

City of Tega Cay, South Carolina

Regular City Council Meeting Agenda

*Tega Cay Glennon Center - Lower Level
15077 Molokai Drive, Tega Cay, SC*

6:00 P.M. Call to Order, Pledge of Allegiance and Moment of Silence

1. Executive Session
 - A. Contractual Matters concerning Land Swap Agreement with Mattamy Homes
2. Public Comments
3. Unfinished Business

- 3.a. 2nd Reading Of An Ordinance To Annex And Zone The Following Tax Map Numbers: 6440000016, 6440000027, 6440000038, 6440000039, 6440000042 From RUD In The County To PDD In The City

Documents:

[ORD __ ANNEXATION ORDINANCE_GAME ON.PDF](#)

- 3.b. 2nd Reading Of An Ordinance To Rezone The Following Tax Map Numbers: 6440101030, 6440101031, And 6440101344 From B1 And B2 In The City To PDD In The City

Documents:

[ORD __ REZONING ORDINANCE_GAME ON.PDF](#)

- 3.c. 2nd Reading Of An Ordinance To Annex And Rezone The Following Tax Map Numbers As Part Of A 100 Percent Annexation Petition: 6440000045, 6440000047, 6440000048, 6440000049, 6440000050, 6440000051, 6440000052, And 6440000053 From RUD In The County To PDD In The City

Documents:

[ORD __ ANNEXATION ORDINANCE.PDF](#)

- 3.d. PRT Commission Appointments
4. New Business
 - 4.a. Land Swap Agreement With Mattamy Homes
5. Adjournment

STATE OF SOUTH CAROLINA)
COUNTY OF YORK) ORDINANCE ____
CITY OF TEGA CAY)

TO ANNEX BY 100 PERCENT PETITION METHOD, AND INCORPORATE WITHIN THE CORPORATE LIMITS OF THE CITY OF TEGA CAY, APPROXIMATELY ± 40.58 ACRES, TAX MAP NUMBERS 6440000016, 6440000027, 6440000038, 6440000039, AND 6440000042 FROM RUD IN THE COUNTY TO PDD IN THE CITY

WHEREAS, the owners of the real estate designated as York County Tax Map Number 6440000016, 6440000027, 6440000038, 6440000039, and 6440000042, located on Dam Road and containing ± 40.58 acres, as described on the attached site plan, has petitioned the City Council of the City of Tega Cay to annex to the City of Tega Cay.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Members of City Council of the City of Tega Cay duly assembled:

SECTION I. That the described land on the attached plats and all adjacent rights-of-way, contiguous to the boundary of the City of Tega Cay is hereby annexed to, taken into and made a part of the City of Tega Cay.

SECTION II. That the property above described and hereby annexed shall be Planned Development District (PDD) under the Zoning Ordinance of the City of Tega Cay.

SECTION III. This ordinance shall be effective from and after the date that the Property Owners transfer the above-described property to Brad Ceraolo, declarant for Game On Development, through a deed recorded in the Office of the Register of Deeds, York County, South Carolina. If the property is not transferred within one-hundred and twenty (120) days from the date of adoption, this ordinance shall be of no force or effect.

FIRST READING: July 18, 2016
SECOND READING: August 1, 2016

Enacted this __ day of _____, 2016, by a majority vote of the duly elected City Council of the City of Tega Cay, South Carolina.

SIGNED: **CITY OF TEGA CAY**

[SEAL]

George C. Sheppard, Mayor

David L. O’Neal, Mayor Pro Tempore

Dottie Hersey, Council Member

Ryan Richard, Council Member

Jennifer Stalford, Council Member

ATTEST:

Charlie Funderburk, City Manager

Certificate of Adoption

I hereby certify that the foregoing is a true copy of the ordinance passed at the regular meeting of the City Council of the City of Tega Cay, South Carolina, held on the ____ day of _____, 2016.

Sylvia Szymanski

Municipal Clerk

STATE OF SOUTH CAROLINA)
COUNTY OF YORK) ORDINANCE ____
CITY OF TEGA CAY)

TO REZONE APPROXIMATELY ± 38.03 ACRES, TAX MAP NUMBERS 6440101030, 6440101031, AND 6440101344 FROM B-1 AND B-2 TO PDD

WHEREAS, the owners of the real estate designated as York County Tax Map Number 6440101030, 6440101031, and 6440101344, located on Dam Road and Stonecrest Boulevard and containing ± 38.03 acres, as described on the attached site plan, has petitioned the City Council of the City of Tega Cay to be rezoned.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Members of City Council of the City of Tega Cay duly assembled:

SECTION I. That the property above described shall be zoned Planned Development District (PDD) under the Zoning Ordinance of the City of Tega Cay.

SECTION II. This ordinance shall be effective from and after the date that the Property Owners transfer the above-described property to Brad Ceraolo, declarant for Game On Development, through a deed recorded in the Office of the Register of Deeds, York County, South Carolina. If the property is not transferred within one-hundred and twenty (120) days from the date of adoption, this ordinance shall be of no force or effect.

FIRST READING: July 18, 2016
SECOND READING: August 1, 2016

Enacted this __ day of _____, 2016, by a majority vote of the duly elected City Council of the City of Tega Cay, South Carolina.

SIGNED: **CITY OF TEGA CAY**

[SEAL]

George C. Sheppard, Mayor

David L. O’Neal, Mayor Pro Tempore

Dottie Hersey, Council Member

Ryan Richard, Council Member

Jennifer Stalford, Council Member

ATTEST:

Charlie Funderburk, City Manager

Certificate of Adoption

I hereby certify that the foregoing is a true copy of the ordinance passed at the regular meeting of the City Council of the City of Tega Cay, South Carolina, held on the ____ day of _____, 2016.

Sylvia Szymanski

Municipal Clerk

STATE OF SOUTH CAROLINA)
COUNTY OF YORK) ORDINANCE ____
CITY OF TEGA CAY)

TO ANNEX BY 100 PERCENT PETITION METHOD, AND INCORPORATE WITHIN THE CORPORATE LIMITS OF THE CITY OF TEGA CAY, APPROXIMATELY ± 57.51 ACRES, TAX MAP NUMBERS 6440000045, 6440000047, 6440000048, 6440000049, 6440000050, 6440000051, 6440000052, AND 6440000053, ADJACENT TO THE BOUNDARY LINE OF THE CITY, AS DESCRIBED ON THE SITE PLAN ATTACHED HERETO AND INCORPORATED BY REFERENCE AND TO REZONE FROM RUD IN THE COUNTY TO PDD IN THE CITY

WHEREAS, the owners of the real estate designated as York County Tax Map Number 6440000045, 6440000047, 6440000048, 6440000049, 6440000050, 6440000051, 6440000052, and 6440000053, located on Dam and Gardendale Roads and containing ± 57.51 acres, as described on the attached site plan, has petitioned the City Council of the City of Tega Cay to annex to the City of Tega Cay.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Members of City Council of the City of Tega Cay duly assembled:

SECTION I. That the described land on the attached plats and all adjacent rights-of-way, contiguous to the boundary of the City of Tega Cay is hereby annexed to, taken into and made a part of the City of Tega Cay.

SECTION II. That the property above described and hereby annexed shall be Planned Development District (PDD) under the Zoning Ordinance of the City of Tega Cay.

SECTION III. This ordinance shall be effective beginning on the date that the property owners transfer the above-described properties to Mattamy Homes, and Mattamy Homes subsequently transfers certain property to the City of Tega Cay as described in the Land Swap Agreement dated _____, 2016, attached hereto, through deeds recorded in the Office of the Register of Deeds, York County, South Carolina. If the properties are not transferred, including the transfer of property to the City of Tega Cay pursuant to the Land Swap Agreement, within one-hundred and twenty (120) days from the date of adoption, this ordinance shall be of no force or effect, *ab initio*.

FIRST READING: June 20, 2016
SECOND READING: August 1, 2016

Enacted this __ day of _____, 2016, by a majority vote of the duly elected City Council of the City of Tega Cay, South Carolina.

SIGNED:

CITY OF TEGA CAY

[SEAL]

George C. Sheppard, Mayor

David L. O’Neal, Mayor Pro Tempore

Dottie Hersey, Council Member

Ryan Richard, Council Member

ATTEST:

Charlie Funderburk, City Manager

Certificate of Adoption

I hereby certify that the foregoing is a true copy of the ordinance passed at the regular meeting of the City Council of the City of Tega Cay, South Carolina, held on the ____ day of _____, 2016.

Sylvia Szymanski

Municipal Clerk