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. Public Comments

2. Approval Of Minutes

   Documents: 2A DRAFT MINUTES 5.16.16.PDF, 2A DRAFT MINUTES 5.31.16.PDF, 2A DRAFT MINUTES 6.8.16.PDF

3. Special Presentation
   Proclamation honoring Eagle Scout Project of Dalton Jones
   Tega Cay Fire Department Oaths
   Daniel Dellenger, Jr. & Scott Boyd

4. Parks, Recreation And Tourism Commission Appointments

5. Unfinished Business

   5.a. 2nd Reading Of An Ordinance To Amend The FY 15-16 Utilities Budget Fee Schedule

   Documents: 5A ORD TO AMEND FY 15-16 UTILITY BUDGET FEE SCHEDULE.PDF

6. New Business

   6.a. A. Introduction And 1st Reading Of An Ordinance To Annex And Rezone The Following Tax Map Numbers As Part Of A 100 Percent Annexation Petition: 6440000045, 6440000047, 6440000048, 6440000049, 6440000050, 6440000051, 6440000052, And 6440000053 From RUD In The County To PDD In The City

   Documents: 6A ORD __ ANNEXATION ORDINANCE.PDF, CADENCE SITE PLAN 6.15.16.PDF, CADENCE PDD STANDARDS (AKA DAM ROAD SITE) - 3RD SUBMITTAL.PDF

   6.b. SRO Agreement With FMSD

   Documents: 6B SRO AND FMSD AGREEMENT.PDF

7. City Manager's Report

8. Public Comments

9. Council Comments

10. Adjournment

DRAFT MINUTES UNTIL APPROVED BY COUNCIL

City of
TEGA CAY, SOUTH CAROLINA

Regular City Council Meeting Minutes
Philip T. Glennon Center – Council Chambers
15077 Molokai Drive, Tega Cay, SC
Tuesday, May 16, 2016
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; Susan Britt, Planning and Development Manager; 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.

MOTION
Mayor Sheppard motioned to move Items 1 and 2 to read Items 2 and 3, consecutively, due to the Planning Commission's lack of quorum and move Item 3 Executive Session to Item 1, seconded by Councilmember Hersey and passed unanimously.

ITEM 1 EXECUTIVE SESSION
MOTION
Councilmember Hersey motioned to go into Executive Session for legal advice pursuant to a Bond Ordinance for Fire Station in Stonecrest and contractual matters pursuant to the sale of city property, seconded by Mayor Pro Tem O'Neal and approved unanimously.

Council entered into Executive Session at 6:01 p.m. and exited at 6:32 p.m.

Mayor Sheppard noted that while in Executive Session, only those items on the agenda were discussed and no votes were taken other than to return to open session.

ITEM 2 JOINT PUBLIC HEARING WITH PLANNING COMMISSION
A. Rezoning of the following tax map numbers as part of a 100 percent Annexation Petition: 6440000045, 6440000047, 6440000048, 6440000049, 6440000050, 6440000051, 6440000052, and 6440000053 from RUD in the County to PDD in the City
Planning Commission's Chairman Jerry Church acknowledged having a quorum, Michael Cole and Vincent DesRosiers were absent. Susan Britt presented the petition and staff's recommendation. Robert Wiggins of Mattamy Homes made a brief presentation.
Chris Valoviz of 3221 Alder Ct. asked to have a greater buffer to protect the view and he is not in favor of lower income housing at this $250,000 price point.
Chairman Church closed the public hearing.

ITEM 3 PUBLIC HEARING
A. Amendment to the FY 2015-2016 Utility Fund Budget
City Manager Funderburk presented upcoming rate increases by the City of Rock Hill and the Town of Fort Mill. These increases are being passed on to Tega Cay residents effective July 1, 2016.
There were no public comments.

ITEM 4 PUBLIC COMMENTS
There were none.

ITEM 5 APPROVAL OF MINUTES
Mayor Sheppard noted no changes to the April 18, 2016 minutes. The minutes were approved.

ITEM 6 SPECIAL PRESENTATION

A. Carolina Show Ski Team

Ernie Riddle, Acting President of the Carolina Show Ski Team made a short presentation. Their first show takes place on June 3.

B. Proclamation Promoting National Safe Boating Week was read by Mayor Sheppard.

C. Proclamation Announcing Peace Officers' Memorial Day

Police Chief Steve Parker expressed the importance of this week and his personal experience with the loss of a partner.

D. Proclamation Recognizing EMS Week

Robert White of Piedmont EMS expressed his appreciation and honor of serving.

ITEM 7 NEW BUSINESS

A. Introduction and 1st Reading of a Bond Ordinance for Fire Station in Stonecrest

Bond Attorney Paul Trouche introduced the ordinance.

MOTION
Councilmember Hersey motioned to approve the introduction and 1st Reading of the Bond Ordinance in an amount not to exceed $2.632M and authorize the City Manager to use up to $650,000 from the General Fund Reserve for the construction of the new fire station to be located at Stonecrest Development, seconded by Councilmember Stalford and approved unanimously.

B. Introduction and 1st Reading of an Ordinance to Amend the FY15-16 Utilities Budget Fee Schedule

MOTION
Councilmember Stalford motioned to approve the introduction and 1st Reading of an ordinance to amend the FY15-16 Utilities Budget Fee Schedule, seconded by Mayor Pro Tem O'Neal and passed unanimously.

C. Planning Commission Recommendation Regarding Rezonings *(Item 1)*

Susan Britt announced the Planning Commission's recommendation was approving the tax map numbers 6440000045, 6440000047, 6440000048, 6440000049, 6440000050, 6440000051, 6440000052, and 6440000053 from RUD in the County to PDD in the City as appropriate, but the sketch plan will be approved by the Planning Commission at their June 13 meeting because the developer intends to make minor adjustments based on public hearing input.

D. Sidewalk at Trail Head Park/Renovations to Walking Trail

City Manager Funderburk presented costs for grading and adjusting the trail or adding a sidewalk toward the Living Memorial Gardens. After Council discussion, Council asked for public input.
Linda Stevenson, 3024 Point Clear, has no issue with the trail, suggested waiting for the next budget year.
Kathy Masters, 4072 Point Clear, said she preferred a sidewalk at this location.

MOTION
Mayor Sheppard motioned to discuss this item at the next budget workshop, seconded by Mayor Pro Tem O'Neal and passed unanimously.

ITEM 8 CITY MANAGER'S REPORT
City Manager Funderburk announced Lake Ridge mail delivery issues have been resolved thanks to the Mayor. Lake Ridge trails now have funding which must be completed by November 30. The City's first food truck rally was a great success. The next food truck rally is June 18. Tega Cay Connect has its first meeting on May 23 at the Glennon Center. Liaison volunteers are still needed for Chelsea Day; Daybreak; Fairway Point; Marquesas 1, the first half of Marquesas from Windward;

Molokai 2, from Mai Kai to the cul de sac; Molokai Extension; Neptune's Landing; Silvergull, and Windjammer. Backflow preventer testing forms are due June 1. City Hall is closed on Memorial Day. Garbage pickup is delayed by one day. The Veterans Association Memorial Day 5K is May 29. On May 30, there will be a 10am ceremony. Congratulations to the Beautification Committee for their $500 grant from Keep York County Beautiful. Capital Improvements Plan Joint Workshop with the Planning Commission and Council takes place May 31 at 6pm. It will be televised. Council was asked to provide goals and projects for FY 16-17 to the City Manager. July 20 is scheduled for the Budget Workshop. PRT Commission applications continue to come in and will be presented at the June 20 Council meeting. Tega Cay Fire Department welcomed a new member, Grady Tucker Blackwelder, who was born on Mother's Day to Megan and Wil Blackwelder.

ITEM 9 PUBLIC COMMENTS

There were none.

ITEM 10 COUNCIL COMMENTS

Councilmember Hersey had no comments.

Councilmember Richard noted the Memorial Day 5K benefits the Fisher House Foundation which provides housing for military families treated at VA medical facilities. The race starts at 5pm. Keep Tega Cay beautiful, keep an eye out on City assets such as the golf course. There were recent vandalism acts.

Councilmember Stalford reminded the public of the boater safety course on Wednesday, June 8 in the large meeting room of the Glennon Center from 9-5pm. It is free but there is limited space. Sign up through the DNR website. After an inquiry into a separate zip code for Tega Cay indicated no mail delivery issues associated with the current zip code, Tega Cay will not receive a separate zip code. On Wednesday, the Beautification Committee is working at Living Memorial Gardens at 8am. There is a Beautification Committee meeting at 1:15 pm on Thursday in the Glennon Center. Everyone is welcome.

Mayor Pro Tem O'Neal mentioned the Memorial Day 5K will now be run on Tega Cay Drive and not on the walking trail. Packets can be picked up at Fleet Feet. The race starts at 5pm. Sonic Rewind will play at the concert following the race. One lane of Tega Cay will be closed off for the race. The website is www.facebook.com/tcva5k. The memorial service starts promptly at 10 a.m. on Memorial Day.

Mayor Sheppard commented on the STEM Program at TCES for 4th, 5th and 6th graders. Mark Mogge resident at Diamond Head Park took the project on back in September and he did a phenomenal job. The Tega Cay Lions Club honored the top ten percent of the Fort Mill High School graduates. Our future looks bright as they go off to Clemson to study Psychology/Biochemistry, one to William and Mary College to study Psychology, and one to University of Minnesota to study Biochemistry. He congratulated all the 2016 graduates. The Tega Cay Art League is having an exhibit at the Miller Realty Group on May 21. The Shore Club is open 7 days a week for lunch and dinner.

ITEM 11 Executive Session

A. Discussion Incident to Contractual Matters as it pertains to Catawba Park and to receive Legal Advice as it relates to Pending Litigation.

MOTION

Councilmember Hersey motioned to go into Executive Session incident to contractual matters as it pertains to Catawba Park and legal advice as it relates to pending litigation, seconded by Mayor Pro Tem O'Neal and passed unanimously.

Council entered into Executive Session at 7:58 p.m. and exited at 9:00 p.m. Mayor Sheppard noted the following: Mayor Pro Tem O'Neal recused himself from the discussion on legal advice as it relates to pending litigation as he has a vested interest in certain property related to pending litigation; 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, Hersey motioned to adjourn the meeting, seconded by Councilmember Stalford and approved unanimously.

The meeting was adjourned at 9:00 p.m.

Respectfully Submitted,

[SEAL]

_____

Sylvia Szymanski, Municipal Clerk

APPROVED:

_____

George Sheppard, Mayor

APPROVAL DATE: June 20, 2016

City of
TEGA CAY, SOUTH CAROLINA

Special City Council Workshop Minutes
Philip T. Glennon Center – Council Chambers
15077 Molokai Drive, Tega Cay, SC
Tuesday, May 31, 2016
6:00 p.m.

Councilmembers Present: *Mayor George Sheppard, Mayor Pro Tempore David O'Neal, Ryan Richard and Jennifer Stalford. A quorum was present.*
Planning Commissioners Present: *Chairman Jerry Church; Vice Chairman Chris Leonard; Kathy Masters; Stephen Handel; Arnold Mann*
Planning Commissioners Absent*: Vincent DesRosiers*
Staff Present: *Charlie Funderburk, City Manager; Katie Poulsen, Assistant City Manager; Tom Goebel, Development Services Manager, Tim Gillette, Operations Director, Joey Blethen, Parks and Rec Director; Phillip Jolley, Utilities Director; Police Chief Parker; Fire Chief Szymanski; and Susan Britt, Planning & Development Manager*
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 Special City Council workshop. He then led the Pledge of Allegiance and a Moment of Silence.

ITEM 1 JOINT WORKSHOP WITH THE PLANNING COMMISSION ON CAPITAL IMPROVEMENTS PROGRAM

Mayor Sheppard indicated the purpose of the Capital Improvements Program was to have a plan for the next 10 years. He introduced Kara Drane from the Catawba Council of Governments who introduced Autumn Cauthen with the COG. Ms. Drane shared appreciation for City staff and the intention of the meeting.

Planning Commissioner Doug Burns arrived at 6:05 p.m.

City Manager Funderburk reiterated the CIP is only a plan and nothing is set in stone.

Councilmember Hersey arrived at 6:18 p.m.

Department heads gave overviews of needs and discussion ensued.

David Taylor, President of Pinnacle Golf; Josh Brownell, Director of Golf; and Superintendent Chuck Smith presented golf course needs followed by some discussion.

Council recessed at 8:16 p.m. and returned at 8:22 p.m.

City Manager Funderburk followed up with an overview of new fire station needs including furnishings, contingencies and planning. There was some discussion of financing the station and one truck.

ITEM 2 ADJOURNMENT

MOTION

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

The meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

[SEAL]

_____

Sylvia Szymanski, Municipal Clerk

APPROVED:

_____

George Sheppard, Mayor

APPROVAL DATE: June 20, 2016

City of
TEGA CAY, SOUTH CAROLINA

Special City Council Minutes
Philip T. Glennon Center – Council Chambers
15077 Molokai Drive, Tega Cay, SC
Wednesday, June 8, 2016
6:00 p.m.

Councilmembers Present: *Mayor George Sheppard, Councilmembers Dottie Hersey, Ryan Richard and Jennifer Stalford. A quorum was present.*
Councilmembers Absent: *Mayor Pro Tem David O'Neal*
Staff Present: *Charlie Funderburk, City Manager; Sylvia Szymanski, Municipal Clerk*
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 Special City Council meeting. He then led the Pledge of Allegiance and a Moment of Silence.

ITEM 1 UNFINISHED BUSINESS

A. 2nd Reading of an Ordinance to Establish a General Obligation Bond of 2016 for Fire Station in Stonecrest

MOTION

Councilmember Richard motioned to approve the 2nd Reading of an Ordinance to establish General Obligation Bond of 2016 in the amount of $2,184,000 and authorize the City Manager to use up to $463,556 from the General Fund Reserve for the construction of the new fire station to be located in Stonecrest Development, seconded by Councilmember Stalford and passed unanimously. Mayor Sheppard noted that while Mayor Pro Tem O'Neal was unable to attend this meeting, through a conversation with him held earlier, he had no objection to Council approving the 2nd Reading.

ITEM 2 PUBLIC COMMENTS

There were none.

ITEM 3 COUNCIL COMMENTS

There were none.

ITEM 4 ADJOURNMENT

MOTION

Councilmember Hersey motioned to adjourn the meeting, seconded by Councilmember Richard and approved unanimously.

The meeting was adjourned at 6:03 p.m.

[Signature page to follow]

Respectfully Submitted,

[SEAL]

_____
Sylvia Szymanski, Municipal Clerk

APPROVED:

_____
George Sheppard, Mayor

APPROVAL DATE: __June 20, 2016__

STATE OF SOUTH CAROLINA	**)**	
	)	
COUNTY OF YORK	**)**	**ORDINANCE _____**
	)	
CITY OF TEGA CAY	**)**	

AN ORDINANCE TO AMEND THE FY2015-2016 UTILITIES BUDGET FEE SCHEDULE

WHEREAS, the City Council did approve Ordinance 491 as it relates to the FY2015-2016 Utilities budget on September 21, 2015; and

WHEREAS, the City of Tega Cay does have a water purchase agreement with the Town of Fort Mill and a Waste Water Transportation and Treatment Agreement with the City of Rock Hill; and

WHEREAS, the City of Tega Cay has received notification from the City of Rock Hill and the Town of Ft. Mill that their rates to the City of Tega Cay will be increased effective July 1, 2016.

NOW, THEREFORE, BE IT ORDAINED THAT, the Mayor and Council of the City of Tega Cay, duly assembled, do hereby approve the amendment to the FY15-16 Utility Budget rate schedule attached hereto.

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

FIRST READING: **May 16, 2016**
SECOND READING: **_____**

[Signatures on Following Page]

SIGNED: **CITY OF TEGA CAY**

_____
George C. Sheppard, Mayor

[SEAL]

_____
David O'Neal, Mayor Pro Tempore

_____
Dottie Hersey, Council Member

_____
Jennifer Stalford, Council Member

ATTEST:

_____
Charlie Funderburk, City Manager

_____
Ryan Richard, Council Member

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

Exhibit A

City of Tega Cay
Utility Department
Fee Schedule
Effective June 20, 2016

	Domestic / Irrigation Tap Fees		Sewer Connection Fees	
RESIDENTIAL AND COMMERCIAL	¾”	$1,250/ $800	4”	$1,500
	1”	$2,000/ $1,750	6”	$2,000
	1½”	$3,000/ $2,750	Others	Cost + 10%
	2”	$3,500/ $3,250		
	Others	Cost + 10%		
	Sidewalk / Drive Bore		Cost + 10%	
	Street Bore		Cost + 10%	

RESIDENTIAL ONLY	Service Activation Fee	$50
	Service Reconnection Fee	$50
	Returned Check Fee	$25
	Administration Fee Deposit (account credited after two years of acceptable payment history)	$100

SERVICE CHARGES	Water Service Base for TCUD-I	$7.60/month *(In City Rate)* $15.00/month *(Out of City Rate)*
	Water Service Base for TCUD-II	$11.81/month
	Water Service Usage for TCUD-I	$4.75/1,000 gallons *(In City Rate)* $9.50/1,000 gallons *(Out of City Rate)*
	Water Service Usage for TCUD-II	$5.98/1,000 gallons
	Sewer Service Base for TCUD-I	$7.60/month *(In City Rate)* $15.00/month *(Out of City Rate)*
	Sewer Service Usage for TCUD-I	$5.40/1,000 gallons *(In City Rate)* $10.80/1,000 gallons *(Out of City Rate)*
	Sewer Service Usage for TCUD-II	$52.95/month
	Irrigation Service Base for TCUD-I	$7.60/month *(In City Rate)* $15.00/month *(Out of City Rate)*

OTHER	Hydrant Permit	$125 Monthly or $1,250 Annually + Usage
	Hydrant Meter Deposit (refundable)	$1,000
	Meter Box Replacement	$1,000
	Sewer Clean-Out	$100 + Costs
	Commercial Hydrant Flow Test	$150
	Residential Pressure Test	$25
	Discharge to Sewer by Septic Company	Double Current Sewer Rate
	Inaccessible / Obstructed Water Valve, Meter or Manhole	$100 + Costs
	Meter Tampering	$150
	Annual Grease Discharge Permit • First Reinspection (Violation) • Each Reinspection (Violation)	$50/Customer $300 $500/occurrence

STATE OF SOUTH CAROLINA)
COUNTY OF YORK) **ORDINANCE ___**
CITY OF TEGA CAY)

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

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

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

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

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

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

FIRST READING: **June 20, 2016**
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**

_____
George C. Sheppard, Mayor

[SEAL]

_____
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

General Notes:
1. Base information provided by York GIS Data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

Floodplain Information
Floodplain information obtained from York County GIS data and should be verified for accuracy.

Stream/Wetland Information
Stream/Wetland information is based on preliminary obtained from York County GIS data. For purposes of preparation of this Planned Development District Sketch, 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
1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. 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 and applicable standards identified by SCDOT. Street connections are conceptual and may be subject to change based on agency input and review

Open Space /Tree Save
Open Space and Tree Save 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.

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

Site Data:

Tax Parcels:		6440000047, 6440000045, 6440000049, 6440000050, 6440000051, 6440000052, 6440000053, & 6440000048
Location:		York County, SC
Overall Site Area:		+/- 57.51 Acres
Government/Institutional Area:		+/- 8.89 Acres
Residential Area:		+/- 48.62 Acres
Zoning:		
Existing:		RUD & AGC (York County)
Proposed:		PDD (Tega Cay)
Total Residential Units Permited:		Up to 125 Units
Village	Acres	Land Usage
Village "A" Residential District	+/- 48.62	Single Family Residential Detached
Village "B" Government/Institutional	+/- 8.89 AC	Government/Institutional Up to 90,000 S.F.
Residential Density:		Up to 2.60 DU/AC
Open Space:		
Required:		+/- 4.8 Acres (10%)
Provided:		+/- 9.6 Acres (20%)

Note: A minimum of 10% Open Space required based on the Residential Area of the Project Site

ESP

ESP Associates, P.A.
P.O. Box 7030 3475 Lakemont Blvd.
Charlotte, NC 28241 Fort Mill, SC 29708
NC - 704.583.4949 SC - 803.802.2440
www.espassociates.com

This drawing and/or the design shown are the property of ESP Associates, P.A. The reproduction, alteration, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action. ESP Associates, P.A.

CLIENT

mattamyHOMES

PROJECT

Cadence Site PDD

SHEET TITLE

Planned Development District Sketch Plan

PROJECT LOCATION Tega Cay, SC

GRAPHIC SCALE

1 INCH = 100 FT.

PROJECT NUMBER	0X37.100
DRAWING NAME	0X37 - Rezoning Plan.dwg
DATE	April 19, 2016
DRAWN BY	GM
CHECKED BY	MM

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
1	4/27/16	GM	Revised per Staff Comments
2	6/01/16	MM	Revised per Staff Comments

PLANNED DEVELOPMENT DISTRICT STANDARDS

Cadence Site
A Planned Development District

1. Statement of General Facts, Conditions and Objectives

Property Size: Approximately 57.51 Acres

York County Tax Map #'s: 6440000047, 6440000045, 6440000049, 6440000050, 6440000051, 6440000052, 6440000053, 6440000048

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 Cadence Site 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 **Cadence** Site 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 **Cadence** Site Development consist of:

- Residential District (RD)
- Government / Institutional (GI)

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

3. Overall PDD Density and Districts

The overall density authorized for the **Cadence** Development consists of:

- **Residential – Up to 125 Units.**
  - Single Family Detached Lots
- **Government Institutional (GI) - Up to 90,000 S.F.**

DRAFT

A. Residential District (RD)

Purpose: This district is designed to permit single family residential detached lots.

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

1. Dwelling, single-family, detached homes.
2. Neighborhood and community parks and centers, golf courses and similar uses.
3. Churches or similar places of worship, including parish houses, parsonages and convents.
4. Customary home occupations.
5. 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.
    d. No more than six (6) model homes shall be allowed prior to the Permit to Operate for Water and Sewer is issued.

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 shall consist of up to **125** residential units as established in Table 1 and consist of the following:
    a. Single Family Detached Lots
2. Maximum height of buildings shall be three (3) stories, not to exceed 50 feet.
3. Detached lighting on the project site shall be limited to 15 feet in height. All lighting fixtures shall be full cut-off in nature, excluding lower, decorative lighting that may be installed along sidewalks, walking paths, and parking areas.
4. The project site must include access easements to greenways and trails when they exist on adjoining properties.
5. Per section 1306.1 of the Land Development Ordinance, at least two (2) amenities to be provided. High quality amenities, appropriate to the density of the development, shall be provided on project site to include but not limited to:
    a. A formal landscape area with seating areas.
    b. Tot Lot/Playground
    c. Walking Trail
    d. Picnic Area
6. Internal streets shall have the option to be private but must meet design approval based on City standards.
7. Sidewalks shall be provided along both sides of streets to provide safe, continuous pedestrian linkages within the PDD and between adjacent developments. In addition, paved walkways shall be provided within the project site to provide a connection between buildings, parking locations, and common spaces.

DRAFT

8. HVAC and related mechanical equipment, including roof top mechanical equipment if applicable, shall be screened from public view at grade.
9. All new public utility transmission and distribution lines shall be placed underground.
10. Cooling towers shall not be allowed on the project site.
11. The following Architectural Standards shall apply:
    a. The building materials used on the principle buildings shall be a combination of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementatious siding (such as hardi-plank), stucco, or wood.
    b. The principle buildings shall 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 shall 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. Non-Residential buildings or structures shall match the architectural appearance of the principle building.

DRAFT

TABLE 1

RD DEVELOPMENT STANDARDS
PERMITTED RESIDENTIAL USES

		Single Family Detached
Minimum lot area per dwelling (sq. ft.)		6,000
Minimum site area Project (acres)		N/A
Lot Width (feet)		50
Minimum yard and building setback:		N/A
Front		
	Front Loaded	20
	Alley Loaded	15
Side		5 / 10 Aggregate
Rear		15

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.**

DRAFT

B. 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.

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

1. Governmental
    - Fire & Police
    - Post Office
    - Town Hall
    - City operations and support services
    - Public recreation

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

Development shall consist of up to 90,000 SF as established in Table 2. Other uses are permitted as noted in the permitted uses of the GI district as long as the maximum square footage and for the overall PDD are not exceeded.

DRAFT

TABLE 2

GI DEVELOPMENT STANDARDS

	GOVERNMENT / INSTITUTIONAL
MAXIMUM SQUARE FEET	90,000 S.F.
MINIMUM LOT SIZE	1 Acre
MINIMUM LOT WIDTH	100’
	Cul-de-sac 40’
BUILDING SETBACKS (Feet from P/L) Fronting: MAJOR ROAD	25’
MINOR ROAD	15’
SIDE (Min.)	15’
REAR (Min.)	15’

DRAFT

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 built per City Standards and accepted for maintenance by the City of Tega Cay at such time as when the street has 75% occupancy per Section 1307 of the Subdivision and Land Development Code. 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.

D. Blocks: The petitioner is requesting a waiver from the minimum required block length of 600' for the Cadence PDD. Minimum block lengths within the Cadence PDD shall vary in order to accommodate the existing environmental constraints on site.

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 shall be provided per SCDOT requirements. A Traffic Impact Analysis shall be prepared and approved by the City of Tega Cay and SCDOT.

C. Traffic Circle located at Dam Road and Stonecrest Boulevard Intersection: The location and configuration of the Traffic circle depicted on Planned Development District Sketch shown at Access Option A may be modified during construction document phase based on coordination and review with SCDOT. If it is determined that the traffic circle shown at Access Option A is not feasible either by the applicant or SCDOT during the design phase;

DRAFT

the project entrance location from Dam Road may be moved to Access Option B as shown on the Planned Development District Sketch. Only one (1) access from Dam Road shall be provided into the Cadence PDD. If Access Option B is utilized then Access Option A shall not be required.

7. Bufferyards

Bufferyards between the development and adjacent properties and along state maintained roads shall 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 shall 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 shall 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.

8. Mail Kiosks/Cluster Unit Boxes

USPS mail delivery to be provided via Mail Kiosks/Cluster Unit Boxes. Mail Kiosk locations have been depicted on the Planned Development District Sketch, final locations to be determined based review and coordination with the USPS during construction document phase.

9. Restrictive Covenants

Restrictive Covenants shall 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.

10. Common Open Space

Common open space shall 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 10% of the overall residential project site area shall be established as Common Open Space. Required stormwater / water quality management features may be located within common open space areas and shall be counted toward fulfilling the common open space

DRAFT

requirement. 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 Government/Institutional Village, which shall be owned by the City of Tega Cay, open space shall be owned and maintained by a Homeowner's Association or Property Owner's Association. Buffers shall be counted towards Common Open Space.

11. Parking

Parking requirements for each permitted use and platted lot shall 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. Off street parking areas to be maintained by the Home Owner's Association.

12. Signage

Proposed monument signs for the development shall be determined during the construction document phase. Proposed signs shall conform to the standards set forth in the City of Tega Cay Code of Ordinances. One development sign on each side of the entrance shall be allowed along the frontage of Dam Road. One development sign on each side of the entrance shall be allowed along the frontage of Gardendale. 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.

13. Improvements

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

14. 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.

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

DRAFT

construction. Plan approvals shall follow the Preliminary Plat Process which is approved by the Planning Commission.

16. Construction Schedule and Phasing

This development shall be constructed in phases. Proposed phasing shall be determined and approved during the Preliminary Plat process. Site construction of each phase shall be completed in its entirety prior to final plat recording of each phase. No phase shall 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 shall 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.

DRAFT

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

SCHOOL RESOURCE OFFICER AGREEMENT

This agreement, made this 7th day of June, 2016 between the City of Tega Cay, a municipal corporation, organized and existing under the laws of the State of South Carolina hereinafter referred to as "the City" and Fort Mill School District #4, hereinafter referred to as "the School District". Both the City and the School District may hereinafter be referred to as "the Parties" when referring to both entities collectively.

WHEREAS, the City agrees to provide a School Resource Officer (SRO) to serve the designated schools within the City limits operated by the School District; and

WHEREAS, the City agrees to employ the officer and provide the necessary training, equipment and supervision for the officer; and

WHEREAS, the School District agrees to pay 50% of all salary and fringe benefit costs for the officer(s), through September 30, 2016. Effective October 1, 2016, the beginning of the City's fiscal year, the School District agrees to pay 60% of the officer's annual base salary plus fringe benefits for a standard eighty-six (86) pay period (as per the officer's FLSA classification). The School District agrees to pay, as part of its 60% contribution for the officer(s), for any adjustments in salaries due to: annual merit increases when all other City employees are eligible for an annual merit increase, cost-of-living increases, and increases in fringe benefits in each successive year. The City will provide necessary documentation as to the projected expense of the officer to the School District on or before June 1st of each year. The City will invoice the School District for the total annual amount owed no later than September 1st of each year, and the School District will remit twelve equal monthly payments to be applied towards that invoice without penalties; and

WHEREAS, the City will bill the School District for any additional officer requirements for special events; such as sporting events, graduation, etc., via separate and singular invoice, by event, at the currently agreed upon hourly rate; and

WHEREAS, the Parties agree that this agreement will initially last for a twenty four (24) month period. The School District will notify the City no later than May 1st of each year whether they intend to extend for an additional year; and

WHEREAS, the School District will notify the City before May 1st if they need any additional officers for the following school year at the same salary rate detailed in paragraph four above; and

WHEREAS, the Parties will jointly develop a Memorandum of Understanding, "MOU", based on a national template that will provide the basis of how SROs, school staff, and students interact with each other on a daily basis no later than August 1st, 2016; and

WHEREAS, failure to comply with the terms of this agreement shall be grounds to void future participation for cause by both the City and the School District; however, sixty days' notice of dissolution must be granted by either party to exercise this option.

NOWTHEREFORE, and in consideration of the mutual covenants and provisions between the parties provided herein, it is hereby agreed:

ARTICLE I. THE CITY AGREES:

(A) To provide the calculations as to how they derived the actual hourly rate, including benefits and fringe, for current SROs.

(B) To employ the officers and, within six months of starting their duties as an SRO, provide the nationally recognized training from a resource such as NASRO, equipment and supervision for the officers.

(C) To allocate the officer's time to the School District during school hours when school is in session, and notify the school's principal if the officer is called off of the school site during the course of the day.

(D) To provide law enforcement and instructional services to the schools located within the City limits as stipulated in the attached Memorandum of Understanding.

(E) To assign the officer to other duties for the City during periods when school is out of session.

(F) The City will provide a Community Relations Officer that will serve as a primary contact for the private security officers within the City's jurisdictional limits for non-emergency situations or issues. At all times the City of Tega Cay, the Tega Cay Police Department and any of their employees shall be held harmless and not liable for any actions and/or negligence on the part of the third party, private security officers.

(G) To support the hiring of third party security officers at stand-alone elementary sites both publicly and internally, in an effort to provide an increased level of security for our students and staff where permanent SROs are not employed.

ARTICLE II. THE SCHOOL DISTRICT AGREES:

(A) To pay the aforementioned percentage of all salary and fringe benefit costs (including annual increases as outlined in paragraph four above) for the officer on a monthly basis to the City.

(B) After school functions, such as athletic events and band competitions, will continue to be covered by off duty officers who assigned by the City to the School and will pay on a separate invoice sent by the City on a regular basis. Such invoice shall be for time worked for those events at the rate specified in the overtime agreement between the City and the School District.

(C) To report to the City Manager and/or Chief of Police on the performance of the officer and the overall success or shortcomings of the program annually via an SRO evaluation completed by the school principal and review by the superintendent.

(D) To utilize the SRO as the primary responder to all school related incidents requiring law enforcement services; however, nothing in the agreement shall discourage the School from requesting a Police Department response for any emergency incident within the department's normal jurisdiction.

(E) This agreement shall commence on the date approved and ratified by the Tega Cay City Council and upon approval and execution by the Fort Mill School District #4 Board. The initial term is for two (2) years and will be reviewed each year.

(F) To employ additional security officers from a third party for the purpose of providing increased security at our stand alone elementary sites. These officers must meet all necessary background checks as well as be certified by SLED.

IN WITNESS THEREOF, the parties set their hands and seals the day and year as indicated hereinabove.

WITNESSES:

_____

_____

Patricia Pettas

Joyce Romine

CITY OF TEGA CAY

By: _____

Its: City Manager

FORT MILL SCHOOL DISTRICT #4

By: Chuck Epps

Its: Superintendent