



**CITY OF TEGA CAY
COMPREHENSIVE PLAN**

2015 – 2025

Adopted December 15, 2014

A Special Place to Call Home.

Table of Contents

Section I	Tega Cay Comprehensive Plan 2015—2025	1			
	A. Introduction	1		H. Cultural Resources	44
	B. The Comprehensive Plan	2		I. Community Facilities	46
	C. Organization	3		J. Priority Investment	51
	D. Tega Cay Community Vision 2025	3	Section III	Public Participation	54
	I. Vision Statement	3		A. Methodology	54
	II. Core Values	6		B. Survey	54
	a. Safety	6		C. Acknowledgements	56
	b. Family Friendly	7	Appendices		
	c. Regional Context	7	Appendix A—Population		59
	d. Education	8	Appendix B—Land Use		63
	e. Entertainment and Recreation	9	Appendix C—Transportation		66
	f. Special Place	10	Appendix D—Economic Development		69
Section II	Tega Cay 2025 Plan Elements	11	Appendix E—Housing		77
	A. Introduction to Elements and Content	11	Appendix F—Natural Resources		81
	B. Population	11	Appendix G—Cultural Resources		85
	C. Land Use	15	Appendix H—Community Facilities		87
	D. Transportation	27	Appendix I—Priority Investment		94
	E. Economic Development	35	Appendix J—Community Survey		95
	F. Housing	37	Appendix K—Focus Group Input		102
	G. Natural Resources	41	Appendix L—Definitions		107
			Appendix M—Resources and References		110

Table of Contents

Figures

Figure 1—Tega Cay Master Development Plan	1	Figure 22—Neighborhoods	39
Figure 2—Growth Consideration	4	Figure 23—Tega Cay Neighborhoods	40
Figure 3—Key Consideration	5	Figure 24—Natural Resources and Development	41
Figure 4—Regional Map	7	Figure 25—Natural Resources	43
Figure 5—Projected Population Growth	11	Figure 26—Recreational Facilities	46
Figure 6—Key Development Method	15	Figure 27—Tega Cay Trails and Parks	49
Figure 7—Development Guide	19	Figure 28—Community Improvements	52
Figure 8—Key Consideration for Planning	19	Figure 29—Population Density	62
Figure 9—2025 Vision Map	20	Figure 30—Existing Land Use	65
Figure 10—Future Land Use	21	Figure 31—Transportation Map	68
Figure 11—Government and Institutional Center	22	Figure 32—Employment by Occupation	69
Figure 12—Medical and Professional District	23	Figure 33—Housing Types	77
Figure 13—Entertainment and Activity District	24	Figure 34—Year Housing Built	78
Figure 14—Marina District	25	Figure 35—Building Permits 2012– June 2014	78
Figure 15—Beach and Recreation District	26	Figure 36—Housing Map	80
Figure 16—Amenities	28	Figure 37—Soil Map	83
Figure 17—Street Key Consideration	28	Figure 38—Historic Features	86
Figure 18—Transportation	32	Figure 39—Catawba Region	86
Figure 19—Hwy 160 Redevelopment Corridor / Planning Area	33	Figure 40—Community Facilities	91
Figure 20 —Gold Hill Road Redevelopment Corridor / Planning Area	34	Figure 41—Sewer Service Areas	92
Figure 21—Residential Type Consideration	37	Figure 42—Water Service Areas	93
		Figure 43—Length of Residency	101

Table of Contents

Figure 44—Age Range	101	Table 20—Lake and River Access Locations	81
Figure 45—Household size	101	Table 21—Soil Unit Descriptions in City	82
<u>Tables</u>			
Table 1—Comprehensive Plan Elements	3	Table 22—Utility Providers	87
Table 2—Preliminary Vision Concepts	4	Table 23—City Service Providers	88
Table 3—Future Land Use Distribution	19	Table 24—Fort Mill School District Enrollment Projections	89
Table 4—Funded Corridor Improvements and New Alignments	30	Table 25—Other Recreational Facilities	89
Table 5—Civic Organizations and Places of Worship	45	Table 26—City of Tega Cay Recreational Facilities	90
Table 6—Tega Cay Utility District Planned Improvement Projects	47	Table 27—Service Providers	94
Table 7—Planned Community Facilities	48	Table 28—Comprehensive Plan Community Survey Outreach	101
Table 8—Community Survey Outreach	55		
Table 9—Comprehensive Plan Meeting Schedule	55		
Table 10—Population Growth between 1980—2010	59		
Table 11—Population Demographics between 2000—2010	60		
Table 12—Tega Cay Households between 1980—2010	61		
Table 13—Households by Education Level	61		
Table 14—Families and Persons Living in Poverty	61		
Table 15—Existing Land Use	64		
Table 16—Transit Design Principles	67		
Table 17—Transit Corridor Characteristics	67		
Table 18—Employment by Industry	70		
Table 19—Tega Cay Neighborhoods	79		

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

Provided by: Cliff Nichols Photography, 2014