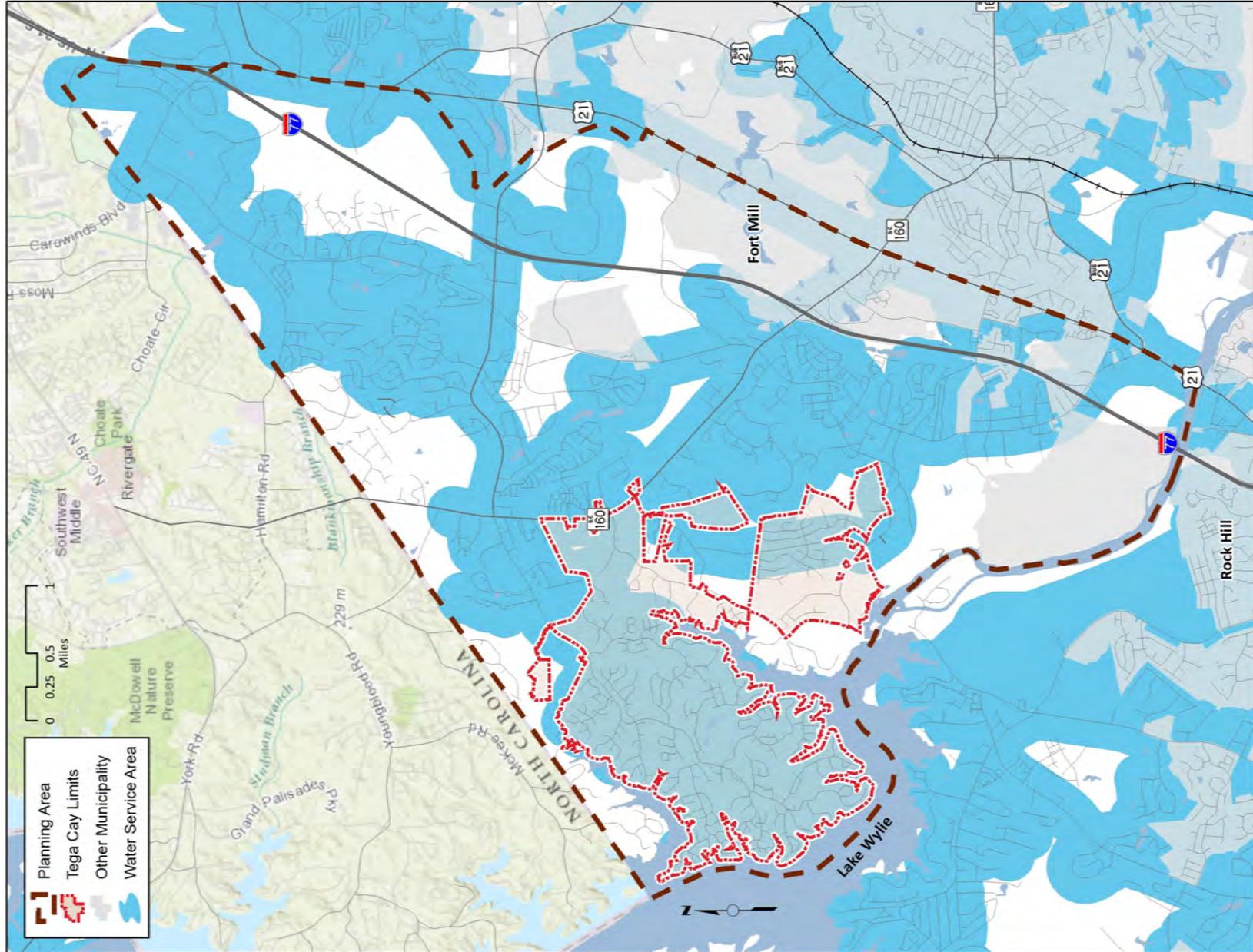


Figure 50—Sewer Service Areas



### Figure 5 I—Water Service Areas





## Appendix I Health and Active Living

### Existing Conditions

The Centers for Disease Control and Prevention (CDC) recognizes the connection between health and community design, as noted in the CDC's fact sheet on the topic. Specifically, community design and land use contribute to mental health, level of physical activity, respiratory health and air pollution, social capital, and water quality. Mix of land uses and shorten distances between homes, work, schools, and parks create more opportunities for walking and biking.

Residents who have an active living lifestyle includes incorporating physical activity, such as walking and biking, into daily routines. According to the Alliance for Walking and Biking, 2012 Report, South Carolina spends just 0.6 percent of its federal transportation dollars on biking and walking, ranking 46th among states for investing in biking and walking.

County Health Rankings and Roadmap Data ranks York County, SC #2 out of 46 counties in South Carolina for Health Outcomes (length and quality of life), #6 out of 46 counties in South Carolina for Health Factors (health behaviors and clinical care), #2 out of 46 counties for Social and Economic Factors, and #45 out of 46 counties for the Physical Environment. This category includes factors for air pollution, drinking water violations, severe housing problems, driving alone to work, and long commute - driving alone.

Residents in the City of Tega Cay benefit from the extensive amounts of trails, parks, and recreational opportunities available to the community. Currently, Tega Cay has 181,663.3 linear feet of sidewalks and 36,788 linear feet of trails. According to the 2019 Community Survey, when residents were asked about how many times in an average week do they walk or bike for recreation or to get to destinations in Tega Cay, 44.5% walk or bike between 2—5 times a week. Approximately 19% of residents walk or bike more than 6 times a week and 23.5% of residents walk or bike less than 2 times a week.

Residents responded overwhelming that 77.3% walk or bike to destinations for recreation, trails, parks, and the lake. Community events and schools are locations that residents travel to on foot or bike 26.7% and 14.5% accordingly. When residents were asked about limitations to biking and walking, 40.6% stated few connected sidewalks and 18.5% noted streetscape design. The survey responses are reflected in Figures 52-54.

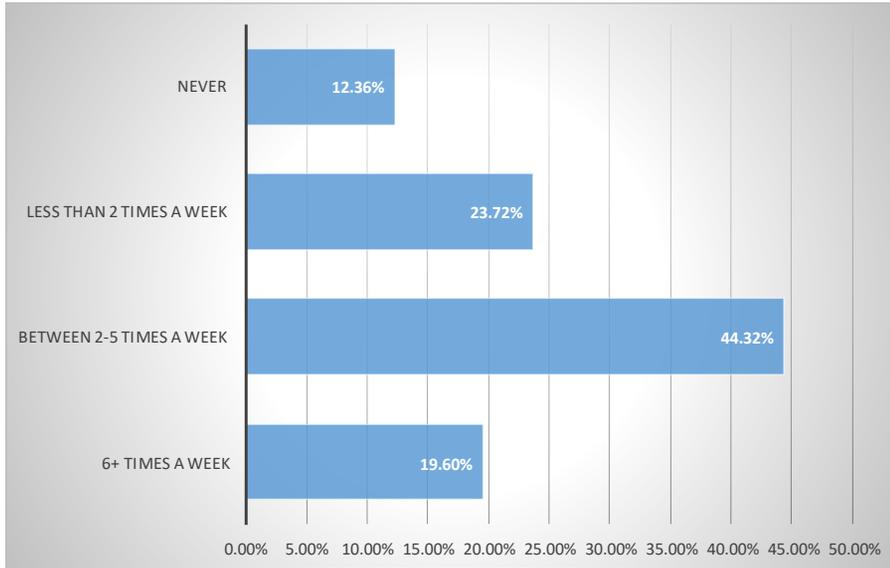
The feedback from the Online Mapping Survey noted the majority of places and routes currently used by residents for biking and walking located mainly in the peninsular. The newer annexed neighborhoods included the majority of places and routes proposed for biking and walking by residents. Obstacles were located across the community. Figures 55-58 reflect the data from the Online Mapping Survey.



Source for images: Elizabeth Walles Duda

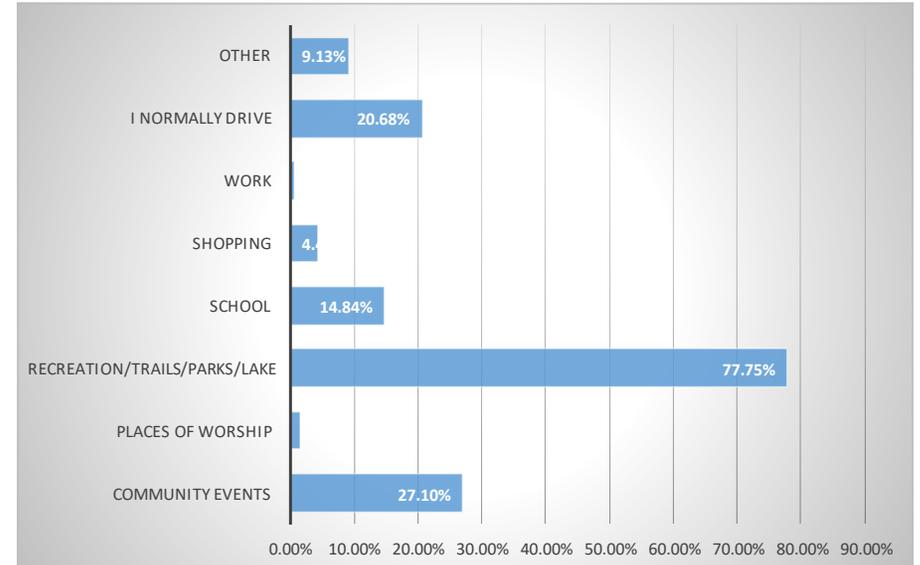


**Figure 52—Average Times a Week for Walking and Biking**



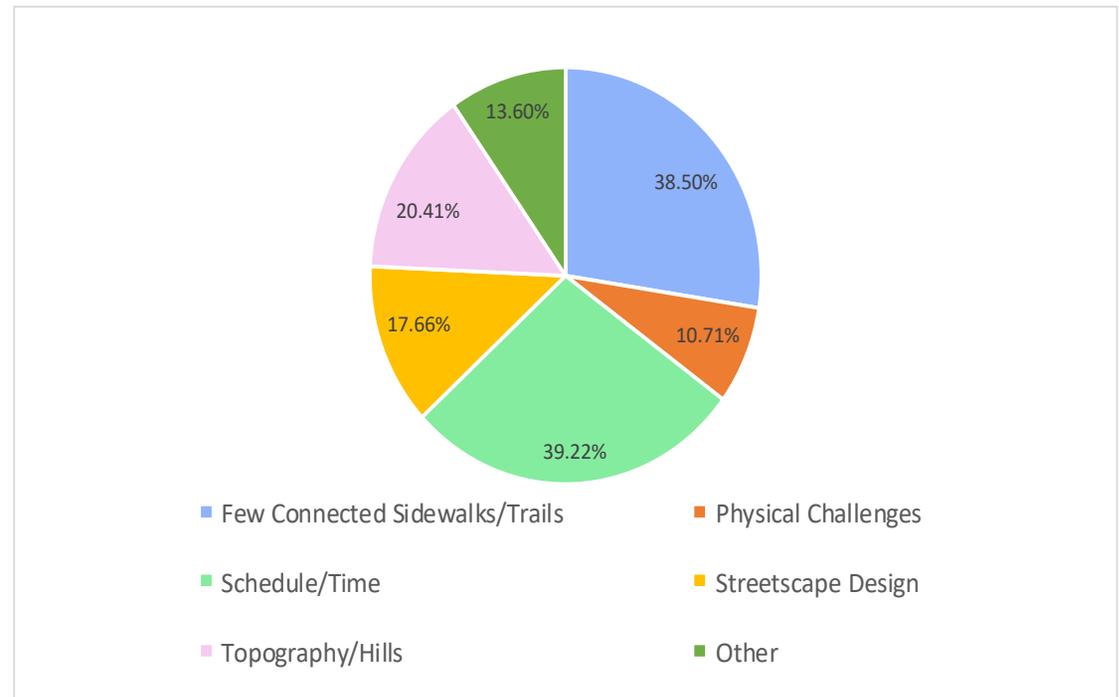
Source: Community Survey, 2019

**Figure 53—Locations for Walking and Biking**



Source: Community Survey, 2019

**Figure 54—Limitations to Walking and Biking**



Source: Community Survey, 2019



## Figure 55—Mapping Tool and Community Survey Summary

### SUBMIT YOUR IDEAS FOR THE FUTURE OF TEGA CAY WITH A NEW MAPPING TOOL AND SURVEY

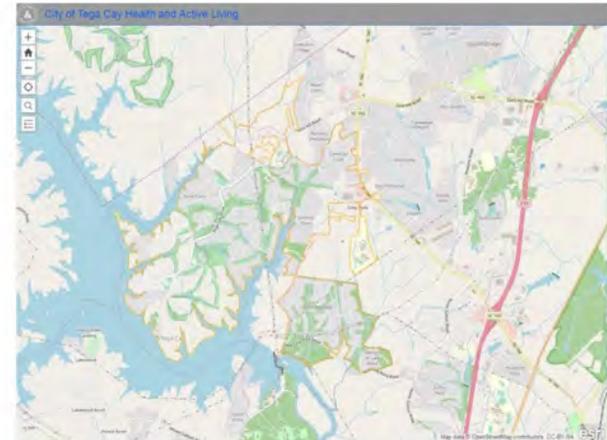
The City of Tega Cay is updating the Comprehensive Plan in 2019 and needs your input. An online community survey is available for residents to give feedback on preferred community characteristics and values. This short survey gives participants an opportunity to share their ideas on Tega Cay’s challenges and its possibilities. The information gained from the survey will be utilized to update the 2015-2025 Comprehensive Plan, mandated in the South Carolina Planning Act. You may access the survey at [Tega Cay Community Survey](#). For more information about the Community Survey, please contact Kara W. Drane, AICP at [kdrane@catawbacog.org](mailto:kdrane@catawbacog.org).

The City is adding a new Health and Active Living in 2019. The purpose of this element is to provide strategies to enhance and strengthen the overall physical and social well-being of the City’s residents. Citizens regularly walk and bike to a variety of destinations along the trails in the community, known for its extraordinary beauty and quality of life. The Health and Active Living element will consider opportunities to add, improve, and enhance pedestrian and bicycle infrastructure.



The City has a new interactive mapping tool to communicate your ideas and needs for walking and biking throughout the City. Your input will be incorporated into an overall plan to provide the City with a framework for development. This planning effort will identify current conditions, gaps, and opportunities for both pedestrians and cyclists. The responses from this crowd sourcing tool will be critical to this effort.

The [Bicycle Pedestrian Data Viewer](#) allows users to submit biking and walking details in a variety of ways. Users can submit preferred routes, obstacles faced throughout the City while biking or walking, and users can “like” other comments to show popularity towards routes or obstacles.



For a more detailed breakdown of how to use the crowd sourcing application, please download our [step-by-step tutorial](#). Submissions for both surveys will close on Wednesday, August 31, 2019. For more information about the [Bicycle Pedestrian Data Viewer](#), please contact Rob Jackson at [rjackson@catawbacog.org](mailto:rjackson@catawbacog.org).



**Figure 56—Existing Places and Routes for Biking and Walking**

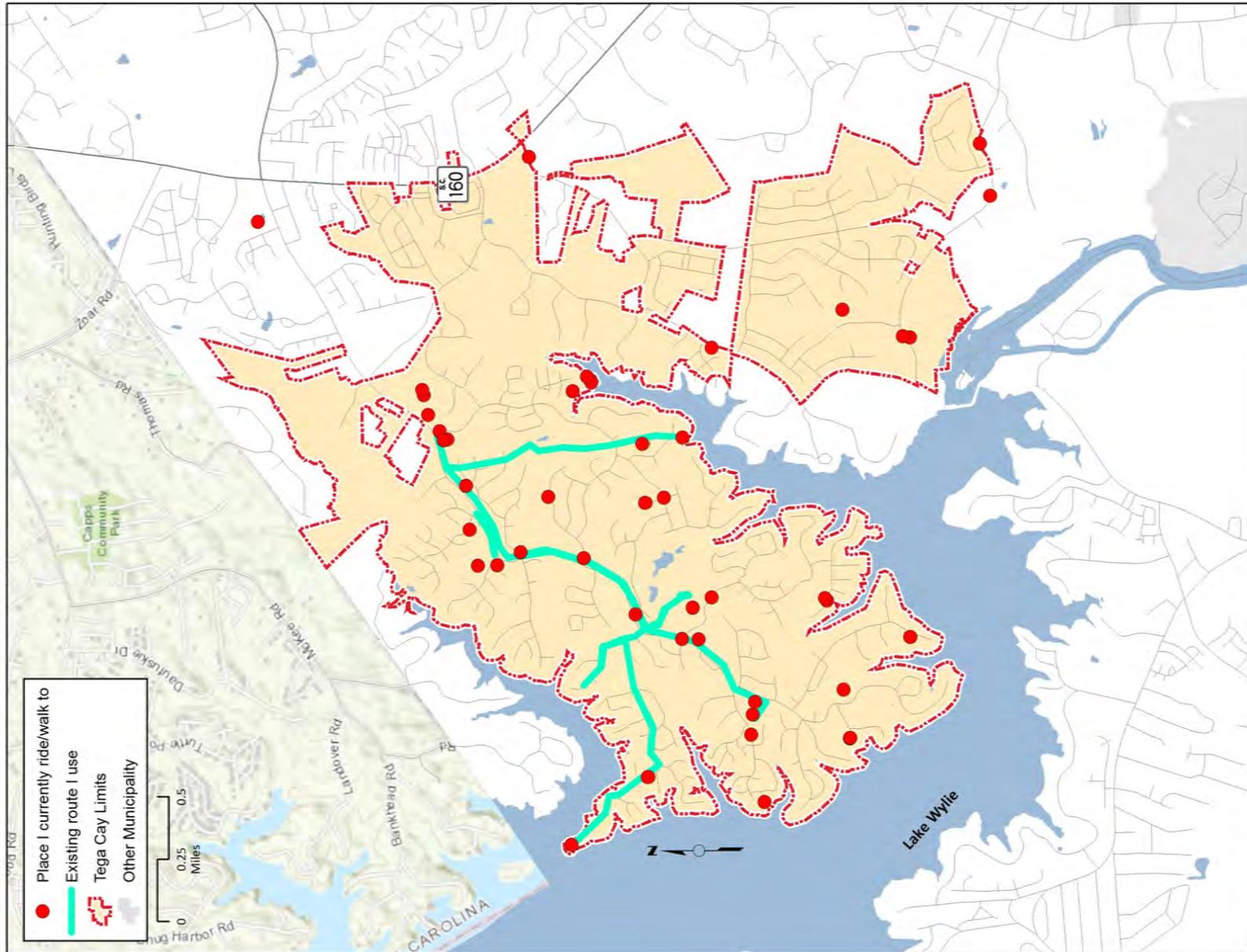
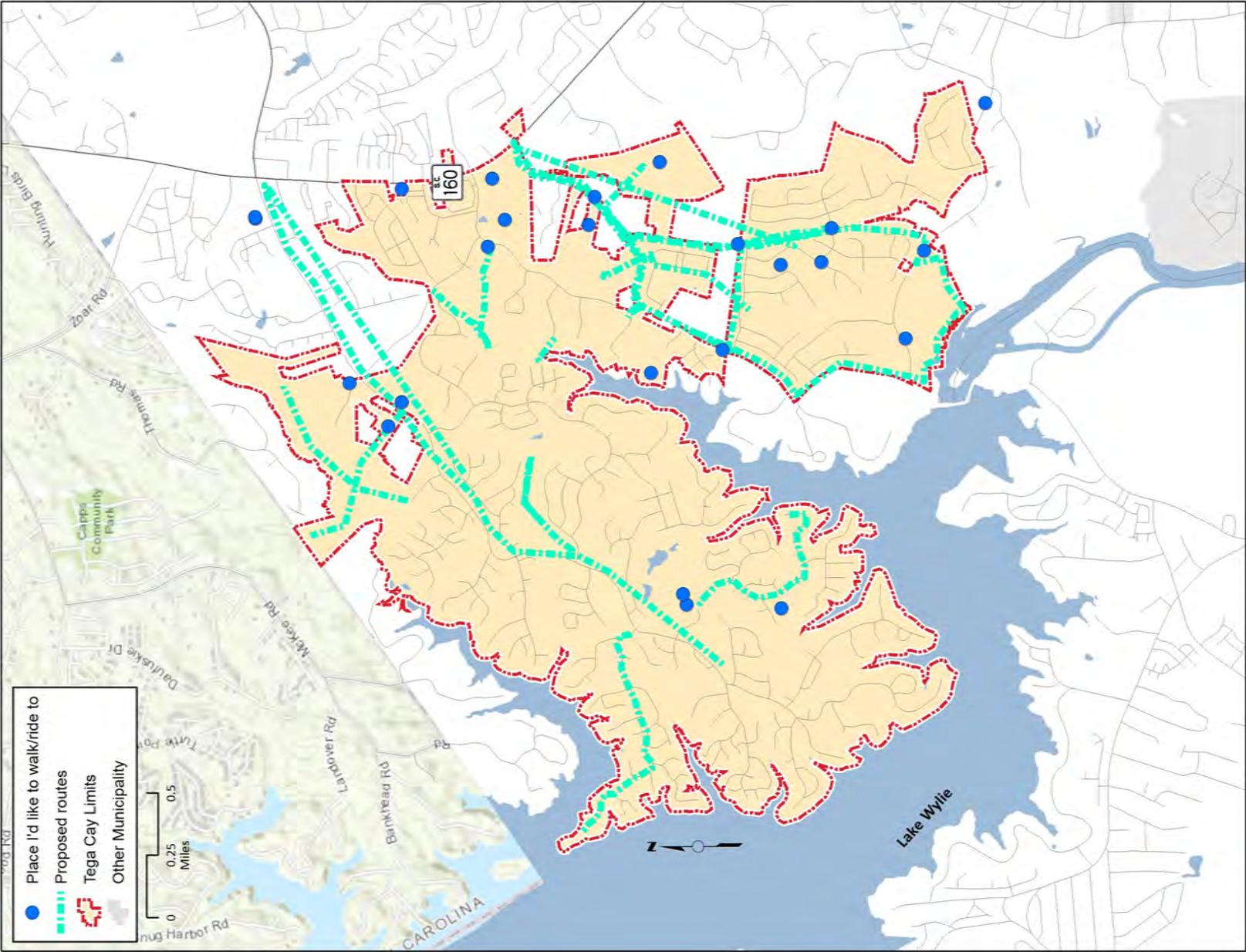
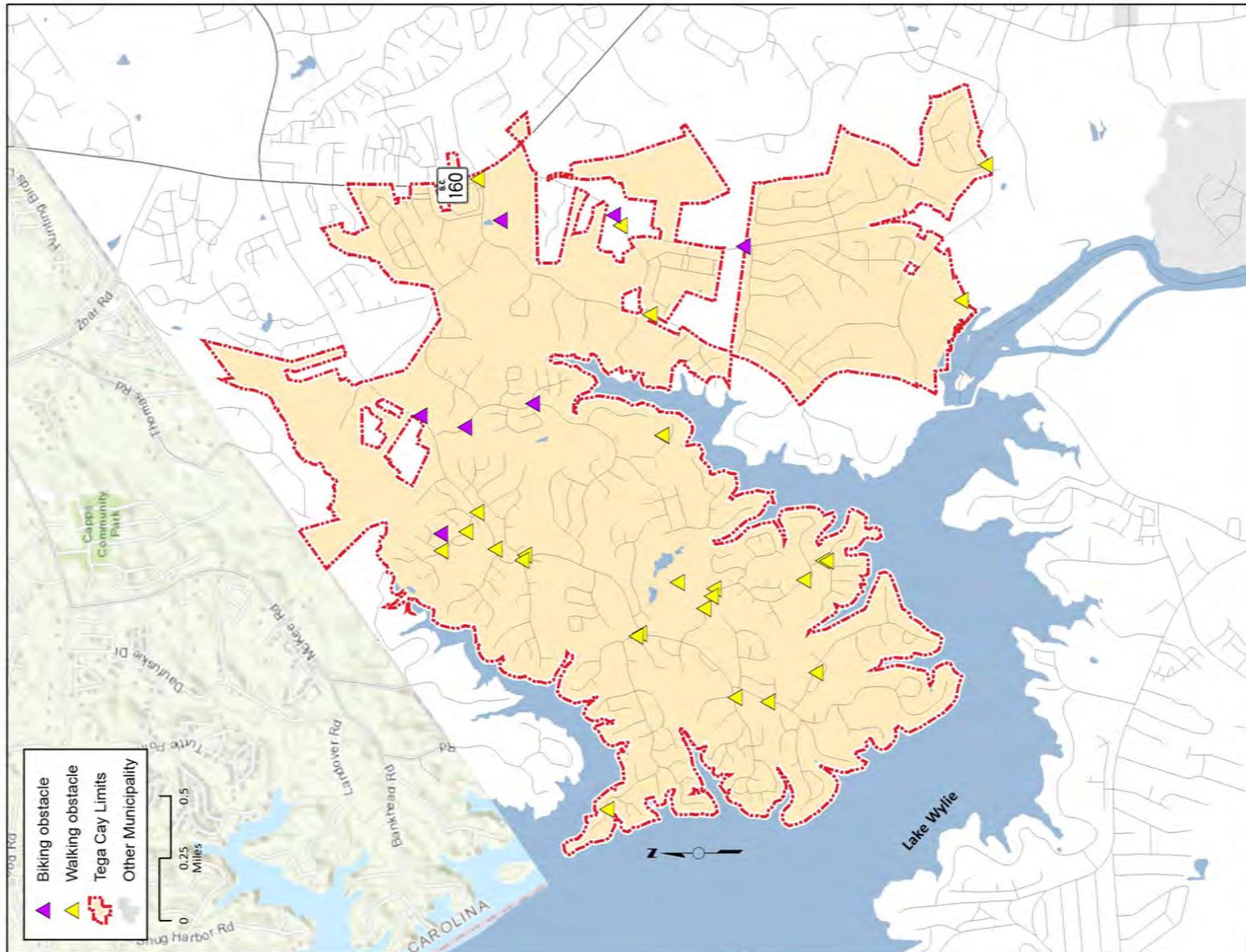


Figure 57—Proposed Places and Routes for Biking and Walking



### Figure 58—Biking and Walking Obstacles





## Appendix J Priority Investment

### 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.

### 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 28 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 28 Service Providers**

Organization
Comporium Communications
Duke Energy
Fort Mill School District
RFATS
SC Department of Transportation
Town of Fort Mill
York County
York Electric Coop
York County Natural Gas



## Capital Improvements Program

In 2015, City Council engaged Catawba Regional Council of Governments to develop a ten-year Capital Improvements Program (CIP) to 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.

The development of the CIP was based on the Comprehensive Plan adopted in December 2104 and implements the policies adopted in the plan. The projects included in the CIP support the goals from the Population, Land Use, Housing, Natural Resources, Cultural Resources, Community Facilities, and Priority Investment elements.

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.



### CITY OF TEGA CAY CAPITAL IMPROVEMENTS PROGRAM

FISCAL YEARS 2015-2025



### COMPREHENSIVE PLAN COMPATIBILITY

The proposed projects included in the CIP are compatible with the goals, actions, and strategies within the City of Tega Cay's 2015-2025 Comprehensive Plan adopted December 15, 2014. This plan was developed with the assistance of over forty Tega Cay residents who served on three focus groups during the development of the Comprehensive Plan. There was extensive public outreach through community surveys and community meetings. Of the nine planning elements, the following elements and goals in the Comprehensive Plan support the capital projects proposed by the Department Directors. The compatibility of these projects within the Comprehensive Plan are as follows:



**Element: Population**

**Goal: Manages Growth** - Implement growth management tools that reflect the best interest of current and future residents.



**Element: Land Use**

**Goal: Promotes Innovative Development** - Promote innovative development in Tega Cay through contextual design of future buildings, open space and a balance of land uses.

**Goal: Requires Adequate Public Facilities and Systems** - Ensure developments provide required facilities and compensate the City for impacts on other facilities and services.



**Element: Housing**

**Goal: Maintains Neighborhoods** - Maintain and enhance the character of existing neighborhoods.



**Element: Natural Resources**

**Goal: Enhances Natural Amenities** - Maintain and enhance natural amenities.

**Goal: Conserves Green Infrastructure** - Conserve and connect green infrastructure.

**Goal: Improves Water Quality** - Enhance and improve water quality.



**Element: Cultural Resources**

**Goal: Protects Cultural Resources** - Protect existing cultural resources

**Goal: Develops New Cultural Resources** - Develop additional cultural resources.



**Element: Community Facilities**

**Goal: Expands access to Community Facilities** - Increase opportunities for access to community facilities.



**Element: Priority Investment**

**Goal: Coordinates Capital Improvements Program (CIP) and Comprehensive Plan** - Coordination between the annual CIP process and the Comprehensive Plan.

**Goal: Coordinates Infrastructure and Public Facilities for Targeted Growth and Redevelopment** - Improve the City's planning coordination for development of infrastructure systems and public facilities to adequately serve targeted growth and redevelopment areas.



# Appendix K Community Survey

## Community Survey

The purpose of this survey is for the City of Tega Cay to gather input from residents regarding the update to the 2015-2025 Comprehensive Plan. Thank you for participating in the survey.

1. What is the most important characteristic of Tega Cay that keeps you living here?

- Access to Employment
- Neighborhoods
- Schools and Education
- Shopping and Restaurants
- Small-Town Feel
- Trails, Parks, Lake
- Other

If other, please specify:

2. What is the second most important characteristic of Tega Cay that keeps you living here?

- Access to Employment
- Neighborhoods
- Schools and Education
- Shopping and Restaurants
- Small-Town Feel
- Trails, Parks, Lake
- Other

If other, please specify:

3. Please rank the following Tega Cay attributes in order of importance - 1 being most important to you.

- ☐ Active Living and Recreation
- ☐ Locally-Owned Businesses
- ☐ Nature and Environmental Stewardship
- ☐ Regional Access
- ☐ Safe Neighborhoods and Places
- ☐ Schools and Education
- ☐ Small-Town Feel
- ☐ Strong Sense of Community





4. How do you define small-town feel? (Check all that apply.)

- Contributing to the Community  Smaller Population Size
- Open Space/Natural Beauty  Well-designed community places and spaces
- Regular events to interact with other residents  Other
- Safe Community

If other, please specify:

5. Think about opportunities for Tega Cay to be better in the future. Describe two things (places, events, etc.) you think will make Tega Cay a great place to live.

Response 1

Response 2

6. How many times in an average week do you walk or bike for recreation or to get to destinations in Tega Cay?

- 6+ times a week
- Between 2-5 times a week
- Less than 2 times a week
- Never

7. What locations do you walk or bike to the most in Tega Cay? (Pick up to three.)

- Community Events  Shopping
- Places of Worship  Work
- Recreation/Trails/Parks/Lake  I normally drive
- School  Other

If other, please specify:

8. What limits your ability to walk or bike more or at all? (Pick up to three.)

- Few connected sidewalks/trails  Streetscape Design
- Physical Challenges  Topography/Hills
- Schedule/Time  Other

If other, please specify:

9. How important is it for Tega Cay to undertake these strategies to promote the health of its residents?

	Not Important	Somewhat Important	Neutral	Important	Very Important
Expand infrastructure for active modes of transportation	<input type="radio"/>				
Invest more in open space and parks	<input type="radio"/>				
Invest more in recreational facilities	<input type="radio"/>				
Provide more recreational programs	<input type="radio"/>				
Provide gathering places to promote social well-being & health	<input type="radio"/>				
Increase access to healthy food	<input type="radio"/>				
Active reporting on environmental issues: air quality, water quality, etc.	<input type="radio"/>				

10. Which community best describes where you live?

11. If you are a resident, how long have you lived in Tega Cay?

1-5 years       20 years plus  
 6-10 years       Lifelong Resident  
 11-20 years

12. Please select your age category.

19 and under       55-64  
 20-29       65-74  
 30-44       75 and over  
 45-54





13. What is your household size?

- 1
- 2
- 3

4

5 or more

14. General Comments Section. Please share any additional thoughts, suggestions, concerns, and questions that you have regarding the update to the Tega Cay Comprehensive Plan.

15. If you would like to receive additional information related to the update of the Tega Cay Comprehensive Plan, please provide your contact information.

Name

Address

City

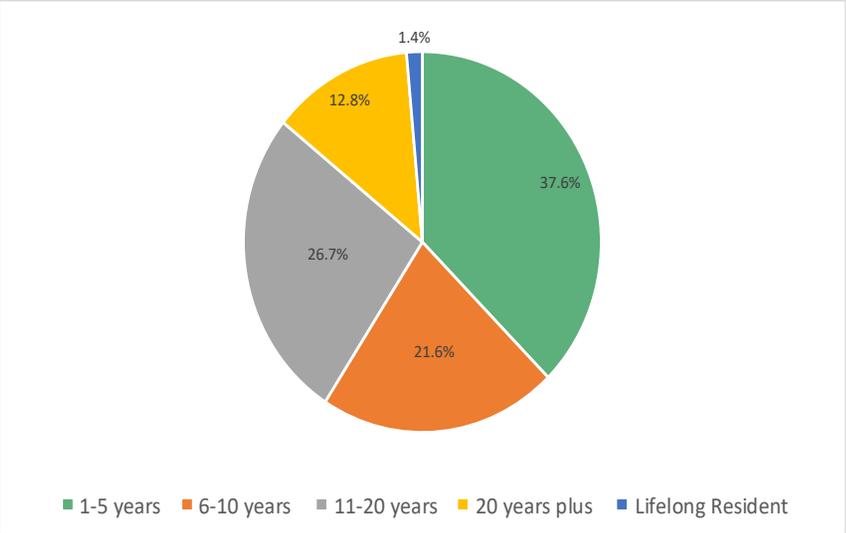
State

Zip

Email Address

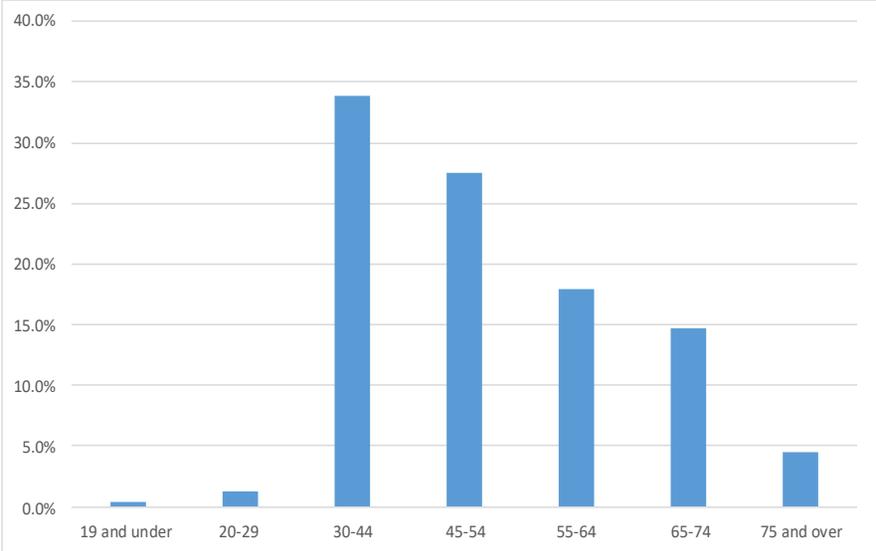
Phone Number

**Figure 59—Length of Residency**



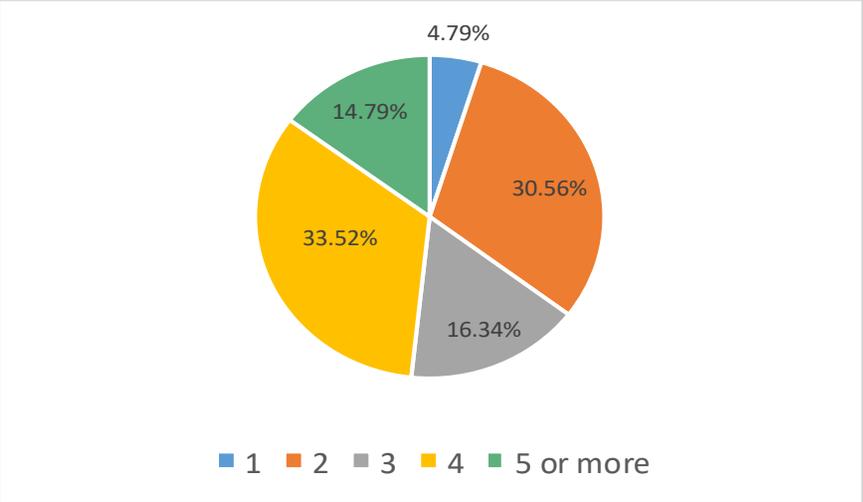
Source: Community Survey, 2019

**Figure 60—Age Range**



Source: Community Survey, 2019

**Figure 61—Household Size**



Source: Community Survey, 2019



## Appendix L—2019

### Focus Group Input

#### Community Facilities, Cultural Resources Focus Group

##### **Are there services or facilities that the City of Tega Cay should consider to better meet the needs of all individuals?**

- Entertainment shell
- Consolidated facility to support clubs, rental business offices
- Expansion of greenway trail system
- Easier access to Windjammer Park
- Crosswalk safety
- More recreation opportunities for seniors, special needs/youth (trails, pickleball, bocce, beaches, marina, parks)
- Something unique in activities no one else has (RH has veledrone, BMX – something very unique)
- Updated Windjammer to accommodate water ski team (unique)
- Updated bathrooms, beaches, parking
- A safe living and recreational environment
- Professional development classes
- Integrated single stream recycling program that includes glass. This program would have an expanded education component on the benefits of recycling.

- There is an opportunity to implement and expand the bike lane system.
- Youth center with gaming arena
- Expanded adult sports opportunities (recreation)
- Catawba Park – providing additional sports facilities for our children
- Indoor rec facility for all ages
- Better services for the elderly such as transportation. Affordable services such as yard work, maintenance, etc. Listing of individuals would be helpful communication.
- Improved marina “area” not just redeveloped on land side
- Expanded adult education opportunities within City boundaries – Partnerships with local education organizations (hobbies, computers, continuing ed)
- Expanded senior activity (see indoor pool) facilities
- Comprehensive senior support networks to allow them to safely stay in their homes
- Sports fields
- Boat docks
- Help line
- Bike park
- Water tower

##### **Describe new establishments, gathering places, and activities you envision for the City of Tega Cay.**

- More commercial centers with parks, restaurants (noted 2 times)
- Movie theater (noted 2 times)
- Skate/bike park (noted 2 times)
- Central group/person which will act as a focal point for an inclusive comprehensive recreational plan
- Educational/stormwater features/lake educational
- History of Tega Cay signs along greenway
- Walkable city
- Parks, parks, parks!
- River access, canoes/kayak
- Integrated multi-use sports complex
- Community theater - Youth center with gaming pavilion
- As above Catawba Park
- Would be nice to have more indoor (non-sports) activities for all age groups
- Indoor pool for winter exercise
- Bandshell
- Multi-use rec center (Youth – Sr. Citizens)



**What are the biggest opportunities for the City of Tega Cay now and over the next five years in regards to community facilities, cultural resources, and natural resources?**

- Become more inclusive across all ages in recreational facilities
- Take better advantage of the golf course (training facility, incorporate family and youth groups)
- Work with ongoing development to increase access for public through trails and parks, stream restrictions and storm water wetlands to provide water quality treatment and educational resources.
- Ensuring the remaining open areas are preserved for public use/parks/natural environment
- There is an opportunity now and over the coming years to expand the trail system to annex areas.
- There is an opportunity to develop a commercial entertainment district (movie theater, themed restaurants, etc.)
- Game on – Catawba Park – update and continuation of trails. Nice to have city connected.
- Continued modernization of “old Tega Cay” water and sewer
- Connected trail networks – internal and external

- Conversation starter – What do folks have to leave Tega Cay for during their normal week to week?
- More comprehensive and over arcing “management” of rec facilities and clubs (croquet example) to better facilitate broader participation by more of the whole Tega Cay populations
- Updating existing infrastructure while we build new
- Broader use of existing greenspace (Cove golf course)
- Beach swimming areas
- Youth center – Senior center

**Economic Development, Housing and Transportation Focus Group**

**Are there local economic incentives the City of Tega Cay can adopt to attract targeted businesses, i.e. business license rebate program, start-up space, etc.?**

- Signs for business (noted 4 times)
- Flex space (noted 4 times)
- Building refresh funds/incentives (noted 3 times)
- Higher density (noted 3 times)
- Incubator for new business (noted 2 times)
- Co-working/flex space (noted 2 times)
- Business license rebate (noted 2 times)

- Tax incentive (noted 2 times)
- Promote marketing (noted 2 times)
- Walkable (noted 2 times)
- Apartments – higher tax rate - concerned
- Move faster
- Advertising rules
- Coordination of companies in the city
- Help wanted (not able to find workers for employers)
- We are land locked, but is there somewhere we can put small or midsize office space (IT, banking, insurance, call center, etc.)
- What do we have to offer?
- What are the targeted industries?
- First must identify and develop strategies based on industry/business characteristics
- Land! Can the city or affiliated economic development corp. be established to serve land holdings on option property?
- Are there existing land holdings the city could develop?
- What is the value proposition to be annexed? Get this on paper.
- What has worked and not worked in the past?
- Small businesses vs. large corps (pros and cons)
- Game On’s plans sound great, if it’s all fulfilled
- Marina – is there room for a restaurant and other options, even for non-boat owners/renters Zoning



- What can city do?
- What does the city control? Property tax, water, infrastructure, business license, storm water
- Entrance
- Support golf carts
- Speed of permitting process
- Work incentives
- List of items under control of city
- Signage (wayfinding)
- Whatever areas the city deems necessary
- With a demographic of 45-54 in a high valued, well resourced community, I would focus on identifying and marketing property (through the plan – ID areas for eco devt) and not rebates. We are an attractive community to businesses. We have folks that work from home = more traffic – focus on high end office and innovative incubator space for creative businesses.
- Signage more aesthetic (amortization for old signs)
- Executive suite building
- Satellite location for Charlotte based company (commuting/traffic)
- Creating what we want and then find the developer

- Utilize our resource

**If the City of Tega Cay could invest in one or two capital projects over the next five years, which projects do you feel are most critical for the community?**

- Catawba Park (noted 3 times)
- Sports facilities
- More golf cart roads/paths
- Lighting through “historic Tega Cay”
- Sidewalks through “historic Tega Cay” and near Rundle
- Sanitation piping – where is the City on this?
- Make paths a little wider for golf carts and bikes on Tega Cay Drive
- Cart to Harris Teeter – easy/safe
- Connecting trails for bike/ped
- New Gray Rock Road, Dam Road – improvements and safety
- Lighting on the trails
- More clear golf cart uses/paths
- Roads and traffic
- Internet
- Walkable, rideable
- Power line moveability

- Technology
- Walking trails
- Road repairs
- Widening road from fire station to marina
- Water/Sewer infrastructure
- Wider road from fire department to marina
- Resurface the walking trails
- Sidewalk just at edge of Tega Cay Drive – Gold Hill is dangerous and not illustrative of our healthy lifestyle. Need buffer between moving traffic and sidewalk – consider multi-use path with separation from street.
- High end office space – multi-story, in a concentrated area; mixed-use area
- Dam Road to Grey Rock – widening
- Connecting sidewalks
- Maintenance facility – expanding rec opportunities
- Recreational storage

**What are the biggest opportunities for the City of Tega Cay now and over the next five years in regards to economic development, housing, and transportation?**

- Dovetail off development in the area
- Apartments



- Fill in blank spaces of what is in our jurisdiction
- Slow down increase to what is on drawing board now.
- More office/retail to ease burden on property taxes
- Is bus system in York County applicable here?
- Line along I60 from River Chase to (unable to read) Fort Mill with span in Walmart area.
- Target businesses/business types for buildings near Walmart?
- Incentives for these items:
  - Ex. Coffee shop with work space?
  - Ex. Mountain bike shop
- Incentives for these items
- Housing – Why Tega Cay? Advertising
- Storage lot – boat wash/cart wash - \$66/month in Fort Mill – no value in many to the lots over here
- Look at Vineyards on Lake Wylie (NC side)
- Incentives for improving storage that already exists
- Can we create drop in work space in the Glennon Center? Networking and use the space
- Tega Cay business map
- Bold idea!
- What if once Catawba Park comes online, the city study and consider redevelopment of Rundle Park as a “downtown” or small commercial node? Think Harbor Town at Sea Pines in HHI
- Keeping the price of new houses/developments up
- No more apartments/townhouses
- Hitting the sweet spot for businesses that attract a warm community feel that isn’t low end, but not so high-end that it’s not supported – create a regular attendance/desirability
- Transportation/traffic
- Developing commercial property, ex. Tax revenue business
- Game On develop
- Golf carts
- Catawba Park
- Over 55 housing
- Finish out Stonecrest development
- Look for commercial annexations
- Attract commercial development
- Possible light rail along I-77
- Working with the county
- Age restricted housing
- Set Tega Cay up for multiple transportation options – bike, pedestrian, transit connections to east – Ft. Mill; Kingsley; Cato development and north to Rivergate
- Consider future business opportunities on lake – golf cart rentals for SVP, kayaks, etc. – not loud restaurants
- Keep in mind future transit – light rail or other that may link CLT to Ft. Mill
- Commercial development/expansion – completion of Stonecrest parcels
- Game On
- Bus line before light rail possibility

### Land Use, Population and Priority Investment Focus Group

**List land uses you feel would be beneficial and would not be beneficial within the City of Tega Cay and in the Planning Area.**

- Commercial/Restaurants (noted 5 times)
- Utilize architectural standards for mixed use – go vertical (noted 3 times)
- Main Street (noted 3 times)
- Small businesses (noted 2 times)
- Pocket Parks
- Sports/Sports Tourism – more pocket parks - infill



- Utilize architectural standards for mixed use – go vertical
- Who are we
- Youth/Civic Center
- Main Street
- Pocket Parks
- Senior Center
- Sports and sports tourism
- Bike paths/lanes
- Hubert Graham
- Preservation of existing facilities
- Social retail
- Farmer’s Market
- Opportunities for local employment
- Infill areas
- Tech businesses
- Event space
- Campus type businesses
- Brewery/Wine Bars
- Trails
- More use of lake access

Non-Beneficial

- Apartments/High density housing/Industrial
- Large scale farming /agriculture
- Large parking lots
- No more high density development apartments
- Rent increases?
- Game On?

**Describe how you envision the City of Tega Cay and the Planning Area redeveloping, i.e. types of new establishments, access to developments, gathering places, and activities.**

- Marina restaurant/Beach Club (noted 2 times)
- City center/Main Street
- Waterfront commercial
- Completion of trails
- Focus on connectivity (walk, bike, golf cart, trolley – to reduce need for parking lots) between residential and schools and activities
- Focus on restaurant district – “Downtown,” “Main Street” – Farmers Market/Public Art
- Trolley
- Public
- Water lights
- Indoor facilities
- Connected neighborhoods

- Easy access to parks and open space
- Access management
- Connected old and new
- Opportunities for new connections
- Public art
- Attractive areas to linger
- New entertainment, restaurants,
- Walkability
- Some kind of public transport, esp connecting to Charlotte or RH
- Retro movie theater, bowling alley, breweries
- More modern sports facilities at golf club
- Integrating with new Tega Cay
- Farmers market
- Water art and lighting
- Large spaces for outdoor gathering – recreational, outdoor living, outdoor dining, play areas
- Better space making
- Use of natural spaces
- Social retail
- Transportation during Friday/Saturday night
- Glennon Center – maintenance – got nasty – keep facilities looking nice



**What are the biggest opportunities for the City of Tega Cay now and over the next five years in regards to land use, population, and priority investment?**

- Last waterfront available/marina (noted 3 times)
- Common art theme/Town identity (noted 2 times)
- Continue commercial/medical opportunities
- Sports Tourism
- Restaurants/Brewery
- Additional connections between two sides of Tega Cay
- Tega Cay sign at roundabout – Art Contest
- Memorial garden – Art Contest
- Fill in areas on I60 (York Co) with actual planned developments
- Need for recreational facilities
- Ped/golf cart bridge from pool to Placid Ct. or Reliance Ct.

**Health and Active Living Focus Group**

**What places do you bike and walk and where are there gaps?**

- No biking.
- Walk mostly around the east side of Tega Cay. No sidewalk from Serenity Point to Lake Ridge but it is planned.

- Hoping for something on Dam Road “if” Game On happens.
- My kids have wondered why the sidewalks are only on one side of the road. They want to see sidewalks on both sides of all roads.
- We also enjoy off-path hiking and would like to see more paths through wooded areas so we don’t have to travel to Anne Springs to enjoy hiking, especially near the water.
- I would also like to have a safe path for my kids to bike to retail – especially crossing 160 and future Game On and new schools.
- Girls on the Run sessions need tracks at schools.
- Walk on cart/pedestrian path along Tega Cay Drive; I don’t like in Tega Cay as there is not a safe and efficient way out of the Anchorage.
- Point Clear Drive but it needs sidewalk for safety reasons.
- We do also need to consider complete connectivity with all of TC as well as to surrounding communities.
- Dam Road – Plan in place for Stonecrest to Coralbell, but sidewalks needed to 160 and New Gray Rock – Bike lanes/trails all along Dam if sidewalk isn’t multi-use path.
- Gardendale Road – really needs sidewalks and bike lanes.
- New Gray Rock – similar to Gardendale; In general lack of ped/bike infrastructure puts peds dangerously close to speeding traffic routinely.
- 160 – lack of bike lanes mixes bikes with a generally busy highway and doesn’t promote healthy lifestyles.
- Need multi-use path to Gold Hill Schools!
- Need crosswalk sign/light across Dam Road at 160 intersection - there’s a crosswalk, but no light.
- Shoulders needed on Dam up to boat launch – safety issue with boat trailers.
- I walk the trails going by the water tower and soccer fields, by the lake and along Tega Cay Drive. I also walk with my dog at Windjammer.
- The only safety concern I have is with the coyotes in the area.
- Every Friday from home (Palmyra Drive past golf club) to TCES (2.5 mi) and sometimes onto GHMS (another 2 mi) – most unsafe is thru traffic circle then thru Walmart parking lot across Dam Road to GHMS bus entrance which could be safer.
- Would also like access via Dave Gibson Blvd to GHES/GHMS/Iveybrook/Earth Fare via bike/walk.
- Would also like walking path to behind GHES/GHMS.



- Buy ice cream each Friday at Casual Waters on our bikes. Needs bike racks near shop/restaurant.
- Run a few times/week to Runde and/or end of TC Drive.
- We walk everywhere on trails and paths here plus sidewalks. We gave up our bikes this year – felt there was no safe place to ride without interfering with pedestrians or vehicle traffic.
- Gap – Gold Hill Elem and middle school do not have sufficient (or any) sidewalks or paths to make it pedestrian friendly.

**What gathering places do you think are needed to promote social well-being and overall health?**

- Have 4th of July, concerts, pocket parks, wonderful golf club (noted 3 times)
- Beach club clubhouse too small and expensive (noted 2 times)
- Catawba Park!
- Existing parks
- Concert series
- Ball fields
- Clubhouse and surrounding areas
- Open green space without power lines overhead.
- Think larger memorial community garden at the

center of town with open green area.

- Would love to see green space surrounded by retail where people can gather, shop, have kids run around, live music, etc.
- Need gathering place for golf carts
- Need place for musicians to just perform
- Beach club clubhouse too small and expensive
- Access to school facilities
- Maybe have impromptu jam sessions with local artists
- The club is also a gathering place
- Small neighborhood parks on Dam Road side of city would be very valuable in supporting social interaction (similar to Pitcairn, Allison Park (Baxter) and others)
- Shade canopy over playground equipment at Trailhead Park
- An amphitheater would be a good gathering place – outdoor movies, concerts could be held there
- Fields/courts are often full or in bad shape (due to weather/wet location) – we play a lot and invite kids/families/others to join us
- Can FMSD change policy to allow open community use?
- Golf course club Glennon Center: serves as community hub as it should. What else can we

do to enhance this gem?

- Parks – need a parent focus group! At the park. Family gathering space – enhance our parks – safety rubber mulch/shade/canopies much needed – can't be used in summer heat. Move equipment

**What enhancements could strengthen community emergency preparedness, i.e. park shelters, facility hardening, safe rooms, evacuation procedures, etc.?**

- Clear published emergency plans (noted 2 times)
- We do a good job of communicating during possible natural disasters, but not aware of evacuation plans. No shelters in Tega Cay that I am aware of. Do we need them?
- Better through way to get out of Tega Cay to keep up with growth.
- Designate shelters for tornado warnings.
- Education with Tega Cay Police Department should continue, but make it more attractive to attendees.
- Clear published emergency plans
- Alternate evacuation routes?
- Disaster shelters?
- Civil defense plan?
- Nuclear disaster plan?



- Signs that change to allow both roads to exit in the case of Catawba Nuclear issue or forest fire
- Promote emergency packs
- What is the evacuation plan for the peninsula with only one road out? Contraflow one lane? Are these on the website?
- Red Alert is a great program, communication has been great from the city
- Distribution of fire stations is great
- Lightning shelters in park/athletic areas
- Emergency planning meetings regarding nuclear plant – teachers in the area are required to attend yearly
- HOA communication plan
- Build schools/public bldgs to withstand natural disasters
- The city’s use of social media is great so far and critical to community safety. (ex. Nuclear disaster plan)
- Need to do better with issues like the bomb threat on the club recently. Most of us heard “third” hand that night which makes things worse.
- Post water testing results for Catawba waterway
- Post Do’s and Don’ts for environmental impacts (eg. water run-off, etc.)
- Build co-op garden for community
- More comprehensive and consistent recycling
- Water quality measurements online
- More trail ID markings (trees and vegetation)
- More geo caching
- Warnings/Fines/Penalties for putting trash in recycling
- Weekly newsletter, social media
- Safer bike/ped access and promoting biking/ walking
- Fines after spot checks of recycle bins
- Leverage Catawba Riverkeeping Foundation
- Are we still Tree City USA? If so, keep it up
- Getting schools involved in community – student
- Memorial garden – Use this garden for school projects and for much needed volunteers

**Describe opportunities to promote environmental awareness.**

- Our recycling programs
- Continued promotion of our trails





# What Will Tega Cay's Future Look Like?

Below are various images from other communities. The images include open space, parks, trails, residential homes, town homes, and multi-family homes. Which places would you like to see in Tega Cay? For each image, indicate whether you would like to see it in Tega Cay or not.

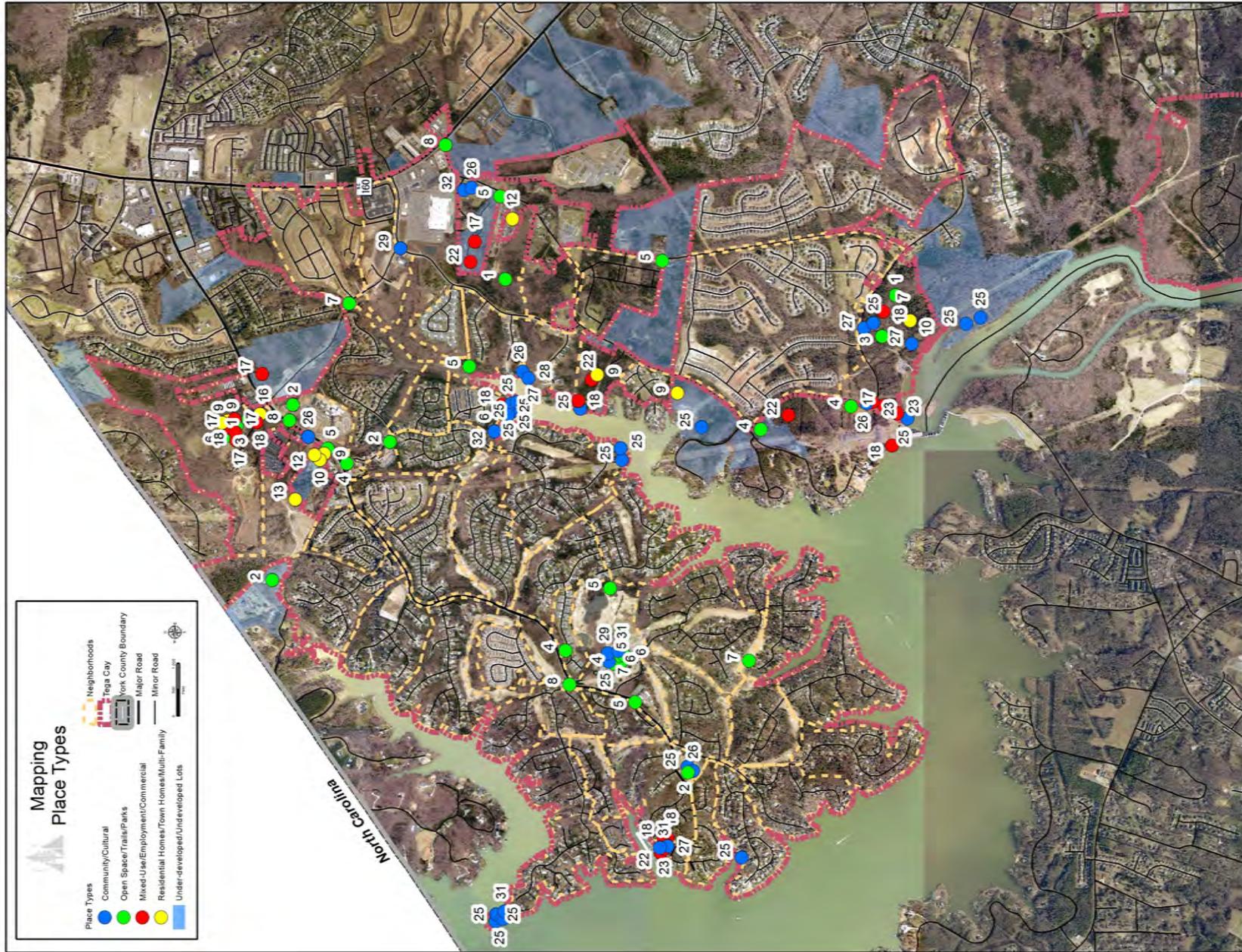
Mostly Like 	Mostly Do Not Like 	Open Space, Trails, and Parks	Residential Homes, Town Homes, and Multi-Family	Mostly Like 	Mostly Do Not Like 
14	7	 1	 9	20	0
19	2	 2	 10	6	9
12	0	 3	 11	6	9
13	1	 4	 12	9	4
18	0	 5	 13	7	4
13	2	 6	 14	6	8
12	1	 7	 15	3	17
15	6	 8	 16	4	17

# What Will Tega Cay's Future Look Like?

Below are various images from other communities. The images include commercial, retail, mixed-use, employment, community, and cultural spaces. Which places would you like to see in Tega Cay? For each image, indicate whether you would like to see it in Tega Cay or not.

Mostly Like 	Mostly Do Not Like 	Mixed-Use, Employment, and Commercial	Community and Cultural	Mostly Like 	Mostly Do Not Like 
7	10	 17	 25	23	0
18	0	 18	 26	16	2
5	8	 19	 27	11	3
0	21	 20	 28	13	0
1	7	 21	 29	12	1
6	11	 22	 30	11	4
6	7	 23	 31	14	1
1	13	 24	 32	20	1





## 2014 Focus Group Input

### Community Facilities, Cultural Resources and Natural Resources

**What community facilities do you think will be necessary as we continue to grow in population and where should they be located, i.e. police dept., fire stations, recreation and community centers?**

- Fire station – new area of Tega Cay (Lake Ridge, Stonecrest, close to Catawba Park, Walmart) (noted 8 times)
- Satellite (substation) police department (noted 4 times)
- Recreation facility with indoor capacity (noted 4 times)
- Catawba park (noted 3 times)
- Recreation/Community Center (noted 2 times) – Lake Ridge
- Upscale restaurants
- Bike paths
- Art Center
- Yoga Studio
- Medic bay in new area near Walmart (noted with new FD and P substation)
- Community area with farmers market
- Tennis and other sports complex for

tournaments

- Golf cart and bikes
- Public works, fire and police departments
- Parks outside TC proper
- Water tower?
- Parks and recreation facilities
- Hotel
- Multi sports complex
- Water (Lake or river) recreation opportunities
- Larger Dog Park located at Catawba Park

**What kind of cultural or entertainment facilities are currently deficient and where should they be located, i.e. movie theaters, performance facilities?**

- Movie Theater (noted 4 times)
- Amphitheater (noted 3 times)
- Concert Hall/Performing Arts Center (noted 2 times)
- Dog park (noted 2 times)
- Entertainment district needed (noted 2 times), ability to walk, location Stonecrest?
- Fruit and vegetable markets
- Upscale gourmet markets
- Community area with farmers market

- Swim center opened May 1 – October 1
- Bathrooms
- Is there really room for these?
- Catawba Park – Stonecrest
- Skate park/disc golf
- Good outdoor space
- Parks
- Tie into York Tech, Winthrop to bring educational closer
- Arts programming
- Recreation center, ballpark and field, soccer, etc.

**How do our changing demographics (aging population, work-at-home professionals, ethnic diversity) affect our need for new facilities?**

- School/daycare needs due to population
- Growth that will be coming/business growth
- Maintained hiking paths, public restrooms
- Gourmet markets/bakeries
- Professionals – stop and shop – Fresh Market (Papa Joes – Rochester MI “Gormetrion”)
- No more auto repairs or tire shops
- Recreation facility needed for all ages but would provide for middle school/high school that don’t have opportunities.



- Rent meeting space or conference space
- We draw from the community area and may need to adjust as time passes
- New families have created a larger need for recreation facilities
- 2 story facility for renting space for conferences and office space while downstairs could be shops/small businesses.
- Not sure but there is a need – part of the study.
- Meeting space
- Durable goods store
- Day care
- Need small business for work from home
- Wellmore
- Business center

**How should we protect our natural assets, i.e. adoption of lake and stream buffer ordinances?**

- Ensure green space needs/requirements are maintained as we grow
- Ensure streams/wetland areas are preserved/protected during and after development.
- Upkeep
- Signage
- Crosswalk markings for safety

- More regulations
- Promote community gardens
- Maintain existing natural attributes
- We have a lot already always need more.
- Updating ordinances
- Additional staff for upkeep
- Limit the building allowed around the lake
- Water buffers
- Major road buffers
- Protect large forest areas from clear cutting
- Park rangers

**Economic Development, Housing and Transportation Focus Group**

**What kind of economic drivers do you think are appropriate for Tega Cay, i.e. professional/technical resource centers, class A office, retail?**

- Hotel (noted 3 times)
- Entertainment/theaters (noted 3 times)
- Entertainment/regional attractions (noted 2 times)
- Health care (noted 2 times)
- Family/community oriented development – retail, restaurants, and activity-based services.

- Not large shopping/restaurant centers but mixed-use – walkable.
- Lake, roof tops, education and health care, wine bars, entertainment, art, music, doggie day care.
- Professional/technical, etc. – within land use and space availability
- Need commercial and retail, need all.
- Roof tops generate commercial growth.
- Focus on brand name restaurants, stores etc. (contact Economic Dev Crop by Clemson)
- Reach out for placement in our area, based on rapid roof top growth
- Amenities, parks and activities; technical services, doctor offices.
- Dining
- Water access/golf/spa
- Shared spaces, incubator business
- Professional/medical
- Office – technology/financial
- Retail – live/work
- Create a “destination” – walkability



- Professional office/medical/technical
- Retail
- Restaurants
- Mix of commercial development is important with a focus on retail/office
- Medical, commercial and retail to serve I-77 corridor
- Think of walkability and density as an economic driver
- Recreation/sports tourism
- Art Culture
- Mixed-use development higher density
- Tax generation
- Multifamily/retail/commercial
- Education cultural center
- Designation/local amenities
- Healthcare network to UC/Hospitals (game changer)Professional service base/Corporate – quality of life/amenities, diversity of services
- Town center
- Chamber/Economic
- Walkability
- Technology
- Professional and technical resources are

important considering the Wellmore project as well as the new Hospital

- Medical space is important – possible medical “technical” office

**Should there be diversity in housing choices and if so what is meant by diversity, i.e. scale of single-family dwellings, apartments, live/work spaces?**

- Town center (noted 4 times), by water (noted once)
- Live/work spaces (noted 2 times) are great. A lot of people are currently working out of their home. But we need to enhance that effort – zoning issues, etc.
- Mixed-use (noted 2 times)
- Mixed income, mixed family, mixed age.
- Yes
- Not too high rise apartments over retail, few stories outdoor patio.
- Absolutely – brings in all income, stimulates upgrade sales.
- All values of homes – add balance for tax assessment.
- We have to stay focused on what would benefit the cities environment for all, our personal opinions might conflict with that.
- Focus on community longevity versus temporary/transitional

- Urban living
- Patio homes
- Apartments
- Yes. Mixed-use areas need a diversity in housing types (apartments, townhomes, live/work units)
- Apartments do not need to be dense apartment complexes.
- Riverwalk in Rock Hill as a model.
- Affordable
- Mixed income – service businesses
- Single family/multifamily/rental and ownership
- Mixed age
- Price
- Size
- Create environment to move up
- Would love more diverse housing
- Tega Cay is not just a retirement community
- We need affordable housing for younger generations to be able to live work and play in the Tega Cay community.



**What regional impacts are there that would affect economic development, housing and transportation, i.e. proximity to Charlotte employment centers, perception of school quality, mass transit opportunities?**

- Hospital (noted 5 times), activities – tie into thread trail, traffic intersection improvements, greenscaping
- Outlet malls (noted 3 times) going on I 60/485
- I-77 Corridor (noted 2 times)
- CLT Airport (noted 2 times) to intermodal facility.
- In discussion with City Manager for Fort Mill, he mentioned we are trying to accomplish a mass transit system which we should join effort.
- Obviously Wellmore advertising a possible 230 + job starts at 36K and up is very attractive for our housing and commercial work.
- Tie into Thread Trail to Charlotte
- Traffic control and abatement
- Charlotte Google Site
- Gold Hill/I-77 Interchange
- SC Hwy I 60/I-77 Interchange development
- Cato/Wellmore
- Urgent care center
- Light rail – Fort Mill/Rock Hill

- Hubert Graham Connector
- Perception of school quality – great
- Winthrop University/York Tech
- Regional Trails
- Traffic – the proximity to Charlotte is a driving factor for economic development
- Handling traffic better
- Knights Stadium redevelopment

**What transportation choices and improvements do you think will assist in increasing economic development opportunities and housing diversity, i.e. public transit, new I-77 connector roads, intersection improvements?**

- Working with other jurisdictions.
- Obviously we need to open the I 60 – Goldhill Intersection – Hubert Graham Pkwy and a connector to Zoar Road would help navigate traffic away from that intersection.
- Intersection improvements
- Streets with planted medians/greenscaping
- Intersection improvements and roadway design
- Complete streets - bike improvements/lanes
- Gateway to Tega Cay at SC I 60 and Gold Hill
- Signage
- Traffic issues

- Light Rail
- Fort Mill Southern Bypass
- Size
- Create environment to move up
- Would love more diverse housing
- Tega Cay is not just a retirement community
- We need affordable housing for younger generations to be able to live work and play in the Tega Cay community.
- Traffic control and abatement
- Charlotte Google Site
- Gold Hill/I-77 Interchange
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- Light rail – Fort Mill/Rock Hill
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- Regional Trails
- The proximity to Charlotte is a driving factor for economic development
- Handling traffic better



Land Use, Population and Priority Investment Focus Group

**Should land uses abutting (but not within municipal boundaries) be planned in coordination with adjacent jurisdictions, i.e. York County, to ensure compatibility in density, use, function, and design?**

- Absolutely, particularly in respect to traffic.
- Density consistency with respect to shopping and growth.
- More established areas of business.
- Yes.
- Yes, be that Tega Cay is a smaller community we could benefit from sharing resources, extend the dollar.
- Smart planning, synergy.
- Yes. Compatible functions and aesthetics is important in maintaining community quality, connectivity, and value.
- A must it is our surroundings.
- Yes. Adjoining property may be similarly zoned or have a unique feature that could benefit both entities - Tega Cay – York County, etc.

**If so, what methods should be instituted to accomplish this coordination, i.e. adoption of similar design standards?**

- Zoning consistent with growth.
- York County coordination.
- Services, Fire to Walmart area.
- Smart Growth – but it seems we have some discussion left as to what this means.
- Delegate to attend York County and Fort Mill Council meetings.
- Invite Fort Mill and York County to coordinated long term planning meetings.
- Use developers as a medium to coordinate large projects.
- Similar design standards, community function, continuity of connectivity. Adjacent land uses don't need to be identical, but should be compatible and transition appropriate.
- Annexation
- Extra Territorial Jurisdiction
- Joint efforts with neighboring municipalities.
- Joint planning efforts, zoning and marketed together to end users/developers.

**How do you see this coordination effort being instituted, i.e. joint discussions between the Councils, Managers?**

- Joint Council Meetings/Manager Workshops
- Communication of Zoning Changes
- Presentation of long-term plan with discussion, primarily with County upon completion of the comp plan.
- By reaching out politically.
- Yes, planning commissions, zoning, uses, etc.

**Should these areas of coordination be a priority investment area?**

- Yes. Allows for coordination of shared costs, more bang for the buck.
- Investing in these areas will, in some cases, allow for more interest and desire for annexation of new areas in the vicinity.
- Yes.
- Infrastructure must be available to sell land.



## Appendix M

### 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.

**Double Crossover Diamond Interchange:** A relatively new interchange concept that is very efficient at processing heavy left turn movements—such as those occurring from eastbound Gold Hill Road to I-77 north. The interchange is characterized by a traffic “crossover” that flips the travel lanes to make left turns as simple as right turns.

**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.\*

**Green Building:** A structure that is designed to utilize LEED (Leadership in Energy & Environmental Design) certification standards to improve sustainability and performance throughout the life cycle of the building.

**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 that area north of the Catawba River extending to the North Carolina (NC) border and west of Highway 21 and extending westward to the NC 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.

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 footpaths, 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.



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