

## 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

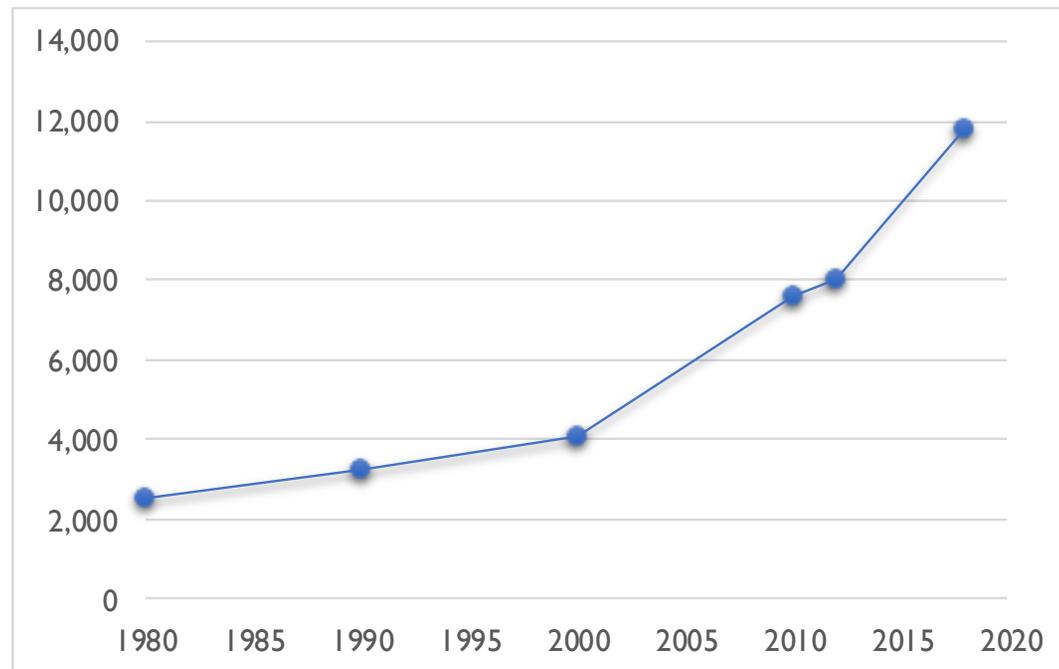


### B. Population

#### 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.

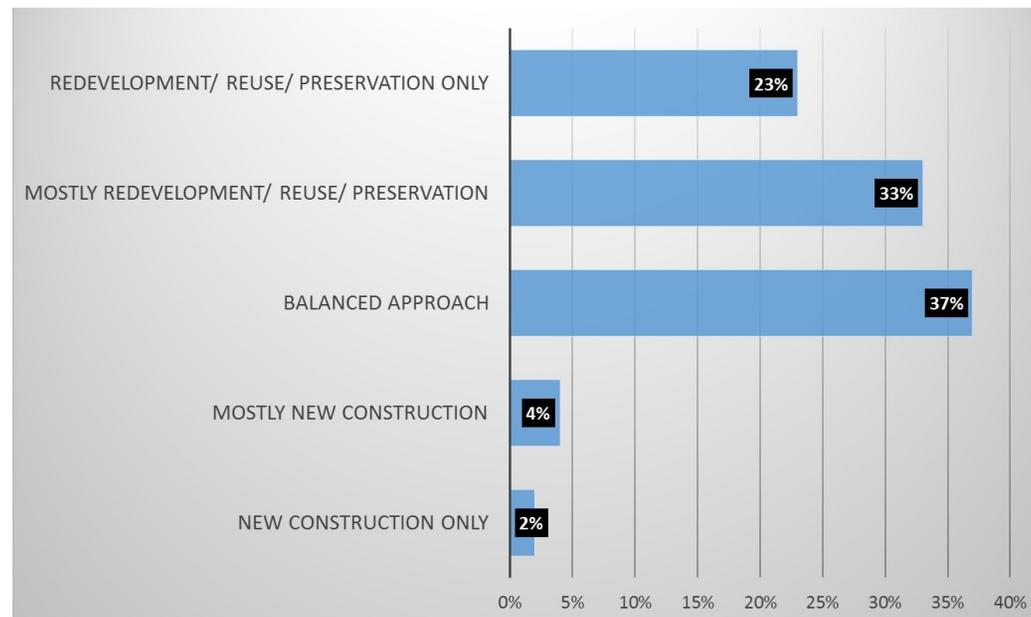
During the economic recession that began in 2008, housing development in the 2025 Comprehensive Planning Area slowed due to the inventory of excess units available. However, since 2012, development

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

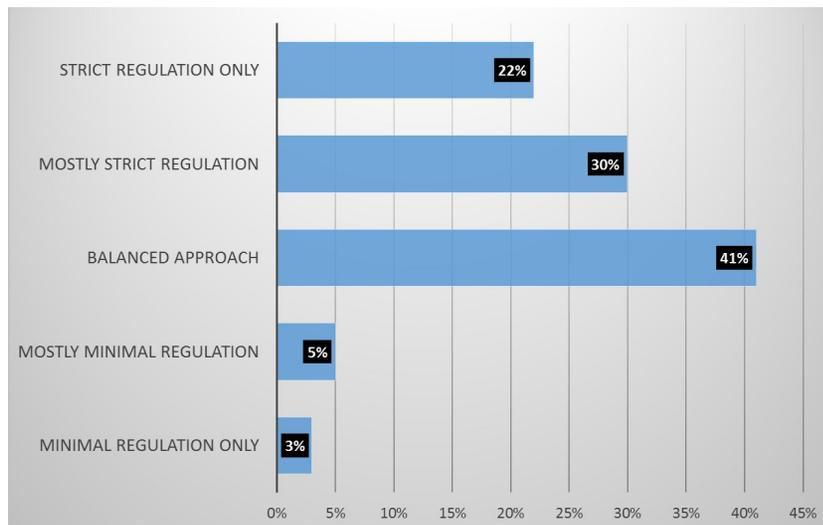
The Future Land Use and 2025 Vision Map reflect the goals, planning objectives and action strategies of the Land Use Element and support the Vision and Core Values of the City of Tega Cay. Table 3—Future Land Use Distribution reflects the land use classifications that are reflected on Figure 9—2025 Vision 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%
<b>Total</b>	<b>2,430</b>	<b>4</b>	<b>100%</b>	<b>13,970</b>	<b>21.83</b>	<b>100%</b>

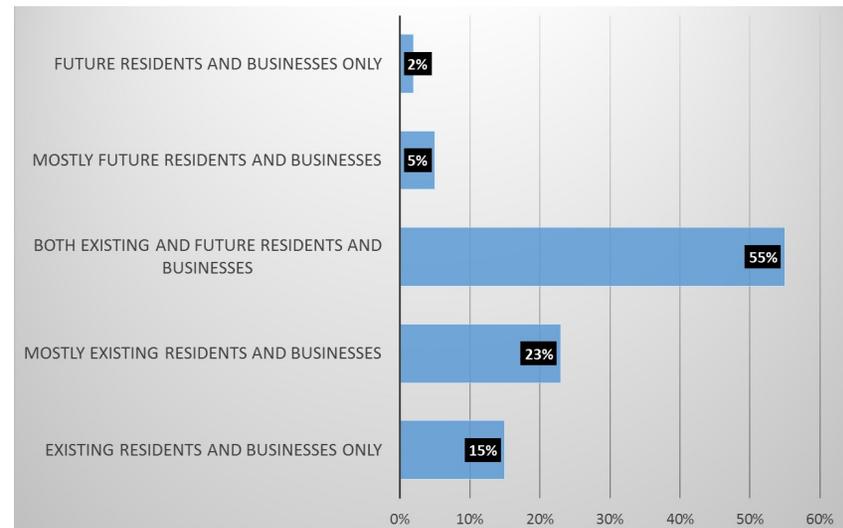
Source: Catawba Regional Council of Governments

**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

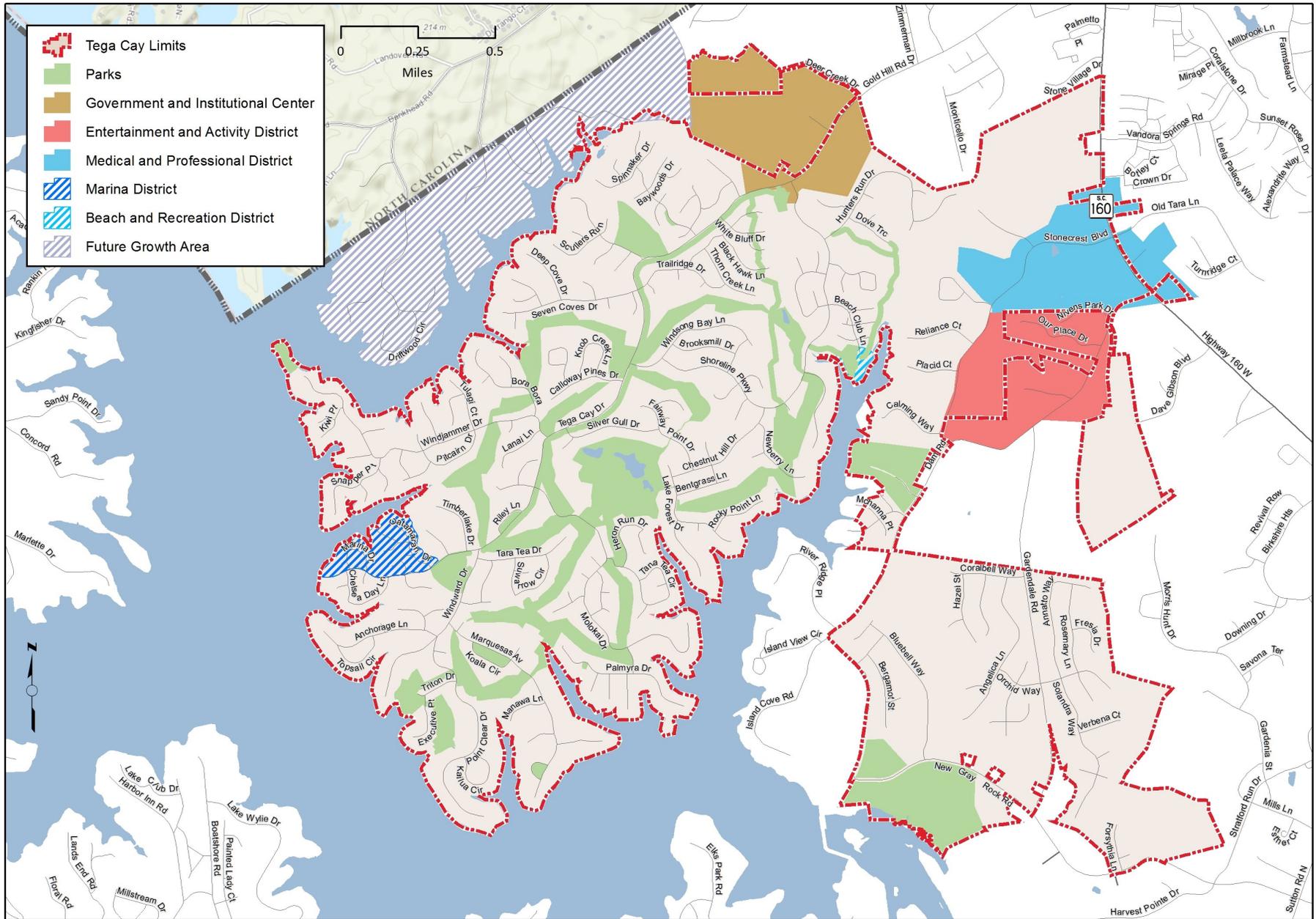
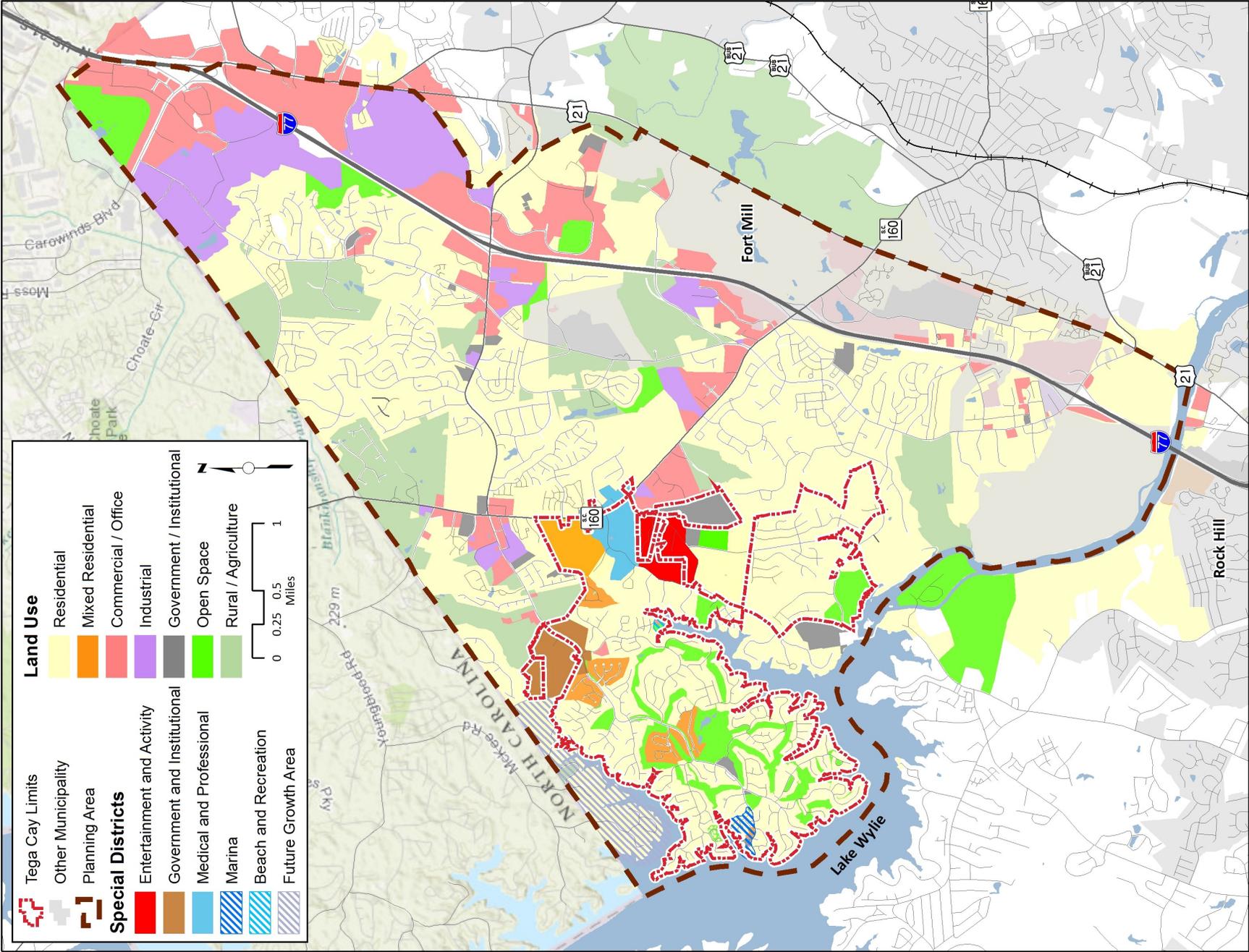


Figure 10—Future Land Use



**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

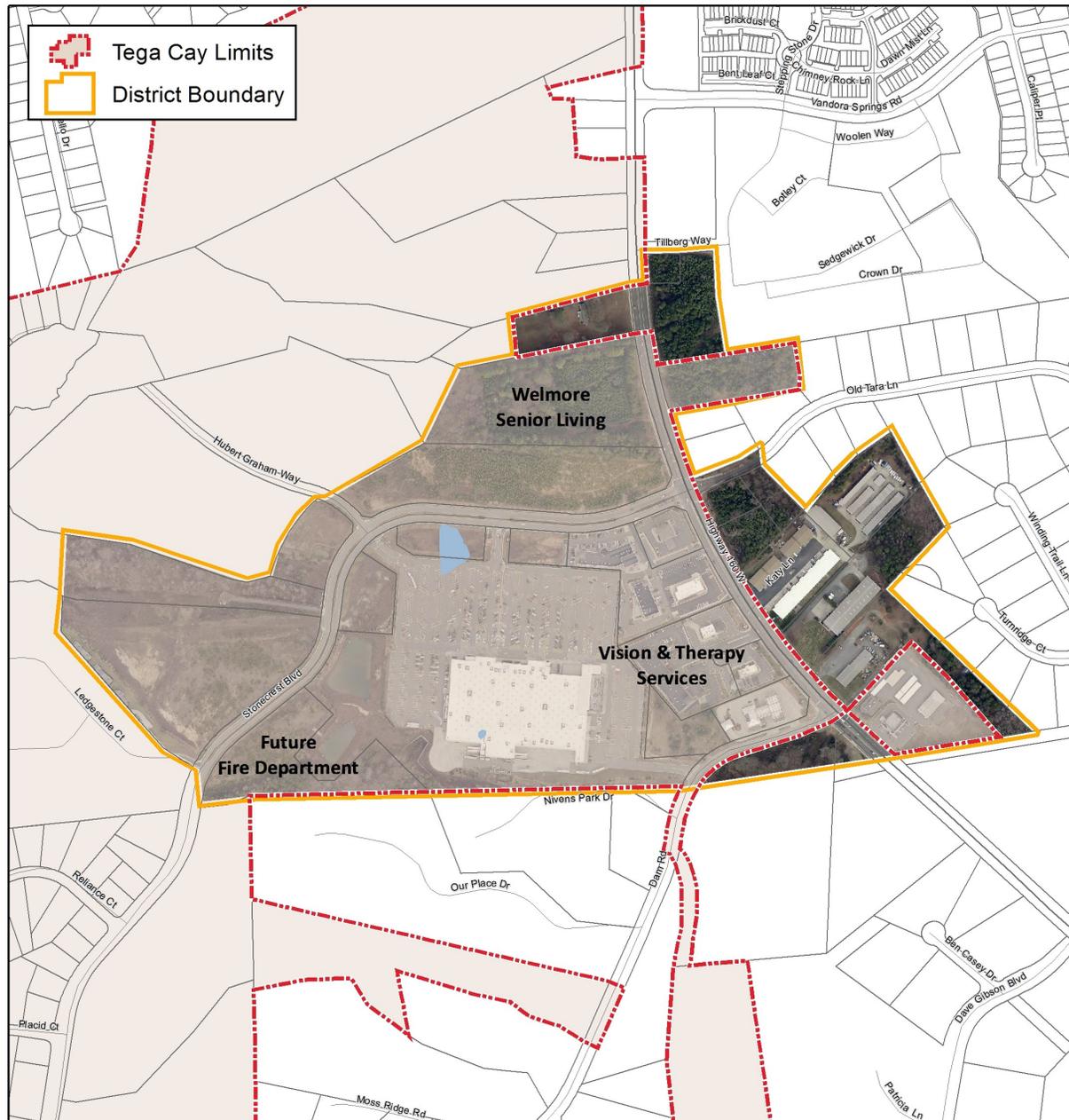
## Street Concept

### 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**

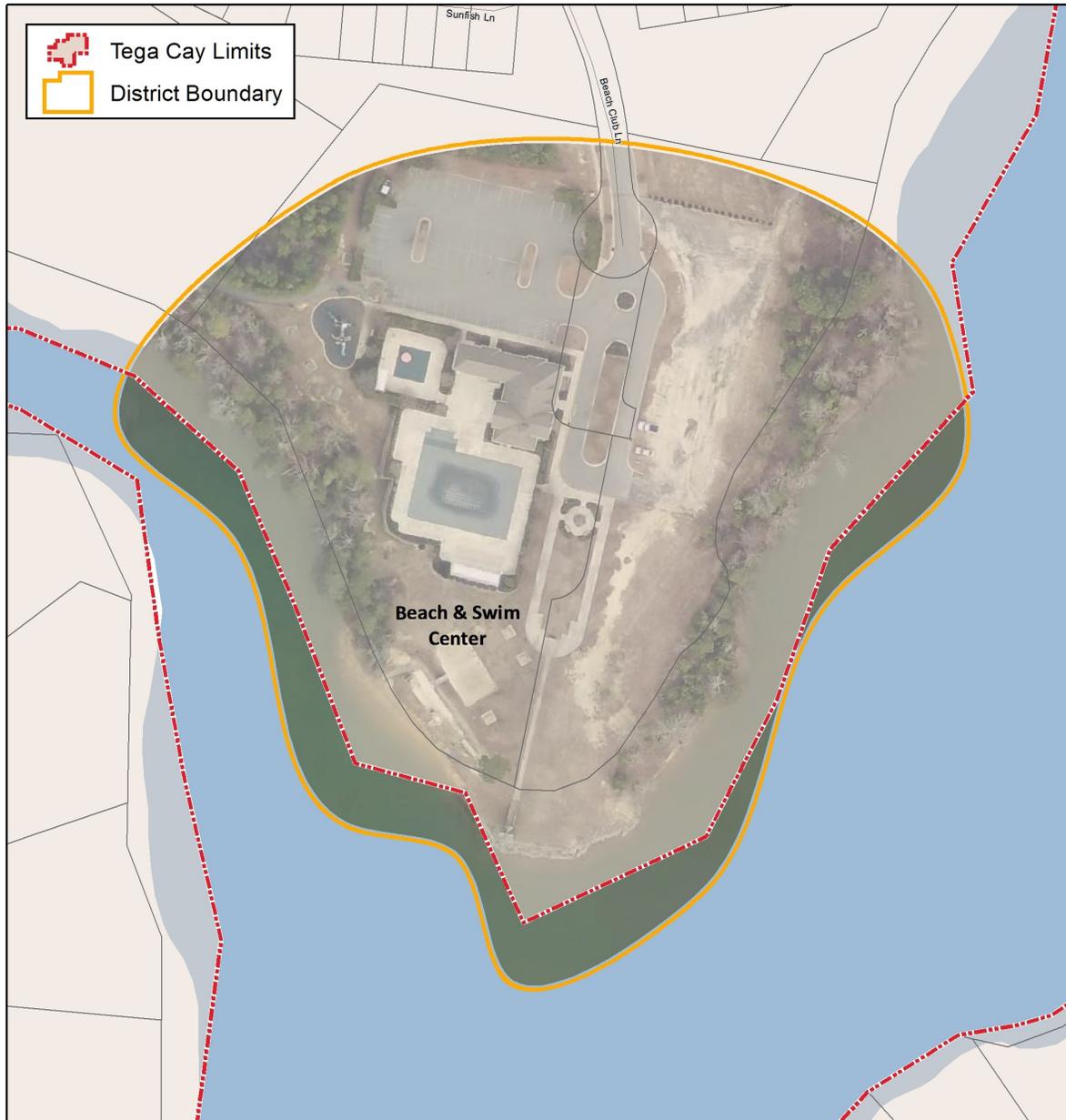
- Boat Launch Ramp
- Marina
- Parking Areas

**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,

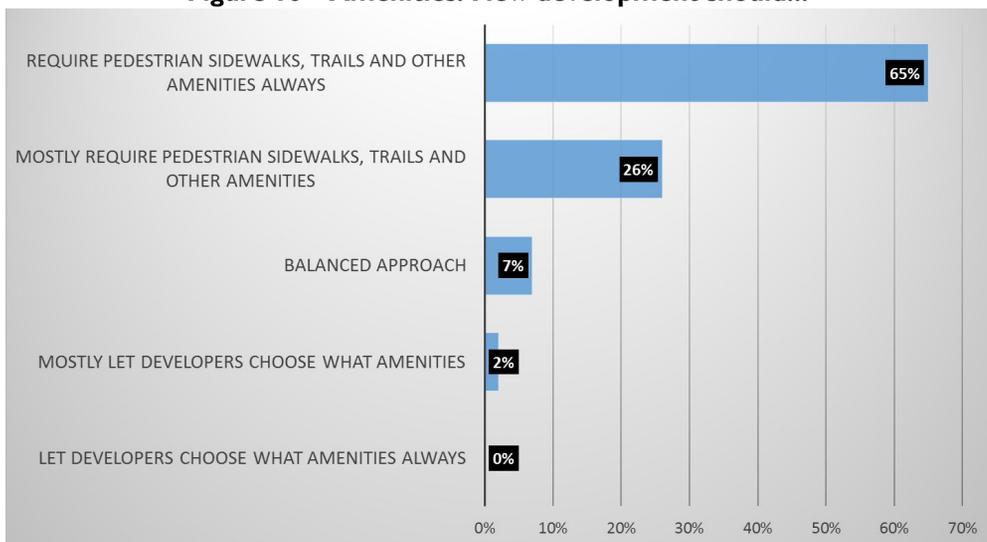
RFATS, etc. to provide transportation opportunities, such as bus routes, intersection improvements, and street enhancements. (on-going)

- 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)



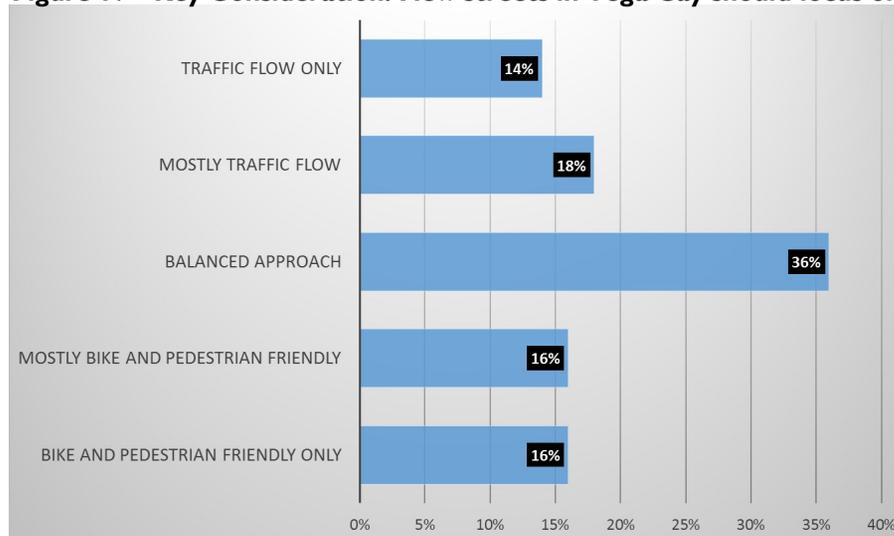
*Safe Routes to Schools—A Complete Street Example in NJ*

**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)

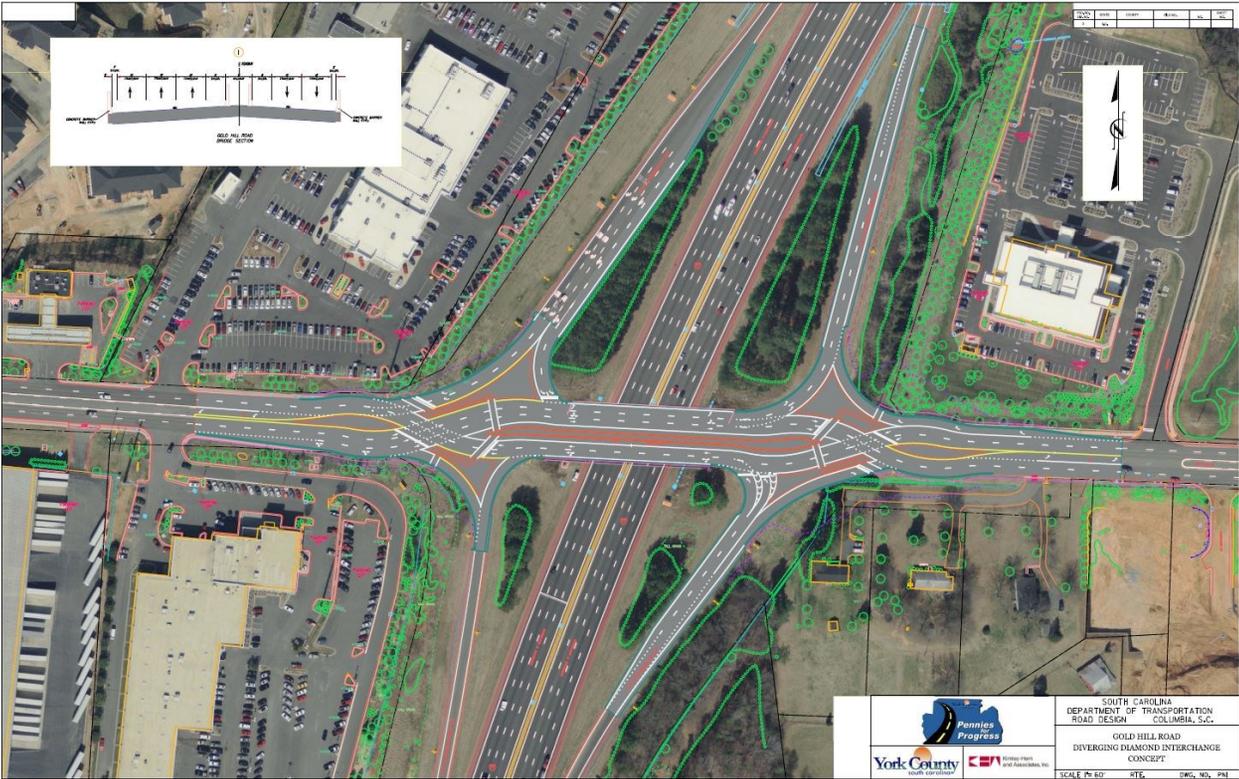


**Table 4—Funded Corridor Improvements and New Alignments / Planning Area**

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



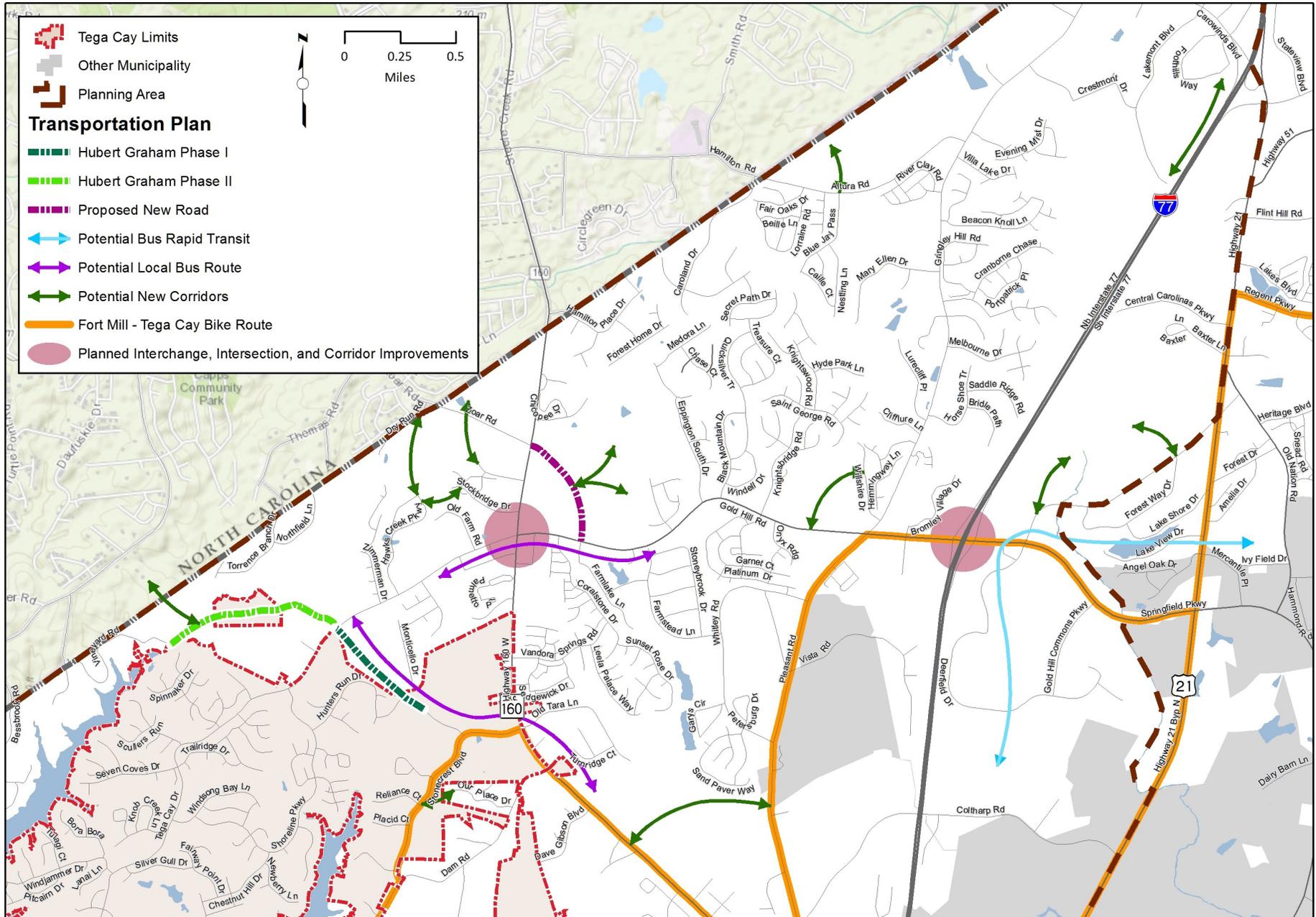
I-77 and Gold Hill Rd, View to the West, Pennies for Progress



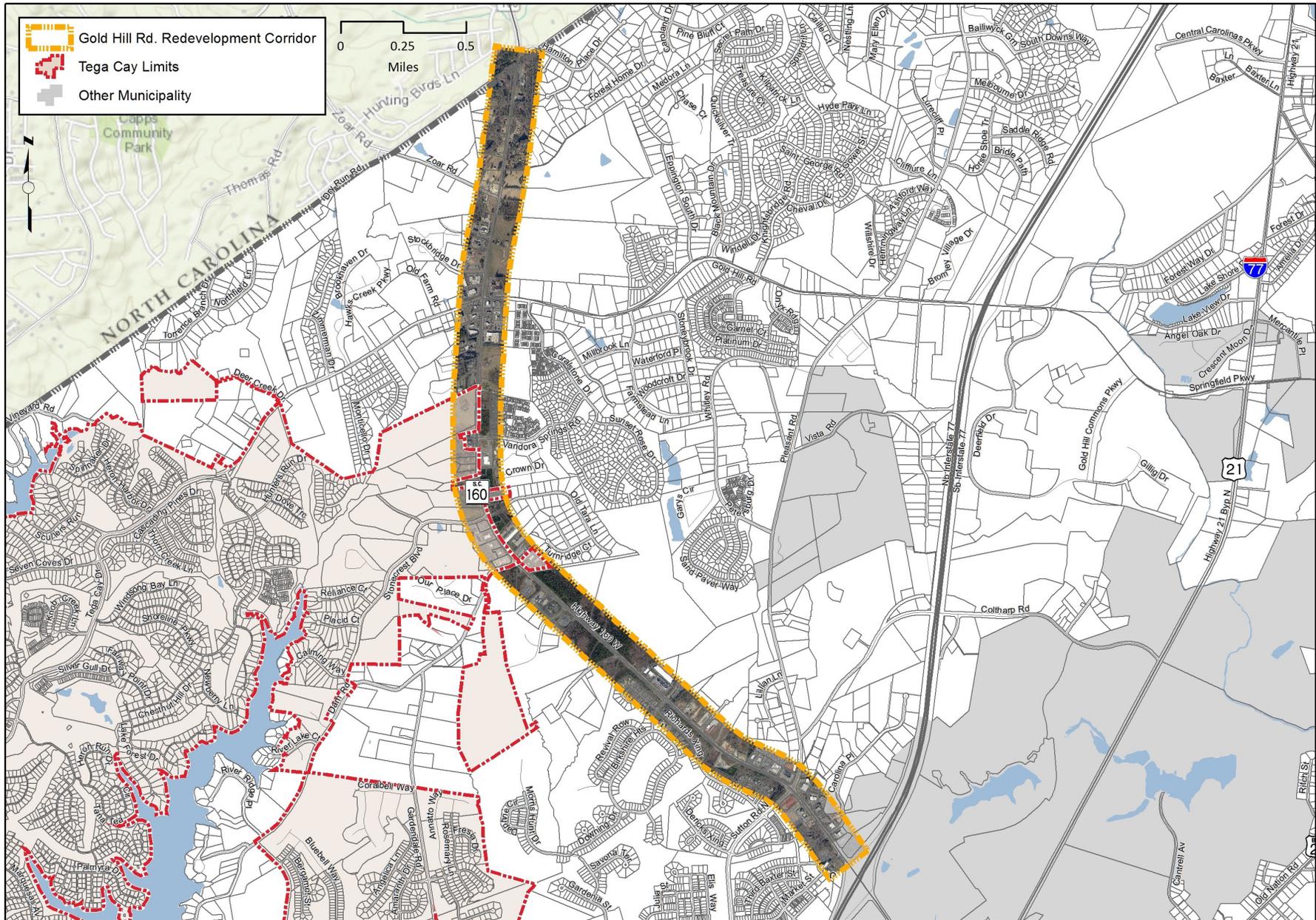
Highway 160 and Gold Hill Road Intersection, Pennies for Progress



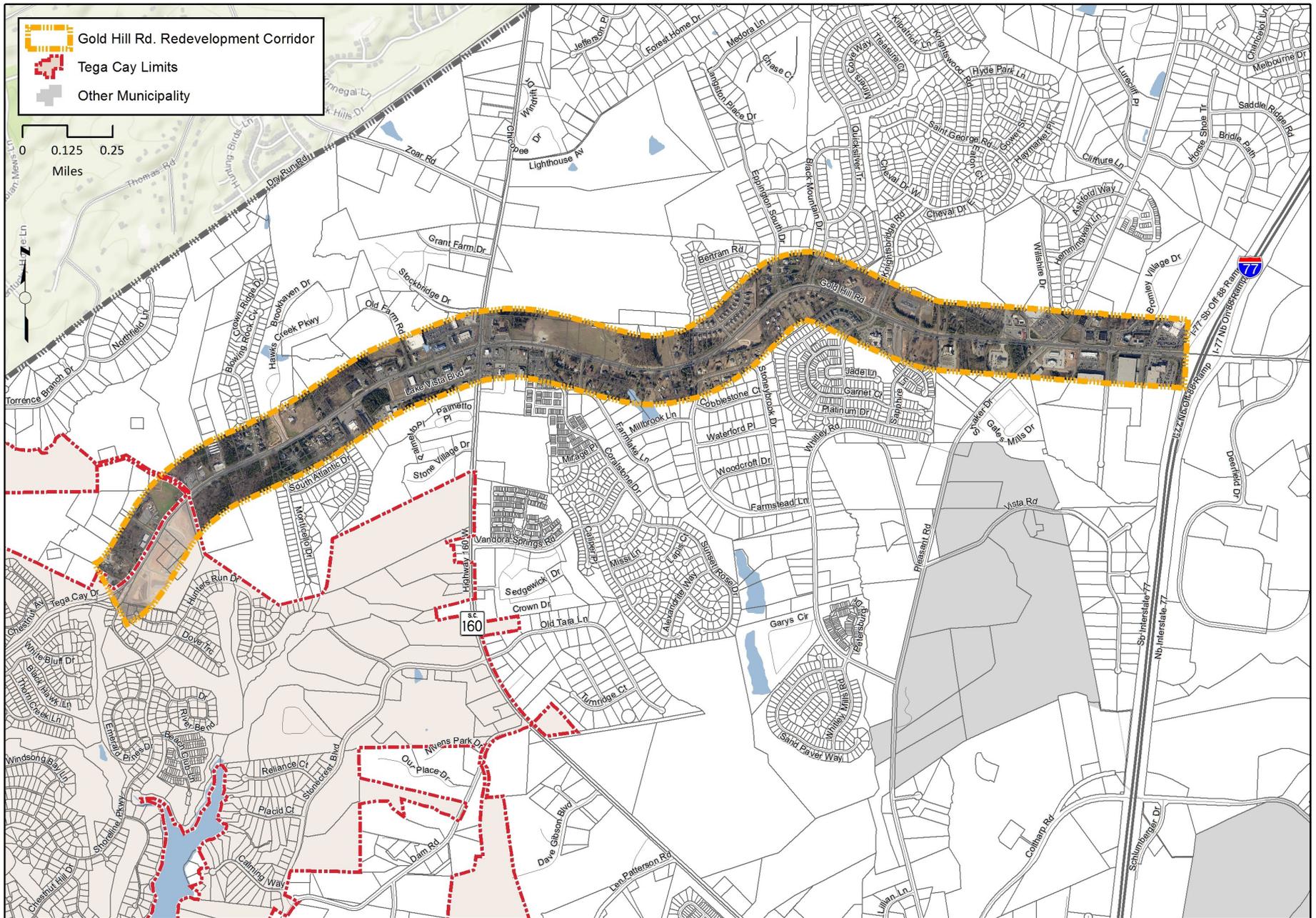
# Figure 18—Transportation Plan



# Figure 19—Hwy 160 Redevelopment Corridor / Planning Area



### 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.

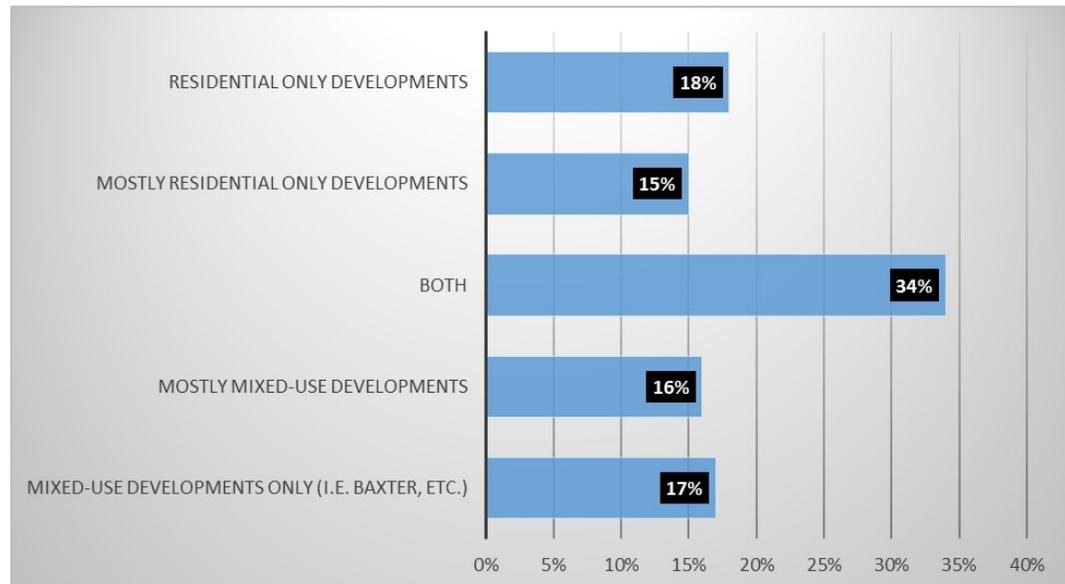
The local housing market should continue to be enhanced by encouraging diversity in housing types and sizes through flexibility within land use and zoning standards. Policies and incentives should be established to expand the range of housing options throughout Tega Cay.

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

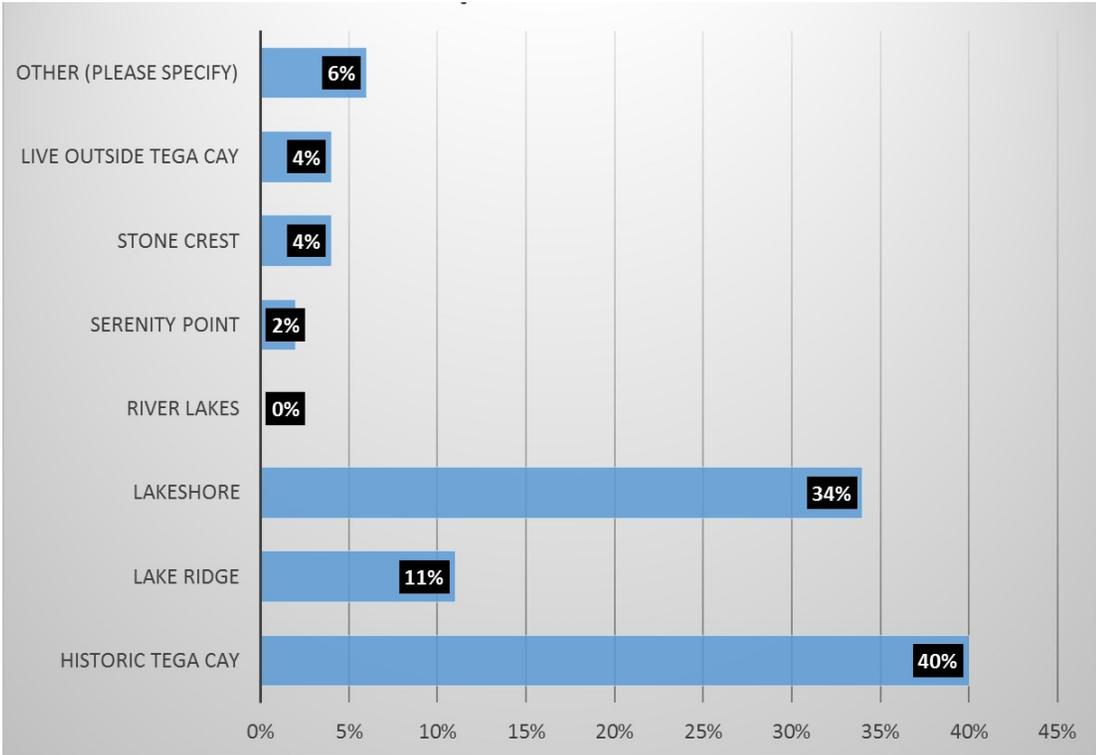
- A. Implement the International Codes Council Property Maintenance Standards as part of the Building Codes to protect residential areas. (on-going)
- B. Adopt clear and objective code standards, including minimum design requirements and flexibility, to reduce conflicts with existing neighborhoods. (short-term)



- 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 –

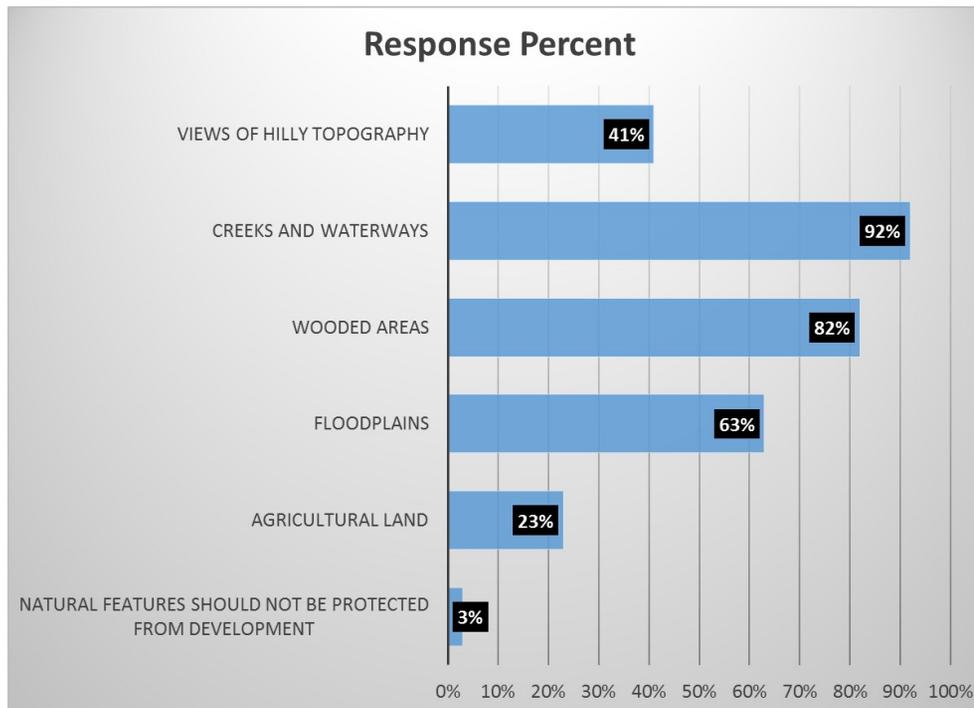
wooded areas, creek-side trails, public fishing areas, etc. and 34% chose trails and pathways, see Figure 26. Many of the additional comments from the community survey touched on natural resources. One example was, “Please keep Tega Cay a natural and outdoors focused town.” Tega Cay has seven locations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

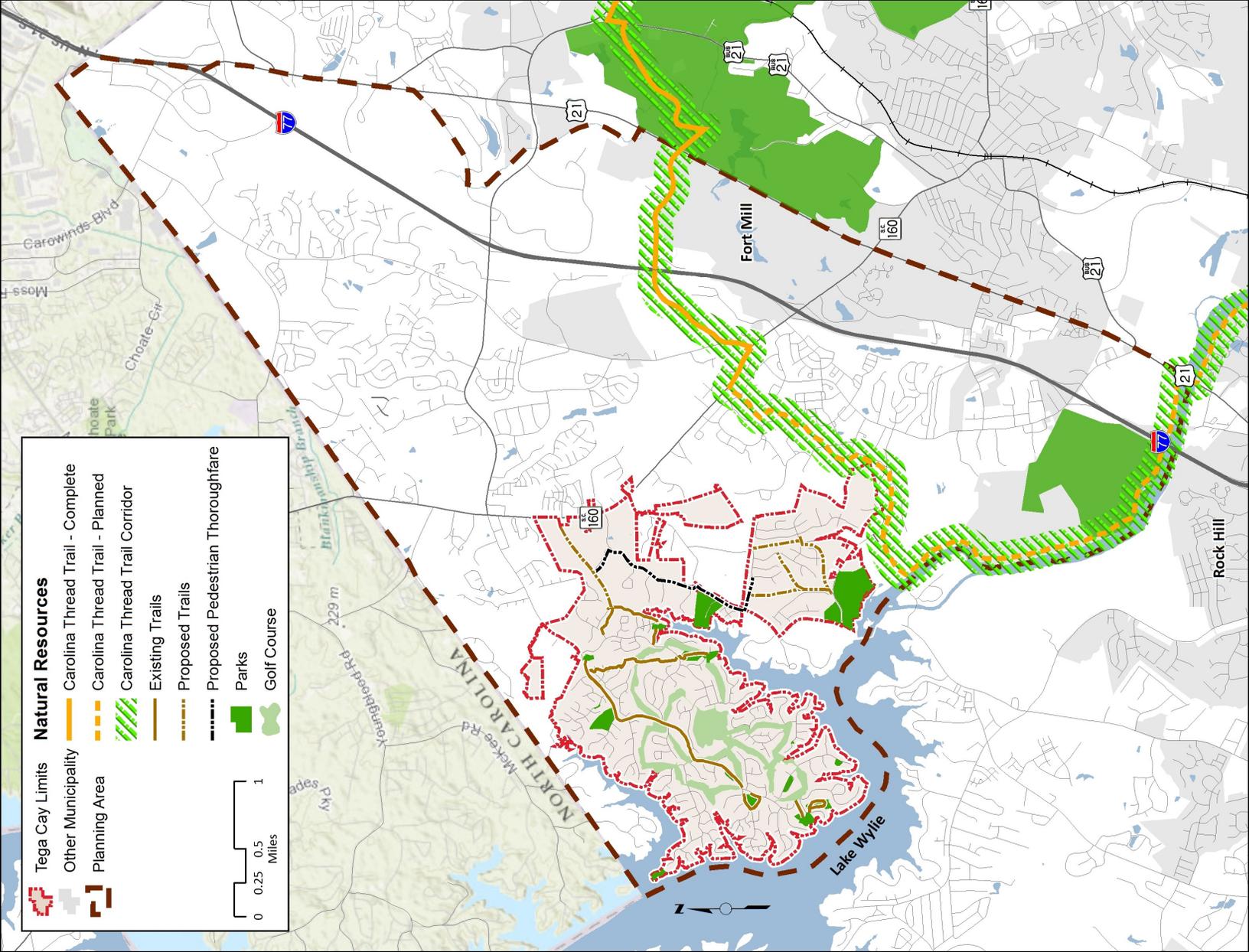
#### Planning Objective

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

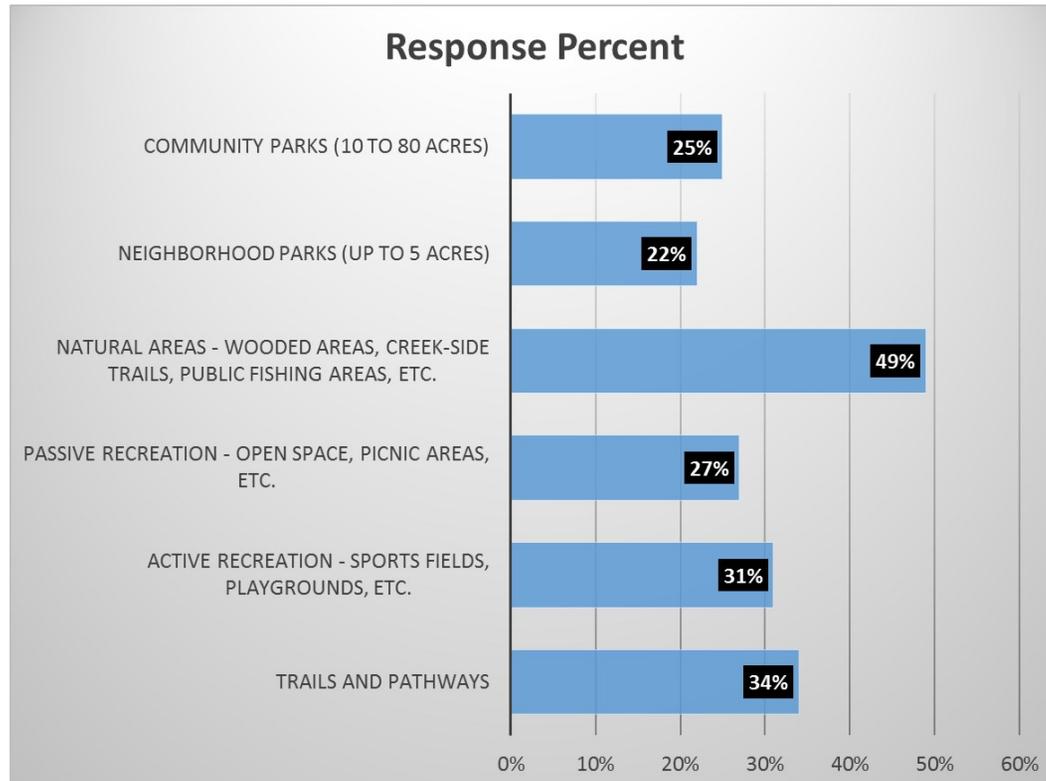
Tega Cay has faced a tremendous utility concern over the past year regarding the purchase of a private sewer company that was performing poorly and creating multiple issues for the community. Today, the City of Tega Cay is moving forward and protecting the quality of life and Lake Wylie. The City of 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"> <li>• 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)</li> <li>• Install new wastewater pumpstation to provide service to the residents of the Cameron Creek development. (short-term)</li> <li>• 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)</li> <li>• Continue meter change out program to increase meter reading accuracy and efficiency. (on-going)</li> <li>• 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)</li> <li>• Continue GIS mapping of entire utility system. (on-going)</li> </ul>	<ul style="list-style-type: none"> <li>• 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)</li> <li>• Addition of an intermediate wastewater pump station to help take pressure off of the most problematic wastewater drainage basins. (short-term)</li> <li>• 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)</li> <li>• Implement a SCADA system to better monitor and control system conditions as Tega Cay’s utility infrastructure grows in size and complexity. (mid-term)</li> <li>• Rehabilitate 11 of the 20 wastewater pump stations to improve dependability, efficiency, and updating to current technologies. (short-term)</li> <li>• Continue GIS mapping of entire utility system. (on-going)</li> <li>• 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)</li> <li>• Install automatic flushing valves in critical points of the water distribution system to help insure water quality and ease of flushing program. (on-going)</li> </ul>

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)

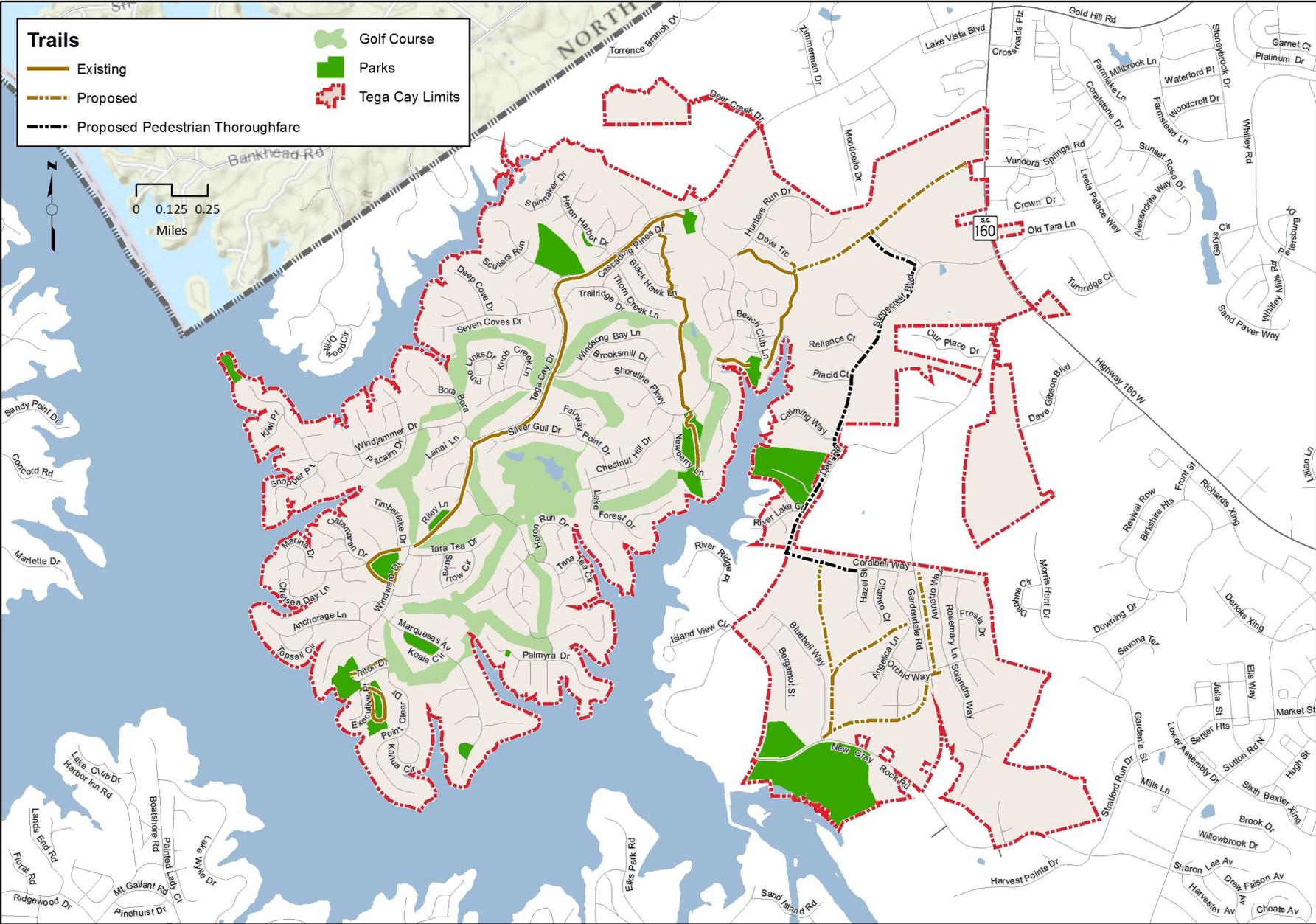


**Table 7—Planned Community Facilities**

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

Figure 27—Tega Cay Trails and Parks







## 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

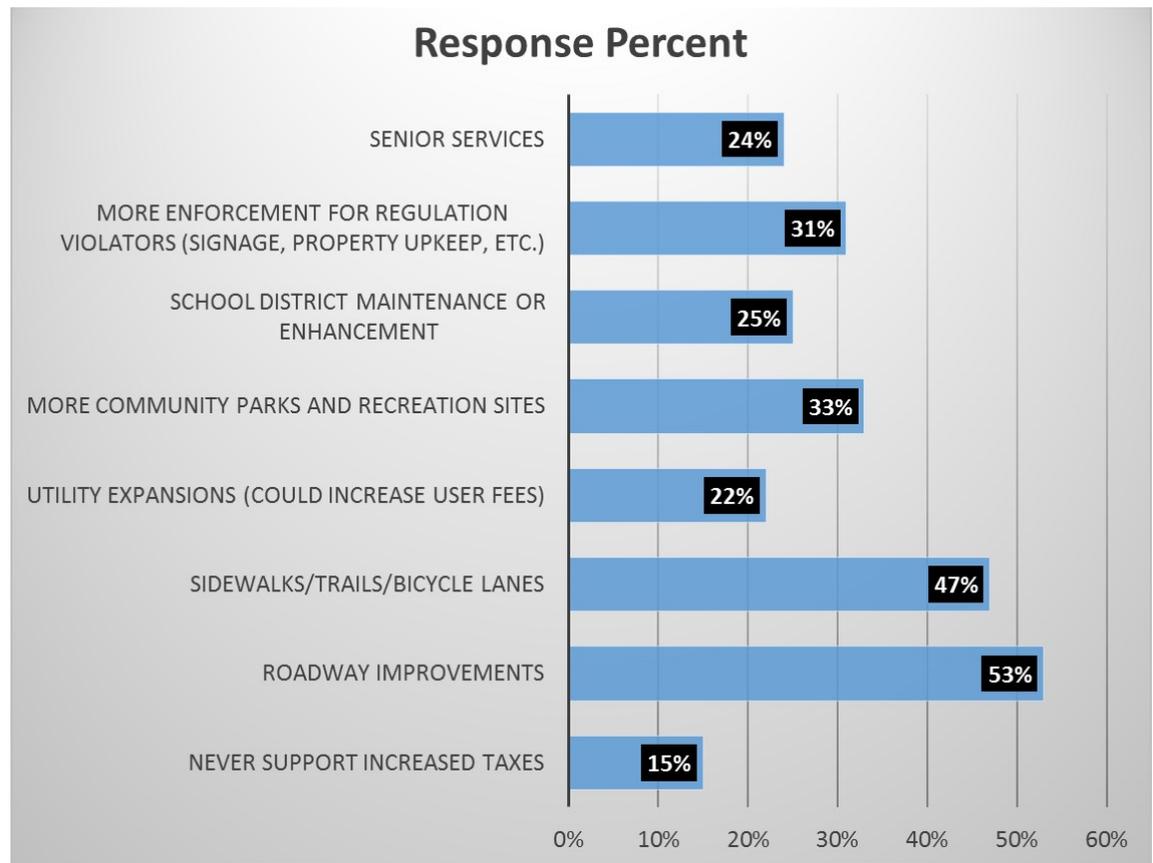
1. Upgrade infrastructure systems and public facilities such as Fire, Police, Recreation, and City Operations and Administration in existing developed areas.
2. Expand the provision of infrastructure to strategically serve specific Growth Management Areas that are targeted for annexation.

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)

