

Marina Overlay District Survey Results

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Q1 What street do you live on?

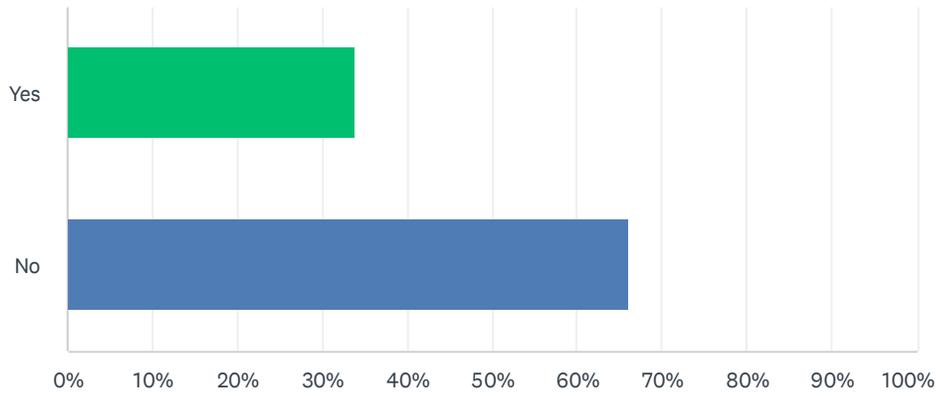
Answered: 1,037 Skipped: 0

| ANSWER CHOICES | RESPONSES | |
|-----------------------|-----------|-------|
| Street Name: | 100.00% | 1,037 |
| Street address line 2 | 0.00% | 0 |
| City | 0.00% | 0 |
| State | 0.00% | 0 |
| Zip code | 0.00% | 0 |
| Country | 0.00% | 0 |

Marina Overlay Residents Only: 36 responses

Q2 Are you supportive of undeveloped residentially zoned lots in the Marina Overlay District being rezoned to commercial and developed for commercial purposes?

Answered: 1,027 Skipped: 10



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-------|
| Yes | 33.98% | 349 |
| No | 66.02% | 678 |
| TOTAL | | 1,027 |

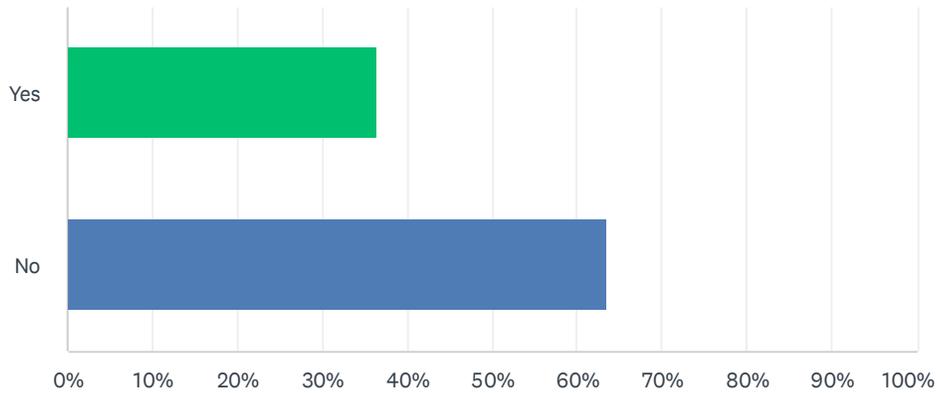
Marina Overlay Residents Only:

Yes: (8) 22.22%

No: (28) 77.78%

Q3 Are you supportive of a small number of homes being repurposed for commercial and/or mixed-use development such as restaurants and office buildings in the Marina Overlay District?

Answered: 1,029 Skipped: 8



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-------|
| Yes | 36.54% | 376 |
| No | 63.46% | 653 |
| TOTAL | | 1,029 |

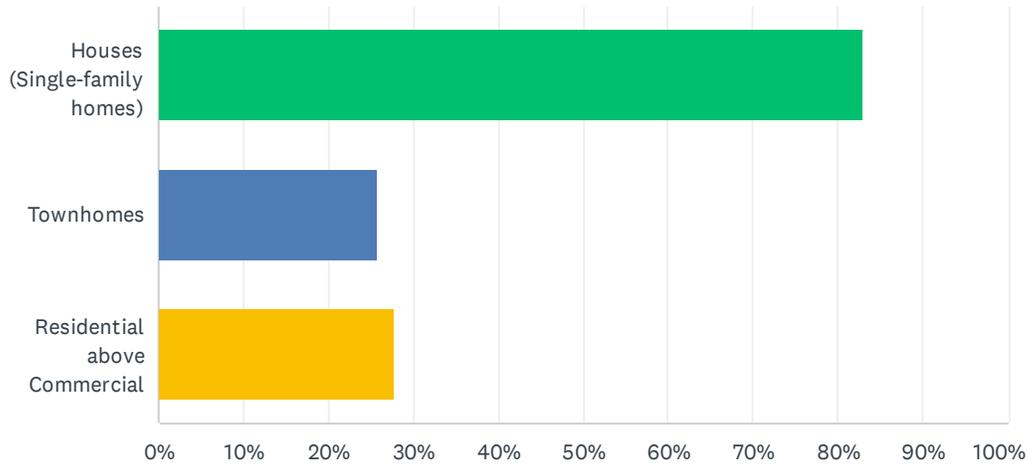
Marina Overlay Residents Only:

Yes: (8) 22.22%

No: (28) 77.78%

Q4 What type of housing do you feel is appropriate in the Marina Overlay District. Please select ALL that apply:

Answered: 970 Skipped: 67



| ANSWER CHOICES | RESPONSES | |
|------------------------------|-----------|-----|
| Houses (Single-family homes) | 82.89% | 804 |
| Townhomes | 25.88% | 251 |
| Residential above Commercial | 27.63% | 268 |
| Total Respondents: 970 | | |

Marina Overlay Residents Only:

Houses: (30) 88.24%

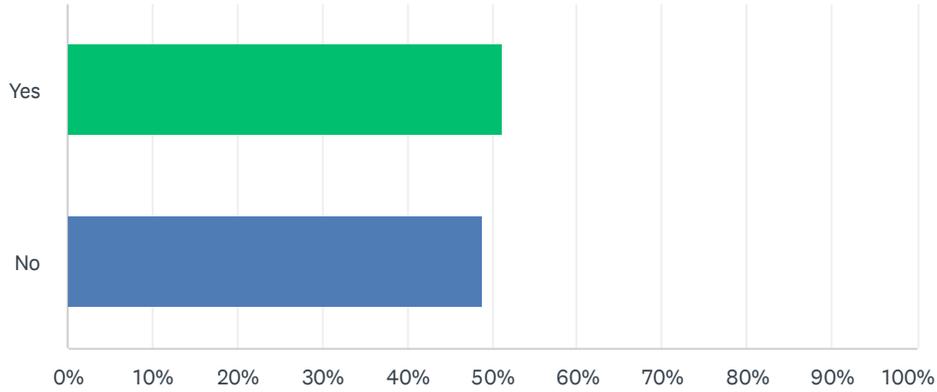
Townhomes: (7) 20.59%

Residential above Commercial: (8) 23.53%

*34 out of 36 responded

Q5 Should commercial development in the Marina Overlay District be limited to development in furtherance of a Marina business, such as dry storage, boat club, etc.?

Answered: 1,006 Skipped: 31



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|--------------|
| Yes | 51.09% | 514 |
| No | 48.91% | 492 |
| TOTAL | | 1,006 |

Marina Overlay Residents Only:

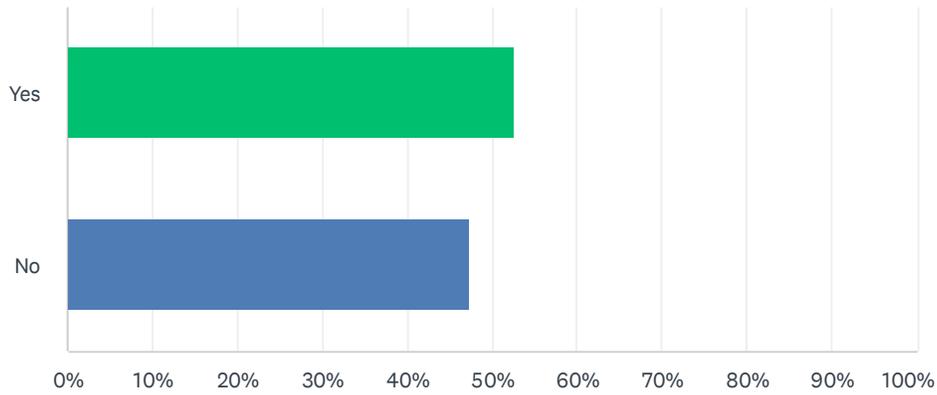
Yes: (16) 45.71%

No: (19) 54.29%

*35 out of 36 responded

Q6 Should dry boat storage be allowed in the district provided that it is subject to all of the same standards as intended for other commercial within the district?

Answered: 1,005 Skipped: 32



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|--------------|
| Yes | 52.74% | 530 |
| No | 47.26% | 475 |
| TOTAL | | 1,005 |

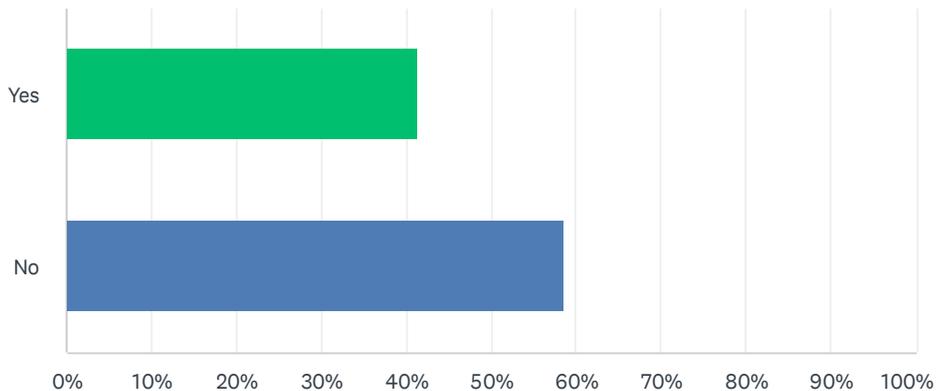
Marina Overlay Residents Only:

Yes: (10) 27.78%

No: (26) 72.22%

Q7 Should neighborhood scale commercial uses be allowed in the Marina Overlay District? (Such as a bakery, small office, spa, or boutique)

Answered: 1,024 Skipped: 13



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-------|
| Yes | 41.31% | 423 |
| No | 58.69% | 601 |
| TOTAL | | 1,024 |

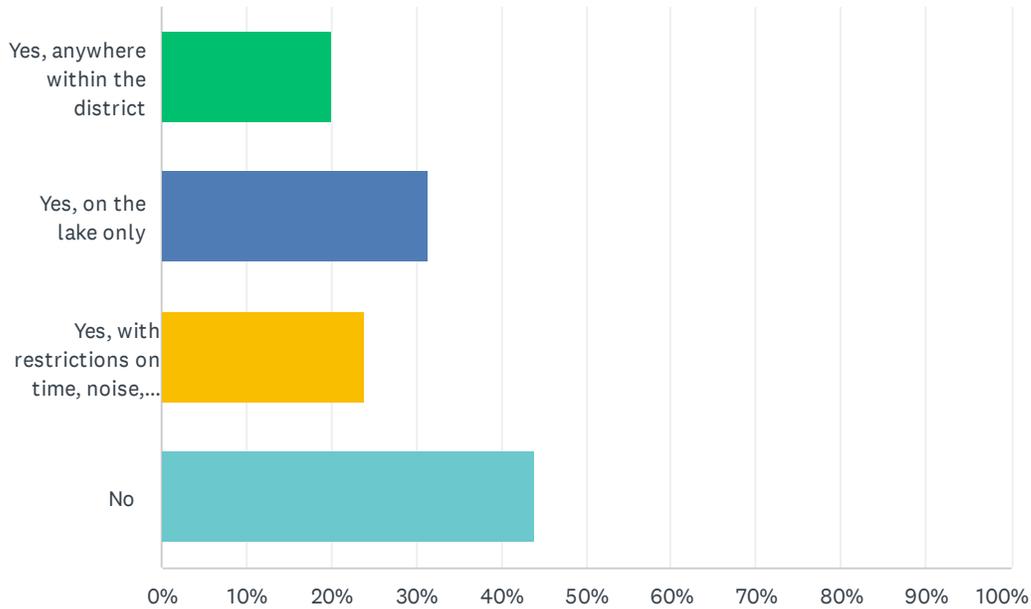
Marina Overlay Residents Only:

Yes: (9) 25%

No: (27) 75%

Q8 Would you like to have a restaurant in the Marina Overlay District? Please select ALL that apply:

Answered: 1,034 Skipped: 3



| ANSWER CHOICES | RESPONSES | |
|--|-----------|-----|
| Yes, anywhere within the district | 20.12% | 208 |
| Yes, on the lake only | 31.24% | 323 |
| Yes, with restrictions on time, noise, size, and outdoor areas | 23.98% | 248 |
| No | 44.00% | 455 |
| Total Respondents: 1,034 | | |

Marina Overlay Residents Only:

Yes, anywhere within the district: (6) 16.67%

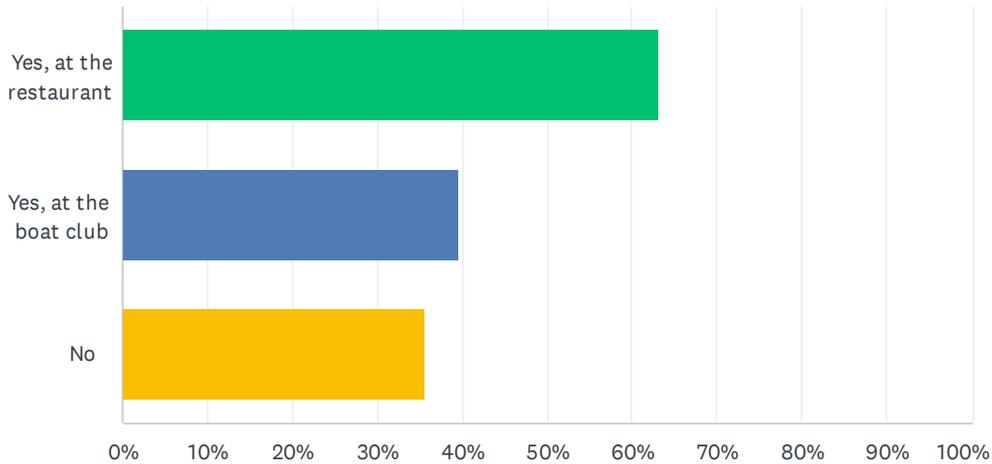
Yes, on the lake only: (6) 16.67%

Yes, with restrictions on time, noise, size, and outdoor areas: (5) 13.89%

No: (24) 66.67%

Q9 If either a restaurant or boat club is permitted in the district, should it be allowed to serve alcohol? Please select ALL that apply:

Answered: 1,018 Skipped: 19



| ANSWER CHOICES | RESPONSES |
|--------------------------|------------|
| Yes, at the restaurant | 63.06% 642 |
| Yes, at the boat club | 39.59% 403 |
| No | 35.56% 362 |
| Total Respondents: 1,018 | |

Marina Overlay Residents Only:
 Yes, at the restaurant: (17) 48.57%
 Yes, at the boat club: (10) 28.57%
 No: (18) 51.43%

*35 out of 36 responded

Q10 What other comments or concerns would you like the Planning Commission to consider in amending the Marina Overlay District in the Zoning Code?

Answered: 507 Skipped: 530

| # | RESPONSES | DATE |
|----|---|--------------------|
| 1 | NO HOTEL!!!! | 9/2/2024 5:15 PM |
| 2 | I'm very concerned about the proposed development of the district for commercial use for restaurants and shop fronts. I believe the noise, traffic, smells and pollution pose a real threat to the quality of life for the residents like myself that live along the Marina Bay. If I can hear dogs barking across the water and I can hear music from the Runde Park I already know what a restaurant and bar or strip mall is going to be like living next to. Once the mistake has been made to develop in that fashion, there will be no undoing it also. | 9/2/2024 2:00 PM |
| 3 | Fix the Deer Problem now!!! 6 deer including 4 bambis are eating outside my window as I write this comment. Prioritize the important stuff first. | 9/2/2024 9:18 AM |
| 4 | What consideration is being given to the number of outside people coming into Tega Cay and using city resources. Will you require a permit to access the Marina/Storage? | 9/2/2024 9:16 AM |
| 5 | The area behind Runde park around Catamaran, Cove and Village drive are narrow streets and can't handle extra traffic with our current roads. It's quiet back there and almost crime free, so please don't change that. We have lived here for 14 years and enjoy the quietness of this area. | 9/1/2024 8:53 PM |
| 6 | This is a marina that should accommodate Tega Cay resident boat owners boat, boat rental, boat storage, boat repair needs only. | 9/1/2024 4:35 PM |
| 7 | I do not want commercial development of ANY kind in the of the marina area. I do trust the mayor, especially Funderburk or Denton to what is beneficial for the city OR the current residents of the area. It is all about money and the mayor's ego. THEIR money. We need NO additional traffic, BAR, restaurant, housing of any kind, marina activity, etc. in this neighborhood. | 9/1/2024 11:20 AM |
| 8 | Spend the money on the golf course to make it an attraction to make revenue off of it. Tega Cay is a small community that doesn't need all the traffic and headaches that comes with outsiders. With all the new homes in the area and collecting impact fees you still need more money. Maybe for build another baseball field that you do not rent out to other schools and teams, this way Our kids have a place to practice more than once a week with rec sports. | 9/1/2024 10:16 AM |
| 9 | All of my answers above are meant to convey that I strongly oppose any further commercial development in the Marina Overlay District. Tega Cay must remain the community that I have grown to love. One way in and one way out will result in overwhelming traffic in a area that is not designed for such. In my opinion this would be grave error! | 9/1/2024 6:04 AM |
| 10 | Undeveloped property should be placed in land conservancy prohibiting future development. | 8/31/2024 5:55 PM |
| 11 | Just want to ensure that the road and current infrastructure can handle extra traffic. And that there is more than adequate parking. | 8/31/2024 10:57 AM |
| 12 | I am not in support of a hotel as that will create too much traffic. Also, parking is critical factor to the success of any future commercial development in the district and walkability between the commercial/residential options should be paramount to the design along with retaining existing trees instead of clear cutting as TC is a Tree City. | 8/31/2024 10:02 AM |
| 13 | like it the way it is now no changes needed | 8/31/2024 12:52 AM |
| 14 | Keep it residential. Been here 20 yrs and it's changed so much since then. NO COMMERCIAL ANYTHING ESPECIALLY ANYTHING THAT WILL BRING THE RIFRAF INTO OUR COMMUNITY | 8/30/2024 9:33 PM |

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|----|---|--------------------|
| 15 | NO HOTELS or short term rentals!! People clean up their properties!! | 8/30/2024 6:44 PM |
| 16 | Maintain Tega Cay as a family friendly city residential only! | 8/30/2024 5:39 PM |
| 17 | We don't need additional traffic, especially on the peninsula, even for a restaurant, even though we need more eateries, this is not a good place for one. We're sure the residents there would not appreciate the uptick in traffic, especially in the later hours. It is crazy to think that any other business would survive tucked in at the end of a peninsula with no through traffic for exposure. We would like to see monies spent on general improvements and upgrades of our parks and water access areas. Things like replacing aged and rotten timbers, repainting where needed, general community clean-up, just a overall aesthetic make over. Please, don't commercialize our residential community! Thank you! | 8/30/2024 5:24 PM |
| 18 | Why are you attempting to put commercial in the middle of a residential area? There is already plenty of commercial to support the city. Perhaps you should stop wasting money on things like that ridiculous looking "sculpture" near Walmart. | 8/30/2024 5:22 PM |
| 19 | Priority for Residents for drystorage, fuel sales, other marina services. | 8/30/2024 2:42 PM |
| 20 | Only in support of lake access restaurant/bar and marina expansion(not dry storage) | 8/30/2024 1:37 PM |
| 21 | Community vote on the final plan proposed, based on the desires of all Eligible voting inhabitants. | 8/30/2024 11:45 AM |
| 22 | Will golf carts be outlawed due to all the traffic the project will bring? | 8/30/2024 10:20 AM |
| 23 | I'm only supportive if it's going to be something the community has access and use of. If it's an office building, I am not supportive. | 8/30/2024 9:03 AM |
| 24 | I am very cautious in answering this questionnaire. I do support a water front restaurant and maybe a bakery or coffee shop. I am 100% against more townhomes, apartments or condos. I am against any large scale retail buildings with residential above. I would need more specifics about what a boat club would entail in terms of land requirements, traffic implications and noise levels. I don't think office spaces are an appropriate use of any of the homes on the peninsula. There are plenty of options off peninsula and in Fort Mill for that use. I think it would be appropriate to convert a few homes (five or less) to small locally owned businesses such as a bakery, coffee shop, ice cream shop, wine bar, gift shop or boutique. Let's keep the peninsula an enjoyable neighborhood experience. Office buildings and businesses mean more traffic and congestion and would generally detract from the oasis that the Tega Cay peninsula currently provides. | 8/30/2024 7:18 AM |
| 25 | A restaurant makes sense if it has boat access. Otherwise this area is deep in the city and is a terrible destination for people not from Tega Cay. We don't need more people from outside the city in that area. Parking and traffic are already awful. Look at the disaster created by the ski shows. While the shows are a treasure for Tega Cay, this is terribly unfair to home owners in that area. I am unable to reach friends at their homes at this time due to the traffic. The roads are cramped. Space is very tight. Runde events and fireworks already require no parking and external transport. Development in that area is simply ill advised without a total revamp of the road, traffic, and parking situation. And there isn't space to do that. Terrible for those homeowners. I could understand and support a restaurant with boat access - but not as an attraction for external people from NC to come via car. Size and parking would need very tight restriction. Regarding the marina boat storage I would ask the marina owner what % of Tega Cay residents are in the marina. Lots of friends getting the runaround on "being on the waitlist" for years and never getting in. Its a scam. There is no apparent priority on Tega Cay residents. Why rezone for people not from Tega Cay? No. | 8/30/2024 12:06 AM |
| 26 | It should only improve the lake experience for residents of Tega Cay and boaters of lake Wiley. Drawing additional cars into our neighborhoods with our narrow roads would be a mistake. It would impact Tega Cay negativity and tarnish the charm and sense of community that makes the city what it is. | 8/29/2024 10:39 PM |
| 27 | I am ok w marina expansion and maybe a restaurant. Not ok w putting non-lake and non boating businesses in that area. I realize that when Tega cay was created it was a great idea but that was almost 60 years ago. Since then a bunch of houses were built there. Nice houses. Sonsince you moved the police dept away I would say that the "let's have a shopping district" ship has sailed. | 8/29/2024 10:01 PM |
| 28 | I like it the way it is. | 8/29/2024 7:01 PM |

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|----|---|--------------------|
| 29 | Traffic, safety, quality of life, and what sets Tega cay apart from surrounding areas are all at risk if we allow short term financial incentives to cloud the future of the city. | 8/29/2024 6:14 PM |
| 30 | 3 story max | 8/29/2024 6:10 PM |
| 31 | More dock slips | 8/29/2024 4:29 PM |
| 32 | This or any development should not be allowed. This is in the back of Tega Cay. You currently do not have the infrastructure to accommodate what is currently there. Too much traffic and too much maintenance. There will also be a terrible disruption to the current homeowners who pay city taxes for many years. | 8/29/2024 1:58 PM |
| 33 | None | 8/29/2024 1:58 PM |
| 34 | The marina needs a face lift. The marina runs like it is a monopoly. They know they have control of tenants who want to remain tenants, and don't care how their new rules regarding slips and lifts affect current and future tenants. Mr Denton is half the problem, too controlling and doesn't care otherwise. | 8/29/2024 1:47 PM |
| 35 | A restaurant on this side of the lake would be so great ! | 8/29/2024 12:53 PM |
| 36 | Don't commercialize my town. | 8/29/2024 12:18 PM |
| 37 | No zone changes. No businesses. | 8/29/2024 12:06 PM |
| 38 | Why make an Historic Tega Cay a thoroughfare by surging the already increased traffic? Why is someone on the planning commission always suggesting these type changes? Where is the money influence stemming from in this idea and who are they using as a blockbuster to do it? It will always involve money when it comes to altering a peaceful exclusive environment. Seen it in NY over and over now its here..... | 8/29/2024 10:37 AM |
| 39 | I live near the boat dock and the noise is loud and constant. I hope no one else has to listen to that all day! | 8/29/2024 9:57 AM |
| 40 | Adding things like a restaurant, bar, "boat club" I, boutique, etc. Is unnecessary. There are plenty of opportunities to have these types of things in other areas of Tega Cay especially in the commercial area by Stonecrest Blvd and the future "Main Street" area that's being planned near Stonecrest Blvd. If I understand correctly, those are already approved. Don't disrupt the quiet area near the marina which has narrow roads. It doesn't make sense. | 8/29/2024 8:39 AM |
| 41 | Do not commercialize the Marina Overlay District | 8/28/2024 10:24 PM |
| 42 | There are already SO many concerns with traffic and speeding *past a golf course and cart crossings, thru 25-35 mph speed limits, beside parks and sportinfbcomplexes, a fire station and neighborhoods -- I just dont see commercial making sense back at the end of the penisila | 8/28/2024 9:15 PM |
| 43 | Limit non-residents access to boat storage to allow more residents an opportunity to store their boat where they live. | 8/28/2024 8:52 PM |
| 44 | I believe a boatclub in lieu of the current boat rental business would be acceptable, assuming the volume of traffic would be comparable. However, adding a boat club in addition to the current marina and rental business would likely create too much traffic (both inside & outside of the water). I believe Tega Cay is too small and secluded to begin developing commercial businesses. It is nice when a city ensures some land is protected from development/ overdevelopment. I'd rather pay slightly higher taxes than have another commercial business in the peninsula, or an expansion of the current marina. | 8/28/2024 8:20 PM |
| 45 | Please, leave as is. | 8/28/2024 7:52 PM |
| 46 | I do not believe there should be any more commercial presence in that area. | 8/28/2024 6:25 PM |
| 47 | Aesthetic standards of both architecture and landscape should be kept high to ensure this mixed-use area is considered an asset (not an eye-sore) to the wider community. | 8/28/2024 5:47 PM |
| 48 | Parking for Residence and Commercial business VERY concerning!! | 8/28/2024 5:23 PM |
| 49 | Fuck this project. | 8/28/2024 5:15 PM |
| 50 | Keep tega cay a secret place | 8/28/2024 4:55 PM |
| 51 | Traffic and parking is a huge concern! | 8/28/2024 4:52 PM |

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|----|---|--------------------|
| 52 | Traffic in and out of town, over congestion, impact of existing residents. I do not want more/any non residential traffic in that part of Tega Cay. | 8/28/2024 4:08 PM |
| 53 | Keep in mind parking. Residents won't want cars constantly parking in front of homes | 8/28/2024 4:00 PM |
| 54 | I am in the process of selling my home and the number 1 objection from potential buyers is the presence of a commercial marina, noise concerns etc. expanding commercial presence in this small space will change the environment in a negative manner that I would not support. I moved here to get away from commercial development not for it to follow me. | 8/28/2024 2:21 PM |
| 55 | No hotels or motels or short term rentals | 8/28/2024 1:54 PM |
| 56 | B1 district should remain available for residents to park their boat trailers etc. There's Very limited parking for water access for interior lots. | 8/28/2024 1:32 PM |
| 57 | Greatest concerns are about 1. Road access and parking 2. Negatively attracting nonresidents to area. 3. Security | 8/28/2024 1:26 PM |
| 58 | Not in support of commercial use, hotels, apartments or townhouses, as I feel that this would overpopulate the area. | 8/28/2024 1:09 PM |
| 59 | family friendly and boater friendly not a bar where non residents frequent or become overcrowded or disruptive to residents | 8/28/2024 1:04 PM |
| 60 | Okay with dry boat storage, but not okay with any other commercial or retail business's down by the marina other than the little general store already there that could use a makeover. | 8/28/2024 1:03 PM |
| 61 | Please stop building in Tega Cay. The traffic is becoming a nightmare. Thank you. | 8/28/2024 12:43 PM |
| 62 | I do not want any commercial business in the Marina. Please don't mess up Tega Cay any further | 8/28/2024 12:43 PM |
| 63 | Please keep our little private heaven as safe and quaint as it has always been. The more businesses, traffic and outsiders, the more chance for unwelcome visitors, crime and issues. Thank you. | 8/28/2024 12:05 PM |
| 64 | No more growth, outsiders or traffic Not enough land available now for the size of TC population | 8/28/2024 11:56 AM |
| 65 | I don't like the idea of commercial zoning in the marina district. The increased traffic and non residents coming into the neighborhood is concerning. | 8/28/2024 11:56 AM |
| 66 | A nice restaurant with beautiful views would be a wonderful addition to our beautiful community. | 8/28/2024 11:54 AM |
| 67 | Lake Wylie lake has little lake social life on the southern part of the lake. Currently, we have to go to Buster Boyd bride for a restaurant, and there is only one choice at that location. Also, for the people who live on the Tega Cay peninsula, it would be calmer and quieter place to eat/shop than the expanding intersection of Hwy 160. I think a nice, quaint social gathering place - that is tucked away on the peninsula - will be nice. | 8/28/2024 11:48 AM |
| 68 | Don't go too big. The two houses on the west side of the boat ramp being converted into restaurant with some condos above it would be great! Dry storage for boats would be fine, but where are you going to put it and still have the needed parking, without ripping down at least 5 or 6 houses on that point? | 8/28/2024 11:44 AM |
| 69 | The city needs to evolve and be able to articulate mixed use projects. You cannot find a place to buy anything except driving to LakeShore Restaurant! | 8/28/2024 11:39 AM |
| 70 | Tax generating business | 8/28/2024 11:34 AM |
| 71 | Waterfront open space for the public to enjoy (with TC park decals) for parking regulations. And consideration of traffic impacts on Hubert Graham and Gold Hill roads. | 8/28/2024 11:31 AM |
| 72 | Having alcohol served would increase the thru traffic of drunk drivers | 8/28/2024 11:23 AM |
| 73 | It would be nice to have a lakeside areawith restaurents, bars etc , snall park, walking area, like baxter | 8/28/2024 11:15 AM |
| 74 | Very concerned about an increase in traffic, so the size of a restaurant would be very important. The road as it exist is dangerous and would not support tax dollars to improve a | 8/28/2024 11:00 AM |

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road just for a private business.

| | | |
|----|--|--------------------|
| 75 | Nothing should be started unless there are plans for sufficient parking. Parking is a big big issuw | 8/28/2024 10:57 AM |
| 76 | I live close to the marina. The extra people and the cars parked there just on a holiday now is more than enough. Chelsea day is a quiet street with very little traffic. We notice when people are at the marina for a holiday. Because the traffic down our safe street increases many times oner. Keep Tega Cay calm and peaceful as it has been. Stop trying to make a buck, and ruin what our town is. | 8/28/2024 10:52 AM |
| 77 | Keep it all residential | 8/28/2024 10:51 AM |
| 78 | Traffic | 8/28/2024 10:44 AM |
| 79 | No hotel! | 8/28/2024 10:40 AM |
| 80 | Will the city be managing the developed area or will a developer profit from the city property? How many more trees are being sacrificed for development? Trees should be removed from the city sign since all that is seen now are residential back yards. | 8/28/2024 10:37 AM |
| 81 | Are you crazy looking to increase traffic in this area? Total money grab without concern over sewerage, traffic, health and safety. The infrastructure just isn't there and it's buried so deep in Tega Cay it makes absolutely no sense. Build more towards Lake Shore where traffic is better managed and is on the new sewers. It would be criminal to do it in the old section! | 8/28/2024 10:35 AM |
| 82 | Tega Cay was aware something like this was coming. The residents asked for it to be stopped and were told by Tega Cay officials it would not go through as commercial but here we are. The community is special, safe, and not needing commercial items added to the very back of the city. This is disruptive and only being considered due to people having friends with authority and money to pay people off. This should not even be a question after the city already said this was never going to happen. I'm sure my concerns will not be added to paper work since most items unwanted seem to come up missing by the city. | 8/28/2024 10:31 AM |
| 83 | Many of these questions are not simple yes/no questions. For example, question #2 would completely depend on what the rezoning and development would be. I don't want a "Yes" answer being taken as I am OK with a hotel or office building being built. And I don't want a "no" answer being taken as I don't want a restaurant being built. Same with question #3 - what is the definition of "a small number of homes"? What specific commercial development? Only restaurants and office buildings or shops/retail, etc. I think a restaurant is a great idea, but not offices. We already have Thing 1 and Thing 2 (Thomas buildings) giving a horrible first impression of Tega Cay. | 8/28/2024 10:30 AM |
| 84 | Traffic is already out of control in Tega Cay and Fort Mill. Continued housing growth without the infrastructure to support it is a time bomb waiting to go off. | 8/28/2024 10:28 AM |
| 85 | NO HOTEL!!!! The marina should have access to that land to expand. NO RESTAURANT!! | 8/28/2024 10:22 AM |
| 86 | Last I heard this guy wants to build a 160 room hotel at the marina! I don't think so! A dry storage warehouse is large and ugly. A restaurant would be great but i think parking for cars and boats and noise would be an issue. I'm happy I don't live in that area! | 8/28/2024 10:22 AM |
| 87 | We have too much traffic and bad drivers as it is. | 8/28/2024 10:21 AM |
| 88 | Clean up the front of tega cay with all those old buildings where the dance studio is & turn THOSE into cute boutiques, restaurants & mixed use. Leave the lakefront alone | 8/28/2024 10:20 AM |
| 89 | A small restaurant is fine, but nothing commercial especially something large enough to have residential on top. Tega Cay should not be the RiverWalk in Rock Hill | 8/28/2024 10:17 AM |
| 90 | Traffic. Speeders. Congestion. | 8/28/2024 10:17 AM |
| 91 | Stop building | 8/28/2024 10:16 AM |
| 92 | I'm concerned with increased traffic on Tega Cay drive, people rarely slow down when the speed reduces to 25 mph at the split and with an increase in traffic it will only get worse. | 8/28/2024 10:16 AM |
| 93 | I do not support any housing. Only commercial | 8/28/2024 10:15 AM |
| 94 | Enough traffic coming in & out of the Cay!! | 8/28/2024 10:12 AM |

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|-----|---|--------------------|
| 95 | The small restaurants, wooden decks and water sports supporting families and kids can be developed. But strict no no to big commercials like hotels, motels etc. should not be developed. | 8/28/2024 8:47 AM |
| 96 | This area is to locked for significant commercial or large residential complexes to be added. A small restaurant might work. | 8/28/2024 6:39 AM |
| 97 | parking?? | 8/27/2024 10:43 PM |
| 98 | No more commercial development in Tega Cay | 8/27/2024 9:37 PM |
| 99 | Leave the land alone | 8/27/2024 9:34 PM |
| 100 | To say that I am WILDLY disappointed in this survey is putting it mildly. Question 5 is completely loaded and I'm just appalled. How much clearer can residents be? WE DON'T WANT ANY MORE COMMERCIAL DEVELOPMENT IN OUR RESIDENTIAL NEIGHBORHOOD. PERIOD. A boat club is NOT on par with dry storage. Putting a restaurant, boat club, anything that will impact the sounds, smells, and lights in our cove will not only ruin our residential neighborhood, but also tank our property values. We will continue to fight this. Based on the backlash of the parking at Windjammer alone, never mind destroying our property value and residential neighborhood, I cannot believe this is still be discussed A YEAR LATER. The residents have spoken and, if the folks putting this survey together actually planned to shut this down, it would have already happened. I defended the city for the past year in regards to the perception that this was being driven by one or two individuals, it is clear now that that is definitely NOT the case and the development is being pushed by the city itself... which is 10 times worse. We will not make this easy on you if you try to push a restaurant or boat club through. Over the past year, the city has underestimated residents. I urge you to shut down the boat/yacht club and restaurant ideas because we will not stop fighting for our property values. Do better. | 8/27/2024 9:29 PM |
| 101 | My answer for 5 & 6 are on the basis that I do not agree with any commercial zoning in the Marina Overlay District at all. None. The neighborhoods around that area deserve the peace that they expected when they bought their homes. Not more traffic or people speeding through our and neighborhoods where our children are playing. There already aren't any sidewalks in the historic parts of Tega Cay and the speeding through neighborhoods is dangerous as is. No need to add more traffic flow. | 8/27/2024 9:18 PM |
| 102 | The reason that my family moved to Tega Cay 14 years ago was because the peninsula had very few options for development, since it's surrounded by water. There is one way in and one way out of the city, and commercial properties being built will make it impossible to drive on or off the peninsula. I don't want to give non-residents a reason to drive into Tega Cay. My kids and I have almost been hit by cars while crossing many of the street in crosswalks (not just on Tega Cay Dr) and it will only get worse with more non-resident traffic. Non-residents won't know how to drive with golf carts, and that could become a very dangerous situation unless a golf cart lane is built alongside the road. There's no way to encourage recreation here, which is what makes this city so amazing, while also encouraging more non-residents to visit. The property tax increases over the past 14 years should cover the city's financial needs and if they don't, the city should learn how to balance a checkbook. | 8/27/2024 9:09 PM |
| 103 | Restaurants or brewery serving alcohol attracts miscreants to the community hence should not be considered near a residential area. | 8/27/2024 8:13 PM |
| 104 | Please please please be mindful of traffic back there! | 8/27/2024 8:12 PM |
| 105 | I love the idea. Can't wait to enjoy it. | 8/27/2024 8:12 PM |
| 106 | I think commercial just doesn't fit for that area. The houses are so close and I think the increased traffic and alcohol would lead to problems. | 8/27/2024 7:43 PM |
| 107 | None | 8/27/2024 7:23 PM |
| 108 | I do not want apartments or a hotel but would be okay with condos above commercial. I also prefer the restaurant on the water only because I feel the lake is lacking options. | 8/27/2024 7:15 PM |
| 109 | Unless there is a brand new road constructed to reach this area I am against it. Our infrastructure cannot support it. Tega Cay is not Rock Hill. It should be left as is. The city authorities should better balance the budget and quit trying to make TC a metropolis. It's ruining everything | 8/27/2024 6:33 PM |

Marina Overlay District Survey

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| 110 | If the restaurant is not on the lake side -there should still be boat parking & access to the restaurant from the lake. | 8/27/2024 6:22 PM |
| 111 | No much of foot of car traffic due to the new construction | 8/27/2024 5:58 PM |
| 112 | Tega Cay looks good the it is. | 8/27/2024 5:41 PM |
| 113 | Would love a beach to be added or expanded at Windjammer or by the pool house. Too many families want use the water front and we don't have enough space for everyone | 8/27/2024 5:31 PM |
| 114 | Affordable lakefront restaurant would be great! NO HOTELS!!!! Would love the city to expand the beach area at windjammer and enforce permit requirements | 8/27/2024 5:23 PM |
| 115 | Stop making this city more dangerous! You guys don't give a shi* about current residents. The only thing you care about are your pockets. Dependent on the next meeting, I will be hiring a PI to get to the bottom of who is actually profiting from this. Good luck | 8/27/2024 4:37 PM |
| 116 | One way in / out and alcohol in the mix, on Tega CayDr. no to all of it. | 8/27/2024 4:01 PM |
| 117 | Much consideration must be given to road capacity. We are a neighborhood and do not want additional traffic to and from the area. | 8/27/2024 3:47 PM |
| 118 | Ingress and egress! Roads need to be considered before anything else. Start there, then other development can be considered. | 8/27/2024 3:31 PM |
| 119 | That area is already established with many residential homes. Dropping a large business in that area is unfair to existing home owners. Small restaurant/ club is fine but hotel is out of the question in my view. | 8/27/2024 3:24 PM |
| 120 | Tega Cay has a quiet and serene setting on the peninsula. Any commercial businesses or uses will increase traffic and this will also impact the safety of our community while out enjoying trails and amenities. Protect our city by minimizing traffic and the chaos commercial businesses would bring to our roads and neighborhoods. | 8/27/2024 3:15 PM |
| 121 | Don't bother to do a restaurant if there is no alcohol allowed... and if on the lake, make sure there is ample boat parking for patrons to come by water. | 8/27/2024 2:50 PM |
| 122 | we dont need additional housing of any kind in old Tega Cay. We also dont need offices or services (salons/gyms/etc). a taproom/restaurant would be amazing on or near the water though! many folks in old tega cay would love to walk to a nice lakefront place to grab drinks. | 8/27/2024 2:29 PM |
| 123 | Existing residences should have some protections built in against noise and light pollution created by added development within the Marina District. Additionally, the City must ensure that adequate infrastructure updates are made in order to handle increased foot and vehicle traffic as well as increased demand on City services like water and sewage. Any updates made should be executed in such a manner that minimizes any resulting financial impact to existing Tega Cay residents. | 8/27/2024 1:43 PM |
| 124 | We would like to see this area developed to benefit the citizens of Tega Cay, NOT with the purpose of promoting tourism. If boat storage is added it should be offered to residents first and non-residents should have a much higher price. | 8/27/2024 1:40 PM |
| 125 | We are a nice local community, we don't need any commercial activities, especially any kind of hotels with the strangers | 8/27/2024 12:20 PM |
| 126 | Our little city is already overdeveloped. When I moved here 13 years ago, I fell in love with Tega Cay. I am beginning to like it less & less, with apartments, crime and expansion of city limits. Let us leave well enough alone. | 8/27/2024 11:37 AM |
| 127 | Would like a hotel resort so those of us that don't live on the water could occasionally rent a water view room and enjoy water activities | 8/27/2024 11:24 AM |
| 128 | None! | 8/27/2024 11:11 AM |
| 129 | Parking and traffic would be a big concern in a space that is very small and has limited room for this now. Also don't want to see offices or a hotel. Small coffee shop or lake front restaurant and bar would be wonderful and provide another option. | 8/27/2024 10:39 AM |
| 130 | Please just continue to use good judgment on what is best for the neighbors in the area of the marina when deciding on what commercial businesses make the most sense | 8/27/2024 10:36 AM |

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| 131 | The marina is in a purely residential area with only a narrow two lane road as access. Not only would making the marina commercial make traffic horrendous for an otherwise quiet residential area, but would invite crime related to those outside Tega Cay unlimited access to residential homes, children playing, etc. This is a much too cramped area to accommodate such development. | 8/26/2024 2:23 PM |
| 132 | No commercial! | 8/26/2024 8:52 AM |
| 133 | We are so developed in Fort Mill let us have a little peace. Thank you | 8/25/2024 11:33 AM |
| 134 | The area cannot support the traffic commercial business would bromsgt | 8/24/2024 1:49 PM |
| 135 | No amendments needed. Leave as is and focus on other City issues / priorities please! | 8/23/2024 6:47 PM |
| 136 | Leave it alone, let the marina expand and nothing else | 8/23/2024 4:40 PM |
| 137 | I strongly feel the marina needs to be properly managed to address all the safety issues. Broken and rotted dock boards, exposed wiring, lighting, life saving equipment, fire extinguishers, and security to name a few. I feel new development will further delay addressing the issues. | 8/23/2024 8:50 AM |
| 138 | Traffic, first and foremost along with public safety are the key reasons why no development should be allowed in the district that would increase either. This is a residential area and should remain as such. No road widening, no noise, traffic or lighting should impact this area in a negative fashion. The public right of way should be maintained by the joint owners for the benefit of the public and a sign stating it is (still) Marina Drive needs to be reinstalled. Tega Cay Drive is not a major thoroughfare and is legally a dead end here. Again, traffic and safety. Please focus 100% on those two points. Thank you. | 8/22/2024 11:02 PM |
| 139 | We were told there was no development. The outcry was condensed and it was reported as nonsense. So why this talk? Why this survey? Be responsible | 8/22/2024 9:45 PM |
| 140 | Concerned with development across from runde park. It is one of the last public parks that residents can use that Charlotte independence doesn't control. Development across from park will lose its charm and bring in unwanted traffic making it unsafe for children. | 8/22/2024 9:36 PM |
| 141 | I think the Planning Committee should listen to the neighbors of that area! Plus I don't think we should have ANY new commercial businesses at a dead end street! Dry boat storage would be the only thing I would vote for! Nothing should be built there that would compete with our already existing restaurants that are on the Peninsula! | 8/22/2024 6:43 PM |
| 142 | Would be great to have a restaurant, ideally on the water. Parking would also be good | 8/22/2024 6:04 PM |
| 143 | Traffic and roads need to be improved in that area before anything is done there | 8/22/2024 5:47 PM |
| 144 | No development beyond the existing marina | 8/22/2024 5:25 PM |
| 145 | Can you stop trying to ram this marina development down the citizens' throats please | 8/22/2024 4:57 PM |
| 146 | There should be no development at the Marina Overlay District at all. | 8/22/2024 4:44 PM |
| 147 | Stop anything that brings in unwanted people and traffic. We are already I've run with too much commercial and apartments. The increase is theft has been terrible in our area and it's wasn't like that. Keep something sacred! | 8/22/2024 4:42 PM |
| 148 | I do not want an increase in traffic (car and boat) and potentially crime that lakefront businesses and restaurants will bring. I prefer to keep Tega Cay's waterfront residential. | 8/22/2024 4:41 PM |
| 149 | I don't want to see anymore expansion. It is ridiculous how much growth there has been in the few short years that we have been here. I guess we aren't the tree city anymore. The police have a hard enough time as it is now. They used to police it better, but now people fly down Tega Cay Drive and the back streets. Just imagine what it would be like with more development and more people. | 8/22/2024 3:41 PM |
| 150 | Drunk drivers is a major concern with these ideas as well as the amount of traffic entering our "safe" community. | 8/22/2024 3:21 PM |
| 151 | We don't need traffic coming all the way down tega cay dr | 8/22/2024 3:13 PM |
| 152 | I feel Tega cay has been overdevelopment and do not want any additional development on the peninsula | 8/22/2024 2:04 PM |

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| 153 | There is only so much space as it is in Tega Cay and especially the peninsular areas and especially the marina. We do not need anything in the neighborhoods and please stop with the idea we have to use every inch of space. | 8/22/2024 1:58 PM |
| 154 | Why not just improve the marina? We don't need any more businesses or houses. Current residents cannot even have flowers in their yards due to the deer being pushed out and eating plants including ones they normally wouldn't eat. Tega Cay is already overbuilt. | 8/22/2024 1:54 PM |
| 155 | Stop developing in a perfectly fine neighborhood. | 8/22/2024 1:40 PM |
| 156 | Stop trying to develop more business in an area that is already full and difficult to drive. | 8/22/2024 1:15 PM |
| 157 | Should not do this. Quit being greedy | 8/22/2024 12:39 PM |
| 158 | All of this development brings jobs to our community, places for residents to gather and enjoy our community, and increases our property value. | 8/22/2024 12:39 PM |
| 159 | Keep everything the same, that boat ramp sucks, too steep, Just keep as is. Rather put stuff and windjammer park instead. | 8/22/2024 12:14 PM |
| 160 | There is not enough space down at this end of Tega Cay as it is. It cannot withstand any more traffic. The roads are smaller, the speed limit is low. More traffic and people unfamiliar with this area are less likely to have the care that those of who live here have for our safety, our living environment, and our overall peace of mind, which was the reason we moved to TC to begin with. It really does create a new safety concern for those of us who live here- We would need to expand the police force to deal with extra amount of chaos this expansion would bring. If we could barely deal with the parking issues at Windjammer Park, imagine what this would be like for the folks down here? | 8/22/2024 12:10 PM |
| 161 | I live in Tega Cay but not on the peninsula and feel like my access to lake front views and activities is limited. Having a community lake front restaurant would be so special and greatly appreciated for us "new Tega Cayans" who don't own a lake front home. | 8/22/2024 11:55 AM |
| 162 | Tega Cay drive has become a rush hour scenario in the last 3 years! No emphasis on speeding as we once had! Slow down and let the shitshow build around our once private diamond in the rough! | 8/22/2024 11:52 AM |
| 163 | Just tell everybody it going to disrupt the deer population. That should be enough for the animal lovers to halt construction of anything | 8/22/2024 11:46 AM |
| 164 | Leave it alone, the area is already too congested. | 8/22/2024 11:43 AM |
| 165 | I wish for a more walkable area, which includes sidewalks. Have an open air market that sells local produce and other items. Maybe move marina over and focus more on boutique and market. Something to bring us (TC resident's) in. Make it a destination NOT an eye sore (it's currently ghetto looking and an eyesore). Median income in this area is \$100k+. Can we start having amenities like this to match the income level please. I'm tired of driving to other cities and markets. Why don't we try to keep the spending here!!! Of course, the future Damn Rd reconstruction will help with this too! Have vision people!!! | 8/22/2024 9:29 AM |
| 166 | No more homes or businesses! | 8/22/2024 9:09 AM |
| 167 | Putting ANY commercial development in will completely change the atmosphere and, especially, the safety I came from a residential community which expended to mixed use, including commercial, and within 3-5 years the crime rates went up fast and furious. | 8/20/2024 7:06 PM |
| 168 | The utilities, streets, parking, residences nearby all need to be addressed. There is currently not enough parking/space for "Trailerod" day use residence parking. The upper lot should only allow for this without any other parking in area. There has to be room for vehicle and trailer together. Also, I have been there many times and it is just a trailer or a boat on a trailer (missing vehicle) some people are just parking there. This needs to be enforced. Also, the lot pavement/gravel needs to be maintained better. No cars should be able to park in any lot without a sticker. Also, only residence that "currently" live in Tega Cay should get a sticker. Expedition dates need to be brought back on like a 2-yr maximum issue. I love living here and have been here for 15yrs, please keep our community at the waterfront in line with what the citizens who live here want. | 8/19/2024 5:50 PM |
| 169 | We should be looking at a yacht club (open to the public) or restaurant on the water with boat slips. I do not believe there is enough room for boat dry storage of the size that would be | 8/19/2024 4:18 PM |

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appropriate for our community. I do not think the small commercial entities mentioned above in question number 7 would be successful in the overlay district. (The overlay district is too "hidden" in the city and they would have trouble building their business.) A restaurant could do better, however the majority of their business would come from the peninsula. During the late Spring, Summer and early Fall additional business would/could come from the lake community.

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| 170 | There are residents that live in that area. Their opinions/concerns should be weighted more than those of us that live outside of the overlay district. I like the idea of small businesses, like a small bakery, offices like lawyers or accountants, or bookstore. | 8/19/2024 2:57 PM |
| 171 | A bar or restaurant at the marina overlooking the lake would be great; I feel the locals would support it. | 8/19/2024 9:42 AM |
| 172 | Leave the marina district residential except for the actual already in place marina. | 8/19/2024 8:52 AM |
| 173 | Traffic on our roads would be a nightmare. Home values would go down due to noise, robbery, drugs, etc. not just in the TC Drive area but across the cove. Also people's docks would be damaged due to so many boats trying to get in the cove. Anytime you overcrowd an area fights, fires, etc. start and we don't have a police force to handle that. Put the restaurants in the Main Street area. DON'T DO IT, TC is better than that. | 8/19/2024 8:47 AM |
| 174 | I am not in favor of any commercial use of that are except dry boat storage. I think developing any other commercial zoning in that area is wrong for Tega Cay and our small town roots. | 8/19/2024 7:12 AM |
| 175 | keep it a Marina, Tega Cay does not have a manpower to Monitor the traffic, the parking... Look at Wind jammer. who's gonna pay for this put it in Charlie's backyard.. | 8/19/2024 2:58 AM |
| 176 | Don't build apartments on these lots. Vacation Condos for purchase would be ok. | 8/18/2024 5:27 PM |
| 177 | My answers to all of these question are - "it depends." Can the back of Tega Cay Drive support the related infrastructure needs? Can the TCPD and TCFD handle additional traffic in the event of greater residential density or the draw of new commercial businesses? Would parking demand ever exceed what would be available - say if there were special events (e.g., graduation or wedding parties) held there? Of course I like nice offerings, new neighbors, and commercial taxes - but what can the confined space accommodate without endangering or inconveniencing community members? | 8/18/2024 1:22 PM |
| 178 | No commercial business. NO HOTEL!!!! NO RESTAURANT!!!! NO BOAT CLUBS!!!!@ | 8/18/2024 11:32 AM |
| 179 | Let's keep it as it has always been. No need for more traffic and dangerous problems on the lake. | 8/17/2024 7:39 PM |
| 180 | Spend the \$ buying and revamping the Shore Club. It's a diamond in the rough with so much potential. It's gone way down hill in so many ways and sits in n an ideal location with the space inside and outside to be THE place to dine and enjoy Tega Cay. If the current owner isn't open to making it great, someone else needs too. It's disappointing to know we could have a fabulous restaurant with indoor and outdoor appeal that would bring people from all surrounding areas, and yet we do nothing to enforce improvement. | 8/17/2024 7:27 PM |
| 181 | Which member of the city council is friends with the person that's going to get rich doing this? | 8/17/2024 2:01 PM |
| 182 | If developed we as citizens fear the traffic and the disruption that comes with it. We moved to Tega Cay for peaceful living. | 8/17/2024 1:59 PM |
| 183 | No hotels please | 8/16/2024 8:59 PM |
| 184 | Strict considerations for preservation of wildlife and natural habitat. Plan for increased outside traffic into the Cay and the safety of our kids and wildlife. NO storage units, auto parts, or other eyesores. Visually appealing building and signage. The businesses coming into Tega Cay on 160 are awful and reduce the appeal of our little city. In truth, signage for all of Tega Cay should meet specifications like in historical districts and beach towns, very appealing. | 8/16/2024 5:25 PM |
| 185 | This needs to be kept a residential area. The noise carries across the water much more than on land. | 8/16/2024 1:20 PM |
| 186 | NO COMMERCIAL of any type! | 8/16/2024 7:48 AM |
| 187 | This is a very quiet peaceful neighborhood. Let's keep it that way. I have lived in Tega Cay for 34 years and have learned that plans never turn out the way it is presented to the community. Sounds really good on paper but never turns out that way. | 8/16/2024 6:10 AM |

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| 188 | No more auto shops, break/tire stores, or storage. Quality restaurants are needed, non fast food, no hotels, no apartment complexes. | 8/16/2024 5:32 AM |
| 189 | Traffic volumes, parking and overall safety in the area | 8/15/2024 10:23 PM |
| 190 | Keeping Tega Cay "feeling like home", "recreational lakeside living" is important. We don't need to turn into a mega city. | 8/15/2024 7:11 PM |
| 191 | The city doesn't care about residents and that Tega Cay has too many people. The city is greedy and only cares about money. Instead of building a reasturant update the shore club and fix the pitcarin boat ramp. The city disregards the residents opinions and will do whatever they want. | 8/15/2024 6:16 PM |
| 192 | Tega Cay is already over populated and the city has done a poor job listening to any residents and only want money. | 8/15/2024 6:10 PM |
| 193 | Adding commercial development to the Marina District will completely change the character of this small area. As a water neighbor of the marina, the noise of boats and water craft is already at levels that exceed residential living. I implore you reconsider commercial development of this district. | 8/15/2024 4:56 PM |
| 194 | There need to be specific architectural requirements so that businesses aren't eyesores like Tega Cay Tavern and the Edwards Buildings. | 8/15/2024 4:39 PM |
| 195 | Keep Tega cay as peaceful as possible without all of the issues that come with the commercialization it's the whole reason people move to this town in the first place. | 8/15/2024 3:46 PM |
| 196 | none | 8/15/2024 3:42 PM |
| 197 | A good restaurant is missing in Tega Cay, ideally on the lake. | 8/15/2024 1:15 PM |
| 198 | The marina has always been a safe place to park and to launch our boats as we live in an internal lot. Overtime the ability to launch our boat from that area has gotten smaller and smaller to the point where we cannot go for an outing by bringing our boat trailer and launching it from that ramp. In the past, that was the only ramp that had enough water on a consistent basis to be able to launch from and unfortunately in the city, we are unable to park our trailer without a boat in it while we use the boat for a day outing. So free public parking at the marina Is something we have always depended upon and overtime is going away as Marina business is allocated more and more space. We came to Tega cay in 1985 in order to enjoy the access to the lake from any lot within the city for daily use. We have seen this disappear overtime. If we need tax money, go to businesses in other areas of TK. With the annexing of areas outside of the historic city, there should be plenty of tax money to collect there. There have been plenty of mew Multifamily communities and single-family communities In the area due to annexation that adding a bakery along the waterfront, which will take up parking for boat trailers seems unnecessary. | 8/15/2024 12:14 PM |
| 199 | This is a quiet residential neighborhood. We would like it to stay that way. | 8/15/2024 12:07 PM |
| 200 | NO HOTEL!!!! | 8/15/2024 11:55 AM |
| 201 | Need Tega Cay parking permit to park there and no rental housing | 8/15/2024 10:47 AM |
| 202 | It is a residential area, it should remain so. | 8/15/2024 10:03 AM |
| 203 | We have plenty motels, restaurants outside the peninsula. We have the Shore Club. No reason to cause more traffic, parking problem s than we already have. We do not need more traffic! Please stop this over building!! | 8/15/2024 9:54 AM |
| 204 | We have been her 20 years and can't turn left off of Windjammer now because of the Traffic. Parking is major problem on Windjammer and I could see people Parking & walking to get a space. Please don't add to the problem we already have. People fly from the direction of the Clubhouse and Marina now. So many wrecks already with cars landing on the pedestrian walk way. See Traffic wreck history at this location. | 8/15/2024 9:27 AM |
| 205 | If development is approved, I would love this to only be accessible with a parking permit similar to Windjammer or Pitcarin parks. | 8/15/2024 9:04 AM |
| 206 | Don't destroy the essence of Tega Cay by greedy developers | 8/15/2024 8:34 AM |
| 207 | I believe a brewery or restaurant with bar on that waterfront would be a great addition to this | 8/15/2024 7:59 AM |

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| | location. | |
| 208 | Please stop building and tearing up our community. | 8/15/2024 6:47 AM |
| 209 | No hotel | 8/15/2024 6:06 AM |
| 210 | My fear is that if we start approving commercial use for one developer/company, it will not stop there and will create precedent in advancing more and more commercial properties. | 8/14/2024 10:43 PM |
| 211 | We live here because of the family oriented atmosphere, the larger the population the less about family it becomes. A restaurant is a great idea on the water, but is it worth the 3 deaths a year? Probably not. | 8/14/2024 10:01 PM |
| 212 | No additional housing. Only commercial. | 8/14/2024 9:51 PM |
| 213 | Great ideas, I own 7005 Tega Cay Drive and this would be a wonderful value add to the community. | 8/14/2024 9:26 PM |
| 214 | Clean up the parks - leave the rest of it alone | 8/14/2024 9:07 PM |
| 215 | I like it being quiet. | 8/14/2024 8:54 PM |
| 216 | Has or will a traffic study be performed to determine the impact of increased traffic in the area? | 8/14/2024 8:41 PM |
| 217 | Stop building houses and NO MORE APARTMENTS/TOWNHOMES. LET CHARLOTTE GET DESTROYED NOT TEGA CAY | 8/14/2024 8:24 PM |
| 218 | No to commercialize | 8/14/2024 7:58 PM |
| 219 | I'm not in favor of anything additional going in that area due to the crowding that is already there. I would love to see a lake restaurant or other commercial property but not there. How about developing the beach club parking lot into something that adds value to that area. | 8/14/2024 7:49 PM |
| 220 | We have already cut down so many trees that our deer are suffering and soon have no food even with population, most people in the town do not more building of any kind, or more traffic. We have destroyed this "tree city" enough just to make some money. | 8/14/2024 7:23 PM |
| 221 | STOP BUILDING! There is already too much traffic! | 8/14/2024 7:11 PM |
| 222 | No hotel or commercial. Boat storage is an eye sore. | 8/14/2024 6:55 PM |
| 223 | Bringing commercial development to the peninsula will increase crime and traffic, and will decrease the secluded neighborhood feel of the peninsula. | 8/14/2024 6:37 PM |
| 224 | We want this area to be quiet and peaceful. We live here! We don't want traffic and we don't want nonresidents. | 8/14/2024 6:22 PM |
| 225 | This is a quite residential area with valuable single family real estate that should remain a protected quite residential area for those who have invested in and bought their homes for that life style. The area has very narrow winding streets and no infrastructure for lights. The construction period would cause havoc on the residents for an unknown and potentially ongoing period of time. Once done, the increased traffic beyond Norman Marina traffic would bring congestion, noise and undesirable living conditions for the home owners. As an additional place for drinking and parties, the area will introduce new dangers and potentially crime for homeowners and their families. Lastly, how do we know and have faith in the financial stability and proper management of these new business? What is to happen if and when any new business like a restaurant with a considerable space requirement goes out of business? How can we ensure that we do not end up with abandoned buildings in disrepair that will negatively impact the real estate values for homeowners? Also, with the ability for non residents of Tega cay to come, how do we ensure that this safe and secluded residential area does not become overrun by the public who will not treat the area as their own. Allowing any further development as suggested would be a great disservice to the many families who have invested in and put down roots in this safe and secluded part of town. | 8/14/2024 6:15 PM |
| 226 | I really don't want to see any more traffic coming into our area. I like our slice of this beautiful, peaceful place the way it is, with all its wildlife. We left Charlotte for a reason. Thanks | 8/14/2024 6:00 PM |
| 227 | A small commercial hub with food, drinks and somewhere to enjoy the area/lake is very much needed in Tega Cay. Very much needed and would be welcome! | 8/14/2024 5:42 PM |
| 228 | We need to stop building! Tega Cay is becoming unrecognizable. | 8/14/2024 5:42 PM |

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| 229 | Have we not accommodated to the northerners moving in and ruining our community enough? I have lived in Tega Cay my entire life and it is so sad to see how busy and crazy it has become. The back of Tega Cay I felt was all we had left of our original quaint community. Hate to see everything over developed and overcrowded. I bet Bob Runde wouldn't have wanted this. Let us keep our side of town. Maybe possibly would be open to the old city hall by the marina being rebuilt. But no more commercialization. Seriously, when does it stop? | 8/14/2024 5:37 PM |
| 230 | The Marina has already been allowed to grow, consuming more of this cove, and the lake space of its residents. Traffic will be a problem beyond the fire department if any additional commercial businesses are allowed. | 8/14/2024 4:15 PM |
| 231 | Would like to see a more detailed map of potential land and water usage. In particular showing impact of back of the cove butting up to #3 tees. | 8/14/2024 3:26 PM |
| 232 | Question 5 & 6 are open-ended therefore I did not answer. There is no usage defined for boat club, only Yacht club, one is not like the other! | 8/14/2024 12:38 PM |
| 233 | I'm okay with limited commercial development that is well publicized so that the city can provide feedback BEFORE anything is decided. I think we could all benefit from the additional tax revenue that a commercial business would bring, and if it's done right, would be a great asset to the community. | 8/14/2024 12:26 PM |
| 234 | My concern is with additional traffic in the area because of commercial development of the marina area. There will also attract more people to the peninsula and potentially disturb our quiet way of life back here. We moved back here for a reason. Yes, it would be nice to have another restaurant option back here but honestly, Historic Tega Cay is a destination. I do not know how successful a restaurant would be. Somewhat open to the idea but don't want it to change my lifestyle and enjoyment of the peninsula. | 8/14/2024 12:17 PM |
| 235 | Traffic | 8/14/2024 12:10 PM |
| 236 | I know I don't live around the Marina. But I have heard many people say to add slips and not to add businesses. Especially don't add a hotel. Please listen to the people who will be affected. And stop tearing down trees. | 8/14/2024 11:26 AM |
| 237 | The city plans to demolish a peaceful area. Introducing any commercial activities there will lead to increased traffic and other repercussions. | 8/14/2024 10:29 AM |
| 238 | No to commercializing the area | 8/14/2024 9:56 AM |
| 239 | Please keep it residential or like it is - wooded and calm like TC used to be when I was a kid. | 8/13/2024 10:58 PM |
| 240 | Need to limit the traffic. Traffic is bad enough on the way into Tega Cay - let's not make it worse. | 8/13/2024 8:15 PM |
| 241 | I believe the road going past the fire department should be turned into four lanes to help with the additional traffic | 8/13/2024 7:57 PM |
| 242 | Traffic has greatly increased on Windjammer altering the peace and tranquility that originally attracted homeowners. We do not need to attract additional congestion and commotion. The restaurants at the golf course and across from the elementary school struggle for business; why add another restaurant to struggle. The concerts at Rundy and the Shore Club already disrupt residents... more noise is not needed. | 8/13/2024 4:36 PM |
| 243 | Restaurant and shops accessible by water would be nice (would need additional dock space to park boats | 8/13/2024 3:26 PM |
| 244 | None | 8/13/2024 2:45 PM |
| 245 | No commercial period. It leads to speeding violations and crimes | 8/13/2024 2:39 PM |
| 246 | Is there space to have enough Parking | 8/13/2024 9:47 AM |
| 247 | We do not need new businesses in this district. This is part of historic Tega Cay and should stay as is. There is plenty of new development in other areas of the city. Let this stay historic. | 8/13/2024 9:26 AM |
| 248 | Please make the spa a resort quality such as Rock Barn in Conover, NC. Also, I note that as a Tega Cay resident, I would like increased lake access. Currently, it is almost all blocked due to private property, leaving me feeling excluded in my own community with limited options, such as going to Windjammer Park. | 8/13/2024 9:23 AM |

Marina Overlay District Survey

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| 249 | Put in a spa with features better than Rock Barn in Conover. https://www.rockbarn.com/Spa | 8/13/2024 8:59 AM |
| 250 | Keep it clean and green. | 8/13/2024 7:46 AM |
| 251 | Please stop pushing commercial development in Historic Tega Cay. The city is not designed to handle even the potential traffic and it would likely seriously impact the quality of life for those that live nearby and anywhere on the peninsula. | 8/13/2024 7:42 AM |
| 252 | Keep is single family homes or a natural park area to enjoy. | 8/13/2024 6:42 AM |
| 253 | I thought this was a done deal and no development is needed or wanted | 8/12/2024 7:59 PM |
| 254 | Do you think the Tega Cay resident living in LakeShore care about how anything impacts the resident living in the peninsula? The city can't handle the issues at Windjammer! | 8/12/2024 7:28 PM |
| 255 | Do not amend the current overlay district, The roads in that area are very narrow and extensive road widening would be required. Leave the area as it is currently zoned and configured. | 8/12/2024 7:04 PM |
| 256 | The marina needs to be upgraded/expanded in order to provide the types of services one would expect for a lakeside community. There already are enough bars/restaurants locally. We don't need that type of traffic on Tega Cay Drive all the way down to the end of the peninsula. | 8/12/2024 6:40 PM |
| 257 | I'd like to know more about which specific areas/parcels may be re-zoned to commercial, which properties may be "repurposed", and what that would entail. | 8/12/2024 6:03 PM |
| 258 | Stop trying to convert residential to commercial in that area. Use what is already there, put in a lakefront restaurant and maybe a few more slips and be done. | 8/12/2024 5:56 PM |
| 259 | No hotels, no apartments. Private boat club preferred. | 8/12/2024 4:05 PM |
| 260 | TC Marina has more than their fair share of boat storage with all the docks they currently maintain and rent. If they want to lose some dock space as trade for dry storage, I have no issue but this area of the lake is already too crazy on any given weekend. I am not in favor of adding a hotel or condos in that area but have no problem with a restaurant and/or small quiet businesses. | 8/12/2024 3:05 PM |
| 261 | This is a terrible idea. By rezoning for commercial use you are putting this area at a higher risk of crime. | 8/12/2024 2:42 PM |
| 262 | I think the neighbors that live in these areas have first priority. I don't live there, but I would not want the traffic of commercial businesses next to me. | 8/12/2024 2:27 PM |
| 263 | Parking (stickers required & larger area for golf carts) & bathroom upgrade | 8/12/2024 1:45 PM |
| 264 | I used to live in the townhomes across the cove from the marina and sound does travel easily in that environment. I am concerned for my old neighbors that any more commercial business added to what's already there will disrupt the tranquil lake setting we enjoy in Tega Cay. | 8/12/2024 12:38 PM |
| 265 | My only concern is for a hotel - I do not believe the area should be used for hotel purposes. | 8/12/2024 12:29 PM |
| 266 | Additional traffic is a safety concern. My children's bus stop is on Tega Cay Dr. In the morning they have to cross the street in the dark to get to it and speeding is already an issue. | 8/12/2024 11:55 AM |
| 267 | We are opposed to any commercial use in the marina district. | 8/12/2024 10:58 AM |
| 268 | Communication | 8/12/2024 10:23 AM |
| 269 | Keep the district for Marina related use only | 8/12/2024 6:25 AM |
| 270 | Nothing large scale because that would create a traffic nightmare and endanger the golf cart usage. | 8/12/2024 2:12 AM |
| 271 | Do not rezone, we do not want commercial buildings | 8/12/2024 12:49 AM |
| 272 | This area should remain residential single family homes only I am not in support of commercial development in this area | 8/11/2024 10:57 PM |
| 273 | I do not support commercial use of the Overlay District. | 8/11/2024 10:15 PM |
| 274 | Residential only. | 8/11/2024 8:49 PM |
| 275 | Keep it residential only. | 8/11/2024 8:47 PM |

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| 276 | Please be sure to add sidewalks through the adjoining properties And get rid of the island at the end of the call to sac on tiga k drove it is a traffic and turn around nightmare | 8/11/2024 7:58 PM |
| 277 | We already deal with an absurd amount of trash in our yard from the current traffic to the marina. I'm not interested in adding to this. | 8/11/2024 7:54 PM |
| 278 | Residential only, no commercial in the area. Re-do commercial across from Tega Cay Elementary to bring in commercial taxes. Keep Tega Cay a safe family friendly community as it has always been. Spend money redoing the existing Marina only (updated docks, boat lifts, dredging the marina). | 8/11/2024 7:50 PM |
| 279 | We'd love to have a marina district with features that allow people who are not boaters to enjoy it, as well!! | 8/11/2024 6:29 PM |
| 280 | Time to preserve the old feel of Tega Cay! | 8/11/2024 6:17 PM |
| 281 | Good idea | 8/11/2024 4:58 PM |
| 282 | Please stop increasing traffic in our area. Part of what makes Tega Cay special is the small town atmosphere. I hardly recognize the town I moved to. Can't imagine how much more so those who have lived here so much longer than us | 8/11/2024 4:56 PM |
| 283 | I do not want an hotel, inn or anything like that to be allowed there. | 8/11/2024 4:34 PM |
| 284 | No hotels, keep this a small local restaurant and townhouses or single Family homes. We all moved here for a reason let's keep it family oriented and lake living. | 8/11/2024 4:15 PM |
| 285 | This is ridiculous! Sooo greedy.. shame shame | 8/11/2024 2:51 PM |
| 286 | In no way shape of form should a hotel be built on the peninsula. Absolutely ridiculous. | 8/11/2024 2:49 PM |
| 287 | I believe the Marina Overlay District should remain strictly residential as it is now (with the obvious exception of the existing marina). If commercial development is allowed I have serious concerns about the increased traffic, noise etc. that would come with such development and make existing homes very unappealing as private residences. It makes no sense to me to have people wandering all the way up TC Dr. to access businesses and restaurants in the marina area. My opinion is that there are other parts of TC closer to main roads and the highway that are more suitable for commercial development. I have been a home owning resident of TC since before it was a city with 14 of those years being on Marina Dr. Consequently I've witnessed many changes in the city with most all of them being for the better. But I do not believe allowing commercial development in the Marina Overlay District would be a positive change. | 8/11/2024 2:24 PM |
| 288 | Can we try to keep this area from overreaching development that takes away from the small community feel and keep some restrictions with respect to residents usage only for anything other than a restaurant. | 8/11/2024 2:04 PM |
| 289 | Existing road, storm and utilities need to be upgraded prior to any further development, a commercial business would only impact existing infrastructure negatively, it can barely cope at present. Keep residential areas residential and forget about your dumb self-serving idea. | 8/11/2024 1:56 PM |
| 290 | Existing infrastructure upgrades and maintenance in Tega Cay road networks and utilities are long overdue. Any further commercial development will definitely negatively impact this along with our community safety. We have been continually assured that the additional taxes from existing new developments would be used to improve and expedite our neighborhood! | 8/11/2024 1:41 PM |
| 291 | TC is quietly private. Bringing in business/restaurants etc. just brings in cars and people into our world. Sorry, do not approve of this development. | 8/11/2024 1:18 PM |
| 292 | I'd rather the marina stays as is. But looks like that's not an option | 8/11/2024 1:03 PM |
| 293 | Concerns about nonresidential traffic | 8/11/2024 12:55 PM |
| 294 | Use the houses currently owned by Marina owner be used for development only | 8/11/2024 12:18 PM |
| 295 | Stop the growth! | 8/11/2024 10:59 AM |
| 296 | Other than indoor Marina boat storage, businesses should have a 2 story maximum height requirement. | 8/11/2024 10:56 AM |
| 297 | Keep Tega Cay a quiet, residential community. That's why we came here. | 8/11/2024 10:56 AM |

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| 298 | This type of development should have been done years ago!!! | 8/11/2024 9:51 AM |
| 299 | Tega Cay has expanded too much already! Living near Windjammer Park on a Friday has gotten so congested we can't go to or leave our own driveway. I see no good reason to add more business on the Peninsula! | 8/11/2024 9:00 AM |
| 300 | need to taylor somehow to tega cay residents only to cut down traffic | 8/11/2024 8:20 AM |
| 301 | That area should be used for single family homes | 8/11/2024 8:13 AM |
| 302 | I would love another restaurant or bar, especially on the water. I would also be in favor of a boutique hotel. I am not concerned with added traffic, as we already have tons of cars from golfers every day. Please move forward with giving us all something to enjoy and increase everyone's property values. Showcase what Tega Cay is all about. | 8/11/2024 4:28 AM |
| 303 | The city truly needs a new city manager | 8/11/2024 3:50 AM |
| 304 | No more commercial property on the peninsula | 8/11/2024 12:18 AM |
| 305 | No commercial building should be done in the Tega Cay marina. | 8/11/2024 12:05 AM |
| 306 | don't build a hotel | 8/10/2024 11:51 PM |
| 307 | I'm with everyone else. Stop it. It's dumb. This survey is dumb. Leroy is a douche | 8/10/2024 11:47 PM |
| 308 | N/A | 8/10/2024 11:23 PM |
| 309 | Do not spoil undeveloped and green space. Tega Cay is overpopulated and needs more undeveloped areas. | 8/10/2024 11:19 PM |
| 310 | Do not touch undeveloped land. We don't have enough green space as it is. | 8/10/2024 11:08 PM |
| 311 | People already speed down Tega Cay from the marina. Any further traffic and you'll have tragedies!! | 8/10/2024 11:01 PM |
| 312 | The questions seemed leading to an end goal. Please do right by Tega Cay and don't allow over development. | 8/10/2024 10:45 PM |
| 313 | My mailbox has been hit and run twice within the last year. Drivers consuming alcohol and leaving the lake are already a danger and I have not seen the police out patrolling for drunk drivers and speeders in the area. They're usually stationed at the fire station. Adding traffic and potentially alcohol is a dangerous liability. Someone will get hurt or worse. The marina district is quiet and quant except for on busy lake days. Many enjoy the charm of this area. There are ways for the city to make money without adding tons of cars, dangers, and inconveniences for those that call the area home. The city already has lots of lovely businesses to support. We don't need or want another restaurant. Small commercial businesses sound nice but will not have the needed foot traffic to turn a profit and will therefor be repurposed. Before completely changing the atmosphere for the sake of revenue and appeasing a single business owner , the city needs to reevaluate current avenues of income, including proper leasing agreements and profits from the Shore a club and Glennon Center. It's hard to trust that such a large undertaking will be handled properly when, sadly, so many large issues have not been handled with the care and consideration. I sympathize for those making such large decisions for our city, but mistakes and poor development choices leave a lasting impact and forever legacy on the city. It's important to listen then lead. | 8/10/2024 10:41 PM |
| 314 | No hotels! | 8/10/2024 10:35 PM |
| 315 | Keep this area completely residential please. Families and children don't need or want to be exposed to the BS that is bound to come with commercializing. | 8/10/2024 9:46 PM |
| 316 | There does not need to be any additional business down there. This is a neighborhood with many active residents that either walk, bike, run, ride golf carts etc. The last thing is to bring more people and traffic down in to that area or old Tega Cay. We do not want anymore people coming down in here. If the city needs to make money off commercial development then put it over somewhere else, like off dam road or something | 8/10/2024 7:59 PM |
| 317 | They need to start utilizing the Glennon center more. Charging more for rent from the shore club. A huge loss of revenue comes from a building that's already built. | 8/10/2024 7:52 PM |
| 318 | I am concerned about the increase in traffic coming all the way into the peninsula should | 8/10/2024 7:23 PM |

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| | commercial businesses be built in the marina district | |
| 319 | Selling alcohol to boaters is just asking for trouble! Leave the marina area untouched. That's the last place that needs development! Look at the Windjammer area instead. More residents utilize that area than the marina m | 8/10/2024 5:45 PM |
| 320 | We don't have sufficient ingress and egress, parking, police, stop lights, and traffic controls to develop Tega Cay any further. It's such a joy to live here, but it's not set up to draw more people in comfortably and safely. | 8/10/2024 5:45 PM |
| 321 | Additional commercial development (stores, restaurants, etc) would be a wonderful addition to this part of the community | 8/10/2024 5:28 PM |
| 322 | Could the council just be honest- and stop denying the fact that it has been in discussions behind closed doors for years- If Tega Cay needs money? Raise the taxes a little- and maybe research the total impact of growing Tega Cay- not realize after the facts, that hundreds new big homes do not cover their costs to the City in the long run. Bigger is not always better. Expansion should ADD VALUE to the citizens, not cover financial deficiencies. | 8/10/2024 5:28 PM |
| 323 | I could see this like Rock Hill's Riverwalk area but on a smaller scale. | 8/10/2024 5:10 PM |
| 324 | I feel like the boat dry storage should only be residents only of Tega cay and it should go on the parking lots that are never being used. They should not destroy the trees and natural areas because someone wants to be greedy and try to make it unlivable here as in speeding up and down the main road and also drunk driving up and down the main road in and out of Tega cay. | 8/10/2024 4:55 PM |
| 325 | Studies need to be conducted to understand whether the economic benefits from small scale commercial would outweigh the home valuation/ tax revenue from the surrounding area. This is true for all downstream impacted communities and streets; not just the Marina District. Also of note is that this is an already developed neighborhood. This is a discussion about redeveloping a non-blighted community. Hence the need for economic studies. | 8/10/2024 4:42 PM |
| 326 | Lets stop developing every plot if dirt. | 8/10/2024 4:39 PM |
| 327 | The 3 acre residential lot should remain residential. Current owner should have to follow the rules just like everyone else and not have special treatment or concessions made for the residential lot. There are still open storefronts in the city, that were part of the last poorly planned development by Charlie and friends. The city should work on improving what we have and develop in line with the current zoning. While I answered no to 5 and 6, some of those options would be acceptable-in the area currently zoned commercial. Putting these items in the currently zoned residential area is a hard no. This has always been the issue in the neighborhood, and we will not allow our neighborhood to be destroyed by greed. Develop within the current zoning designations. Stop using the Marina overlay district plan to sneak in ways to use the residential as commercial. While it's always been the case that no plans have been submitted, it's clear there are still off the record conversations happening with Denton based on the very specific and pointed questions. Additionally, we have seen that with Charlie as city manager, and Chris as mayor, that the city is not being run well. Has Charlie miraculously fixed the city budget or is the city desperately in need of commercial development? It can't be both. Why are there still empty store fronts in the last 2 developments? With a 3rd in the works. Don't destroy one of the few remaining areas that Charlie has not sold off or poorly managed. Enough is enough. | 8/10/2024 4:33 PM |
| 328 | Tega Cay has been named a "Tree City" in the past and any development in the Zone R-6 would desecrate that name, the ecosystem of the area and harm the over 20 species of birds and other wildlife that call it home. I understand expansion but this area works perfect as it has for several years now and is still thriving. Please don't let the peace and serenity of this area become a noise factor that risks not being properly monitored. Thank you for your time. | 8/10/2024 4:15 PM |
| 329 | Keep as many trees as possible in R-6. DO NOT OVER DEVELOP! R-3 & R-13 need to be buffered. Anything commercial should be primarily accessed from the lake. | 8/10/2024 3:36 PM |
| 330 | Have enough parking. Create more boat slips. Keep it private for Tega Cay Residents even if membership is required | 8/10/2024 2:48 PM |
| 331 | The osprey and hawks nest and feed in those trees. Why not expand Pitcairn Park, if it needs to be done? | 8/10/2024 1:15 PM |
| 332 | I like the idea of restaurants, coffee shops, and bakery, etc. These are businesses that boaters and neighbors can enjoy. I do not want a boat club because generally only members | 8/10/2024 1:08 PM |

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can make use of the facilities. As we are close to this zone, we would want restrictions, especially lighting and sound in the evenings and nights. A business that rents out personal water craft would be nice (small sailboats, paddle boards, and kayaks.)

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| 333 | Tega Cay "proper", the main area which has been residential for so long, should remain residential. There is more than enough commercial within a 10 minute drive of anyone. We don't need the excess traffic or drunk driving | 8/10/2024 12:41 PM |
| 334 | No apartments | 8/10/2024 12:34 PM |
| 335 | Single-family homes only. Nothing commercial. | 8/10/2024 11:22 AM |
| 336 | The marina overlay district is too far from any meaningful traffic and likely would not generate enough customer traffic to be sustainable. I fear if commercialized, the businesses would eventually fail and the buildings would end up looking like the run down commercial properties located directly across from TCES (which is much closer to mainstream traffic and more visible to the wider community, but still looks run down and is an eye sore for the city). | 8/10/2024 10:26 AM |
| 337 | The owner of the marina has proven he cannot handle running it and keeping it clean and maintained when things break yet TC wants to even consider giving him more to maintain? | 8/10/2024 10:25 AM |
| 338 | Traffic and parking. Could Pitcairn Park be updated for better/more boat parking and deeper concrete launch ramps as well? | 8/10/2024 10:24 AM |
| 339 | You have done such an awful job with development in the Tega Cay area saying yes to anything would probably turn into another nightmare. Trees down, more traffic and everything that comes with it. All you care about is tax dollars coming in but our taxes have not gone down. | 8/10/2024 10:22 AM |
| 340 | The overlay was conceived many years ago because Tega Cay had no real tax base other than property tax. It was well conceived for the time. However so much has changed. Tega Cay has plenty of commercial space and has expanded well beyond what anyone would have thought years ago. There is ZERO need for commercial spaces that deep into a residential area. Traffic, noise, and crime are all hallmarks of commercial spaces, especially restaurants and bars. A restaurant could draw many people who don't live here to be here. Look at the issues we have with Windjammer park. The same will occur with this development. The marina should be a marina...period. If the owner of the marina can't make a go of the marina being a marina he should sell it to the city and let the city keep that space for the citizens of Tega Cay. | 8/10/2024 10:21 AM |
| 341 | Commercial development should include some shoreline access to the lake. We are a town on the water - that isn't. | 8/10/2024 9:54 AM |
| 342 | Too much development with no limitations about growth and how it has changed the entire area. Stop putting commercial buildings in quiet neighborhoods where children and elderly live. | 8/10/2024 9:43 AM |
| 343 | If it is going to switch to commercial, I would just want there to be restrictions on what type of businesses would be allowed. No chains, no large spaces, small artisanal style, nice lake view restaurant, etc. | 8/10/2024 9:04 AM |
| 344 | This is insane to put a restaurant right next to all of these homes. The noise, the lack of parking, the lights, the traffic. We already have one restaurant in old Tega Cay that has bands and events. The marina already does not have enough parking so we will lose parking to commercial business essentially eliminating marina altogether? Tega Cay would kill its own shore club with adding a lake front bar/ grill? There is no docking for said boat traffic in and out of the marina will be a nightmare for slipholders. Not sure what is happening behind closed doors but developing this area with anything other than marina purpose is an issue for slip holders. The boat launch is not maintained. Now the egress to the launch is compromised with change of ownership of the road. Be transparent- this is not a deal for the citizens benefit. | 8/10/2024 8:14 AM |
| 345 | "Commercial Development" at the Marina property is a really dumb idea for the neighbors and the entirety of Tega Cay. Traffic? Alcohol? People unfamiliar with Tega Cay Drive? The value of our beautiful residential town on the lake with golf is just that. Not commercial. Why is the town so biased toward development? Why do "developers" have so much influence? Please... develop parks. Develop green space. Here's a crazy idea: buy the development rights from the Marina property owner. Find creative and sustainable ways to make the Peninsular and resident access to the lake more valuable to the residential homeowners of the town. More Windjammer please. Less commercial for non residents, more amenities for residents. | 8/10/2024 7:53 AM |
| 346 | Make us a destination to share our community, provide a place on the lake for those who don't | 8/10/2024 7:49 AM |

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live on the water but would enjoy having dinner and a drink there and provide revenue to the city.

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| 347 | Any development must consider volume of traffic and disturbance to existing residential. | 8/10/2024 6:13 AM |
| 348 | Traffic on Tega Cay drive is busy enough without adding more commercial traffic | 8/10/2024 4:01 AM |
| 349 | A waterfront restaurant is needed on the TC side of the lake assuming is not greatly impeding the residents directly around the district (parking, noise, traffic, etc.) | 8/10/2024 2:37 AM |
| 350 | No way Tega Cay Drive can support more drivers. This is a recreational community with children riding along the trails and crossing at crosswalks. More business brings more drivers who don't know or abide by the traffic laws. This could cause a dangerous situation for the community. | 8/10/2024 12:41 AM |
| 351 | Marina Overlay District with businesses/restaurants a great idea. To keep the integrity of the peninsula, the commercial buildings should mirror the area surrounding it. A dry boat storage would be an eye sore. Please ensure sufficient parking to support businesses and consider the impact of value to the property owners in the immediate area. Traffic and safety concerns should also be considered. | 8/9/2024 10:51 PM |
| 352 | Think this would be an asset to the community... | 8/9/2024 10:47 PM |
| 353 | The parking lot is completely full with marina users on busy days. There simple isn't enough additional parking for any type of business on those days. Using the restaurant at the golf club as a basis, how can anyone expect that a restaurant at the marina could break even? In addition, we all know that the owners of the marina are the only ones pushing for growth in this residential area. Any restaurant/club/entertainment venue will have so much noise pollution that living in the tranquil neighborhood would be unbearable. Are we ready to widen the road from the fire station on to accommodate additional traffic? Would the owners of the proposed commercial sites be responsible for that cost or will the city once again help this one owner achieve his desires? The only place the owner of the marina could possibly build a restaurant is on his two pieces of property at 28001 and 28002 Marina Drive. And even then, a buffer of 20 feet from 28003 will leave little room for a proper restaurant and the views would be limited. I can assure you that the owners 28003, 28004 and 28005 are not interested in selling their properties to the Denton Marina Group at any price so that it can amass the amount of lake front property needed to accomplish its goal properly. Alternatively, if the Marian Group decides to build a restaurant on the 28000 property, there is little room considering the boat launch on one side and the boat slips on the other. And very limited lake views from that location. | 8/9/2024 10:39 PM |
| 354 | The amount of businesses allowed, the parking, extra flow of traffic, proximity to original homes, with increased traffic we would need more sidewalks, required memberships to limit amount of people, no hotels, no parking along streets due to narrow roads, the wildlife and amount of trees removed, keeping the feel of nature and quiet lake life living we all moved here for, no franchise or big named businesses (support of small businesses to help our community, | 8/9/2024 10:21 PM |
| 355 | No. | 8/9/2024 10:10 PM |
| 356 | STOP BUILDING! SERIOUSLY - STOP. THERE IS NOTHING GOOD ABOUT THE "GOOD LIFE" ANYMORE. | 8/9/2024 9:28 PM |
| 357 | No hotels No apartments | 8/9/2024 9:13 PM |
| 358 | A lake side restaurant would be an incredible asset for the residents of Tega Cay. | 8/9/2024 9:11 PM |
| 359 | No commercial development except where marina and adjacent land located | 8/9/2024 8:53 PM |
| 360 | We don't need the additional traffic this will cause. If you lived in this area you wouldn't want it!!! | 8/9/2024 8:48 PM |
| 361 | Your surveys will be abundantly against commerical use. You need to seriously consider the importance of this commerc | 8/9/2024 8:02 PM |
| 362 | The traffic impact on the quality of life in Tega Cay. | 8/9/2024 8:01 PM |
| 363 | While I don't mind small scale commercial, I also think it would be a great place for a splash pad for resident families (parking pass required) or an adult-only pool with bar. | 8/9/2024 7:39 PM |
| 364 | No additional commercial development needs on the peninsula. We have a commercial district outside the peninsula. We should keep it as such. | 8/9/2024 7:18 PM |

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| 365 | Commercial will not work that deep into the peninsula. We can't even support the businesses already on TC Drive I. | 8/9/2024 7:13 PM |
| 366 | Keep residential for peninsula. Move commercial to new Tega cay | 8/9/2024 7:13 PM |
| 367 | No hotel! There should be only small, preferably local businesses, mostly places to eat and drink, in a well planned walkable area, where all Tega Cay residents can enjoy proximity to and views of the lake. To avoid traffic congestion, the city should consider having and encouraging use of a shuttle - something fun- maybe a trolley - from parking areas at the other end of Tega Cay, especially on weekends and holidays. Parking stickers should be enforced in the District as well. | 8/9/2024 7:10 PM |
| 368 | Only open to Tega Cay residents. traffic and parking will be a nightmare otherwise. | 8/9/2024 7:10 PM |
| 369 | I'd prefer the city focus its resources on maintaining existing facilities such as Rhunde Park. The restroom facilities have been in disrepair for months despite requests for improvement and basic lighting. | 8/9/2024 7:04 PM |
| 370 | I don't support any business that increases the traffic on Tega Cay Dr and brings in extra non-residents in mass. It might lead to increased speeders and crime. | 8/9/2024 6:54 PM |
| 371 | This is very broad. Would like to know specifics. But I'm completely against any growth that will contribute to further traffic i.e. any growth . People moved here for the quiet. If they wanted "growth" They would've stayed in charlotte, Don't let liberal F tards ruin our town. | 8/9/2024 6:52 PM |
| 372 | The leadership we have are garbage adult men who act like frat boys and then there is Carmen who has made her millions here so none of them care. Tega cay needs to start preserving what you have here and stop making this a big city feel. Traffic already sucks on to main drive. You can't go to any community events without it already being crowded and no places to park. Sometimes it's hard to turn into the main drive due to all the traffic. You can't even go to windjammer in the weekends. The leadership continues to destroy this place. Even if we did develop this area, the city would still say they do not have funding for the sidewalks that people have asked for, advocate for safer crosswalks or even repair neighborhood lights. They suck and so does this plan. But if people don't want it. They will allow it | 8/9/2024 6:51 PM |
| 373 | Less is more | 8/9/2024 6:44 PM |
| 374 | No hotels please. | 8/9/2024 6:06 PM |
| 375 | S T O P THE BUILDING GREED. Leave green space. Waterfront space. The peninsula is becoming way too busy with trafficleave it alone. | 8/9/2024 6:04 PM |
| 376 | Stop developing every piece of land! Enough already! | 8/9/2024 5:46 PM |
| 377 | No townhomes, no apartments, no Airbnbs. Either more residential homes that are permanent residence, not rentals. Or expanding a boat club, boat storage and/or lakefront restaurant or bar. That's it. Our peninsula cannot handle a whole bunch of in/out commercial traffic. And rentals risk disruption of the quaintness of our quiet and safe community. | 8/9/2024 5:43 PM |
| 378 | Maybe the owner can clean up the marina before future endeavors. The docks are falling apart and not well maintained. | 8/9/2024 5:30 PM |
| 379 | There should be no commercial development in the marina overlay district. This is a very quite section of the community and should remain that way. The infrastructure does not support any further commercial development. | 8/9/2024 5:25 PM |
| 380 | Please please keep it as it was originally intended....a residential haven. It is struggling to cope with the RESIDENTS needs, so the extra intense commercial developement of such a small area will choke up the peninsula. The new township at the other end of Tega Cay is more than enough development for the Penninsula. We dont need/want or can handle any more. | 8/9/2024 5:18 PM |
| 381 | Parking the day when using lake | 8/9/2024 5:10 PM |
| 382 | Keep development as limited as possible and require landscaping buffers and green space | 8/9/2024 5:09 PM |
| 383 | There should be no commercial development of Marina district. It would create too much traffic on the two lane road I do not trust Denton or some city officials ho tried to pull a fast one before that the citizens were able to stop | 8/9/2024 5:00 PM |
| 384 | We live directly across from the marina and the volume of traffic, loud vehicles, people yelling | 8/9/2024 4:59 PM |

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at each other in the parking lot, and amount of trash found on our property is already in excess of what I would expect in a residential neighborhood as nice as Tega Cay. We have also had vehicles park in front of our house and turn around in our driveway. There is a zero percent chance I would support further development or expansion of the Marina Overlay District.

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| 385 | There is a real need for increased boat storage for residents, not more retail or restaurants within this small area. | 8/9/2024 4:49 PM |
| 386 | Dry boat and SFR's should be all that is allowed in this residential area. It would be irresponsible to approve of a commercial development in an area that was been residential since its inception - especially on a dead end street. We do not need more people unfamiliar with our crosswalks flying into Tega Cay to go to a restaurant. Traffic, safety, outdoor music/noise and lighting are huge concerns for those of us who live nearby and should be concerns for Council as well. To ask all of Tega Cay for feedback will certainly provide the City with a preference for a restaurant. If you weren't negatively impacted, why would anyone ever say "no" to a new restaurant in the area? This survey should be targeted to those directly impacted... those that live in the area of the marina and will have to listen to the noise every night. | 8/9/2024 4:49 PM |
| 387 | No more townhouses | 8/9/2024 4:44 PM |
| 388 | I feel like some questions don't give the options I would choose for the area. A restaurant on the lake, yes. Dry storage, yes. Offices, condos, boutiques, basically anything else, no. Apartments would be what I am most opposed to besides a hotel which is a horrible idea. As a parent my main concern is traffic and safety. Residents can't abide by the speed limit as is. Let's keep the peninsula small and as homey as possible. I get that growth must happen but let's keep it off the peninsula when possible. I appreciate that you're asking for homeowners opinions. | 8/9/2024 4:39 PM |
| 389 | Please do not add anything that will contribute to traffic and/or noise. Single family residential only, please. | 8/9/2024 4:39 PM |
| 390 | I appreciate the survey. I do not support any development of the Marina Overlay District. Questions 4, 5, and 6 are misleading because it does not give me an option to express my opinion of no to any silly commercial or residential growth in this back corner of Tega Cay! With any potential building back here, the city is creating another Windjammer debacle! I wish the city (and Charlie Funderburke) would stop thinking about money and actually listening to their residents! | 8/9/2024 4:38 PM |
| 391 | Save the trees and don't kill deer! | 8/9/2024 4:37 PM |
| 392 | There are already so many accidents with people speeding here. The last thing we need is more drunk drivers leaving from the back of TC to hit a kid or someone in a golf cart. My brother was killed by a drunk driver and I will fight this with everything in me. | 8/9/2024 4:27 PM |
| 393 | Traffic in & out on Tega Cay Dr. | 8/9/2024 4:24 PM |
| 394 | It's a neighborhood of houses and should be left that way. | 8/9/2024 4:16 PM |
| 395 | For the love of God, no more townhouses or apartment housing in Tega Cay. Strongly prefer single family development only. Would only like to see commercial businesses that directly benefit the community. | 8/9/2024 4:08 PM |
| 396 | Tega Cay already has too many local places for people to go get hammered and drive their golf carts home, especially in the dark. The Shore Club, the Beach Club, Tega Cay Tavern, and Model A, just to name a few. We certainly don't need to add another one in the back of the peninsula. | 8/9/2024 4:05 PM |
| 397 | We need more business within walking or golf cart distance on the peninsula. | 8/9/2024 3:55 PM |
| 398 | No hotels or huge commercial businesses, nothing that will force people out of their homes. | 8/9/2024 3:45 PM |
| 399 | While this is an amazing idea to bring businesses inside of Tega Cay, I can't say I'd be a fan of "repurposing homes" without having more context into what that means. I'm definitely supportive of using the empty space that's there and potentially even redoing the Marina so it can support more of this but my main issues would be increased traffic down to a road that doesn't really support heavy traffic and what affect for current residents would be. Would this increase taxes to complete or would this lower taxes thanks to additional businesses? | 8/9/2024 3:34 PM |

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| 400 | That district is buried within & behind heavy residential areas with small streets. Commercial development is not appropriate or safe given the current traffic patterns of the peninsula. | 8/9/2024 3:24 PM |
| 401 | Thank you for providing some options to think about. In my opinion the questions are too broad. I'm not sure of the implications of my answer. I need to look up the definitions of R-3 etc. The map looks like the District would take over an existing neighborhood? I would be in favor of some improvements there but only if they maintain or improve the charm of small town Tega Cay. Is there a design style for the plan? Marina support, waterfront restaurant. Other business needs more information. Thank you | 8/9/2024 3:20 PM |
| 402 | for Tega Cay residents only | 8/9/2024 3:19 PM |
| 403 | No more homes or apartments. Please allow some restaurants besides Shore Club and Model A to be part of Tega Cay. | 8/9/2024 3:17 PM |
| 404 | Allowing the boat club to run the marina is a nightmare. They are fully incentivized to be inflexible, and provide incredibly bad customer service to prospective members. The boat club should not be allowed to operate any future marina endeavor. | 8/9/2024 3:16 PM |
| 405 | Considerations for traffic congestion, parking (especially lack of parking for current slip renters), and businesses which would bring high traffic to our area, possibly increasing petty crime, loitering, graffiti, etc. I understand the financial positives for the city but these same positives can bring in significant negatives for those who live here. | 8/9/2024 3:11 PM |
| 406 | None, there needs to be some undeveloped areas for the wildlife | 8/9/2024 3:07 PM |
| 407 | The peninsula can not support the amount of traffic that will be caused by further developing the marina area, especially given the entire peninsula is residential and full of families. We have large enough problems with speeding etc simply with windjammer. Don't create a bigger issue. I also do not believe that the peninsula can support 2 restaurants. Golf Club restaurant is generally 1/2 full. | 8/9/2024 3:03 PM |
| 408 | Absolutely NO COMMERCIAL development. Leave it OFF the peninsula. We do not need ANY commercial development at the Marina. | 8/9/2024 3:02 PM |
| 409 | Parking, traffic both pedestrian and added vehicle. Pedestrian safety is lacking now. Before you add to it. Fix that first. | 8/9/2024 3:00 PM |
| 410 | My only concern would be traffic and our roads and streets to get to the marina area being able to handle the influx. I am all for a restaurant on the lake here in our amazing city! Just non locals and traffic coming onto the peninsula for anything new | 8/9/2024 2:53 PM |
| 411 | Leave well enough alone | 8/9/2024 2:50 PM |
| 412 | Its a great idea to upscale the marina area to allow more residents of Tega Cay the opportunity to enjoy it. We really need a restaurant with lakeviews/seating as it brings people together, builds community and provides space that can be shared. Dry storage is also an excellent idea - we tried for years to get a covered slip there and finally gave up. Its crazy to have to drive 20 minutes away to get a boat on the water in our own community. | 8/9/2024 2:50 PM |
| 413 | Please don't destroy our community. | 8/9/2024 2:48 PM |
| 414 | None | 8/9/2024 2:47 PM |
| 415 | No Hotels or Motels or apartments | 8/9/2024 2:42 PM |
| 416 | I think you need parking at the public area now. I want to swim in the lake over the weekends and there is no parking or options for shuttling. That's what you should address first..tega cay infrastructure. You can't support the residents in using the public facilities now. I was in traffic for 2 hours to watch the fireworks . Finally gave up and drove over the median to get out of the peninsula. | 8/9/2024 2:40 PM |
| 417 | I believe non marina commercial development should not be mixed in with our residential areas. Such developments would dilute business now available at the Shore Club. And if I'm right, those businesses support Tega Cay community property with their rent and tax payments. We don't need any more inter-community traffic coming into tight neighborhoods to drink and party. | 8/9/2024 2:38 PM |
| 418 | No commercial building with the exception of a small restaurant and or coffee shop/backery. | 8/9/2024 2:35 PM |

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| 419 | I am extremely supportive of restaurants and shops being added to tega cay. I think it will be great for the community and is what is missing to make the tega cay community excel | 8/9/2024 2:26 PM |
| 420 | Leave it alone | 8/9/2024 2:17 PM |
| 421 | Should be private not public. Too much speeding and traffic already with windjammer being public. | 8/9/2024 2:07 PM |
| 422 | The uses should be expanded so that all TC residents can enjoy the lakefront | 8/9/2024 2:07 PM |
| 423 | Please don't ruin this part of the city. My family has been on Marina Dr. For 30+ years. It is a true shame on the city and the owner of the marina to develop that natural area. Please stop destroying this area. | 8/9/2024 2:03 PM |
| 424 | My concern is that the influx of public traffic will become an actual untenable emergency in an evacuation. Those roads were only meant for residents who live there, not the general public. We already have public influx issues with Windjammer Park; why open ourselves up for more of the same? The public does not respect our laws, our lands, our lake access. Build this on to the Catawba river lake park area where there is an open road, not a dead-ended area. And before you say boats will come - go take a good look at Papa Doc's on any given day. There is no parking. There are loud, music-blasting boats. This is a RESIDENTIAL area. Please keep it that way. Or you may find taxpayers moving out en force and dropping all our housing values. | 8/9/2024 2:02 PM |
| 425 | Leave it as is. The planning commission/town parks have not demonstrated the ability to control existing public areas, Windjammer specifically, that are suppose to be for the enjoyment of Tega Cay residents and what brought us here to begin with. | 8/9/2024 1:57 PM |
| 426 | The crossing at Windjammer and Tega Cay is already unsafe, no need to add more drunks or cars. Keep Tega Cay away from overgrowth. | 8/9/2024 1:56 PM |
| 427 | Noise issues like live music or loud speaker systems need to be prohibited | 8/9/2024 1:45 PM |
| 428 | The only thing I would want added there is a lakefront restaurant. I don't want townhouses, apartments, stores, etc. | 8/9/2024 1:42 PM |
| 429 | No hotel | 8/9/2024 1:41 PM |
| 430 | My biggest concern for ANY further commercial development in the Marina district beyond existing business is that the city infrastructure is woefully unprepared to support the influx of people and demand on resources that it already struggles to support. Roads are insufficient for a larger influx of drivers, especially if alcohol is involved, our Police and Fire are already expressing a need for more financial support at the current city size and businesses, our water system is literally collapsing in the back of the peninsula and the demands for trash, road maintenance (which falls in the city responsibility past windward) and the concerns about noise and disruptions from existing residents makes any consideration of expansion ill advised. I am aware the city needs revenue that commercial would bring, but the addition of dense housing (townhomes) would only add demand and not add commercial tax benefit and further congest and stress that part of the city. If anything, the city should be looking closely at the existing Shore Club and Glennon Center and investing in those facilities to improve the financial contribution they have for the city before adding a new (and even competing) restaurant even deeper on the peninsula. Until infrastructure improvements for the EXISTING demand are made it makes no sense to expand or allow commercial allowances in the Marina district when there has also been very strong pushback and feedback from the immediate residents over very valid concerns. Especially not since rezoning will limit the recourse for existing residents to protect their quality of life. | 8/9/2024 1:40 PM |
| 431 | Residential and/or commercial development of the MOD is just a bad idea that will certainly make some people loads of money while leaving the residents of Tega Cay to deal with the many negative aspects of such development. Just don't do it. | 8/9/2024 1:33 PM |
| 432 | I've been in area the city is looking into rezoning and it's on a narrow street and is in a residential neighborhood. It would be devastating to the current residents' property values to put in commercial development. The traffic is bad enough trying to pull onto Tega Cay Dr. More traffic is not needed. | 8/9/2024 1:33 PM |
| 433 | We do not need anything that would attract traffic, noise, or crime in an area that is unique and nature focused. | 8/9/2024 1:32 PM |
| 434 | Only development should be a restaurant and perhaps additional slips for lease. Along with | 8/9/2024 1:29 PM |

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| | additional parking for owners of slip leases. | |
| 435 | We have a boat there. There is no parking and already overpopulated why would we make it worse? | 8/9/2024 1:27 PM |
| 436 | I think there needs to be more access for boat storage/marina lifts for the people of Tega Cay. I am sick of waiting on wait lists! | 8/9/2024 1:26 PM |
| 437 | There is already very little access and parking for the current Marina facilities. Clearing trees to make more parking will only damage the wildlife and ecosystem. This area is saturated most weekends adding a business beyond the current marina function will only create added traffic issues. | 8/9/2024 1:24 PM |
| 438 | No hotels, no commercial | 8/9/2024 1:20 PM |
| 439 | My concern is the aesthetics of our community. I would like to continue to see the beauty of our recreational town. I feel that large commercial building would change the aesthetics. I also worry that if we allow too many boat storage, office spaces, etc it will negatively impact the surrounding residential area. | 8/9/2024 1:19 PM |
| 440 | I think a restaurant on the water would be the best use of that space. | 8/9/2024 1:18 PM |
| 441 | If we keep this up there won't be anything of Tega Cay left. These changes benefit a few, not the many. | 8/9/2024 1:17 PM |
| 442 | Biggest concerns are traffic, noise, pollution as most visiting outsiders don't care about the cleanliness of the areas they visit, more people = more crime. To all the Tega Cay politicians or whoever is coming up with these expansion ideas, stop being so fucking greedy and let us continue having our peace. | 8/9/2024 1:15 PM |
| 443 | Something small if there is space. Anything big is a big NO!!!!!!!!!!!! | 8/9/2024 1:12 PM |
| 444 | no apartments or townhouses. | 8/9/2024 1:12 PM |
| 445 | I have lived here since 1992 and am 69 years old. I will make a big noise if the city tries to take my property such as trying to get rid of affordable housing, making a little old lady leave home. Making minorities leave homes. Will get homeowners to sue. I will drag the process through the mud. | 8/9/2024 1:06 PM |
| 446 | Stop building on every piece of open land in Tega!!! | 8/9/2024 1:06 PM |
| 447 | Buildings should be limited to no more than 3 stories. Do not block current residents view of the lake. | 8/9/2024 12:59 PM |
| 448 | Just no apartments or townhomes please! Just some cute boutiques & restaurants on the lake would be amazing | 8/9/2024 12:59 PM |
| 449 | Questions about businesses are answered in light of the commission's aggressive desire to over develop our city. Overwhelming support for NO commercial development. | 8/9/2024 12:58 PM |
| 450 | Traffic is a huge concern in such a tight area. Pls do not allow alcohol sales unless sitting at restaurant. Entire community can enjoy a small restaurant vs boat club is limited to those with boats? | 8/9/2024 12:55 PM |
| 451 | I do not want random people coming into TC. It's hard enough with the public parks. | 8/9/2024 12:55 PM |
| 452 | no hotels permitted | 8/9/2024 12:54 PM |
| 453 | In the past I lived in this area. I always felt that the area where the old convenience store was located. Beautiful view. | 8/9/2024 12:53 PM |
| 454 | I don't think there should be any commercial projects besides boat storage back there. Infrastructure is not set up for increased traffic. The homes surrounding will be negatively impacted by construction at first, then be crowds and noise brought on by shops/restaurants. At most, a few small offices would be something I'd consider ok. | 8/9/2024 12:52 PM |
| 455 | As great as it would be to have some small restaurants and shops (no offices, no boat storage) that were waterfront, I do not think this administration (specifically the current marina owner and city management) are capable of properly executing a community vision that would be welcomed by neighbors and a good fit for this area. The streetscape from the fire department on back would need to be significantly improved and maintained, which is already | 8/9/2024 12:50 PM |

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a tall task for the city. You would likely end up with issues similar to what is seen on Windjammer Dr. In terms of restaurants, it would be a shame if we ended up with a Model A 3.0, or having the City build the facility on the backs of the taxpayers and then only charging for-profit occupants a nominal \$1,000/mo in rent (significantly under market rate and nowhere near covering costs), or even a restaurant with over-priced and less than stellar food choices. The marina, the boat maintenance shop and the parking lots are already an eye soar. It is hard to fathom something thoughtfully designed and built with residents in mind FIRST could come out of these efforts from the city's administration or Denton. This survey itself listed the City's financial integrity as the first reason to explore this – then came the interests of the people of the community. If you want to change the dynamics of the area near the marina, you have to actually put the needs of the neighbors and community first. Only then could you possibly be successful in your efforts. I understand this survey is your first attempt to gauge those needs and desires, but it should be the first step in a plethora of others. All this said, the city administration is still not capable of managing this redevelopment effectively and unless that were to change, I would be against any efforts to try as they are likely to scorch the future project by doing so.

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| 456 | The current Marina owner is a douche. For a lake front community more marine business is needed. | 8/9/2024 12:50 PM |
| 457 | If this moves forward who is paying for all the road work repairs that will be needed with add'l traffic, delivery trucks and large vehicles that don't normally go there. The road is already falling apart and more pot holes appear weekly, this won't help. Who is going to police the noise that this brings to our homes? This is a neighborhood where jet skis and motorboats already disobey no wake and noise laws and there is never any police presence to stop this...when it gets worse it's going to make living on the lake like living in a downtown area...horrible idea to do this to people who will be affected every day my add'l traffic and noise. | 8/9/2024 12:48 PM |
| 458 | Traffic | 8/9/2024 12:48 PM |
| 459 | Enough. We're losing our town. | 8/9/2024 12:47 PM |
| 460 | I already did a survey like this - were results shared? | 8/9/2024 12:45 PM |
| 461 | As nice as having a restaurant close-by would be, I think we need to support our natural resources and stop developing every piece of land that Tega Cay offers. What we need are more trees. With so many new neighborhoods going in, we lose treed areas and places for the deer to live. You're just pushing wildlife into our properties more, exacerbating problems we're already struggling to deal with. Plus, our narrow roads really can't handle more traffic and parking. | 8/9/2024 12:45 PM |
| 462 | I feel the marina tried to "slide" in a hotel and was not forthcoming with their plans nor did they follow the proper channels. This underhanded move has me against anything that will help the marina business. | 8/9/2024 12:43 PM |
| 463 | Our small community already has many over use issues that are caused by non-residents. We do not have the infrastructure to encourage more non-residents coming into our community. | 8/9/2024 12:42 PM |
| 464 | MTCFMA | 8/9/2024 12:37 PM |
| 465 | I would love to have an additional restaurant on the lake | 8/9/2024 12:35 PM |
| 466 | Pull you head out of your asses and stop this nonsense. | 8/9/2024 12:33 PM |
| 467 | Would also need to determine effects on traffic into the area | 8/9/2024 12:31 PM |
| 468 | Leave it alone! | 8/9/2024 12:28 PM |
| 469 | We don't live that close, so I understand that people who live directly next to the marina will be more impacted. However, I think it will be a huge improvement to have more places accessible on the peninsula for dining and retail. We are very excited to have more places to golf cart to, but parking and traffic studies need to be conducted. This is a very walk and bike friendly area and we don't want that to change. Also, wouldn't want to see nail salons, dentist offices, etc. I think it would best serve to community to have dining, retail, and family friendly businesses. | 8/9/2024 12:26 PM |
| 470 | Street to the marina should not be privately owned | 8/9/2024 12:24 PM |
| 471 | I would rather purpose that area for commercial use than residential. | 8/9/2024 12:22 PM |

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| 472 | We'd prefer it remain undeveloped because of light pollution, destruction of our natural resources and traffic. If anything is built, we'd prefer single family homes, or a restaurant with only one story to cut down on light pollution. | 8/9/2024 12:16 PM |
| 473 | No Hotel! No high rises! | 8/9/2024 12:16 PM |
| 474 | There is no parking for any of this. And no one wants the extra traffic on Tega Cay Drive of randoms driving to that area. Hard NO from me. | 8/9/2024 12:16 PM |
| 475 | Alcohol is already a problem on the Lake, why would we make it worse? The marina district should be used for boating services and marine activity. Once you expand past that you invite ANY other type of activity. Activity that will change the purpose of the marina and change the character of Tega Cay. | 8/9/2024 12:13 PM |
| 476 | Any restaurants, boutiques, etc should be locally owned to support our community. No commercial space should go to outside investors. | 8/9/2024 12:13 PM |
| 477 | Limited scope expansion is valid. If such carve outs can't be legally managed within SC law, the space should remain residential. | 8/9/2024 12:11 PM |
| 478 | I enjoy this back section of the peninsula where I purchased a home especially because of the privacy, lack of traffic, peace and quiet. I absolutely oppose further development in this area because it works bring traffic and people and noise to our quiet neighborhood. | 8/9/2024 12:11 PM |
| 479 | Stop building. | 8/9/2024 12:11 PM |
| 480 | NO HOTEL OR MOTEL OR AIRBNB. NOTHING THAT IS GOING TO INCREASE OUR TRAFFIC FLOW AND IS A HAZZARD TO OUR COMMUNITY. | 8/9/2024 12:10 PM |
| 481 | IF you allow a food service business, you have to allow alcohol sales or it will surely fail. However, I am against any development that brings nonresidents into the peninsula. | 8/9/2024 12:08 PM |
| 482 | Maybe limitation to residents only like parking with golf carts or city decal. Concern of heavy traffic as we see this for the parks already with outside „tourists“ | 8/9/2024 12:06 PM |
| 483 | More boat storage (dry or slips with lifts) is something this city (and lake) needs desperately. I have to drive to Belmont to get to my boat, but live 2 streets from the lake. The current ownership of the marina is also expanding their rental and boat club business further eating into the amount of available docks. | 8/9/2024 12:06 PM |
| 484 | Expect further commercializing that area will cause added traffic in an already challenged environment. Too close to existing homes. | 8/9/2024 12:06 PM |
| 485 | No hotels or apartments! | 8/9/2024 12:04 PM |
| 486 | Consider increased traffic on Tega Cay Dr which is heavily pedestrian. Consider how quiet Tega Cay atmosphere is. I would like to maintain that. Consider the aesthetic of Tega Cay, which is residential and recreational. Consider draw of people from outside of Tega Cay, which I don't view as a positive. I want to keep Tega Cay for Tega Cay residents. | 8/9/2024 12:04 PM |
| 487 | I do not want to encourage outside public access to this area. We have so much trouble with Windjammer park and the noncommunity traffic down Windjammer that it is not safely walkable (families walking dogs, riding bikes, etc.). If any future economic development is desired for this area, I would prefer it be a club style or community/Tega Cay citizen exclusive. | 8/9/2024 12:04 PM |
| 488 | Conversations about commercial or other higher vehicle traffic development ideas should not be entertained without the required roadway infrastructure upgrades, expenses, traffic control, and how these would be initially funded as well as ongoing maintenance and improvement responsibility | 8/9/2024 12:04 PM |
| 489 | There is an immediate and ongoing concern in regard to the traffic (speeding, lack of awareness of the crosswalks, etc.) that would be hugely and negatively impacted. | 8/9/2024 12:03 PM |
| 490 | Do NOT approve a hotel. It will destroy the small town allure of the peninsula. A restaurant at the marina will pull business from the Shoee Club which is good. The Shore Club is garbage and needs some competition to raise the bar. | 8/9/2024 12:03 PM |
| 491 | Don't Lake Norman our piece of paradise. We've already experienced too much growth. | 8/9/2024 12:02 PM |
| 492 | The last thing this community needs is additional traffic, noise, and excessive alcohol consumption (we get enough noise pollution and intoxicated drivers in the area from the Shore | 8/9/2024 12:01 PM |

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Club already). Speeding up past the fire station is an existing problem that will only be made worse if this goes through. The safety of our residents when out walking, running, or biking should be the top concern.

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| 493 | The thought of throwing in dense commercial and residential zoning is foul. | 8/9/2024 12:01 PM |
| 494 | Citizens have made it clear many times we are NOT in favor of this | 8/9/2024 12:00 PM |
| 495 | I'd love to have an area with multiple restaurants or ways to enjoy the lake front as part of a commercial district. Currently there are 0 places outside of parks and Papa Docs to do so which is a shame. | 8/9/2024 11:59 AM |
| 496 | The property belongs to the landowner. Within reasonable and community acceptable purposes, he should be allowed to develop it. | 8/9/2024 11:59 AM |
| 497 | Diamond in the rough waiting to be developed into an amazing amenity for the city. The squeaky wheels shouldn't impact a good decision for the city | 8/9/2024 11:59 AM |
| 498 | Keep it quiet and small. Remember the good life. | 8/9/2024 11:58 AM |
| 499 | no hotel!!!!!!!!!! Charming atmosphere, something that looks really quaint and americana. no cheesy buildings with ugly facade. | 8/9/2024 11:56 AM |
| 500 | a lake front restaurant would be fantastic | 8/9/2024 11:55 AM |
| 501 | Traffic and noise management's will be an issue, and efforts to heighten golf cart safety issues will be necessary. | 8/9/2024 11:44 AM |
| 502 | With city limits on keeping boats on personal property, added dry storage and marina access is greatly appreciated. Adding restaurants and alcohol to that mix will increase traffic and alcohol related incidents in a very pedestrian friendly city. In my humble opinion adding more lake access for the residents of Tega Cay will directly benefit the city and its residents. Adding restaurants and alcohol will benefit the greater Ft. Mill area at the detriment to the city of Tega Cay. | 8/9/2024 11:41 AM |
| 503 | I think that commercial should be welcome to certain parts as it would increase income and lower taxes for Tega Cay, so long that it does not disrupt the current state/vibe of Tega Cay. I think it should be done professionally and methodically as to avoid a scenery that looks like the mixed use of downtown fort mill. | 8/9/2024 11:39 AM |
| 504 | There is not the road infrastructure to allow for such proposed commercial activity. Crime will increase. | 8/9/2024 11:38 AM |
| 505 | Traffic and parking is already bad. We have enough commercial area around us. The new downtown Tega cay is coming. Why do we need to have more in our quiet neighborhood? Please stop! | 8/9/2024 11:35 AM |
| 506 | Restaurant only where R-15 lots are and only after all 7 lots are acquired by a developer | 8/9/2024 9:55 AM |
| 507 | Any commercial building within the district should be required to have its own parking lot since parking can already be overflowing during the summer months. | 8/9/2024 9:28 AM |

Q10 What other comments or concerns would you like the Planning Commission to consider in amending the Marina Overlay District in the Zoning Code?

Answered: 25 Skipped: 11

| # | RESPONSES | DATE |
|----|--|--------------------|
| 1 | The area behind Runde park around Catamaran, Cove and Village drive are narrow streets and can't handle extra traffic with our current roads. It's quiet back there and almost crime free, so please don't change that. We have lived here for 14 years and enjoy the quietness of this area. | 9/1/2024 8:53 PM |
| 2 | like it the way it is now no changes needed | 8/31/2024 12:52 AM |
| 3 | I live near the boat dock and the noise is loud and constant. I hope no one else has to listen to that all day! | 8/29/2024 9:57 AM |
| 4 | I am in the process of selling my home and the number 1 objection from potential buyers is the presence of a commercial marina, noise concerns etc. expanding commercial presence in this small space will change the environment in a negative manner that I would not support. I moved here to get away from commercial development not for it to follow me. | 8/28/2024 2:21 PM |
| 5 | Tega Cay was aware something like this was coming. The residents asked for it to be stopped and were told by Tega Cay officials it would not go through as commercial but here we are. The community is special, safe, and not needing commercial items added to the very back of the city. This is disruptive and only being considered due to people having friends with authority and money to pay people off. This should not even be a question after the city already said this was never going to happen. I'm sure my concerns will not be added to paper work since most items unwanted seem to come up missing by the city. | 8/28/2024 10:31 AM |
| 6 | No amendments needed. Leave as is and focus on other City issues / priorities please! | 8/23/2024 6:47 PM |
| 7 | There is not enough space down at this end of Tega Cay as it is. It cannot withstand any more traffic. The roads are smaller, the speed limit is low. More traffic and people unfamiliar with this area are less likely to have the care that those of who live here have for our safety, our living environment, and our overall peace of mind, which was the reason we moved to TC to begin with. It really does create a new safety concern for those of us who live here- We would need to expand the police force to deal with extra amount of chaos this expansion would bring. If we could barely deal with the parking issues at Windjammer Park, imagine what this would be like for the folks down here? | 8/22/2024 12:10 PM |
| 8 | This is a very quiet peaceful neighborhood. Let's keep it that way. I have lived in Tega Cay for 34 years and have learned that plans never turn out the way it is presented to the community. Sounds really good on paper but never turns out that way. | 8/16/2024 6:10 AM |
| 9 | I'd like to know more about which specific areas/parcels may be re-zoned to commercial, which properties may be "repurposed", and what that would entail. | 8/12/2024 6:03 PM |
| 10 | I believe the Marina Overlay District should remain strictly residential as it is now (with the obvious exception of the existing marina). If commercial development is allowed I have serious concerns about the increased traffic, noise etc. that would come with such development and make existing homes very unappealing as private residences. It makes no sense to me to have people wandering all the way up TC Dr. to access businesses and restaurants in the marina area. My opinion is that there are other parts of TC closer to main roads and the highway that are more suitable for commercial development. I have been a home owning resident of TC since before it was a city with 14 of those years being on Marina Dr. Consequently I've witnessed many changes in the city with most all of them being for the better. But I do not believe allowing commercial development in the Marina Overlay District would be a positive change. | 8/11/2024 2:24 PM |
| 11 | Tega Cay has been named a "Tree City" in the past and any development in the Zone R-6 would desecrate that name, the ecosystem of the area and harm the over 20 species of birds | 8/10/2024 4:15 PM |

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and other wildlife that call it home. I understand expansion but this area works perfect as it has for several years now and is still thriving. Please don't let the peace and serenity of this area become a noise factor that risks not being properly monitored. Thank you for your time.

| | | |
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| 12 | The osprey and hawks nest and feed in those trees. Why not expand Pitcairn Park, if it needs to be done? | 8/10/2024 1:15 PM |
| 13 | The parking lot is completely full with marina users on busy days. There simple isn't enough additional parking for any type of business on those days. Using the restaurant at the golf club as a basis, how can anyone expect that a restaurant at the marina could break even? In addition, we all know that the owners of the marina are the only ones pushing for growth in this residential area. Any restaurant/club/entertainment venue will have so much noise pollution that living in the tranquil neighborhood would be unbearable. Are we ready to widen the road from the fire station on to accommodate additional traffic? Would the owners of the proposed commercial sites be responsible for that cost or will the city once again help this one owner achieve his desires? The only place the owner of the marina could possibly build a restaurant is on his two pieces of property at 28001 and 28002 Marina Drive. And even then, a buffer of 20 feet from 28003 will leave little room for a proper restaurant and the views would be limited. I can assure you that the owners 28003, 28004 and 28005 are not interested in selling their properties to the Denton Marina Group at any price so that it can amass the amount of lake front property needed to accomplish its goal properly. Alternatively, if the Marian Group decides to build a restaurant on the 28000 property, there is little room considering the boat launch on one side and the boat slips on the other. And very limited lake views from that location. | 8/9/2024 10:39 PM |
| 14 | No. | 8/9/2024 10:10 PM |
| 15 | There should be no commercial development in the marina overlay district. This is a very quite section of the community and should remain that way. The infrastructure does not support any further commercial development. | 8/9/2024 5:25 PM |
| 16 | Absolutely NO COMMERCIAL development. Leave it OFF the peninsula. We do not need ANY commercial development at the Marina. | 8/9/2024 3:02 PM |
| 17 | Leave it alone | 8/9/2024 2:17 PM |
| 18 | Please don't ruin this part of the city. My family has been on Marina Dr. For 30+ years. It is a true shame on the city and the owner of the marina to develop that natural area. Please stop destroying this area. | 8/9/2024 2:03 PM |
| 19 | Biggest concerns are traffic, noise, pollution as most visiting outsiders don't care about the cleanliness of the areas they visit, more people = more crime. To all the Tega Cay politicians or whoever is coming up with these expansion ideas, stop being so fucking greedy and let us continue having our peace. | 8/9/2024 1:15 PM |
| 20 | I have lived here since 1992 and am 69 years old. I will make a big noise if the city tries to take my property such as trying to get rid of affordable housing, making a little old lady leave home. Making minorities leave homes. Will get homeowners to sue. I will drag the process through the mud. | 8/9/2024 1:06 PM |
| 21 | As great as it would be to have some small restaurants and shops (no offices, no boat storage) that were waterfront, I do not think this administration (specifically the current marina owner and city management) are capable of properly executing a community vision that would be welcomed by neighbors and a good fit for this area. The streetscape from the fire department on back would need to be significantly improved and maintained, which is already a tall task for the city. You would likely end up with issues similar to what is seen on Windjammer Dr. In terms of restaurants, it would be a shame if we ended up with a Model A 3.0, or having the City build the facility on the backs of the taxpayers and then only charging for-profit occupants a nominal \$1,000/mo in rent (significantly under market rate and nowhere near covering costs), or even a restaurant with over-priced and less than stellar food choices. The marina, the boat maintenance shop and the parking lots are already an eye soar. It is hard to fathom something thoughtfully designed and built with residents in mind FIRST could come out of these efforts from the city's administration or Denton. This survey itself listed the City's financial integrity as the first reason to explore this – then came the interests of the people of the community. If you want to change the dynamics of the area near the marina, you have to actually put the needs of the neighbors and community first. Only then could you possibly be successful in your efforts. I understand this survey is your first attempt to gauge those needs and desires, but it should be the first step in a plethora of others. All this said, the city | 8/9/2024 12:50 PM |

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administration is still not capable of managing this redevelopment effectively and unless that were to change, I would be against any efforts to try as they are likely to scorch the future project by doing so.

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| 22 | Street to the marina should not be privately owned | 8/9/2024 12:24 PM |
| 23 | I enjoy this back section of the peninsula where I purchased a home especially because of the privacy, lack of traffic, peace and quiet. I absolutely oppose further development in this area because it works bring traffic and people and noise to our quiet neighborhood. | 8/9/2024 12:11 PM |
| 24 | Have we not accommodated to the northerners moving in and ruining our community enough? I have lived in Tega Cay my entire life and it is so sad to see how busy and crazy it has become. The back of Tega Cay I felt was all we had left of our original quaint community. Hate to see everything over developed and overcrowded. I bet Bob Runde wouldn't have wanted this. Let us keep our side of town. Maybe possibly would be open to the old city hall by the marina being rebuilt. But no more commercialization. Seriously, when does it stop? | 8/14/2024 8:37 PM |
| 25 | No commercial development except where marina and adjacent land located | 8/9/2024 8:53 PM |