

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.