



**CITY OF TEGA CAY
COMPREHENSIVE PLAN**

2015 – 2025

Adopted December 15, 2014

A Special Place to Call Home.

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Cover photo: View of Lake Wylie from City of Tega Cay, Windjammer Park

Provided by: Cliff Nichols Photography, 2014

Section I Tega Cay Comprehensive Plan

2015—2025

A. Introduction

Tega Cay was developed by the Ervin Company in 1970 and became one of the first master planned communities in South Carolina. The 1,600 wooded acres along Lake Wylie were previously owned by Duke Power Company and became a gated residential community with amenities that included a clubhouse, pools, tennis courts and a golf course. A Property Owners Association was created to protect the interest of the property owners within Tega Cay, work with developers and provide engagement of residents through social events.

A little over a decade later in 1982, a subsequent developer filed bankruptcy and the Property Owners Association led the incorporation of Tega Cay as a city on July 4, 1982. Mayor Tony Tarulli was appointed the first mayor under a strong Mayor form of government, and he represented the property owners during the bankruptcy proceedings. A bankruptcy plan was approved approximately one year later due to the leadership of the Property Owners Association and the newly elected officials.

Under the bankruptcy plan, the responsibilities of the community amenities were split between the City of Tega Cay and a Trust Company. Property owner assessments were phased out and services were absorbed by the City government. During this time,

residents coined the phrase, “The Good Life” and worked to preserve the quality of life Tega Cay residents enjoyed.

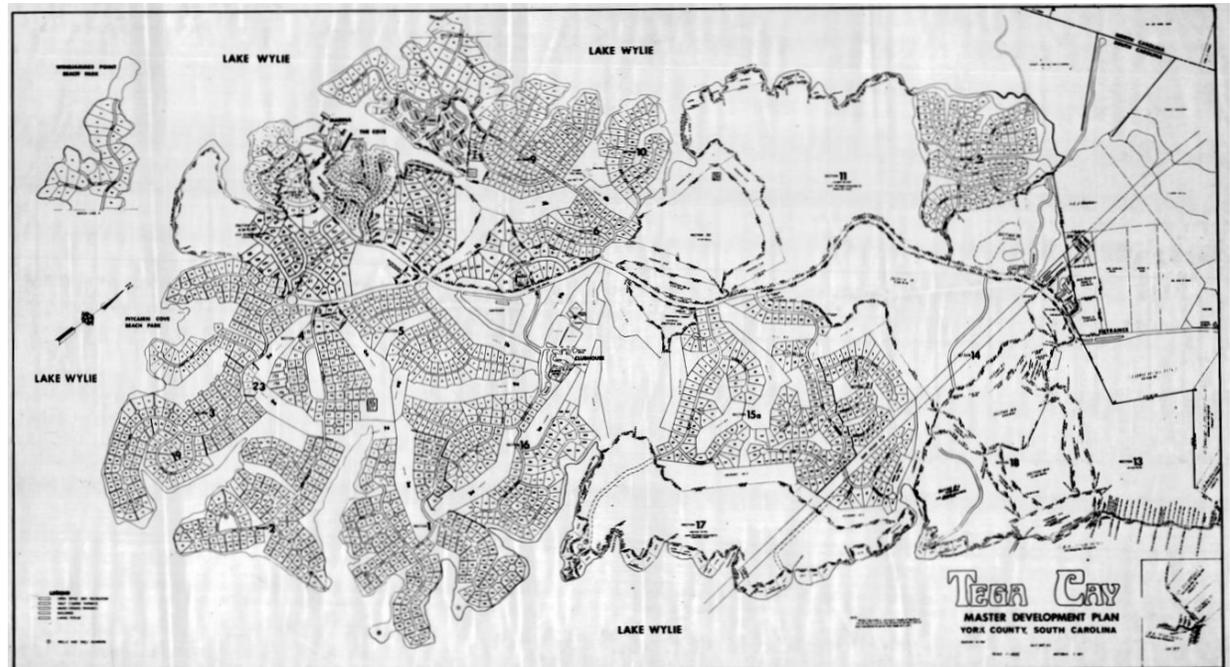
The City continued to grow with a major influx of population between 2000—2008. In 2002, the form of government was changed to Council/Mayor with four-year terms. Between 2008—2011, growth in Tega Cay was slowed due to the recent recession. A fresh spurt of growth began in 2011, and the pace is continuing to increase.

In 2002 the City established the Tega Cay Utility Department to serve new areas of development with the original developed areas being served by Carolina Water Service, a privately owned utility company.



Kitty Updike, 1982, City Councilmember, 1983-1990, Mayor Pro Tempore, 1984—1986

Figure 1: Tega Cay Master Development Plan, 1971



Source: City of Tega Cay



Due to the lack of investment of infrastructure by Carolina Water Service and the failure of the service in the traditional Tega Cay areas, the City purchased the private utility service rights in 2013 and formed Tega Cay Utility Department II.

The recent investment in this additional infrastructure will assist the City of Tega Cay in accommodating future growth while protecting the stability of the traditional neighborhoods of Tega Cay and the natural resources of Lake Wylie.

From its early beginnings, Tega Cay became known as a citizen driven, interactive and progressive community. This ideal continues today as evidenced by the Tega Cay vision statement and goals adopted in this community plan.



Tony Tarulli, First Tega Cay Mayor is shown in the front left of the photo with Linda Cullen. Both are surrounded by former Tega Cay officials and staff.

B. The Comprehensive Plan

Planning enables civic leaders, businesses, and citizens to play a meaningful role in creating communities that enrich people's lives and helps create communities that offer better choices for where and how people live. Good planning helps communities envision their future by finding the right balance of new development and essential services, environmental protection, and innovative change.

The Comprehensive Plan is the document that reflects local values and is the legal foundation to



Boats line the Lake Wylie Marina, The York Observer, July, 1983

guide Planning Commission and Council in addressing the physical, social, and economic development of the City. The South Carolina Comprehensive Planning Enabling Act of 1994 requires that communities adopt a new Comprehensive Plan based on nine required elements every ten years. This plan must be updated every five years based on changes in growth patterns and economic shifts. The elements of the plan include population, land use, priority investment, housing, transportation, economic development, community facilities, cultural resources and natural resources. The most recent Comprehensive Plan was completed in 2008 and due to the extensive growth that is occurring in the City of Tega Cay, the 2015—2025 Comprehensive Plan is a new general plan.



C. Organization

The Comprehensive Plan is structured into four main components. The first section of the Comprehensive Plan includes the background information on the comprehensive plan, vision statement and core values of Tega Cay. The second section of the Comprehensive Plan includes nine mandatory planning elements reflected in Table 1. Within each of the nine planning elements, the major topics, goals, planning objectives and action strategies for each element are addressed. Timeframes for implementation of the action strategies are indicated as short-term (1—4 years), mid-term (5—7 years), long-term (8—10 years) and on-going for those strategies that will continue for the duration of the plan.

The third section of the Comprehensive Plan includes the public participation in developing the plan. This section covers the methodology of plan development and ways in which the public were engaged throughout the process. The last component of the Comprehensive Plan is the Appendices section. There are thirteen appendices and include the existing conditions and characteristics for each of the nine planning elements. Other topics covered in the appendices are the community survey, focus groups and resources and references. Definitions are also found in this portion of the Comprehensive Plan that includes all the key terminology covered in the general plan document. The Table of Contents indicates the precise location of all the appendices and various sections of the Comprehensive Plan.

D. Community Vision 2025

I. Vision Statement

A Joint Planning Commission and City Council Workshop was held in March 2014 to discuss the comprehensive plan process and roles of the Council and Commission. The population element was emphasized during the workshop as the number of Tega Cay residents is estimated to reach 11,772 by 2018. Council and Commission members noted the importance of balancing projected population increases with the other eight planning elements: economic development, housing, natural resources, cultural resources, community facilities, land use, transportation, and priority investment. Tega Cay’s vision of high quality of life can be achieved by reaching quantifiable goals. Susan Britt, AICP, Tega Cay Planning and Development Manager posed the question “What do you want Tega Cay to be known for in 10 years?” and “Tega Cay is.....” Council and Commission members responded as reflected in Table 2, on the following page.

In late March, the Steering Committee discussed the preliminary vision ideas, draft survey and opportunities for the focus groups to provide input into the community vision. At Focus Group meetings in April, members were asked questions about the specific needs related to the individual nine planning elements. Those responses are found in Appendix K - Focus Groups’ Input. In May, the focus groups commented on draft vision statements and planning principles. The community survey, located in Appendix J, was also available throughout this

Table 1—Comprehensive Plan Elements

| Plan Element | Graphic |
|----------------------|---|
| Population |  |
| Land Use |  |
| Transportation |  |
| Economic Development |  |
| Housing |  |
| Natural Resources |  |
| Cultural Resources |  |
| Community Facilities |  |
| Priority Investment |  |



**Table 2—Preliminary Vision Concepts:
Tega Cay is...**

- Home, community, special place, unparalleled quality of life
- Recreation community
- Better restaurants and playgrounds
- Green
- Jewel of the Carolinas
- Business friendly
- Destination for people who put their families first
- Education and higher education
- A place proud to live
- Paradise, cultural amenities
- You can be happy there
- Safe community
- Lake Wylie is key
- Transportation and mass transit
- Walkable

Source: Community Meeting, March, 2014

timeframe and was completed by approximately 5% of Tega Cay residents, either by paper or online formats. Of the five percent that participated, 74% were from the Traditional Tega Cay and Lakeshore neighborhoods. The results of the survey are located throughout many sections of the Comprehensive Plan.

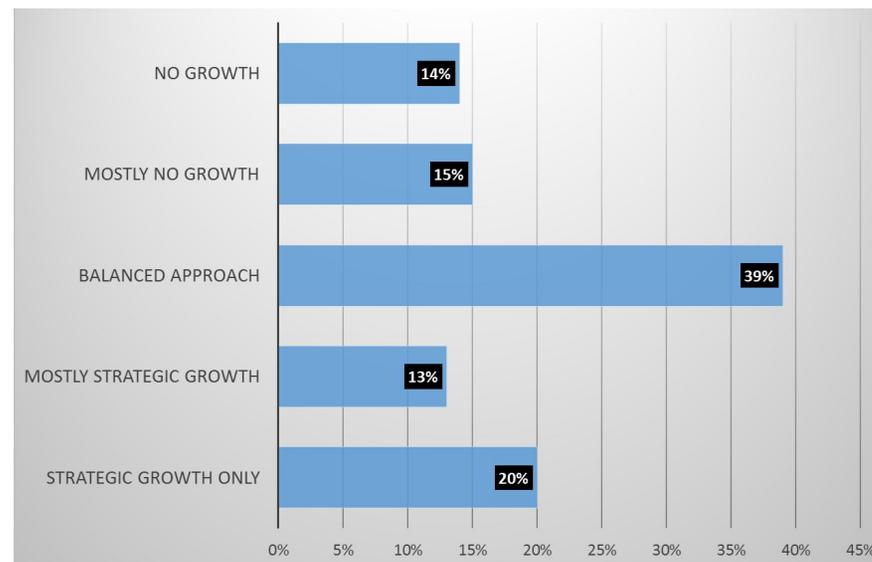
In considering no growth or strategic growth, almost 40% of residents who responded to the community survey indicated a balanced approach to growth, see Figure 2. An additional 29% preferred either “no growth” or “mostly no growth” and 33% preferred “strategic growth” or “mostly strategic growth.” While the respondents to the survey were mainly from the traditional Tega Cay neighborhood, the majority of the planned growth indicated in the Land Use element is located in the more recently annexed areas, who were only 26% of those who participated

in the survey.

The Steering Committee reviewed all the data from the community input at their June meeting and compiled a Vision Statement for the development of the Comprehensive Plan. The vision statement captures the core values of the residents of the City of Tega Cay.



Figure 2—Growth Consideration: Tega Cay should grow in the next ten years by encouraging...



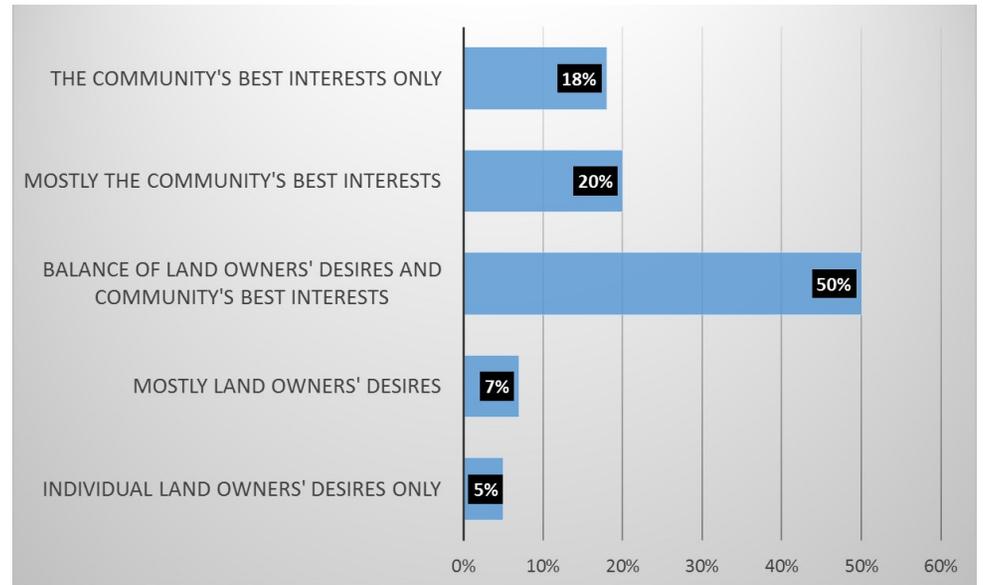
Source: Community Survey, 2014



TEGA CAY 2025 VISION STATEMENT

*TEGA CAY IS A SAFE, FAMILY FRIENDLY,
REGIONALLY ACCESSIBLE, LAKESIDE
COMMUNITY WITH EXCEPTIONAL
EDUCATIONAL, ENTERTAINMENT AND
RECREATIONAL OPPORTUNITIES AND A
SPECIAL PLACE TO WORK, PLAY AND
CALL HOME.*

Figure 3—Key Consideration: The most important consideration for Tega Cay development regulations for the future should be...



Source: Community Survey, 2014



II. Core Values

Change is an inherent part of any community, and it is necessary for the Comprehensive Plan to be responsive to changing conditions. However, the City has an obligation to balance and weigh community change and growth with the merits of those core values expressed by the residents throughout the Plan development process. The following five core values of the citizens of Tega Cay are reflected in the 2015-2025 Comprehensive Plan Vision Statement and are outlined below. These core values are also the basis for the goals and planning objectives within the nine planning elements.



Safety

The City of Tega Cay has recently been named the safest city in South Carolina by SafeWise, an internet search engine that provides reviews and relevant information pertaining to the safety industry. SafeWise completed their own extensive research and paired it with the most recent FBI Crime Report to establish Tega Cay as Number 1 of the safest 40 cities to call home in South Carolina. To make the list, a city had to have a population of over 2,000 as of 2012 and needed to meet criteria regarding the number of both violent and property crimes per thousand residents, according to FBI statistics from 2012.

The city prides itself on being a community that has an integrated public safety response system that

works together with an involved community to ensure a high level of safety through resources, facilities, equipment, personnel, and service standards. The Tega Cay City Council is committed to providing the highest quality public safety services. The Tega Cay Fire Department has a superior Insurance Services Office (ISO) rating of (3). ISO provides a public classification system based on a ten point scale: (1) being excellent to (10) indicating that the fire coverage does not meet ISO's minimum standard. A rating in the lower numbers equates to significant savings on insurance premiums for both commercial and residential owners.

Quality law enforcement services are essential to a growing community. The City of Tega Cay Police Department is a full service department that is continuously working to improve services to our citizens and visitors. The Department typically provides four (4) patrol units twenty-four (24) hours per day to monitor the City. This does not include additional detectives and support staff. The department is currently under review for full accreditation by the South Carolina Sheriff's Association.

As indicated by the citizens' emphasis on this core value, promotion of development standards that are designed with natural surveillance or visibility from adjacent uses that allow citizens to observe the space around them for their own safety and the protection of others should be encouraged. New public safety facilities and their accessibility should be considered as the City of Tega Cay continues to mature.





Family Friendly

When it's time to mingle, Tega Cay residents hop on golf carts and head to neighborhood cookouts where South Carolina barbeque takes center stage, or head for the city owned Beach and Swim Center. Here toddlers refresh themselves in the wading pool and giggle under the raining umbrella, or make a sandcastle at the beach area along Lake Wylie. Families can enjoy a fun-spirited game of pick-up volleyball or engage in a wealth of year-round athletic activities. All age groups can choose to participate in a variety of civic or social clubs including The Lions Club, The Vintage Club, Scouts, or Bridge and card groups. The City of Tega Cay has top-rated schools that offer excellent education and reinforce the value of the community as a desirable place to raise a family.

Emphasis on neighborhoods and community should be maintained and strengthened to complete the social fabric of our built environment. Tega Cay, like



it's motto on the City Seal "Bonae Vitae" must remain regionally known for the "Good Life".



Regional Context

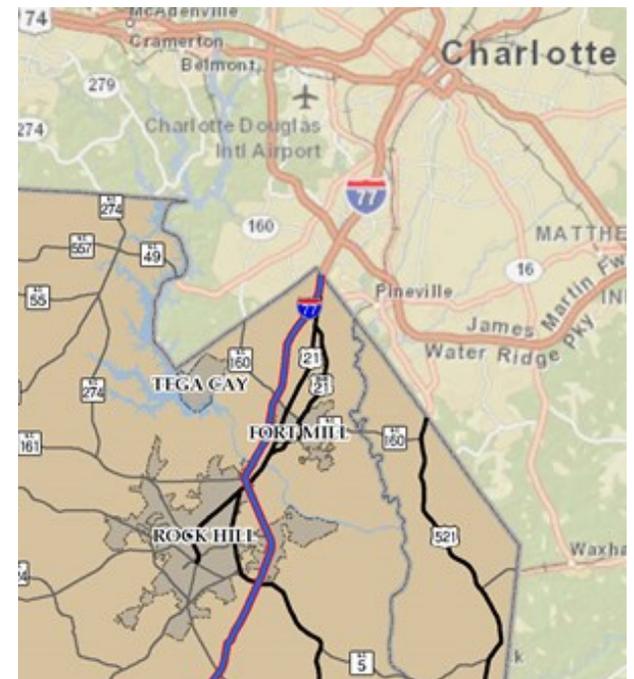
Tega Cay has grown, since becoming incorporated in 1982, from a purely residential and recreational community on the lake to being a partner in choosing how our region grows and prospers. Tega Cay is no longer bound by the physical constraints of a peninsular community but is accessible to the influences of a much larger metropolitan area comprised of a 14-county bi-state region. The widening of Gold Hill Road in the early 2000's changed the pattern of accessibility from a minor arterial to a major corridor. Planned transportation projects such as the Gold Hill Road/Interstate 77 interchange improvements, Gold Hill Road/Highway 160 intersection improvements, and the new Tega Cay/Gold Hill Connector (Hubert Graham Parkway) will only stimulate the urbanization of the City of Tega Cay.

In the 2000 census data, a large percentage of City residents commuted daily to work in downtown Charlotte and Mecklenburg County, NC. That trend continued with the 2010 census. However, today the commute distance is shortened by virtue of major employment centers moving southward from downtown Charlotte. This pattern will only become more apparent as northeastern York County becomes more economically attractive. The City of Tega Cay, as one of the two municipalities in this

area, is primed for a broader dialogue and participation in choosing and making decisions on a regional basis.

It is essential to recognize that the Planning Area for the 2015-2025 Comprehensive Plan extends beyond the current City boundaries. When future land use decisions are being made, it is important to our residents that regional context and coordination be considered within the planning area.

Figure 4: Regional Map



Source: Catawba Regional Council of Governments





Education

Public education within the Planning Area for the Comprehensive Plan is provided by Fort Mill School District Four. The mission of the Fort Mill School District, distinguished by a tradition of excellence, is to put “Children First” by providing a progressive and challenging education of excellence that gives all students, and thereby the community, the opportunity to achieve their greatest potential. Coordination with the School District is vital in regard to the impacts of residential development on district facilities. New zoning regulations or development standards should support the role of school facilities as neighborhood gathering places, while ensuring compatibility with community character.





Entertainment and Recreation

The City of Tega Cay's identity is closely associated with both passive and active recreational opportunities designed to foster a healthy and active lifestyle. The 2009 Parks and Recreation Master Plan stated that the City contained 209 acres of recreational land area and 4.25 miles of trails. This is approximately 10% of the City's total land mass. It is obvious that the City's residents value the ability of the community to interact with their family, friends, and neighbors in public and social environments.

The future state of the City should strive to include a framework for developing additional amenities that will be easily accessible to the community. These amenities should include not only active and passive recreational facilities but also entertainment venues that encourage and engage social interaction.

Closely associated with this value is the Entertainment and Activity District which provides opportunity for a mix of uses that include venues for public engagement and interaction. Such uses include movie theaters, performance centers, coffee shops, book stores, with some higher density residential.





Special Place

City residents have developed a slogan for the community, “Live like you are on vacation year round”. Tega Cay is a distinctive community. The City is set apart from the larger Metropolitan Statistical Area by the extraordinary beauty and quality of life. Wooded lots, rolling topography, access to the lake and the abundance of public lands serve to establish a unique “feel” to the City, especially in the traditional areas. More recently annexed areas will strive to replicate this atmosphere over time. The unique physical environment and natural amenities inspire not only existing residents but also attract new residents to settle here.

The future of Tega Cay must consider not only expansion of the land area through annexation but also the impacts upon established neighborhoods. The 2025 Comprehensive Plan must balance the requirement to accommodate growth with livability concerns. Sound planning policies should ensure that growth does not compromise that which distinguishes the City of Tega Cay from being just a residential suburb of the greater region.



Section II Tega Cay 2025 Plan Elements

A. Introduction to Elements and Content

Section II of the Comprehensive Plan covers the nine mandatory elements reflected in Table 2—Comprehensive Plan Elements. The major topics are noted for each element and include items that are of concern to the residents of Tega Cay. This information was derived from the community survey results and from the input gathered from the comprehensive plan committees, the Planning Commission and elected officials and staff.

Goals with planning objectives and action strategies are also provided within each planning element. This approach creates a comprehensive plan that is more easily implemented and measurable. The goal statements throughout each planning element support the Tega Cay Vision Statement 2025 and the five core values of the community.

Goal statements and the supporting planning objectives and action strategies were developed through public outreach that includes the community survey and comprehensive plan meetings and from the data gathered from other community and regional plans. In addition to the existing Tega Cay Comprehensive Plan, other plans throughout the region were used as a resource in considering goals for each element. These plans include the following plans and documents from the jurisdictions within the planning area:

- Rock Hill Fort Mill Area Transportation Study
2035 Long Range Transportation Plan
- Fort Mill School District Long Range Facility Plan
- Connect Our Future County Growth Scenario Plans
- Comprehensive Economic Development Strategy for Catawba Region
- South Carolina Multimodal Transportation Plan, Charting a Course to 2040
- Comprehensive Plans from York County, the Town of Fort Mill and the City of Rock Hill

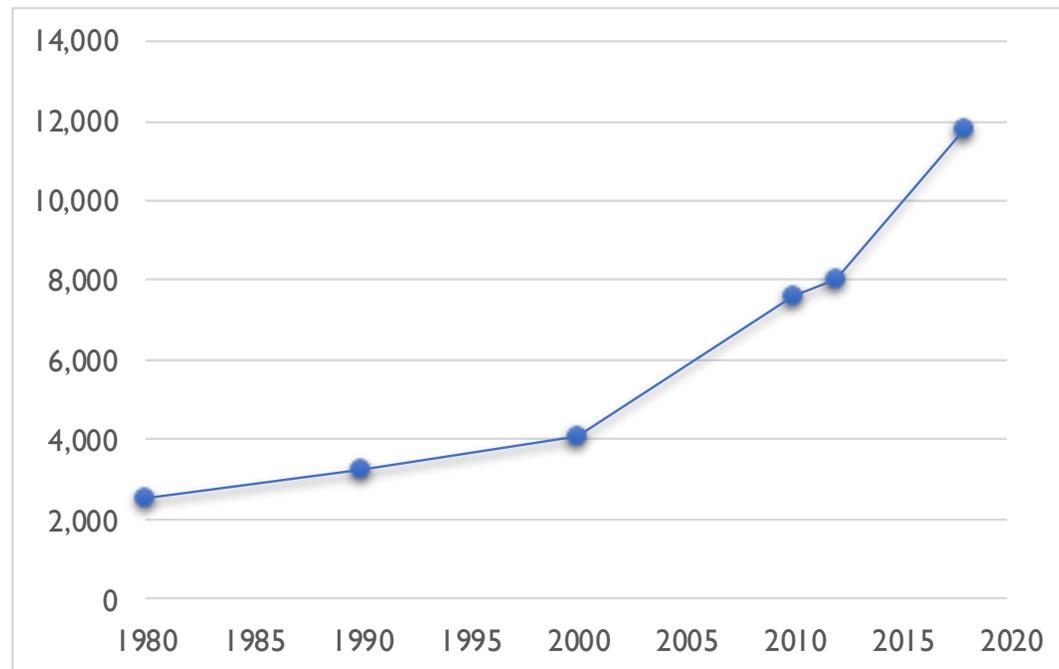


B. Population

Summary of Major Topics

Tega Cay has experienced a tremendous amount of population growth in the past decade and that trend appears to be continuing. Based on the survey data obtained for the 2025 Comprehensive Plan and the 2010 US Census Summary, the median population

Figure 5—Projected Population Growth



Source: U. S. Census, City of Tega Cay , 2014



age of the City is 40-49. This equates to an influx of population with tenure of less than 10 years in residency, as indicated in Figure 41, Length of Residency. In addition, while the racial predominance still tends to be largely Caucasian, Tega Cay is becoming a more culturally and racially diverse community based on the new growth. An issue of concern is how to balance the status quo desires of the long-term residents with the needs and demands of an increasing and diverse population. In summary, major topics related to population are as follows:

- Challenges between the desires of long-term residents with those needs and demands of newer Tega Cay residents.
- Trends with an aging society and communities that foster aging in place for Tega Cay residents.

Goal



Supports Neighborhoods

Maintain and enhance the character of existing neighborhoods.

Planning Objectives

- I. Provide for and encourage the formation of neighborhood organizations in Traditional Tega Cay and new subdivisions, and support efforts to inform and engage residents in neighborhood and community-wide issues.

2. Establish, maintain and enforce code provisions that encourage the preservation of existing single-family dwellings and neighborhoods.
3. Promote infill development where appropriate and establish guidelines for character compatibility.

Action Strategies

- A. Identify and map contextual neighborhood boundaries, i.e. Marina area, Anchorage, Lakeshore, Lake Ridge, etc. to engage residents. (short-term)
- B. Identify potential neighborhood leaders in each contextual neighborhood. (short-term)
- C. Establish a Leadership Development Program to allow for an in-depth understanding of how the City functions and to promote communication between neighborhoods and City government. (short-term)
- D. Periodically review and update regulations and guidelines to address issues of community appearance. (short-term)
- E. Implement the recently adopted International Codes Council Property Maintenance Standards as part of the Building Codes to protect the character of neighborhoods. (on-going)
- F. Work with Neighborhood Associations to develop neighborhood design standards and guidelines as part of the on-going planning process. (mid-term)

- G. Coordinate complaint response with all City Departments through establishment of a unified resolution tracking system. (mid-term)
- H. Adopt clear and objective code standards, including architectural design requirements and flexibility, to reduce conflicts with existing neighborhoods. (mid-to long-term)
- I. Research methods to continue improvement and efficiency of the development review process, thereby providing administrative savings to the developer/builder. (short-term)
- J. Develop incentives such as property tax credits and public investment in amenities to improve neighborhood sustainability and redevelopment opportunities. (short-to mid-term)

Goal



Manages Growth

Implement growth management tools that reflect the best interests of current and future residents.

Planning Objectives

- I. Adopt and implement strategic growth practices that balance expenditures with positive net revenues for both existing and future citizens.



2. Coordinate with York County and the Town of Fort Mill on proposed and future annexation efforts regarding land uses, zoning, and utility service provision.
3. Centralize government and institutional services in a Governmental and Institutional Node that will enhance provision of City services and promote a special and distinctive sense of place.
4. Promote carefully organized patterns of growth through flexible land use regulations, standards and incentives that:
 - I. Reduce impacts on natural resources.
 - II. Minimize impacts on existing low-density residential neighborhoods by implementing residential density policies.
 - III. Provide opportunities for local economic growth.

Action Strategies

- A. Continue to complete thorough cost benefit analysis for each new proposed development or annexation. (short-term)
- B. Continue to adhere to a policy of expansion concurrently with public infrastructure and capital improvements. (short-term)
- C. Continue to use Development Agreements when appropriate to implement expansion policy. (short-term)
- D. Establish a quarterly meeting schedule of elected officials and staff to discuss regional land use and

utility issues. (short-term)

- E. Analyze and map appropriate locations for land uses that are compatible with government and institutional services. (short-term)
- F. Develop an infrastructure system that supports access to an advanced technological network for all citizens. (mid-term)
- G. Design and implement Low Impact Development Standards that can be utilized with infill or new development projects. (short-term)
- H. Promote a mix of residential, professional and commercial uses where appropriate. (on-going)
- I. Create and establish zoning regulations for a by-right Neighborhood Mixed-Use District. (short-term)
- J. Create Neighborhood Plans for existing subdivisions and neighborhoods to develop policies compatible with community character. (mid-term)
- K. Develop and Implement a Market Analysis to determine real estate inventory, workforce capacity, and product type that would be most compatible with City goals. (short-to mid-term)
- L. Establish an Economic Development Advisory Group to assist in promoting the City's quality of life features such as transportation options, affordability, parks, local vitality, health, and presence of friends and family. (short-term)

Goal



Promotes
Educational
Excellence

Continue to promote educational excellence with a strong education system and lifelong learning.

Planning Objectives

1. Provide diverse education opportunities such as life-long learning programs, guest lectures, internships, and class auditing programs, for all age groups through Parks and Recreation and partnerships with Winthrop University, York Technical College, Clinton Junior College and the Fort Mill School District.
2. Support student-learning opportunities through City work experience, mentorship and classroom-based relationships with City departments.
3. Provide land use flexibility to allow school properties to be utilized for new uses that support community learning and recreation, and to continue the role of school facilities as neighborhood gathering places, while ensuring compatibility with the surrounding neighborhood.



Action Strategies

- A. Participate in long-range and strategic planning initiatives of the Fort Mill School District, and when practical and useful with Winthrop University, Clinton Junior College and York Technical College. (short-term)
- B. Establish partnerships with educational institutions to provide community-based educational opportunities. (on-going)
- C. Establish a student internship/mentorship program with various City Departments. (short-term)
- D. Continue to foster working partnerships and improved communication between Fort Mill School District and the City by regular meetings of officials and staff. (short-term)
- E. Continue to participate in relevant annual meetings and workshops such as the State of the Community Breakfast. (on-going)
- F. Expand recreation opportunities by implementing additional non-sport related classes such as art, home economics, and historical culture. (on-going)
- G. Continue to promote school-based events through the City's Website, monthly Newsletter, and Facebook page. (on-going)
- H. Periodically review and update zoning and development regulations and guidelines as necessary to achieve the action strategies. (on-going)

Goal



Creates Cultural and Social Environments

Create and promote environments and venues that are conducive to cultural and social engagement.

Planning Objectives

- 1. Provide zoning and development regulations that support creation and implementation of an Entertainment and Recreational District as a functional and attractive amenity for nearby residential neighborhoods.
- 2. Provide flexibility within the City's land use regulations and standards to allow community events and activities to occur in neighborhood activity areas such as schools, parks, and business and commercial areas.

Action Strategies

- A. Identify and map appropriate locations for such uses that are compatible with and accessible to residential and other commercial uses. (mid-term)
- B. Establish zoning and development regulations that are conducive to entertainment and recreational uses such as movie theaters, bowling alleys, game arcades, and other family-oriented themes. (short-term)

- C. Review and update zoning and development regulations and guidelines as necessary to promote appropriate development opportunities. (on-going)
- D. Monitor trends in Tega Cay's citizen demographics in order to tailor City services to meet customer needs. (on-going)
- E. Update population and demographic data annually or as data becomes available. (on-going)
- F. Continue data-sharing partnerships with York County, Catawba Regional Council of Governments, and neighboring municipalities. (on-going)
- G. Seek data-sharing partnership with Fort Mill School District. (short-term)
- H. Seek to accommodate both the public service and employment needs of the City's diverse population as it continues to grow and change. (long-term)
- I. Regularly consult available population and demographic data when developing economic development policies and initiatives. (short-term)
- J. Incorporate annual population and demographic estimates when developing and implementing policies which directly affect residents. (short-term)





C. Land Use

Summary of Major Topics

Historically, Tega Cay developed as a purely residential community constrained to the boundaries of the Lake Wylie peninsula. However, with the annexation and development of the Stonecrest Planned Development District in 2005, this growth pattern began to change. City Council recognized that in order for our City to remain vibrant and sustainable there had to be a balance of land uses. If this trend of only residential uses continues, it could compromise the future ability of the City to meet its needs due to the imbalance in tax revenue. The taxing structure of South Carolina has residential uses taxed at a rate of 4% while commercial uses are at 6%. This imbalance of uses could result in higher residential property taxes. To negate this potential it is essential to recruit additional commercial entities. However, according to recent market analyses, in order to spur new economic growth, additional rooftops would be required in close proximity to the commercial and professional services.

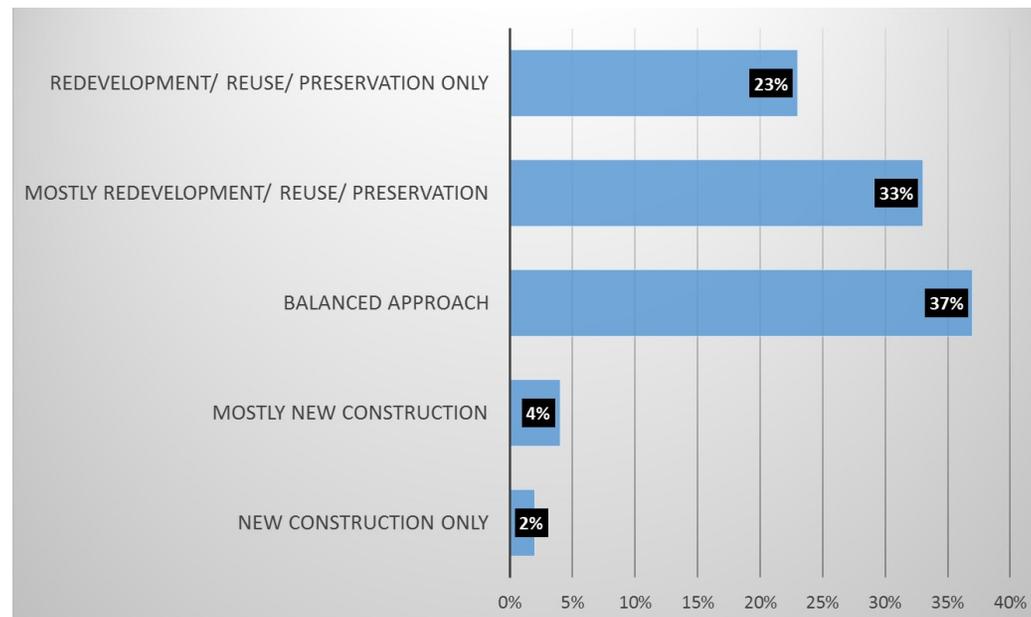
During the economic recession that began in 2008, housing development in the 2025 Comprehensive Planning Area slowed due to the inventory of excess units available. However, since 2012, development

plan approvals and building permit requests have soared to near prerecession levels. Three new developments have been annexed and plans approved within the municipal boundaries. In addition, several more have been approved within the Planning Area under York County’s and the Town of Fort Mill’s jurisdictions. Due to these developments, residents are greatly concerned over the construction’s impact on local roads, traffic, and schools. Citizens have begun to urge elected officials of all three governmental entities and the Fort Mill School District to work together to manage growth by creating guidelines for when, where, and what type of growth should occur. The Goals, Planning Objectives, and Action Strategies contained in this element are geared toward implementing the Plan Vision and setting the framework for true regional land use discussion.

Mixed-use districts can incorporate improved efficiency of land use, transportation systems and quality of life by providing compact, walkable developments that are well designed and are convenient. The mixed-use concept is reflected in special districts to balance a mix of uses with higher residential densities and non-residential intensities for employment opportunities. The major land use topics are as follows:

- Imbalance between residential and commercial developments.
- Citizens concern regarding new growth’s impact on local roads, traffic, and schools.
- Lack of multi-jurisdictional coordination and communication.

Figure 6—Key Development Method: The best way for Tega Cay to develop is through...



Source: Community Survey, 2014



Goal



Promotes Innovative Development

Promote innovative development in Tega Cay through contextual design of future buildings, open space and a balance of land uses.

Planning Objectives

1. Balance commercial and professional uses with demand and growth in areas where growth would already happen.
2. Adopt and implement Growth Management Policies and Tools to allow for innovative site design and flexibility.

Action Strategies

- A. Implement a Capital Improvement Planning process to ensure that development in the community does not exceed the capacity of planned public facilities and services, including water and sanitary sewer systems, transportation facilities, fire and police protection, parks and recreation facilities and services, surface water management and storm drainage systems, and schools. (short-term)
- B. Minimize and/or mitigate adverse traffic impacts generated by new development by developing a policy for concurrency with the pace of development. (on-going)

- C. Promote mixed-use development and redevelopment in appropriate areas through flexible zoning and incentives. (on-going)
- D. Create and establish zoning and development regulations for a by-right Neighborhood Mixed-Use District. (short-term)
- E. Create and establish zoning and development regulations for a by-right Medical and Professional District. (short-term)
- F. Create and establish zoning and development regulations for identified Redevelopment Corridors. (short-term)
- G. Promote and establish incentives for redevelopment projects within the Marina Overlay District and Redevelopment Corridors. (short-term)
- H. Allow commercial and residential uses within the mixed-use districts at densities that would support mass transit opportunities, such as commuter bus routes. (mid-to long-term)
- I. Develop incentives to promote diversity in residential scale, size, and price points in mixed-use developments that will increase availability and affordability of housing choices. (short-term)

Goal



Requires Adequate Public Facilities and Systems

Ensure developments provide required public facilities and compensate the City for impacts on other facilities and services.

Planning Objectives

1. Seek funding through state, county, developers or local government programs (similar to York County's Pennies for Progress) to expand transportation systems and water and sewer services.
2. Prioritize public facility plan projects by:
 - a. Correction of system deficiencies necessary to ensure public safety.
 - b. Protection of the community's investment in existing infrastructure.
 - c. Provision of service to allow new development within the City limits, except when paid for by the developer.
 - d. Provision of service necessary for annexation of unincorporated areas, except when paid for by those desiring the service.

Action Strategies

- A. Research and support the creation of a regional program to fund water and sewer improvements in the Planning Area. (long-term)
- B. Conduct potential Impact Fee Assessment Study to access support and documentation in preparation for possible implementation of an impact fee mechanism. (short-term)



- C. Continue participation in programs such as RFATS and Pennies for Progress to fund new roadways and improvements. (on-going)

Goal



Supports Local Foods

Support access to local food production.

Planning Objectives

- I. Ensure that urban scale agriculture uses continue to thrive by providing opportunities for fresh food access and distribution.

Action Strategies

- A. Create and develop zoning regulations and development that support urban agriculture. (short-term)
- B. Develop opportunities and venues for open air fresh food markets. (short-term)
- C. Consider uses of public facilities and



development regulations that support mobile fresh food vendors. (short-term)

Goal



Collaborates with Regional Jurisdictions

Work with jurisdictions within the planning area to coordinate and communicate the economy, quality of life, and the cost of development.

Planning Objectives

- I. Establish preferred growth patterns and scenarios for the 2025 Comprehensive Planning Area.

Action Strategies

- A. Establish a quarterly meeting schedule to discuss regional land use and utility issues. (short-term)
- B. Consider appropriate recommendations from the CONNECT Regional Plan and incorporate into local regulations as applicable. (short-term)



Location Specific Land Use Policies—Special Districts

The purpose of the following Special Districts are to promote innovative design through mixed-use developments and support the goals of the Land Use Element. Mixed-use districts improve efficiency of land use and transportation systems by providing flexibility to develop interrelated uses in compact and walkable developments. The unique developments create a sense of place and support the Tega Cay 2025 Vision and community core values.

Mixed-use districts are planned to integrate places of employment with residential diversity, commercial services and retail goods in buildings that are convenient to and compatible with surrounding neighborhoods. Design standards for innovative projects are flexible but incorporate high standards for landscaping, open space, public space, community design, transportation patterns and public amenities.



Government and Institutional Center

The Government and Institutional District covers the area that surrounds City Hall, the Police Department, Tega Cay Elementary School and Duke Power. The intent of this district is to create a city center for Tega Cay. Uses that are proposed include a City Justice Center, an Operations Center and Parks and Open Space. Other uses include an open air market, a professional office complex and a single family residential neighborhood that is walkable and has conservation areas. Enhancements to Tega Cay Drive are also proposed that include extension of landscaped entrances and buffers, pedestrian and bicycle improvements, signage and lighting.

Medical Professional District

The Medical and Professional District is located along portions of Highway 160 and Stonecrest Boulevard. This district is within and adjacent to the Stonecrest Planned Development which includes the Wellmore Senior Living Complex currently under development. The intent of this district is to promote the

Wellmore Senior Living Complex



opportunity for land uses that focus on providing a high level of facilities and services that enhance physical and mental health, public safety, and community design.

Entertainment and Activity District

The intent of this district is to provide opportunities and incentives to create and promote environments that are conducive to cultural and social engagement. Vertical mixed-uses shall be permitted in multi-level buildings with ground floor restaurant and entertainment venues with apartments or condominiums located on the upper floors. During the Comprehensive Planning process, Focus Groups were asked what kind of cultural or entertainment facilities were deficient. The answers to that question, located in Appendix K indicate the need for performance centers, movie theaters, larger scale

aquatic center and other centers of public engagement. This district is located in that area between Stonecrest Boulevard and Dam Road and adjacent to Gold Hill Middle/Elementary School.

Marina District

The purpose of this district is to provide a balance and variety of compatible uses to increase development potential, allow for flexibility of design in order to promote a higher quality of mixed-use development, protect the natural and scenic beauty of the lake, enhance the general benefit and enjoyment of the public, and provide for boating and marine uses without negatively impacting existing or future land uses. Development Standards include provisions for neighborhood scale retail, residential density bonuses, and architectural design standards.

Mixed-Use Concept



Source: Code Studio, Midtown Hattiesburg Master Plan



Beach and Recreation District

The intent of this district is to provide public recreational spaces that reflect the City’s unique lake setting and scenic beauty. The existing Beach and Swim Center should be enhanced and maintained and additional water or land features should be added to provide a greater diversity of recreational uses. Uses that are proposed include fishing piers, play structures and picnic facilities.

Future Land Use / 2025 Vision Map

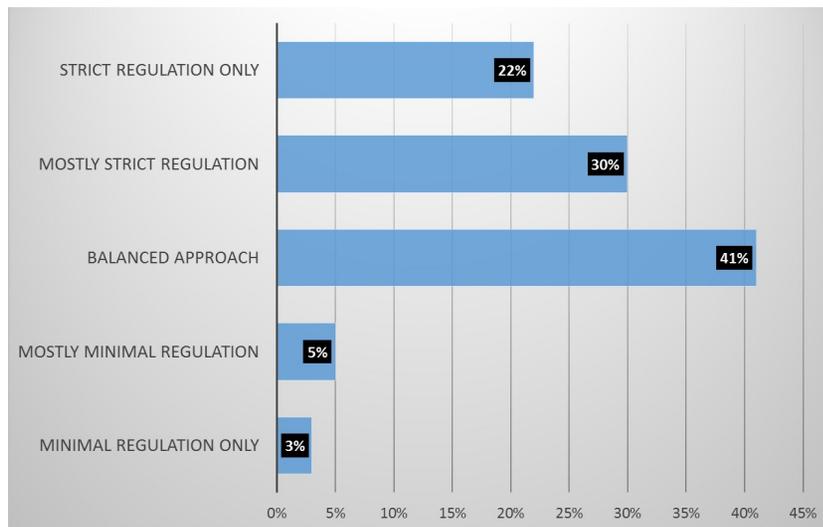
The Future Land Use and 2025 Vision Map reflect the goals, planning objectives and action strategies of the Land Use Element and support the Vision and Core Values of the City of Tega Cay. Table 3—Future Land Use Distribution reflects the land use classifications that are reflected on Figure 9—2025 Vision Map and Figure 10—Future Land Use.

Table 3—Future Land Use Distribution

| Land Use | City Limits | | | Planning Area | | |
|---------------------------|--------------|--------------|-------------|---------------|--------------|-------------|
| | Acres | Square Miles | Percentage | Acres | Square Miles | Percentage |
| Rural Agriculture | 11.45 | 0.02 | 0% | 1,438.32 | 2.25 | 10% |
| Residential | 1,103.37 | 1.72 | 45% | 4,105.70 | 6.42 | 29% |
| Mixed Residential | 680.00 | 1.06 | 28% | 3,557.00 | 5.56 | 25% |
| Commercial | 14.42 | 0.02 | 1% | 2,454.72 | 3.84 | 18% |
| Industrial | 3.98 | 0.01 | 0% | 1,050.82 | 1.64 | 8% |
| Government/ Institutional | 69.19 | 0.11 | 3% | 430.00 | 0.67 | 3% |
| Open Space | 349.19 | 0.55 | 14% | 750.00 | 1.17 | 5% |
| Mixed-Use Districts | 198.00 | 0.31 | 8% | 183.00 | 0.29 | 1% |
| Total | 2,430 | 4 | 100% | 13,970 | 21.83 | 100% |

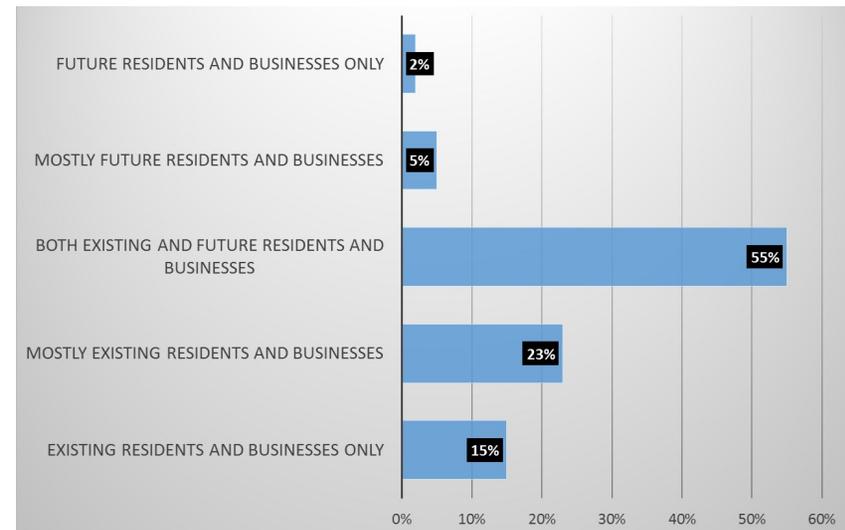
Source: Catawba Regional Council of Governments

Figure 7—Development: Development in Tega Cay should be guided by...



Source: Community Survey, 2014

Figure 8—Key Consideration: Tega Cay should plan for...



Source: Community Survey, 2014



Figure 9—2025 Vision Map

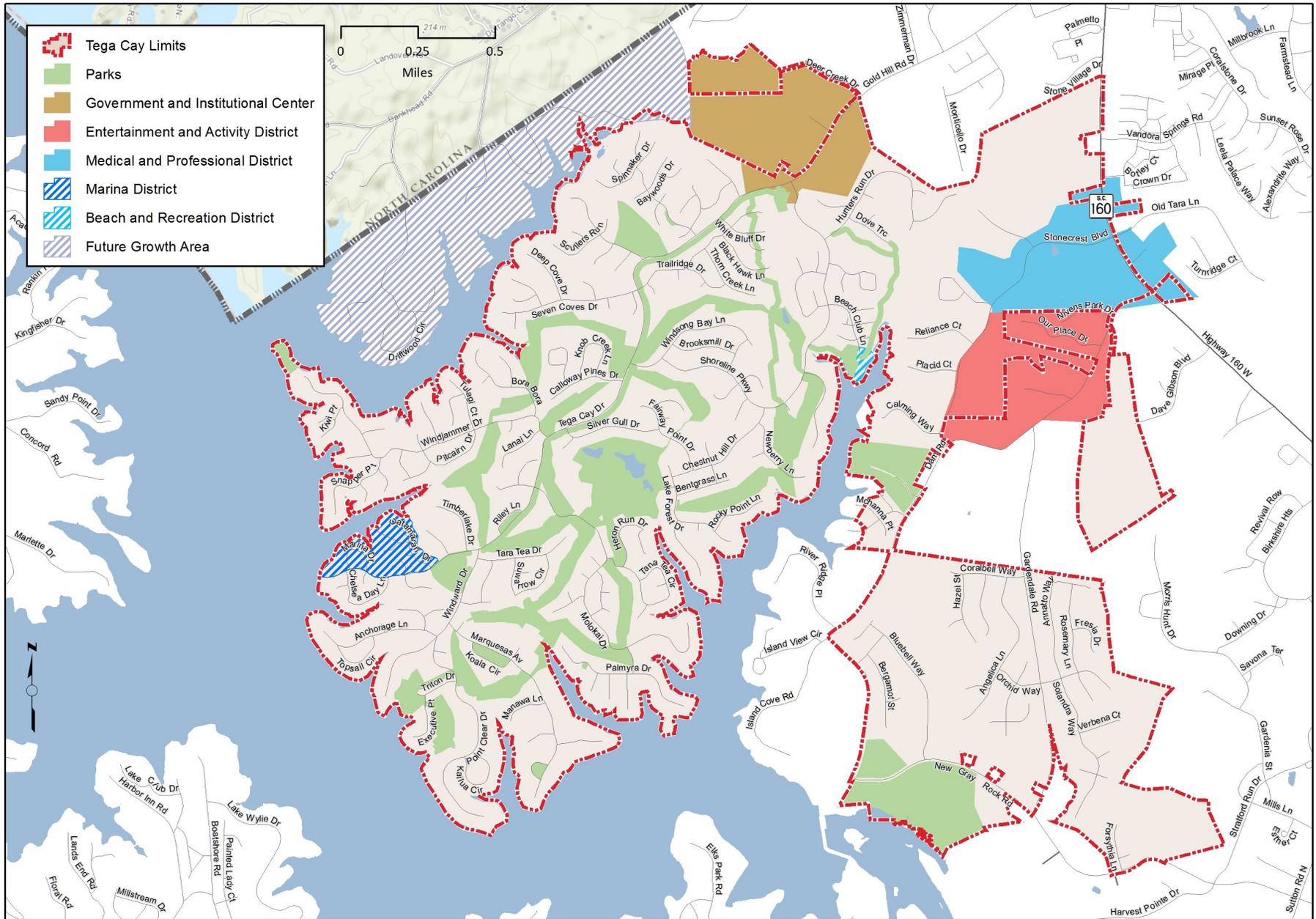


Figure 10—Future Land Use

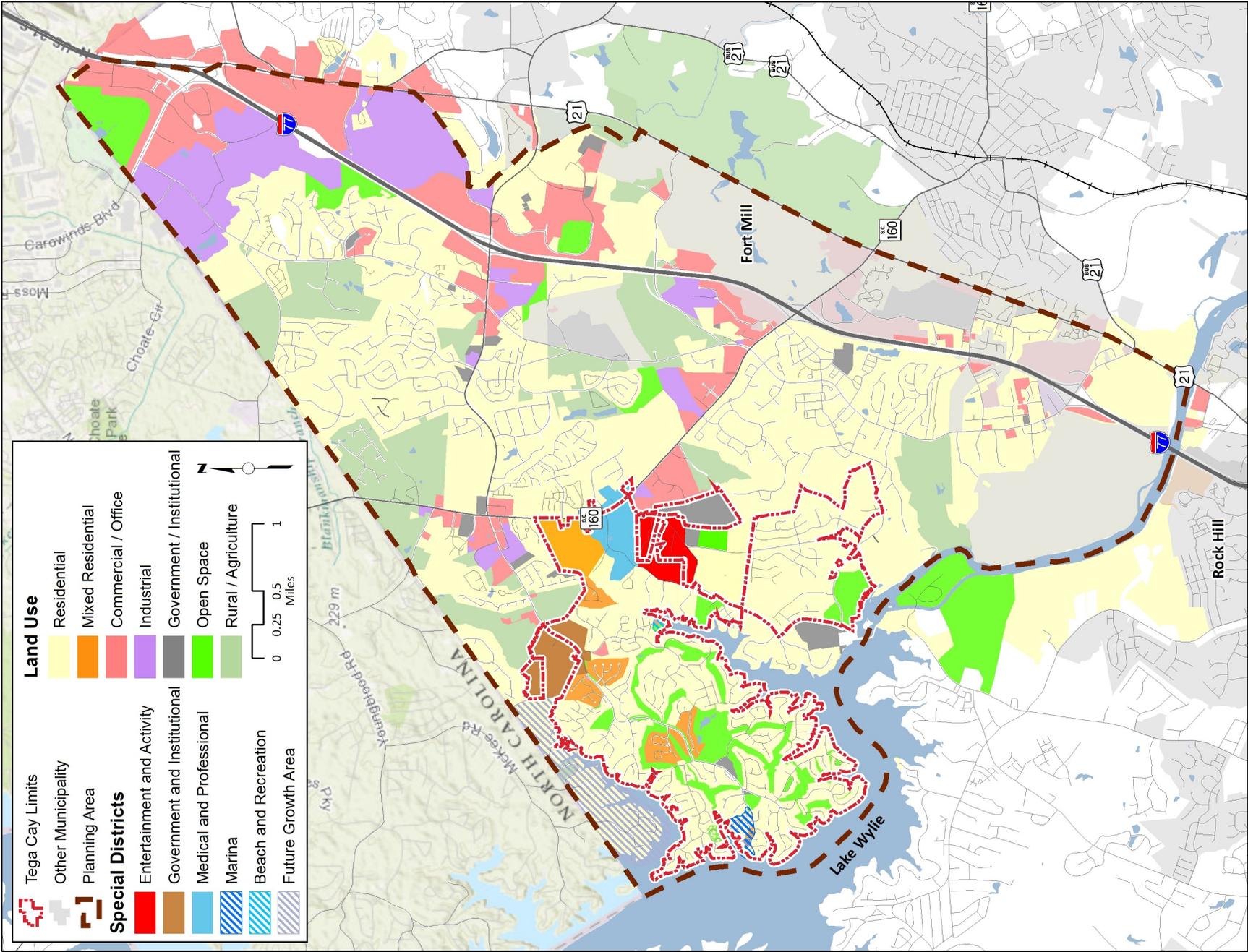


Figure 11—Government and Institutional Center



City Center Gathering Places

Government and Institutional Places

- As indicated on map

Proposed New and Enhanced Facilities

- Tega Cay Justice Center
- Tega Cay Operations Center
- City Center Park/Open Space
- Open Air Market for Art/Food
- Tega Cay Amphitheater
- Tega Cay Elementary Bike Parking
- Professional Office Complex
- Single Family Residential/Open Space

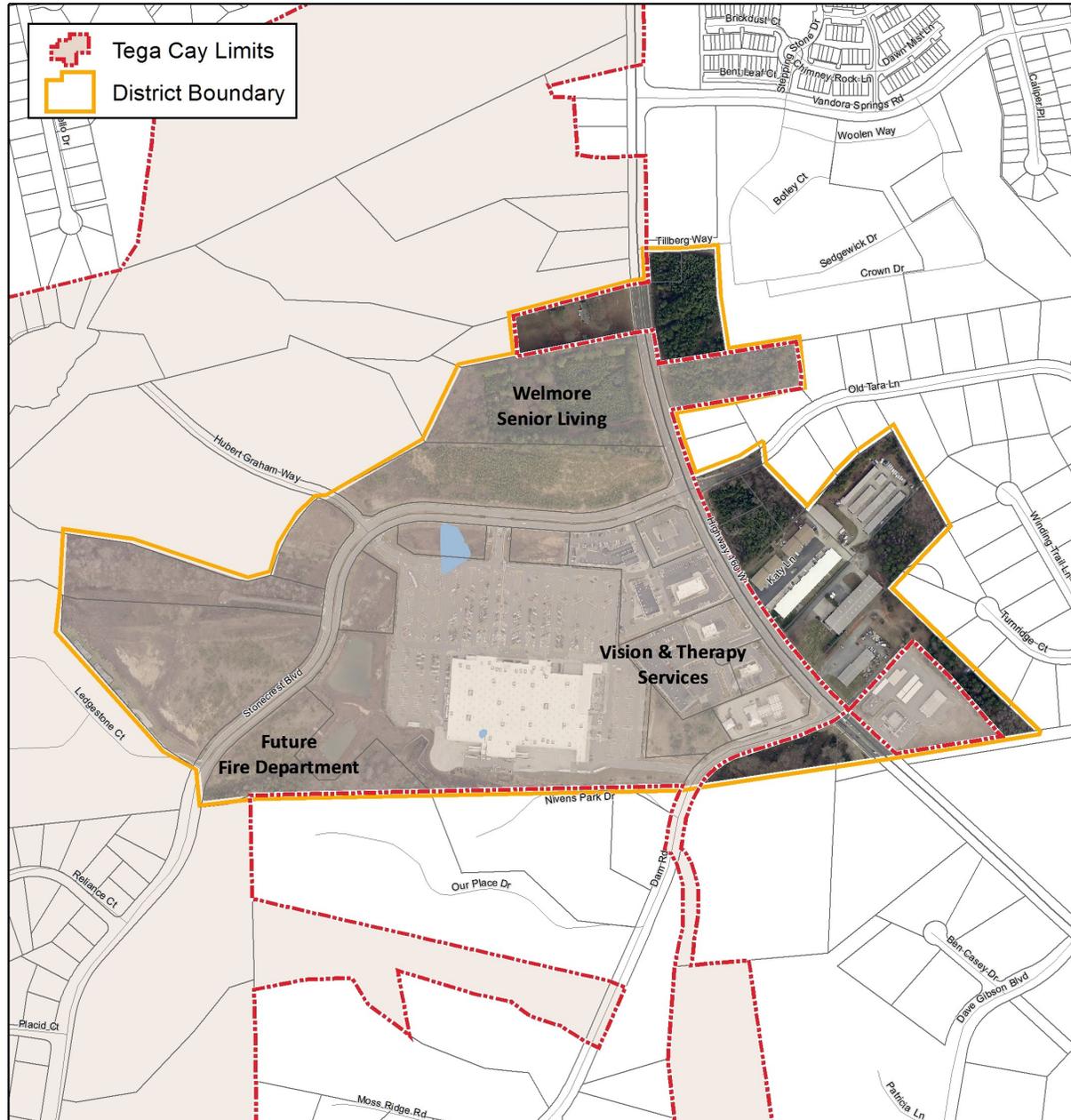
Street Concept

Tega Cay Drive Proposed Enhancements

- Extend Existing Landscaped Entrances and Buffers
- Bike/Pedestrian Connections and Lighting
- Stormwater Management and Access Control



Figure 12—Medical and Professional District



Medical Employment and Support Services

Existing or Under Development

- As indicated on map

Proposed New and Enhanced Facilities

- Emergency Medical Services/Fire Station
- Medical and Health Care Complex (Mixed Vertical Use)
- Additional Complimentary Retail and Restaurants

Professional Employment and Support Services

Proposed New and Enhanced Facilities

- Corporate Office Campus
- Incubator Entrepreneur Business Space
- Technology and Financial Offices
- Educational/Life Long Learning Facilities

Street Concept

Proposed Enhancements

- Sidewalks and Bike Lanes, Bike/Pedestrian Connections and Lighting
- Extend Existing Landscaped Entrances and Buffers
- Stormwater Management and Access Control



Figure 13—Entertainment and Activity District



Entertainment Centers

Proposed New and Enhanced Facilities

- Movie Theatre Complex
- Arts Center—Visual and Performing

Activity Centers

Existing Facilities

- Recreational Field Space through Fort Mill School District Partnership

Proposed New / Enhanced Facilities

- Civic Center
- Open Air Market
- Outdoor Public Gathering Space
- Aquatic Center
- Social Retail Uses—Coffee shops, gourmet markets, book stores

Street Concept

- Sidewalks and Bike Lanes, Bike/ Pedestrian Connections and Lighting
- Extend Existing Landscaped Entrances
- Add new connection between Stonecrest Blvd and Dam Road
- Stormwater Management and Access Control



Figure 14—Marina District



Proposed New Development and Facilities

- Neighborhood Scale Commercial /Residential Mixed-Use Development
- Yacht Club
- Banquet Hall
- Canoe and Kayak Launch Ramp

Proposed Redeveloped and Enhanced Facilities

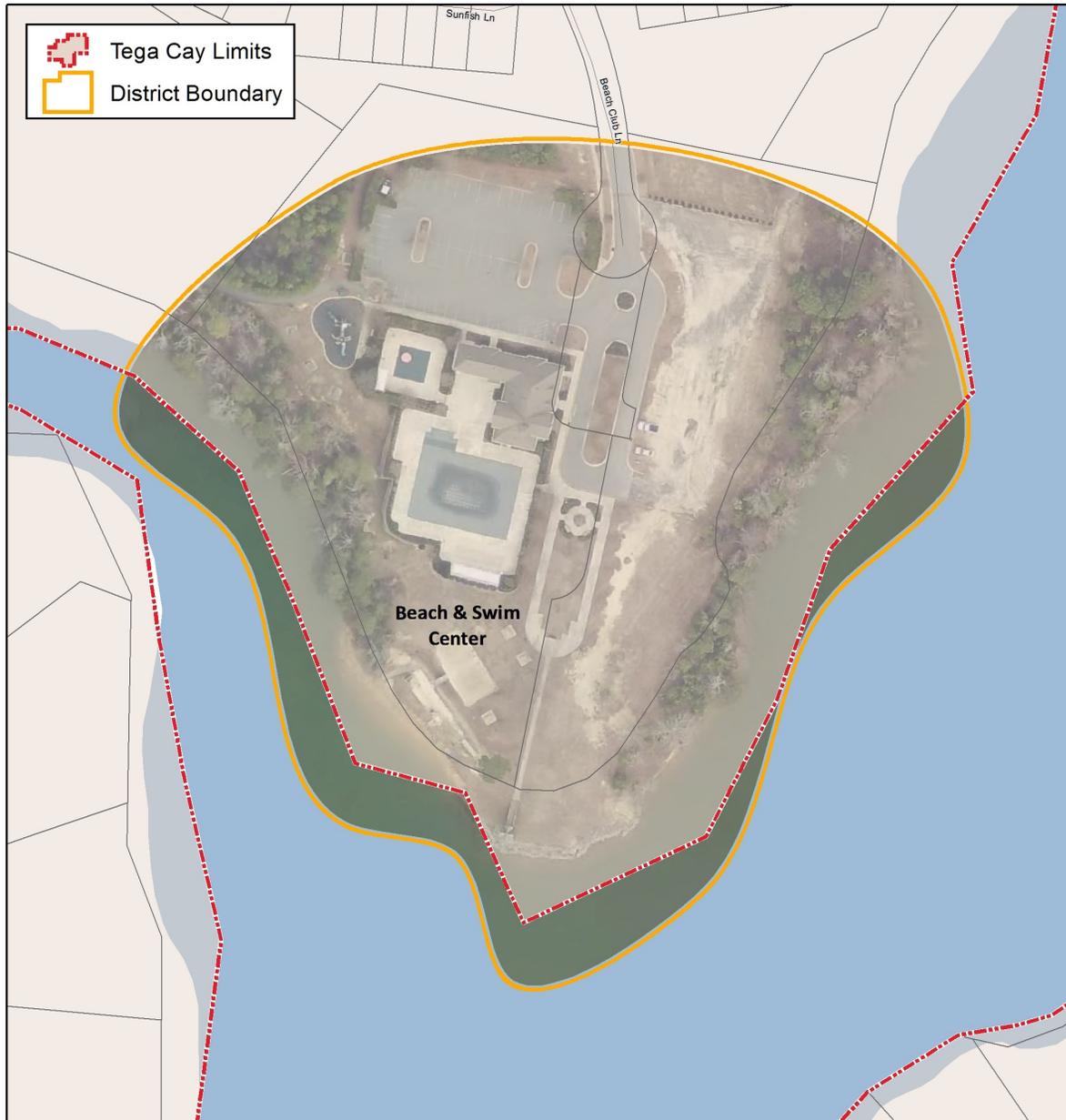
- Boat Launch Ramp
- Marina
- Parking Areas

Street Concept

- Sidewalks and Pedestrian Connections
- Enhanced Buffers and Landscaping
- Signage and Lighting



Figure 15—Beach and Recreation District



Proposed New Facilities

- Fishing Pier
- Play Structure
- Picnic Pavilion
- Canoe and Kayak Launch

Proposed Enhancements

- Renovation of Beach and Swim Center to Update and Enhance Existing Uses
- Parking Areas





D. Transportation

Summary of Major Topics

The City of Tega Cay was originally planned as a small residential community on a peninsula along Lake Wylie. The transportation system consists of approximately two hundred local streets with one minor thoroughfare, Tega Cay Drive and one major thoroughfare, Highway 160. Tega Cay Drive is the ingress and egress of the traditional Tega Cay neighborhoods. Newer developed neighborhoods are primarily located along Highway 160 and the Stonecrest commercial areas.

Congestion occurs at the intersection of Gold Hill Road and Highway 160 and east along Gold Hill Road to Interstate 77 and north and south along Highway 160 to North Carolina and Interstate 77. In the 2035 Rock Hill—Fort Mill Area Transportation Study 2035 Transportation Plan, routes that are over capacity in at least one direction during the PM peak period include: Highway 160 between Gold Hill Road and the York County Line and Gold Hill Road and Interstate 77. Transportation projects are planned to alleviate congestion that include traffic control measures, additional lanes, intersection improvements and the Hubert Graham Parkway which will serve as an alternative route, reduce traffic delays, and minimize concerns about emergency evacuation or daily traffic. These projects

are reflected in Table 4—Funded Corridor Improvements and New Alignments—Planning Area.

Transportation alternatives will continue to be developed in conjunction with RFATS and other regional planning groups to allow commuters to connect to job centers. Alternative transportation for citizens within the city will also be explored to ease parking and congestion during community events and to help non-driving residents have access to commercial and recreational areas. A Gold Hill Road-Tega Cay-Baxter-Fort Mill Bus Service was proposed in a Transit Service Master Plan, 2007. The proposed all-day bus route was planned to connect these communities with proposed Bus Rapid Transit stations at Gold Hill Commons and on Highway 160 at the proposed hospital. These potential routes are reflected as Figure 18, Transportation Plan.

Highway 160 from I-77 to the NC state line and Gold Hill Road from Tega Cay Drive to I-77 have been identified as corridors for reinvestment and redevelopment, as reflected in Figures 19 and 20. These corridors as they exist today can be assumed to be located in “anywhere USA”. As main entries into Tega Cay these corridors should be redeveloped to establish a sense of arrival and departure. The intent of the redevelopment corridors is to encourage opportunities for development of a well-functioning, integrated transportation system with compatible land uses that reinforce a sense of place.

Mixed-use nodes are an important opportunity to improve efficiency of land use and transportation

systems while enhancing the quality of life. At key intersections within the planning area and especially along the two redevelopment corridors, mixed-use nodes can have flexibility to develop interrelated uses in compact and walkable developments. Places of employment are to be integrated with residential diversity, commercial services and retail goods in buildings that are convenient to and compatible with adjacent neighborhoods and with surrounding transportation corridors and transit connections. Design flexibility will be encouraged for innovative projects that set high standards for landscaping, open space, public space, community design, transportation patterns and public amenities.

Connectivity and streetscape remedies consistent with the Tega Cay Vision would be instigated concurrent with new development proposals or adaptive reuse of existing structures. The images on Page 30 are current conditions today at the Hwy 160 and Gold Hill Road and planned improvements to alleviate congestion and maximum roadway capacity.

The major transportation topics include the following:

- Current planned transportation improvements to alleviate congestion and provide better traffic flow.
- Complete streets that allow transportation choices.
- Redevelopment corridors within the planning area.



Goal



**Increases
Transportation
Mobility**

Develop transportation mobility programs.

Planning Objectives

1. Implement transportation corridor enhancements.
2. Encourage redevelopment along Highway 160 and Gold Hill Road Corridors.

Action Strategies

- A. Encourage completion of identified intersection

improvements within the planning area by South Carolina Department of Transportation, York County, Pennies for Progress and RFATS. (short-term)

- B. Adopt Complete Streets Policy. (short-term)
- C. Continue requirements of new developments to provide trails and connections to existing trails and sidewalk amenities. (on-going)
- D. Develop transportation alternatives independently and in conjunction with RFATS and other regional partners. (short-term)
- E. Develop and implement strategies to ease parking and congestion during community events. (short-term)
- F. Coordinate with organizations including South Carolina Department of Transportation,

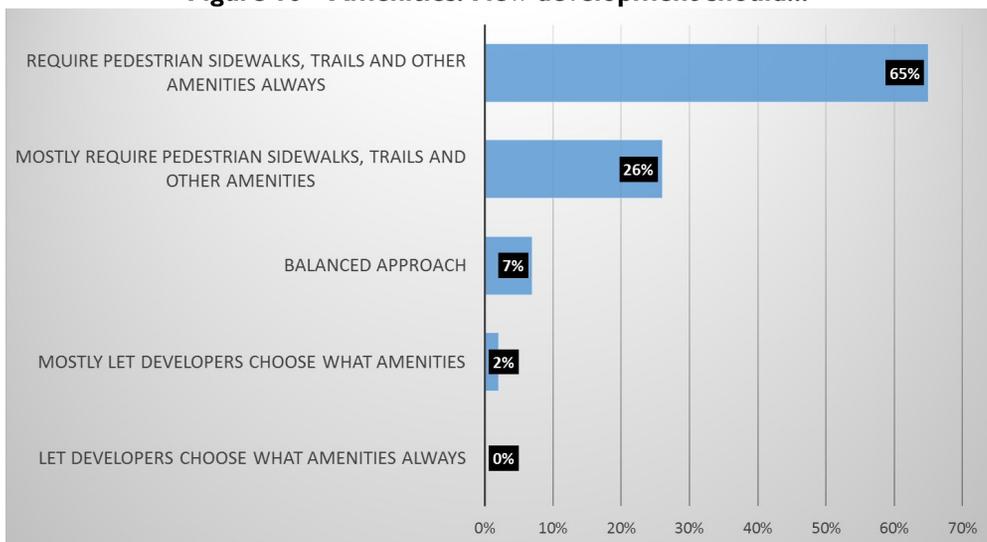
RFATS, etc. to provide transportation opportunities, such as bus routes, intersection improvements, and street enhancements. (on-going)

- G. Encourage multimodal types of transit, such as bicycles and golf carts. (on-going)
- H. Participate in the Bike Ped Task Force with regional partners to develop bicycle and pedestrian connections. (on-going)



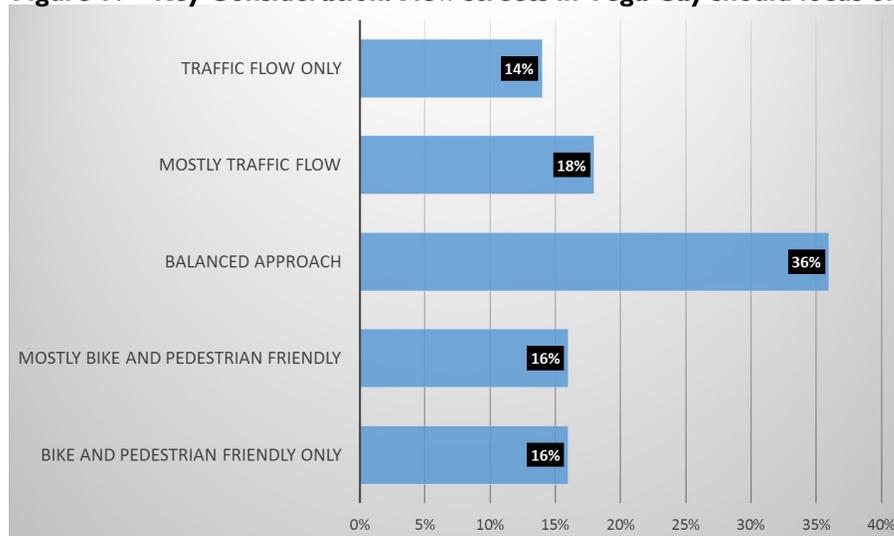
Safe Routes to Schools—A Complete Street Example in NJ

Figure 16—Amenities: New development should...



Source: Community Survey, 2014

Figure 17—Key Consideration: New streets in Tega Cay should focus on...



Source: Community Survey, 2014



Goal



Enhances Transportation Choices

Enhance transportation choices and connectivity.

Planning Objectives

1. Provide residents the option to choose different transportation modes, such as walking, bicycling, taking public transit and driving.
2. Encourage development patterns that support a variety of transportation modes and provide connectivity to eliminate congestion along major corridors.

Action Strategies

- A. Collaborate with Jurisdictions within the Planning Area to perform feasibility studies. (on-going)
- B. Consider adopting zoning and development policies and ordinances that support and



connect transportation corridors. (short-term)

- C. Evaluate alternative transportation modes in the design of public development and community projects. (on-going)
- D. Encourage integration of a transportation system that provides an enhanced access between Traditional Tega Cay and new developments. (short-term)

Goal



Enhances Public Health

Improve air quality and public health.

Planning Objectives

1. Develop programs and polices that reduce energy consumption and enhance public health and quality of life.

Action Strategies

- A. Plan and develop great streets, places and neighborhoods that are more pedestrian and bike friendly and energy efficient. (short-to mid-term)
- B. Create incentives to increase use of renewable energy and energy efficiency in existing and new public facilities and vehicles. (short- to mid-term)

- C. Work with schools to promote buses and no idling and walk to school programs. (on-going)

Goal



Reduces Transportation Time and Costs

Reduce commuting costs and time.

Planning Objectives

1. Decrease the percentage of income spent on transportation by retrofitting corridors to mitigate congestion.

Action Strategies

- A. Consider adopting policies that support and enhance public transit programs. (mid-term)
- B. Collaborate with transit agencies, providers and employers to promote public transit and decrease transportation expenses. (on-going)
- C. Partner with economic development organizations to support land use goals and objectives. (on-going)
- D. Adopt Complete Street Policy to provide alternative transportation choices versus vehicular modes. (short-term)

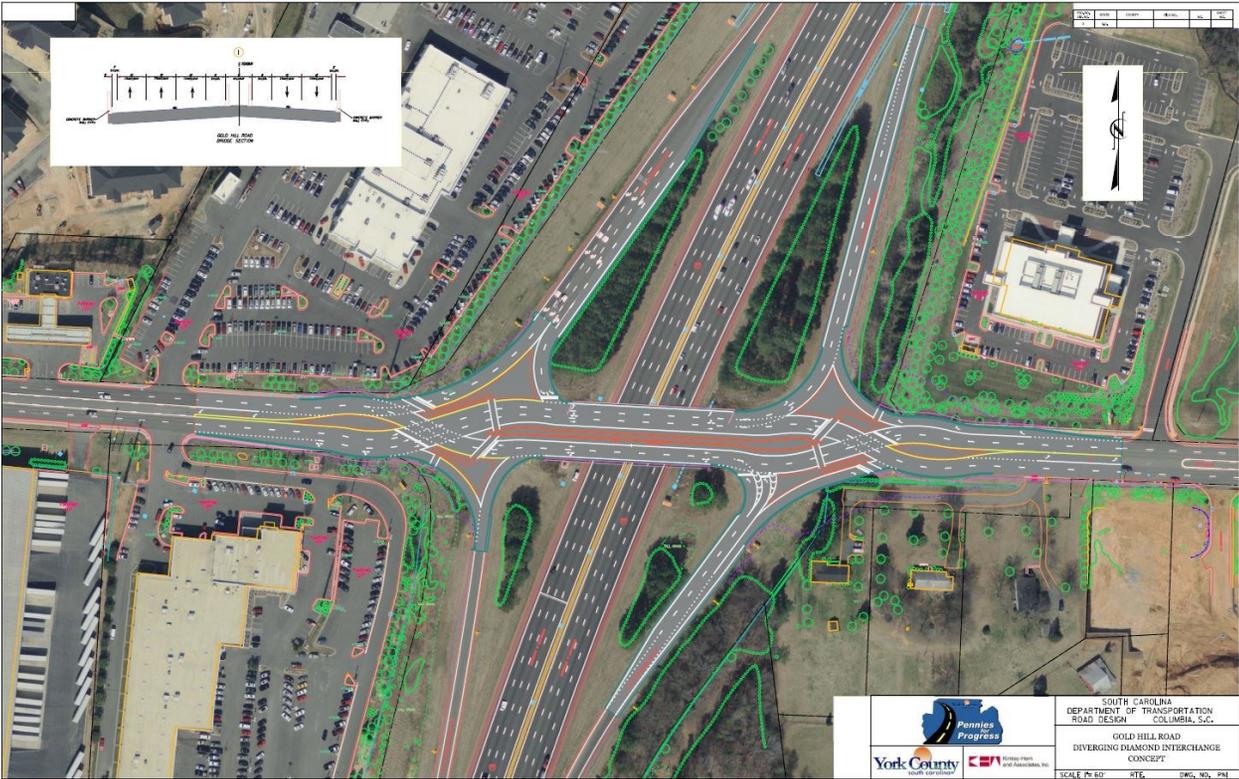


Table 4—Funded Corridor Improvements and New Alignments / Planning Area

| Corridor | Improvement/Source of Funding | Estimated Cost/Length |
|---|--|---|
| Tega Cay and Gold Hill Connector—Hubert Graham Parkway | 2 Lanes / Pennies for Progress Project | \$7.4 Million / .57 Mile |
| Hwy 160 W/Gold Hill Road Intersection Improvements | Widening and Additional Turn Lanes / Congestion Management and Air Quality (CMAQ) Project and Federal Highway Safety Program | \$2.69 Million (This includes \$1,341,159 funded by Federal Highway Safety Program and the \$1,238,805 local match for both Federal Highway Safety Program and CMAQ.) |
| Hwy 160 W Multi-Lane Project from Gold Hill Road to Zoar Road | Five Lanes / Congestion Management and Air Quality Project | \$5.0 Million |
| Hwy 160 W Multi-Lane Project from Zoar Road to NC State Line | Five Lanes / South Carolina Department of Transportation | \$8.8 Million |
| Gold Hill Road and Interstate 77 Interchange Improvement | Double Crossover Diamond Interchange / Pennies for Progress Project | \$11.6 Million / 1.00 Mile |
| US 21 North Phase I and SC 51 (Springfield Parkway to SC/NC State Line) | Five Lanes / Pennies for Progress Project | \$22.4 Million / 2.90 Miles |
| City of Tega Cay—Gardendale | Trail Project / Congestion Mitigation and Air Quality Project | \$562,920 Total / \$450,336 Federal / 50,000 square feet of walking trails in and around Gardendale and Lake Ridge neighborhoods |

Source: Pennies for Progress, South Carolina Department of Transportation and City of Tega Cay, 2014





Interstate 77 and Gold Hill Road Proposed Double Crossover Diamond Interchange, York County, Pennies for Progress



Highway 160 and Gold Hill Road Proposed Intersection Improvements, York County, Pennies for Progress



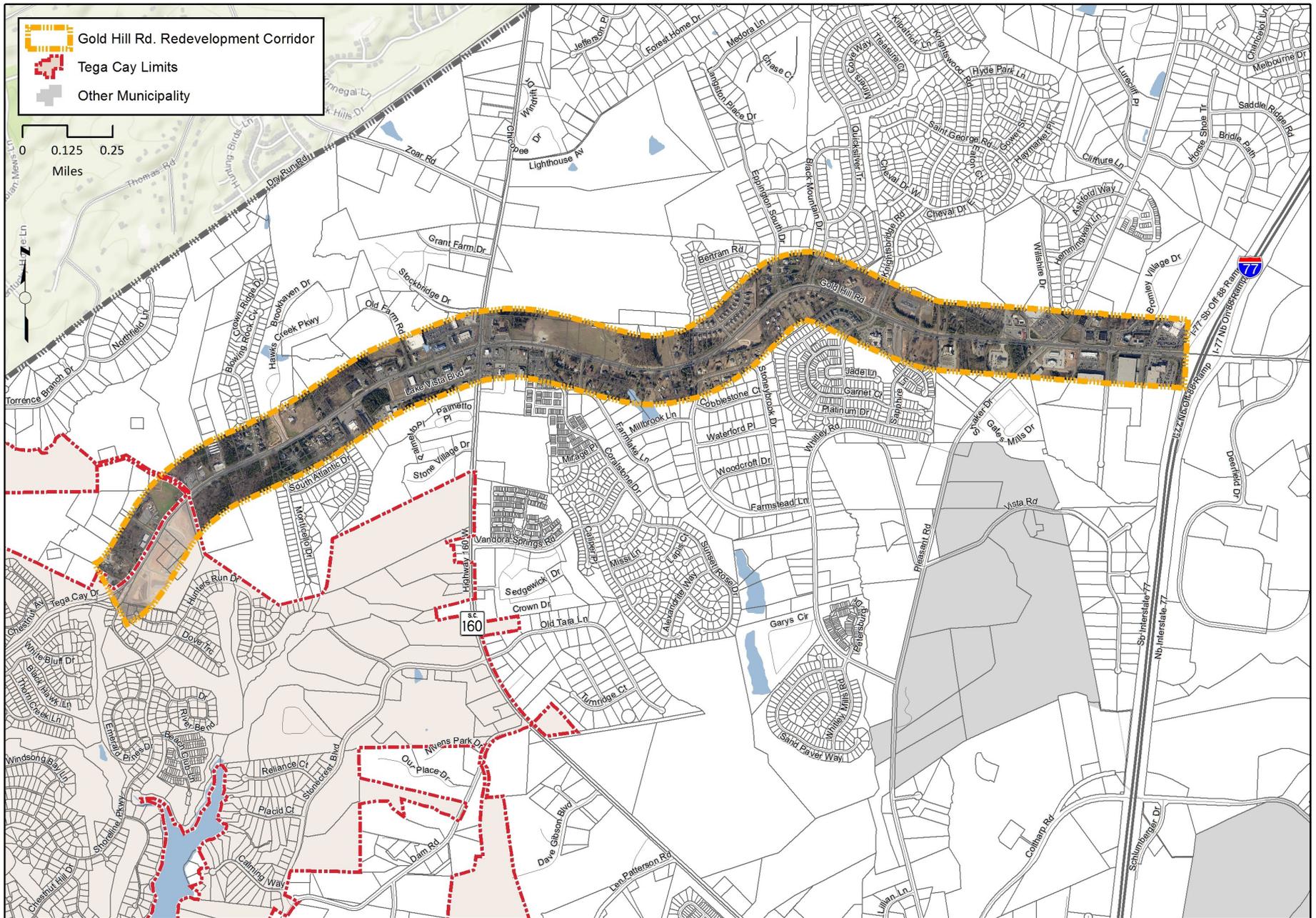
I-77 and Gold Hill Rd, View to the West, Pennies for Progress



Highway 160 and Gold Hill Road Intersection, Pennies for Progress



Figure 20—Gold Hill Road Redevelopment Corridor / Planning Area





E. Economic Development

Summary of Major Topics

Tega Cay is located in the desirable northeastern portion of York County that is considered advantageous and within a manageable commute for accessing downtown Charlotte, NC and its large employment centers. Based on the 2010 census data, approximately 60% of Tega Cay’s residents eligible for the work force traveled outside York County for employment. This travel pattern and a continuing trend of high residential development could impact the City’s future ability to be sustainable. An analysis of how Tega Cay fits into this broader-based economy indicates a growing need to recruit competitive commercial and employment venues to reverse this pattern and create opportunities to balance and enhance local economic strengths.

During the Focus Group discussions, it became apparent that the most pertinent employment trends for Tega Cay over the next decade are: growth in the financial service industry, growing importance of health care, and growth in professional services that require high quality office space. Based on the data collected for the 2025 Comprehensive Plan, there is sufficiently available vacant or underutilized land for

new development or redevelopment within the Planning Area to accommodate employment centers containing the desired job growth categories. However, in order to promote and recruit the targeted employment generators, it is essential that the City coordinate with its regional partners to focus on economic strategies to support job growth within the 2015-2025 Comprehensive Planning Area.

The American Planning Association, a national education and research non-profit of approximately 40,000 planning professionals, completed a national sample survey in April, 2014 regarding the economy and how communities of value are themselves economic drivers. Two-thirds of all respondents and 74% of millennials indicated a belief that investing in schools, transportation choices and walkable areas are “better ways to grow the economy than traditional approaches of recruiting companies”.

The major topics for economic development include:

- Need to provide more local economic opportunities to reverse the commuting pattern and provide jobs closer to home.
- Need to recruit targeted employment generators.



- Opportunity to continue growing the local economy through the good planning for schools and greater transportation choices.

Goal



Increases Local Economic Opportunities

Develop a model for employment to include growing the community’s capacity to attract new, high-quality ventures, retain local businesses and connect to the global economy.

Planning Objectives

1. Identify industries and businesses with the strongest potential for growth within the 2025 Comprehensive Planning Area.
2. Promote expansion of existing businesses and support new business startups.
3. Promote collaboration and coordination among Regional and Local Economic Development Partners.



Source: York County Convention & Visitors Bureau



Action Strategies

- A. Establish an Economic Development Advisory Group to assist in implementing the City's Economic Development Strategies. (short-term)
- B. Develop and Implement a Market Analysis and Target Industry Study to determine real estate inventory, workforce capacity, and product type that would be most compatible with City goals. (short-term)
- C. Create and implement a marketing plan for recruitment of specific job generators. (mid-term)
- D. Identify and pursue catalyst projects in partnership with the private sector. (on-going)
- E. Create a business retention plan which examines municipal incentive programs and provides new strategies. (mid-term)
- F. Identify and secure product for commercial and industrial development. (short-term)
- G. Study specific needs of entrepreneurs and small businesses related to new business opportunities, real estate, collaborative marketing, and worker training. (short-term)
- H. Support business incubation and employment growth within the city by providing a diversity of space/site opportunities including possible speculation buildings. (short-to mid-term)
- I. Develop mechanism to share roles,

responsibilities, coordination and accountability among various public sector economic development organizations, including York County Economic Development Board, Rock Hill Economic Development Corporation, Greater York County Chamber of Commerce, and York County Convention and Visitors Bureau. (short-term)

Goal



Promotes Benefits of Regional Economy

Identify and promote the 2025 Comprehensive planning area's competitive advantages in the regional economy.

Planning Objectives

- 1. Develop marketing strategy based on Tega Cay's assets, advantages, and uniqueness in the Charlotte region.
- 2. Leverage the City's location near the Charlotte Douglas International Airport and Interstate Corridors as economic development assets.

Action Strategies

- A. Create a strategic marketing plan for the 2025 Comprehensive Planning Area, including access to Lake Wylie, parks, trails, greenways, and other recreation and tourism-related opportunities. (short-to mid-term)
- B. Address any identified transportation

infrastructure needs for access to Charlotte Douglas International Airport and Interstate Corridors through the Capital Improvement Plan (CIP) process. (short-term)

- C. Work with the York County Economic Development Corporate, Charlotte Regional Partnership, Regional Chamber and South Carolina I-77 Alliance to promote Tega Cay as a unique location for new economic opportunities. (on-going)
- D. Study the potential for new public transportation connections and support for transit opportunities. (mid-term)



Source: York County Convention & Visitors Bureau





Housing

Summary of Major Topics

Tega Cay’s identity since its incorporation has been that of a primarily single family owner-occupied residential community. Home ownership is viewed positively in most communities as it can increase the desirability of a particular neighborhood. Heavily renter-occupied areas lack stability as their occupants are more temporary and have limited investment in their home or community. However, the cost of home ownership and tightened lending practices, both locally and nationally, have excluded many would-be homebuyers from the market. This has resulted in a lack of housing options for the recruitment of young professionals just starting in the workforce and the retention of aging residents. An inadequate supply of diversified and affordable housing options not only affects the quality of life for those living in Tega Cay, but it can cause labor shortages and eventually decreases the competitiveness of the City’s economy. Elderly owners are also faced with unique challenges to finding affordable housing. Rising property values and maintenance costs are a significant barrier for elderly homeowners who often find themselves on fixed incomes.

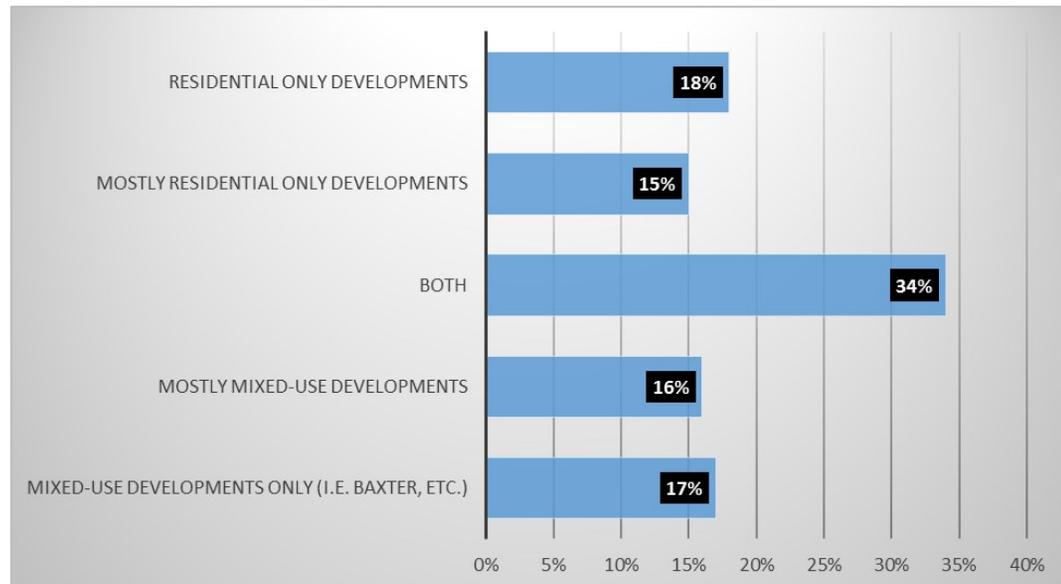
The local housing market should continue to be enhanced by encouraging diversity in housing types and sizes through flexibility within land use and zoning standards. Policies and incentives should be established to expand the range of housing options throughout Tega Cay.

The City’s appeal to older and younger residents alike will necessitate a diversity of housing types within neighborhoods and communities. The availability of housing to all Tega Cay residents, and the quality of existing and future housing, is essential to the continued growth and prosperity of the City. In order to accommodate the influx of new residents expected by the year 2025, the City must address issues of housing *affordability*, housing *diversity*, and housing *sustainability*.

The community survey question reflected in Figure 21 indicates that 33% of residents who responded would like new residential developments to occur within mixed-use developments or mostly mixed-use district and 33% would like to have new residential developments with either no mix of uses or mostly residential. In between with a balance of both types were 34% of residents.

Tega Cay has wonderful neighborhoods which were established over time as the City has experienced growth and subdivisions developed. While these neighborhoods are very healthy areas, formal neighborhood organizations would be beneficial for residents throughout the City. Figure 22 indicates the neighborhoods of those individuals which participated in the community survey and Figure 23 is a map of neighborhoods in the City.

Figure 21—Type Consideration: New residential developments should take place primarily on...



Source: Community Survey, 2014



A summary of the major housing topics are as follows.

- Inadequate supply of diversified and affordable housing options.
- Policies and incentives should be established to expand the range of housing options throughout Tega Cay.

Goal



Promotes Housing Choice

Promote a diverse housing stock to support residents throughout all stages of life.

Planning Objectives

1. Encourage a greater mix of housing types to accommodate all residents.
2. Encourage housing options which are convenient to commercial areas, employment centers, and transit.
3. Encourage flexible density and scale in new residential development and more compact infill development where appropriate.
4. Partner with jurisdictions within the Planning Area to consider coordination on ordinances which affect density, location, and type of residential development in the 2025

Comprehensive Planning Area.

Action Strategies

- A. Create and establish zoning regulations for a by-right Neighborhood Mixed-Use District. (short-term)
- B. Encourage the development of residential units above commercial development, particularly in mixed-use and redevelopment areas. (short-term)
- C. Research and provide development incentives to promote an increase in the diversity and price points of housing stock, particularly in identified mixed-use / redevelopment areas. (short-to mid-term)
- D. Implement Complete Streets design and development connectivity standards where appropriate to ensure walkability at the neighborhood level. (short-term)
- E. Evaluate and update development regulations, including density, open space, and setback requirements to promote and provide housing options in areas convenient to commercial development, employment centers, and transit. (short-term)
- F. Encourage York County to establish and adopt the residential housing recommendations from the Tega Cay 2015-2025 Comprehensive Plan to ensure compatibility within the 2025 Comprehensive Planning Area. (short-term)

Goal



Maintains Neighborhoods

Maintain and enhance the character of existing neighborhoods.

Planning Objectives

1. Establish, maintain and enforce code provisions that encourage the preservation of existing single-family dwellings and neighborhoods.
2. Develop policies that promote infill development where appropriate and establish guidelines for character compatibility.

Action Strategies

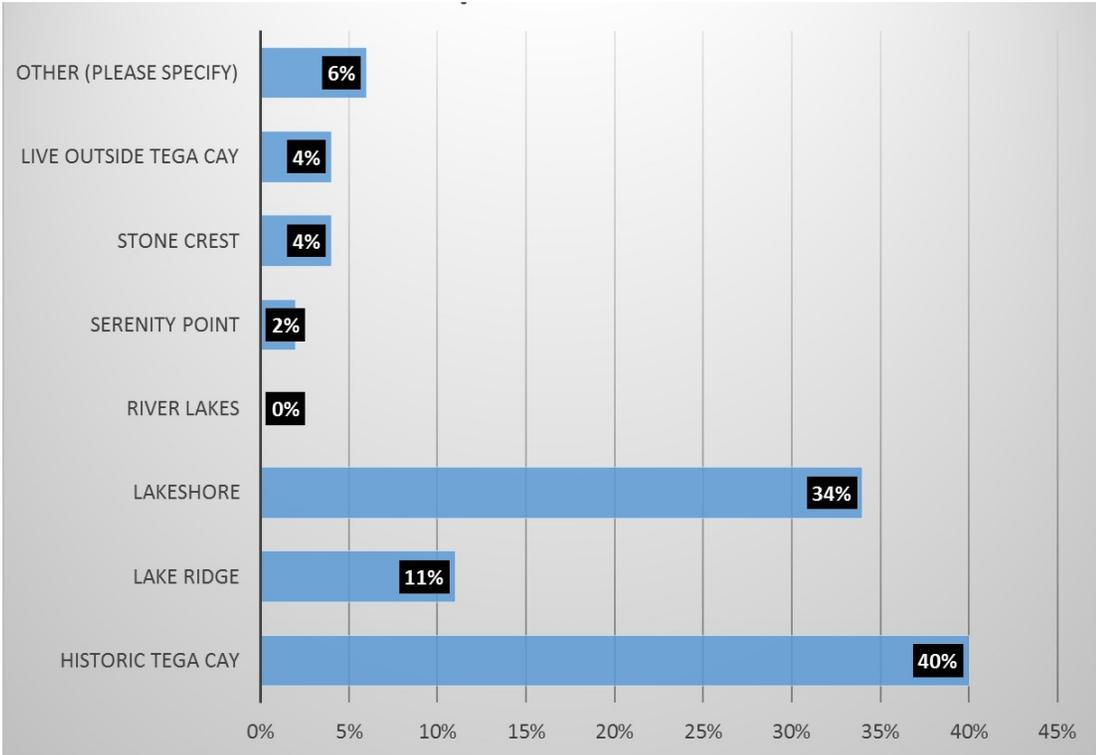
- A. Implement the International Codes Council Property Maintenance Standards as part of the Building Codes to protect residential areas. (on-going)
- B. Adopt clear and objective code standards, including minimum design requirements and flexibility, to reduce conflicts with existing neighborhoods. (short-term)



- C. Continue to coordinate response to submitted concerns with all City Departments through a unified resolution tracking system. (on-going)
- D. Explore opportunities for residential education, including low-cost maintenance and repair classes for residents. (on-going)
- E. Develop incentives such as property tax credits and public investment in amenities to improve neighborhood sustainability. (short-to mid-term).



Figure 22 Neighborhoods: What community best describes where you live?



Source: Community Survey, 2014





G. Natural Resources

Summary of Major Topics

The natural resources of Tega Cay are a key component to the high quality of life in the city and are a distinguishing characteristic of the city. Natural assets support cultural and recreational facilities. The City of Tega Cay is synonymous for beautiful Lake Wylie, tree lined boulevards and abundant trails. This green infrastructure is defined by the Green Infrastructure Center as “the interconnected natural systems and ecological processes that provide clean water, air quality and wildlife habitat.” This important component of the City of Tega Cay sustains the social, economic and environmental health of the community and the surrounding region.

As the City of Tega Cay continues to experience population growth and increases in the built environment, it is vital to protect the natural resources of the community and maintain this significant characteristic that is a core value of residents. In the community survey, of those who responded to the question reflected in Figure 24, “What natural features should be protected from development?” - 92% chose creeks and waterways and 82% chose wooded areas. In the question posed, “What recreational facilities are missing or need improvement?” – 49% chose natural areas –

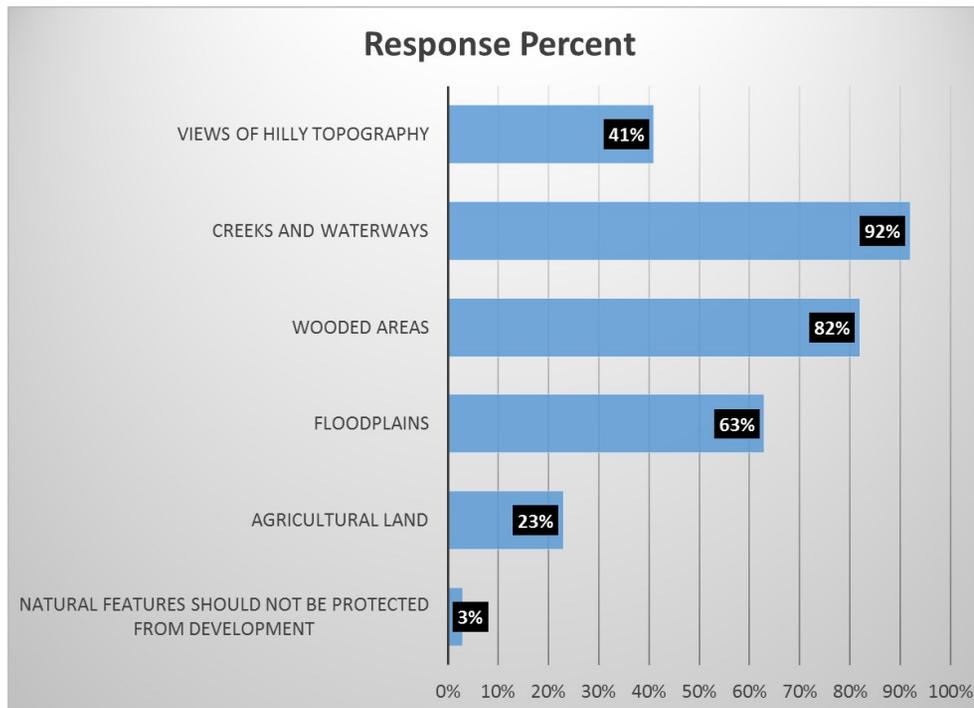
wooded areas, creek-side trails, public fishing areas, etc. and 34% chose trails and pathways, see Figure 26. Many of the additional comments from the community survey touched on natural resources. One example was, “Please keep Tega Cay a natural and outdoors focused town.” Tega Cay has seven locations with lake and river access for residents to enjoy.

Tega Cay will continue to develop open space, trails, and the urban forest and identify opportunities to expand access to the lake and enhance water quality. The lifestyle of Tega Cay relies on the outstanding natural resources and recreational focus of the community. In addition to natural resource projects

that the city will undertake, residents and other public and private partners will be encouraged to preserve open spaces, enhance water quality and practice conservation through community education programs and outreach.



Figure 24—Natural Resources: What natural features should be protected from development?



Source: Community Survey, 2014



Goal



Enhances Natural Amenities

Maintain and enhance natural amenities.

Planning Objectives

1. Analyze current policies that impact all natural resources and revise as needed to ensure policies protect and enhance green infrastructure.
2. Provide cost-effective stormwater management and hazard mitigation.

Action Strategies

- A. Identify possible locations for greenway trails along Lake Wylie and the Catawba River. (short-term)
- B. Update stormwater management strategy to enhance ways to protect water resources and quality. (short-term)

Goal



Conserves Green Infrastructure

Conserve and connect green infrastructure.



Planning Objectives

1. Protect and preserve water quality and supply.
2. Preserve biodiversity and wildlife habitat.
3. Improve public health, quality of life and recreation networks.

Action Strategies

- A. Create ordinances that protect interior habitat forests, increase edge areas of forests and soft, gradual edges for greater species' diversity. (mid-term)
- B. Identify intact habitat areas within the city and the surrounding planning area that help buffer surface waters from runoff and also provide wildlife habitat. (short-term)
- C. Identify connections within the City of trees and woodlots, habitat patches, streams and wetland, trails and smaller parks and connect to similar amenities within the planning area. (short-term)
- D. Locate vacant parcels that can be re-greened to reconnect the natural landscape or be developed into a community garden. (short-term)
- E. Through public and private partnerships, identify appropriate locations for parking lots and sidewalk runoff to be captured in a bioswale, and other similar integrated management practices, for irrigation and stormwater management. (mid-term)

- F. Develop and build Catawba Park and Nature Center. (short-term)
- G. Expand and encourage recycling and water conservation, such as rain gardens. (short-term)
- H. Connect to a regional trail system. (short-term)
- I. Provide additional lake access. (mid-term)

Goal



Improves Water Quality

Enhance and improve water quality.

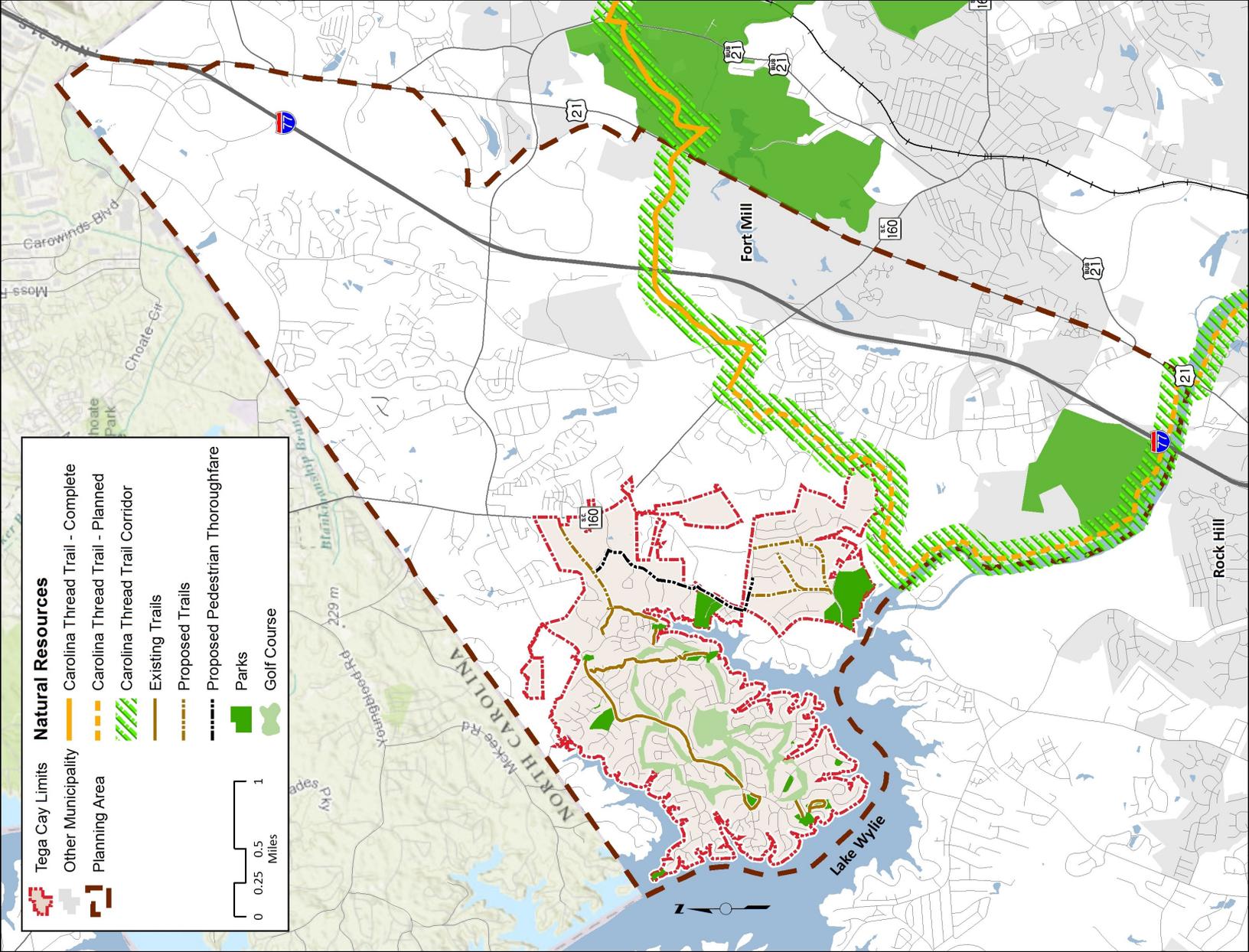
Planning Objective

1. Protect and ensure clean, locally-sourced water remains a dependable source for consumption and recreational use.

Action Strategies

- A. Use green infrastructure with other stormwater measures to reduce runoff. (mid-term)
- B. Continue to maintain and update infrastructure as needed. (short-term)
- C. Work with utility providers to address water reduction and efficiency programs. (short-term)

Figure 25—Natural Resources





H. Cultural Resources

Summary of Major Topics

The cultural resources of Tega Cay and the planning area include historic buildings and districts and archeological sites that are physical gathering spaces and landmarks for the community. In Tega Cay, Lake Wylie is a main gathering space for residents. While this natural resource is not typically thought of as a cultural resource, in the City of Tega Cay, the lake is a historic and cultural amenity. The dam that created Lake Wylie was constructed in 1904 and was rebuilt in 1924 to expand the lake's surface to 13,443 acres and 325 miles of shoreline. Many community activities are centered on Lake Wylie and residents link the character of traditional Tega Cay with the lake. The Catawba Indian Nation were the original inhabitants of the area and their territory included the City of Tega Cay and other portions of York County. This historic tie to the original establishment of the Tega Cay community is of cultural significance. Also, ferry locations were very prevalent along the Catawba River. Although these historic transportation choices are not in existence today, the historic location of these river crossings are of cultural importance.

Tega Cay is blessed with many civic organizations and places of worship, as reflected in Table 5. These

organizations give back to the community and provide ample opportunities for public engagement. The new Tega Cay Elementary School is an excellent example of a new community gathering space as neighbors walk and accompany their children on bikes to and from school. The school has an amphitheater being developed on the school property that will provide new space for cultural and community activities.

The land use element has special districts identified that propose community spaces for open air markets for art and food, outdoor public gathering spaces, social active retail uses, and an arts center for visual and performing artists. These proposed spaces and uses will enhance the cultural resources of Tega Cay. One of the additional survey comments on cultural needs is regarding gathering spaces: "It would be great to have a movie theater and a farmers market." Another resident states the "need for an entertainment district and an arts/cultural center." All residents will benefit as public spaces for social engagement and interaction are enhanced and expanded in the City of Tega Cay.



Goal



Protects Cultural Resources

Protect existing cultural resources.

Planning Objectives

- I. Review policies that impact cultural resources and identify any needed changes to better preserve and protect cultural resources.

Action Strategies

- A. Expand Boardwalk/ Wetlands/ Nature Trail/ Field Trips. (mid-term)
- B. Encourage development of amphitheater to host cultural and community activities. (short-term)
- C. Support parks and recreation master plan that is revised at least every five years. (short-term)
- D. Expand programs that promote healthy lifestyle. (short-term)
- E. Encourage the walking school bus concept for local elementary schools. (short-term)



Goal



Develops New Cultural Resources

Develop additional cultural resources.

Planning Objectives

1. Develop strategic master plans and market studies for special districts identified in the land use element.
2. Foster open air markets for farmers and gardening markets and other uses such as festivals.

Action Strategies

- A. Facilitate the implementation of the land use element special districts through land use regulations and incentives. (mid-term)
- B. Expand educational opportunities – Programs for art, music and other creative activities. (mid-term)
- C. Maintain existing venue spaces with cultural agencies that can develop art, music, etc. programs for residents of all ages.
- D. Determine performing arts needs for new major amphitheater/venue to host cultural and community activities.

Table 5—Civic Organizations and Places of Worship

| Civic Organizations | Places of Worship |
|-------------------------------------|----------------------------------|
| • Golf Cart Club | • Lakeshore Christian Fellowship |
| • Tega Cay Arts League | • Carolinas Cornerstone |
| • Tega Cay Moms & Dads Club | • Church of Christ at Gold Hill |
| • Tega Cay Croquet Club | • Grace Presbyterian |
| • Tega Cay Garden Club | • Eternal Church |
| • Tega Cay Lions Club | • Lake Wylie Lutheran |
| • Tega Cay Veterans Association | • St. Philip Neri Catholic |
| • Tega Cay Vintage Club | • Philadelphia United Methodist |
| • Tega Cay Womens Club | • Tega Cay Baptist |
| • Tega Cay Womens’ Golf Association | |
| • Boy and Cub Scout Troops | |
| • Brownie and Girls Scout Council | |

Source: City of Tega Cay, 2014





I. Community Facilities

Summary of Major Topics

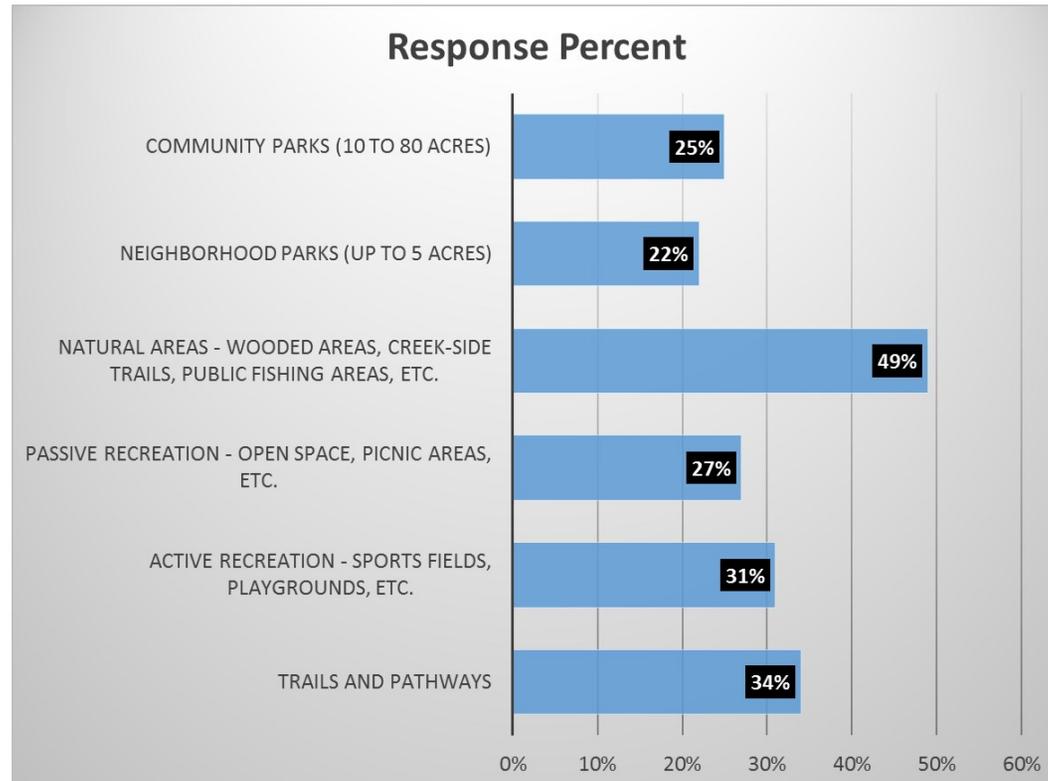
Tega Cay has faced a tremendous utility concern over the past year regarding the purchase of a private sewer company that was performing poorly and creating multiple issues for the community. Today, the City of Tega Cay is moving forward and protecting the quality of life and Lake Wylie. The City of Tega Cay has identified a new Emergency Management Facility in the Stonecrest area, located between the proposed Medical and Entertainment mixed-use districts, see Table 7, Planned Community Facilities. Other key issues planned include developing a city center concept with a Government Institutional District that will create a sense of place including create a city center for Tega Cay. Uses that are proposed include a City Justice Center, an Operations Center and Parks and Open Space. Other uses include an open air market, a professional office complex and a single family residential neighborhood that is walkable and has conservation areas. Other community facilities that are planned within the 2025 Comprehensive Plan include the Beach and Recreation District. This district already has community amenities; however, it

is proposed to enhance these facilities to meet the growth and needs of residents. Uses that are proposed include fishing piers, play structures and picnic facilities.

The City of Tega Cay will continue to provide services such as water, sewer, roads and storm water and will develop them as needed to keep pace with growth. The new Catawba Park will set the standard for future parks and recreation amenities. Catawba Park’s ball fields will greatly enhance the active youth team sports that continue to be an important part of the recreational program. In addition, creative programs will address the needs of

all age groups, realizing the growing need for recreational opportunities for teenagers and senior citizens. In the community survey, the question was posed, “Does Tega Cay have sufficient recreational facilities?” This question was not included in the initial paper surveys; however of the over three hundred online surveys, 50% feel facilities are sufficient and 28% feel facilities are lacking. Approximately 20% responded that facilities are great. For the question, “What recreational facilities are missing or need improvement?” the responses reflected in Figure 26 were as follows: natural areas-49%; trails and pathways-34%; active recreation-31%;

Figure 26—Recreation: What recreational facilities are missing or need improvement?



Source: Community Survey, 2014



Table 6—Tega Cay Utility District Planned Improvement Projects

passive recreation-27% and community and neighborhood parks were 25% and 22%, respectively.

On June 14, 2014, the city finalized the acquisition of the water and sewer utility system that serves the residents of traditional Tega Cay. Previously this system was owned and operated by a private utility company. Over the last several years this utility system was plagued with sanitary sewer overflows that created an outcry from the residents and prompted the city to enter into a due diligence period to decide whether or not to purchase the system. This evaluation included a total system evaluation, financial evaluation, and careful thought to decide if purchasing the system was in the best interest for the city. The conclusion was made that it was in the best interest of the city and it was a task that the city could both handle financially as well as operationally. In addition to the purchase of the utility system we have identified roughly 6.5 million dollars in repairs and upgrades to be made to the system to mitigate the sanitary sewer overflows that this system has experienced in the past. This is a task that the city sees as being vital to the improvement of the quality of life for the residents of Tega Cay and those that use Lake Wylie in and around the city. Tables 6 and 7 reflect planned improvements to the City’s utility district and community facility projects.

| Tega Cay Utility District I (TCUD I) | Tega Cay Utility District II (TCUD II) |
|--|--|
| <ul style="list-style-type: none"> • Purchase and install a new water tank in the Stonecrest Blvd area to meet the growing water demand as Lake Ridge and other newer developments of Tega Cay progress. (mid-term) • Install new wastewater pumpstation to provide service to the residents of the Cameron Creek development. (short-term) • Install automatic flushing valves in critical points of the water distribution system to help insure water quality and ease of the flushing program. (on-going) • Continue meter change out program to increase meter reading accuracy and efficiency. (on-going) • Implement a SCADA system to better monitor and control system conditions as the Tega Cay’s utility infrastructure grows in size and complexity. (mid-term) • Continue GIS mapping of entire utility system. (on-going) | <ul style="list-style-type: none"> • Rehabilitate wastewater collection lines to include slip lining, pipe bursting, point repair, total line replacement, and manhole rehabilitation. This is to mitigate the inflow and infiltration issues that the system is currently facing. (short-term) • Addition of an intermediate wastewater pump station to help take pressure off of the most problematic wastewater drainage basins. (short-term) • Upgrade of all wastewater treatment facilities. This includes improving hydraulic handling capacity, redundancy between plants for system equalization as well as large scale maintenance endeavors. (short-term) • Implement a SCADA system to better monitor and control system conditions as Tega Cay’s utility infrastructure grows in size and complexity. (mid-term) • Rehabilitate 11 of the 20 wastewater pump stations to improve dependability, efficiency, and updating to current technologies. (short-term) • Continue GIS mapping of entire utility system. (on-going) • Complete meter change out of entire system to move towards radio read meters to enhance accuracy and efficiency of the meter reading process. (on-going) • Install automatic flushing valves in critical points of the water distribution system to help insure water quality and ease of flushing program. (on-going) |

Source: Tega Cay Public Works, 2014



Goal



Expands access to Community Facilities

Increase opportunities for access to community facilities.

Planning Objectives

- I. Ensure that residents have equitable access to parks, schools, recreational facilities and open space.

Action Strategies

- A. Partner with jurisdictions within the planning area to foster development of equitable facilities, including schools, parks and other amenities. (short-term)
- B. Continue cooperation with School District on all school facilities. (short-term)
- C. Encourage development of a Farmers Market. (mid-term)
- D. Evaluate and encourage development of a cultural / fine art center. (mid-term)

Goal



Enhances Public Investment



Maximize return of public investment.

Planning Objectives

- I. Evaluate the costs of public infrastructure to determine the most efficient use of resources.

Action Strategies

- A. Evaluate decisions on new community services and facilities using available data and resources such as Geographic Information Systems. (short-term)
- B. Develop policies to encourage efficiency and renewable energy in public buildings. (short-term)
- C. Consider replacement of current fleet vehicles with clean fuel vehicles when appropriate. (short-term)



Table 7—Planned Community Facilities

| Facility | Project | Location | Status |
|-----------------------|--|---------------------------------|---|
| EMS / Fire Station | Design and construct a new facility | Stonecrest Blvd. | Design phase to begin in 2015 (short-term) |
| Catawba Park | Multi purpose athletic complex adjacent to the Catawba River | New Grey Rock Road/ 10-52 acres | Clearing and grading work is set to begin in 2015; project likely to be completed in phases due to collaboration with Duke Power (mid-to long-term) |
| Disc Golf Course | 9—18 holes | To Be Determined | Design and construction to begin in 2015 (short-term) |
| Runde and Tuner Parks | Improvements to athletic fields | Tega Cay Drive | Construction funded for 2015 (short-term) |

Source: City of Tega Cay, 2014





J. Priority Investment

Summary of Major Topics

Priority Investment, a relatively new requirement for South Carolina comprehensive plans, analyzes funds for public infrastructure to build water and sewer systems, roads and schools and recommends projects for expenditure of available funds. It also provides for coordination between local governments. Coordination is defined as notice by the planning commission to other local governments who then have an opportunity to provide comments.

Due to a recent surge in development plan approvals and building permit requests within the Planning Area, residents are greatly concerned over the construction’s impact on local roads, traffic, and schools. As discussed in the Land Use element, citizens have begun to urge elected officials of all three governmental entities and the Fort Mill School District to work together to manage growth by creating guidelines for when, where, and what type of growth should occur. Regional land use and infrastructure coordination among the local jurisdictions is fast becoming more than a desire but rather a need if Tega Cay is to remain viable and resilient in today’s competitive environment.

Because capacity for residential development within the Planning Area is greater than that forecast by the previous comprehensive plan, the City needs to establish policies to manage future development in a manner that supports the City’s desired future land use patterns. Strategic public investments in infrastructure and public facilities are an important component of growth management. Through the 2015-2025 Comprehensive Plan implementation process, the City must set goals and strategies to achieve a more sustainable growth pattern that leverages existing assets and manages new development opportunities to enhance the local and regional economy in a fiscally efficient manner. The Priority Investment Element provides an opportunity to evaluate public infrastructure and service needs and constraints that may have an impact on achieving the City’s sustainable growth pattern.

Goal



Coordinates Capital Improvement Program (CIP) and Comprehensive Plan

Coordination between the annual CIP process and the Comprehensive Plan.

Planning Objectives

- I. Establish Priority Investment Zones to assist in targeting public infrastructure investment.

2. Establish a schedule of prioritization and timing of Capital Improvements.

Action Strategies

- A. Identify preliminary short and mid-term Priority Investment Zones for immediate priorities for redevelopment and public investment. (short-term)
- B. Identify preliminary long-term Priority Investment Zones where long-term planning is needed and improvements are not expected to occur in the next decade. (mid-term)
- C. Develop individual capital improvement plans for each city department. (short-term)
- D. Conduct an annual review by all City departments to ensure that capital improvement plans meet the goals and objectives of the 2025 Comprehensive Plan. (short-term)
- E. Assign responsibility to City departments for initiating required capital planning actions and a timeframe for completion of capital projects during the annual budget process. (short-term)
- F. Develop and establish an annual reporting process to improve accountability. (short-term)



Goal



Coordinates Infrastructure & Public Facilities for Targeted Growth & Redevelopment

Improve the City’s planning coordination for development of infrastructure systems and public facilities to adequately serve targeted growth and redevelopment areas.

Planning Objectives

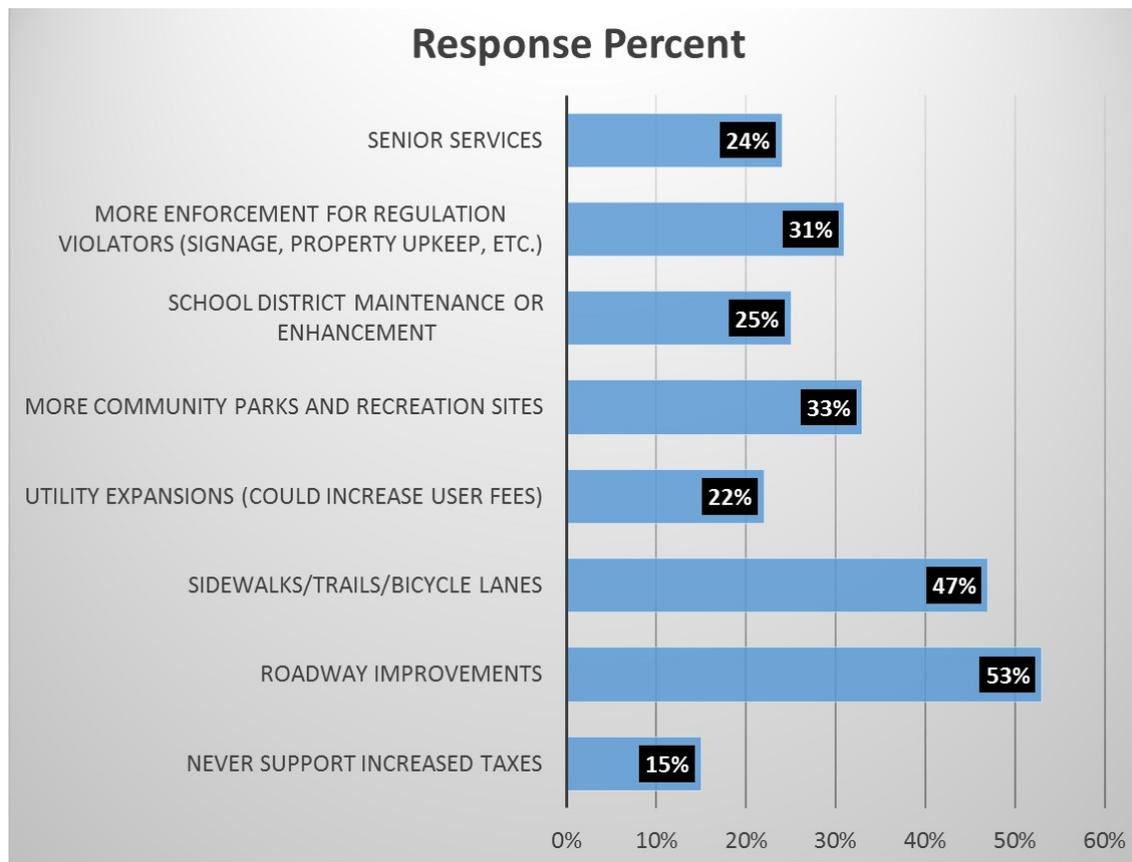
1. Upgrade infrastructure systems and public facilities such as Fire, Police, Recreation, and City Operations and Administration in existing developed areas.
2. Expand the provision of infrastructure to strategically serve specific Growth Management Areas that are targeted for annexation.

Action Strategies

- A. Identify and develop solutions to address infrastructure and public facility gaps and deficiencies in targeted Priority Investment Zones. (short-term)
- B. When updating infrastructure and public facility master plans, give high priority to improvements in short-term Priority Investment Zones. (short-term)

- C. Coordinate with all City Departments to develop infrastructure master plans for Growth Management Areas identified as Long-Term Priority Investment Zones. (mid-term)

Figure 28—Community Improvements: If residential property taxes are needed to increase to help fund improvements, what would you and your family support?



Source: Community Survey, 2014



Goal



Partners on Regional Infrastructure and Facilities

Collaborate with other jurisdictions and agencies to plan for and fund expansion and improvements to public infrastructure and facilities.

Planning Objectives

1. Seek funding through state, county, developers or local government programs (similar to York County's Pennies for Progress) to expand transportation systems and water and sewer services.
2. Work with York County and the Town of Fort Mill to establish comparable Planning Area boundaries.

Action Strategies

- A. Research and lobby for the creation of a regional program to fund water and sewer improvements in the Planning Area. (mid-term)
- B. Continue participation in programs such as RFATS and Pennies for Progress to fund new roadways and roadway improvements. (on-going)
- C. Research and prepare joint infrastructure needs plans for unincorporated areas in the Gold Hill

Road and Highway 160 Corridors to promote regional economic development opportunities, a balanced mix of development and environmental preservation, and efficient provision of public infrastructure and facilities. (short-term)

- D. Seek to establish a process for joint input on development proposals within the Planning Area for consistency with infrastructure and facility master plans to more closely link the timing of development with the provision of adequate infrastructure and community facilities. (short-term)
- E. Establish a quarterly meeting schedule to discuss multi-jurisdictional land use and utility issues. (short-term)
- F. Inform the public about the fiscal benefits of coordinated public infrastructure and facilities planning with regional partners. (short-term)

Goal



Collaborates for Redevelopment and Infill Sites

Collaborate with private sector partners to create joint development projects for redevelopment and infill sites.

Planning Objectives

1. Identify and work with potential private sector partners to develop public-private partnerships for the dual purposes of developing needed public infrastructure and facilities in targeted development/redevelopment areas and fostering economic development.
2. Use Priority Investment Zones as a guide for identifying priority capital improvement projects and promoting better housing choices, redevelopment, and compact, mixed-use development.

Action Strategies

- A. Recruit and market opportunities for public-private partnerships that can serve as catalyst projects within designated redevelopment areas and corridors. (mid-term)



Section III

Public Participation

A. Methodology

The City's last Comprehensive Plan was created in 2008. Due to the enormous changes in recent years in both development and population growth, the 2015—2025 Comprehensive Plan was completely rewritten. Table 9—Comprehensive Plan Community Outreach Events reflects the methodology that started at the beginning of 2014 with the establishment of a Steering Committee and three Focus Groups. The Steering Committee is comprised of two members of Council, two members from the Planning Commission, two citizens and two support staff. The Steering Committee meets to review work and drafts. The Steering Committee guides the planning process by reviewing the work of the Focus Groups, organizing the Plan, prioritizing the implementation strategies and making a recommendation to the Planning Commission for adoption of a Resolution of Approval to send forward to the City Council.

There are three Focus Groups: 1) Land Use, Population and Priority Investment; 2) Economic Development, Housing and Transportation and; 3) Community Facilities, Cultural Resources and Natural Resources. Members of each Group are comprised of citizens, business leaders, civic representatives, City Boards and Commissions, a County planner and City staff. The Focus Groups

consider for each element current conditions and trends, community needs and goals and action strategies. The Focus Groups met regularly in April, May, June and September and it is anticipated that the work of the Groups will be completed in September with final consideration of the 2015-2025 Comprehensive Plan by Council in December.

B. Community Survey

In addition to the community meetings, a community survey was developed and conducted as a part of community outreach. Electronic surveys were available for residents to complete. The community survey is attached as Appendix J. This short survey allowed participants an opportunity to share their ideas on Tega Cay's challenges and its possibilities. The Tega Cay Mayor and Council wanted to engage all residents, business leaders, youth, community partners and stakeholders in the Comprehensive Plan process to plan the future of Tega Cay. The intent of the community survey was to develop a shared vision for the City and prepare a plan that will positively impact the community.

Community residents were encouraged to share ideas for the future of Tega Cay to complete a survey before the end of July. Links to the survey were located on the websites of Tega Cay; Fort Mill High School; and Catawba Regional Council of Governments. Printed surveys were also provided to the community and were available at City Hall through July 31, 2014.

The Community Survey was promoted to residents of the community through many venues that began

with word of mouth through personal emails and communications within neighborhoods and civic groups. Other community outreach such as press releases, interviews and social media are reflected in Table 8. The results of the Community Survey are shown in the Vision Statement component of the Comprehensive Plan and reflected in the nine elements.

Results of the community survey are reflected throughout the plan and in Appendix J, Community Survey. The survey instrument is located in Appendix J and some additional survey results such as length of residency, age range and household size. Many residents who participated in the survey also provided additional written comments. Of the additional comments, traffic and growth were the major topics of concern, with traffic mentioned 44% and growth and the type of growth listed 29% of the topic comments. Other topics mentioned were trails and recreation (15%), code enforcement (11%), and water quality (3%).

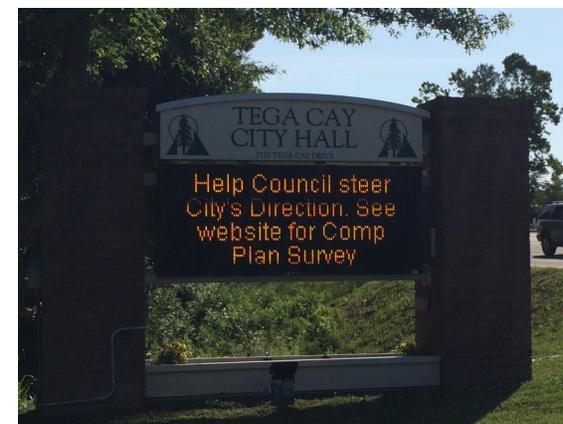


Table 8—Community Survey Outreach

| 2014 Date | Type of Community Outreach |
|---------------|--------------------------------------|
| May 29nd | Community Press Release |
| June 3rd | WRHI, Radio Interview |
| June 20th | CN2, Television Interview |
| July 2nd | Fort Mill Times, Newspaper Interview |
| Spring | City Facebook Page |
| Spring | City Community Electronic Sign |
| Spring/Summer | City, High School and CRCOG Websites |
| Spring/Summer | City Monthly Newsletter |

Table 9—Comprehensive Plan Meeting Schedule

| 2014 Dates | Organization | Purpose of Meeting |
|-------------|--------------------------------------|---|
| Jan 13th | Planning Commission | Comprehensive Plan Update Project—New Business |
| Feb 13th | City Council & Planning Commission | Comprehensive Plan Project Kickoff— <i>Rescheduled due to inclement weather</i> |
| March 10th | City Council & Planning Commission | Comprehensive Plan Project Kickoff |
| April 15th | Comprehensive Plan Focus Groups | Project Overview & Group Ideas for Plan Elements |
| May 13th | Comprehensive Plan Focus Groups | Preliminary Vision Statements & Goals |
| June 11th | Comprehensive Plan Focus Groups | Draft Vision, Planning Goals & Future Land Use Map |
| June 17th | Steering Committee | Focus Group Reports & Community Survey |
| August 11th | Planning Commission | Comprehensive Plan Project Update |
| August 26th | Steering Committee | Comprehensive Plan Draft |
| Sept 8th | Planning Commission | Comprehensive Plan Draft |
| Sept 23rd | Comprehensive Plan Focus Groups | Comprehensive Plan Draft |
| Oct 13th | Community Public Meeting | Comprehensive Plan Draft |
| Oct 13th | Planning Commission | Consider Comments from Public |
| Nov 3rd | Steering Committee | Review Draft for Public Hearing |
| Nov 10th | Planning Commission | Adopt Resolution |
| Nov 17th | City Council and Planning Commission | Joint Public Hearing and First Reading for Adoption |
| Dec 15th | City Council | Second Reading for Adoption |



C. Acknowledgements

A special thank you to City officials, planning commission, staff, steering community and focus group members for participating in the process to develop a Comprehensive Plan for the City of Tega Cay for 2015—2025. Thank you to Fort Mill High School for assisting with a community video and for promoting the community survey through the school's website. Also, appreciation to Leanna Roberts Manning for her assistance with the graphics for the Comprehensive Plan elements.

Thank you to Cliff Nichols Photography and Cinematography for providing photographs of the City of Tega Cay. All photographs are provided courtesy of Cliff Nichols Photography and Cinematography except those photos on pages: 1, 2, 17, 28, 31, 35, 36, 39, 54, 55, 64, 67, 79 and 106. Other images were provided from the City of Tega Cay, Catawba Regional Council of Governments, Pennies for Progress and the York County Convention and Visitors Bureau.

Tega Cay Mayor and City Council

George Sheppard, Mayor
Jennifer Stalford, Mayor Pro Tempore
Dottie Hersey, Councilmember
Ronald T. Kirby, Councilmember
Chris Landvik-Larsen, Councilmember

Tega Cay Planning Commission

Tom Weir, Chairman
Ken Huber, Vice-Chairman
Jerry Church
Douglas C. Burns
Bob Cullen
J. Alejandro Donso
Kathy Masters

Comprehensive Plan Steering Committee

Tom Weir, Planning Commission
Ken Huber, Planning Commission
Jennifer Stalford, City Council
Ron Kirby, City Council
Stephen Perkins, Citizen
Nathan Stalford, Youth Representative
Susan Britt, AICP, City of Tega Cay
Kara Drane, AICP, Catawba Regional COG

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Katie Poulsen, Assistant City Manager
Bob Bartkin, Finance Director
Tom Goebel, Development Services Director
Susan Britt, AICP, Planning & Development Manager
Tim Gillette, Operations Director
Rick Evelsizer, Chief of Police
Scott Szymanski, Fire Chief
Joey Blethen, Parks and Recreation Director
David Nelson, Major, Police Department
Leslie Richardson, Municipal Clerk
Diana Vick, Receptionist

Catawba Regional Council of Governments

Randy Imler, Executive Director
Kara Drane, AICP, Senior Planner
Robby Moody, AICP, Senior Planner
Cole McKinney, Regional Planning Initiatives Director
Rob Jackson, GIS Analyst



Comprehensive Plan Focus Groups

Land Use, Population and Priority Investment

Ken Huber, Planning Commission
Jerry Church, Planning Commission
Dottie Hersey, City Council
Ron Kirby, City Council
Bob Bartkin, City of Tega Cay
Richard Conway, Wellmore Senior Living
John Dervay, Board of Zoning Appeals
Greg Walden, Board of Zoning Appeals
Steve Allen, York County Planning
Bob Dasch, Citizen
Pam Gibbes-Smith, Citizen
Nick Amico, Citizen
John and Mary Hennessy, Citizens
Chris Gardner, Fort Mill School District
Susan Britt, AICP, City of Tega Cay

Economic Development, Housing and Transportation

Doug Burns, Planning Commission
Kathy Masters, Planning Commission
George Sheppard, Mayor
Chris Landvik-Larsen, City Council
Jason Flora, York County Economic Development
Joel Wood, York County Economic Development
Mitch Harris, Citizen
Susan Axton, Citizen
Kieran (Dee) Doyle, Citizen
Lori Hillman, Citizen
Alicia Dasch, Citizen
Rob Cynowa, Greater York County Chamber of Commerce
Tom Goebel, City of Tega Cay
Charlie Funderburk, City of Tega Cay
Kara Drane, AICP, Catawba Regional Council of Governments

Community Facilities, Cultural Resources and Natural Resources

Tom Weir, Planning Commission
Bob Cullen, Planning Commission
Jennifer Stalford, City Council
Hope MacBride, Citizen
Rolf & Emily Jaeckli, Citizens
David Hipp, Citizen
Kris Frankforter, Citizen
Mary Stefano, Citizen
Dan Zynda, Citizen
Ben Ullman, Citizen
Todd Baker, Citizen
David Nelson, City of Tega Cay
Scott Szymanski, City of Tega Cay
Joey Blethen, City of Tega Cay
Tim Gillette, City of Tega Cay
Robert Moody, AICP, Catawba Regional Council of Governments



Appendices





Appendix A Population

Existing Conditions

The principal purpose of the Population Element is to provide demographic data so that a coherent image of the community’s residents is established and trends emerge. Once identified, these trends can be further analyzed during the development of the other elements of the comprehensive plan. As a means to provide context for the subsequent discussion on the population dynamics that help define Tega Cay, Planning Area, York County and South Carolina are also included to offer a larger geographic framework from which to draw conclusions.

The best source of public data for population characteristics is the US Census Bureau and the American Community Survey. Detailed data for the City of Tega Cay was collected in 2010 with the next national census cycle set for 2020. For the purposes of this comprehensive plan update, base data from 2010 are supplemented with projections and estimates, as available.

Trends & Projections

The number of residents in Tega Cay grew at a steady rate from 1980 to 2010. Table 10 – Population Growth between 1980 - 2010 provides the data to support this statement with Census figures for 1980, 1990, 2000 and 2010. While this aggregate information is useful, the actual annual rate of growth for the city is 8.4%. Table 10 – Population

Demographics between 2000—2010 depicts the rate of growth between this decade as 84.06%.

Another key indicator to consider is the age of the residents. The 10-year time period between national censuses provides for a natural progression from one age cohort to the next. The age classifications shown in Table 11 reflect populations by age and the age ranges that make up the population of Tega Cay.

The over 65 population has seen increases of nearly 107.53% between 2000 and 2010. While many in this group likely represent many of the original settlers to the peninsula, the demand for aging in place, complete streets, transit, healthcare and other personal services will likely be expected from this group.

At the younger end of the spectrum, Preschool and K-12 also saw healthy increases of 120.18% and 97.81%, respectively in Tega Cay. These figures reinforce the fact that the Fort Mill School District is continuing to address new students and school facility and program growth challenges.



Table 10—Population Growth Between 1980—2010

| Community | 1980 | 1990 | 2000 | 2010 |
|----------------|-----------|-----------|-----------|-----------|
| Tega Cay | 2,517 | 3,205 | 4,044 | 7,041 |
| York County | 106,720 | 131,497 | 164,614 | 226,073 |
| South Carolina | 3,122,814 | 3,486,703 | 4,012,012 | 4,625,364 |

Source: US Census



Table 11—Population Demographics between 2000—2010

| | 2010 Census | | 2000 Census | | 2000-2010 Change | |
|--|-------------|------------|-------------|------------|------------------|------------|
| | Count | Percentage | Count | Percentage | Change | Percentage |
| Total Population | 7,620 | 100% | 4,410 | 100% | 3,480 | 84.06% |
| Population by Race | | | | | | |
| American Indian and Alaska native alone | 17 | 0.22% | 5 | 0.12% | 12 | 240.00% |
| Asian alone | 151 | 1.98% | 37 | 0.89% | 114 | 308.11% |
| Black and African American alone | 232 | 3.04% | 87 | 2.10% | 145 | 166.67% |
| Native Hawaiian and Other Pacific native alone | 10 | 0.13% | 4 | 0.10% | 6 | 150.00% |
| Some other race alone | 45 | 0.59% | 16 | 0.39% | 29 | 181.25% |
| Two or more races | 107 | 1.40% | 24 | 0.58% | 83 | 345.83% |
| White alone | 7,058 | 92.62% | 3,967 | 95.82% | 3,091 | 77.92% |
| Population by Hispanic or Latino Origin (of any race) | | | | | | |
| Persons Not of Hispanic or Latino Origin | 7,366 | 96.67% | 4,100 | 99.03% | 3,266 | 79.66% |
| Persons of Hispanic or Latino Origin | 254 | 3.33% | 40 | 0.97% | 214 | 535.00% |
| Population by Gender | | | | | | |
| Female | 3,852 | 50.55% | 2,138 | 51.64% | 1,714 | 80.17% |
| Male | 3,768 | 49.45% | 2,002 | 48.36% | 1,766 | 88.21% |
| Population by Age | | | | | | |
| Persons 0 - 4 years | 510 | 6.69% | 231 | 5.58% | 279 | 120.78% |
| Persons 5 - 17 years | 1,717 | 22.53% | 868 | 20.97% | 849 | 97.81% |
| Persons 18 - 64 years | 4,594 | 60.29% | 2,656 | 64.15% | 1,938 | 72.97% |
| Persons 65 years and over | 799 | 10.49% | 385 | 9.30% | 414 | 107.53% |

Source: US Census, Census Viewer



Household Characteristics

Households, as reported by the US Census Bureau, are essentially the occupied housing units in a community. As shown in Table 12, Tega Cay’s housing occupancy rate has historically remained quite high at over 94%. Additionally, the number of persons per household has been steady. These figures indicate that Tega Cay is a stable, growing city whose residential market is healthy.

Education & Income

Education and income have a symbiotic relationship. Notwithstanding factors such as personal motivation, family inheritance and sheer luck; the higher someone’s level of education, the higher his income will be. The following data bear this generalization out. Table 13 – Households by Education Level indicates that 97.3% of Tega Cay residents graduated high school or higher and an even larger advantage of 60.8% in regard to a bachelor’s degree or higher.

Table 13—Households by Education Level

| | High School Graduate or Higher | Bachelor’s Degree or Higher |
|----------------|--------------------------------|-----------------------------|
| Tega Cay | 97.3% | 60.8% |
| York County | 87.0% | 27.8% |
| South Carolina | 84.0% | 24.6% |

Source: American Community Survey, 2008—2012

Tega Cay has experienced a tremendous amount of population growth in recent years, with little drop off in sight. The citizens enjoy an affluent lifestyle that is supported by robust incomes and a high level of formal education. Table 14 shows that of the families and persons living in the City of Tega Cay, only a small percentage of residents live below poverty levels, unlike York County and South Carolina.

Table 12—Tega Cay Households Between 1980—2010

| Category | 1980 | 1990 | 2000 | 2010 |
|-----------------------|------|-------|-------|-------|
| Households | 821 | 1,212 | 1,509 | 2,752 |
| Persons per Household | 3.1 | 2.6 | 2.7 | 2.8% |
| Housing Units | n/a | 1,162 | 1,577 | 2,926 |
| Occupancy Rate | n/a | 94.0% | 95.7% | 94.1% |

Source: US Census

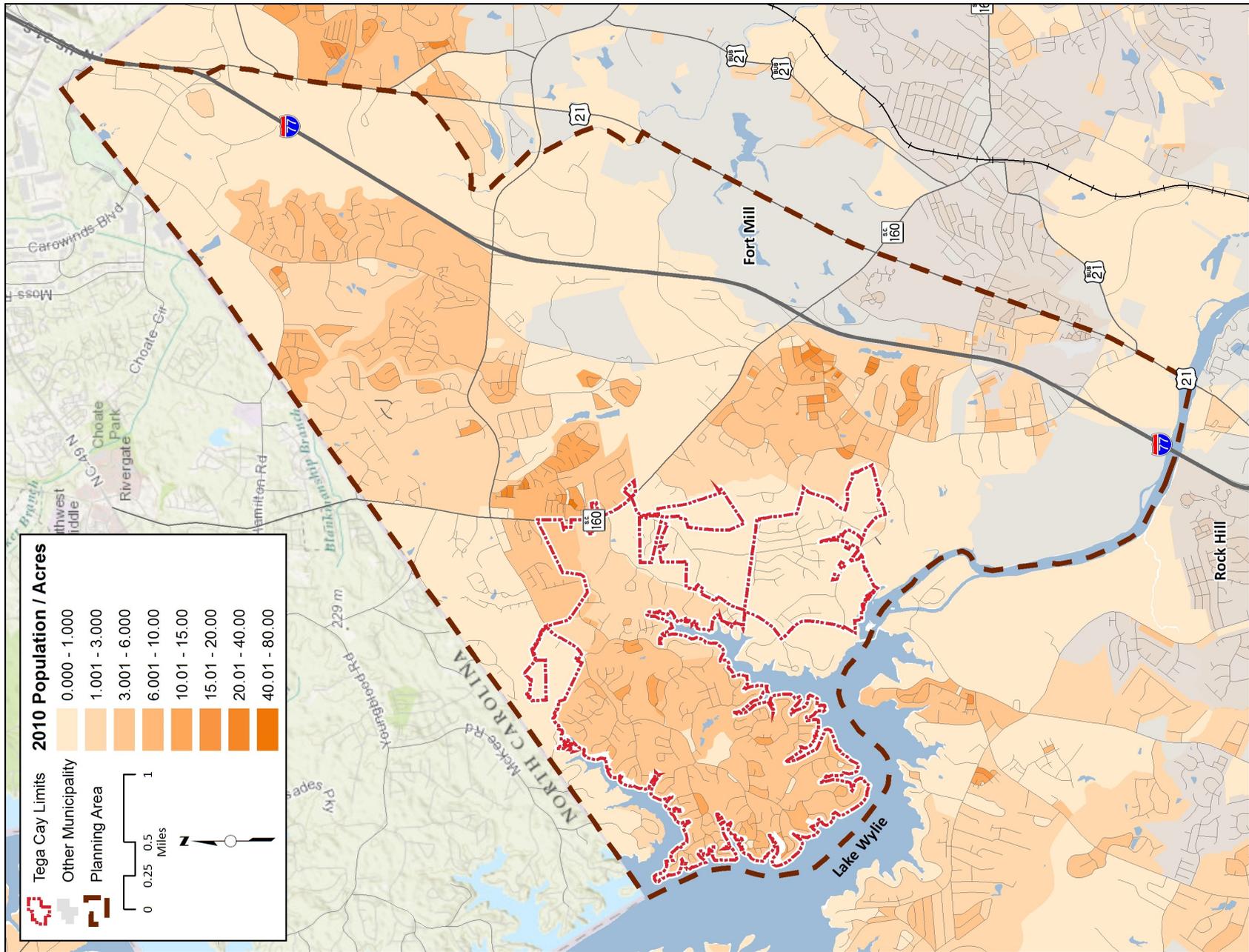
Table 14—Families and Persons Living in Poverty

| | Percentage of Families Whose Income in the Past 12 Months is below the Poverty Line | Percentage of Persons Whose Income in the Past 12 Months is below the Poverty Line |
|----------------|---|--|
| Tega Cay | 1.5% | 2.8% |
| York County | 10.2% | 13.2% |
| South Carolina | 13.2% | 17.6% |

Source: American Community Survey, 2008—2012



Figure 29 - Population Density





Appendix B

Land Use

Existing Conditions

The Land Use element is a cornerstone of the comprehensive plan and a careful review of the present situation will help to shape the overall plan. The City of Tega Cay was founded as a residential community and changed little during its first three decades. However, toward the end of the 1990s and immediately after the turn of the 21st century, Tega Cay began to grow through significant annexation and began to mature into a full-service municipality.

In the late 1990's and early 2000's the City began its expansion with the Lakeshore Planned Unit Development which resulted in an extension of growth on the peninsula. Later in the decade the City's boundaries moved off the land-locked peninsula with the annexation of the Stonecrest Planned Development District and the Lake Ridge Residential Development.

This trend has continued in the current decade. Major annexations since 2010 include: Cameron Creek - 75 acres with 202 Single-Family Detached and 207 Single-Family Attached (townhome) dwelling units and River Falls- 54 acres with 145 Single-Family Detached Dwelling Units.

Existing Land Use

The data in Table 15 – Existing Land Use Distribution provides specific land use information for both the City of Tega Cay and the planning area at the parcel level. The study area boundary was established by the Planning Commission to provide a framework for the discussion of opportunities and threats that may affect the future of the Tega Cay: North – North Carolina state line West – Lake Wylie South – Catawba River East – SC Hwy 21.

Following the data on land use distribution is the Land Use Map for the entire study area. This graphic representation of the information helps to establish a spatial understanding of not only the geographic location of the land uses, but their relationship to each other and the transportation system. This connection to transportation is a key point that will be continued in the Transportation Element.

Residential is still the predominant land use in Tega Cay and the study area with figures for single-family and multi-family at roughly the same levels. Not surprisingly, Tega Cay has a larger percentage of recreation-based land uses at nearly 14% of the total, compared to the planning area's 5%. As Table 15 shows, there are more properties designated business and government/public in the study area. These include commercial and office uses, schools, libraries and churches. Because the peninsula of Tega Cay is essentially built-out, no accounting of vacant land was considered. The few undeveloped parcels are slated for residential development.

Any expansion of the City limits is mainly possible through the annexation of land to the east and south, due to the western boundary of Lake Wylie and the North Carolina state line to the north. The only portion of land to the north that may be considered for growth would be the northwest side of Torrence Creek.

There are numerous challenges that Tega Cay must face in order to provide a sustainable future for its residents and none greater than the provision of land on which development can occur. This is a multi-faceted problem that will be discussed in some detail in this section. Several hundred acres have been brought into the corporate limits through the annexation of Stonecrest, Serenity Point, Lake Ridge (formerly known as Gardendale), Cameron Creek and River Falls. Of these, only Stonecrest offers commercial land uses in addition to residential. In fact, Stonecrest has the distinction of including the largest commercial development in Tega Cay's history. With the current residential predominance, it is important that future expansion and growth offer a variety of land uses that would serve the citizens as well as provide some economic benefit to the city itself.



Table 15—Existing Land Use Distribution

| Land Use | City Limits | | | Planning Area | | |
|---------------------------|--------------|--------------|-------------|---------------|--------------|-------------|
| | Acres | Square Miles | Percentage | Acres | Square Miles | Percentage |
| Rural Agriculture | 20 | 0.03 | 1% | 1,170 | 1.83 | 8% |
| Residential | 830 | 1.30 | 34% | 3,010 | 4.70 | 22% |
| Mixed Residential | 200 | 0.31 | 8% | 1,430 | 2.23 | 10% |
| Commercial | 70 | 0.11 | 3% | 1,850 | 2.89 | 13% |
| Industrial | 30 | 0.05 | 1% | 650 | 1.02 | 5% |
| Government/ Institutional | 100 | 0.16 | 4% | 350 | 0.55 | 3% |
| Open Space | 340 | 0.53 | 14% | 730 | 1.14 | 5% |
| Undeveloped | 840 | 1.31 | 35% | 4,780 | 7.47 | 34% |
| Total | 2,430 | 3.80 | 100% | 13,970 | 21.83 | 100% |

Source: Catawba Regional Council of Governments

Land development projects initiated by the private sector and the supply of water and sewer utilities from the public sector are the prevailing methods of increasing a municipality's land area. In South Carolina, municipalities are handicapped and often are placed in competitive situations with other cities and sometimes even their home county for the right to serve neighboring properties. However, in 2006 Tega Cay began planning for growth by engineering a 12" sewer force main along the Catawba River to the Manchester Treatment Plant in Rock Hill. This line was placed in service in 2008 and currently the City

is using less than 5% of the line's capacity. The City is poised for expansion of its municipal boundaries along this line in the southeastern portion of The Planning Area. Currently the City of Tega Cay is the major supplier of affordable sewer service within the area. This has led to intergovernmental agreements with the Town of Fort Mill and York County in regards to providing wholesale sewer service.

Tega Cay leaders have successfully used development agreements to entice new development that have allowed the city to grow. The use of this vehicle has also been a means to exact public amenities and raise

the standards for architecture and design in general. While Development Agreements will continue to be utilized when necessary, the Planning Commission and City Council have indicated a desire to make the City more competitive by instituting measures to create a more level playing field through by-right mixed-use zoning.

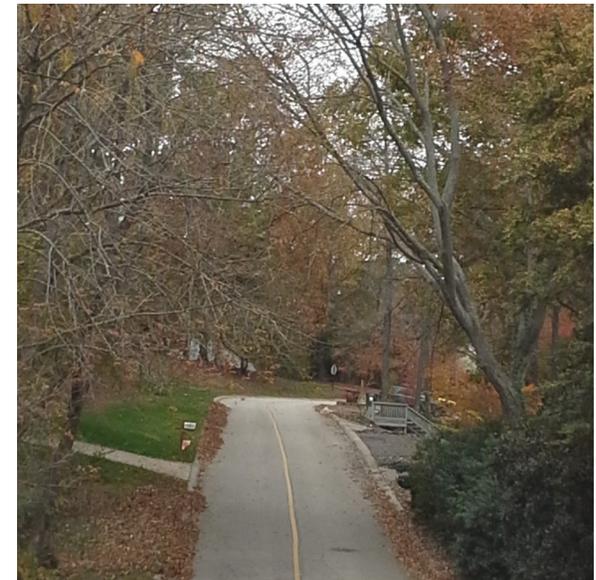
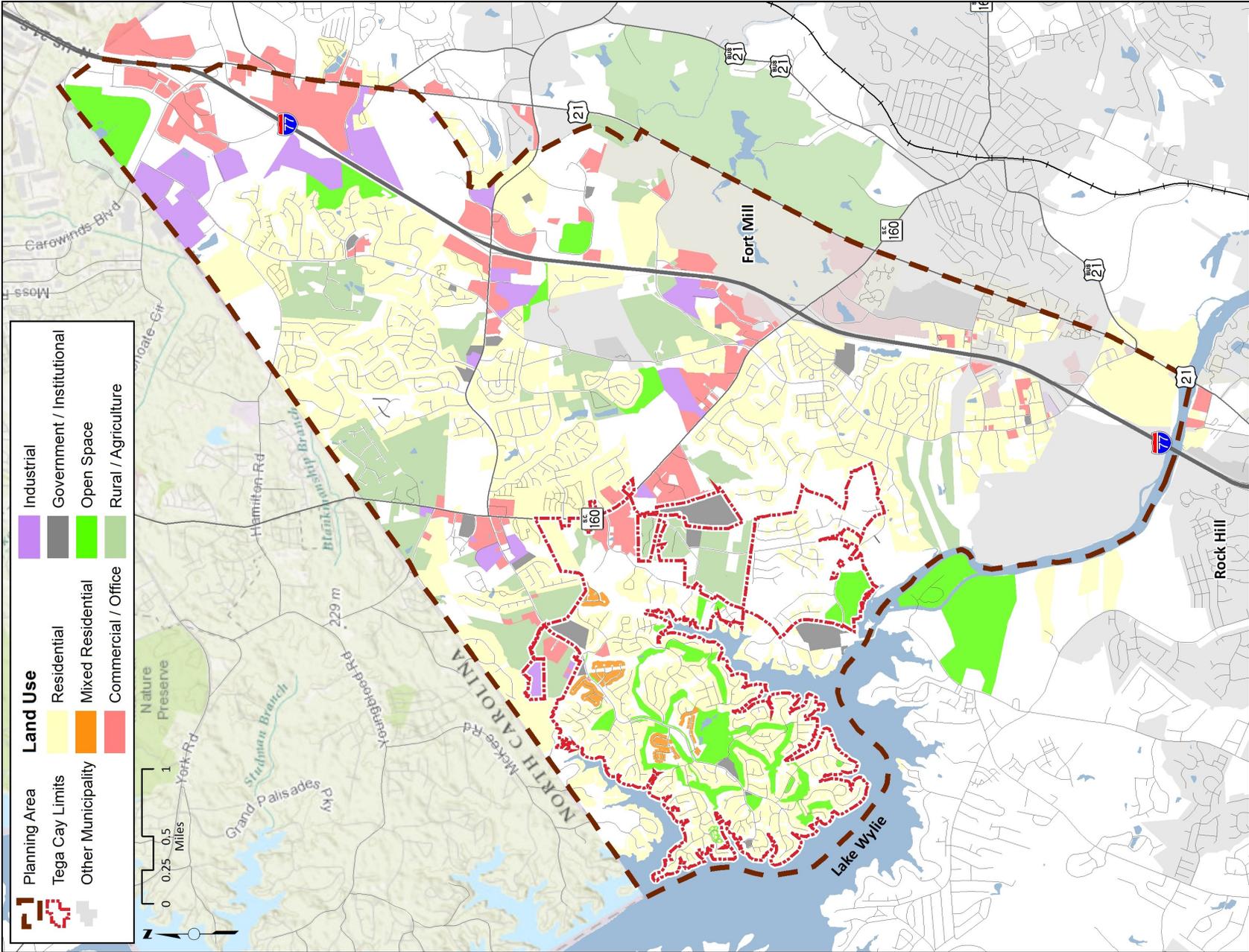


Figure 30 - Existing Land Use





Appendix C Transportation

Existing Conditions

Safety and accessibility are the hallmarks of a successful transportation system. While roads and streets make up the majority of the facilities, trails and sidewalks are also well represented. The residents and leaders of Tega Cay place a high priority on the pedestrian as a viable user of the transportation network as evidenced by the many trails that are in constant use.

Traffic Classifications

Within the planning area, the transportation corridors are classified as follows: US Interstate 77/ freeway, SC Highway 160, SC Highway 21 and Zoar Road/major thoroughfares and Gold Hill Road and Tega Cay Drive/minor thoroughfares. The remaining roads are classified as collector and local roads. The functional classifications are determined by the South Carolina Department of Transportation (SCDOT) in conjunction with the Rock Hill-Fort Mill Area Transportation Study Area (RFATS).

SCDOT and RFATS are responsible for planning, improving and maintaining the streets that are in the state and federal transportation systems. The Statewide Transportation Improvement Program (STIP) 2014—2019 is the comprehensive transportation plan for South Carolina and provides

a detailed listing and funding plan for the major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of the state's transportation network. The STIP also includes projects that are locally funded, such as the Pennies for Progress improvements in York County. The City of Tega Cay is a member of RFATS and its transportation projects are covered by the STIP. Therefore, this element will primarily focus on issues affecting the transportation system that should be given further consideration.

Aside from land use, transportation is the vital component of a community's physical character. Roads, streets, trails and sidewalks not only provide access, but help define the landscape. Traffic and congestion are also part of the equation and are expected by-products of rapid growth. Tega Cay is fortunate to have the benefit of two major sources of funding for transportation-related projects—RFATS and York County's Pennies for Progress.

Tega Cay is a voting member of the RFATS Policy Committee and provides representation to the support committees that report to this board. RFATS is federally designated Metropolitan Planning Organization (MPO) and is responsible for identifying and prioritizing transportation projects that will use federal funds. The aforementioned STIP is the multi-year plan that addresses transportation improvements statewide. The MPO prepares its portion of the STIP with considerable input from local stakeholders, staff and elected officials. The MPO is staffed with local professionals that are charged with planning for all modes of transportation and for all jurisdictions within the MPO.

The York County Capital Projects Sales and Use Tax Programs were adopted by voters in 1997, 2003 and 2011 to "provide the citizens with a safer and more efficient roadway system." The 1997 Program widened a 3.5 mile stretch of SC 160 from I-77 to Gold Hill Road to five lanes at a cost of \$10 million. The 2003 Program set aside \$1.5 million for the ½-mile Hubert Graham Way from Stonecrest Drive to Gold Hill Road and \$1.5 million for a ½-mile widening of SC 160 to three lanes from Gold Hill Road to Zoar Road. These latest improvements have not been constructed and may take several more years to be completed.

Traffic Volumes and Congestion

Tega Cay Drive has between 10,000 to 20,000 vehicles per day. SC Highway 160 has between 20,000 to 40,000 vehicles per day as well as Gold Hill Road west of I-77 and Carowinds Blvd. I-77 has over 40,000 vehicles per day.

SC Highway 160 north of Gold Hill Road/Tega Cay Drive is above capacity. Also, Gold Hill Road west of I-77 is above capacity. Portions of SC Highway 160 west of I-77 is at capacity.

Potential Congested Corridors are noted in the 2035 Long Range Transportation Plan and these include: Carowinds Boulevard, Gold Hill Road, Highway 21, I-77 and Dam Road from Gardendale Road to New Gray Rock Road.



Transit

Currently Nelson/Nygaard Consulting Associates is developing a RFATs Urbanized Area Transit Implementation Study. Preliminary reports indicate the provision of a demand response service for the Tega Cay and Fort Mill jurisdictions that fall within the Charlotte Urbanized Area and are currently not served with demand response. Earlier transit plans showed potential transit routes as reflected in Figure 18, Transportation Plan. Tables 16 and 17 show examples of good transit corridors and transit design principles for successful transit programs.



Bike Lanes

Currently bicyclists can ride throughout Tega Cay along trails and roads. York County is involved in a Bike Ped Task Force to promote and develop bicycling and pedestrian enhancements throughout York County. One bike route planned out of a total of five routes is the Fort Mill Route. This route is indicated on Figure 18, Transportation Plan and is a 30-mile route total with a 25.21 mile loop and a 4.85 cut through. This planned bike route is moderately strenuous with a +732 elevation gain. The Fort Mill Route entire western loop is inside the planning area and a major portion falls with the City of Tega Cay. This route planned lists Lake Wylie, Baxter Village and the Anne Springs Close Greenway as the amenities to enjoy along the way. Two other bike routes are planned Kings Mountain Route and Nimitz Route. Two bike routes currently exist, Central York County Route and Reservation Route.



Table 16—Transit Design Principles

| Design Principles |
|--|
| • Service should be simple. |
| • Service should operate at regular intervals. |
| • Routes should operate along a direct path. |
| • Routes should be symmetrical. |
| • Routes should serve well defined markets. |
| • Service should be well coordinated. |

Source: Nelson/Nygaard Consulting Associates, 2014

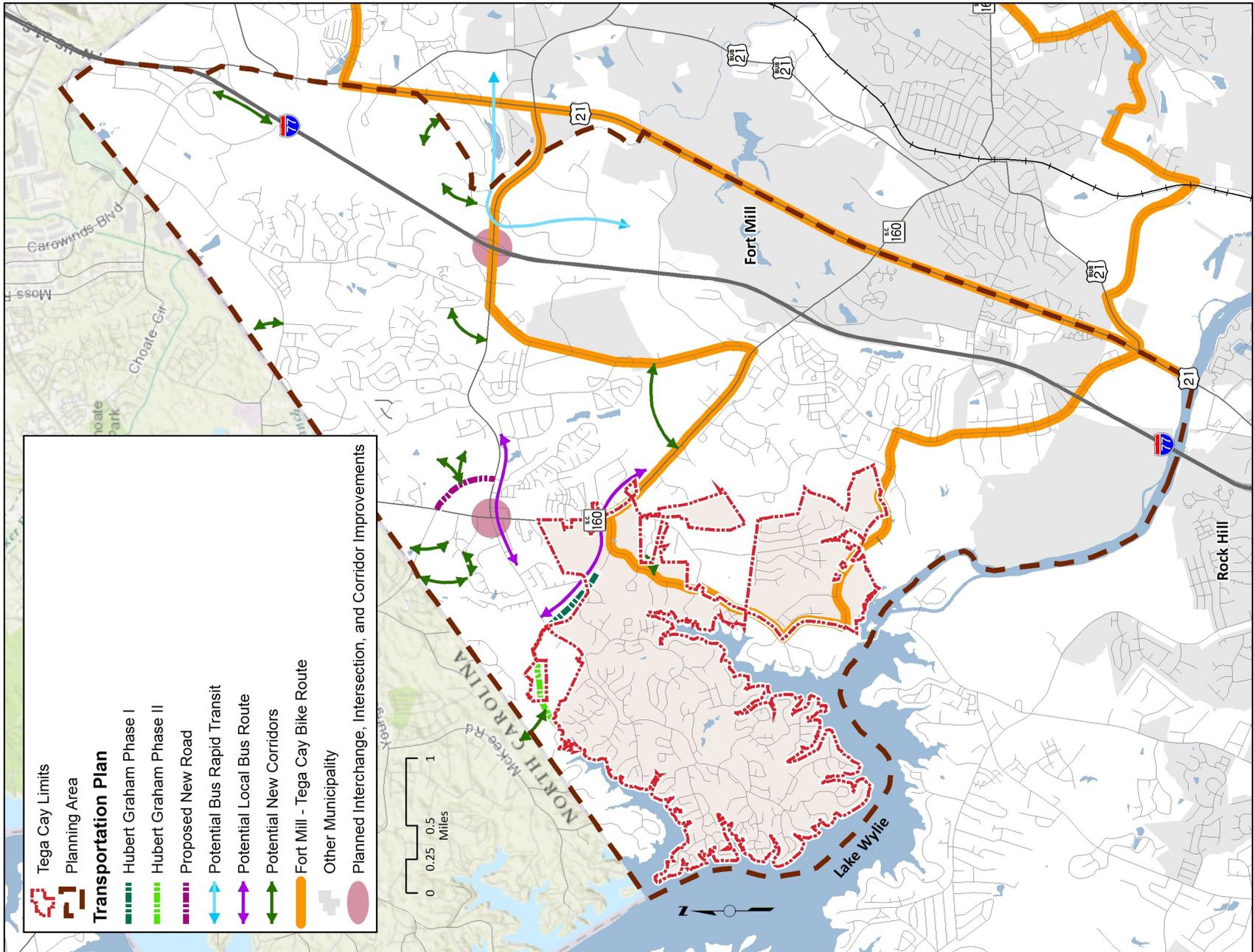
Table 17—Transit Corridor Characteristics

| Characteristics of Good Transit Corridors | Examples |
|---|---|
| Mix of Uses | Activity centers and Multi-Family Housing |
| All-Day Trip Generators | Hospitals, Schools and Shopping |
| Supportive Pedestrian Infrastructure | Nearly all transit riders walk to/ from the bus on at least one end of their trip |

Source: Nelson/Nygaard Consulting Associates, 2014



Figure 3 I—Transportation Map





Appendix D Economic Development

Existing Conditions

Statistical information is tracked on a county-wide basis and is now updated annually in the American Community Survey produced by the US Census Bureau. Table 18—Employment by Industry for 2008—2012. The following graphics provide a snapshot of Traded Clusters, Local Clusters, Job Creation, Employment by Industry and New Hires by Industry from the U.S. Cluster Mapping Project.

Combined with the community’s demographic make-up, the occupational data point to a high concentration of “creative class” residents. This class has the independence, education and wealth to be selective in their place of residence. Less than 7.2% of the workers were unemployed according to August, 2014 and this is the same for York County during the same period. South Carolina is almost identical at 7% unemployment. These statistics support the perception that Tega Cay has a robust workforce that is well-suited to sustained employment into the future.

Tega Cay workers (94.7%) have approximately 30 minutes of mean travel time to their primary place of employment. This means a significant percentage of City residents work outside the municipal boundaries. By reviewing all workers as a group, patterns emerged that can help guide economic

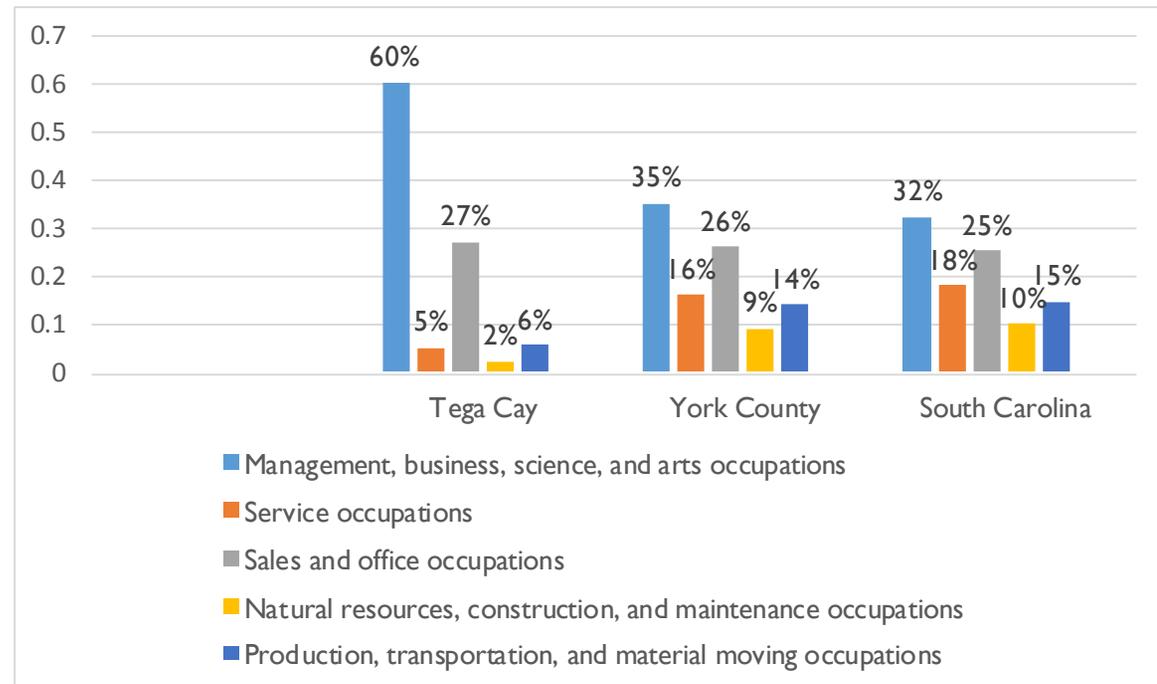
development decisions and policies. Page 76 shows where York County residents work and where York County workers live. At the county level, 54% of the workers in York County also live in the county. Not surprisingly, Mecklenburg County, NC is the second highest ranked places of employment followed by Gaston County in North Carolina and Richland Counties in South Carolina. The fact that only 5.3% of Tega Cay residents work at home within the municipal boundaries indicates that there may be a new job growth category where the primary work place is from the home. Figure 32 below reflects of those Tega Cay residents employed, 60% are in the fields of management, business, science and arts. This is appropriately double those employment

figures for York County and South Carolina.

Job Creation

Industries within the “Traded Clusters” are located within the county and primarily export goods and services. After massive losses between 2006-2009, Distribution and Electronic Commerce experienced significant gains in jobs between 2009-2012, as does Production Technology and Heavy Machinery, both well outpacing the national trend. Significant job losses were noted between 2009—2012 primarily in Financial Services with additional losses within the clusters of Transportation and Logistics and Metalworking Technology.

Figure 32- Employment by Occupation



Source: US Census



Industries within the “Local Clusters” are located within the county and primarily produce goods and services that stay within the county or region. Massive gains in Local Financial Services jobs between 2009-2012. Local Commercial Services, Local Food and Beverage Processing and Distribution, and Local Health Services all saw significant gains between 2009-2012. Significant losses in Local Utilities between 2009-2012 as well as losses in Local Real Estate, Construction, and Development.

Employment

Residents of York County primary source of employment in 2013 4th Quarter were Retail Trade followed closely by the Manufacturing, Health Care and Social Assistance, and Educational Services sectors. Additional leading employment sectors include Accommodation and Food Services, and Administrative & Support & Waste Management & Remediation Services. Residents of York County primary source of new employment in 2012 Q2 were Accommodation and Food Services followed by Administrative & Support & Waste Management & Remediation Services which comprises firms performing routine support activities for the day-to-day operations of other organizations.

Table 18—Employment by Industry

| Industry | South Carolina | | Tega Cay | |
|--|----------------|-----------|----------|---------|
| | Estimate | Percent | Estimate | Percent |
| Civilian employed population 16 years and over | 1,995,222 | 1,995,222 | 3,528 | 3,528 |
| Agriculture, forestry, fishing and hunting, and mining | 20,730 | 1.0% | 0 | 0.0% |
| Construction | 141,930 | 7.1% | 160 | 4.5% |
| Manufacturing | 272,400 | 13.7% | 364 | 10.3% |
| Wholesale trade | 54,341 | 2.7% | 117 | 3.3% |
| Retail trade | 241,153 | 12.1% | 344 | 9.8% |
| Transportation and warehousing, and utilities | 93,612 | 4.7% | 170 | 4.8% |
| Information | 35,607 | 1.8% | 187 | 5.3% |
| Finance and insurance, and real estate and rental and leasing | 119,240 | 6.0% | 784 | 22.2% |
| Professional, scientific, and management, and administrative and waste management services | 185,894 | 9.3% | 343 | 9.7% |
| Educational services, and health care and social assistance | 430,438 | 21.6% | 614 | 17.4% |
| Arts, entertainment, and recreation, and accommodation and food services | 199,865 | 10.0% | 255 | 7.2% |
| Other services, except public administration | 99,306 | 5.0% | 147 | 4.2% |
| Public administration | 100,706 | 5.0% | 43 | 1.2% |

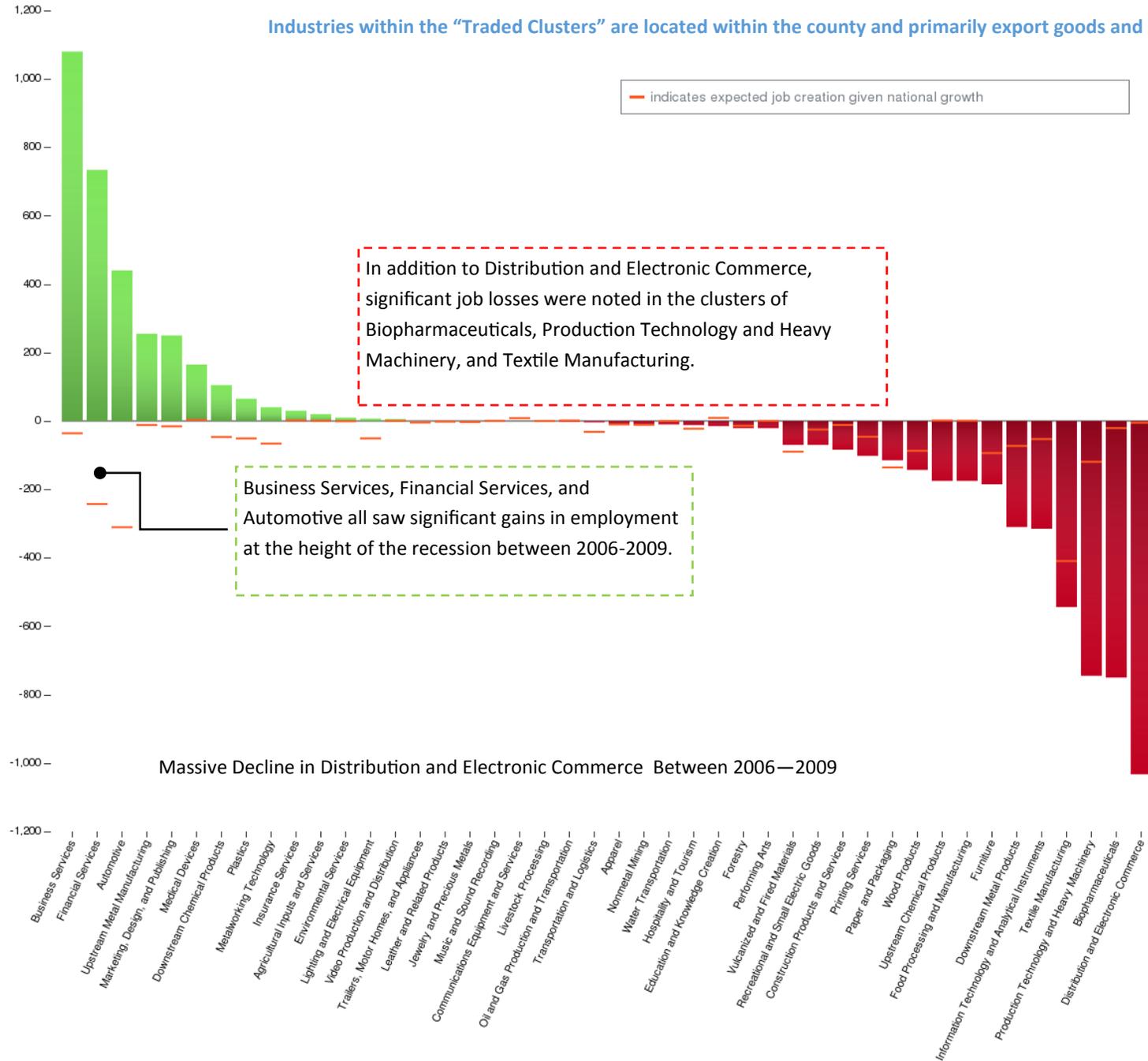
Source: American Community Survey, 2008—2012



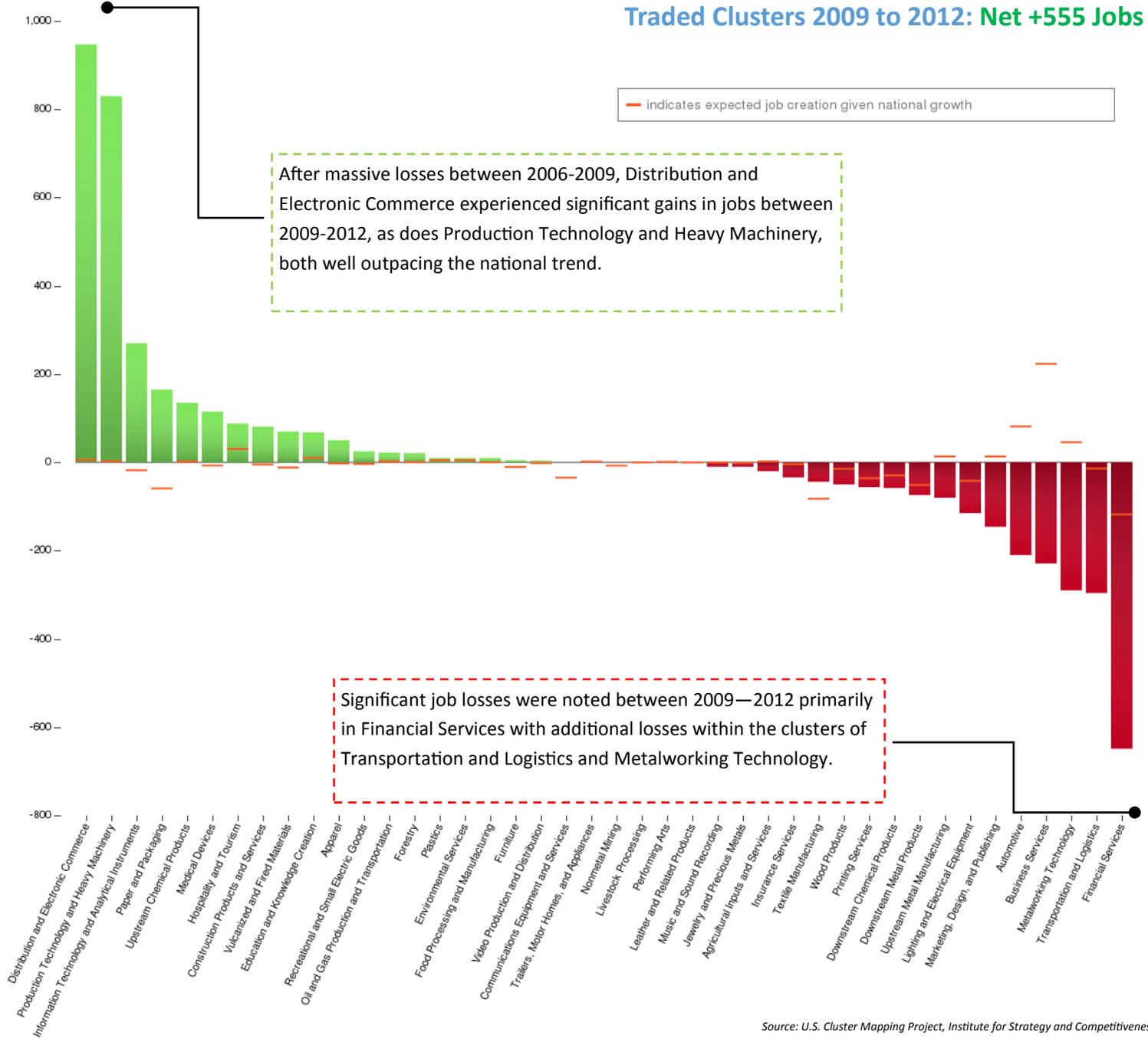
Traded Clusters 2006 to 2009: Net -1,714 Jobs

Industries within the “Traded Clusters” are located within the county and primarily export goods and services

Traded Clusters



Job Creation -



Source: U.S. Cluster Mapping Project, Institute for Strategy and Competitiveness, Harvard Business School.

Local Clusters 2006 to 2009: Net +1,884 Jobs

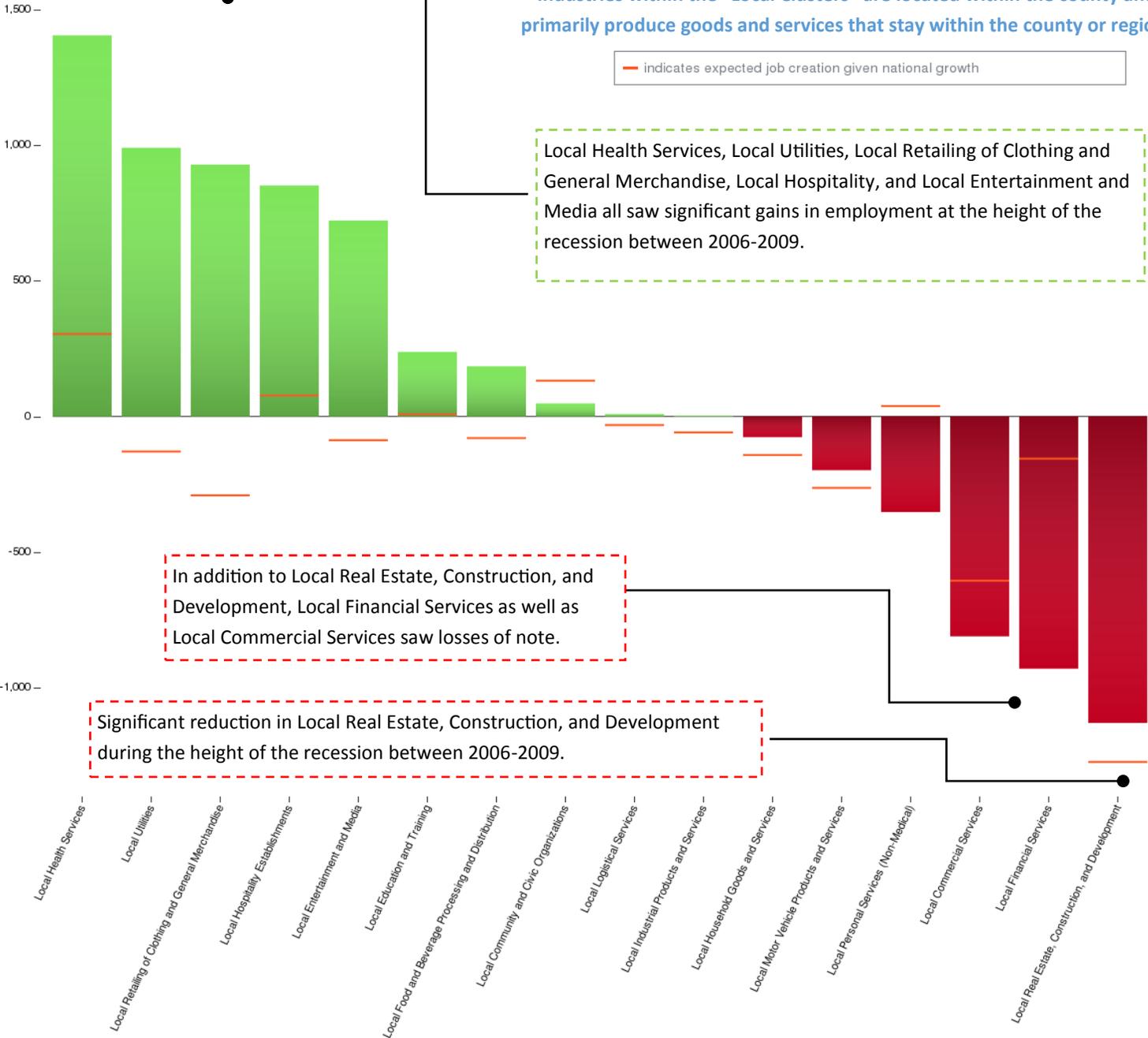
Industries within the “Local Clusters” are located within the county and primarily produce goods and services that stay within the county or region.

— indicates expected job creation given national growth

Local Health Services, Local Utilities, Local Retailing of Clothing and General Merchandise, Local Hospitality, and Local Entertainment and Media all saw significant gains in employment at the height of the recession between 2006-2009.

In addition to Local Real Estate, Construction, and Development, Local Financial Services as well as Local Commercial Services saw losses of note.

Significant reduction in Local Real Estate, Construction, and Development during the height of the recession between 2006-2009.

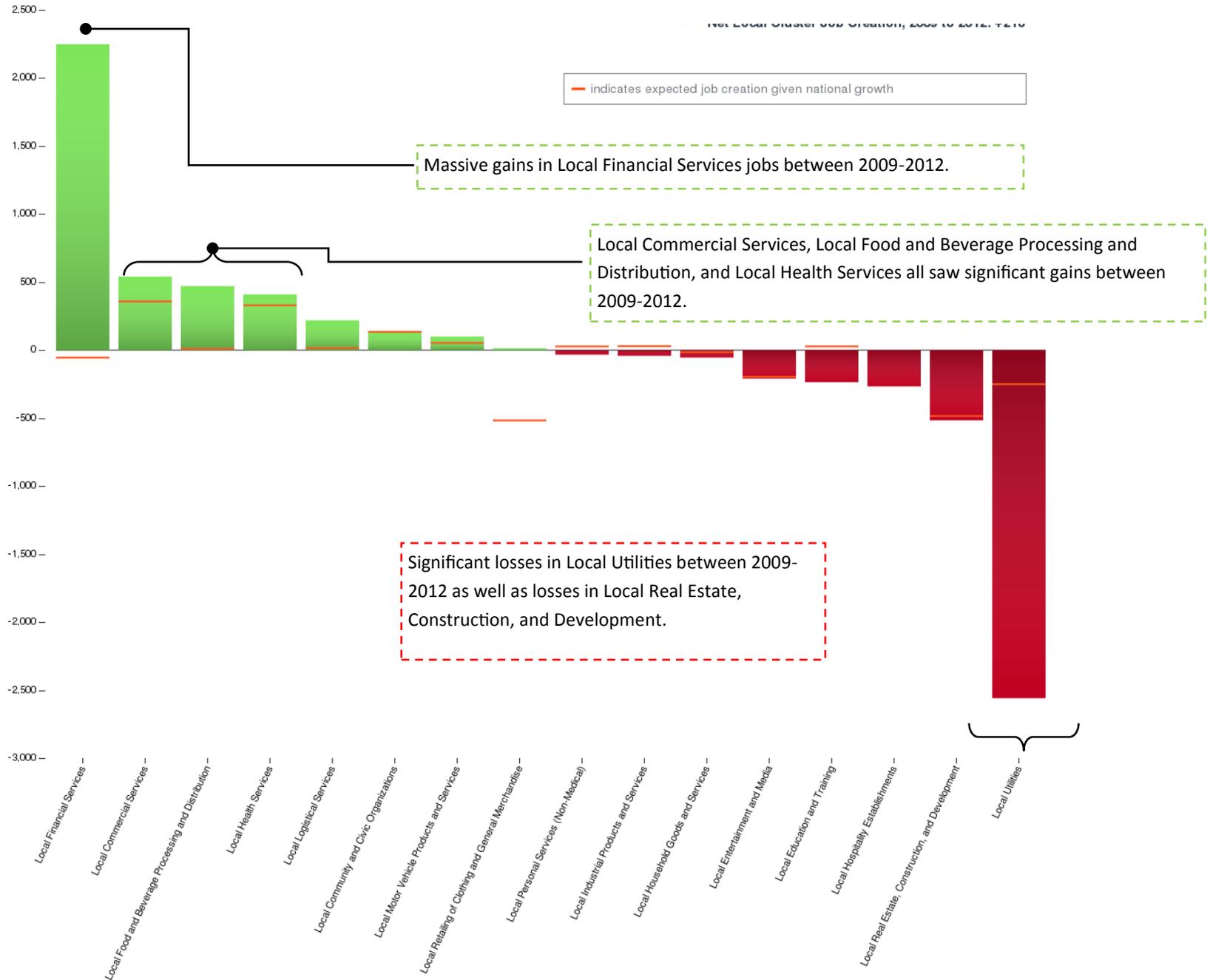


Local Clusters



Job Creation -

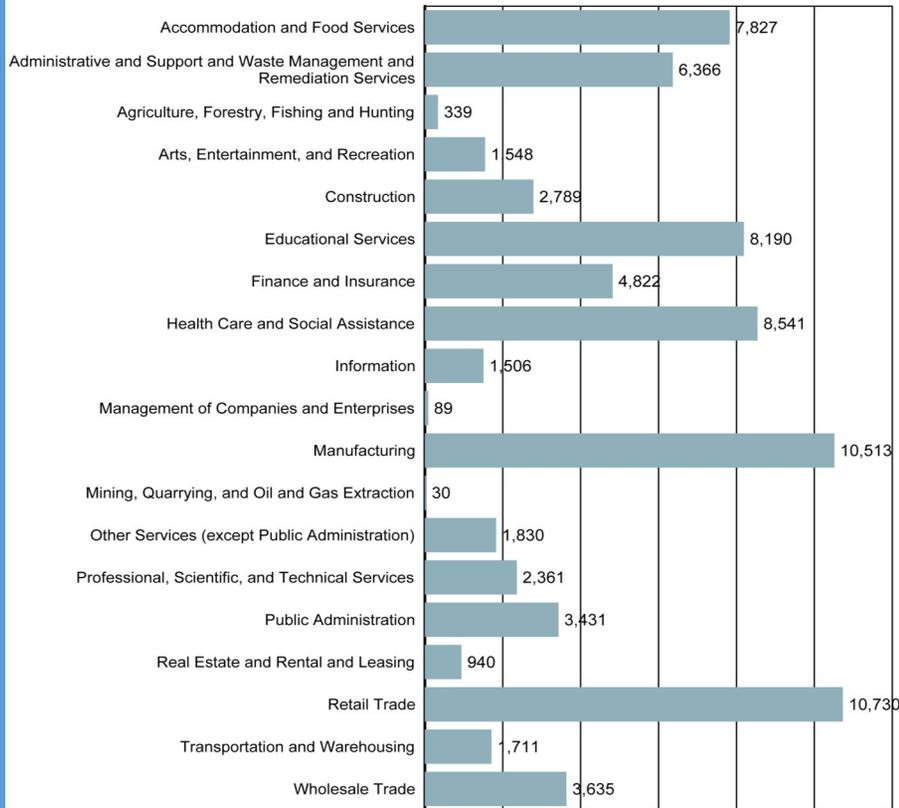
Traded Clusters 2009 to 2012: Net +216 Jobs



Source: U.S. Cluster Mapping Project, Institute for Strategy and Competitiveness, Harvard Business School.



Employment by Industry



Source: S.C. Department of Employment & Workforce
Quarterly Census of Employment and Wages (QCEW) - 2013 Q4

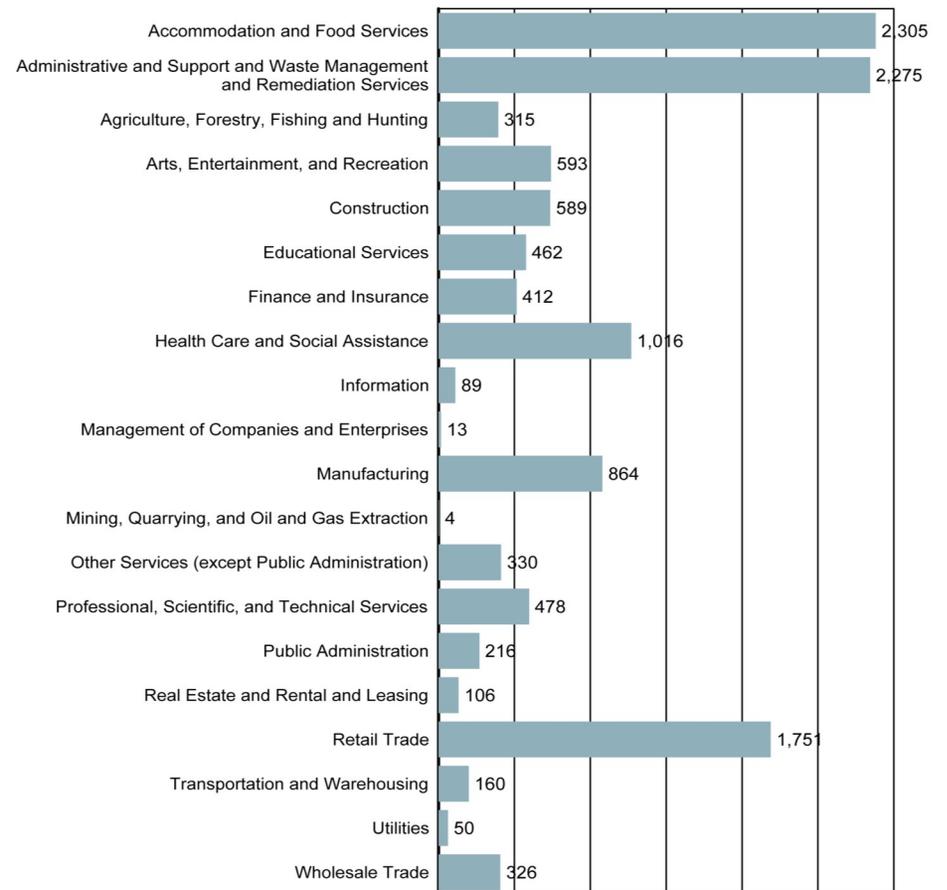
Employment by Industry—2013 Q4

Residents of York County primary source of employment in 2013 Q4 were *Retail Trade* followed closely by the *Manufacturing, Health Care and Social Assistance, and Educational Services* sectors. Additional leading employment sectors include *Accommodation and Food Services, and Administrative & Support & Waste Management & Remediation Services*.

New Hires by Industry—2012 Q2

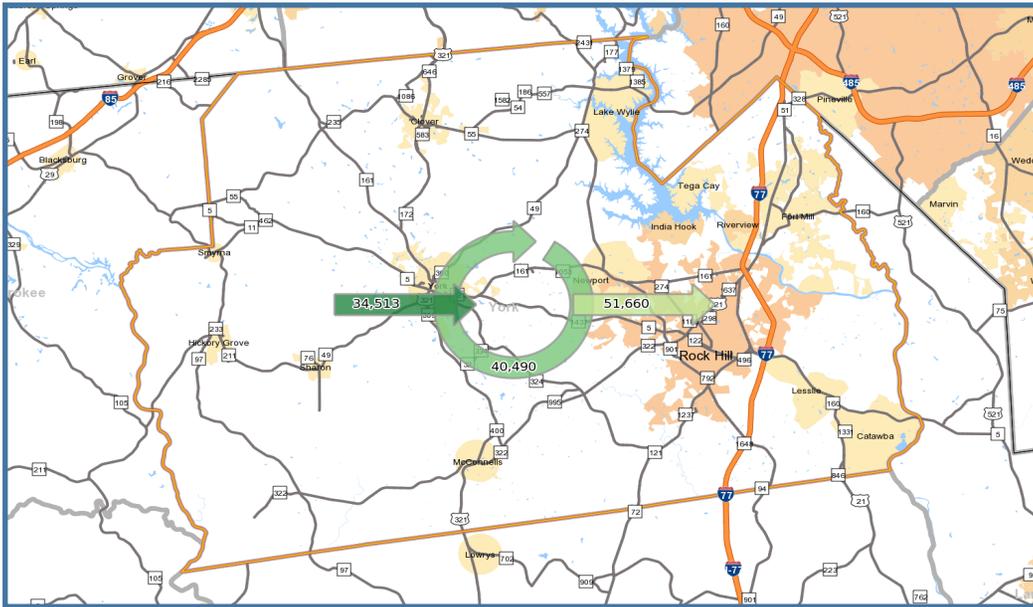
Residents of York County primary source of new employment in 2012 Q2 were *Accommodation and Food Services* followed by *Administrative & Support & Waste Management & Remediation Services* which comprises firms performing routine support activities for the day-to-day operations of other organizations.

New Hires by Industry



Source: U.S. Census Bureau, Local Employment Dynamics - 2012 Q2

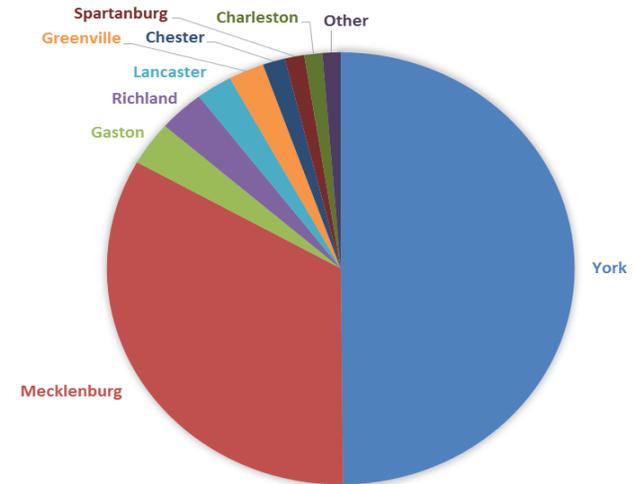




Commuting

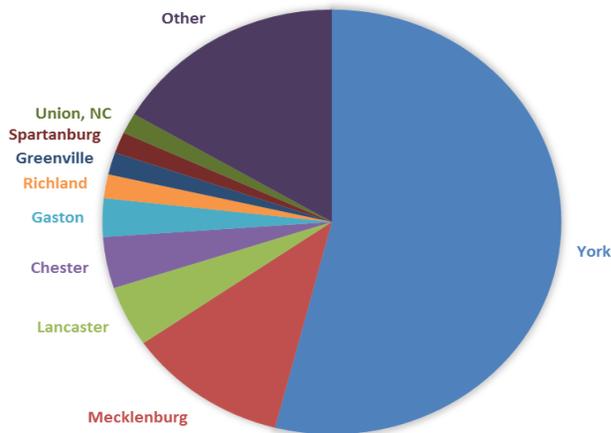
Where do people who live in York County work?

Of the employed residents of York County in 2011: 51,660 commute out of the county for their primary job and 40,490 live and work their primary job in York County. The balance primarily commute to Mecklenburg, NC (29.4%) for their primary job.



Where do people who work in York County live?

Of the primary jobs in York County, 54% (40,490) are filled by persons who both live and work in York County. The balance of 34,513 primary jobs are filled by workers commuting into York County largely from Mecklenburg, NC.



| County | Share |
|--------------------|-------|
| York | 54.0% |
| Mecklenburg | 11.4% |
| Lancaster | 4.6% |
| Chester | 3.9% |
| Gaston | 2.9% |
| All Other Counties | 23.2% |

| County | Share |
|--------------------|-------|
| York | 43.9% |
| Mecklenburg | 29.4% |
| Gaston | 2.9% |
| Richland | 2.8% |
| Lancaster | 2.2% |
| All Other Counties | 18.8% |

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics





Appendix E

Housing

Existing Conditions

Tega Cay’s identity since its development in the early 1970s has been that of a residential community. The homes in Traditional Tega Cay have a variety of architectural styles, and wooded lots are the most common sites. Newer communities also contain varied architecture but lack diversity in residential type, scale and footprint. The housing element will take a closer look at the type, location, age and price of housing in Tega Cay. Housing resources are important because they are essential for fostering high quality of life of residents and supporting the anticipated population growth of Tega Cay. A lack of housing diversity and affordability can cause negative impacts to the economic competitiveness of a region.

Housing Types

The Housing Map as Figure 36 indicates single-family residential as yellow and multi-family and apartments as orange. Figure 33 – Housing Types provides more detail for the City of Tega Cay and reflects that 84% of the housing types in the City are single-family residential (detached) and 11% are townhome (single-family residential attached).

Housing Occupancy

In terms of housing occupancy, owner occupied homes represent 94.5% of the total occupied housing

units in the City of Tega Cay. The home ownership rate is a market indicator that is widely used to gauge the general stability of a community. A commonly accepted view is that communities with a higher rate of home ownership are economically healthier and less prone to decline than those with higher renter occupancy rates. However, recent studies of the 100 most Resilient Cities in America also demonstrate that sufficient, robust and inclusive housing for all results in a greater capacity to withstand both economic and natural disasters. Therefore, it is important that Tega Cay continue to strive to balance the scale, type, and price point of housing diversity and stock.

Income Levels

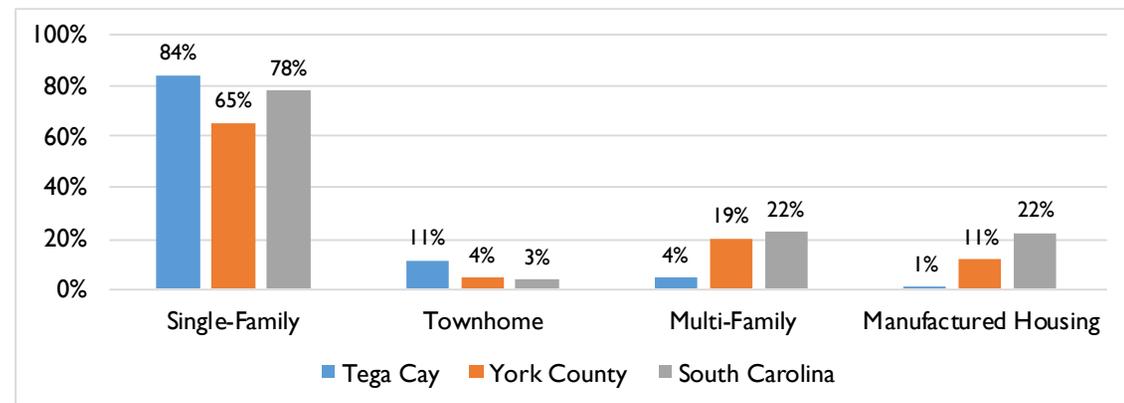
The City of Tega Cay is located within the Charlotte-Gastonia-Concord, NC-SC Metropolitan Statistical Area (MSA) and is subject to the income limits established by the US Department of Housing and Urban Development (HUD). For FY2012 HUD data show that the median family income for the MSA is

\$68,500. HUD further designates families that earn 80% of median income as “low-income” or LMI and that figure is \$54,800. The 2012 median income in Tega Cay was \$110,236. Given the disparity in these income levels, it is apparent that what is deemed as a federal standard of affordability is virtually nonexistent in Tega Cay. As our population demographics change due to aging and the influx of families with children, the City should consider more affordability and choice in housing options.

Housing Condition

Housing condition is also a key factor in maintaining good public health and community development. Elderly residents may experience unique issues related to housing affordability, maintenance costs and transit needs. Maintaining housing stock is a vital component to economic growth and neighborhood vitality. Currently, Tega Cay City Council is approving the 2012 International Property Maintenance Code which will be an asset to the City’s ongoing code enforcement activities.

Figure 33—Housing Types



Source: American Community Survey, 2008—2012



Housing Age

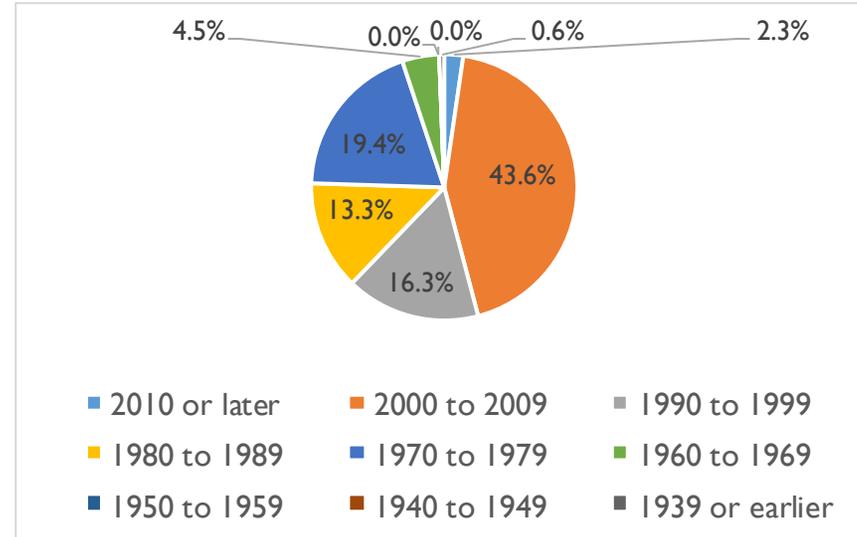
Figure 34 - Year Housing Built shows data compiled from the US Census Bureau regarding the age of homes in Tega Cay. Based on this data, Tega Cay saw consistent growth in the 1970s, 1980s and 1990s, with approximately 49% of the current housing stock built during this 30 year period. However, recent annexation of land has resulted in approximately 46% of the homes being built in the last fifteen years. The median housing value in Tega Cay is \$280,400 with the York County median housing value is \$160,900. This again demonstrates the relative affluence of the community. Figure 35 shows the continued growth with single-family residential construction in the City of Tega Cay. Over this 2.5 year period, single-family residential is valued at appropriately \$100 million. Commercial development over the same period is appropriately \$16.5 million.

Special Needs Housing Resources

If needed, residential services and care facilities for special needs individuals are provided through York County Board of Disabilities and Special Needs. Elderly assistance is available through Park Avenue Adult Day Care operating under York County Adult Day Care, Flint Hill Community Adult Day Care and York County Council on Aging. Low income persons can receive housing assistance through local Housing Authorities in Fort Mill, York and Rock Hill. The Salvation Army of Rock Hill operates centers for homeless and other shelters are available in Charlotte, NC. Catawba Care Coalition provides housing coordination to persons with HIV/Aids.

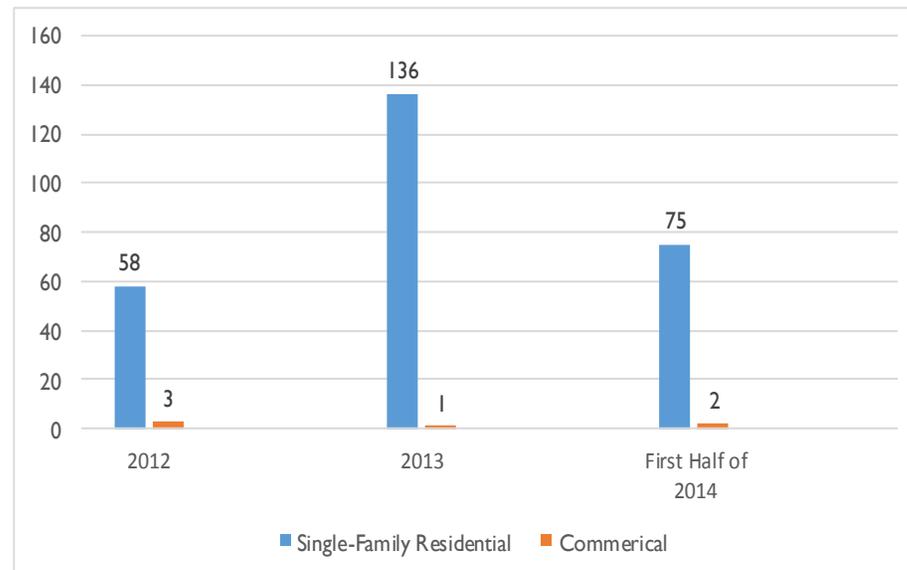


Figure 34—Year Housing Built



Source: American Community Survey, 2008—2012

Figure 35—Building Permits 2012—June 2014



Source: Tega Cay Development Services, Catawba Regional Council of Governments



Windjammer Drive, Traditional Tega Cay Neighborhood



Chestnut Hill Drive, Lakeshore Neighborhood



Agate Court, Traditional Tega Cay Neighborhood



Point Clear Drive, Traditional Tega Cay Neighborhood



Ledgestone Court, Stonecrest Villas Neighborhood



Reliance Court, Serenity Point Neighborhood



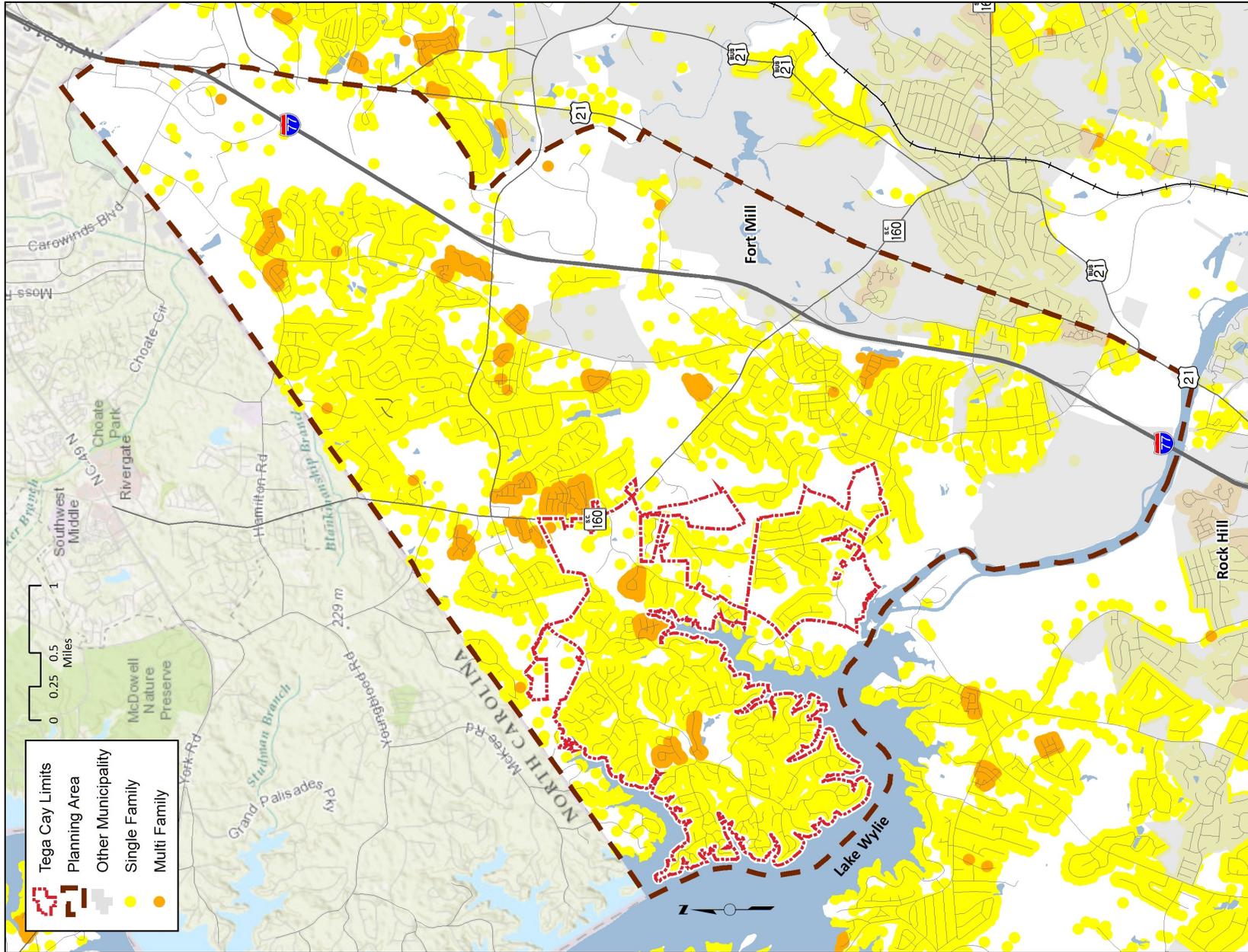
Silver Gull Drive, Lakeshore Neighborhood

Table 19—Tega Cay Neighborhoods

| Neighborhoods | |
|-----------------|------------------------|
| • Calloway | • River Lakes |
| • Cameron Creek | • Serenity Point |
| • Lake Ridge | • Stonecrest |
| • Lakeshore | • Stonecrest Villas |
| • River Falls | • Traditional Tega Cay |



Figure 36—Housing Map





Appendix F National Resources

Existing Conditions

Natural resources are the hallmarks of Tega Cay. This community is rich with scenic beauty and fosters a genuine sensitivity to the environment. It is impossible to travel for any distance on the peninsula without catching a glimpse of the lake, passing a park, spying a walker on a trail or noticing the thousands of trees that blanket the city. “The Good Life” of Tega Cay comes from a daily dose of exposure to the abundance of natural resources that are available.

These assets are naturally occurring in the environment, such as water, wetlands, soils, prime agricultural and forest lands. Native plant and animal species are also considered natural resources. These community amenities are the City’s ecosystem and contribute to the economic prosperity and health. A review of existing conditions and characteristics of natural resources include: Plant & Animal Habitats, Parks & Recreation Areas, Scenic Views & Sites, Hydrology & Wetlands, and Slope Characteristics/Soil Types.

Plant & Animal Habitats

The 1990 Land Use/Land Cover South Carolina map produced by the South Carolina Land Resources Commission indicates three major types of land cover for Tega Cay. These land covers are mixed forest, deciduous forest and agricultural grassland.

Today there is very little undeveloped land inside Tega Cay, therefore, the plant and animal habitats are mainly found in the many parks and private yards in the community.

In 1994, the SC Department of Parks, Recreation & Tourism produced the report, Animals and Plants of South Carolina's Catawba River Corridor. This comprehensive document identifies fish, amphibians and reptiles, birds, mammals, trees, and flowering plants and shrubs in the area.

Parks & Recreation Areas

The Tega Cay Parks & Recreation Master Plan adopted in 2009 provides a wealth of information regarding public and private parks and recreations areas. This plan also discusses recreation programming, standards and needs based on feedback from members of the community. The Master Plan illustrates the prevalence of parks and recreation facilities in Tega Cay as 209 acres of the total 2,144 and 4.25 miles of trail. The Natural Resources Map includes a comprehensive listing of parks, trails and recreation facilities in and adjacent to the Study Area. It is readily apparent that these green spaces help to provide the framework for the developed and developing areas of the community. Also, seven locations are available for residents to enjoy lake and river access as shown in Table 20. All recreational areas and their amenities are included in Tables 25 and 26 under Appendix H, Community Facilities.

Scenic Views & Sites

Unlike the remainder of the Study Area (and most of York County), Tega Cay is dominated two unique physical features—Lake Wylie and the undulating topography of the peninsula. These distinct environments have likewise been embraced by the pattern of development and architectural styles. The almost mountain-like terrain immediately adjacent to Tega Cay Drive offers interesting views and home sites tucked into the hillsides. The lake front areas have larger homes that are punctuated by boat docks, boardwalks, kayak/canoe and fishing piers.

Table 20—Lake and River Access Locations

| Community Facility | Location | Amenities |
|---------------------------|--------------------------|-----------------------------------|
| Beach and Swim Center | 4088 Beach Club Lane | Fishing access |
| Lookout Pier | 1965 Newberry Lane | Fishing pier |
| Pitcairn Park | 4099 Triton Drive | Boat landing and picnic area |
| Windjammer Park | 8999 Windjammer Drive | Beach, boat dock, and picnic area |
| Marina | 28000 Marina Drive | Boat launch |
| Nivens Creek Landing | 809 Nivens Landing Drive | Boat launch |
| Catawba River Boat Access | 2541 New Gray Road | Boat launch and fishing pier |

Source: City of Tega Cay, 2014



Hydrology & Wetlands

Lake Wylie is the dominant natural resource in Tega Cay. Duke Energy is integrally linked to this water body and the entire Catawba River basin. Following is an overview of the lake from the Duke website. Lake Wylie was named after Dr. W. Gil Wylie, who organized the Catawba Power Company, a predecessor of Duke Energy. It is the oldest lake on the Catawba River. The lake was first created in 1904 by a dam near Fort Mill, South Carolina. The dam was rebuilt in 1924 and the lake's surface expanded to approximately 13,443 acres and 325 miles of shoreline. In addition to supporting Wylie Hydroelectric Station, Lake Wylie also supports Allen Steam Station and Catawba Nuclear Station with cooling water and provides a dependable water supply for Belmont and Rock Hill. Full pond elevation at Lake Wylie is approximately 569.4 feet. Duke Energy provides six boat access areas (with one leased to Mecklenburg County and one to York County), one bank fishing area and one boat access area below the dam in cooperation with the North wetlands close to the Beach Club and the Marina.

Carolina Wildlife Resources Commission and the South Carolina Department of Natural Resources. Due to the severe topography, there are very few documented wetlands in Tega Cay except the

Soil and Slope Characteristics

The peninsula of Tega Cay is generally characterized by a central ridgeline that rises from the shoreline of Lake Wylie at its southern tip and travels northwest to the City's entrance at Shoreline Parkway. Soils can

be characterized by slope, drainage, erosion, frequency of flooding and ponding to capacity to transmit water.

Figure 37, Soil Map delineates a soil survey of the soils and/or miscellaneous areas in the City of Tega Cay. The map unit descriptions, along with the map, can be used to determine the composition and properties of a soil unit. Table 21 includes the symbols, soil name and acres within the City, also known as the "Area of Interest" or the "AOI". The indication of water is area of Lake Wylie that was inadvertently included in the AOI.

The four soil units that consists in the majority of the City of Tega Cay are summarized below and are described by differences in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other soil characteristics that affect their use.

WwE2—Wynott-Wilkes Complex

Appropriately 60.8% of the City or 1,632.3 acres are classified as Wynott-Wilkes Complex soils with 15 to 25 percent slopes and moderately eroded.

Other characteristics of this classification include— Elevation: 410 to 960 feet; Mean annual precipitation: 42 to 55 inches; Mean annual air temperature: 51 to 72 degrees F; Frost-free period: 202 to 249 days ; Map Unit Composition Estimate— Wynott, moderately eroded, and similar soils: 55 percent; Wilkes, moderately eroded, and similar soils: 40 percent.

Description of Wynott, Moderately Eroded Setting (properties and qualities)—Slope: 15 to 25 percent;

Table 21—Soil Unit Descriptions in City

| Soil Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|-------------|--------------------------|--------------|----------------|
| BuA | Buncombe loamy sand | 17.9 | 0.7% |
| CeB2 | Cecil sandy clay loam | 120.3 | 4.5% |
| CeC2 | Cecil sandy clay loam | 20.9 | 0.8% |
| CfB3 | Cecil clay loam | 56.5 | 2.1% |
| CfC3 | Cecil clay loam | 266.6 | 9.9% |
| ChA | Chewacla loam | 72.7 | 2.7% |
| HaB | Hard Labor sandy loam | 55.1 | 2.1% |
| HaC | Hard Labor sandy loam | 49.2 | 1.8% |
| HeB | Helena sandy loam | 3.1 | 0.1% |
| MaB | Masada sandy loam | 15.3 | 0.6% |
| PaD2 | Pacolet sandy clay loam | 30.3 | 1.1% |
| PaE2 | Pacolet sandy clay loam | 47.7 | 1.8% |
| PcD3 | Pacolet clay loam | 89.6 | 3.3% |
| PcE3 | Pacolet clay loam | 3.1 | 0.1% |
| RnD | Rion sandy loam | 0.7 | 0.0% |
| RnE | Rion sandy loam | 6.8 | 0.3% |
| RvA | Riverview sandy loam | 30.4 | 1.1% |
| W | Water | 48.3 | 1.8% |
| WwE2 | Wynott-Wilkes complex | 1,632.3 | 60.8% |
| WyC2 | Wynott-Winnsboro complex | 118.3 | 4.4% |
| Totals | | 2,685.2 | 100% |

Source: USDA, NRCS, 2014



Depth to restrictive feature: 20 to 40 inches to paralithic bedrock; Natural drainage class: Well drained; Runoff class: High; Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr); Depth to water table: More than 80 inches; Frequency of flooding: None; Frequency of ponding: None; Available water storage in profile: Low (about 3.6 inches).

Description of Wilkes, Moderately Eroded Setting (properties and qualities)—Slope: 15 to 25 percent; Depth to restrictive feature: 10 to 20 inches to paralithic bedrock; 40 to 72 inches to lithic bedrock; Natural drainage class: Well drained; Runoff class: Very high; Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr); Depth to water table: More than 80 inches; Frequency of flooding: None; Frequency of ponding: None; Available water storage in profile: Very low (about 2.7 inches).

CfC3—Cecil Clay Loam

Cecil Clay Loam makes up appropriately 9.9% of the land within the City of Tega Cay or 266.6 acres with 6 to 10 percent slopes and severely eroded. Other characteristics of this classification include—Elevation: 400 to 980 feet; Mean annual precipitation: 42 to 55 inches; Mean annual air temperature: 51 to 72 degrees F; Frost-free period: 202 to 249 days; Map Unit Composition Estimate; Cecil, severely eroded, and similar soils: 97 percent.

Description of Cecil, Severely Eroded Setting (properties and qualities)—Slope: 6 to 10 percent; Depth to restrictive feature: More than 80 inches;

Natural drainage class: Well drained; Runoff class: Medium; Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr); Depth to water table: More than 80 inches; Frequency of flooding: None; Frequency of ponding: None; Available water storage in profile: Moderate (about 6.1 inches)

WyC2—Wynott-Winnsboro Complex

The City of Tega Cay has appropriately 4.4% of land or 118.3 acres classified as Wynott-Winnsboro Complex with 6 to 10 percent slopes and moderately eroded.

Other characteristics of this type soil include—Elevation: 410 to 960 feet; Mean annual precipitation: 42 to 55 inches; Mean annual air temperature: 51 to 72 degrees F; Frost-free period: 202 to 249 days.; Map Unit Composition Estimate—Wynott, moderately eroded, and similar soils: 55 percent; Winnsboro, moderately eroded, and similar soils: 35 percent.

Description of Wynott, Moderately Eroded Setting (properties and qualities) - Slope: 6 to 10 percent; Depth to restrictive feature: 20 to 40 inches to paralithic bedrock; Natural drainage class: Well drained; Runoff class: Medium Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr); Depth to water table: More than 80 inches; Frequency of flooding: None; Frequency of ponding: None; Available water storage in profile: Low (about 3.6 inches)

Description of Winnsboro, Moderately Eroded (properties and qualities)—Slope: 6 to 10 percent;

Depth to restrictive feature: 40 to 60 inches to paralithic bedrock; Natural drainage class: Well drained; Runoff class: High Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr); Depth to water table: More than 80 inches; Frequency of flooding: None; Frequency of ponding: None; Available water storage in profile: Moderate (about 6.1 inches)

WwEPcD3—Pacolet Clay Loam

Pacolet Clay Loam is classified as 3.3% of the land within the City of Tega Cay or 89.6 acres with 10 to 15 percent slopes and severely eroded.

Other characteristics of this soil type include—Elevation: 220 to 750 feet; Mean annual precipitation: 42 to 55 inches; Mean annual air temperature: 51 to 72 degrees F; Frost-free period: 202 to 249 days; Map Unit Composition Estimate Pacolet, severely eroded, and similar soils: 92 percent.

Description of Pacolet, Severely Eroded Setting (properties and qualities) - Slope: 10 to 15 percent; Depth to restrictive feature: More than 80 inches; Natural drainage class: Well drained; Runoff class: Medium; Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr); Depth to water table: More than 80 inches; Frequency of flooding: None; Frequency of ponding: None; Available water storage in profile: Moderate (about 7.8 inches)





Appendix G

Cultural Resources

Existing Conditions

If asked, most residents of Tega Cay would likely say that their city is a peninsula land-form situated along the shores of Lake Wylie; that it was founded in 1970 by the Ervin Company as a master-planned community; and that it was incorporated in 1982 as a municipality by the State Legislature. These assertions are true, but only account for the past four decades of recorded history. This element of the plan will take note of earlier activities and settlements that preceded the City of Tega Cay from early the Europeans to the present.

Archaeological & Other Cultural Resources

Early maps of the Carolinas that date to the late 1700's clearly show that Tega Cay was once part of the Catawba Nation's 144,000 acres. The adjacent map shows the present location of the Catawba Reservation and the municipalities of Tega Cay, Fort Mill and Rock Hill in relation to the historic Catawba Nation holdings.

The Catawba Indian Nation remains a viable tribe that is federally-recognized with land holdings that include a considerably smaller reservation on the Catawba River. Evidence of the Catawba and other early settlers is available from multiple historic

records. ArchSite, a website offered by the South Carolina Institute of Archaeology and Anthropology (SCIAA) and the South Carolina Department of Archives and History (SCDAH), provides a comprehensive online cultural resource information system. ArchSite combines data from the state's archaeological and built heritage to provide researchers with an online source for cultural resource information.

Historic Buildings & Structures

Significant buildings and structures related to northern York County and Tega Cay are reflected in Figure 38—Historic Features. Ferries were a common sight along the Catawba River, even after the construction of the Lake Wylie Dam. Additionally, mills that ground corn and wheat were situated along the Catawba. Churches were the spiritual center of rural life in the area and often served as sites for social and political meetings. For example, Philadelphia United Methodist Church, on SC Highway 160 was founded in 1832. Other historic sites in the Tega Cay area include farm houses, barns and family cemeteries. Some of these properties are not mapped and are known only to long-time residents.

Unique, Natural or Scenic Resources

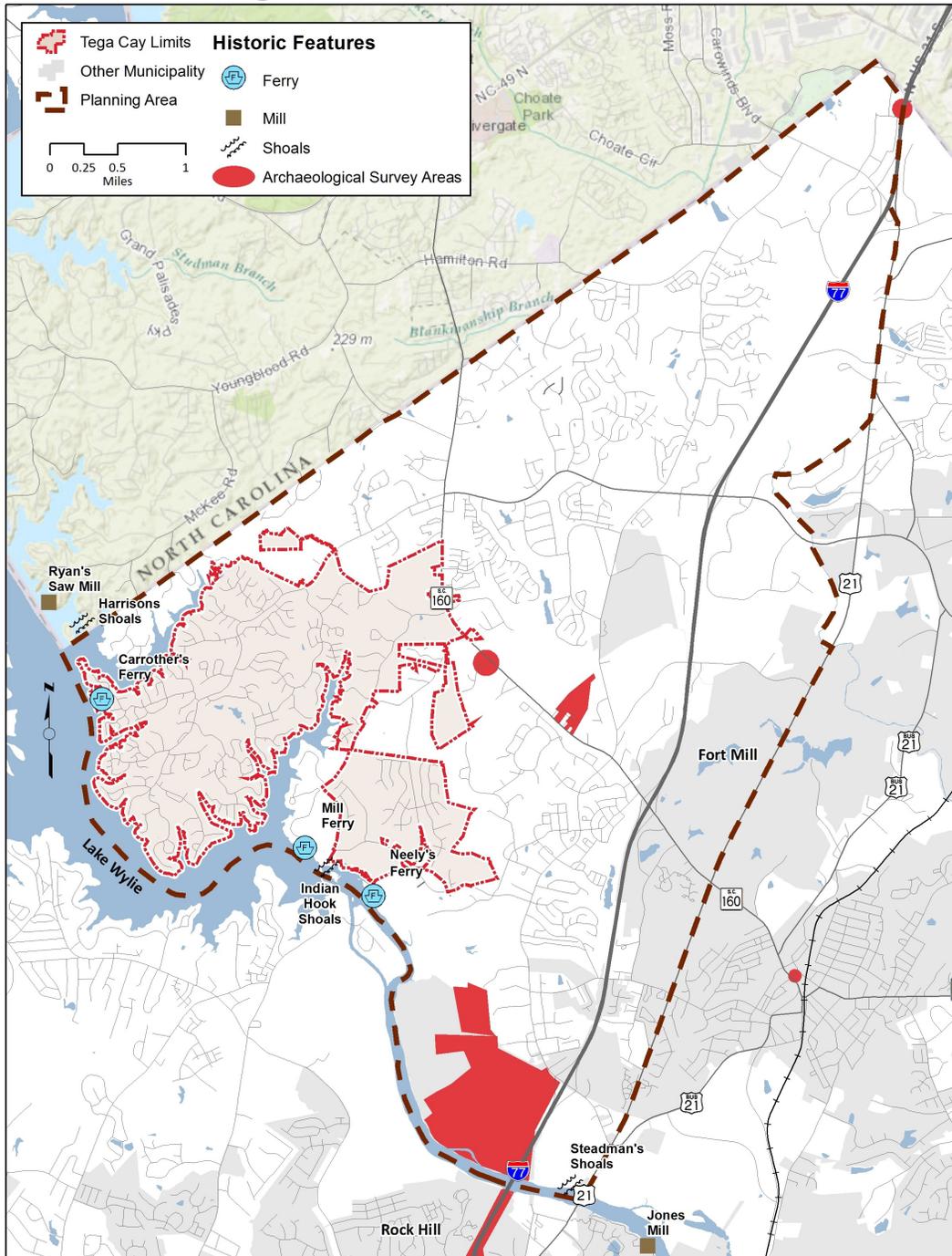
The most noticeable natural resource is the Catawba River. As noted earlier, this water course was impounded in 1904 by the Catawba Power Company and resulted in the creation of Lake Wylie and the peninsula of Tega Cay. The peninsula is unique because it is bisected by a ridge line that offers

significant changes in elevation from the central ridge to the water's edge. Access and views of the water are prime real estate in Tega Cay. The city's Fourth of July water parade, water ski team, swim teams and marina all pay homage to the lake.

Perhaps the largest concentration of artifacts in the planning area can be found on the site once planned for the Stans Museum of Life and the Environment located on Sutton Road at US Interstate 77. *The Herald* reported in an article in June 2007, titled "Progress Uncovers History," that "One site believed to be an ancient Catawba Indian Village will be preserved as a community park in the Kanawha development, planned for 350 acres off Sutton Road near the Catawba River. For years, archaeologists in the region suspected that two Catawba villages might be underneath the soil where the Kanawha community is planned. Based on the many different kinds of pottery they've found, Davis believes the village was ethnically diverse. Smallpox was raging and the Iroquois were attacking neighboring tribes. Refugees may have joined the Catawba at Newstie."



Figure 38—Historic Features

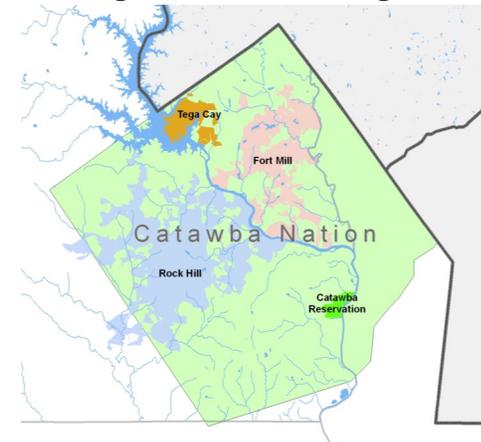


Commercial & Residential Districts

Historically, northern York County has been characterized by a collection of farms and the modest-sized Town of Fort Mill until the 1970's. Industrial development was limited to the textile mills in Fort Mill and Main Street was the commercial district. With the extension of US Interstate 77 into South Carolina in the 1970's, strip commercial development began to wend its way along the former farm-to-market roads of SC Highway 160 and Gold Hill Road.

Today, the intersection of SC 160 and Gold Hill Road is effectively the gateway of Tega Cay. Annexation and development of the Stonecrest PDD on SC 160 attempted to reorient the commercial center of the community with a presence on SC 160, with this area being the primary commercial activity center. The planned construction of a new entrance into the City via the construction of Hubert Graham Parkway will create new opportunities for commercial activity, especially where it intersects with Tega Cay Drive.

Figure 39 –Catawba Region





Appendix H Community Facilities

Existing Conditions

The community facilities that serve Tega Cay are vital to the daily operations of the city as well as the future prosperity of its residents and businesses. These services can be grouped into four categories: utilities, public safety, general government and education. Due to its size and relatively short tenure as a municipal government, some services are not provided by the City of Tega Cay. Therefore, it is incumbent on the city’s leaders to promote cooperation and coordination when planning and financing capital improvements. This strategy is discussed in greater detail in Section II of the Priority Investment element of the plan.

Utilities

The provision of utility services in Tega Cay is shared by a host of providers as noted in Table 22—Utility Service Providers. In the case of potable water and sanitary sewer, there are two providers inside the city limits: Tega Cay Utility Department (TCUD I and II) The following Water Service Area Map and Sewer Service Area Map identify these providers as well as other adjacent providers. June 2014, Carolina Water Service was purchased by the City of Tega Cay and became TCUD II is a public utility providing water supply service and wastewater collection/treatment service.

It is helpful to note the location of these service areas, particularly in regard to Tega Cay’s plans for growth. South Carolina’s annexation law makes it difficult for municipalities to increase in size. Because of this legal handicap the provision of water and sewer has been a successful tool for promoting orderly growth by cities with utility systems. Of particular interest are the ‘unassigned’ areas on the Sewer Service Area Map, which may be served by any provider. An important caveat is that areas that are unassigned prior to annexation become part of the municipality’s utility service area.. In 2006 Tega Cay began planning for growth in these unassigned areas by engineering a 12" sewer force main along the Catawba River to the Manchester Treatment Plant in Rock Hill. This line was placed in service in 2008 and currently the City is using less than 5% of the line's capacity. The City is poised for expansion of its municipal boundaries along this line. Currently the City of Tega Cay is the major supplier of affordable sewer service within the area.

The developing areas of Stonecrest, Serenity Point, Lake Ridge, Cameron Creek, River Falls and other areas identified in the City’s Growth Management Plan promise to markedly increase the customer base.

Drought conditions, as demonstrated during the summer months of 2008, causes water pressure to be severely challenged. TCUD’s consulting engineering firm, Joel E. Wood & Associates, has recommended installing a booster pump and exploring an alternate emergency water supply to address this issue. A study is ongoing to determine the best course of action.

Duke Energy, York County Natural Gas Authority and Comporium Communications are the sole providers for their particular utility within Tega Cay. This is not an unusual situation and is somewhat beneficial when coordinating infrastructure and other capital improvement projects.

Public Safety

As a municipal government, Tega Cay is responsible for providing basic services to its citizens. Public safety is a community priority and the city is served by a full-time Police Department and a full service Fire Department. The 22-member Police department has patrol units that work 12-hour shifts. with an overlapping schedule, which allows for complete coverage of the entire City 24 hours a day, 7 days a week. The main goal of the Tega Cay Police Department is to create and maintain a safe,

Table 22—Utility Providers

| Provider | Service |
|-------------------------------------|--------------------------------|
| Tega Cay Utility Dept. (TCUD I) | Potable Water & Sanitary Sewer |
| Tega Cay Utility Dept. II (TCUD II) | |
| Duke Energy | Electricity |
| York Electric Cooperative | |
| York County Natural Gas | Natural Gas |
| Comporium Communications | Telephone, Cable TV, Internet |
| Signature Waste | Sanitation & Recycling |

Source: City of Tega Cay



secure environment for all Tega Cay citizens. This goal is accomplished through proactive community programs designed to prevent crime as well as efficient, thorough investigations of crimes committed. The Tega Cay Police Department's House Watch Program is designed to provide peace of mind to residents while they are away from home for extended periods of time, whether for vacation, illness, work-related travel, or other circumstances. The purpose of the Neighborhood Watch program is to organize neighbors and bring them together in order to make them more vigilant about what transpires in their neighborhood. Neighborhood watches help reduce the fear and incidence of crime, thus making the City a safer place to live, work, and play. Neighborhood Watch meetings are held on the first Wednesday of each month, beginning at 7 PM in the lower level meeting room of the Glennon Community Center.

The Tega Cay Fire Department began as an all-volunteer organization serving the City of Tega Cay. Since 2010, the department has transitioned into a full service fire service with paid employees providing coverage 24 hours a day. The paid staff is supplemented by a cadre of fully trained volunteers who provide relief services. The Tega Cay Fire Department is responsible for providing an efficient and effective delivery of fire suppression & prevention, medical, rescue, and life safety emergency services within the City limits and surrounding area through mutual aid agreements. The Fire Department also strives to improve the quality of life for City residents by providing public education, volunteer opportunities, and ongoing

training for firefighters. The department has an ISO rating of 3 on a scale of 1 to 10 (1 is the highest score). A rating of lower numbers equates to significant savings on insurance premiums for both commercial and residential property owners. The four-bay fire station includes meeting and training rooms, a physical conditioning / workout area, a full kitchen, private office space, and equipment and supply storage. The Tega Cay Fire Department operates a fleet of equipment specially designed and equipped to serve our diverse and unique community. Equipment includes two Class A Engines, a Pumper/Tanker, a Medium Duty Service Truck, a Heavy Duty Grass Truck, a Command and Support Truck, and a Fire and Rescue / Dive Boat.

Tega Cay has a council-manager form of government with a mayor, four at-large city council seats elected on a two-year cycle, and a city manager. “The manager is the chief executive and head of the administrative branch. He appoints, sets salaries and removes employees at will, including the clerk. The manager also prepares and administers the annual budget, makes financial reports, advises council on departments and appointments, and designates a manager during temporary absence.”

Library Services

Tega Cay is served by the Fort Mill branch of the York County Library System. The library is located in Baxter Village off SC Highway 160 and holds a place of prominence in the master-planned community. Having a comparable library branch in Tega Cay would help the city develop a civic center and hub of activity for the community.

Education

Tega Cay is located within the Fort Mill School District (FMSD). The school district serves the northeastern corner of York County from the Catawba River to the state line. Enrollment figures for FMSD have increased dramatically in recent years and show little sign of slowing.

A recently completed ten-year facility plan for Fort Mill School District indicates that although two new elementary schools opened in 2014, including Tega Cay Elementary, two additional elementary schools may be needed in 2021. The largest growth surge was noted at the middle school level with two additional schools needed by 2017 and 2021. This does not include the current additional middle school planned on Pleasant Road for growth in the southern portion of the Fort Mill School District. Fort Mill School District School Enrollment Project is reflected in Table 24 and the methodology is as follows:

- 1) The starting enrollment figure for the 2014/15 school year was the end of year enrollment number for the 2013/14 school year.

Table 23—City Service Providers

| Provider | Service |
|----------------------------|----------------------------|
| Tega Cay Police Department | Police Protection |
| Tega Cay Fire Department | Fire Protection |
| Piedmont EMS | Emergency Medical Services |

Source: City of Tega Cay



2) The predicted student increase for each of the five school years projected was calculated by:

A) New home sales were calculated by determining the annual average total of new residential building permits issued within the school district for the period January 1, 2012 to June 30, 2014. The annual average of new home sales for this period was 712 (1,781 ÷ 2.5). This annual average total of residential building permits was multiplied by the school district’s average person per household figure (2.69) to get an estimated population increase. From this estimated total population, the number that was

representative of school age children was calculated by using the percentage such children represented of the 2010 population. That was 11.5% (elementary school), 5.1% (middle school) and 7.6% (high school) respectively.

B) Existing home sales were calculated by taking the number of such sales (1095) between January 1, 2012 and June 30, 2014. The annual average of existing home sales was 438 (1095 / 2.5). The number of new students these sales represented was calculated using the method described in Section A, paragraph 2.

C) The estimated number of new students for both new and existing home sales is then added to the Starting Enrollment figure to get a Final Projected Enrollment for the 2014/15 school year of 12,392 or a 9.5% increase.

D) The Final Projected Enrollment number becomes the Starting Enrollment figure for each subsequent school year and is then multiplied by 9.5% to get the Final Projected Enrollment number for that school year. The Final Projected Enrollment number represents the end of year enrollment for each school year.

Table 24—Fort Mill School District Enrollment Projections

| | 2014/2015 | 2015/2016 | 2016/2017 | 2017/2018 | 2018/2019 |
|----------------------------|-----------|-----------|-----------|-----------|-----------|
| Starting Enrollment | 11,823 | 12,392 | 13,569 | 14,858 | 16,270 |
| Final Projected Enrollment | 12,392 | 13,569 | 14,858 | 16,270 | 17,816 |

Source: Catawba Regional Council of Governments, 2014

Table 25—Other Recreational Facilities

| Additional Facilities | Summary Description |
|---------------------------|---|
| Tega Cay Golf Club | 27 Holes of Championship Golf, Semi-Private Membership, Full-Service Clubhouse with Restaurant & Bar, Full-Line Golf Shop and Tennis, Men’s and Ladies Locker Rooms, 4 Tennis Courts, Event Pavilion, Glennon Community Center. The Glennon Community Center and Clubhouse are available for parties, weddings, meetings & conferences. |
| Tega Cay Marina | Privately owned and operated. Slips available for rent, boat launch, and repair shop. |
| Nivens Creek Boat Landing | Two launch ramps, parking, docks, free to the general public, fishing pier. |
| Fort Mill River Access | One launch ramp, parking, free to the general public. |
| Croquet Court | Championship level court designed for club play and competition. |

Source: Tega Cay Recreation Master Plan, 2009



Table 26—City of Tega Cay Recreational Facilities

| Facilities | Baseball Field | Basketball | Multi-Purpose Field | Volleyball | Trail / Sidewalk Access | Restrooms | Parking | Playground | Boat Launch | Lake Access | Pool | Picnic Area | Park Benches | Fishing |
|-------------------------|----------------|------------|---------------------|------------|-------------------------|-----------|---------|------------|-------------|-------------|------|-------------|--------------|---------|
| Beach & Swim Center | | | | X | X | X | X | X | | X | X | X | X | X |
| Central Bark (Dog Park) | | | | | | | X | | | | | | X | |
| Diamond Head Park | | | | | | | | X | | | | X | X | |
| Heron Harbor Park | | | | | X | | X | X | | | | | X | |
| Koala Park | | | | | | | X | X | | | | X | X | |
| Linerieux Nature Trail | | | | | X | | | | | | | | X | |
| Lookout Park | | | X | | X | X | X | X | | | | X | X | X |
| Palmyra Park | | | | | | | X | X | | | | | X | |
| Pitcairn Park | | | | | X | X | X | X | X | X | | X | X | X |
| Runde Park | X | X | X | | X | X | X | X | | | | X | X | |
| Turner Field | X | | X | | X | X | X | | | | | | | |
| Trailhead Park | | X | | | X | X | X | X | | | | X | X | |
| Walking Trails | | | | | X | | | | | | | | X | |
| Windjammer Park | | | | | | X | X | X | | X | | X | X | X |
| Windsong Park | | | | | X | | | X | | | | X | X | |
| Wuertle Tennis Courts | | | | | X | X | X | | | | | | | |

Source: Tega Cay Recreation Master Plan, 2009



Figure 40—Community Facilities

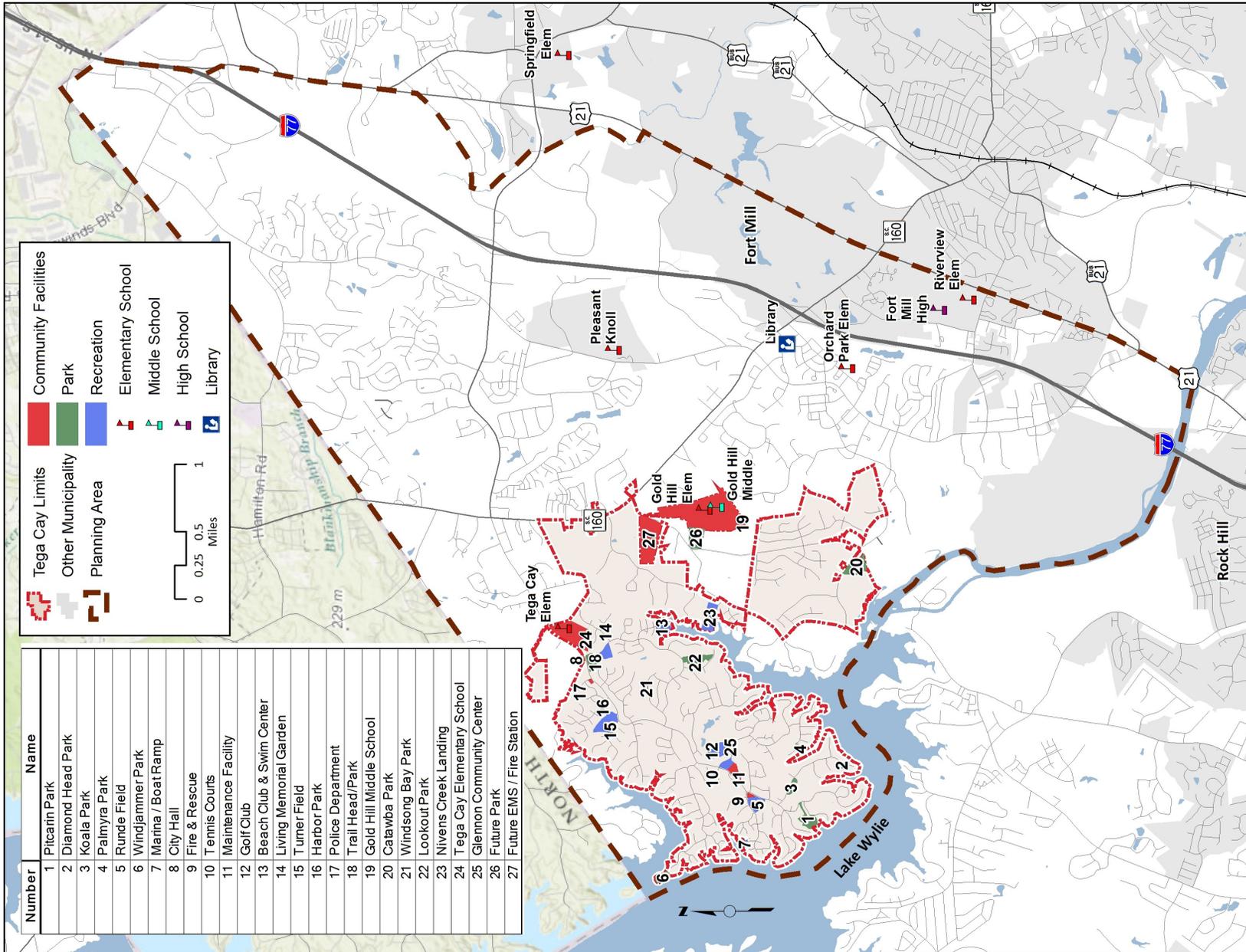


Figure 4I—Sewer Service Areas

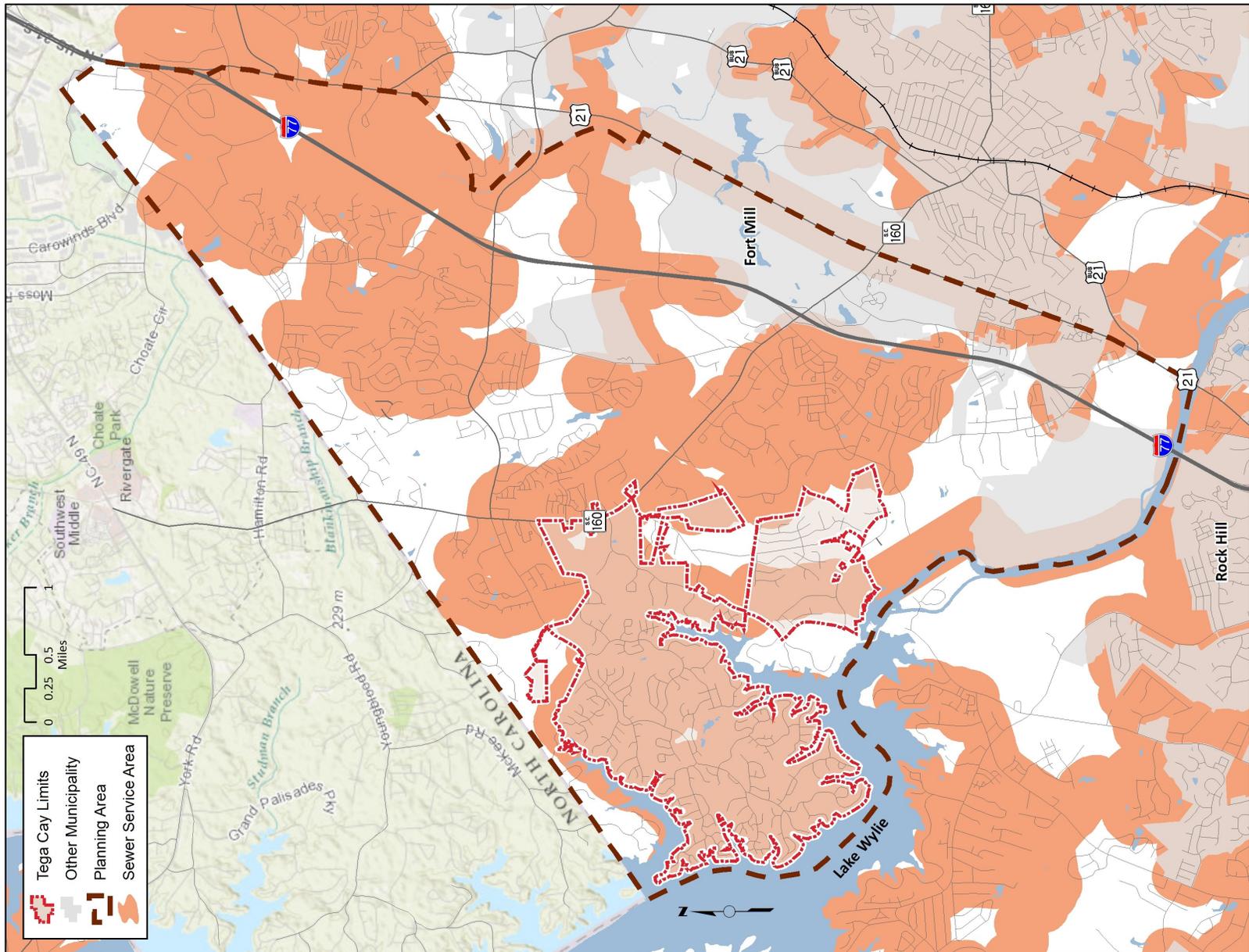
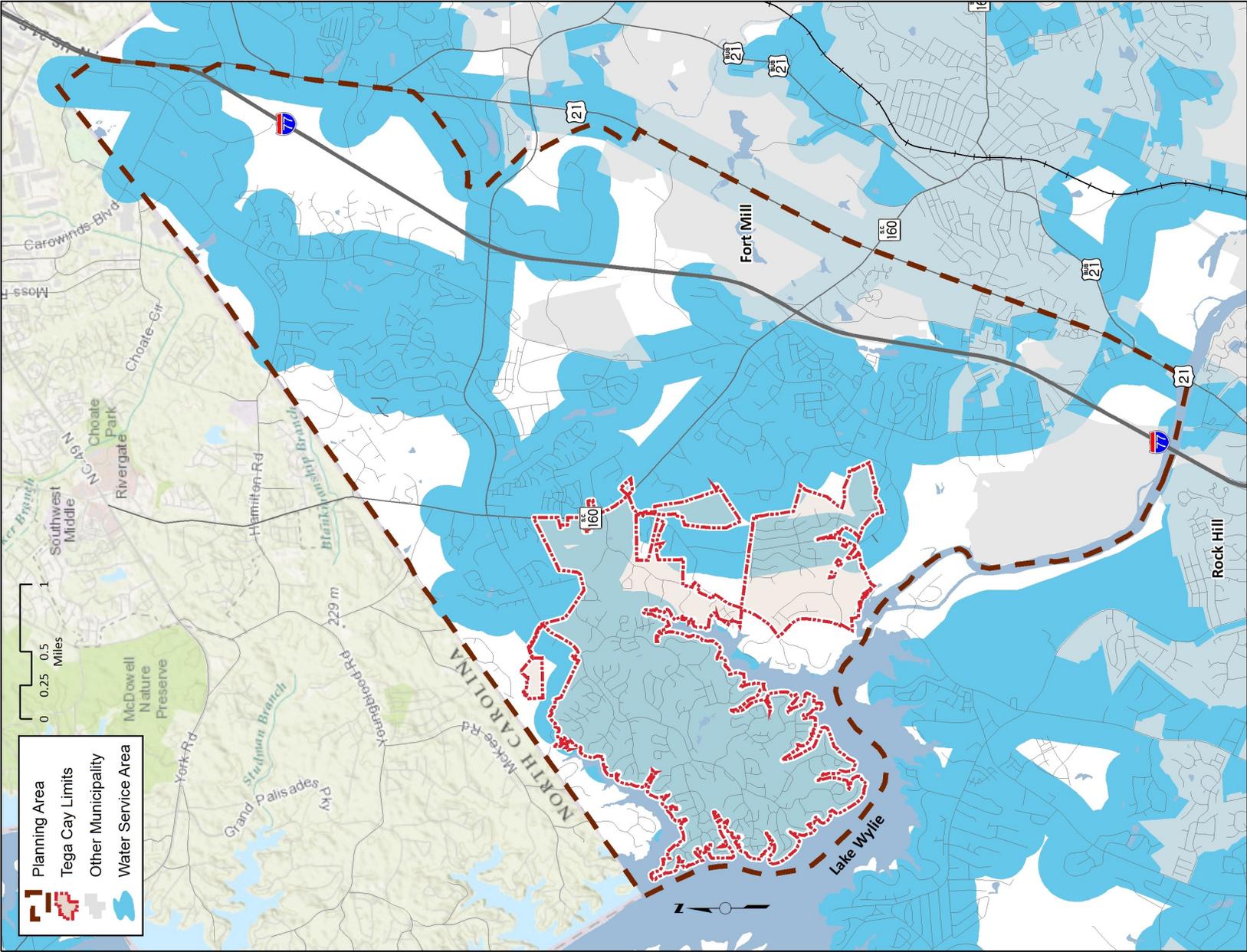


Figure 42—Water Service Areas





Appendix I

Priority Investment

Existing Conditions

The purpose of the Priority Investment Element is to tie the capital improvement needs identified in other elements to forecasted revenues for the next ten years. It is, in essence, a ten-year Capital Improvements Plan that is meant to guide the City’s ten-year Financial Plan and the annual budgeting process.

In May 2007, the South Carolina Priority Investment Act (PIA) was signed into law by the governor. The PIA consists of amendments to the 1994 Local Government Comprehensive Planning Enabling Act. One of the amendments adds the Priority Investment Element to the list of required elements for local comprehensive plans. The PIA states the following regarding this new element:

A priority investment element [is required] that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies.



For the purposes of this item, 'adjacent and relevant jurisdictions and agencies' means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project. For the purposes of this item, 'coordination' means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed projects. Failure of the planning commission or its staff to identify or notify an adjacent or relevant jurisdiction or agency does not invalidate the local comprehensive plan and does not give rise to a civil cause of action.

Financial Plan

Many local communities use CIPs as the financial tool to implement their comprehensive plans. A CIP provides an additional level of detail and justification for each project that is included so that decision-makers, including the Planning Commission, can set priorities and allocate resources.

Outside Funding Sources

Many public agencies and service providers augment the work of the City of Tega Cay in delivering services to the city’s residents and businesses. The community facilities and transportation elements of this comprehensive plan are good places to start when identifying outside funding sources and

partnership opportunities. The Table 24 lists the service providers that meet the state requirement of ‘adjacent and relevant jurisdictions and agencies’ that should be consulted regularly regarding capital projects and major policy changes.

Table 27—Service Providers

| Organization |
|---------------------------------|
| Comporium Communications |
| Duke Energy |
| Fort Mill School District |
| RFATS |
| SC Department of Transportation |
| Town of Fort Mill |
| York County |
| York Electric Coop |
| York County Natural Gas |

Appendix J Community Survey

Tega Cay Comprehensive Plan - Community Survey

Section 1 of 3

Rate questions 1 - 8 according to your view on the community topic. Please select the answer that best fits your opinion.

1. The most important consideration for Tega Cay development regulations for the future should be....

| | Individual Land Owners' Desires ONLY | Mostly Land Owners' Desires | Balance of Land Owners' Desires and Community's Best Interests | Mostly the Community's Best Interests | The Community's Best Interests ONLY |
|-------------------|---|-----------------------------|--|--|--|
| Key Consideration | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

2. Tega Cay should grow in the next ten years by encouraging....

| | Strategic Growth ONLY | Mostly Strategic Growth | Balanced Approach | Mostly No Growth | No Growth |
|----------------------|-----------------------|-------------------------|-----------------------|-----------------------|-----------------------|
| Growth Consideration | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

3. The best way for Tega Cay to develop is through....

| | New Construction ONLY | Mostly New Construction | Balanced Approach | Mostly Redevelopment/ Reuse/ Preservation | Redevelopment/ Reuse/ Preservation ONLY |
|------------------------|-----------------------|-------------------------|-----------------------|--|--|
| Key Development Method | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

4. Tega Cay should plan for....

| | Existing residents and businesses ONLY | Mostly existing residents and businesses | Both existing and future residents and businesses | Mostly future residents and businesses | Future residents and businesses ONLY |
|-------------------|---|---|--|---|---|
| Key Consideration | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

5. Development in Tega Cay should be guided by....

| | Minimal Regulation ONLY | Mostly Minimal Regulation | Balanced Approach | Mostly Strict Regulation | Strict Regulation ONLY |
|-------------------------|-------------------------|---------------------------|-----------------------|--------------------------|------------------------|
| Development Enforcement | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

6. New residential development should take place primarily on....

| | Mixed-Use Developments ONLY (i.e. Baxter, etc.) | Mostly Mixed-Use Developments | Both | Mostly Residential Only Developments | Residential ONLY Developments |
|--------------------|--|----------------------------------|-----------------------|---|----------------------------------|
| Type Consideration | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |



Tega Cay Comprehensive Plan - Community Survey

7. New development in Tega Cay should....

| | Let Developers choose what amenities ALWAYS | Mostly let Developers choose what amenities | Balanced Approach | Mostly require pedestrian sidewalks, trails and other amenities | Require pedestrian sidewalks, trails and other amenities ALWAYS |
|-----------|---|---|-----------------------|---|---|
| Amenities | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

8. New streets in Tega Cay should focus on....

| | Bike and pedestrian friendly ONLY | Mostly bike and pedestrian friendly | Balanced Approach | Mostly traffic flow | Traffic flow ONLY |
|-------------------|-----------------------------------|-------------------------------------|-----------------------|-----------------------|-----------------------|
| Key Consideration | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |



Tega Cay Comprehensive Plan - Community Survey

Section 2 of 3

Answer each question by selecting the options that best fits your opinion. You may select multiple options.

9. Does Tega Cay have sufficient recreational facilities?

- Facilities are GREAT
- Facilities are OK
- Facilities are LACKING

10. What recreational facilities are missing or need improvement? [check all that apply]

- Trails and pathways
- Active recreation - sports fields, playgrounds, etc.
- Passive recreation - open space, picnic areas, etc.
- Natural areas - wooded areas, creek-side trails, public fishing areas, etc.
- Neighborhood parks (up to 5 acres)
- Community parks (10 to 80 acres)

Other (please specify)



Tega Cay Comprehensive Plan - Community Survey

11. Which natural features should be protected from development? [check all that apply]

- Natural features SHOULD NOT be protected from development
- Agricultural land
- Floodplains
- Wooded areas
- Creeks and waterways
- Views of hilly topography

Other (please specify)

12. If residential property taxes are needed to increase to fund community improvements, what would you and your family support? [check all that apply]

- Never support increased taxes
- Roadway improvements
- Sidewalks/trails/bicycle lanes
- Utility expansions (could increase user fees)
- More community parks and recreation sites
- School district maintenance or enhancement
- More enforcement for regulation violators (signage, property upkeep, etc.)
- Senior services

Other (please specify)



Tega Cay Comprehensive Plan - Community Survey

Section 3 of 3

13. Which community best describes where you live?

- Historic Tega Cay
- Lake Ridge
- Lakeshore
- River Lakes
- Serenity Point
- Stone Crest
- Live outside Tega Cay

Other (please specify)

14. If you are a resident, how long have you lived in Tega Cay?

| | | | | | |
|-------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | 1 - 5 years | 6 - 10 years | 11 - 20 years | 20 years plus | Lifelong resident |
| Years | <input type="radio"/> |

15. Please select your age category.

| | | | | | | | |
|-------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | 19 and under | 20 - 29 | 30 - 44 | 45 - 54 | 55 - 64 | 65 - 74 | 75 and over |
| Range | <input type="radio"/> |

16. What is your household size?

| | | | | | |
|-------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | 1 | 2 | 3 | 4 | 5 or more |
| Number of Persons | <input type="radio"/> |



Tega Cay Comprehensive Plan - Community Survey

17. General Comments Section. Please feel free to share additional thoughts, suggestions, concerns and questions that you have regarding the Tega Cay Comprehensive Plan 2015-2025.

18. If you would like to receive additional information related to the Tega Cay Comprehensive Plan, please provide your contact information.

| | |
|-----------------------|----------------------|
| Name: | <input type="text"/> |
| Address: | <input type="text"/> |
| Address 2: | <input type="text"/> |
| City/Town: | <input type="text"/> |
| State: | <input type="text"/> |
| ZIP: | <input type="text"/> |
| Email Address: | <input type="text"/> |
| Phone Number: | <input type="text"/> |

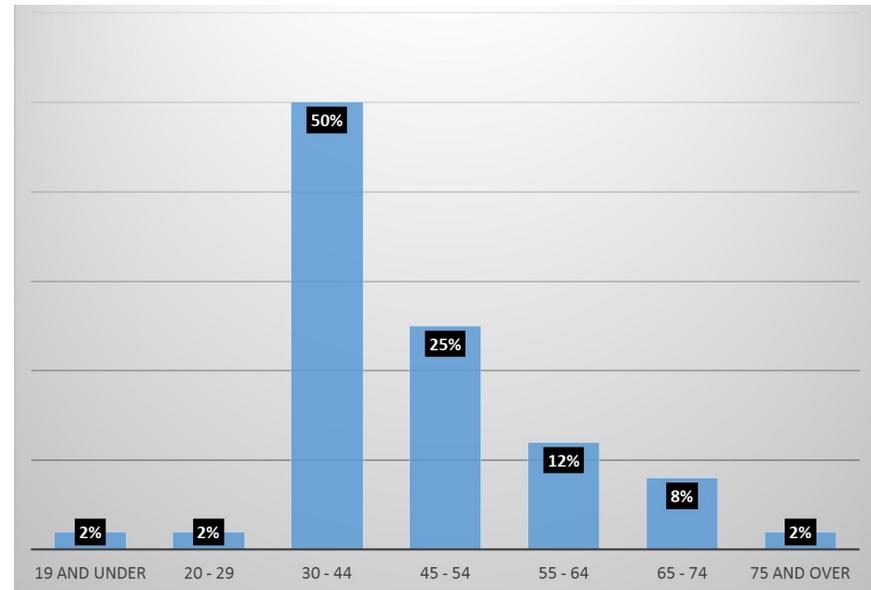
You have reached the end of the survey. Thank you for your time and assistance! The Tega Cay Comprehensive Plan project wants to ensure that the vision and goals of the plan adequately reflect local community values.



Table 28—Comprehensive Plan Community Survey Outreach

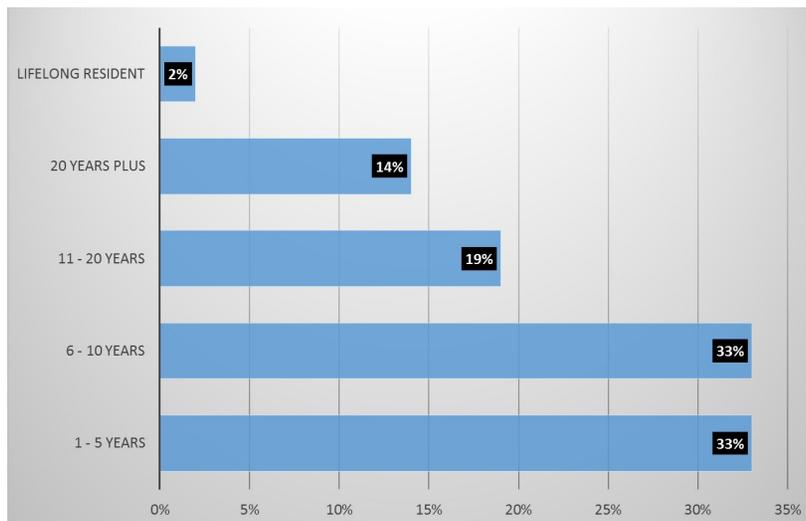
| 2014 Date | Type of Community Outreach |
|-------------------|---|
| May 29nd | Community Press Release |
| June 3rd | WRHI, Radio Interview |
| June 20th | CN2, Television Interview |
| July 2nd | Fort Mill Times, Newspaper Interview |
| Spring | City Facebook Page |
| Spring | City Community Electronic Sign |
| Spring and Summer | City, High School and Council of Governments Websites |
| Spring and Summer | City Monthly Newsletter |

Figure 44—Age Range



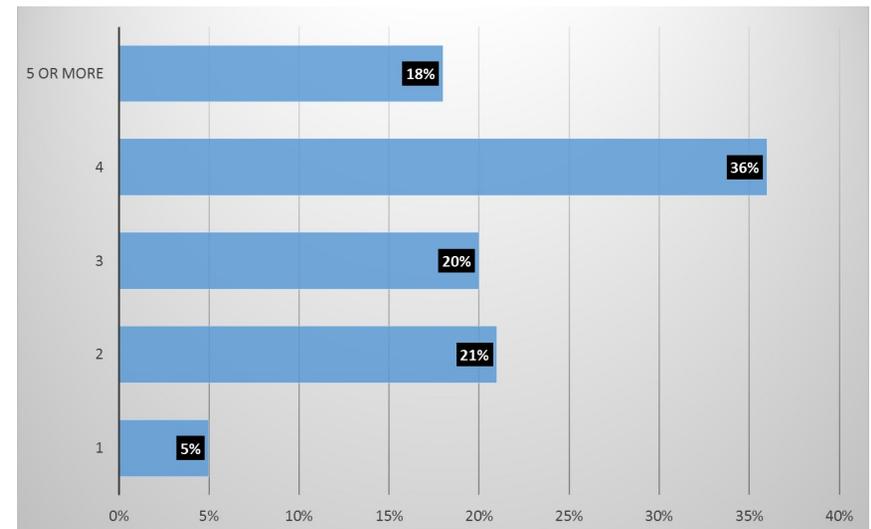
Source: Community Survey, 2014

Figure 43—Length of Residency



Source: Community Survey, 2014

Figure 45—Household Size



Source: Community Survey, 2014



Appendix K

Focus Group Input

Community Facilities, Cultural Resources and Natural Resources

What community facilities do you think will be necessary as we continue to grow in population and where should they be located, i.e. police dept., fire stations, recreation and community centers?

- Fire station – new area of Tega Cay (Lake Ridge, Stonecrest, close to Catawba Park, Walmart) (noted 8 times)
- Satellite (substation) police department (noted 4 times)
- Recreation facility with indoor capacity (noted 4 times)
- Catawba park (noted 3 times)
- Recreation/Community Center (noted 2 times) – Lake Ridge
- Upscale restaurants
- Bike paths
- Art Center
- Yoga Studio
- Medic bay in new area near Walmart (noted with new FD and P substation)

- Community area with farmers market
- Tennis and other sports complex for tournaments
- Golf cart and bikes
- Public works, fire and police departments
- Parks outside TC proper
- Water tower?
- Parks and recreation facilities
- Hotel
- Multi sports complex
- Water (Lake or river) recreation opportunities
- Larger Dog Park located at Catawba Park

What kind of cultural or entertainment facilities are currently deficient and where should they be located, i.e. movie theaters, performance facilities?

- Movie Theater (noted 4 times)
- Amphitheater (noted 3 times)
- Concert Hall/Performing Arts Center (noted 2 times)
- Dog park (noted 2 times)
- Entertainment district needed (noted 2 times), ability to walk, location Stonecrest?
- Fruit and vegetable markets

- Upscale gourmet markets
- Community area with farmers market
- Swim center opened May 1 – October 1
- Bathrooms
- Is there really room for these?
- Catawba Park – Stonecrest
- Skate park/disc golf
- Good outdoor space
- Parks
- Tie into York Tech, Winthrop to bring educational closer
- Arts programming
- Recreation center, ballpark and field, soccer, etc.

How do our changing demographics (aging population, work-at-home professionals, ethnic diversity) affect our need for new facilities?

- School/daycare needs due to population
- Growth that will be coming/business growth
- Maintained hiking paths, public restrooms
- Gourmet markets/bakeries
- Professionals – stop and shop – Fresh Market (Papa Joes – Rochester MI “Gormetrion”)
- No more auto repairs or tire shops



- Recreation facility needed for all ages but would provide for middle school/high school that don't have opportunities.
- Rent meeting space or conference space
- We draw from the community area and may need to adjust as time passes
- New families have created a larger need for recreation facilities
- 2 story facility for renting space for conferences and office space while downstairs could be shops/small businesses.
- Not sure but there is a need – part of the study.
- Meeting space
- Durable goods store
- Day care
- Need small business for work from home
- Wellmore
- Business center

How should we protect our natural assets, i.e. adoption of lake and stream buffer ordinances?

- Ensure green space needs/requirements are maintained as we grow
- Ensure streams/wetland areas are preserved/protected during and after development.
- Upkeep

- Signage
- Crosswalk markings for safety
- More regulations
- Promote community gardens
- Maintain existing natural attributes
- We have a lot already always need more.
- Updating ordinances
- Additional staff for upkeep
- Limit the building allowed around the lake
- Water buffers
- Major road buffers
- Protect large forest areas from clear cutting
- Park rangers

Economic Development, Housing and Transportation Focus Group

What kind of economic drivers do you think are appropriate for Tega Cay, i.e. professional/technical resource centers, class A office, retail?

- Hotel (noted 3 times)
- Entertainment/theaters (noted 3 times)
- Entertainment/regional attractions (noted 2 times)
- Health care (noted 2 times)

- Family/community oriented development – retail, restaurants, and activity-based services.
- Not large shopping/restaurant centers but mixed-use – walkable.
- Lake, roof tops, education and health care, wine bars, entertainment, art, music, doggie day care.
- Professional/technical, etc. – within land use and space availability
- Need commercial and retail, need all.
- Roof tops generate commercial growth.
- Focus on brand name restaurants, stores etc. (contact Economic Dev Crop by Clemson)
- Reach out for placement in our area, based on rapid roof top growth
- Amenities, parks and activities; technical services, doctor offices.
- Dining
- Water access/golf/spa
- Shared spaces, incubator business
- Professional/medical
- Office – technology/financial
- Retail – live/work
- Create a “destination” – walkability



- Professional office/medical/technical
- Retail
- Restaurants
- Mix of commercial development is important with a focus on retail/office
- Medical, commercial and retail to serve I-77 corridor
- Think of walkability and density as an economic driver
- Recreation/sports tourism
- Art Culture
- Mixed-use development higher density
- Tax generation
- Multifamily/retail/commercial
- Education cultural center
- Designation/local amenities
- Healthcare network to UC/Hospitals (game changer)Professional service base/Corporate – quality of life/amenities, diversity of services
- Town center
- Chamber/Economic
- Walkability
- Technology
- Professional and technical resources are

important considering the Wellmore project as well as the new Hospital

- Medical space is important – possible medical “technical” office

Should there be diversity in housing choices and if so what is meant by diversity, i.e. scale of single-family dwellings, apartments, live/work spaces?

- Town center (noted 4 times), by water (noted once)
- Live/work spaces (noted 2 times) are great. A lot of people are currently working out of their home. But we need to enhance that effort – zoning issues, etc.
- Mixed-use (noted 2 times)
- Mixed income, mixed family, mixed age.
- Yes
- Not too high rise apartments over retail, few stories outdoor patio.
- Absolutely – brings in all income, stimulates upgrade sales.
- All values of homes – add balance for tax assessment.
- We have to stay focused on what would benefit the cities environment for all, our personal opinions might conflict with that.
- Focus on community longevity versus temporary/transitional

- Urban living
- Patio homes
- Apartments
- Yes. Mixed-use areas need a diversity in housing types (apartments, townhomes, live/work units)
- Apartments do not need to be dense apartment complexes.
- Riverwalk in Rock Hill as a model.
- Affordable
- Mixed income – service businesses
- Single family/multifamily/rental and ownership
- Mixed age
- Price
- Size
- Create environment to move up
- Would love more diverse housing
- Tega Cay is not just a retirement community
- We need affordable housing for younger generations to be able to live work and play in the Tega Cay community.



What regional impacts are there that would affect economic development, housing and transportation, i.e. proximity to Charlotte employment centers, perception of school quality, mass transit opportunities?

- Hospital (noted 5 times), activities – tie into thread trail, traffic intersection improvements, greenscaping
- Outlet malls (noted 3 times) going on I 60/485
- I-77 Corridor (noted 2 times)
- CLT Airport (noted 2 times) to intermodal facility.
- In discussion with City Manager for Fort Mill, he mentioned we are trying to accomplish a mass transit system which we should join effort.
- Obviously Wellmore advertising a possible 230 + job starts at 36K and up is very attractive for our housing and commercial work.
- Tie into Thread Trail to Charlotte
- Traffic control and abatement
- Charlotte Google Site
- Gold Hill/I-77 Interchange
- SC Hwy I 60/I-77 Interchange development
- Cato/Wellmore
- Urgent care center
- Light rail – Fort Mill/Rock Hill

- Hubert Graham Connector
- Perception of school quality – great
- Winthrop University/York Tech
- Regional Trails
- Traffic – the proximity to Charlotte is a driving factor for economic development
- Handling traffic better
- Knights Stadium redevelopment

What transportation choices and improvements do you think will assist in increasing economic development opportunities and housing diversity, i.e. public transit, new I-77 connector roads, intersection improvements?

- Working with other jurisdictions.
- Obviously we need to open the I 60 – Goldhill Intersection – Hubert Graham Pkwy and a connector to Zoar Road would help navigate traffic away from that intersection.
- Intersection improvements
- Streets with planted medians/greenscaping
- Intersection improvements and roadway design
- Complete streets - bike improvements/lanes
- Gateway to Tega Cay at SC I 60 and Gold Hill
- Signage
- Traffic issues

- Light Rail
- Fort Mill Southern Bypass
- Size
- Create environment to move up
- Would love more diverse housing
- Tega Cay is not just a retirement community
- We need affordable housing for younger generations to be able to live work and play in the Tega Cay community.
- Traffic control and abatement
- Charlotte Google Site
- Gold Hill/I-77 Interchange
- SC Hwy I 60/I-77 Interchange development
- Cato/Wellmore
- Urgent care center
- Light rail – Fort Mill/Rock Hill
- Hubert Graham Connector
- Perception of school quality – great
- Winthrop University/York Tech
- Regional Trails
- The proximity to Charlotte is a driving factor for economic development
- Handling traffic better



Land Use, Population and Priority Investment Focus Group

Should land uses abutting (but not within municipal boundaries) be planned in coordination with adjacent jurisdictions, i.e. York County, to ensure compatibility in density, use, function, and design?

- Absolutely, particularly in respect to traffic.
- Density consistency with respect to shopping and growth.
- More established areas of business.
- Yes.
- Yes, be that Tega Cay is a smaller community we could benefit from sharing resources, extend the dollar.
- Smart planning, synergy.
- Yes. Compatible functions and aesthetics is important in maintaining community quality, connectivity, and value.
- A must it is our surroundings.
- Yes. Adjoining property may be similarly zoned or have a unique feature that could benefit both entities - Tega Cay – York County, etc.

If so, what methods should be instituted to accomplish this coordination, i.e. adoption of similar design standards?

- Zoning consistent with growth.
- York County coordination.
- Services, Fire to Walmart area.
- Smart Growth – but it seems we have some discussion left as to what this means.
- Delegate to attend York County and Fort Mill Council meetings.
- Invite Fort Mill and York County to coordinated long term planning meetings.
- Use developers as a medium to coordinate large projects.
- Similar design standards, community function, continuity of connectivity. Adjacent land uses don't need to be identical, but should be compatible and transition appropriate.
- Annexation
- Extra Territorial Jurisdiction
- Joint efforts with neighboring municipalities.
- Joint planning efforts, zoning and marketed together to end users/developers.

How do you see this coordination effort being instituted, i.e. joint discussions between the Councils, Managers?

- Joint Council Meetings/Manager Workshops
- Communication of Zoning Changes
- Presentation of long-term plan with discussion, primarily with County upon completion of the comp plan.
- By reaching out politically.
- Yes, planning commissions, zoning, uses, etc.

Should these areas of coordination be a priority investment area?

- Yes. Allows for coordination of shared costs, more bang for the buck.
- Investing in these areas will, in some cases, allow for more interest and desire for annexation of new areas in the vicinity.
- Yes.
- Infrastructure must be available to sell land.



Appendix L

Definitions

Adaptive reuse: The renovation and reuse of pre-existing structures which have outlived their uses for new purposes.

Architecture: The art and science of constructing a building.

By Right: Refers to uses requiring a permit with no public hearing required.

Civic Space: A building or lot designated for occupancy or use by the public that is of recreational, cultural, historic, or educational interest.

Complete Streets: A transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. Complete Streets allow for safe travel by those walking, bicycling, driving automobiles, riding public transportation, or delivering goods.

Comprehensive Plan: A long-range plan intended to guide the growth and development of a community or region for a set period of time and which typically includes inventory

and analytic sections leading to recommendations for the community's land use, future economic

development, housing, recreation and open space, transportation, community facilities and community design, all related to the community's goals and objectives for these elements.*

Cultural Resources: The beliefs, art and institutions that help shape and define the character of an area's population. Historic buildings and structures, unique commercial and residential areas, natural and scenic resources, archeological sites, as well as educational, religious and entertainment areas shape the community and its people.

Density: The number of families, individuals, dwelling units, households or housing structures per unit of land. Typically, density is expressed as dwelling units per acre (DUA).*

Development: Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures; any change in use in land or increase in the number of dwelling units.

Double Crossover Diamond Interchange: A relatively new interchange concept that is very efficient at processing heavy left turn movements—such as those occurring from eastbound Gold Hill Road to I-77 north. The interchange is characterized by a traffic “crossover” that flips the travel lanes to make left turns as simple as right turns.

Fresh Farm Market: An establishment engaged in the retail sale of fresh fruits and vegetables.

Gateway: A major entrance or point of access into a neighborhood, district, community or region.*

Greenway: (1) A linear open space established

along either a natural corridor, such as a riverfront, stream valley or ridgeline, or over land along a railroad right-of-way converted to recreational use, a canal, a scenic road or other route; (2) any natural or landscaped course for pedestrian or bicycle passage; (3) an open space connector linking parks, natural reserves, cultural features or historic sites with each other and with populated areas; (4) locally, certain strip or linear parks designated as parkway or greenbelt.*

Green Building: A structure that is designed to utilize LEED (Leadership in Energy & Environmental Design) certification standards to improve sustainability and performance throughout the life cycle of the building.

Growth: The rate, amount, location, timing and type of development.

*Smart Growth: Policies, legislation, regulations, procedures and strategies that attempt to achieve more compact, efficient, mixed-use development, tied to existing infrastructure and facilities by using techniques such as Transfer of Development Rights, Growth Boundaries, targeted Public and Private Investments, Impact Fees, Open Space and Farmland Preservation, and Flexible Zoning and Subdivision Regulations within established parameters.**



Infrastructure: The basic physical and organizational structure needed for the operation of a society or enterprise or the services and facilities necessary for an economy to function. It can be generally defined as the set of interconnected structural elements that provide a framework supporting an entire structure of development.

Infill: The rededication of land in an urban environment, usually on vacant parcels that have no existing activity, to new construction and land uses.

Land Use: A description of how land is occupied or used.*

Commercial: land where activity involving the sale of goods (retail) or services is carried out for profit.

Industrial: Any parcel of land containing an industrial use as defined by ordinance or any building containing such uses.

*Mixed-Use: The development of a neighborhood, tract of land, building or structure with a variety of complementary and integrated uses, such as but not limited to, residential, office, manufacturing, retail, public and recreation, in a compact urban form.**

Multi-Family: A dwelling designed for or occupied by three or more persons or families with separate housekeeping, sanitation, cooking and eating facilities for each.

*Open Space: Any parcel or area of land or water, essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants and their guests.**

*Single-Family: a building containing one dwelling unit that is not attached to any other dwelling by any means and is surrounded by open space or yard.**

Node: An area of activity, residential, shopping, employment or services destination.

Planning Area: For the Tega Cay Comprehensive Plan, the planning area is defined as that area north of the Catawba River extending to the North Carolina (NC) border and west of Highway 21 and extending westward to the NC border.

Professional Office: An establishment used for the conducting of the affairs of a profession or industry.

Redevelopment: The rehabilitation of city areas by renovating or replacing dilapidated buildings with new housing, public buildings, parks, roadways, industrial areas, etc., often in accordance with comprehensive plans.

RFATS: The Rock Hill – Fort Mill Area Transportation Study is a commission created in the early 1960s to administer federal transportation funds in York County. The board is comprised of locally elected officials representing Rock Hill, Fort Mill, Tega Cay and York County; a member of the South Carolina General Assembly; a representative of the South Carolina Department of Transportation; and a representative of the Catawba Indian Nation. The Pennies for Progress road improvement program is administered by RFATS.

Soil Complex: A soil complex consists of two or more soils or miscellaneous areas in such an intricate

pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

Soil Map Units: The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit. A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class.

Stakeholders: Individuals or groups having a stake in the process or changes that are the result of the implementation of the Comprehensive Plan.

Sustainability: A state of organization that ensures, without discontinuity, an opportunity for evolution.

Sustainable Development: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. This requires the reconciliation of the “three pillars”, environmental, social and economic demands.



Transportation: a system of moving people, goods, and services throughout an area.

Road Network: The overall framework for transportation mobility as it specifically relates to roads and their hierarchy or principal arterial, minor arterial, collector streets and local streets. The road network provides access and allows for the movement of people, goods and services through an area. It also includes opportunities for alternative modes of transportation such as bicycle lanes and pedestrian pathways.

Principal Arterial: a system of streets and highways designed to carry the major portion of trips entering and leaving an urban area, or intra-area travel between the central business district and outlying residential areas.

Minor Arterial: a street system that interconnects with and augments the principal arterial system and is designed to carry trips of a moderate length.

Collector Street: a street system that provides land access service and traffic circulation within residential neighborhoods, commercial and industrial areas. It serves to collect traffic from local streets and channel it into the arterial system.

Local Street: a street system that serves to provide direct access to abutting land and access to the higher order road systems. It is the lowest level of mobility.

Transit: An alternative mode of transportation other than vehicular, bicycle and pedestrian that has the ability to move people along a fixed route and fixed times. Modes of transit include bus, light rail,

commuter rail, streetcars, trolleys and shuttle services.

Traffic Impact Analysis: A report analyzing anticipated traffic and roadway conditions within and near an applicant's development.

Walkability: A measure of how friendly an area is to walking. Walkability has many health, environmental, and economic benefits. Factors influencing walkability include the presence or absence and quality of footpaths, sidewalks or other pedestrian rights-of-way, traffic and road conditions, land use patterns, building accessibility, and safety, among others.

Vegetated Swales: Grassed swales are shallow grass-covered hydraulic conveyance channels that help to slow runoff and facilitate infiltration. The suitability of grassed swales depends on land use, soil type, slope, imperviousness of the contributing watershed, and dimensions and slope of the grassed swale system. In general, grassed swales can be used to manage runoff from drainage areas that are less than 4 hectares (10 acres) in size, with slopes no greater than 5 percent. Use of natural, low-lying areas is encouraged and natural drainage courses should be preserved and utilized.

Walking School Bus: A walking school bus is a group of children who walk together to school supervised by adults. Like a school bus, the group picks up children at stops along the way to school. The walk to school is made safer by the presence of trusted adults. The children may also bike to school in a bicycle train supervised by adults.

* Denotes definitions taken from: Moskowitz, Harvey S. and Carl G. Lindbloom, The Latest Illustrated Book of Development Definitions, The Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy at Rutgers, the State University of New Jersey, 2004.



Appendix M—Referencing and Resources

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