

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. Joint Public Hearing With The Planning Commission

- 1.a. Rezoning Of TMS# 646-00-00-062 (Former Suite Property Currently Owned By City Adjacent To City Hall) From BD-1 In The County To GI In The City As A Part Of A 100 Percent Petition Annexation

Documents: [1A1 ANNEXATION PETITION_SIGNED_2216 GOLD HILL.PDF](#), [1A2 SURVEY FOR 2216 GOLD HILL.PDF](#), [1A3 ANNEXATION REPORT ON 2216 GOLD HILL ROAD.PDF](#), [1A4 STAFF REPORT_2216 GOLD HILL ROAD.PDF](#)

- 1.b. Rezoning Of TMS# 644-00-00-030 (Dam Rd.) From RUD In The County To B-2 In The City As A Part Of A 100 Percent Petition Annexation

Documents: [1B1 MARLOW ANNEXATION PETITION_SIGNED.PDF](#), [1B3 SURVEY_MARLOW PROPERTY.PDF](#), [1B4 ANNEXATION REPORT ON 2264 DAM ROAD.PDF](#), [1B5 STAFF REPORT_MARLOW PROPERTY.PDF](#)

- 1.c. Rezoning Of TMS#S 646-00-00-002, 646-00-00-004, 646-00-00-005, 646-00-00-006, 646-00-00-007, 646-00-00-013, 646-00-00-031, 644-01-01-029, And A Portion Of 646-00-00-018 From RUD In The County And B-2 In The City Of Tega Cay To PDD In The City (Windhaven)

Documents: [1C1 100 PERCENT PETITION FOR ANNEXATION_EXECUTED 1 6 2016.PDF](#), [1C3 REZONING APPLICATION.PDF](#), [1C4 ANNEXATION REPORT ON WINDHAVEN PDD.PDF](#), [DT62 - WINDHAVEN - REZONING 4TH SUBMITTAL.PDF](#), [DT62 - WINDHAVEN PDD STANDARDS REV 2.11.16.PDF](#)

- 1.d. Rezoning Of TMS#S 646-00-00-016 From B-1 (Neighborhood Business) To GI (Government & Institutional)- City Hall, 643-07-01-014 From B-2 (General Business) To GI (Police Station), A Portion Of 643-07-01-001 From B-1 To GI (Glennon Center), 644-01-01-345 From B-2 To PARK (Memorial Gardens), 644-01-01-020 From B-2 And PARK To PARK (Trailhead Park), 644-02-01-001 From B-1 To PARK (Trailhead Park- Restroom Area Next To Shoreline Parking Lot), 644-02-01-002 From B-1 To PARK (Shoreline Pkwy Parking Lot For Trailhead Park), 644-01-01-120 From B-1 To PARK (Gravel Lot And Pier Area Adjacent To Beach & Swim Center)

Documents: [1D1 STAFF REPORT_PROACTIVE REZONINGS.PDF](#), [1D2 6460000016_CITY HALL.PDF](#), [1D3 6430701014_POLICE DEPT.PDF](#), [1D4 64307001001-GLENNONCTR-TENNIS-WATER TOWER-CLUBHOUSE-PAVILION_ZONING MAP.PDF](#), [1D5 6440101345_MEMORIAL GARDEN.PDF](#), [1D6 6440101020_TRAILHEAD PARK.PDF](#), [1D7 6440201001_SHORELINE PARKING LOT.PDF](#), [1D8 6440201002_SHORELINE PARKING LOT 2.PDF](#), [1D9 6440101120 GRAVEL LOT BSC.PDF](#)

- 1.e. Rezoning Of TMS#S 644-02-01-014 From B-1 To GI (Gold Hill Elementary & Gold Hill Middle Schools), 644-01-01-250 From B-1 To GI (Tega Cay Elementary School)

Documents: [1E1 FMSD REZONING APP.PDF](#), [1E2 6440201014_GOLD HILL ELEMENTARY_MIDDLE SCHOOL.PDF](#), [1E3 644010250_TC ELEMENTARY SCHOOL.PDF](#), [1E5 STAFF REPORT_PROACTIVE REZONINGS.PDF](#)

2. Public Comments

3. Approval Of Minutes

3.a. Regular City Council Meeting, January 19, 2016

Documents: [3A DRAFT MINUTES 1.19.16.PDF](#)

4. Special Presentations

4.a. SCDNR Deer Study

4.b. Mr. Putty's Fun Park

5. New Business

5.a. Award For Fire Department RFP

5.b. Planning Commission Recommendation Regarding Rezoning (Item 1)

5.c. Introduction And 1st Reading Of An Ordinance To Annex By 100 Percent Petition Tax Map Number 646-00-00-062 And To Rezone From BD-1 In The County To GI In The City

Documents: [5C1 ANNEXATION ORDINANCE -SUITE PROPERTY BY CITY HALL.PDF](#), [5C2 SURVEY FOR 2216 GOLD HILL.PDF](#)

5.d. Introduction And 1st Reading Of An Ordinance To Annex By 100 Percent Petition Tax Map Number 644-00-00-030 And To Rezone From RUD In The County To B-2 In The City

Documents: [5D1 ANNEXATION ORDINANCE - MARLOW PROPERTY.PDF](#), [5D2 SURVEY_MARLOW PROPERTY.PDF](#)

5.e. Introduction And 1st Reading Of An Ordinance To Annex By 100 Percent Petition Tax Map Numbers 646-00-00-002, 646-00-00-004, 646-00-00-005, 646-00-00-006, 646-00-00-007, 646-00-00-013, 646-00-00-031, 644-01-01-029, And A Portion Of 646-00-00-018 And To Rezone From RUD In The County To PDD In The City

Documents: [5E1 ANNEXATION ORDINANCE - WINDHAVEN.PDF](#), [DT62 - WINDHAVEN - REZONING 4TH SUBMITTAL.PDF](#), [DT62 - WINDHAVEN PDD STANDARDS REV 2.11.16.PDF](#)

5.f. Introduction And 1st Reading Of An Ordinance To Rezone Tax Map Numbers 646-00-00-016 From B-1 To GI, 643-07-01-014 From B-2 To GI, A Portion Of 643-07-01-001 From B-1 To GI, 644-01-01-345 From B-2 To PARK, 644-01-01-020 From B-2 And PARK To PARK, 644-02-01-001 From B-1 To PARK, 644-02-01-002 From B-1 To PARK, 644-01-01-120 From B-1 To PARK

Documents: [5F1 REZONING ORDINANCE - CITY PROPERTIES.PDF](#)

5.g. Introduction And 1st Reading Of An Ordinance To Rezone Tax Map Numbers 644-02-01-014 And 644-01-01-250 From B-1 To GI

Documents: [5G1 REZONING ORDINANCE - SCHOOL PROPERTIES.PDF](#)

5.h. Street Acceptance For Entirety Of Celandine Way, Bergamot St., Rosebud Ct., Basil Ct., Violet Ct. And Verbena Ct.; For The Remaining Portions Of Angelica Lane, Annatto Way, Rosemary Lane And Gladiola Way; And Sections Of Cilantro Ct (As Shown In

Phase 1, Pod C, Map 2) And Coralbell Lane (As Shown In Phase 1, Pod C, Map 1 & Map 2), And Hazel St. (As Shown In Phase 1, Pod C, Map 3)

Documents: [5H1 STREET ACCEPTANCE.PDF](#)

- 5.i. Discussion Regarding Volunteer Opportunities/Committees
6. City Manager's Report
7. Public Comments
8. Council Comments
9. Executive Session
 - 9.a. Discussion Incident To Contractual Matters Related To Food And Beverage Services
10. Adjournment

100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE CITY OF TEGA CAY:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

All that certain piece of property containing approximately 1.47 acres more or less and shown on the attached survey. The property is bounded on the north by lands now or formerly of Mrs. Caroline Dulin Helms, on the east by Gold Hill Road, on the west by Duke Power- Tega Cay Retail Substation, and on the south by Tega Cay City Hall.

The property is designated as follows on the County tax maps: TMS # 646-00-00-062

A plat or map of the area should be attached.

It is requested that the property be zoned as follows: Government and Institutional (GI)


Signature as City Manager Street Address, City Date 12/4/15

Signature Street Address, City Date

=====
For Municipal Use:

Petition received by Susan Britz, Date 12/4/15

Description and Ownership verified by Susan Britz, Date 12/4/15

Recommendation FAVORABLE

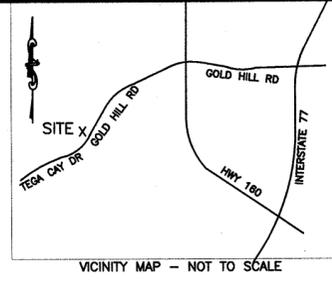
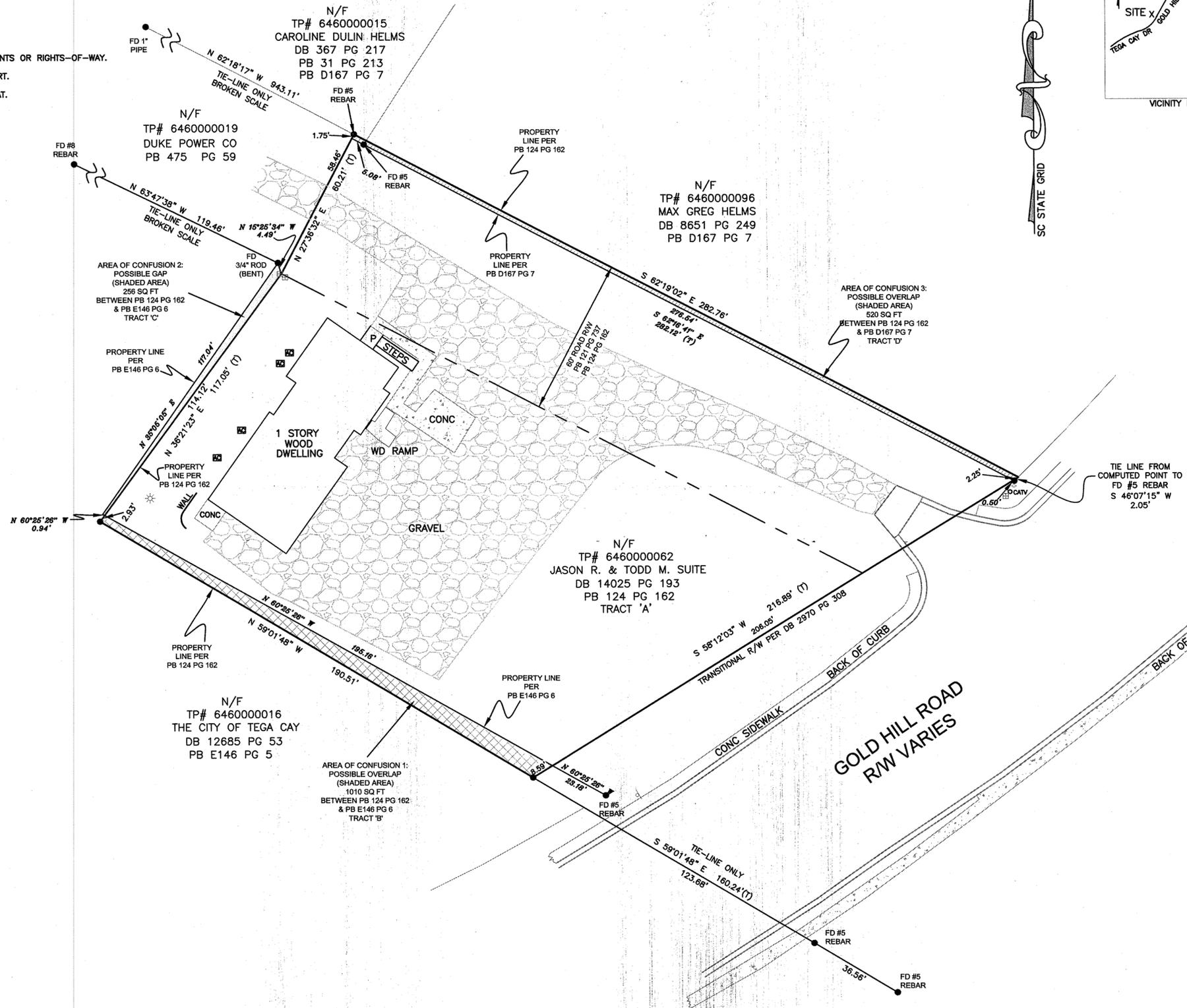
By: Susan Britz, Date 12/4/15

- NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 2. BOUNDARY SURVEY COMPLETED SEPTEMBER 2, 2015.
 3. AREAS COMPUTED BY COORDINATE METHOD.
 4. TOTAL SITE AREA IS 0.9804 ACRES (42,707 SF).
 5. ORIENTATION BASED ON SC STATE PLANE GRID.
 6. THESE PROPERTIES MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHTS-OF-WAY.
 7. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
 8. NO NEW PROPERTY LINES WERE ESTABLISHED WITH THIS PLAT.

LEGEND:

- R/W - RIGHT-OF-WAY
- PB PG - PLATBOOK - PAGE
- DB PG - DEEDBOOK - PAGE
- FD - FOUND
- BOC - BACK OF CURB
- P - PORCH
- ☼ - LIGHT POLE
- TP# - TAX PARCEL NUMBER
- CONC - CONCRETE
- - IRON SET
- - FOUND IRON
- △ - COMPUTED POINT
- ▣ - TELEPHONE PEDESTAL
- SIGN
- ◇ - FIBER OPTIC MARKER
- CATV - CABLE OR COMMUNICATIONS PEDESTAL
- AC - AIR CONDITIONING UNIT

REFERENCE:
PARCEL # 6460000062 - DB 14025 PG 193 & PB 98 PG 422



SUMMIT LAND SERVICES
P.O. BOX 7442
CHARLOTTE, NC 28241
OFFICE: 704.626.2800
FAX: 704.626.2805
WWW.SUMMIT-COMPANIES.COM

REVISIONS:

DATE	DESCRIPTION AND REVISIONS
11/20/15	ADDED METES AND BOUNDS OR SUBSTANCES ON GAPS AND OVERLAPS

CLIENT:
CITY OF TEGA CAY
P.O. BOX 3399
TEGA CAY, SOUTH CAROLINA 29708

PROJECT:
BOUNDARY SURVEY OF
PARCEL 6460000062
0.9804 ACRES
CITY OF TEGA CAY
YORK COUNTY, SOUTH CAROLINA

SHEET:
2216 GOLD HILL RD.dwg

PROJ. DATE: 9-15-2015
SCALE: 1" = 30'
DRAWN BY: RPE
CHECKED BY: KCH
PROJECT NO: 3489-15

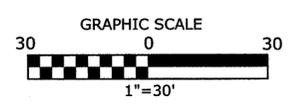
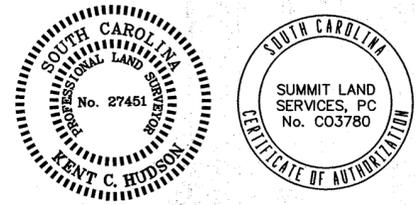
SHEET
1

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY, SOUTH CAROLINA, COMMUNITY PANEL NUMBER 45091C0211E WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, KENT C. HUDSON, PLS, CERTIFY TO THE FOLLOWING: THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND. NO NEW PROPERTY LINES WERE ESTABLISHED WITH THIS PLAT.

Certification:
I, hereby state to the best of my professional knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Land Surveying in South Carolina, and meets or exceeds the requirements for a class "A" survey as specified therein; also there are no visible encroachments, or projections other than shown.

Signed: *Kent Cooper Hudson*
Kent Cooper Hudson PLS#27451
PROUD MEMBER OF SCSPLS



Tega Cay Annexation Report on 2216 Gold Hill Road

(TMS#s 646-00-00-062)

The owner of tax parcel 644-00-0-030, the City of Tega Cay, did properly petition for incorporation of the above-referenced property into the municipal limits of Tega Cay via the 100% Free-Holder Method for annexation defined in Section 5-3-150 of the South Carolina Code of Laws. This report is compiled and presented to the City Council of the City of Tega Cay to assist in the analysis of this annexation request.

Property Description

The property under consideration for annexation consists of approximately 1.47 acres with 0.98 acres being occupied by a 1 story wood building and a gravel parking lot. The remainder of the acreage consists of a ROW easement and access drive to the Duke Power Tega Cay Substation. The property is located adjacent to the municipal boundary of the City of Tega Cay in the area to be generally described as that which lies to the North of Tega Cay City Hall, South of lands now or formerly of Mrs. Caroline Dulin Helms and East of Duke Power-Tega Cay Retail Substation and is further depicted on the Boundary Survey attached hereto.

Current County Zoning for Property: BD-1 (Business Development)

The purpose of this district is to provide certain areas within the county “small scale” commercial services and convenience uses. This district principally serves residential subdivisions and permits small scale professional offices as compatible supplements in these areas.

Zoning of Property Adjacent to Proposed Property

The property adjacent to this site on the South is zoned B-1 (Business District-Neighborhood) within the City of Tega Cay. The property adjacent to the West is zoned BD-1 (Business Development 1) in the County and contains the Duke Power Tega Cay Substation. The property generally to the North is also BD-1 in the County. The property immediately adjacent to the East is the location of the Tega Cay Memorial Gardens.

Future Development Projection

The proposed use for this property if annexed and rezoned would be as an annex to the adjacent City Hall and for future expansion of City services.

Annexation Evaluation Criteria

1. Does the proposed annexation conform to the current Tega Cay Comprehensive Plan?

The 2015-2025 Comprehensive Plan Land Use Map calls for a Government and Institutional Center in the area where this property is located. The City has recently revised its Zoning Code to include a new Government and Institutional District (GI) in support of this goal.

The purpose of the Government and Institutional District (GI) within the City is to provide a wide variety of professional and government offices and institutions proximate to residential and more intense business districts so as to satisfy the City’s demand for services. The regulations for this district are designed to encourage the formation and

continuance of a quiet, compatible, and uncongested environment for government and institutional services intermingled with residential uses. This district is different from the other business districts within the City in that Retail Sales and Services are generally prohibited. Some limited retail uses may be allowed as a conditional or special exception use, subject to specific standards, and provided the primary purpose is to serve the office workers in the district. Multi-family and single-family residential uses, community facilities, and religious institutions are also allowed.

2. Does the petition meet the statutory requirements for annexation for the applicable petition method (reference the *S C Code Title 5, Chapter 3*)

YES.

3. Does the proposed annexation support efforts to ensure a highly rated local school system? What will be the impact to the capacity of the Fort Mill School District?

Since the annexation will be for GI uses and City services there will be no impact on school facilities.

4. What is the impact to the Tega Cay Parks and Recreation 10 Year Master Plan? How does the proposed annexation meet the objectives of Chapter 5 of the plan? Will the proposed annexation trigger the need for additional capital improvements?

The proposed development of this parcel is intended to supplement space for City services and therefore will complement the Recreation Master Plan administratively.

5. Will the proposed annexation provide pedestrian walkways and trails to provide connectivity throughout the developed areas? Will the walkways and trails provide connectivity to the following as applicable a) the local schools, b) the Nation Ford Greenway system and c) the Baxter Development?

The development of this parcel for City services will enhance connectivity to the adjacent City Hall and Tega Cay Elementary School.

6. What are the results of a comparison between the costs and the benefits of the annexation in regard to city's annual operating and capital expenditures and revenues?

The proposed development will have a positive fiscal impact for the City due to the enhancement of City services. While the purchase of the current City Hall property in 2012 allowed for expansion at that time, the demand on City services has steadily increased due to recent residential growth. In addition, the location of this property will allow for consolidation of government services in a centralized node thus creating cost/benefit efficiency.

Therefore it is staff's determination that the risks are negligible compared to the potential benefits to be derived from the proposed annexation.

7. Are there any financial considerations by the City to be applied as part of the proposed annexation?

Not at this time.

8. Will the proposed annexation continue to allow the Tega Cay Utilities Department (TCUD) to operate as a self-supporting business enterprise?

The site is currently served by York County utilities but is proposed to be served by Tega Cay Utility Department (TCUD) service lines for water and sewer facilities once

annexation is completed. Therefore, this annexation will allow for TCUD to continue to be self-supporting.

9. What is the impact of the proposed annexation on existing water supply system facilities and services?

As stated earlier, connection to the TCUD system will be completed after annexation of the property. The availability and capacity of City lines within the nearby vicinity of the site are more than adequate for the development of the site as proposed.

10. What is the impact of the proposed annexation on existing sewer system facilities and services?

Same as above.

11. What is the impact of the proposed annexation on existing solid waste disposal?

There would be no immediate impact until the parcel is developed. The current proposed use will be as an annex to City Hall to provide for additional parking. Future plans are yet to be determined.

12. What is the impact of the proposed annexation on existing police protection services and facilities? Is there a need for a crime statistics analysis?

There should be no new added expenses or necessary studies since the subject property is within the current Police and Fire service area based on jurisdictional agreements with York County.

13. What is the impact of the proposed annexation on existing fire protection services and facilities?

Same as above.

14. What is the impact of the proposed annexation on road infrastructure and utilities? Is there a need for a traffic study?

The annexation of the subject property will have limited effect on Tega Cay Drive due to its intended use for City services. The City intends to construct an internal drive to connect this property with the adjacent City Hall parking lot. This will allow for ingress/egress to the site at the signalized intersection of Shoreline Parkway and Tega Cay Drive.

15. Are there special circumstances involved such as failing septic systems, underground storage tanks, contaminated wells, the delineation of wetlands, previous uses of the land, etc. Is there a need for a ASTM Phase I environmental study (ASTM E1527-00)?

NO.

16. Will the proposed annexation adopt policies that protect the water quality of Lake Wylie?

This question is not applicable to this annexation proposal.

17. Does the proposed annexation provide provisions for the preservation and/or restoration of natural, cultural or historic areas and/or structures?

This question is not applicable to this annexation proposal.

18. What is the impact from not annexing the property into the city? If applicable, when the proposed development occurs outside of the city, what will be the resultant impact to the city?

Should the City not pursue annexation there could be substantial negative impact to the City's future growth. As stated earlier, the demand on City services has steadily increased due to recent residential growth. The location of this property will allow for consolidation of government services in a centralized node and is critical to the City's ability to meet the needs of its citizens.

19. Is the location of the proposed annexation strategic?

As stated earlier, annexation of this property is critical to the future growth plans of the City. Therefore it is strategic in that the City needs to expand its provision of services in a centralized location. In addition, expansion of utilities to this location will allow for future growth through potential annexations along Gold Hill Road.

20. Are there any other extenuating circumstances or factors which enhance or diminish the proposed annexation?

No.

REZONING CASE 2016-01

TO: PLANNING COMMISSION
FROM: PLANNING AND DEVELOPMENT
DATE: WEDNESDAY, FEBRUARY 10, 2016
APPLICANT: CITY OF TEGA CAY
REQUEST: TMS # 646-00-00-062- REQUEST TO REZONE APPROXIMATELY 1.47 ACRES FROM BD-1 IN THE COUNTY TO GI IN THE CITY

Staff Summary:

The City purchased this property in late 2015 as an annex to the adjacent City Hall and for future expansion of City services. The property is bounded on the north by lands now or formerly of Mrs. Caroline Dulin Helms, on the east by Gold Hill Road, on the west by Duke Power-Tega Cay Retail Substation, and on the south by Tega Cay City Hall.

The City is proposing to rezone this parcel to Government and Institutional in compliance with the 2015-2025 Comprehensive Plan. The 2015-2025 Comprehensive Plan Land Use Map calls for a Government and Institutional Center in the area where this property is located.

This property is currently zoned in the County as BD-1 (Business Development) in the county. The purpose of this district is to provide certain areas within the county "small scale" commercial services and convenience uses. This district principally serves residential subdivisions and permits small scale professional offices as compatible supplements in these areas.

The purpose of the Government and Institutional District (GI) within the City is to provide a wide variety of professional and government offices and institutions proximate to residential and more intense business districts so as to satisfy the City's demand for services. The regulations for this district are designed to encourage the formation and continuance of a quiet, compatible, and uncongested environment for government and institutional services intermingled with residential uses. This district is different from the other business districts within the City in that Retail Sales and Services are generally prohibited. Some limited retail uses may be allowed as a conditional or special exception use, subject to specific standards, and provided the primary purpose is to serve the office workers in the district. Multi-family and single-family residential uses, community facilities, and religious institutions are also allowed.

Staff believes that the Annexation and Rezoning is appropriate because 1) it is compatible with the 2015-2025 Comprehensive Plan; 2) the site is located in a transitioning area from traditional single family residential uses to more public and commercial uses.

Potential Benefits:

1. The proposed rezoning and annexation will assist the city in meeting goals outlined in the 2015-2025 Comprehensive Plan.

Potential Concerns: There are no potential concerns.

Staff Recommendation: APPROVAL based on the information prepared by staff outlined in this Planning Commission Report.

1. Is there a need for the proposed amendment?

Based on the staff analysis and findings for the planning commission report, the staff has recognized a positive benefit for the rezoning of the site and annexation by meeting a major goal of the of the 2015-2025 Comprehensive Plan.

2. What is the impact of the proposed zoning amendment on the site and surrounding properties?

The site is located adjacent to the current City Hall and across the street from the Memorial Gardens. Also located nearby are Trailhead Park and the Tega Cay Elementary School. This is evidence that the area has already began to transition into public and civic uses. Therefore the impact on surrounding residential properties would be minimal and would actually complement the current property owners.

3. What is the relationship of this request to the official land use development plan?

The Future Land Use Map of the 2015-2025 Comprehensive Plan calls for Governmental and Institutional Uses in this area. Annexation of this particular property will assist the City in accomplishing the City's goals outlined in the Plan. Therefore, this request **IS CONSISTENT** with the Comprehensive Plan.

4. Is there vacant land currently classified for similar development in the vicinity; and/or are there any special circumstances that may make a substantial part of such vacant land unavailable for development?

Currently, **THERE IS NO** vacant land zoned for GI uses within the vicinity of the subject site. However, it is the City's intent to proactively rezone current City-owned sites in the area for similar uses in 2016.

5. Are the uses permitted by the proposed change appropriate in the area concerned?

The uses permitted under the proposed annexation and rezoning **IS APPROPRIATE** for the area due to its location in an area transitioning from traditional residential uses to more public, civic, and commercial uses as outlined in the Comprehensive Plan.

6. Are the existing public school facilities adequate and available or can they be provided to serve the needs of the development likely to take place as a result of such change?

N/A. Since the annexation will be for GI uses and City Services there will be no impact on school facilities.

7. Are the existing road systems adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change? This may include (but is not limited to) such indicators as: traffic counts, road design and capacity, site plan design, trips generated by the proposed land use, etc.:

The annexation of the subject property will have limited effect on Tega Cay Drive due to its intended use for City services. The City intends to construct an internal drive to connect this property with the adjacent City Hall parking lot. This will allow for ingress/egress to the site at the signalized intersection of Shoreline Parkway and Tega Cay Drive. Therefore the existing roads **ARE ADEQUATE.**

8. Are the existing public facilities adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change? This may include (but is not limited to) such indicators as: availability of public water and sewer, whether the proposed change is in accordance with any existing or proposed plans for providing public water and sewer, and does the any existing storm drainage system have capacity to accommodate the proposed use:

The site is currently served by York County utilities but is proposed to be served by Tega Cay Utility Department (TCUD) service lines for water and sewer facilities once annexation is completed. Therefore, existing public facilities **ARE ADEQUATE.**

9. *What soils exist on the site, and are any of them considered Hydric (wetlands) or Prime?*

The soils present on site are Cecil Clay Loam with red or brown, firm clay subsoil and **IS considered a PRIME soil.** **No Hydric** soils have been identified onsite.

10. *Have floodplains been identified on the site?*

There **NO FLOODPLAINS** identified onsite.

11. *Have any historical sites/ endangered species/ abandoned cemeteries located on the site or in the general vicinity been identified?*

THERE ARE NO apparent historical sites, endangered species or abandoned cemeteries onsite.

100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE CITY OF TEGA CAY:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

All that certain piece of property containing approximately 4.24 acres more or less and shown on the attached survey. The property is bounded on the north by lands now or formerly owned by Springland Inc., on the west by Dam Road, on the east by Gold Hill Elementary & Middle Schools, and on the south by lands now or formerly owned by Darryl G. McDaniel

The property is designated as follows on the County tax maps: TMS # 6440000030 and zoned as RUD

A plat or map of the area should be attached.

It is requested that the property be zoned as follows: B-2

Joyce Marlow 2264 Dam Rd, Fort Mill SC 1/19/16
Signature Street Address, City Date

Signature Street Address, City Date

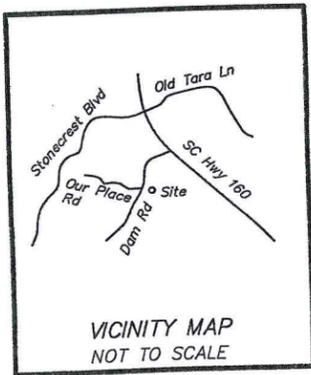
For Municipal Use:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

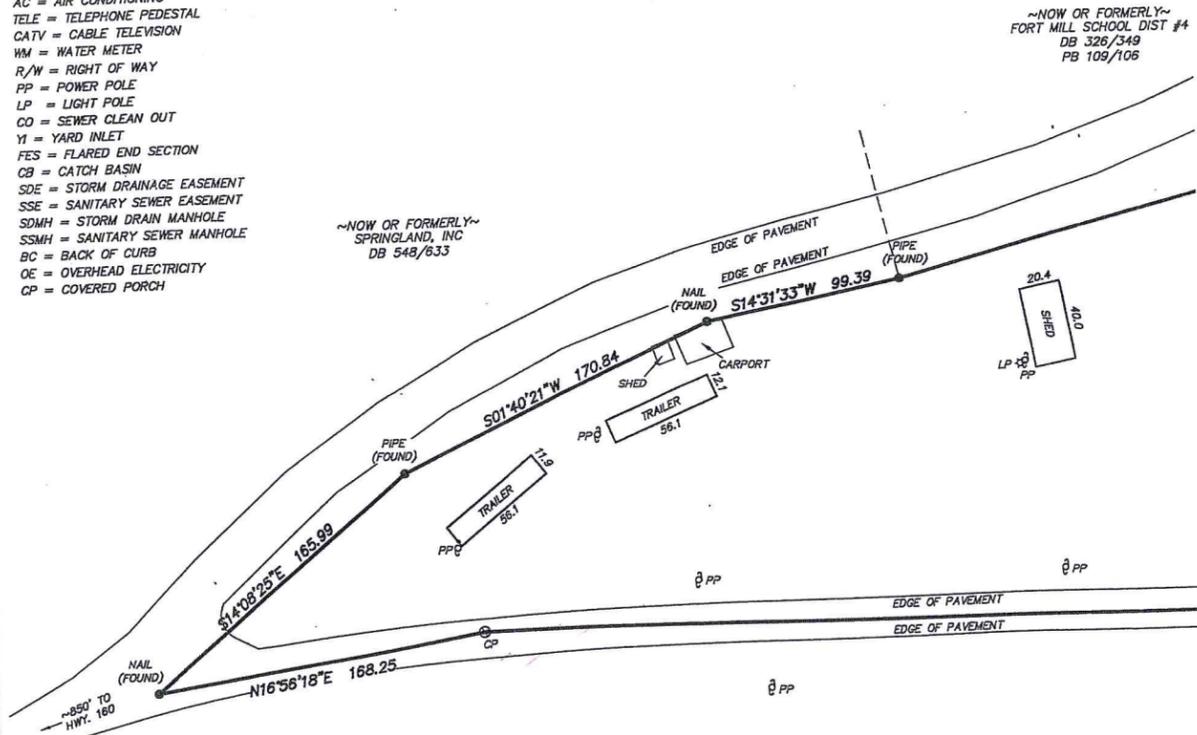
Recommendation _____

By: _____, Date _____



LEGEND:

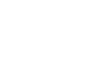
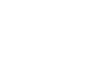
- EIP = EXISTING IRON PIN
- OIP = OLD IRON PIPE
- SIP = SET IRON PIN
- PWR = POWER PAD
- PM = POWER METER
- GM = GAS METER
- AC = AIR CONDITIONING
- TELE = TELEPHONE PEDESTAL
- CATV = CABLE TELEVISION
- WM = WATER METER
- R/W = RIGHT OF WAY
- PP = POWER POLE
- LP = LIGHT POLE
- CO = SEWER CLEAN OUT
- YI = YARD INLET
- FES = FLARED END SECTION
- CB = CATCH BASIN
- SDE = STORM DRAINAGE EASEMENT
- SSE = SANITARY SEWER EASEMENT
- SDMH = STORM DRAIN MANHOLE
- SSMH = SANITARY SEWER MANHOLE
- BC = BACK OF CURB
- OE = OVERHEAD ELECTRICITY
- CP = COVERED PORCH



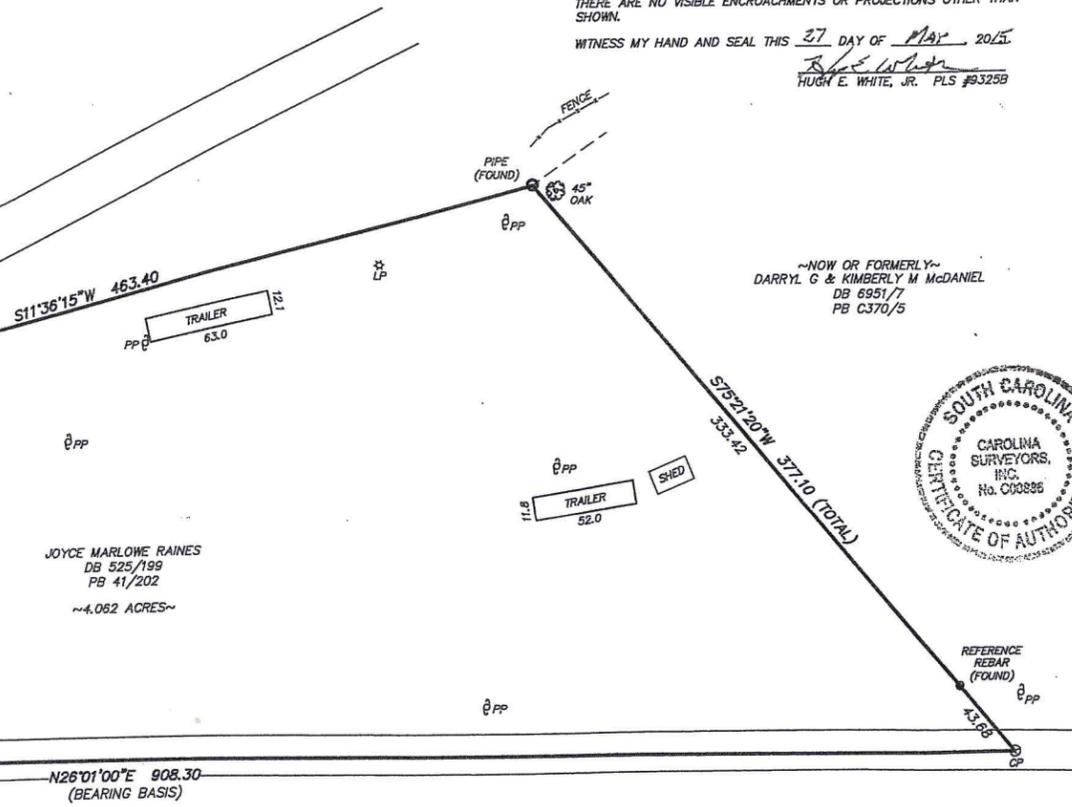
- NOTES:**
1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 2. PROPERTY ZONED RUD (SETBACKS ARE SUBJECT TO AN INTERPRETATION FROM THE ZONING BOARD)
 3. TAX PARCEL NUMBER 6440000030.
 4. DEED REFERENCE: DB 525 PG 189.
 5. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
 6. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 45091C0211E, WITH A DATE OF IDENTIFICATION OF 09/26/2008.
 7. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
 8. AREA COMPUTED BY COORDINATED METHOD.
 10. UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
 11. (FEMA NOTE) ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS.
 12. NO NEW LOTS OR PROPERTY LINES ESTABLISHED.

~NOW OR FORMERLY~
FORT MILL SCHOOL DIST #4
DB 326/349
PB 109/106

~NOW OR FORMERLY~
SPRINGLAND, INC
DB 548/833



GR



JOYCE MARLOWE RAINES
DB 525/189
PB 41/202
~4.062 ACRES~

~NOW OR FORMERLY~
DARRYL G & KIMBERLY M McDANIEL
DB 6951/7
PB C370/5

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

WITNESS MY HAND AND SEAL THIS 27 DAY OF MAY, 2015.
Hugh E. White, Jr.
HUGH E. WHITE, JR. PLS #93258



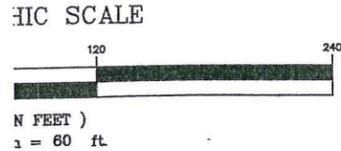
DATE	REVISIONS:	SCALE: 1" = 60'
	2015/DAM ROAD	
	2015/DAM ROAD	
	DRAWN BY: NB	
	CHECKED BY: HW	
	FIELD WORK: JH/EV	
		MAY 27, 2015



CAROLINA SURVEYORS, INC.
HUGH E. WHITE, JR., N.C.R.L.S. & S.C.R.L.S. 889-7501
CERTIFICATE OF AUTHORIZATION #16-1512 SC:888

**DAM ROAD
RIGHT OF WAY UNKNOWN**

- SIP ⊙ SET IRON PIN
- EIP ⊙ EXISTING IRON PIN
- CP ⊙ CALCULATED POINT
- GV ⊙ GAS VALVE
- WV ⊙ WATER VALVE
- MB ⊙ MAIL BOX
- WM ⊙ WATER METER
- FH ⊙ FIRE HYDRANT
- SSMH ⊙ SANITARY SEWER MANHOLE
- SDMH ⊙ STORM DRAIN MANHOLE
- ⊙ LOCATED TREE/SHRUB
- LP ⊙ LIGHT POLE
- ⊙ TELECOMMUNICATION BOX
- TP ⊙ TELECOMMUNICATIONS PEDESTAL
- PP ⊙ POWER POLE
- BFP ⊙ BACK FLOW PREVENTOR
- GW ⊙ GUY WIRE
- CB ⊙ CATCH BASIN
- DI ⊙ DROP INLET
- x-x-x-x-x-x-x-x-x-x- CHAIN LINK FENCE
- - - - - OVERHEAD ELECTRIC



N FEET)
1" = 60 ft.

A BOUNDARY SURVEY SHOWING
#2264 DAM ROAD
(NEAR THE INTERSECTION OF SC HWY 160)
SURVEYED FOR: JOYCE MARLOWE RAINES
AREA: 4.062 ACRES
FORT MILL TOWNSHIP, YORK COUNTY, SOUTH CAROLINA

Tega Cay Annexation Report on 2264 Dam Road
(TMS#s 644-00-00-030)

The owner of tax parcel 644-00-00-030, the City of Tega Cay, did properly petition for incorporation of the above-referenced property into the municipal limits of Tega Cay via the 100% Free-Holder Method for annexation defined in Section 5-3-150 of the South Carolina Code of Laws. This report is compiled and presented to the City Council of the City of Tega Cay to assist in the analysis of this annexation request.

Property Description

The property under consideration for annexation consists of approximately 4.24 acres as depicted on the Boundary Survey attached hereto. The property is bounded on the north by lands now or formerly owned by Springland Inc., on the west by Dam Road, on the east by Gold Hill Elementary & Middle Schools, and on the south by lands now or formerly owned by Darryl G. McDaniel.

Current County Zoning for Property: RUD (Rural Residential)

The purpose of this district is to protect and preserve areas of the county, which are presently rural in character and use. RUD is a zoning classification which permits a development density of 1 residential unit per lot no matter how large the lot is. General commercial uses are prohibited in this classification.

Zoning of Property Adjacent to Proposed Property

The properties adjacent to this site on the North and Northwest are zoned B-2 (General Business District) and PDD (Planned Development District) within the City of Tega Cay. The property to the East is currently zoned B-2 (General Business District) within the City but is undergoing a re-zoning to GI (Government and Institutional). The properties adjacent to the North and South are zoned RUD (Rural Residential) in the County.

Future Development Projection

The requested zoning designation of B-2 would permit a variety of retail, commercial, and professional uses. The use proposed in the zoning petition for this property is as an operations facility which is a by-right commercial use in the B-2 zoning classification.

Annexation Evaluation Criteria

1. Does the proposed annexation conform to the current Tega Cay Comprehensive Plan?

The 2015-2025 Comprehensive Plan Land Use Map identifies the subject property as being located in a mixed-use area which calls for diversity of commercial services and professional uses that integrate flexible design standards compatible with the principles

outlined in the Plan. The intended use as an operations facility is highly compatible with the intent of the Plan.

- 2. Does the petition meet the statutory requirements for annexation for the applicable petition method (reference the *S C Code Title 5, Chapter 3*)**

YES.

- 3. Does the proposed annexation support efforts to ensure a highly rated local school system? What will be the impact to the capacity of the Fort Mill School District?**

Since the annexation will be for commercial uses there will be no impact on school facilities.

- 4. What is the impact to the Tega Cay Parks and Recreation 10 Year Master Plan? How does the proposed annexation meet the objectives of Chapter 5 of the plan? Will the proposed annexation trigger the need for additional capital improvements?**

The proposed development of this parcel is intended to be commercial and therefore is not applicable to the Recreation Master Plan.

- 5. Will the proposed annexation provide pedestrian walkways and trails to provide connectivity throughout the developed areas? Will the walkways and trails provide connectivity to the following as applicable a) the local schools, b) the Nation Ford Greenway system and c) the Baxter Development?**

The development of this parcel for an operations center is not conducive to pedestrian access and therefore only internal connections will be provided.

- 6. What are the results of a comparison between the costs and the benefits of the annexation in regard to city's annual operating and capital expenditures and revenues?**

The proposed zoning for the property if annexed will have a positive fiscal impact for the City due to the additional tax base as a commercial entity. In addition to the tax rate, there will be a positive impact due to the revenue derived from the issuance of City business licenses. Also, since the property is currently rural and residential in nature there are no public utilities onsite. Commercial uses will require a tap on the TCUD lines along Dam Road. Additional revenue will be generated by the tap and usage fees. There will be limited impact on Police and Fire services but it is staff's determination that the risks are negligible compared to the potential benefits to be derived from the proposed annexation.

- 7. Are there any financial considerations by the City to be applied as part of the proposed annexation?**

Not at this time.

- 8. Will the proposed annexation continue to allow the Tega Cay Utilities Department (TCUD) to operate as a self-supporting business enterprise?**

The site is currently served by well and septic but is proposed to be served by Tega Cay Utility Department (TCUD) service lines for water and sewer facilities once annexation is

completed. Therefore, this annexation will allow for TCUD to continue to be self-supporting.

9. What is the impact of the proposed annexation on existing water supply system facilities and services?

As stated earlier, connection to the TCUD system will be completed after annexation of the property. The availability and capacity of City lines within the nearby vicinity of the site are more than adequate for the development of the site as proposed.

10. What is the impact of the proposed annexation on existing sewer system facilities and services?

Same as above.

11. What is the impact of the proposed annexation on existing solid waste disposal?

Since the proposed zoning is commercial there will be no impact.

12. What is the impact of the proposed annexation on existing police protection services and facilities? Is there a need for a crime statistics analysis?

There should be no immediate added expenses or necessary studies since the subject property is within the current Police and Fire service area based on jurisdictional agreements with York County.

13. What is the impact of the proposed annexation on existing fire protection services and facilities?

Same as above.

14. What is the impact of the proposed annexation on road infrastructure and utilities? Is there a need for a traffic study?

The annexation of the subject property will have limited effect on Dam Road due to its intended use as an operations facility. However, included in the Site Plan requirements is the completion of a Traffic Impact Analysis based on the proposed use. Based upon the findings in this study there may be mitigation required due to any identified impacts on the transportation system. These may include such items as a dedicated turning lane or improvements to the signalized intersection at Dam Road and Hwy 160. However, the impacts and subsequent mitigation requirements are UNKNOWN at this time.

15. Are there special circumstances involved such as failing septic systems, underground storage tanks, contaminated wells, the delineation of wetlands, previous uses of the land, etc. Is there a need for a ASTM Phase I environmental study (ASTM E1527-00)?

NO.

16. Will the proposed annexation adopt policies that protect the water quality of Lake Wylie?

This question is not applicable to this annexation proposal.

17. Does the proposed annexation provide provisions for the preservation and/or restoration of natural, cultural or historic areas and/or structures?

This question is not applicable to this annexation proposal.

18. What is the impact from not annexing the property into the city? If applicable, when the proposed development occurs outside of the city, what will be the resultant impact to the city?

Should the City not pursue annexation there are already substantial negative impacts due to the current rural residential uses on the property. The location of this property is along a corridor that is considered to be the City's gateway to several high-end residential and commercial developments. Currently the property contains several mobile homes which are not conducive to the gateway atmosphere. Annexation of this site with a commercial zoning designation will greatly assist in the enhancement and implementation of the gateway concept.

19. Is the location of the proposed annexation strategic?

Annexation of this property is critical to the future growth plans of the City. Therefore it is strategic in that the City needs to expand its provision of services in this growing and highly desirable location. In addition, expansion of utilities to this location will allow for future growth through potential annexations along Dam Road.

20. Are there any other extenuating circumstances or factors which enhance or diminish the proposed annexation?

No.

REZONING CASE 2016-02

TO: PLANNING COMMISSION
FROM: PLANNING AND DEVELOPMENT
DATE: WEDNESDAY, FEBRUARY 10, 2016
APPLICANT: JOYCE MARLOW
REQUEST: TMS # 644-00-00-030- REQUEST TO REZONE APPROXIMATELY 4.24 ACRES FROM RUD IN THE COUNTY TO B-2 IN THE CITY

Staff Summary:

The subject property is being proposed for annexation and rezoning as an operations facility which is a by-right use in the B-2 district. This zoning district is a general business district which would permit a variety of commercial, retail, office, and professional uses.

The property is bounded on the north by lands now or formerly owned by Springland Inc., on the east by Gold Hill Elementary and Middle Schools, on the west by Dam Road, and on the south by lands now or formerly owned by Darryl G. McDaniel.

The site is currently zoned RUD (rural residential) in the County. RUD is a zoning classification which permits a development density of 1 residential unit per lot no matter how large the lot is. General commercial uses are prohibited in this classification. It is intended to protect and preserve areas of the county, which are presently rural in character and use. The requested rezoning designation is B-2 (General Business District). The purpose of the B-2 district is to create and protect business centers for the retailing of merchandise and for the carrying on of professional and business services and is generally located adjacent to major thoroughfares.

The subject property is located in an identified mixed-use area in the 2015-2025 Comprehensive Plan which calls for a diversity of commercial services and professional uses that integrate flexible design standards compatible with the principles outlined in the Plan. Staff believes that the Annexation and Rezoning is appropriate because 1) it is compatible with the 2015-2025 Comprehensive Plan; 2) the site is located in a transitioning area from traditional single family residential uses to commercial uses.

Potential Benefits:

1. The proposed rezoning and annexation will assist the city in meeting goals outlined in the 2015-2025 Comprehensive Plan.

Potential Concerns: There are no potential concerns.

Staff Recommendation: APPROVAL based on the information prepared by staff outlined in this Planning Commission Report.

1. Is there a need for the proposed amendment?

Based on the staff analysis and findings for the planning commission report, the staff has recognized a positive benefit for the rezoning of the site and annexation by meeting a major goal of the of the 2015-2025 Comprehensive Plan.

2. What is the impact of the proposed zoning amendment on the site and surrounding properties?

The site is located in an area of the Dam Road corridor that is transitioning from rural residential uses in a suburban pattern to more commercial uses in an urban setting. Located nearby are the major commercial developments in the Stonecrest Planned Development District including Walmart. Also located nearby is the Auto Impound Facility that is currently being utilized by the Tega Cay Police Department. The intended use as an operations facility by is highly compatible with these uses. In addition the property also abuts the Gold Hill Middle and Elementary Schools and the proposed use and subsequent high development standards will serve to buffer the school from the more retail uses in Stonecrest. Therefore the impact on surrounding properties would be minimal and would actually complement the current property owners.

3. What is the relationship of this request to the official land use development plan?

The Future Land Use Map of the 2015-2025 Comprehensive Plan calls for mixed uses in this area. Annexation of this particular property will assist the City in accomplishing the City's goals outlined in the Plan. Therefore, this request **IS CONSISTENT** with the Comprehensive Plan.

4. Is there vacant land currently classified for similar development in the vicinity; and/or are there any special circumstances that may make a substantial part of such vacant land unavailable for development?

Currently, **THERE IS** vacant land zoned for similar uses within the vicinity of the subject site. However, these properties are mainly in the Stonecrest Planned Development District. **THERE ARE NO** vacant lands in the vicinity available for commercial uses in the county's jurisdiction.

5. Are the uses permitted by the proposed change appropriate in the area concerned?

The uses permitted under the proposed annexation and rezoning **IS APPROPRIATE** for the area due to its location in an area transitioning from traditional residential uses to more commercial and mixed uses as outlined in the Comprehensive Plan.

6. Are the existing public school facilities adequate and available or can they be provided to serve the needs of the development likely to take place as a result of such change?

N/A. Since the annexation will be for business uses there will be no impact on school facilities.

7. Are the existing road systems adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change?

This may include (but is not limited to) such indicators as: traffic counts, road design and capacity, site plan design, trips generated by the proposed land use, etc.:

The annexation of the subject property will have limited effect on Dam Road due to its intended use as an operations facility. However, included in the Site Plan requirements is the completion of a Traffic Impact Analysis based on the proposed use. Based upon the findings in this study there may be mitigation required due to any identified impacts on the transportation system. These may include such items as a dedicated turning lane or improvements to the signalized intersection at Dam Road and Hwy 160. However, the impacts and subsequent mitigation requirements are **UNKNOWN** at this time.

8. Are the existing public facilities adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change? This may include (but is not limited to) such indicators as: availability of public water and sewer, whether the proposed change is in accordance with any existing or proposed plans for providing public water and sewer, and does the any existing storm drainage system have capacity to accommodate the proposed use:

The site is currently served by well and septic but is proposed to be served by Tega Cay Utility Department (TCUD) service lines for water and sewer facilities once annexation is completed. Therefore, existing public facilities **ARE ADEQUATE.**

9. What soils exist on the site, and are any of them considered Hydric (wetlands) or Prime?

The soils present on site are Cecil Clay Loam with red or brown, firm clay subsoil and **IS considered a PRIME soil.** **No Hydric** soils have been identified onsite.

10. Have floodplains been identified on the site?

There **NO FLOODPLAINS** identified onsite.

11. Have any historical sites/ endangered species/ abandoned cemeteries located on the site or in the general vicinity been identified?

THERE ARE NO apparent historical sites, endangered species or abandoned cemeteries onsite.

100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE CITY OF TEGA CAY:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

See Attached Rezoning Plan

The property is designated as follows on the County tax maps:

See Attached Rezoning Plan and Joinder Agreements – PIN #'s 6460000002, 6460000004, 6460000005, 6460000006, 6460000007, 6460000013, 6460000018, 6440101029 and 6460000031

A plat or map of the area should be attached.

See Attached Rezoning Plan

It is requested that the property be zoned as follows: PDD

SEE ATTACHED JOINDER AGREEMENTS



DEVELOPMENT SOLUTIONS GROUP, 11121 Carmel Rd., Ste 360, Charlotte NC 28226

Signature

Street Address, City

Date

Signature

Street Address, City

Date

For Municipal Use:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation _____

By: _____, Date _____



REZONING APPLICATION INSTRUCTIONS

If assistance is needed in filling out this application, contact the Planning and Land Development Manager at 803.548.3513 Ext. 120.

Planning Commission meetings are held the second (2nd) Monday of the month at 7:00 p.m. in the Community Room of the Old City Hall located at 7045 Tega Cay Drive (*this is not a public hearing*).

Public hearings are held by the City Council and the Planning Commission in joint session on the first (1st) Monday of the month prior to the Planning Commission meeting at which the application will be considered.

The attached application must be filled out completely and all fees paid in full.

Application Fee: \$350

A plat (survey) and deed must be submitted before a request can be accepted.

****REZONINGS TO PD MUST HAVE CONCEPT/SKETCH APPROVAL BEFORE SUBMITTING APPLICATION. ****

Please print with ink or use a typewriter to fill out forms.



TEGA CAY REZONING APPLICATION

GENERAL INFORMATION

APPLICANT'S NAME: Development Solutions Group, LLC Attn: Kent Olson

ADDRESS: 11121 Carmel Commons Blvd, Suite 360 Charlotte, NC 28226

NUMBER STREET CITY STATE ZIP CODE

PHONE: 704-543-0760

WORK HOME MOBILE

EMAIL: kent@olsondevelopment.com

PROPERTY OWNER'S NAME: See attached Joinder Agreements

ADDRESS:

NUMBER STREET CITY STATE ZIP CODE

PHONE:

WORK HOME MOBILE

EMAIL: KENT @ OLSON DEVELOPMENT, COM

PROPERTY INFORMATION

PROPERTY ADDRESS: Property located along Deer Creek Drive and north of Gold Hill Road.

PROPERTY TAX MAP #: See attached list **PLAT:** PLEASE ATTACH TO APPLICATION

LOT AREA: ACRES: +/- 116.9 **DEED:** PLEASE ATTACH TO APPLICATION

ZONING: CURRENT: B-2 (Tega Cay) & RUD (County) **PROPOSED:** PDD

COMPREHENSIVE PLAN LAND USE DESIGNATION: Government & Institutional / Residential / Open Space

CURRENT USE OF PROPERTY: Business & Residential

ELECTRIC: York Electric **WATER:** Tega Cay **SEWER:** Tega Cay

RELEVANT FACTORS PERTAINING TO THE REZONING

A Zoning Map Amendment may be initiated by the Tega Cay City Council, Planning Commission, Zoning Administrator, or any corporation, individual, or agency. (Ordinance 77, Article XV Section 19-501). The Planning Commission makes recommendations that are evaluated along with the request by County Council based on the following questions (Ordinance 77, Article XV Section 19-504). Please complete the questions with the facts you intend to present in order to justify this rezoning.

1. I (we) are making application for rezoning in order to (please select):

_____ implement the Comprehensive Land Use Plan

_____ correct an original mistake or manifest error in the regulations or map

_____ recognize substantial changes or changing conditions in a particular location

Please justify your reasoning and the need for the proposed amendment:

2. Please explain how this request is consistent with the Comprehensive Land Use Plan:

This request is consistent with the Comprehensive Land Use Plan because it proposes a mixed use development that supports the government/institutional, open space and residential uses planned for the area and follows the current development pattern of the adjoining Government / Institutional, Commercial and School uses in the area.

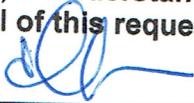
3. What will be the impact of this amendment on surrounding properties:

The proposed amendment is providing uses consistent with the surrounding land uses.

4. Additional documents relevant to this petition are submitted as follows:

The applicant is submitting property owner joinder agreements, Power to Sign Verification Forms, 100 Percent Petition for Annexation Form, a list of adjoining property owner parcel numbers and a Rezoning Plan which outlines the proposed Land Use Plan Amendment.

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable City ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, of the subject site(s). I understand that falsifying any information herein may result in rejection or denial of this request.



APPLICANT

12/3/15

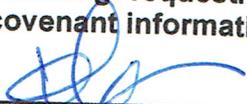
DATE

I (we) certify that I (we) are the owners of the property involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning application.

PROPERTY OWNER (S)

DATE

I certify that any relevant restrictive covenants will be adhered to concerning this rezoning request. To assist verification, I have attached the relevant restrictive covenant information.



APPLICANT

12/3/15

DATE

***ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION IF OWNER'S SIGNATURE CANNOT BE OBTAINED.**

OFFICE USE ONLY

AMOUNT PAID: _____ CHECK #: _____ CASH AMOUNT: _____

DATE RECEIVED: _____ RECEIPT #: _____

PLANNING COMMISSION MEETING DATE: _____

PUBLIC HEARING CITY COUNCIL/PLANNING COMMISSION DATE: _____

ACCEPTED BY: _____

ZONING OFFICIAL

DATE

Tega Cay Annexation Report on Windhaven PDD

(TMS#s 646-0-00-002, 646-00-00-004, 646-00-00-006, 646-00-00-007, 646-00-00-013, 646-00-00-031, 644-01-01-029 and a portion of 646-00-00-00-018)

Development Solutions Group, LLC, the developer and agent of the owner of tax parcels listed above, did properly petition the City of Tega Cay for incorporation of the above-referenced property into the municipal limits of Tega Cay via the 100% Free-Holder Method for annexation defined in Section 5-3-150 of the South Carolina Code of Laws. This report is compiled and presented to the City Council of the City of Tega Cay to assist in the analysis of this annexation request.

Property Description

The property under consideration for annexation consists of approximately 122.2 acres and is located adjacent to the municipal boundary of the City of Tega Cay in the area to be generally described as that which lies to the North and Northwest of Gold Hill Road at the intersection gold Hill and Deer Creek Drive and is further depicted on the Master Plan attached hereto.

Current County Zoning for Property: RUD (Rural Residential)

The purpose of this district is to protect and preserve areas of the county, which are presently rural in character and use. RUD is a zoning classification which permits a development density of 1 residential unit per lot no matter how large the lot is. General commercial uses are prohibited in this classification.

Zoning of Property Adjacent to Proposed Property

The property adjacent to this site on the North is also zoned RUD in the County. The property to the Northwest is zoned RC-II (Residential Conservation) in the County. The property to the South is within the City's jurisdiction and is zoned B-2. However, it is currently in the process of being rezoned as GI (Government and Institutional) due to its use as an elementary school. Located to the East of this site is Palmetto Plantation West subdivision in the County. The property West of the site is zoned B-2 in the City and is a former cellulose landfill.

Future Development Projection

The proposed use for this property if annexed and rezoned would be a mix of uses including residential, commercial, recreational, government and institutional, as well as the potential location of a new middle school. Total residential units permitted would not exceed 680. These are broken down into a maximum of 180 SF detached dwelling units, a maximum of 125 SF attached (townhomes), 125 patio homes, and 250 condominium units. Commercial and Mixed Use would not exceed 150,000 square feet and Government and Institutional would not exceed 500,000 square feet. In addition, the development contains a substantial recreational component. The location of this proposed development was identified in the City's Growth Management Strategic Plan as an important target for annexation. This was due to the potential for a greater

level and intensity of residential development that could be permitted under the County's Comprehensive Plan. Should the City not pursue annexation there could be substantial negative impact to the City's future growth. Therefore, staff believes that the proposed densities meet the intent of the City's future land use needs in regards to overall development.

Annexation Evaluation Criteria

1. Does the proposed annexation conform to the current Tega Cay Comprehensive Plan?

The subject property is located in area identified in the 2015-2025 Comprehensive Plan and Future Land Use Map as containing a mix of residential, government and institutional, and a diversity of commercial services and professional uses that integrate flexible design standards compatible with the principles outlined in the Plan. It is also generally in the location that has been identified as a future growth area in the Plan. The City's Growth Management Strategy calls for expansion of the City's boundaries through strategic annexation that provides benefit whether by increasing commercial tax base, gaining access to infrastructure or some other community goal. Annexation of this particular property will assist the City in accomplishing the City's goals by serving as a tool to ward off political encroachment by other entities, providing assurance that the City has the determination for appropriate land uses, and assisting the City in maintaining a high Municipal Bond Rating (A City's ability to annex land from its surrounding county is a primary determinant of its fiscal health).

2. Does the petition meet the statutory requirements for annexation for the applicable petition method (reference the *S C Code Title 5, Chapter 3*)

YES.

3. Does the proposed annexation support efforts to ensure a highly rated local school system? What will be the impact to the capacity of the Fort Mill School District?

Since the annexation and rezoning plan contains a mix of uses including residential, commercial, and institutional, as well as the potential location of a new middle school, any adverse impacts due to purely residential growth would be mitigated. In addition, the residential component of the development will be required to pay the FMSD Impact Fee of \$2500 per residential unit. This money is intended for use as capital investment in new facilities.

4. What is the impact to the Tega Cay Parks and Recreation 10 Year Master Plan? How does the proposed annexation meet the objectives of Chapter 5 of the plan? Will the proposed annexation trigger the need for additional capital improvements?

The proposed development includes a substantial acreage which is to be donated to the City to provide for recreational opportunities to be utilized by all citizens. In addition amenities such as a clubhouse, pool and tot lot that are included and designed for neighborhood use. There should be no negative impacts in regards to required investment in additional capital improvements to meet the recreational needs of the additional residents. There could be some impacts in regards to future development of the proposed park.

- 5. Will the proposed annexation provide pedestrian walkways and trails to provide connectivity throughout the developed areas? Will the walkways and trails provide connectivity to the following as applicable a) the local schools, b) the Nation Ford Greenway system and c) the Baxter Development?**

As indicated in the PDD Development Standards annexation and development of this site provide pedestrian amenities including sidewalks and interconnected trails designed for future access to a City-wide trail system.

- 6. What are the results of a comparison between the costs and the benefits of the annexation in regard to city's annual operating and capital expenditures and revenues?**

The proposed development will have a positive fiscal impact for the City due to the additional tax base. In addition to the diversity of tax rates, there will a positive impact due to the revenue derived from the issuance of City business licenses for the commercial and mixed use elements. Also, since the property is currently rural and residential in nature there are no public utilities onsite. Development of this site will require a tap on the TCUD system. Additional revenue will be generated by the number of taps and usage fees. Extending the City's infrastructure further along property adjoining Dam Road will assist the City in appropriate expansion and upgrade of utilities.

There will also be future needs in regards to adequate provision of necessary City services once the development is built-out such as additional personnel and equipment. However, since the development will occur in phases and will not come completely online for several years, there should be sufficient time to adequately budget for the expenditures and to balance this with appropriated income. Detailed net cost/benefit projections demonstrate sufficient positive revenue in excess of expenditures.

Therefore it is staff's determination that the risks are negligible compared to the potential benefits to be derived from the proposed annexation.

- 7. Are there any financial considerations by the City to be applied as part of the proposed annexation?**

Not at this time.

- 8. Will the proposed annexation continue to allow the Tega Cay Utilities Department (TCUD) to operate as a self-supporting business enterprise?**

As outlined earlier, connection to the TCUD system will allow the expansion of services further along Gold Hill road. Depending upon future end users, there could be a significant positive financial input.

- 9. What is the impact of the proposed annexation on existing water supply system facilities and services?**

As stated earlier, connection to the TCUD system will allow the expansion of services further along Gold Hill Road. The availability and capacity of City lines adjacent to the site are more than adequate for the proposed development.

10. What is the impact of the proposed annexation on existing sewer system facilities and services?

Same as above.

11. What is the impact of the proposed annexation on existing solid waste disposal?

There would be no immediate impact until the development has reached the dwelling unit sale stage. The applicant proposes to develop the property in phases, thus minimizing the impacts as each dwelling unit is sold.

12. What is the impact of the proposed annexation on existing police protection services and facilities? Is there a need for a crime statistics analysis?

There should be no new immediately added expenses or necessary studies since the subject property is within the current Police and Fire service area based on jurisdictional agreements with York County. However, the final build-out of the development will create future needs for both police and fire. Since the development will occur in phases, the City will have more than adequate time to prepare and budget for additional personnel and equipment and to balance these expenditures with the increase in positive net revenues generated by the development.

13. What is the impact of the proposed annexation on existing fire protection services and facilities?

Same as above.

14. What is the impact of the proposed annexation on road infrastructure and utilities? Is there a need for a traffic study?

The annexation of the subject property will have some effect on Gold Hill Road due to the variety and mix of uses. However, included in the Preliminary Plat requirements is the completion of a Traffic Impact Analysis based on the proposed uses. Included in the findings of this study there will most likely be mitigation required due to any identified impacts on the transportation system. These may include such items as a dedicated turning lane, right-in/right-out only lanes or improvements to the planned signalized intersection at Deer Creek and Gold Hill Road. However, the impacts and subsequent mitigation requirements are UNKNOWN at this time.

15. Are there special circumstances involved such as failing septic systems, underground storage tanks, contaminated wells, the delineation of wetlands, previous uses of the land, etc. Is there a need for a ASTM Phase I environmental study (ASTM E1527-00)?

NO.

16. Will the proposed annexation adopt policies that protect the water quality of Lake Wylie?

This question is not applicable to this annexation proposal.

17. Does the proposed annexation provide provisions for the preservation and/or restoration of natural, cultural or historic areas and/or structures?

The proposed development contains significant preservation of open space at approximately 20 percent. In addition, there is a substantial recreational element of approximately 20 acres.

18. What is the impact from not annexing the property into the city? If applicable, when the proposed development occurs outside of the city, what will be the resultant impact to the city?

Should the City not pursue annexation there could be substantial negative impact to the City's future growth. Annexations are critical to the City of Tega Cay in planning for our future. It is important for us to respond to pressures of growth by ensuring urban development is comprehensively planned, serviced, and appropriately located. Strategic annexation assures that the City has some determination in where and what land uses are appropriate (if not, then private developers will determine urban growth. This would limit the City's ability to control appropriate land uses, densities, preservation of natural lands and transportation impacts and mitigation. In order for the City to provide services as efficiently as possible the City has identified logical areas for future growth, development and provision of services, including the Gold Hill Road corridor and this site in particular. The most effective way for the City to manage growth is to annex the area into the City.

19. Is the location of the proposed annexation strategic?

As stated earlier, strategic annexation assures that the City has some determination in where and what land uses are appropriate (if not, then private developers will determine urban growth). The City has developed a Growth Management Strategy which includes prioritized properties targeted for annexation. This site is ranked high on that property list. Therefore, annexation of this property is essential to the City's Growth Management Strategy and long-term development policy.

20. Are there any other extenuating circumstances or factors which enhance or diminish the proposed annexation?

See the above.

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CLIENT



11121 Carmel Commons Blvd., Suite 360
Charlotte, NC 28226

PROJECT

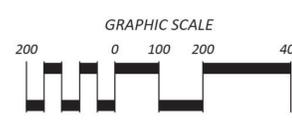
1121 Carmel Commons Blvd., Suite 360
Charlotte, NC 28226

SHEET TITLE

Planned Development Site Plan

PROJECT LOCATION City of Tega Cay, SC

GRAPHIC SCALE



1 INCH = 200 FT.

PROJECT LOCATION DT62-100
DRAWING NAME DT62 - Windhaven - Rezoning Submittal
DATE January 5, 2015
DRAWN BY AB
CHECKED BY MK

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
1	1/26/16	MK	Per City Staff Comments
2	2/4/16	MK	Per City Staff Comments
2	2/10/16	MK	Adjust Total Residential Units



Site Data

Tax Parcels:	646000002, 646000004, 646000005, 646000006, 646000007, 646000013, 646000018, 646000031 & 644010129
Total Acreage:	+/- 122.2 Acres
Location:	City of Tega Cay & York County, SC
Zoning:	Existing: B-2, Scenic Overlay (City of Tega Cay) Town: RUD (York County) Proposed: PDD (City of Tega Cay)

Village	Acres	Land Usage
Village "A"	+/- 20 Acres	Park District
Village "B"	+/- 28.2 Acres	Residential District
Village "C"	+/- 7 Acres	General Commercial/Mixed Use
Village "D"	+/- 34 Acres	Government & Institutional
Village "E"	+/- 33 Acres	Residential District

Open Space:

Required:	+/- 12.2 AC (10%)
Proposed:	+/- 30.0 AC (24%)*

*Consists of the 20 acre Park Dedication & 10% of remaining acreage

Proposed Units / Square Feet per Village

Village "A"	N/A (Park District)
Village "B"	400 Units (Residential District)
Village "C"	50,000 SF (GC/MU)
Village "D"	500,000 SF (GI) & 100,000 SF (GC/MU)
Village "E"	200 Units (Residential District)

Total Overall PD Proposed Units & SF

Residential District	Up to 600 Units
- Single Family Detached	200 Units
- Patio Homes	200 Units
- Townhomes	200 Units
General Commercial / Mixed Use	Up to 150,000 SF
Government & Institutional	Up to 500,000 SF

General Notes

- Base information provided by York County GIS Data and "Gold Hill Road" prepared by Carolina Surveyors, Inc., dated July 29, 2008. Base information should be verified for accuracy.
- All zoning and wetland information utilized in the preparation of this Base Map is considered to be preliminary in nature and subject to change and final verification.
- Draft - Do not rely on this document.

Floodplain Information

No floodplain located on site, per information obtained from FEMA FIRM Panels 0185E and 0192E effective date of study September 26, 2008.

Stream/Wetland Information

Stream/Wetland information is based on preliminary information provided to ESP by Deer Creek Drive Approximate Jurisdictional Boundary Map prepared by Carolina Wetland Services dated December 2, 2014. For purposes of preparation of this Bubble Concept Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location.

Access Points/Driveways/Streets

- Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
- All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Tega Cay Code of Ordinances, Appendix B (Subdivision and Land Development) and applicable standards identified by SCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space

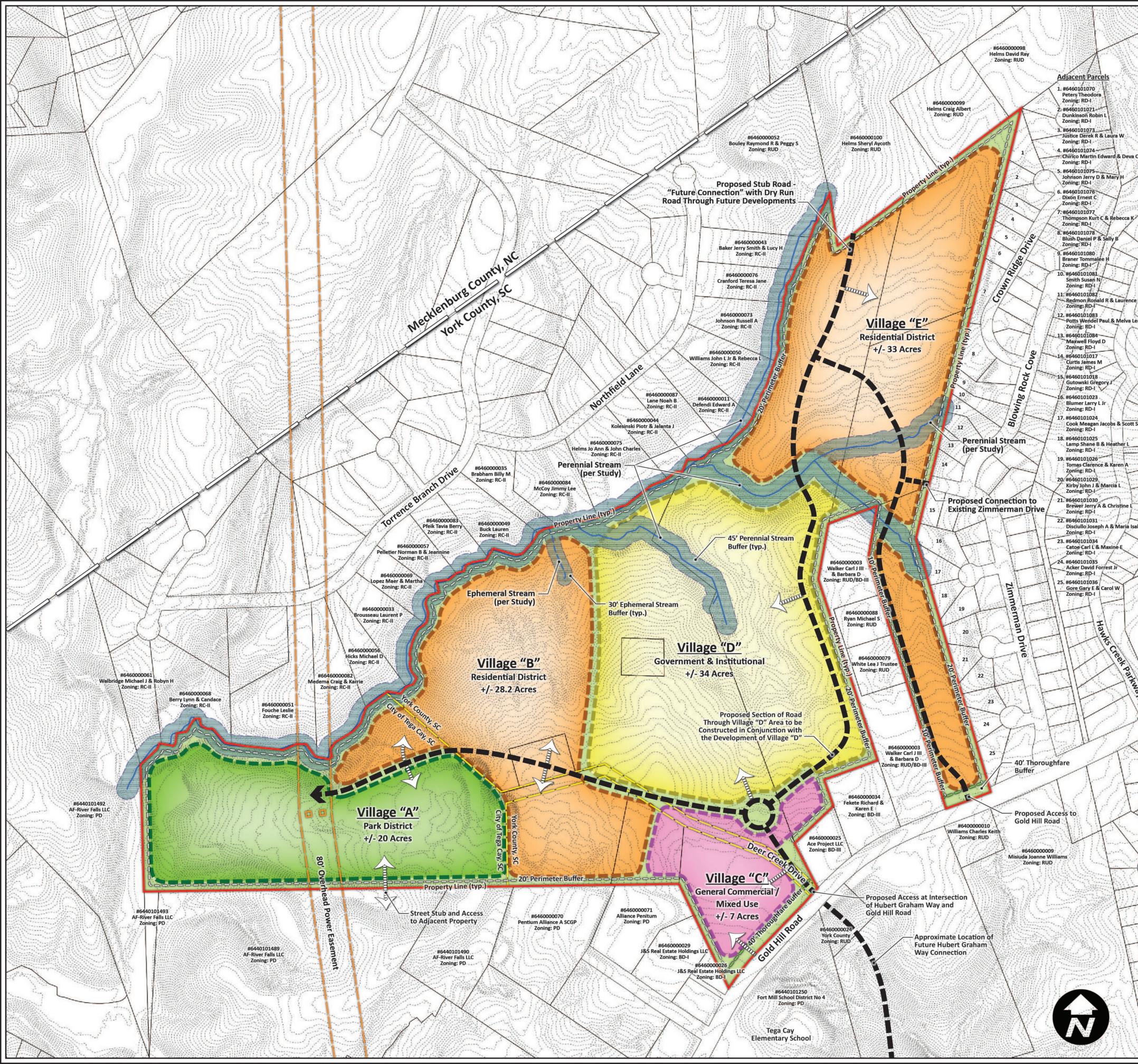
Open Space areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas

Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information

ESP Associates is not responsible for deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.



PLANNED DEVELOPMENT DISTRICT STANDARDS

Windhaven A Mixed Use Planned Community

1. Statement of General Facts, Conditions and Objectives

Property Size: Approximately 122.2 Acres

York County Tax Map #'s: 6460000002, 6460000004, 6460000005, 6460000006, 6460000007, 6460000013, 6460000018, 6440101029 and 6460000031

The development depicted on the Planned Development Site Plan is intended to reflect the general arrangement of proposed uses on the site. Final configuration, placement, and size of individual site elements may be altered or modified during design development and construction phases, within the limits of the City of Tega Cay Code of Ordinances or as otherwise established through the standards outlined in the Windhaven Planned Development District (PDD) Standards. The Petitioner reserves the right to modify the total number of units and uses identified within individual villages or phases, reallocate units from a village or phase to another, reconfigure street layouts, provided that the maximum density for the entire mixed use development does not exceed the maximum density permitted.

These standards, as established by the Windhaven PDD Standards, as set out below and as depicted on the Planned Development Site Plan shall be followed in connection with development taking place on the site.

2. Land Use Designations and Standards for Development

The land uses authorized for the Windhaven Development consist of:

- Park District
- Residential District (RD)
- General Commercial / Mixed Use (GC / MU)
- Government and Institutional District (GI)

The following represents the respective requirements for the use and development of and within each designated land use area of Windhaven. Apartments are not permitted within the PDD.

3. Overall PDD Density and Districts

The overall density authorized for the Windhaven Development consists of:

- Residential – Up to 600 Units consisting of the following residential units:
 - Single Family Detached – 200 Units
 - Patio Homes – 200 Units
 - Townhomes – 200 Units
- Commercial – Up to 150,000 s.f.
- Government and Institutional – Up to 500,000 s.f.

Note: Residential units may be adjusted and interchanged between all villages and residential uses as long as the total project doesn't exceed a total of 600 total residential units within the boundary of the PDD.

A. Park District

Purpose: The general purpose of the park zoning district is to provide recreation and open space functions for the long-term benefit and enjoyment of city residents and adjacent neighborhoods.

Permitted Uses: Within the Park District, a building or premises shall be used only for active or passive recreation and its associated uses and facilities.

Development Standards: Notwithstanding development standards set forth elsewhere by this use category the minimum requirements within the Park District is as follows:

- 35 foot setback from adjacent residential uses
- Zero lot line setback from non-residential uses

B. Residential District (RD)

Purpose: This district is designed to permit a variety of residential uses at variable densities, based on the characteristics of such uses. Areas so designated are deemed suited to and with market potential for such uses. This designation is applied principally to undeveloped areas where unit and density flexibility will not adversely impact existing residential subdivisions, and where the housing market is sufficiently broad and flexible to meet the various consumer demands.

Permitted Uses: Within RD District, a building or premises shall be used only for the following purposes:

1. Dwelling, single-family, detached.
2. Dwelling, single family attached (patio / townhomes).
3. Duplex, triplex, and quadriplex.
4. Schools, Government and Institutional uses. Public or private, offering general education courses and public utilities.
5. Neighborhood and community parks and centers, golf courses and similar uses.
6. Churches or similar places of worship, including parish houses, parsonages and convents.
7. Customary home occupations.

8. Single family, in-home daycare.
9. Subdivision sales office provided that:
 - a. The use serves the subdivision in which it is located.
 - b. A site plan is submitted;
 - c. The use be terminated upon completion of the sale of ninety-five percent (95%) of the total number of homes and/or lots; provided, however, that a model or demonstration unit may be used for sales purposes until the last unit or lot is sold.

Development Standards: Notwithstanding development standards set forth elsewhere by this use category, Table 1 summarizes the minimum requirements within the RD District. Additional development standards for this district are below:

1. Development will consist of up to 600 residential units as established in Table 1 and consist of the following:
 - a. Single Family Detached – 200 Units
 - b. Patio Homes – 200 Units
 - c. Townhomes – 200 Units
2. Maximum height of buildings will be three (3) stories, not to exceed 50 feet.
3. No more than one (1) separate maintenance building will be constructed per project site.
4. Detached lighting on the project site will be limited to 15 feet in height. All lighting fixtures will be full cut-off in nature, excluding lower, decorative lighting that may be installed along sidewalks, walking paths, and parking areas.
5. The project site must include access easements to greenways and trails when they exist on adjoining properties.
6. High quality amenities, appropriate to the density of the development, will be provided on project site to include but not limited to:
 - a. A club house;
 - b. A fitness facility for the residents of the community;
 - c. A club room / recreational room;
 - d. A pool and pool deck; and
 - e. A formal landscape area with seating areas.
7. Surface parking lots shall not be permitted between the buildings and the adjacent public street or in the buffer area but should be located to the side and rear of the lot with building massing facing the public street to the greatest extent possible.
8. Internal streets shall have the option to be private but must meet design approval based on City standards.
9. Sidewalks will be provided along major thoroughfares to provide safe, continuous pedestrian linkages within the PDD and between adjacent developments. In addition, paved walkways will be provided within the project site to provide a connection between buildings, parking locations, and common spaces.
10. HVAC and related mechanical equipment, including roof top mechanical equipment if applicable, will be screened from public view at grade.
11. All new public utility transmission and distribution lines will be placed underground.
12. Cooling towers will not be allowed on the project site.
13. The following Architectural Standards shall apply:

- a. The building materials used on the principle buildings will be a combination of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, vinyl or wood. Single Family Detached and Attached at least 35% of the front façade shall be exclusive of windows, doors and roofs, will be constructed of brick, stone and synthetic stone, precast stone or precast concrete.
- b. The principle buildings will include a variety of building solutions through the mixing of building profiles, elevations, and distinctive roof forms.
- c. The front façade of the principle buildings will be oriented towards the major thoroughfare or street in such manner as to create a public streetscape on a pedestrian scale.
- d. Building frontages along streets shall break any flat, monolithic façade by including a variety of architectural features to provide visual interest and a pedestrian scale to the first floor.
- e. Club House, detached garages, mailbox stations, and any other buildings or structures shall match the architectural appearance of the principle buildings.
- f. Within the PDD, walls used to enclose the compactor and/or recycling facility will be architecturally compatible with the building materials and colors used on the nearby principle buildings.

TABLE 1

RHD DEVELOPMENT STANDARDS PERMITTED RESIDENTIAL USES

	Single Family Detached	Patio and Atrium Houses	Duplex Residences	Single Family Attached Townhouses	Multi-plex - Triplex / Quadriplex
Minimum lot area per dwelling (sq. ft.)	6,000	4,000	8,000	1,800	N/A
Minimum site area Project (acres)	N/A	1	1	1	2
Lot Width (feet)	50	40	20	20	N/A
Minimum yard and building setback:	N/A	N/A	N/A	N/A	20
Front on major street (feet)					
Front Loaded	20	20	20	25	20
Alley Loaded	15	10	10	10	N/A
Front on minor street (feet)	N/A	N/A	N/A	N/A	15
Side	5 / 10 Aggregate	5	5	0	10
Rear	15	8	15	15	20

NOTES:

- **Front setbacks are from back of sidewalk**
- **Density based upon total number of individual units vs. number of buildings allowed per acre. Open space areas shall be included in the calculations for gross density.**
- **Duplexes, townhomes, and multi-plexes will have a maximum height of 50 feet consisting of a three story building. Height is to be measured from the main entry of the ground level of the building.**

C. General Commercial / Mixed Use District (GC/MU)

Purpose: The purpose of this district is to provide for areas within the Development designed to implement the "village concept", which will create a more connected development of commercial businesses, easily accessible through the use of landscaped pedestrian walkways. Such walkways will not only provide a sense of unity and flow in the development by connecting the businesses, but will also allow safe and easy access to those businesses.

Permitted Uses: Within the GC / MU District, a building or premises shall be used only for the following purposes:

1. Commercial recreation establishments, including movie theaters, pool and video game rooms, bowling and skating rinks.
2. Primary retail establishments such as department stores, general mercantile stores, clothing, variety, and similar low bulk items.
3. Secondary retail establishments such as those selling principally one-stop items, usually high-bulk, including furniture, appliance, home furnishings, floor coverings, business machines, heating and air conditioning sales and service, and similar establishments, also including establishments selling automobiles, trucks, boats, farm equipment, building and plumbing supplies, surplus materials, bicycle sales and service.
4. Dwelling, single-family, detached.
5. Dwelling, single family attached (patio / townhomes).
6. Duplex, triplex and quadriplex.
7. General business services such as duplicating, mimeographing and copying shops, addressing and mailing services, blueprinting, photostatting and film development.
8. Office and business establishments and services.
9. Funeral homes.
10. Personal service establishments including animal hospitals and kennels.
11. Automobile service and repair provided that:
 - a. All service and repair shall be conducted within not less than thirty (30) feet from the front of the building
 - b. There shall be no openings toward adjoining residential districts
 - c. No junked or salvaged vehicles shall be kept on the premises
12. Public and private transportation service and facilities, including bus terminals and taxi stands.
13. Restaurants, including those with drive-through windows with or without on premises alcohol sales.
14. Motels, hotels, bed and breakfast establishments.
15. Educational institutions, primary through graduate education, public and private.
16. Armories for meetings and other gathering places for public or private use.
17. Commercial schools and schools providing adult training in any of the arts, sciences, trades and professions.
18. Museums, art galleries and libraries.

19. Convenience retail establishments such as small scale drug, grocery, and beverage stores; bakery, flower and gift shops; newsstands and bookstores, and similar small scale convenience uses excluding gasoline sales and garages.
20. Churches and places of worship or religious institutions.
21. Commercial adult and child care facilities.
22. Lodges and civic clubs.
23. Governmental
 - Fire & Police
 - Post Office
 - Town Hall

Development Standards: Notwithstanding development standards set forth elsewhere by this use category, Table 2 summarizes the minimum requirements within the GC / MU District. Additional development standards for this district are below:

1. Development will consist of up to 150,000 SF of Commercial as established in Table 2. Other uses permitted include residential as noted in the permitted uses of the RD district as long as the maximum square footage and units for the overall PDD are not exceeded.
2. Establishment of the Pedestrian Walkway: A Pedestrian Walkway, which shall be a minimum of ten (10) feet in width, shall be established for each side of each building that contains a primary customer entryway. A primary customer entryway is that entrance that is designated by the owner / developer of a building as the primary entrance for the public into that building. To provide for the Pedestrian Walkway, setbacks (from the building, excluding any architectural features, awnings, or protrusions, to the back of curb of streets, parking areas or other paved areas) shall be a minimum of ten (10) feet. The sides and rear of each building containing a service, emergency or public entryway (other than a primary customer entryway as described above) shall have a building setback of a minimum of five (5) feet to back of curb or property line, whichever is most restrictive. The term “Pedestrian Walkway” does not exclude any other traditional forms of pedestrian sidewalks as are deemed necessary and appropriate by the owner / developer of any building. Planting strips are required within the Pedestrian Walkway and shall meet the City of Tega Cay Code of Ordinances requirements.
3. Shared parking: In the event the owners of the property that is designated as GC / MU or GI agree to allow for parking and access easements across their various properties, such easements are allowed and the resulting increase in parking spaces can be included in the total number of parking spaces each business is required to provide.

D. Government and Institutional District (GI)

Purpose: The purpose of this district is to provide a wide variety of professional and government offices and institutions proximate to residential and more intense business districts so as to satisfy the City’s demand for services. These regulations are designed to encourage the formation and continuance of a quiet, compatible, and uncongested environment for government and institutional services intermingled with residential uses.

Retail uses may be allowed as a conditional or special exception use, subject to specific standards, and provided the primary purpose is to serve the office workers or GI uses in the district. Townhomes, patio, duplex, triplex, quadriplex and single-family residential uses, community facilities, and religious institutions are also allowed. The maximum residential density allowed is five (5) dwelling units per acre and the minimum lot area for development for all non-residential uses is one (1) acre. Live / work dwellings and upper story dwellings over a street-level non-residential use may be included at densities of eight (8) units an acre. Densities are allowed as long as the total of 600 total residential units within the boundary of the PDD is not exceeded.

Permitted Uses: Within the GI District a building or premises shall be used only for the following purposes:

1. Educational institutions, primary through graduate education, public and private.
2. Armories for meetings and other gathering places for public or private use.
3. Commercial schools, and schools providing adult training in any of the arts, sciences, trades and professions.
4. Dwelling, single-family, detached.
5. Dwelling, single family attached (townhouse), patio homes, duplex, triplex, and quadriplex.
6. Office and business establishments and services.
7. Museums, art galleries and libraries
8. Personal service establishments such as barber and beauty shops; laundromats; laundry pick-up; tailor; dressmaker; shoe shops; photo studio; restaurants (excluding those with drive-through windows, dance floors or staged entertainment); and similar small scale personal service establishments.
9. Convenience retail establishments such as small scale drug, grocery, and beverage stores; bakery, flower and gift shops; newsstands and bookstores, and similar small scale convenience uses excluding gasoline sales and garages.
10. Churches and places of worship or religious institutions.
11. Commercial adult and child care facilities.
12. Lodges and civic clubs.
13. Governmental
 - Fire & Police
 - Post Office
 - Town Hall

Development Standards: Notwithstanding development standards set forth elsewhere by this use category, Table 2 summarizes the minimum requirements within the GI District.

Development will consist of up to 500,000 SF as established in Table 2. Other uses included residential are permitted as noted in the permitted uses of the GI district as long as the maximum square footage and units for the overall PDD are not exceeded.

TABLE 2

GC/MU AND GI DEVELOPMENT STANDARDS

	GENERAL COMMERCIAL	GOVERNMENT / INSTITUTIONAL
MAXIMUM SQUARE FEET	Up to 150,000 SF*	Up to 500,000 SF
MINIMUM LOT SIZE	10,000 Sq. Ft.	1 Acre
MINIMUM LOT WIDTH	75'	100'
	Cul-de-sac 40'	Cul-de-sac 40'
BUILDING SETBACKS (Feet from P/L) Fronting: MAJOR ROAD MINOR ROAD SIDE (Min.) REAR (Min.)	25'	25'
	15'	15'
	10'	15'
	10'	15'

NOTES:

- General Commercial consists of up to 50,000 SF in Village “C” and up to 100,000 SF in Village “D”.

4. Impervious Area

Impervious areas shall not exceed 75% of the entire Planned Development.

5. Streets

Minimum dimensions and design standards for each street type shall follow a consistent standard. The standards for each street shall follow one of the following:

- A. Public Street: Shall be a minimum of 50' R.O.W. in accordance with the city standards outlined in the City of Tega Cay Code of Ordinances at the time of Preliminary Plat approval. Public streets shall be accepted for maintenance by the City of Tega Cay once they are completed and built per the City Standards. Increased R.O.W. widths are allowed under the City of Tega Cay Code of Ordinances.
- B. Private Residential Street: Shall be in private easements and constructed in accordance with the city standards outlined in the City of Tega Cay Code of Ordinances at the time of Preliminary Plat approval. The Petitioner / Developer reserve the right to have private streets within the Planned Development.
- C. Cul-de-sacs: Shall conform to standards in the City of Tega Cay Code of Ordinances.

The developer reserves the right to have proposed roads as public or private. The decision to have the proposed roads as public or private shall be made before Preliminary Plat approval.

6. Vehicular Access and Road Improvements

- A. Vehicular access: Access shall be provided in the general locations shown on the Planned Development Site Plan. Adjustments to the locations of street and driveway entrances may occur, as required to meet state and local agency standards and coordinate with final subdivision and site plan design.
- B. Improvements to Existing Roads: Existing road improvements will be provided per SCDOT requirements. A Traffic Impact Analysis shall be prepared and approved by the City of Tega Cay and SCDOT.
- C. Deer Creek Drive: R.O.W. to be locally abandoned and new public road shall be built for access to the community.

7. Bufferyards

Bufferyards between the development and adjacent properties and along state maintained roads will meet the minimum requirements for and between uses prescribed by the bufferyard requirements as generally depicted on the Planned Development Site Plan, and as specified in bufferyard requirements of City of Tega Cay Code of Ordinances, Appendix A (Zoning) and as shown in Appendix A, unless circumstances exist whereas existing vegetation preserved on site

may be used in lieu of required landscape plantings to satisfy buffer and/or screening requirements. In this circumstance, Petitioner / Developer shall not be required to install landscape plantings or materials within those portions of the prescribed bufferyards that currently contain vegetation, wetlands or mature hardwoods. Petitioner reserves the right to construct a minimum six foot high opaque fence, wall, berm or combination thereof in order to reduce the buffer and/or screening requirements. In the event that the petitioner or their assignee decides to install a fence, wall or berm, they may reduce buffer area dimensions by 25%. Bufferyards will be designed in a manner to allow openings of an appropriate width in order to allow pedestrian and vehicular connectivity. Clearing and grading may occur within these buffers. Bufferyards will be replanted according to the approved landscape plan. Streets, utilities, easements, pedestrian or bicycle paths, decorative landscape features, fences, monuments and signage may be placed within these buffers. Internal buffers between uses of the Planned Development shall not be required. A buffer shall not be required adjacent to parcel 646-0000-025 where it abuts Deer Creek Drive. A 10 foot buffer shall be provided along the western property line adjacent to parcels 646-0000-003, 646-0000-079, and 646-0000-088 as shown on the Planned Development Site Plan.

8. Restrictive Covenants

Restrictive Covenants will be created and recorded upon submittal of the final plat, to establish, among other things, permitted uses and maintenance responsibility of the Homeowner's Association or Property Owner's Association.

9. Common Open Space

Common open space will be provided throughout each component of the development per the Planned Development Site Plan, City of Tega Cay Code of Ordinances, Appendix A (Zoning) and City of Tega Cay Code of Ordinances, Appendix B (Subdivision and Land Development). A minimum of 20% of the overall project site shall be established as Common Open Space, consisting of a 20 acre park dedication to the City of Tega Cay and 10% (approximately 10 acres) of the remaining site acreage. Required stormwater / water quality management features may be located within common open space areas and shall be counted toward fulfilling the common open space requirement. A 20 acre park dedication to the City of Tega Cay shall be provided meeting the recreation requirement of section 1306. Grading for and installation of storm drainage, utilities and easements (including, but not limited to, sanitary sewer, gas, electric, telephone, water and cable television) may occur within open space and natural undisturbed open space as long as the minimum natural undisturbed area requirement is met per the City of Tega Cay Code of Ordinances. Common Open Space is to be platted and recorded separately from other uses. Except for the City of Tega Cay Park, which shall be owned by the City of Tega Cay, open space will be owned and maintained by a Homeowner's Association or Property Owner's Association. Buffers shall be counted towards Common Open Space.

10. Parking

Parking requirements for each permitted use and platted lot will comply with the parking requirements of the City of Tega Cay Code of Ordinances, as shown in Appendix B, subject to

the petitioner's ability to include parking spaces located within units with garages as eligible spaces meeting said requirements. Parking requirement shall be met with on street and off street parking. On-street parking may be allowed within the boundaries of the Planned Development District provided the road is wide enough, designed to accommodate it and streets are properly marked.

Joint Use of Off-Street Parking Lots: Up to fifty (50) percent of the parking spaces required for one (1) theaters, public auditoriums, bowling alleys, dance halls, clubs, churches and religious institutions and government / institutional uses may be provided and used jointly by two (2) financial institutions, offices, retail stores, repair shops, service establishments, restaurants and similar uses not normally open, used or operated during the same hours as those listed in one (1).

11. Signage

Proposed monument signs for the development will be determined during the construction document phase. Proposed signs will conform to the standards set forth in the City of Tega Cay Code of Ordinances. One master development sign shall be allowed along the frontage of Gold Hill Road. One (1) additional development sign shall be allowed for each entrance along Gold Hill Road. Internal community development signs shall be allowed along internal roads based on the standard set forth in the City of Tega Cay Code of Ordinances.

12. Improvements

The Developer will be responsible for installation of all subdivision, common area, and amenity improvements, open space and buffer yards which pertain specifically to the project.

13. The Developer

The Developer has been informed of and understands all requirements of the City of Tega Cay Code of Ordinances, Appendix A (Zoning), stormwater management and sediment control ordinance, City of Tega Cay Code of Ordinances, Appendix B (Subdivision and Land Development) and building code.

14. City of Tega Cay Water Tower

The Developer agrees to dedicate up to ¼ of an acre for a City owned water tower. Location to be determined and agreed upon by the developer.

15. Submittals

The Developer understands that submittals must be made to and approvals obtained from all applicable Tega Cay Planning and Development Services Departments prior to grading or construction. Plan approvals will follow the Preliminary Plat Process which is approved by the Planning Commission.

16. Construction Schedule and Phasing

This development will be constructed in phases. Proposed phasing will be determined and approved during the Preliminary Plat process. Site construction of each phase will be completed in its entirety prior to final plat recording of each phase. No phase will be allowed that does not reflect a street in its entirety.

17. Binding Effect of the Rezoning Application

If this rezoning application is approved, all conditions applicable to development of the site imposed under these PDD Standards and the Planned Development Site Plan will, unless amended in the manner provided under the ordinance, be binding upon and inure to the benefit of petitioner and subsequent owners of the site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Throughout this rezoning application, the term "Petitioner" shall be deemed to include the successors in interest and assigns of the Petitioner who may be involved in development of the site from time to time.

18. Applicable Ordinances

This development will be subject to the standards and requirements of the City of Tega Cay Code of Ordinances, Appendix A (Zoning), City of Tega Cay Code of Ordinances, Appendix B (Subdivision and Land Development) in effect at the date of approval by the City of Tega Cay City Council or as amended by the provisions of the Planned Development Site Plan unless otherwise provided and specified in these PDD Standards, as approved by the City of Tega Cay Council.

REZONING CASE 2016-03

TO: PLANNING COMMISSION
FROM: PLANNING AND DEVELOPMENT
DATE: WEDNESDAY, FEBRUARY 10, 2016
APPLICANT: CITY OF TEGA CAY & FORT MILL SCHOOL DISTRICT
REQUEST: REQUEST TO REZONE THE FOLLOWING FOR CONSISTENCY WITH THE 2015-2025 COMPREHENSIVE PLAN:

- 646000016 from B-1 (Neighborhood Business) to GI (Government & Institutional)
- 6430701014 from B-2 (General Business) to GI (Government & Institutional)
- A Portion of 6430701001 from B-1 (Neighborhood Business) to GI (Government & Institutional)
- 6440201014 from B-1 (Neighborhood Business) to GI (Government & Institutional)
- 6440101250 from B-1 (Neighborhood Business) to GI (Government & Institutional)
- 6440101345 from B-2 (General Business) to PARK
- 6440101020 from B-2 (General Business) and PARK to PARK
- 6440201001 from B-1 (Neighborhood Business) to PARK
- 6440201002 from B-1 (Neighborhood Business) to PARK
- 6440101120 from B-1 (Neighborhood Business) to PARK

Staff Summary:

The properties listed above are being proposed for rezoning as an effort to comply with the actual land uses and for consistency with the 2015-2025 Comprehensive Plan. The majority of the properties are publicly owned by the City. The remaining two properties are owned by the Fort Mill School district.

The 2015-2025 Comprehensive Plan included a Future Land Use Map which identified the land uses for which these properties are proposed to be zoned. The Plan also called for creation of a Government and Institutional District which was adopted in the Zoning Code revisions last October. The public and civic uses of such institutions as schools and government facilities mandate the rezoning of these properties to the new district.

Staff believes that these Rezoning are appropriate because 1) it is compatible with the 2015-2025 Comprehensive Plan;

Potential Benefits:

1. The proposed rezonings will assist the city in meeting goals outlined in the 2015-2025 Comprehensive Plan.

Potential Concerns: There are no potential concerns.

Staff Recommendation: APPROVAL based on the information prepared by staff outlined in this Planning Commission Report.

1. Is there a need for the proposed amendment?

Based on the staff analysis and findings for the planning commission report, the staff has recognized a positive benefit for the rezonings by meeting a major goal of the 2015-2025 Comprehensive Plan.

2. What is the impact of the proposed zoning amendment on the site and surrounding properties?

Since the actual land uses will not change there will be no impact.

3. What is the relationship of this request to the official land use development plan?

The Future Land Use Map of the 2015-2025 Comprehensive Plan calls for land uses in the proposed rezonings. Therefore, this request **IS CONSISTENT** with the Comprehensive Plan.

4. Is there vacant land currently classified for similar development in the vicinity; and/or are there any special circumstances that may make a substantial part of such vacant land unavailable for development?

N/A

5. Are the uses permitted by the proposed change appropriate in the area concerned?

The uses permitted under the proposed rezonings **ARE APPROPRIATE**.

6. Are the existing public school facilities adequate and available or can they be provided to serve the needs of the development likely to take place as a result of such change?

N/A.

7. Are the existing road systems adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change? This may include (but is not limited to) such indicators as: traffic counts, road design and capacity, site plan design, trips generated by the proposed land use, etc.:

N/A.

8. Are the existing public facilities adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change? This may include (but is not limited to) such indicators as: availability of public water and sewer, whether the proposed change is in accordance with any existing or proposed plans for providing public water and sewer, and does the any existing storm drainage system have capacity to accommodate the proposed use:

All sites are served by Tega Cay Utility Department (TCUD) service lines for water and sewer facilities. Therefore, existing public facilities **ARE ADEQUATE**.

9. What soils exist on the site, and are any of them considered Hydric (wetlands) or Prime?

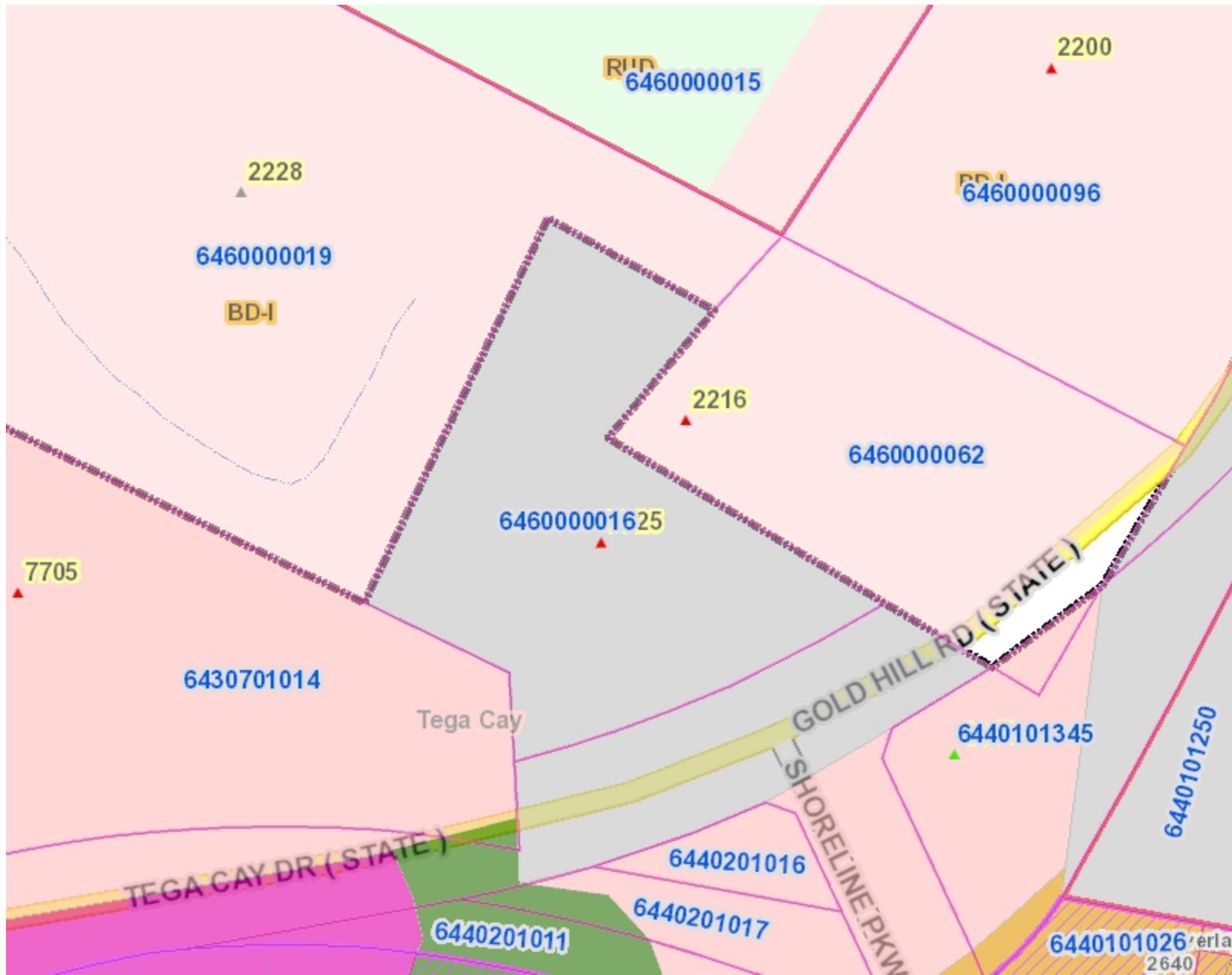
N/A

10. Have floodplains been identified on the site?

N/A

11. Have any historical sites/ endangered species/ abandoned cemeteries located on the site or in the general vicinity been identified?

THERE ARE NO apparent historical sites, endangered species or abandoned cemeteries.



Legend

Zoning (Tega Cay) Overlay

- Lakeshore PUD
- Marina Overlay

Zoning (Tega Cay)

- B-1
- B-2
- R-3
- R-6
- R-8
- R-10
- R-13
- R-15
- PDD
- Park
- Golf Course

Zoning

- AGC
- AGC-I
- BD-I
- BD-II
- BD-III
- ID
- LI
- PD
- RC-I
- RC-II
- RD-I
- RD-II

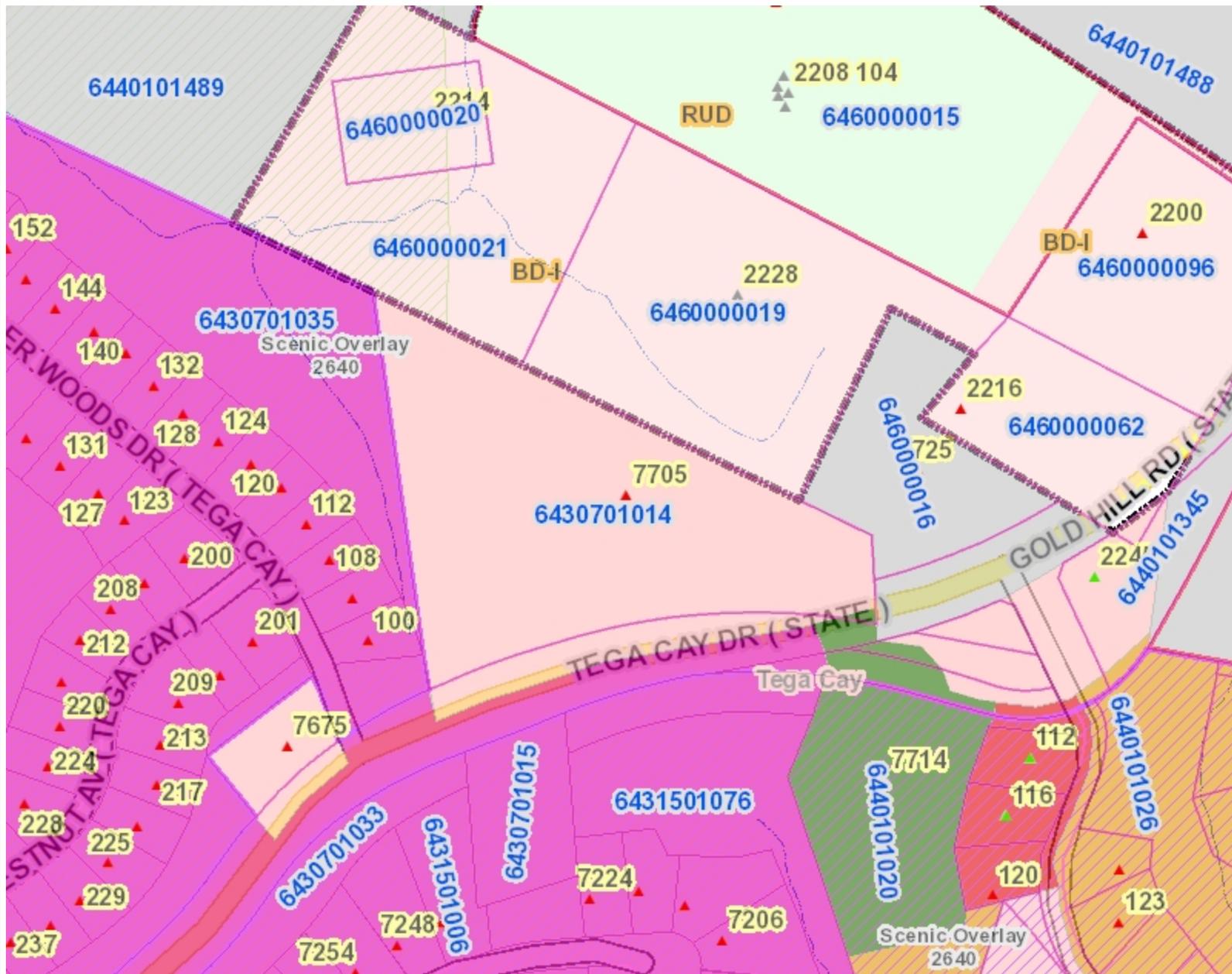
1: 1,200



0.0 0 0.02 0.0 Miles

Notes

Zoning Map



Legend

Zoning (Tega Cay) Overlay

- Lakeshore PUD
- Marina Overlay

Zoning (Tega Cay)

- B-1
- B-2
- R-3
- R-6
- R-8
- R-10
- R-13
- R-15
- PDD
- Park
- Golf Course

Zoning

- AGC
- AGC-I
- BD-I
- BD-II
- BD-III
- ID
- LI
- PD
- RC-I
- RC-II
- RD-I

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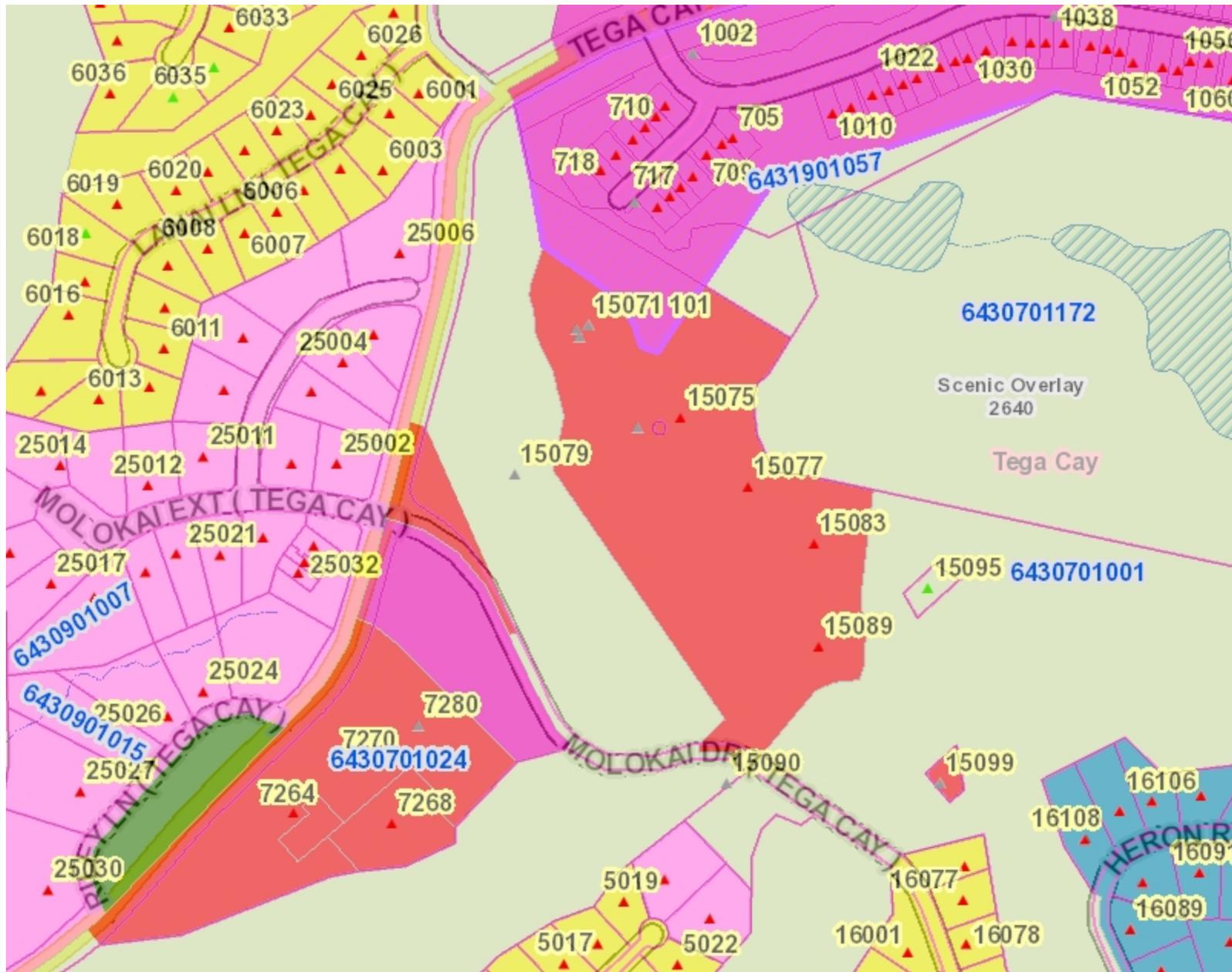


0.1 0 0.04 0.1 Miles

Notes

Zoning Map

Glennon Ctr/Tennis facility/Water Tower/Clubhouse/Pavilion



Legend

Zoning (Tega Cay) Overlay

- Lakeshore PUD
- Marina Overlay

Zoning (Tega Cay)

- B-1
- B-2
- R-3
- R-6
- R-8
- R-10
- R-13
- R-15
- PDD
- Park
- Golf Course

Zoning

- AGC
- AGC-I
- BD-I
- BD-II
- BD-III
- ID
- LI
- PD
- RC-I
- RC-II
- RD-I
- RD-II

1: 3,599

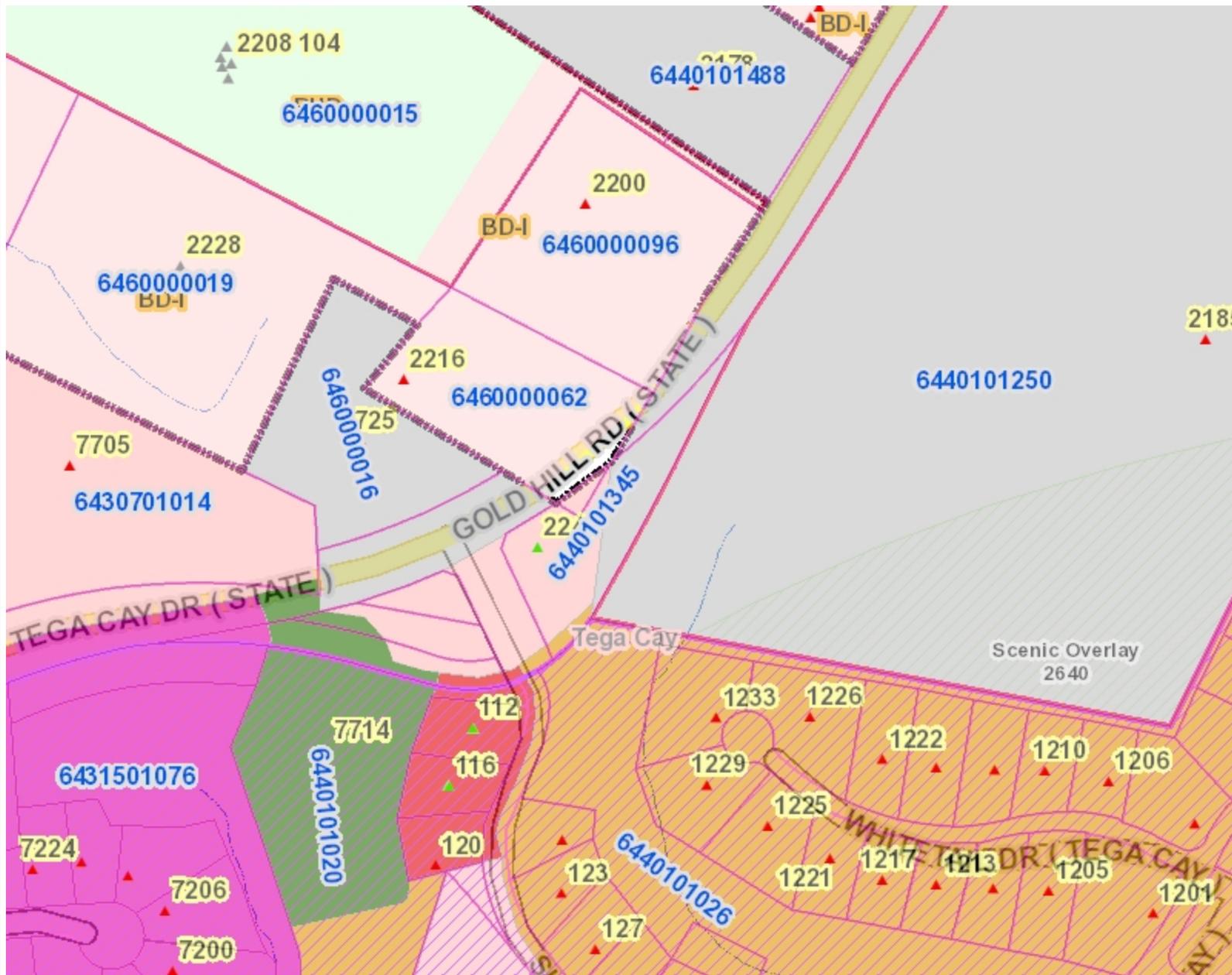


0.1 0 0.06 0.1 Miles

Notes

Zoning map

6440101345 - Memorial Garden



Legend

Zoning (Tega Cay) Overlay

- Lakeshore PUD
- Marina Overlay

Zoning (Tega Cay)

- B-1
- B-2
- R-3
- R-6
- R-8
- R-10
- R-13
- R-15
- PDD
- Park
- Golf Course

Zoning

- AGC
- AGC-I
- BD-I
- BD-II
- BD-III
- ID
- LI
- PD
- RC-I
- RC-II
- RD-I
- RD-II

1: 2,399

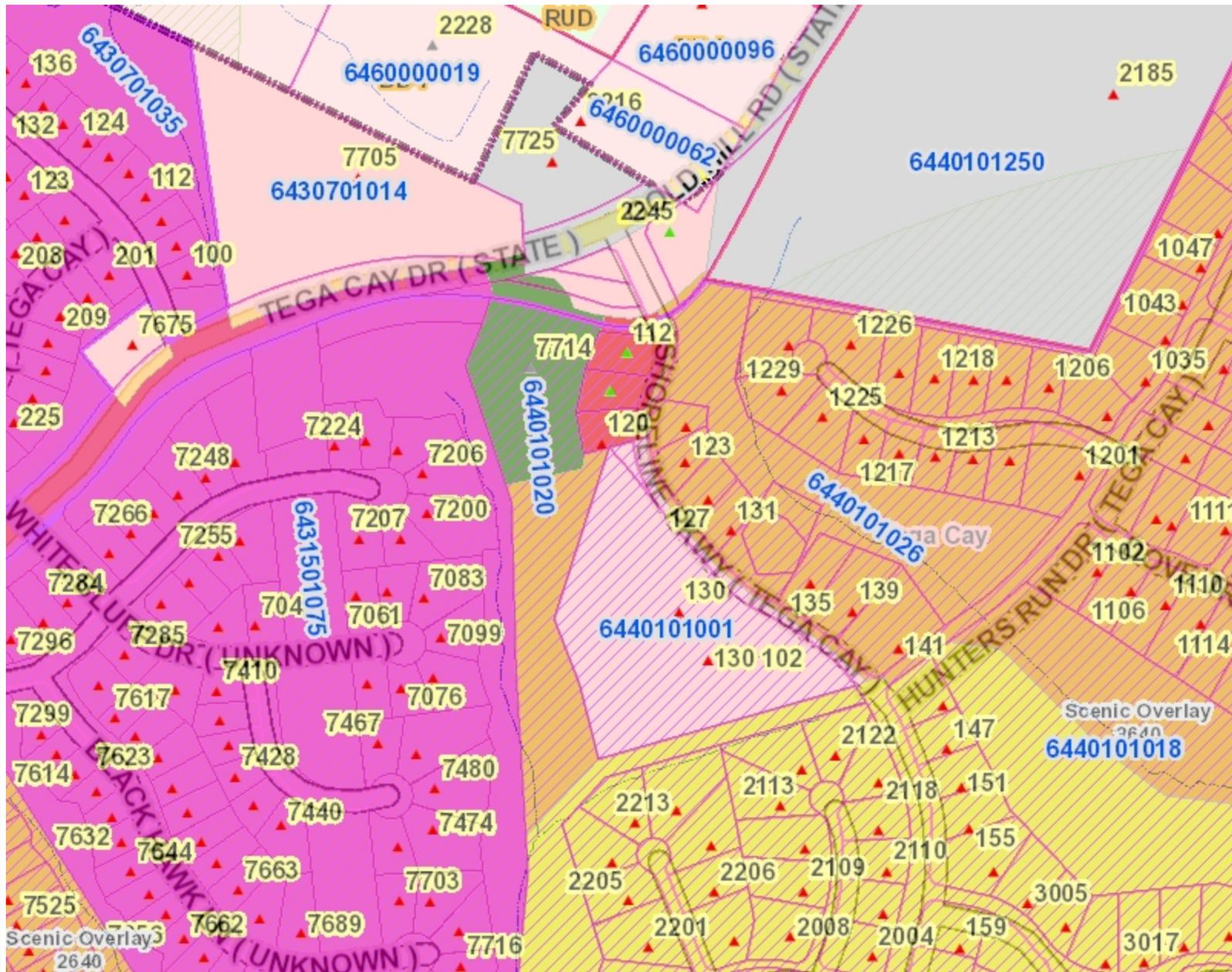


0.1 0 0.04 0.1 Miles

Notes

Zoning Map

6440101020-TrailHead Park



Legend

Zoning (Tega Cay) Overlay

- Lakeshore PUD
- Marina Overlay

Zoning (Tega Cay)

- B-1
- B-2
- R-3
- R-6
- R-8
- R-10
- R-13
- R-15
- PDD
- Park
- Golf Course

Zoning

- AGC
- AGC-I
- BD-I
- BD-II
- BD-III
- ID
- LI
- PD
- RC-I
- RC-II
- RD-I
- RD-II

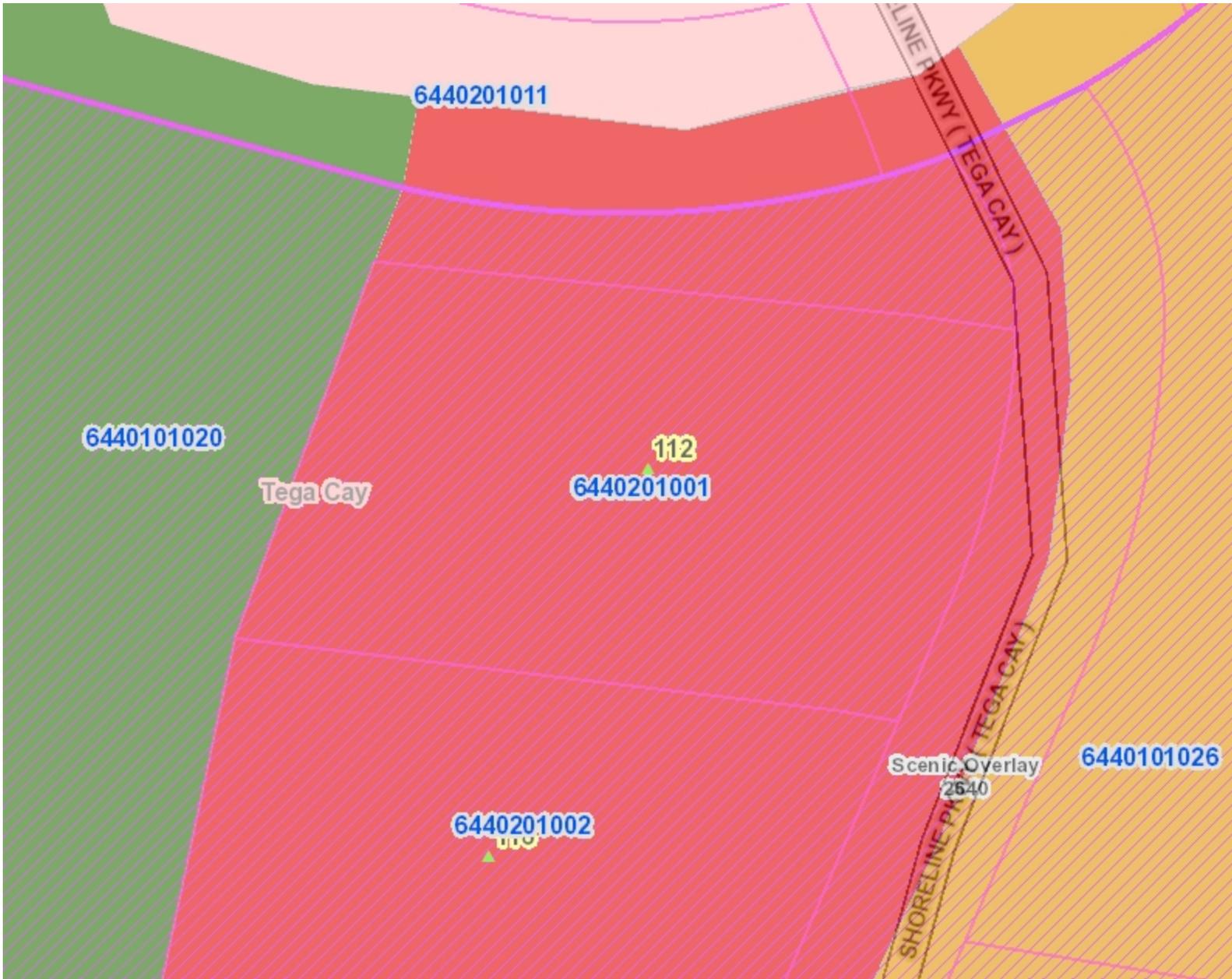
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0.1 0 0.06 0.1 Miles

Notes

Zoning Map



Legend

Zoning (Tega Cay) Overlay

- Lakeshore PUD
- Marina Overlay

Zoning (Tega Cay)

- B-1
- B-2
- R-3
- R-6
- R-8
- R-10
- R-13
- R-15
- PDD
- Park
- Golf Course

Zoning

- AGC
- AGC-I
- BD-I
- BD-II
- BD-III
- ID
- LI
- PD
- RC-I
- RC-II
- RD-I
- RD-II

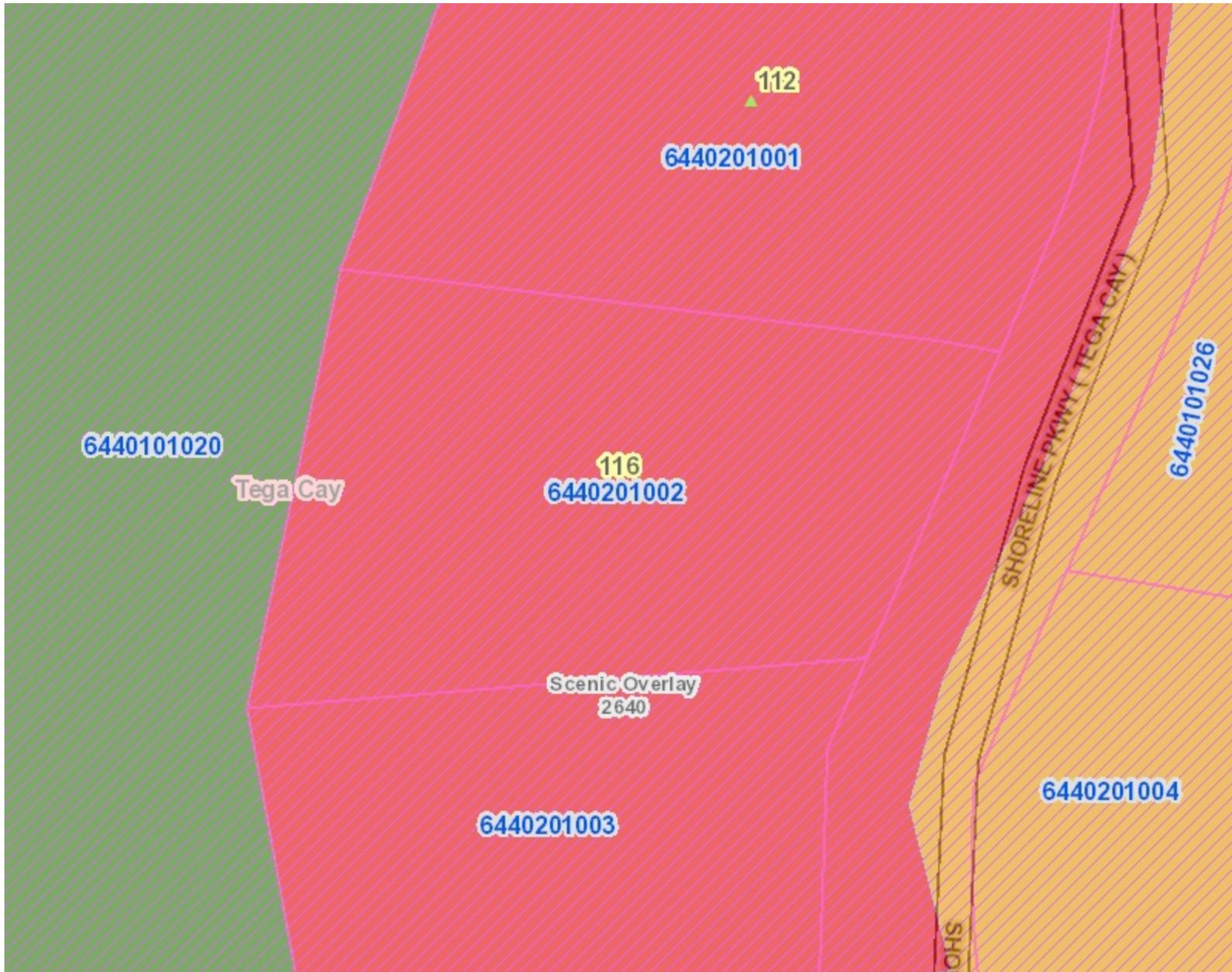
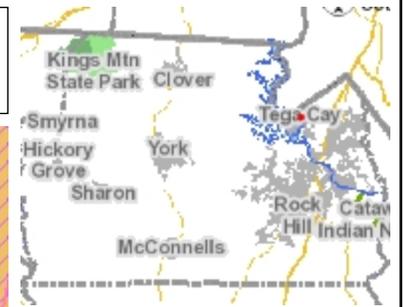
1: 359



0.0 0 0.01 0.0 Miles

Notes

Zoning Map



Legend

Zoning (Tega Cay) Overlay

- Lakeshore PUD
- Marina Overlay

Zoning (Tega Cay)

- B-1
- B-2
- R-3
- R-6
- R-8
- R-10
- R-13
- R-15
- PDD
- Park
- Golf Course

Zoning

- AGC
- AGC-I
- BD-I
- BD-II
- BD-III
- ID
- LI
- PD
- RC-I
- RC-II
- RD-I
- RD-II

1: 359



0.0 0 0.01 0.0 Miles

Notes

Zoning Map



REZONING APPLICATION INSTRUCTIONS

If assistance is needed in filling out this application, contact the Planning and Development Manager at 803.548.3513.

Planning Commission meetings are held the second (2nd) Monday of the month at 7:00 p.m. in the Lower Level of The Glennon Center located at 15077 Molokai Drive (*this is not a public hearing*).

Public hearings are held by the City Council and the Planning Commission in joint session on the first (1st) Monday of the month prior to the Planning Commission meeting at which the application will be considered.

The attached application must be filled out completely and all fees paid in full.

Application Fee: \$350

A plat (survey) and deed must be submitted before a request can be accepted.

****REZONINGS TO PD MUST HAVE CONCEPT/SKETCH APPROVAL BEFORE SUBMITTING APPLICATION. ****

Please print with ink or use a typewriter to fill out forms.



TEGA CAY REZONING APPLICATION

GENERAL INFORMATION

APPLICANT'S NAME: Fort Mill School District

ADDRESS: 2233 Deerfield Drive Fort Mill SC 29715
NUMBER STREET CITY STATE ZIP CODE

PHONE: 803-548-2527
WORK HOME MOBILE

EMAIL: SchmolzeT@fort-mill.k12.sc.us

PROPERTY OWNER'S NAME: Fort Mill School District

ADDRESS: Same as above
NUMBER STREET CITY STATE ZIP CODE

PHONE: _____
WORK HOME MOBILE

EMAIL: _____

PROPERTY INFORMATION

PROPERTY ADDRESS: 2185 Gold Hill Road & 2275 Dam Road

PROPERTY TAX MAP #: 6440101250 & 644020/014 PLAT: PLEASE ATTACH TO APPLICATION

LOT AREA: ACRES: _____ DEED: PLEASE ATTACH TO APPLICATION

ZONING: CURRENT: B-1 PROPOSED: GI

COMPREHENSIVE PLAN LAND USE DESIGNATION: GI

CURRENT USE OF PROPERTY: School

ELECTRIC: _____ WATER: TCUD SEWER: TCUD

RELEVANT FACTORS PERTAINING TO THE REZONING

A Zoning Map Amendment may be initiated by the Tega Cay City Council, Planning Commission, Zoning Administrator, or any corporation, individual, or agency. (Ordinance 77, Article XV Section 19-501). The Planning Commission makes recommendations that are evaluated along with the request by County Council based on the following questions (Ordinance 77, Article XV Section 19-504). Please complete the questions with the facts you intend to present in order to justify this rezoning.

1. I (we) are making application for rezoning in order to (please select):

- implement the Comprehensive Land Use Plan
- correct an original mistake or manifest error in the regulations or map
- recognize substantial changes or changing conditions in a particular location

Please justify your rezoning and the need for the proposed amendment:

N/A

2. Please explain how this request is consistent with the Comprehensive Land Use Plan:

N/A

3. What will be the impact of this amendment on surrounding properties:

N/A

4. Additional documents relevant to this petition are submitted as follows:

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable City ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, of the subject site(s). I understand that falsifying any information herein may result in rejection or denial of this request.

Thomas Schunke
APPLICANT 1-26-16
DATE

I (we) certify that I (we) are the owners of the property involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning application.

Thomas Schunke
PROPERTY OWNER (S) 1-26-16
DATE

I certify that any relevant restrictive covenants will be adhered to concerning this rezoning request. To assist verification, I have attached the relevant restrictive covenant information.

Thomas Schunke
APPLICANT 1-26-16
DATE

***ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION IF OWNER'S SIGNATURE CANNOT BE OBTAINED.**

OFFICE USE ONLY

AMOUNT PAID: _____ CHECK #: _____ CASH AMOUNT: _____

DATE RECEIVED: _____ RECEIPT #: _____

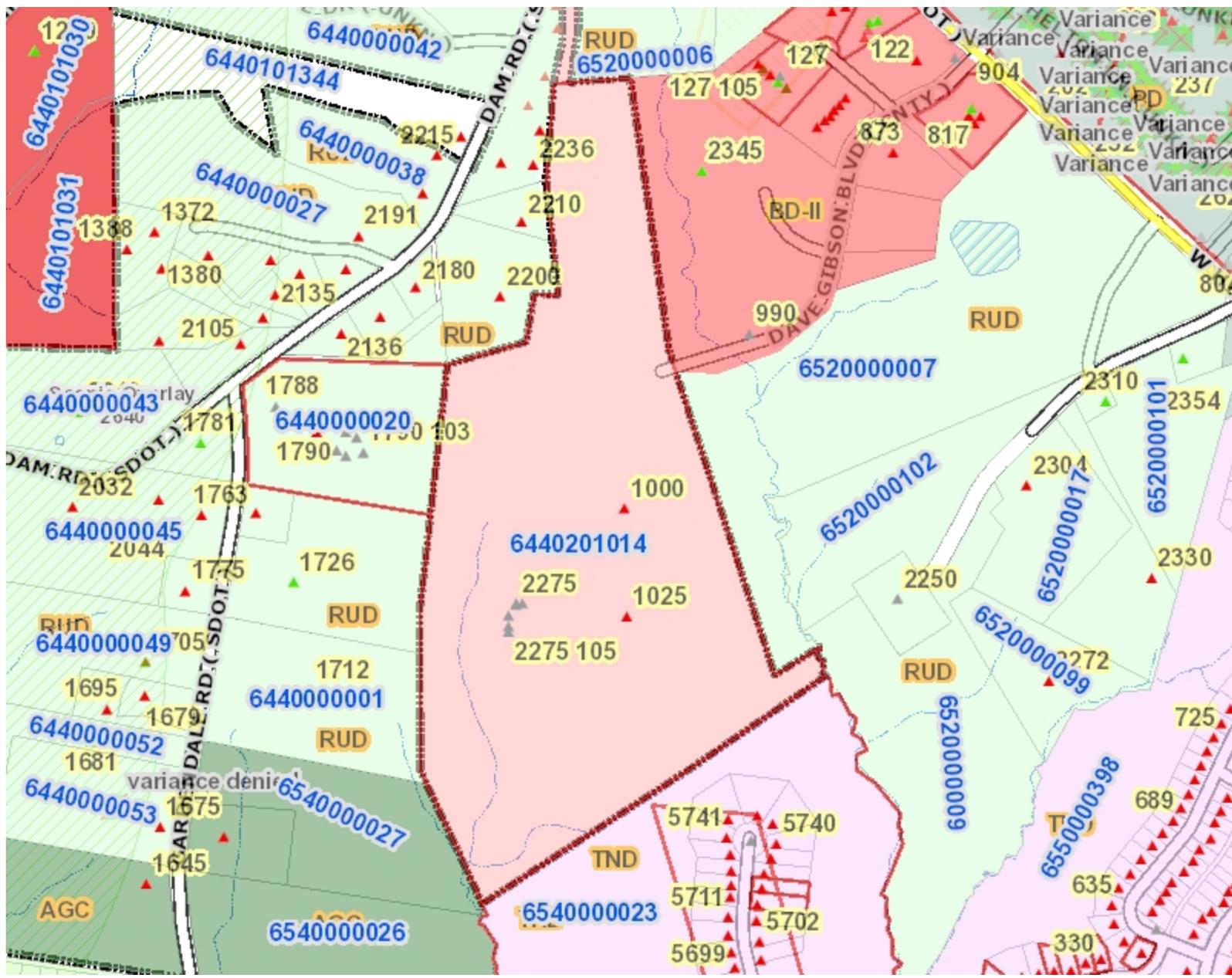
PLANNING COMMISSION MEETING DATE: _____

PUBLIC HEARING CITY COUNCIL/PLANNING COMMISSION DATE: _____

ACCEPTED BY: _____
ZONING OFFICIAL DATE

REZONING CASE NUMBER ASSIGNED: _____

6440201014-Gold Hill Elementary & Middle Schools



Legend

Zoning (Tega Cay) Overlay

- Lakeshore PUD
- Marina Overlay

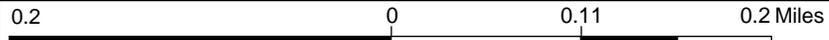
Zoning (Tega Cay)

- B-1
- B-2
- R-3
- R-6
- R-8
- R-10
- R-13
- R-15
- PDD
- Park
- Golf Course

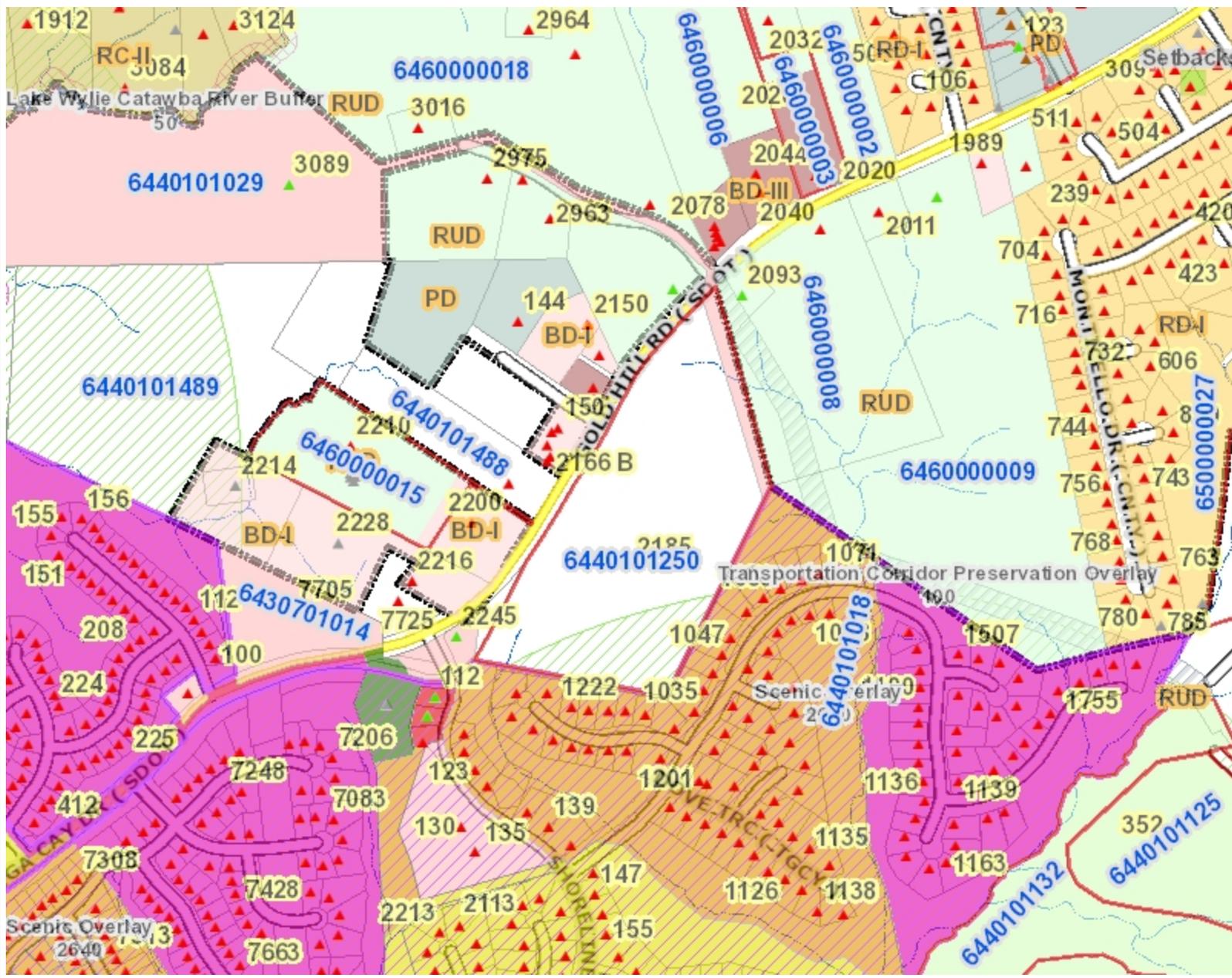
Zoning

- AGC
- AGC-I
- BD-I
- BD-II
- BD-III
- ID
- LI
- PD
- RC-I
- RC-II
- RD-I
- RD-II

1:7,199



TC Elementary School



Legend

Zoning (Tega Cay) Overlay

- Lakeshore PUD
- Marina Overlay

Zoning (Tega Cay)

- B-1
- B-2
- R-3
- R-6
- R-8
- R-10
- R-13
- R-15
- PDD
- Park
- Golf Course

Zoning

- AGC
- AGC-I
- BD-I
- BD-II
- BD-III
- ID
- LI
- PD
- RC-I
- RC-II
- RD-I
- RD-II

1 : 7,199



REZONING CASE 2016-03

TO: PLANNING COMMISSION
FROM: PLANNING AND DEVELOPMENT
DATE: WEDNESDAY, FEBRUARY 10, 2016
APPLICANT: CITY OF TEGA CAY & FORT MILL SCHOOL DISTRICT
REQUEST: REQUEST TO REZONE THE FOLLOWING FOR CONSISTENCY WITH THE 2015-2025 COMPREHENSIVE PLAN:

- 6460000016 from B-1 (Neighborhood Business) to GI (Government & Institutional)
- 6430701014 from B-2 (General Business) to GI (Government & Institutional)
- A Portion of 6430701001 from B-1 (Neighborhood Business) to GI (Government & Institutional)
- 6440201014 from B-1 (Neighborhood Business) to GI (Government & Institutional)
- 6440101250 from B-1 (Neighborhood Business) to GI (Government & Institutional)
- 6440101345 from B-2 (General Business) to PARK
- 6440101020 from B-2 (General Business) and PARK to PARK
- 6440201001 from B-1 (Neighborhood Business) to PARK
- 6440201002 from B-1 (Neighborhood Business) to PARK
- 6440101120 from B-1 (Neighborhood Business) to PARK

Staff Summary:

The properties listed above are being proposed for rezoning as an effort to comply with the actual land uses and for consistency with the 2015-2025 Comprehensive Plan. The majority of the properties are publicly owned by the City. The remaining two properties are owned by the Fort Mill School district.

The 2015-2025 Comprehensive Plan included a Future Land Use Map which identified the land uses for which these properties are proposed to be zoned. The Plan also called for creation of a Government and Institutional District which was adopted in the Zoning Code revisions last October. The public and civic uses of such institutions as schools and government facilities mandate the rezoning of these properties to the new district.

Staff believes that these Rezoning are appropriate because 1) it is compatible with the 2015-2025 Comprehensive Plan;

Potential Benefits:

1. The proposed rezonings will assist the city in meeting goals outlined in the 2015-2025 Comprehensive Plan.

Potential Concerns: There are no potential concerns.

Staff Recommendation: APPROVAL based on the information prepared by staff outlined in this Planning Commission Report.

1. Is there a need for the proposed amendment?

Based on the staff analysis and findings for the planning commission report, the staff has recognized a positive benefit for the rezonings by meeting a major goal of the 2015-2025 Comprehensive Plan.

2. What is the impact of the proposed zoning amendment on the site and surrounding properties?

Since the actual land uses will not change there will be no impact.

3. What is the relationship of this request to the official land use development plan?

The Future Land Use Map of the 2015-2025 Comprehensive Plan calls for land uses in the proposed rezonings. Therefore, this request **IS CONSISTENT** with the Comprehensive Plan.

4. Is there vacant land currently classified for similar development in the vicinity; and/or are there any special circumstances that may make a substantial part of such vacant land unavailable for development?

N/A

5. Are the uses permitted by the proposed change appropriate in the area concerned?

The uses permitted under the proposed rezonings **ARE APPROPRIATE**.

6. Are the existing public school facilities adequate and available or can they be provided to serve the needs of the development likely to take place as a result of such change?

N/A.

7. Are the existing road systems adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change? This may include (but is not limited to) such indicators as: traffic counts, road design and capacity, site plan design, trips generated by the proposed land use, etc.:

N/A.

8. Are the existing public facilities adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change? This may include (but is not limited to) such indicators as: availability of public water and sewer, whether the proposed change is in accordance with any existing or proposed plans for providing public water and sewer, and does the any existing storm drainage system have capacity to accommodate the proposed use:

All sites are served by Tega Cay Utility Department (TCUD) service lines for water and sewer facilities. Therefore, existing public facilities **ARE ADEQUATE**.

9. What soils exist on the site, and are any of them considered Hydric (wetlands) or Prime?

N/A

10. Have floodplains been identified on the site?

N/A

11. Have any historical sites/ endangered species/ abandoned cemeteries located on the site or in the general vicinity been identified?

THERE ARE NO apparent historical sites, endangered species or abandoned cemeteries.



City of
TEGA CAY, SOUTH CAROLINA

Regular City Council Meeting Minutes
Philip T. Glennon Center – Council Chambers
15077 Molokai Drive, Tega Cay, SC
Tuesday, January 19, 2015
6:00 p.m.

Councilmembers Present: Mayor George Sheppard, Mayor Pro Tempore David O’Neal, Councilmembers Dottie Hersey, Ryan Richard and Jennifer Stalford. A quorum was present.
Staff Present: Charlie Funderburk, City Manager; Katie Poulsen, Assistant City Manager; Sylvia Szymanski, Municipal Clerk; and City Attorney Bob McCleave
The Press was duly notified of the meeting.

Mayor George Sheppard called the meeting to order at 6:00 p.m. and noted it was a Regular City Council meeting. He then led the Pledge of Allegiance and a Moment of Silence.

ITEM 1 PUBLIC COMMENTS

1. John Sherwood of 10035 Tega Place, commented on RFP processes and asked for more public notifications, links within text notifications for agendas/minutes, etc., a public forum for more discussion and if questions raised during Public Comments could be answered within final transcripts.
2. Vincent DesRosiers of 7124 Topsail Circle asked for a moratorium on growth.

MOTION

Mayor Pro Tem O’Neal motioned to table Items a and c to the February 1 Council Special Council meeting on Item 5, seconded by Councilmember Hersey and passed unanimously.

ITEM 2 APPROVAL OF MINUTES

Mayor Sheppard noted a change to the December 21, 2015 Minutes where Council entered into short breaks. “There were no votes taken” should be deleted because it was not an executive session. No changes to the January 4, 2016 minutes.

MOTION

Councilmember Hersey motioned to approve the minutes of December 21, 2015 with the changes outlined by Mayor Sheppard and to approve the minutes of January 4, 2016, seconded by Councilmember Stalford and approved unanimously.

ITEM 3 SPECIAL PRESENTATION

- A. Mayor Sheppard presented Women’s Club president, Michelle McGuire, a Proclamation Recognizing the Women’s Club.
- B. Mayor Sheppard administered Oaths of Office to Amy McKinney on Board of Zoning Appeals and Donald Olson on the Storm Water Committee.

ITEM 4 UNFINISHED BUSINESS

- A. 2nd Reading of an Ordinance to Convey ±0.274 acres of real property to Drake/Gardendale, LLC

MOTION

Mayor Pro Tem Stalford motioned to approve the Ordinance as stated, seconded by Councilmember Richard and passed unanimously.

ITEM 5 NEW BUSINESS

A. Discussion Regarding Golf Cart Regulations
TABLED

B. Construction Plans for Catawba Park

City Manager Funderburk presented scope of work plans by Campco Engineering for Catawba Park. The Duke Energy tract adjacent to the City's has 30% design totaling \$125,000. The City-owned acreage comes to \$340,000 in the design budget for a total of \$465,000. There was discussion on parcels and funding. Mayor Pro Tem Stalford asked for the budget numbers for engineering services and City Manager Funderburk indicated it would be provided in the total scope.

MOTION

Mayor Pro Tem O'Neal motioned to authorize the City Manager to engage Campco Engineering to proceed forward with construction documents under the scope presented in the amount not to exceed \$465,000, seconded by Councilmember Hersey and approved unanimously.

C. Discussion regarding growth on the Highway 160 and Gold Hill Road Corridors
TABLED

D. Committee Liaison Assignments – Community Relations, Planning Commission, and Storm Water Committee

Mayor Sheppard assigned Councilmember Richard to the Community Relations Committee, Mayor Pro Tem O'Neal was assigned to the Planning Commission, and Councilmember Hersey was assigned to the Storm Water Committee.

E. Intergovernmental Liaison

Mayor Sheppard conversed with School Board Chairman Patrick White and Fort Mill Mayor Guynn Savage. Each want to have a liaison from each Council to interact with the other and each other's councils and to also convey that information with the school board. He appointed Councilmember Stalford to be the intergovernmental liaison with the Town of Fort Mill, Fort Mill School Board and the City of Tega Cay.

ITEM 6 CITY MANAGER'S REPORT

City Manager Funderburk announced the February 1 workshop at 6pm in the lower level conference room at City Hall. Hometown Legislative Action Day in Columbia is February 3. February 23 is York County Day. The City received two proposals for the RFP for the fire station. Once the City receives costs, that group will present design, pricing and potential funding for Council's consideration, possibly at the March regular meeting. The City sent a PSA today about coyotes. The Police Department will remain vigilant and is meeting with private contractors referred by SCDNR to discuss the situation. Residents should call 911 if they see coyotes. Code Red Sign up for notifications are on the front page of the website. Councilmember Hersey asked for Council to be updated on TCUD status of work efforts, repairs, spillage, etc. Preliminary work will be started next week in the Molokai area and will be updated on the City's utility page.

Flags on Tega Cay Drive mark the edge of SCDOT right of way. Staff has reached out to SCDOT daily about potholes on Tega Cay Drive. At the Eastwood project across from Tega Cay Elementary School, their contractor began stump removals which was not allowed due to wetlands and streambed. The Army Corps of Engineers began mitigation requirements. Those have been completed. The City has issued a limited grading permit that allows the demolition of the home, installation of silt fence, but they can only work up to the first impacted area until Army Corps signs off and releases the entire project. There will be no signal light, but there will be a light at Hubert Graham Way. The maximum number of homes could be 130. SCDOT determines signalization, the

City does not. The deer population study should also be presented at the February 16 meeting by SCDNR.

ITEM 7 PUBLIC COMMENTS

There were none.

ITEM 8 COUNCIL COMMENTS

Councilmember Hersey had no comments.

Councilmember Richard commented on growth opportunities and limitations and said he was looking forward to the February 1 workshop and getting information to residents. His focus is to get information out to know what direction Council is going in.

Councilmember Stalford referred to Mr. Sherwood's comments and Ordinance 77 for signage. She wants it reviewed, simplified and based on the Comprehensive Plan that the community was heavily involved in. That will be included in the workshop. Although there are no comments, the public can hear the roundtable discussion at the Workshop. The Beautification Committee had 619.5 hours volunteering last year. The members have decreased but many hours are put in and especially at the Living Memorial Gardens. The City is grateful and they are always looking for more volunteers. She is proud of the Women's Club and gave thanks on behalf of the Beautification Committee for their donation of the Free Little Library. Previously, there was to be a sidewalk connecting Tega Cay Drive along the corner of Tega Cay Drive and Shoreline Parkway where the fountain is located, there is no sidewalk. I would like a presentation at the next workshop on what the City Manager has found, what it would look like, and its cost for consideration.

Mayor Pro Tem O'Neal offered his best wishes to Ralph Smith. On behalf of the Veterans Association, he presented a \$100 check toward the Police Chief's participation in the Polar Plunge to raise money for the Special Olympics.

Mayor Sheppard asked if the fountain could be turned on. City Manager remarked the current temperatures had been too low.

City Manager Funderburk indicated that the City Attorney is unable to attend the February 1 workshop, he asked Council to consider amending the Executive Session items to include receiving legal advice on tabled issued 5a and 5c.

MOTION

Councilmember Stalford motioned to amend the agenda Item 9-Executive Session to add Item 9B-To take legal advice from the City Attorney on Golf Cart Regulations and Growth on the Highway 160 and Gold Hill Road Corridors, seconded by Councilmember Stalford. After some discussion, the motioned passed unanimously.

ITEM 9 Executive Session

- A. Discussion incident to Contractual Matters regarding Clubhouse Food & Beverage
- B. To receive legal advice on Golf Cart Regulations and Growth on Highway 160 and Gold Hill Road Corridors

MOTION

Councilmember Hersey motioned to go into Executive Session for the purpose of having a discussion incident to Contractual Matters regarding Clubhouse Food & Beverage and to receive legal advice on Golf Cart Regulations and regarding Growth on Highway 160 and Gold Hill Road Corridors, seconded by Councilmember Stalford and passed unanimously.

Council entered into Executive Session at 6:53 p.m. and exited at 8:36 p.m. Mayor Sheppard noted only those items on the agenda were discussed and no votes were taken other than to return to open session.

**ITEM 12 ADJOURNMENT
MOTION**

There being no further business, Councilmember Richard motioned to adjourn the meeting, seconded by Councilmember Hersey and approved unanimously.

The meeting was adjourned at 8:36 p.m.

Respectfully Submitted,

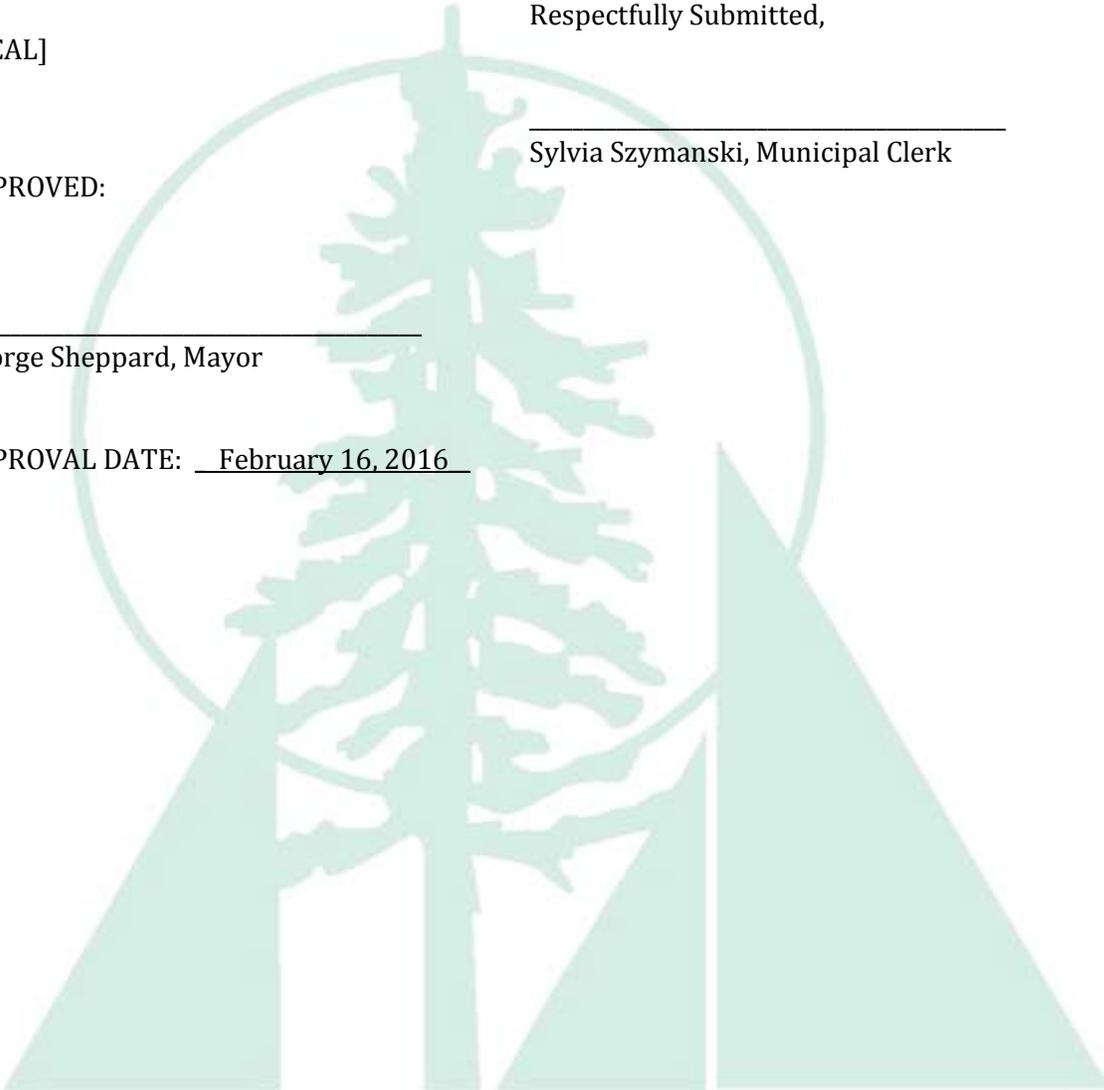
[SEAL]

Sylvia Szymanski, Municipal Clerk

APPROVED:

George Sheppard, Mayor

APPROVAL DATE: February 16, 2016



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, THAT AREA OWNED BY THE CITY OF TEGA CAY, APPROXIMATELY ± 1.47 ACRES, TAX MAP NUMBER 646-00-00-062, ADJACENT TO THE BOUNDARY LINE OF THE CITY, AS DESCRIBED ON THE PLAT ATTACHED HERETO AND INCORPORATED BY REFERENCE AND TO REZONE FROM YORK COUNTY BD-1 TO CITY OF TEGA CAY GI

WHEREAS, the owner of the real estate designated as York County TMS #'s 646-00-00-062, located at 2216 Gold Hill Road and containing ± 1.47 acres, as described on the attached plat, 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 plat 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 Government & Institutional under the Zoning Ordinance of the City of Tega Cay.

FIRST READING: _____
SECOND READING: _____

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

SIGNED:
CAY

CITY OF TEGA

[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

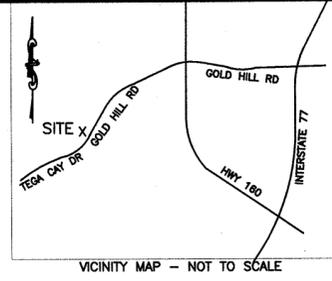
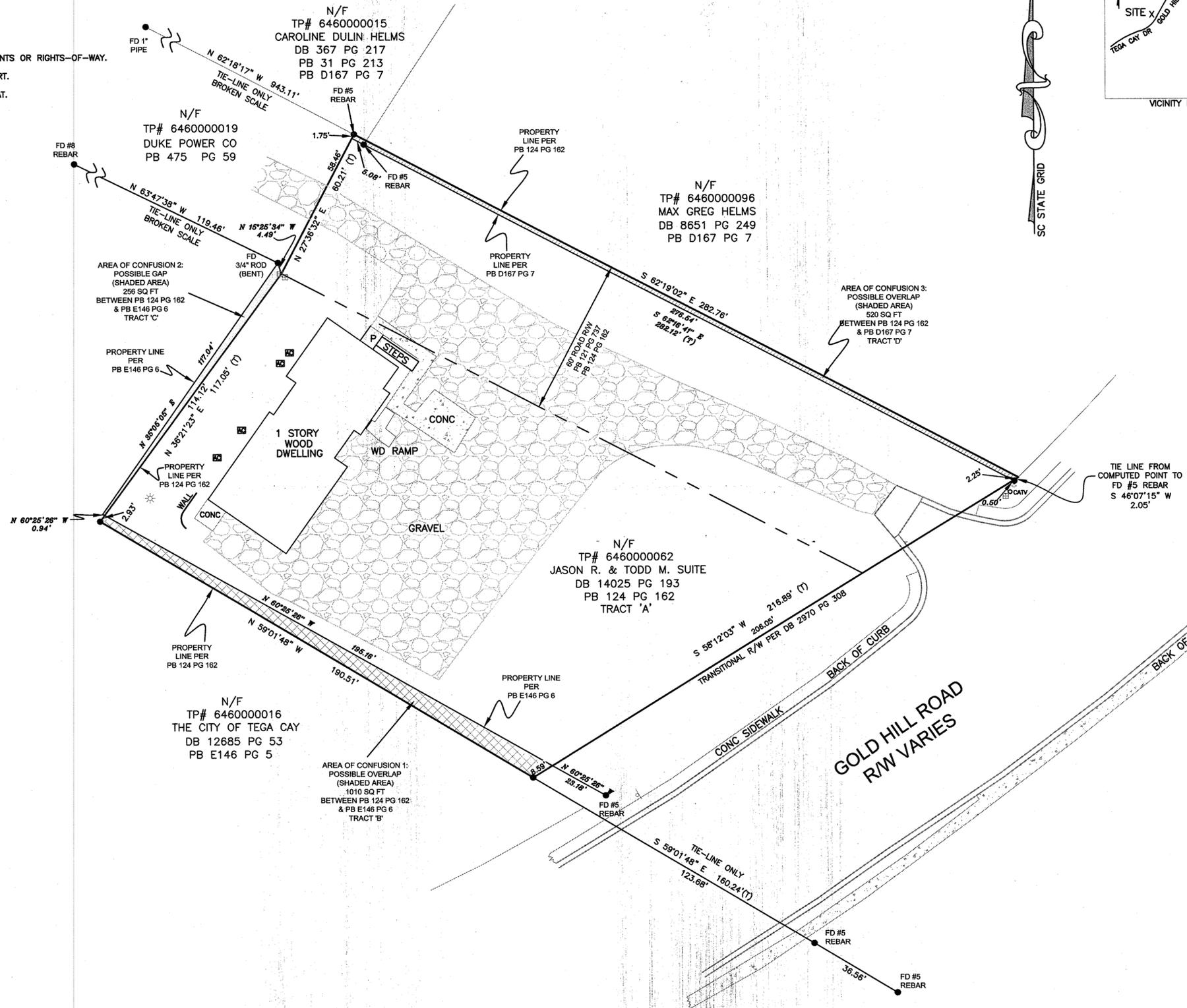
Municipal Clerk

- NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 2. BOUNDARY SURVEY COMPLETED SEPTEMBER 2, 2015.
 3. AREAS COMPUTED BY COORDINATE METHOD.
 4. TOTAL SITE AREA IS 0.9804 ACRES (42,707 SF).
 5. ORIENTATION BASED ON SC STATE PLANE GRID.
 6. THESE PROPERTIES MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHTS-OF-WAY.
 7. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
 8. NO NEW PROPERTY LINES WERE ESTABLISHED WITH THIS PLAT.

LEGEND:

- R/W - RIGHT-OF-WAY
- PB PG - PLATBOOK - PAGE
- DB PG - DEEDBOOK - PAGE
- FD - FOUND
- BOC - BACK OF CURB
- P - PORCH
- ☼ - LIGHT POLE
- TP# - TAX PARCEL NUMBER
- CONC - CONCRETE
- - IRON SET
- - FOUND IRON
- △ - COMPUTED POINT
- ▣ - TELEPHONE PEDESTAL
- SIGN
- ◇ - FIBER OPTIC MARKER
- CATV - CABLE OR COMMUNICATIONS PEDESTAL
- AC - AIR CONDITIONING UNIT

REFERENCE:
 PARCEL # 6460000062 - DB 14025 PG 193 & PB 98 PG 422



SUMMIT LAND SERVICES
 P.O. BOX 7442
 CHARLOTTE, NC 28241
 OFFICE: 704.626.2800
 FAX: 704.626.2805
 WWW.SUMMIT-COMPANIES.COM

REVISIONS:

DATE	DESCRIPTION AND REVISIONS
11/20/15	ADDED METES AND BOUNDS OR SUBSTANCES ON GAPS AND OVERLAPS

CLIENT:
CITY OF TEGA CAY
 P.O. BOX 3399
 TEGA CAY, SOUTH CAROLINA 29708

PROJECT:
 BOUNDARY SURVEY OF
 PARCEL 6460000062
 0.9804 ACRES
 CITY OF TEGA CAY
 YORK COUNTY, SOUTH CAROLINA

SHEET:
 2216 GOLD HILL RD.dwg

PROJ. DATE: 9-15-2015
 SCALE: 1" = 30'
 DRAWN BY: RPE
 CHECKED BY: KCH
 PROJECT NO: 3489-15

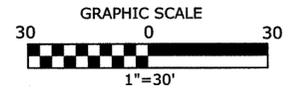
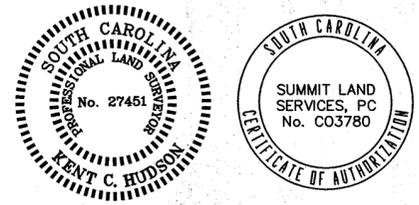
SHEET
1

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY, SOUTH CAROLINA, COMMUNITY PANEL NUMBER 45091C0211E WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, KENT C. HUDSON, PLS, CERTIFY TO THE FOLLOWING: THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND. NO NEW PROPERTY LINES WERE ESTABLISHED WITH THIS PLAT.

Certification:
 I, hereby state to the best of my professional knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Land Surveying in South Carolina, and meets or exceeds the requirements for a class "A" survey as specified therein; also there are no visible encroachments, or projections other than shown.

Signed: *Kent Cooper Hudson*
 Kent Cooper Hudson PLS#27451
 PROUD MEMBER OF SCSPLS



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, THAT AREA OWNED BY JOYCE MARLOW, APPROXIMATELY ± 4.24 ACRES, TAX MAP NUMBER 644-00-00-030, ADJACENT TO THE BOUNDARY LINE OF THE CITY, AS DESCRIBED ON THE PLAT ATTACHED HERETO AND INCORPORATED BY REFERENCE AND TO REZONE FROM YORK COUNTY RUD TO CITY OF TEGA CAY B-2

WHEREAS, the owner of the real estate designated as York County TMS #'s 644-00-00-030, located at 2264 Dam Road and containing ± 4.24 acres, as described on the attached plat, 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 plat 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 B-2 under the Zoning Ordinance of the City of Tega Cay.

FIRST READING: _____
SECOND READING: _____

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 ± 122.2 ACRES, TAX MAP NUMBERS 646-00-00-002, 646-00-00-004, 646-00-00-005, 646-00-00-006, 646-00-00-007, 646-00-00-013, 646-00-00-031, 644-01-01-029, AND A PORTION OF 646-00-00-018, ADJACENT TO THE BOUNDARY LINE OF THE CITY, AS DESCRIBED ON THE SITE PLAN ATTACHED HERETO AND INCORPORATED BY REFERENCE AND TO REZONE FROM YORK COUNTY B-2 TO CITY OF TEGA CAY PDD

WHEREAS, the owners of the real estate designated as York County Tax Map Numbers 646-00-00-002, 646-00-00-004, 646-00-00-005, 646-00-00-006, 646-00-00-007, 646-00-00-013, 646-00-00-031, 644-01-01-029, and a portion of 646-00-00-018, located on Gold Hill Road and containing ± 122.2 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.

FIRST READING: _____
SECOND READING: _____

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

PLANNED DEVELOPMENT DISTRICT STANDARDS

Windhaven A Mixed Use Planned Community

1. Statement of General Facts, Conditions and Objectives

Property Size: Approximately 122.2 Acres

York County Tax Map #'s: 6460000002, 6460000004, 6460000005, 6460000006, 6460000007, 6460000013, 6460000018, 6440101029 and 6460000031

The development depicted on the Planned Development Site Plan is intended to reflect the general arrangement of proposed uses on the site. Final configuration, placement, and size of individual site elements may be altered or modified during design development and construction phases, within the limits of the City of Tega Cay Code of Ordinances or as otherwise established through the standards outlined in the Windhaven Planned Development District (PDD) Standards. The Petitioner reserves the right to modify the total number of units and uses identified within individual villages or phases, reallocate units from a village or phase to another, reconfigure street layouts, provided that the maximum density for the entire mixed use development does not exceed the maximum density permitted.

These standards, as established by the Windhaven PDD Standards, as set out below and as depicted on the Planned Development Site Plan shall be followed in connection with development taking place on the site.

2. Land Use Designations and Standards for Development

The land uses authorized for the Windhaven Development consist of:

- Park District
- Residential District (RD)
- General Commercial / Mixed Use (GC / MU)
- Government and Institutional District (GI)

The following represents the respective requirements for the use and development of and within each designated land use area of Windhaven. Apartments are not permitted within the PDD.

3. Overall PDD Density and Districts

The overall density authorized for the Windhaven Development consists of:

- Residential – Up to 600 Units consisting of the following residential units:
 - Single Family Detached – 200 Units
 - Patio Homes – 200 Units
 - Townhomes – 200 Units
- Commercial – Up to 150,000 s.f.
- Government and Institutional – Up to 500,000 s.f.

Note: Residential units may be adjusted and interchanged between all villages and residential uses as long as the total project doesn't exceed a total of 600 total residential units within the boundary of the PDD.

A. Park District

Purpose: The general purpose of the park zoning district is to provide recreation and open space functions for the long-term benefit and enjoyment of city residents and adjacent neighborhoods.

Permitted Uses: Within the Park District, a building or premises shall be used only for active or passive recreation and its associated uses and facilities.

Development Standards: Notwithstanding development standards set forth elsewhere by this use category the minimum requirements within the Park District is as follows:

- 35 foot setback from adjacent residential uses
- Zero lot line setback from non-residential uses

B. Residential District (RD)

Purpose: This district is designed to permit a variety of residential uses at variable densities, based on the characteristics of such uses. Areas so designated are deemed suited to and with market potential for such uses. This designation is applied principally to undeveloped areas where unit and density flexibility will not adversely impact existing residential subdivisions, and where the housing market is sufficiently broad and flexible to meet the various consumer demands.

Permitted Uses: Within RD District, a building or premises shall be used only for the following purposes:

1. Dwelling, single-family, detached.
2. Dwelling, single family attached (patio / townhomes).
3. Duplex, triplex, and quadriplex.
4. Schools, Government and Institutional uses. Public or private, offering general education courses and public utilities.
5. Neighborhood and community parks and centers, golf courses and similar uses.
6. Churches or similar places of worship, including parish houses, parsonages and convents.
7. Customary home occupations.

8. Single family, in-home daycare.
9. Subdivision sales office provided that:
 - a. The use serves the subdivision in which it is located.
 - b. A site plan is submitted;
 - c. The use be terminated upon completion of the sale of ninety-five percent (95%) of the total number of homes and/or lots; provided, however, that a model or demonstration unit may be used for sales purposes until the last unit or lot is sold.

Development Standards: Notwithstanding development standards set forth elsewhere by this use category, Table 1 summarizes the minimum requirements within the RD District. Additional development standards for this district are below:

1. Development will consist of up to 600 residential units as established in Table 1 and consist of the following:
 - a. Single Family Detached – 200 Units
 - b. Patio Homes – 200 Units
 - c. Townhomes – 200 Units
2. Maximum height of buildings will be three (3) stories, not to exceed 50 feet.
3. No more than one (1) separate maintenance building will be constructed per project site.
4. Detached lighting on the project site will be limited to 15 feet in height. All lighting fixtures will be full cut-off in nature, excluding lower, decorative lighting that may be installed along sidewalks, walking paths, and parking areas.
5. The project site must include access easements to greenways and trails when they exist on adjoining properties.
6. High quality amenities, appropriate to the density of the development, will be provided on project site to include but not limited to:
 - a. A club house;
 - b. A fitness facility for the residents of the community;
 - c. A club room / recreational room;
 - d. A pool and pool deck; and
 - e. A formal landscape area with seating areas.
7. Surface parking lots shall not be permitted between the buildings and the adjacent public street or in the buffer area but should be located to the side and rear of the lot with building massing facing the public street to the greatest extent possible.
8. Internal streets shall have the option to be private but must meet design approval based on City standards.
9. Sidewalks will be provided along major thoroughfares to provide safe, continuous pedestrian linkages within the PDD and between adjacent developments. In addition, paved walkways will be provided within the project site to provide a connection between buildings, parking locations, and common spaces.
10. HVAC and related mechanical equipment, including roof top mechanical equipment if applicable, will be screened from public view at grade.
11. All new public utility transmission and distribution lines will be placed underground.
12. Cooling towers will not be allowed on the project site.
13. The following Architectural Standards shall apply:

- a. The building materials used on the principle buildings will be a combination of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, vinyl or wood. Single Family Detached and Attached at least 35% of the front façade shall be exclusive of windows, doors and roofs, will be constructed of brick, stone and synthetic stone, precast stone or precast concrete.
- b. The principle buildings will include a variety of building solutions through the mixing of building profiles, elevations, and distinctive roof forms.
- c. The front façade of the principle buildings will be oriented towards the major thoroughfare or street in such manner as to create a public streetscape on a pedestrian scale.
- d. Building frontages along streets shall break any flat, monolithic façade by including a variety of architectural features to provide visual interest and a pedestrian scale to the first floor.
- e. Club House, detached garages, mailbox stations, and any other buildings or structures shall match the architectural appearance of the principle buildings.
- f. Within the PDD, walls used to enclose the compactor and/or recycling facility will be architecturally compatible with the building materials and colors used on the nearby principle buildings.

TABLE 1

RHD DEVELOPMENT STANDARDS PERMITTED RESIDENTIAL USES

	Single Family Detached	Patio and Atrium Houses	Duplex Residences	Single Family Attached Townhouses	Multi-plex - Triplex / Quadriplex
Minimum lot area per dwelling (sq. ft.)	6,000	4,000	8,000	1,800	N/A
Minimum site area Project (acres)	N/A	1	1	1	2
Lot Width (feet)	50	40	20	20	N/A
Minimum yard and building setback:	N/A	N/A	N/A	N/A	20
Front on major street (feet)					
Front Loaded	20	20	20	25	20
Alley Loaded	15	10	10	10	N/A
Front on minor street (feet)	N/A	N/A	N/A	N/A	15
Side	5 / 10 Aggregate	5	5	0	10
Rear	15	8	15	15	20

NOTES:

- **Front setbacks are from back of sidewalk**
- **Density based upon total number of individual units vs. number of buildings allowed per acre. Open space areas shall be included in the calculations for gross density.**
- **Duplexes, townhomes, and multi-plexes will have a maximum height of 50 feet consisting of a three story building. Height is to be measured from the main entry of the ground level of the building.**

C. General Commercial / Mixed Use District (GC/MU)

Purpose: The purpose of this district is to provide for areas within the Development designed to implement the "village concept", which will create a more connected development of commercial businesses, easily accessible through the use of landscaped pedestrian walkways. Such walkways will not only provide a sense of unity and flow in the development by connecting the businesses, but will also allow safe and easy access to those businesses.

Permitted Uses: Within the GC / MU District, a building or premises shall be used only for the following purposes:

1. Commercial recreation establishments, including movie theaters, pool and video game rooms, bowling and skating rinks.
2. Primary retail establishments such as department stores, general mercantile stores, clothing, variety, and similar low bulk items.
3. Secondary retail establishments such as those selling principally one-stop items, usually high-bulk, including furniture, appliance, home furnishings, floor coverings, business machines, heating and air conditioning sales and service, and similar establishments, also including establishments selling automobiles, trucks, boats, farm equipment, building and plumbing supplies, surplus materials, bicycle sales and service.
4. Dwelling, single-family, detached.
5. Dwelling, single family attached (patio / townhomes).
6. Duplex, triplex and quadriplex.
7. General business services such as duplicating, mimeographing and copying shops, addressing and mailing services, blueprinting, photostatting and film development.
8. Office and business establishments and services.
9. Funeral homes.
10. Personal service establishments including animal hospitals and kennels.
11. Automobile service and repair provided that:
 - a. All service and repair shall be conducted within not less than thirty (30) feet from the front of the building
 - b. There shall be no openings toward adjoining residential districts
 - c. No junked or salvaged vehicles shall be kept on the premises
12. Public and private transportation service and facilities, including bus terminals and taxi stands.
13. Restaurants, including those with drive-through windows with or without on premises alcohol sales.
14. Motels, hotels, bed and breakfast establishments.
15. Educational institutions, primary through graduate education, public and private.
16. Armories for meetings and other gathering places for public or private use.
17. Commercial schools and schools providing adult training in any of the arts, sciences, trades and professions.
18. Museums, art galleries and libraries.

19. Convenience retail establishments such as small scale drug, grocery, and beverage stores; bakery, flower and gift shops; newsstands and bookstores, and similar small scale convenience uses excluding gasoline sales and garages.
20. Churches and places of worship or religious institutions.
21. Commercial adult and child care facilities.
22. Lodges and civic clubs.
23. Governmental
 - Fire & Police
 - Post Office
 - Town Hall

Development Standards: Notwithstanding development standards set forth elsewhere by this use category, Table 2 summarizes the minimum requirements within the GC / MU District. Additional development standards for this district are below:

1. Development will consist of up to 150,000 SF of Commercial as established in Table 2. Other uses permitted include residential as noted in the permitted uses of the RD district as long as the maximum square footage and units for the overall PDD are not exceeded.
2. Establishment of the Pedestrian Walkway: A Pedestrian Walkway, which shall be a minimum of ten (10) feet in width, shall be established for each side of each building that contains a primary customer entryway. A primary customer entryway is that entrance that is designated by the owner / developer of a building as the primary entrance for the public into that building. To provide for the Pedestrian Walkway, setbacks (from the building, excluding any architectural features, awnings, or protrusions, to the back of curb of streets, parking areas or other paved areas) shall be a minimum of ten (10) feet. The sides and rear of each building containing a service, emergency or public entryway (other than a primary customer entryway as described above) shall have a building setback of a minimum of five (5) feet to back of curb or property line, whichever is most restrictive. The term “Pedestrian Walkway” does not exclude any other traditional forms of pedestrian sidewalks as are deemed necessary and appropriate by the owner / developer of any building. Planting strips are required within the Pedestrian Walkway and shall meet the City of Tega Cay Code of Ordinances requirements.
3. Shared parking: In the event the owners of the property that is designated as GC / MU or GI agree to allow for parking and access easements across their various properties, such easements are allowed and the resulting increase in parking spaces can be included in the total number of parking spaces each business is required to provide.

D. Government and Institutional District (GI)

Purpose: The purpose of this district is to provide a wide variety of professional and government offices and institutions proximate to residential and more intense business districts so as to satisfy the City’s demand for services. These regulations are designed to encourage the formation and continuance of a quiet, compatible, and uncongested environment for government and institutional services intermingled with residential uses.

Retail uses may be allowed as a conditional or special exception use, subject to specific standards, and provided the primary purpose is to serve the office workers or GI uses in the district. Townhomes, patio, duplex, triplex, quadriplex and single-family residential uses, community facilities, and religious institutions are also allowed. The maximum residential density allowed is five (5) dwelling units per acre and the minimum lot area for development for all non-residential uses is one (1) acre. Live / work dwellings and upper story dwellings over a street-level non-residential use may be included at densities of eight (8) units an acre. Densities are allowed as long as the total of 600 total residential units within the boundary of the PDD is not exceeded.

Permitted Uses: Within the GI District a building or premises shall be used only for the following purposes:

1. Educational institutions, primary through graduate education, public and private.
2. Armories for meetings and other gathering places for public or private use.
3. Commercial schools, and schools providing adult training in any of the arts, sciences, trades and professions.
4. Dwelling, single-family, detached.
5. Dwelling, single family attached (townhouse), patio homes, duplex, triplex, and quadriplex.
6. Office and business establishments and services.
7. Museums, art galleries and libraries
8. Personal service establishments such as barber and beauty shops; laundromats; laundry pick-up; tailor; dressmaker; shoe shops; photo studio; restaurants (excluding those with drive-through windows, dance floors or staged entertainment); and similar small scale personal service establishments.
9. Convenience retail establishments such as small scale drug, grocery, and beverage stores; bakery, flower and gift shops; newsstands and bookstores, and similar small scale convenience uses excluding gasoline sales and garages.
10. Churches and places of worship or religious institutions.
11. Commercial adult and child care facilities.
12. Lodges and civic clubs.
13. Governmental
 - Fire & Police
 - Post Office
 - Town Hall

Development Standards: Notwithstanding development standards set forth elsewhere by this use category, Table 2 summarizes the minimum requirements within the GI District.

Development will consist of up to 500,000 SF as established in Table 2. Other uses included residential are permitted as noted in the permitted uses of the GI district as long as the maximum square footage and units for the overall PDD are not exceeded.

TABLE 2

GC/MU AND GI DEVELOPMENT STANDARDS

	GENERAL COMMERCIAL	GOVERNMENT / INSTITUTIONAL
MAXIMUM SQUARE FEET	Up to 150,000 SF*	Up to 500,000 SF
MINIMUM LOT SIZE	10,000 Sq. Ft.	1 Acre
MINIMUM LOT WIDTH	75'	100'
	Cul-de-sac 40'	Cul-de-sac 40'
BUILDING SETBACKS (Feet from P/L) Fronting: MAJOR ROAD	25'	25'
	15'	15'
	10'	15'
	10'	15'
REAR (Min.)	10'	15'

NOTES:

- General Commercial consists of up to 50,000 SF in Village “C” and up to 100,000 SF in Village “D”.

4. Impervious Area

Impervious areas shall not exceed 75% of the entire Planned Development.

5. Streets

Minimum dimensions and design standards for each street type shall follow a consistent standard. The standards for each street shall follow one of the following:

- A. Public Street: Shall be a minimum of 50' R.O.W. in accordance with the city standards outlined in the City of Tega Cay Code of Ordinances at the time of Preliminary Plat approval. Public streets shall be accepted for maintenance by the City of Tega Cay once they are completed and built per the City Standards. Increased R.O.W. widths are allowed under the City of Tega Cay Code of Ordinances.
- B. Private Residential Street: Shall be in private easements and constructed in accordance with the city standards outlined in the City of Tega Cay Code of Ordinances at the time of Preliminary Plat approval. The Petitioner / Developer reserve the right to have private streets within the Planned Development.
- C. Cul-de-sacs: Shall conform to standards in the City of Tega Cay Code of Ordinances.

The developer reserves the right to have proposed roads as public or private. The decision to have the proposed roads as public or private shall be made before Preliminary Plat approval.

6. Vehicular Access and Road Improvements

- A. Vehicular access: Access shall be provided in the general locations shown on the Planned Development Site Plan. Adjustments to the locations of street and driveway entrances may occur, as required to meet state and local agency standards and coordinate with final subdivision and site plan design.
- B. Improvements to Existing Roads: Existing road improvements will be provided per SCDOT requirements. A Traffic Impact Analysis shall be prepared and approved by the City of Tega Cay and SCDOT.
- C. Deer Creek Drive: R.O.W. to be locally abandoned and new public road shall be built for access to the community.

7. Bufferyards

Bufferyards between the development and adjacent properties and along state maintained roads will meet the minimum requirements for and between uses prescribed by the bufferyard requirements as generally depicted on the Planned Development Site Plan, and as specified in bufferyard requirements of City of Tega Cay Code of Ordinances, Appendix A (Zoning) and as shown in Appendix A, unless circumstances exist whereas existing vegetation preserved on site

may be used in lieu of required landscape plantings to satisfy buffer and/or screening requirements. In this circumstance, Petitioner / Developer shall not be required to install landscape plantings or materials within those portions of the prescribed bufferyards that currently contain vegetation, wetlands or mature hardwoods. Petitioner reserves the right to construct a minimum six foot high opaque fence, wall, berm or combination thereof in order to reduce the buffer and/or screening requirements. In the event that the petitioner or their assignee decides to install a fence, wall or berm, they may reduce buffer area dimensions by 25%. Bufferyards will be designed in a manner to allow openings of an appropriate width in order to allow pedestrian and vehicular connectivity. Clearing and grading may occur within these buffers. Bufferyards will be replanted according to the approved landscape plan. Streets, utilities, easements, pedestrian or bicycle paths, decorative landscape features, fences, monuments and signage may be placed within these buffers. Internal buffers between uses of the Planned Development shall not be required. A buffer shall not be required adjacent to parcel 646-0000-025 where it abuts Deer Creek Drive. A 10 foot buffer shall be provided along the western property line adjacent to parcels 646-0000-003, 646-0000-079, and 646-0000-088 as shown on the Planned Development Site Plan.

8. Restrictive Covenants

Restrictive Covenants will be created and recorded upon submittal of the final plat, to establish, among other things, permitted uses and maintenance responsibility of the Homeowner's Association or Property Owner's Association.

9. Common Open Space

Common open space will be provided throughout each component of the development per the Planned Development Site Plan, City of Tega Cay Code of Ordinances, Appendix A (Zoning) and City of Tega Cay Code of Ordinances, Appendix B (Subdivision and Land Development). A minimum of 20% of the overall project site shall be established as Common Open Space, consisting of a 20 acre park dedication to the City of Tega Cay and 10% (approximately 10 acres) of the remaining site acreage. Required stormwater / water quality management features may be located within common open space areas and shall be counted toward fulfilling the common open space requirement. A 20 acre park dedication to the City of Tega Cay shall be provided meeting the recreation requirement of section 1306. Grading for and installation of storm drainage, utilities and easements (including, but not limited to, sanitary sewer, gas, electric, telephone, water and cable television) may occur within open space and natural undisturbed open space as long as the minimum natural undisturbed area requirement is met per the City of Tega Cay Code of Ordinances. Common Open Space is to be platted and recorded separately from other uses. Except for the City of Tega Cay Park, which shall be owned by the City of Tega Cay, open space will be owned and maintained by a Homeowner's Association or Property Owner's Association. Buffers shall be counted towards Common Open Space.

10. Parking

Parking requirements for each permitted use and platted lot will comply with the parking requirements of the City of Tega Cay Code of Ordinances, as shown in Appendix B, subject to

the petitioner's ability to include parking spaces located within units with garages as eligible spaces meeting said requirements. Parking requirement shall be met with on street and off street parking. On-street parking may be allowed within the boundaries of the Planned Development District provided the road is wide enough, designed to accommodate it and streets are properly marked.

Joint Use of Off-Street Parking Lots: Up to fifty (50) percent of the parking spaces required for one (1) theaters, public auditoriums, bowling alleys, dance halls, clubs, churches and religious institutions and government / institutional uses may be provided and used jointly by two (2) financial institutions, offices, retail stores, repair shops, service establishments, restaurants and similar uses not normally open, used or operated during the same hours as those listed in one (1).

11. Signage

Proposed monument signs for the development will be determined during the construction document phase. Proposed signs will conform to the standards set forth in the City of Tega Cay Code of Ordinances. One master development sign shall be allowed along the frontage of Gold Hill Road. One (1) additional development sign shall be allowed for each entrance along Gold Hill Road. Internal community development signs shall be allowed along internal roads based on the standard set forth in the City of Tega Cay Code of Ordinances.

12. Improvements

The Developer will be responsible for installation of all subdivision, common area, and amenity improvements, open space and buffer yards which pertain specifically to the project.

13. The Developer

The Developer has been informed of and understands all requirements of the City of Tega Cay Code of Ordinances, Appendix A (Zoning), stormwater management and sediment control ordinance, City of Tega Cay Code of Ordinances, Appendix B (Subdivision and Land Development) and building code.

14. City of Tega Cay Water Tower

The Developer agrees to dedicate up to ¼ of an acre for a City owned water tower. Location to be determined and agreed upon by the developer.

15. Submittals

The Developer understands that submittals must be made to and approvals obtained from all applicable Tega Cay Planning and Development Services Departments prior to grading or construction. Plan approvals will follow the Preliminary Plat Process which is approved by the Planning Commission.

16. Construction Schedule and Phasing

This development will be constructed in phases. Proposed phasing will be determined and approved during the Preliminary Plat process. Site construction of each phase will be completed in its entirety prior to final plat recording of each phase. No phase will be allowed that does not reflect a street in its entirety.

17. Binding Effect of the Rezoning Application

If this rezoning application is approved, all conditions applicable to development of the site imposed under these PDD Standards and the Planned Development Site Plan will, unless amended in the manner provided under the ordinance, be binding upon and inure to the benefit of petitioner and subsequent owners of the site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Throughout this rezoning application, the term "Petitioner" shall be deemed to include the successors in interest and assigns of the Petitioner who may be involved in development of the site from time to time.

18. Applicable Ordinances

This development will be subject to the standards and requirements of the City of Tega Cay Code of Ordinances, Appendix A (Zoning), City of Tega Cay Code of Ordinances, Appendix B (Subdivision and Land Development) in effect at the date of approval by the City of Tega Cay City Council or as amended by the provisions of the Planned Development Site Plan unless otherwise provided and specified in these PDD Standards, as approved by the City of Tega Cay Council.

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

TO REZONE TAX MAP NUMBERS 646-00-00-016, 643-07-01-014, A PORTION OF 643-07-01-001, 644-01-01-345, 644-01-01-020, 644-02-01-001, 644-02-01-002 AND 644-01-01-120 OWNED BY THE CITY OF TEGA CAY

WHEREAS, the City of Tega Cay desires to rezone Tax Map Numbers 646-00-00-016, 643-07-01-014, a Portion of 643-07-01-001, 644-01-01-345, 644-01-01-020, 644-02-01-001, 644-02-01-002, and 644-01-01-120 owned by the City of Tega Cay; and

WHEREAS, these properties were acquired by the City at a time when only limited classifications existed in its Land Use and Zoning Ordinances; and

WHEREAS, with the adoption of the 2015-2025 Comprehensive Plan, the need for additional zoning classifications were identified; and

WHEREAS, in October 2015, City Council did amend the City’s Zoning Ordinance to create additional zoning districts to further encapsulate those parcels within, and adjacent to, the City limits; and

WHEREAS, it is in the best interest of the City to rezone these parcels to be consistent with the standards and character of the approved Land Use and Zoning Ordinances and the 2015-2025 Comprehensive Plan.

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

SECTION 1. Tax Map Number 646-00-00-016 be rezoned from B-1 (Neighborhood Business) to GI (Government & Institutional)

SECTION 2. Tax Map Number 643-07-01-014 be rezoned from B-2 (General Business) to GI

SECTION 3. Tax Map Number a portion of 643-07-01-001 be rezoned from B-1 to GI

SECTION 4. Tax Map Number 644-01-01-345 from B-2 to PARK

SECTION 5. Tax Map Number 644-01-01-020 from B-2 and PARK to PARK

SECTION 6. Tax Map Number 644-02-01-001 from B-1 to PARK

SECTION 7. Tax Map Number 644-02-01-002 from B-1 to PARK

SECTION 8. Tax Map Number 644-01-01-120 from B-1 to PARK

FIRST READING: _____
SECOND READING: _____
PUBLIC HEARING: _____

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

**SIGNED:
CAY**

CITY OF TEGA

[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 TAX MAP NUMBERS 644-02-01-014 AND 644-01-01-250 OWNED BY THE FORT MILL SCHOOL DISTRICT

WHEREAS, the City of Tega Cay desires to rezone Tax Map Numbers 644-02-01-014 and 644-01-01-250 owned by the Fort Mill School District; and

WHEREAS, these properties were zoned by the City at a time when only limited classifications existed in its Land Use and Zoning Ordinances; and

WHEREAS, with the adoption of the 2015-2025 Comprehensive Plan, the need for additional zoning classifications were identified; and

WHEREAS, in October 2015, City Council did amend the City’s Zoning Ordinance to create additional zoning districts to further encapsulate those parcels within, and adjacent to, the City limits; and

WHEREAS, it is in the best interest of the City and property owner to rezone these parcels to be consistent with the standards and character of the approved Land Use and Zoning Ordinances and the 2015-2025 Comprehensive Plan.

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

SECTION 1. Tax Map Number 644-02-01-014 be rezoned from B-1 (Neighborhood Business) to GI (Government & Institutional)

SECTION 2. Tax Map Number 644-01-01-250 be rezoned from B-1 (Neighborhood Business) to GI (Government & Institutional)

FIRST READING: _____
SECOND READING: _____
PUBLIC HEARING: _____

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



To: Charlie Funderburk, City Manager, City of Tega Cay, SC
Susan Britt, AICP, Planning and Community Development Manager, City of Tega Cay

From: Duane R Brown, Project Manager, Drake Gardendale, LLC 

Date: February 4, 2016

RE: Request for certain street acceptance within the Gardendale/Lake Ridge Subdivision

As per the City of Tega Cay Subdivision Land Development Code, Drake Gardendale LLC hereby requests that the following streets depicted per the attached record maps be considered for acceptance into the City's inventory:

- Entirety of Celandine Way as shown by record maps Phase 1, Pod A, Map 1 and Phase 1, Pod A, Map 4. (Please note: the portions of Larkspur and Bluebell shown on Pod A Map 4 are not part of this request) Completed home sites exceed the 75% completed minimum requirement.
- Entirety of Bergamot Street and Rosebud Court as shown by record maps Phase 1, Pod A, Map 1 and Map 2. Completed home sites exceed the 75% completed minimum requirement.
- Sections of Angelica Lane and Coralbell Way as shown by record map Phase 1, Pod C, Map 1. Completed home sites exceed the 75% completed minimum requirement.

- Section of Hazel Street and entirety of Basil Court as shown by record map Phase 1, Pod C, Map 3. Completed home sites exceed the 75% completed minimum requirement.
- Section of Angelica Lane and entirety of Violet Court as shown by record map Phase 1, Pod D, Map 2. Home sites are at 100% completion.
- Remaining sections of Annatto Way and Rosemary Lane as shown by record maps Phase 2, Pod F Map 5 and Map 6. Home sites are at 100% completion.
- Verbena Court in its entirety and remaining portion of Gladiola Way as shown by record map Phase 2, Pod G. Home sites are at 100% completion.

Copies of the associated record maps are attached for your reference and use.

2011

PROPERTY MAP
KEY MAP

BRAND DEVELOPER
DRAKE CAPITAL, LLC
1000 S. PLANTATION CENTER DRIVE, MATTHEWS, NC 28105

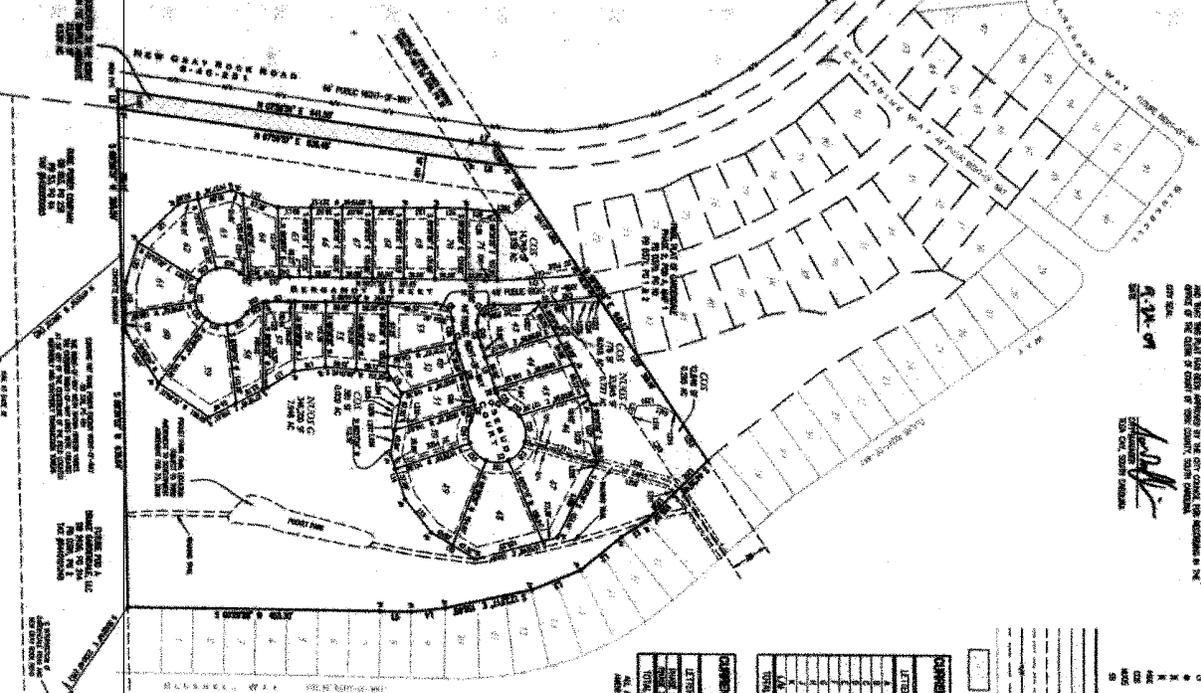
AREA SURVEY
THIS AREA SURVEY WAS CONDUCTED BY THE SURVEYOR FOR THE PURPOSE OF THE SUBDIVISION OF THE LAND SHOWN ON THIS MAP. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1968 AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, NORTH CAROLINA. THE SURVEY WAS CONDUCTED ON 10/10/11 BY THE SURVEYOR AND THE RESULTS ARE SHOWN ON THIS MAP. THE SURVEYOR'S OFFICE IS LOCATED AT 1000 S. PLANTATION CENTER DRIVE, MATTHEWS, NC 28105.

1. THE PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PLAT.
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2. THE PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PLAT.
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DRAKE CAPITAL, LLC
2502 S. PLANTATION CENTER DRIVE, MATTHEWS, NORTH CAROLINA 28105

Schneider

THE SCHNEIDER CORPORATION
200 S. WILSON STREET
RICHMOND, VA 23220
TEL: 804.771.2000
WWW.SCHNEIDERCORP.COM

FINAL PLAT OF GARDENDALE
PHASE 1, POD A, MAP 2
CITY OF YEAH CAY, YORK COUNTY, SOUTH CAROLINA

Scale 1" = 100'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	58.26	142.68	216.00	115.80	42.42
C2	41.43	103.58	150.00	83.50	30.25
C3	36.48	91.20	135.00	73.50	26.25
C4	31.53	78.75	120.00	63.50	22.25
C5	26.58	66.30	105.00	53.50	18.25
C6	21.63	53.85	90.00	43.50	14.25
C7	16.68	41.40	75.00	33.50	10.25
C8	11.73	28.95	60.00	23.50	6.25
C9	6.78	16.50	45.00	13.50	2.25
C10	1.83	3.90	15.00	3.50	0.25

LINE TABLE

LINE	BEARING	LENGTH
1	S89°52'30"E	137.81
2	S89°52'30"E	27.74
3	S89°52'30"E	23.32
4	S89°52'30"E	19.90
5	S89°52'30"E	16.48
6	S89°52'30"E	13.06
7	S89°52'30"E	9.64
8	S89°52'30"E	6.22
9	S89°52'30"E	2.80
10	S89°52'30"E	0.38

REFERENCES

- DEEDS AND PLATS SHOWN HEREON.
- PLAT DOTTED "EMPHASIS" PLAT FOR PLATE GARDEDALE, LLC, BY NOTE "EMPHASIS" & SURVEYING DATED 07/10/04 AND RECORDED IN THE OFFICE OF THE CLERK OF COURT OF YORK COUNTY, SOUTH CAROLINA IN PLAT BOOK D041 AT PAGES 9 & 10.

AREA SUMMARY:
 RIGHT OF WAY & COMMON OPEN SPACE RECORDED IN PLAT BOOK D041 PAGES 5-7
 AREA ENCOMPASSED 438,428 SF
 BY THIS PLAT 10,018 AC

ROAD LENGTHS (EMPHASIS RECORDED)
 RECORD WAY 1,780 LF
 WHEELWAY 1,813 LF
 WHEELWAY 2,253 LF
 RIGHT TOTALS 5,846 LF
 SEE PLAT BOOK D044 PG 4 - 7 FOR DETAILS OF ROADWAYS

LEGEND
 TOTAL
 ST - SHORT TRIANGLE
 HUS - NATURAL UNDISTURBED OPEN SPACE
 PB - PLAT BOOK
 DB - DEED BOOK
 PG - PAGE
 TYPED PURCHASE EASEMENT
 * - FOUND FROM AS NOTED
 @ - AS RESURVEYED
 LUS - LAND USE BUFFER
 --- RIGHT OF WAY
 --- CONTRIBUTION
 --- BOUNDARY NOT SURVEYED
 --- ZONING ORDINANCE LINE

LEGEND
 TOTAL
 ST - SHORT TRIANGLE
 HUS - NATURAL UNDISTURBED OPEN SPACE
 PB - PLAT BOOK
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 TYPED PURCHASE EASEMENT
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 --- RIGHT OF WAY
 --- CONTRIBUTION
 --- BOUNDARY NOT SURVEYED
 --- ZONING ORDINANCE LINE



CERTIFICATE OF APPROVAL FOR RECORDING:
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN CONFORMED TO THE SUBDIVISION REGULATIONS OF THE CITY OF TEGA CAY, YORK COUNTY, SOUTH CAROLINA, AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF TEGA CAY, YORK COUNTY, SOUTH CAROLINA.

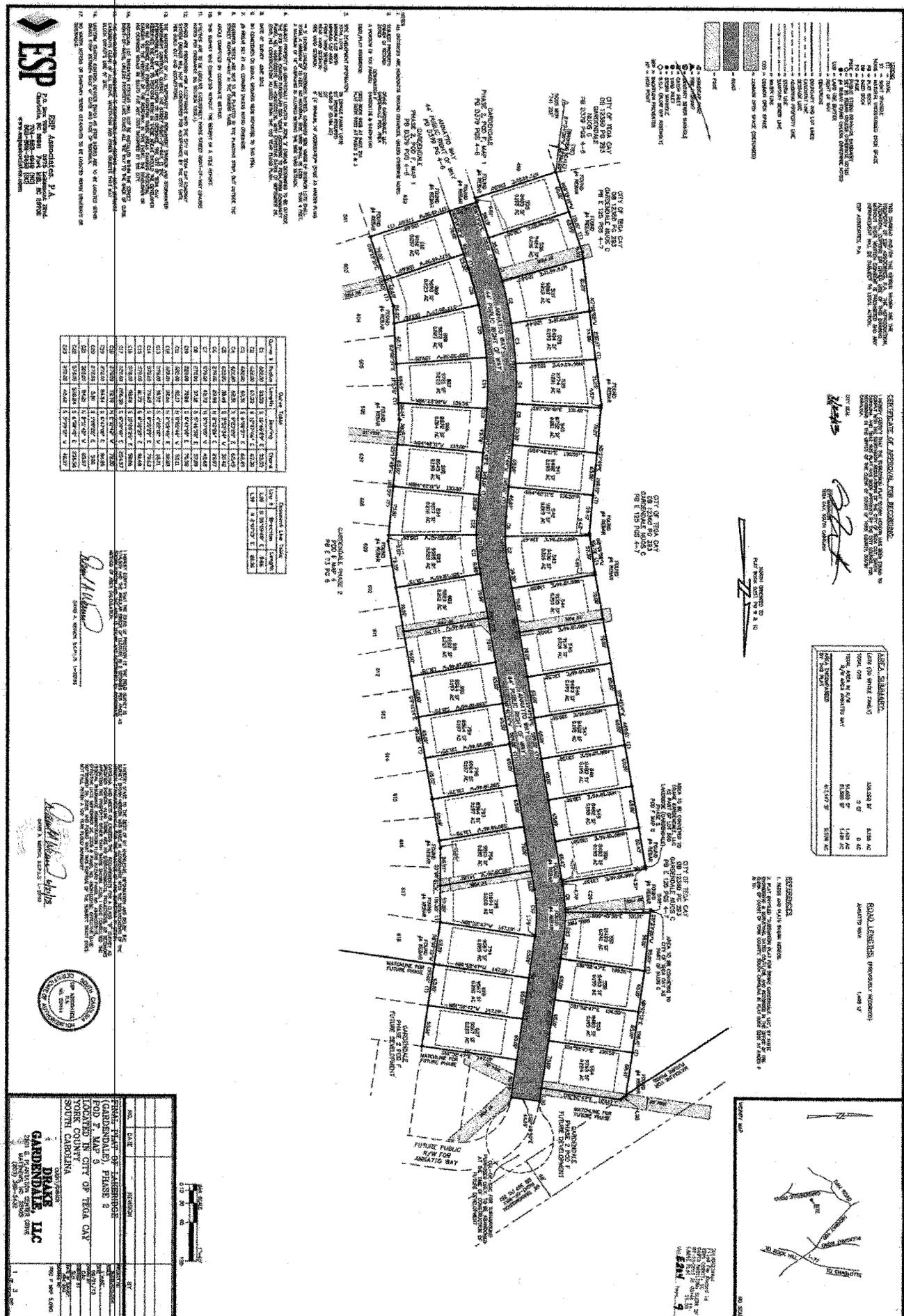
CERTIFICATE OF APPROVAL FOR RECORDING:
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN CONFORMED TO THE SUBDIVISION REGULATIONS OF THE CITY OF TEGA CAY, YORK COUNTY, SOUTH CAROLINA, AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF TEGA CAY, YORK COUNTY, SOUTH CAROLINA.

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CERTIFICATE OF APPROVAL FOR RECORDING:
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN CONFORMED TO THE SUBDIVISION REGULATIONS OF THE CITY OF TEGA CAY, YORK COUNTY, SOUTH CAROLINA, AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF TEGA CAY, YORK COUNTY, SOUTH CAROLINA.

- ALL DISTANCES ARE HORIZONTAL, GROUND DISTANCES, UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY: DRATE GARDEDALE, LLC
 2000 GARDEDALE ROAD
 A PORTION OF THE
 ALL OF:
 ALL OF:
 ALL OF:
 RECORD BOOK 0425 AT PAGE 214
 RECORD BOOK 0425 AT PAGE 214
- SITE DEVELOPMENT INFORMATION:
 (SINGLE FAMILY LOTS)
 MINIMUM LOT WIDTH: 35'
 MINIMUM LOT DEPTH: 35'
 MINIMUM LOT AREA: 1225 SF (0.028 AC)
 MINIMUM LOT AREA: 1500 SF (0.034 AC)
 FRONT YARD SETBACK: 20' (Minimum)
 REAR YARD SETBACK: 5' (4' MINIMUM, 10' AGGRAVATED)
 PD 07, 88 LOTS PREVIOUSLY RECORDED, 111 TOTAL LOTS TO DATE.
- STORM DRAINAGE SYSTEMS (NOTED) COMPASS BEARINGS AND DISTANCES SHALL TOTAL TO FEET AND INCHES. THE DISTANCE BETWEEN THE POINTS SHALL BE THE DISTANCE AS MEASURED BY THE SURVEYOR. A BENCHMARK IS VERTICAL.
- SUBJECT PROPERTY IS LOCATED IN ZONE "X" (LANDS DESIGNATED TO BE SURVEYED TO BE OPEN SPACE, CHANGING FLOODPLAIN), ACCORDING TO PLAT MAP 40001 0001, X, EFFECTIVE DATE SEPTEMBER 28, 2004. - NO CONSTRUCTION IN THE 100 YEAR FLOOD ZONE.
- USE PLAT BOOK D 044 PG 4-7 FOR DETAILS OF SHORT TRIANGLES, PERMANENT STORM DRAINAGE EASEMENTS (UNLESS NOTED OTHERWISE).
- APPROVAL OF THIS PLAT RESPONSE (SINGLE FAMILY LOTS ONLY) PREVIOUS APPROVALS BY PLANNING BOARD, PD 07, RECORDED IN THE OFFICE OF THE CLERK OF COURT OF YORK COUNTY, SOUTH CAROLINA IN PLAT BOOK 0344 AT PAGES 7-7 AND PLAT BOOK E & 4 AT PAGE 1.
- ALL ROADWAYS SHOWN RECORDED ON PREVIOUS RECORD PLAT D 044 PG 4-7.
- THE SOLE PURPOSE OF THIS PLAT IS TO REVERSE THE HERETOFORE PROPERTY LINES FROM LOTS 387-391, 400-403, 404-407, 408-411, 412-415, 416-419, 420-423, 424-427, 428-431, 432-435, 436-439, 440-443, 444-447, 448-451, 452-455, 456-459, 460-463, 464-467, 468-471, 472-475, 476-479, 480-483, 484-487, 488-491, 492-495, 496-499, 500-503, 504-507, 508-511, 512-515, 516-519, 520-523, 524-527, 528-531, 532-535, 536-539, 540-543, 544-547, 548-551, 552-555, 556-559, 560-563, 564-567, 568-571, 572-575, 576-579, 580-583, 584-587, 588-591, 592-595, 596-599, 600-603, 604-607, 608-611, 612-615, 616-619, 620-623, 624-627, 628-631, 632-635, 636-639, 640-643, 644-647, 648-651, 652-655, 656-659, 660-663, 664-667, 668-671, 672-675, 676-679, 680-683, 684-687, 688-691, 692-695, 696-699, 700-703, 704-707, 708-711, 712-715, 716-719, 720-723, 724-727, 728-731, 732-735, 736-739, 740-743, 744-747, 748-751, 752-755, 756-759, 760-763, 764-767, 768-771, 772-775, 776-779, 780-783, 784-787, 788-791, 792-795, 796-799, 800-803, 804-807, 808-811, 812-815, 816-819, 820-823, 824-827, 828-831, 832-835, 836-839, 840-843, 844-847, 848-851, 852-855, 856-859, 860-863, 864-867, 868-871, 872-875, 876-879, 880-883, 884-887, 888-891, 892-895, 896-899, 900-903, 904-907, 908-911, 912-915, 916-919, 920-923, 924-927, 928-931, 932-935, 936-939, 940-943, 944-947, 948-951, 952-955, 956-959, 960-963, 964-967, 968-971, 972-975, 976-979, 980-983, 984-987, 988-991, 992-995, 996-999, 1000-1003, 1004-1007, 1008-1011, 1012-1015, 1016-1019, 1020-1023, 1024-1027, 1028-1031, 1032-1035, 1036-1039, 1040-1043, 1044-1047, 1048-1051, 1052-1055, 1056-1059, 1060-1063, 1064-1067, 1068-1071, 1072-1075, 1076-1079, 1080-1083, 1084-1087, 1088-1091, 1092-1095, 1096-1099, 1100-1103, 1104-1107, 1108-1111, 1112-1115, 1116-1119, 1120-1123, 1124-1127, 1128-1131, 1132-1135, 1136-1139, 1140-1143, 1144-1147, 1148-1151, 1152-1155, 1156-1159, 1160-1163, 1164-1167, 1168-1171, 1172-1175, 1176-1179, 1180-1183, 1184-1187, 1188-1191, 1192-1195, 1196-1199, 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1564-1567, 1568-1571, 1572-1575, 1576-1579, 1580-1583, 1584-1587, 1588-1591, 1592-1595, 1596-1599, 1600-1603, 1604-1607, 1608-1611, 1612-1615, 1616-1619, 1620-1623, 1624-1627, 1628-1631, 1632-1635, 1636-1639, 1640-1643, 1644-1647, 1648-1651, 1652-1655, 1656-1659, 1660-1663, 1664-1667, 1668-1671, 1672-1675, 1676-1679, 1680-1683, 1684-1687, 1688-1691, 1692-1695, 1696-1699, 1700-1703, 1704-1707, 1708-1711, 1712-1715, 1716-1719, 1720-1723, 1724-1727, 1728-1731, 1732-1735, 1736-1739, 1740-1743, 1744-1747, 1748-1751, 1752-1755, 1756-1759, 1760-1763, 1764-1767, 1768-1771, 1772-1775, 1776-1779, 1780-1783, 1784-1787, 1788-1791, 1792-1795, 1796-1799, 1800-1803, 1804-1807, 1808-1811, 1812-1815, 1816-1819, 1820-1823, 1824-1827, 1828-1831, 1832-1835, 1836-1839, 1840-1843, 1844-1847, 1848-1851, 1852-1855, 1856-1859, 1860-1863, 1864-1867, 1868-1871, 1872-1875, 1876-1879, 1880-1883, 1884-1887, 1888-1891, 1892-1895, 1896-1899, 1900-1903, 1904-1907, 1908-1911, 1912-1915, 1916-1919, 1920-1923, 1924-1927, 1928-1931, 1932-1935, 1936-1939, 1940-1943, 1944-1947, 1948-1951, 1952-1955, 1956-1959, 1960-1963, 1964-1967, 1968-1971, 1972-1975, 1976-1979, 1980-1983, 1984-1987, 1988-1991, 1992-1995, 1996-1999, 2000-2003, 2004-2007, 2008-2011, 2012-2015, 2016-2019, 2020-2023, 2024-2027, 2028-2031, 2032-2035, 2036-2039, 2040-2043, 2044-2047, 2048-2051, 2052-2055, 2056-2059, 2060-2063, 2064-2067, 2068-2071, 2072-2075, 2076-2079, 2080-2083, 2084-2087, 2088-2091, 2092-2095, 2096-2099, 2100-2103, 2104-2107, 2108-2111, 2112-2115, 2116-2119, 2120-2123, 2124-2127, 2128-2131, 2132-2135, 2136-2139, 2140-2143, 2144-2147, 2148-2151, 2152-2155, 2156-2159, 2160-2163, 2164-2167, 2168-2171, 2172-2175, 2176-2179, 2180-2183, 2184-2187, 2188-2191, 2192-2195, 2196-2199, 2200-2203, 2204-2207, 2208-2211, 2212-2215, 2216-2219, 2220-2223, 2224-2227, 2228-2231, 2232-2235, 2236-2239, 2240-2243, 2244-2247, 2248-2251, 2252-2255, 2256-2259, 2260-2263, 2264-2267, 2268-2271, 2272-2275, 2276-2279, 2280-2283, 2284-2287, 2288-2291, 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3384-3387, 3388-3391, 3392-3395, 3396-3399, 3400-3403, 3404-3407, 3408-3411, 3412-3415, 3416-3419, 3420-3423, 3424-3427, 3428-3431, 3432-3435, 3436-3439, 3440-3443, 3444-3447, 3448-3451, 3452-3455, 3456-3459, 3460-3463, 3464-3467, 3468-3471, 3472-3475, 3476-3479, 3480-3483, 3484-3487, 3488-3491, 3492-3495, 3496-3499, 3500-3503, 3504-3507, 3508-3511, 3512-3515, 3516-3519, 3520-3523, 3524-3527, 3528-3531, 3532-3535, 3536-



THE SHOWN AND THE GENERAL BOUNDARIES OF THE TRACTS OF LAND SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF TOLA, SOUTH CAROLINA, AND THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF TOLA, SOUTH CAROLINA, AND THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF TOLA, SOUTH CAROLINA.

THE SHOWN AND THE GENERAL BOUNDARIES OF THE TRACTS OF LAND SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF TOLA, SOUTH CAROLINA, AND THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF TOLA, SOUTH CAROLINA, AND THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF TOLA, SOUTH CAROLINA.

THE SHOWN AND THE GENERAL BOUNDARIES OF THE TRACTS OF LAND SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF TOLA, SOUTH CAROLINA, AND THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF TOLA, SOUTH CAROLINA, AND THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF TOLA, SOUTH CAROLINA.

Lot No.	Area (Ac)	Area (Sq Ft)
400	0.12	8,200
401	0.12	8,200
402	0.12	8,200
403	0.12	8,200
404	0.12	8,200
405	0.12	8,200
406	0.12	8,200
407	0.12	8,200
408	0.12	8,200
409	0.12	8,200
410	0.12	8,200
411	0.12	8,200
412	0.12	8,200
413	0.12	8,200
414	0.12	8,200
415	0.12	8,200
416	0.12	8,200
417	0.12	8,200
418	0.12	8,200
419	0.12	8,200
420	0.12	8,200
421	0.12	8,200
422	0.12	8,200
423	0.12	8,200
424	0.12	8,200
425	0.12	8,200
426	0.12	8,200
427	0.12	8,200
428	0.12	8,200
429	0.12	8,200
430	0.12	8,200
431	0.12	8,200
432	0.12	8,200
433	0.12	8,200
434	0.12	8,200
435	0.12	8,200
436	0.12	8,200
437	0.12	8,200
438	0.12	8,200
439	0.12	8,200
440	0.12	8,200
441	0.12	8,200
442	0.12	8,200
443	0.12	8,200
444	0.12	8,200
445	0.12	8,200
446	0.12	8,200
447	0.12	8,200
448	0.12	8,200
449	0.12	8,200
450	0.12	8,200
451	0.12	8,200
452	0.12	8,200
453	0.12	8,200
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THIS PLAN IS THE PROPERTY OF THE ENGINEER AND THE USER OF THIS PLAN IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON AND DOES NOT EXTEND TO ANY OTHER MATTER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON AND DOES NOT EXTEND TO ANY OTHER MATTER.

DATE OF PREPARATION: 10/15/2024
 PROJECT: DRIVE CARDBENALE PHASE 2
 SHEET: 1 OF 1

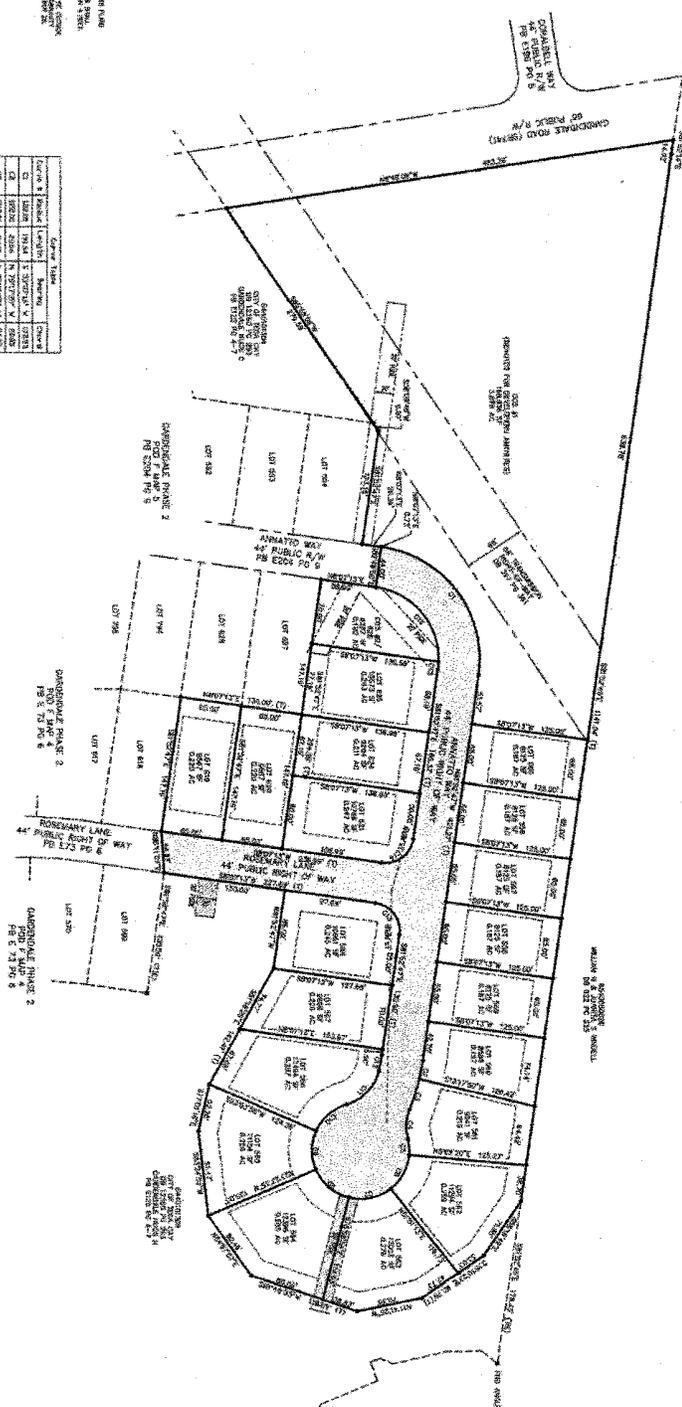
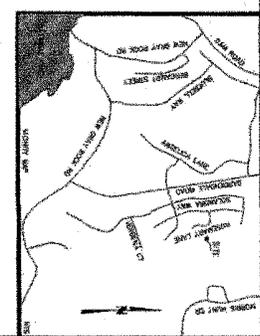
DATE OF PREPARATION: 10/15/2024
 PROJECT: DRIVE CARDBENALE PHASE 2
 SHEET: 1 OF 1

AREA SUMMARY

ITEM	DESCRIPTION	AREA (AC)
1	TOTAL LOT AREA	4,122 AC
2	TOTAL IMPAVED AREA	5,000 AC
3	TOTAL PAVED AREA	5,000 AC
4	TOTAL UNPAVED AREA	5,000 AC
5	TOTAL AREA WITHIN RIGHT-OF-WAY	5,000 AC
6	TOTAL AREA WITHIN EXISTING RIGHT-OF-WAY	5,000 AC
7	TOTAL AREA WITHIN PROPOSED RIGHT-OF-WAY	5,000 AC
8	TOTAL AREA WITHIN EXISTING AND PROPOSED RIGHT-OF-WAY	5,000 AC

SOIL LEGEND

SYMBOL	DESCRIPTION
(Symbol)	SOIL TYPE 1
(Symbol)	SOIL TYPE 2
(Symbol)	SOIL TYPE 3
(Symbol)	SOIL TYPE 4
(Symbol)	SOIL TYPE 5
(Symbol)	SOIL TYPE 6
(Symbol)	SOIL TYPE 7
(Symbol)	SOIL TYPE 8
(Symbol)	SOIL TYPE 9
(Symbol)	SOIL TYPE 10
(Symbol)	SOIL TYPE 11
(Symbol)	SOIL TYPE 12
(Symbol)	SOIL TYPE 13
(Symbol)	SOIL TYPE 14
(Symbol)	SOIL TYPE 15
(Symbol)	SOIL TYPE 16
(Symbol)	SOIL TYPE 17
(Symbol)	SOIL TYPE 18
(Symbol)	SOIL TYPE 19
(Symbol)	SOIL TYPE 20
(Symbol)	SOIL TYPE 21
(Symbol)	SOIL TYPE 22
(Symbol)	SOIL TYPE 23
(Symbol)	SOIL TYPE 24
(Symbol)	SOIL TYPE 25
(Symbol)	SOIL TYPE 26
(Symbol)	SOIL TYPE 27
(Symbol)	SOIL TYPE 28
(Symbol)	SOIL TYPE 29
(Symbol)	SOIL TYPE 30
(Symbol)	SOIL TYPE 31
(Symbol)	SOIL TYPE 32
(Symbol)	SOIL TYPE 33
(Symbol)	SOIL TYPE 34
(Symbol)	SOIL TYPE 35
(Symbol)	SOIL TYPE 36
(Symbol)	SOIL TYPE 37
(Symbol)	SOIL TYPE 38
(Symbol)	SOIL TYPE 39
(Symbol)	SOIL TYPE 40
(Symbol)	SOIL TYPE 41
(Symbol)	SOIL TYPE 42
(Symbol)	SOIL TYPE 43
(Symbol)	SOIL TYPE 44
(Symbol)	SOIL TYPE 45
(Symbol)	SOIL TYPE 46
(Symbol)	SOIL TYPE 47
(Symbol)	SOIL TYPE 48
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(Symbol)	SOIL TYPE 88
(Symbol)	SOIL TYPE 89
(Symbol)	SOIL TYPE 90
(Symbol)	SOIL TYPE 91
(Symbol)	SOIL TYPE 92
(Symbol)	SOIL TYPE 93
(Symbol)	SOIL TYPE 94
(Symbol)	SOIL TYPE 95
(Symbol)	SOIL TYPE 96
(Symbol)	SOIL TYPE 97
(Symbol)	SOIL TYPE 98
(Symbol)	SOIL TYPE 99
(Symbol)	SOIL TYPE 100



Lot No.	Owner Name	Area (Ac)
LOT 101	DRIVE CARDBENALE PHASE 2	0.10
LOT 102	DRIVE CARDBENALE PHASE 2	0.10
LOT 103	DRIVE CARDBENALE PHASE 2	0.10
LOT 104	DRIVE CARDBENALE PHASE 2	0.10
LOT 105	DRIVE CARDBENALE PHASE 2	0.10
LOT 106	DRIVE CARDBENALE PHASE 2	0.10
LOT 107	DRIVE CARDBENALE PHASE 2	0.10
LOT 108	DRIVE CARDBENALE PHASE 2	0.10
LOT 109	DRIVE CARDBENALE PHASE 2	0.10
LOT 110	DRIVE CARDBENALE PHASE 2	0.10
LOT 111	DRIVE CARDBENALE PHASE 2	0.10
LOT 112	DRIVE CARDBENALE PHASE 2	0.10
LOT 113	DRIVE CARDBENALE PHASE 2	0.10
LOT 114	DRIVE CARDBENALE PHASE 2	0.10
LOT 115	DRIVE CARDBENALE PHASE 2	0.10
LOT 116	DRIVE CARDBENALE PHASE 2	0.10
LOT 117	DRIVE CARDBENALE PHASE 2	0.10
LOT 118	DRIVE CARDBENALE PHASE 2	0.10
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LOT 124	DRIVE CARDBENALE PHASE 2	0.10
LOT 125	DRIVE CARDBENALE PHASE 2	0.10
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LOT 198	DRIVE CARDBENALE PHASE 2	0.10
LOT 199	DRIVE CARDBENALE PHASE 2	0.10
LOT 200	DRIVE CARDBENALE PHASE 2	0.10

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PRELIMINARY PLAN
 NOT FOR RECORD
 CONVEYANCES, OR
 OTHER LEGAL PURPOSES



NO.	DATE	REVISIONS	BY
1	10/15/2024	FINAL PLAN OF TAKEUP FOR DRIVE CARDBENALE PHASE 2	DAVID J. WILSON
2	10/15/2024	FOR F MAP 6	DAVID J. WILSON
3	10/15/2024	LOCATED IN CITY OF TIGRA CITY	DAVID J. WILSON
4	10/15/2024	SOUTH CAROLINA	DAVID J. WILSON

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