

# 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.

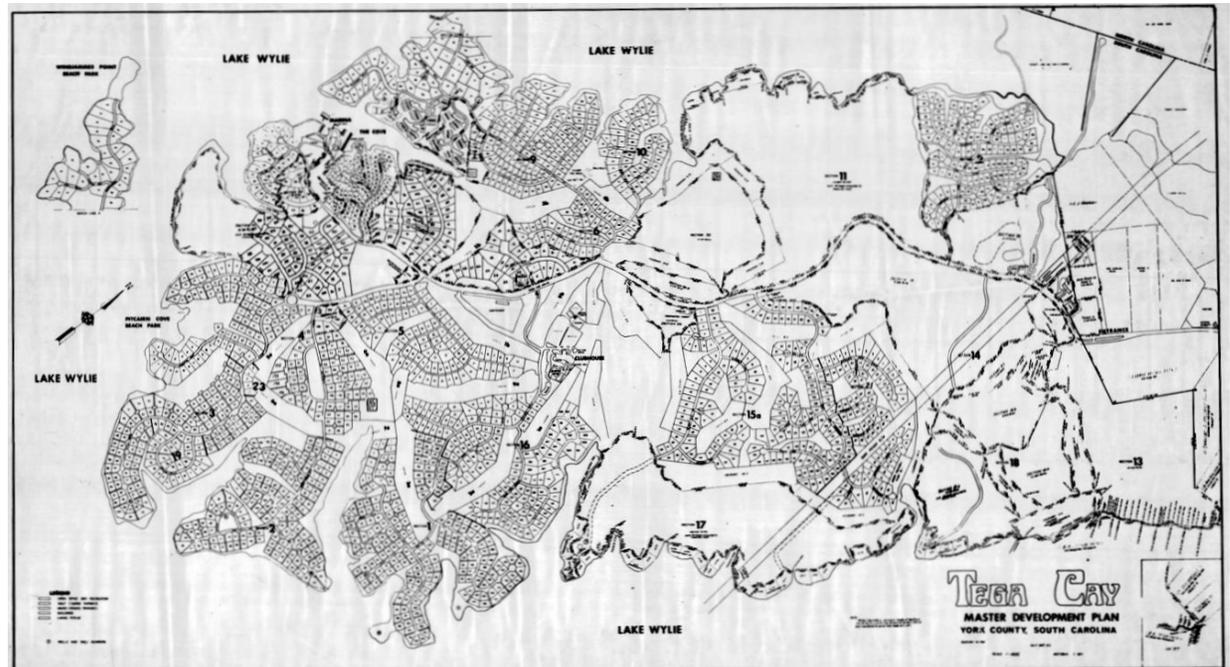
The City continued to grow with a major influx of population between 2000—2008. In 2002, the form of government was changed to Council/Mayor with four-year terms. Between 2008—2011, growth in Tega Cay was slowed due to the recent recession. A fresh spurt of growth began in 2011, and the pace is continuing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



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.



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



### 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.

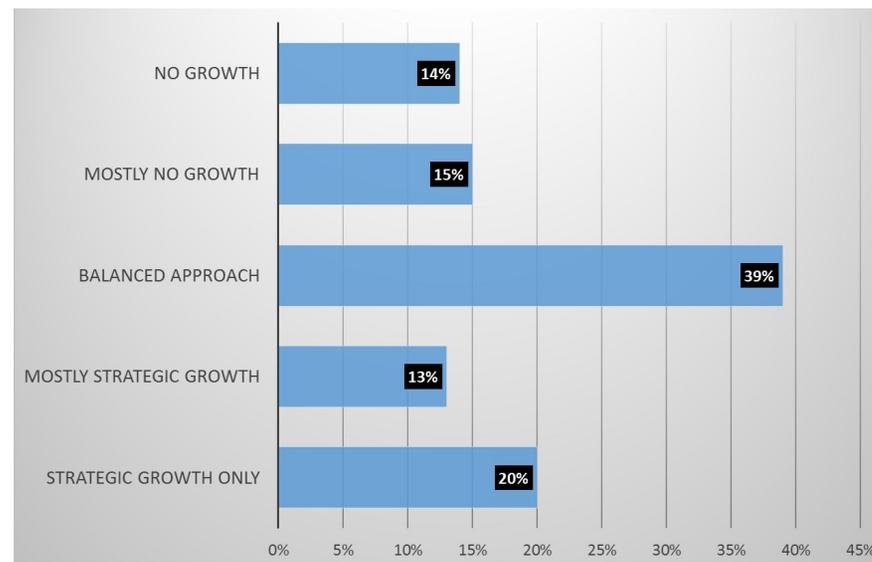
In considering no growth or strategic growth, almost 40% of residents who responded to the community survey indicated a balanced approach to growth, see Figure 2. An additional 29% preferred either “no growth” or “mostly no growth” and 33% preferred “strategic growth” or “mostly strategic growth.” While 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...**



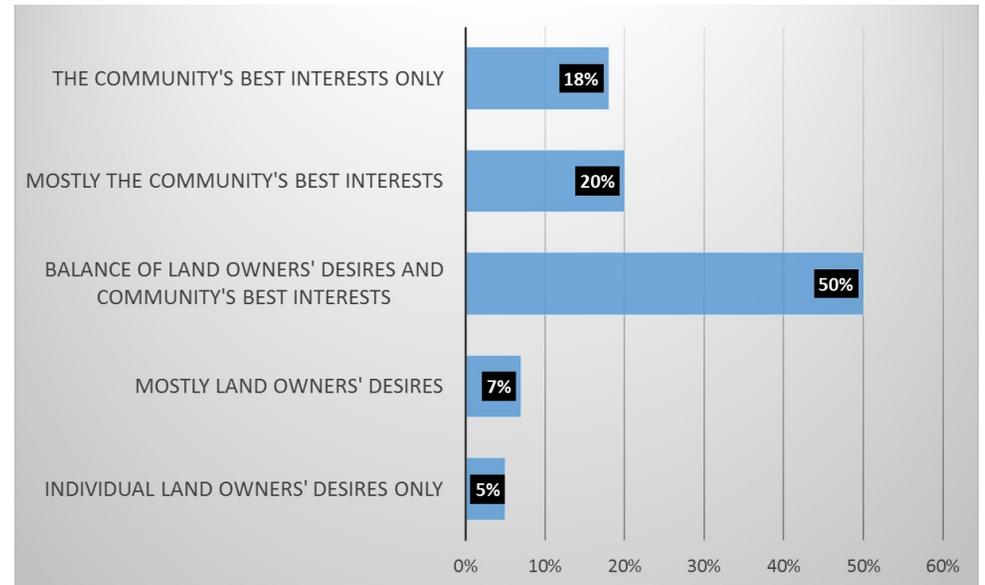
Source: Community Survey, 2014



# 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 barbecue 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

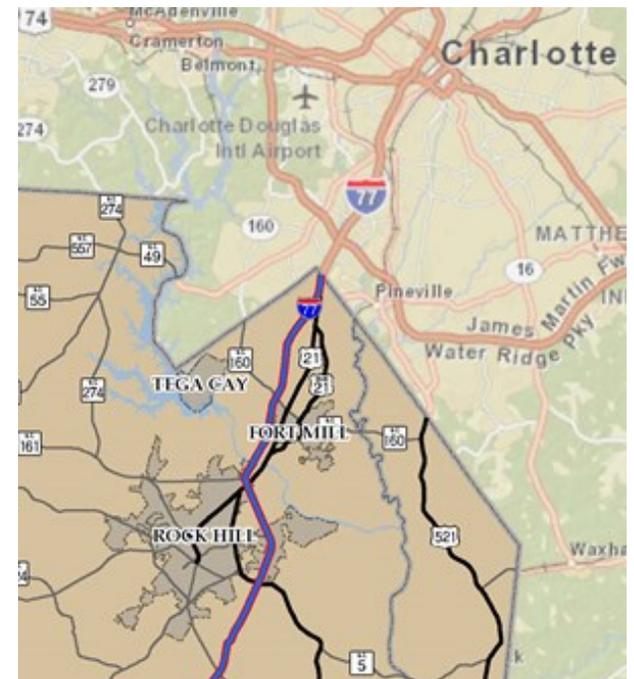
Tega Cay has grown, since becoming incorporated in 1982, from a purely residential and recreational community on the lake to being a partner in choosing how our region grows and prospers. Tega Cay is no longer bound by the physical constraints of a peninsular community but is accessible to the influences 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.

