

**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.