



***Strategic Growth
Management Plan***

Tega Cay, SC

History

Incorporated in 1982, Tega Cay was strictly a residential, lake side community for most of its history. Tega Cay has always been dubbed the “Recreational Community of Lake Wylie”. This is evidenced by our miles of walking trails, greenways, golf course, parks and open space.

With each new development within the City, we have worked closely with the developer to preserve natural buffers and greenways. As we continue to grow, we look for opportunities to mesh what the developer wants with the City’s identity so that we can continue to provide a unique living experience for our entire community.

History

As the City's boundaries moved off the peninsula, with the annexation of the Stonecrest Development, we were able to open up the possibilities of what Tega Cay could be.

In an effort to provide more effective and efficient services to our entire community, we relocated our City Hall to a more centralized location. This has allowed us to serve traditional Tega Cay while also being more accessible to the areas we have identified for growth.

Growth Management

The City has developed a Growth Management Strategy regarding effective and efficient ways to provide future utility services and capacity.

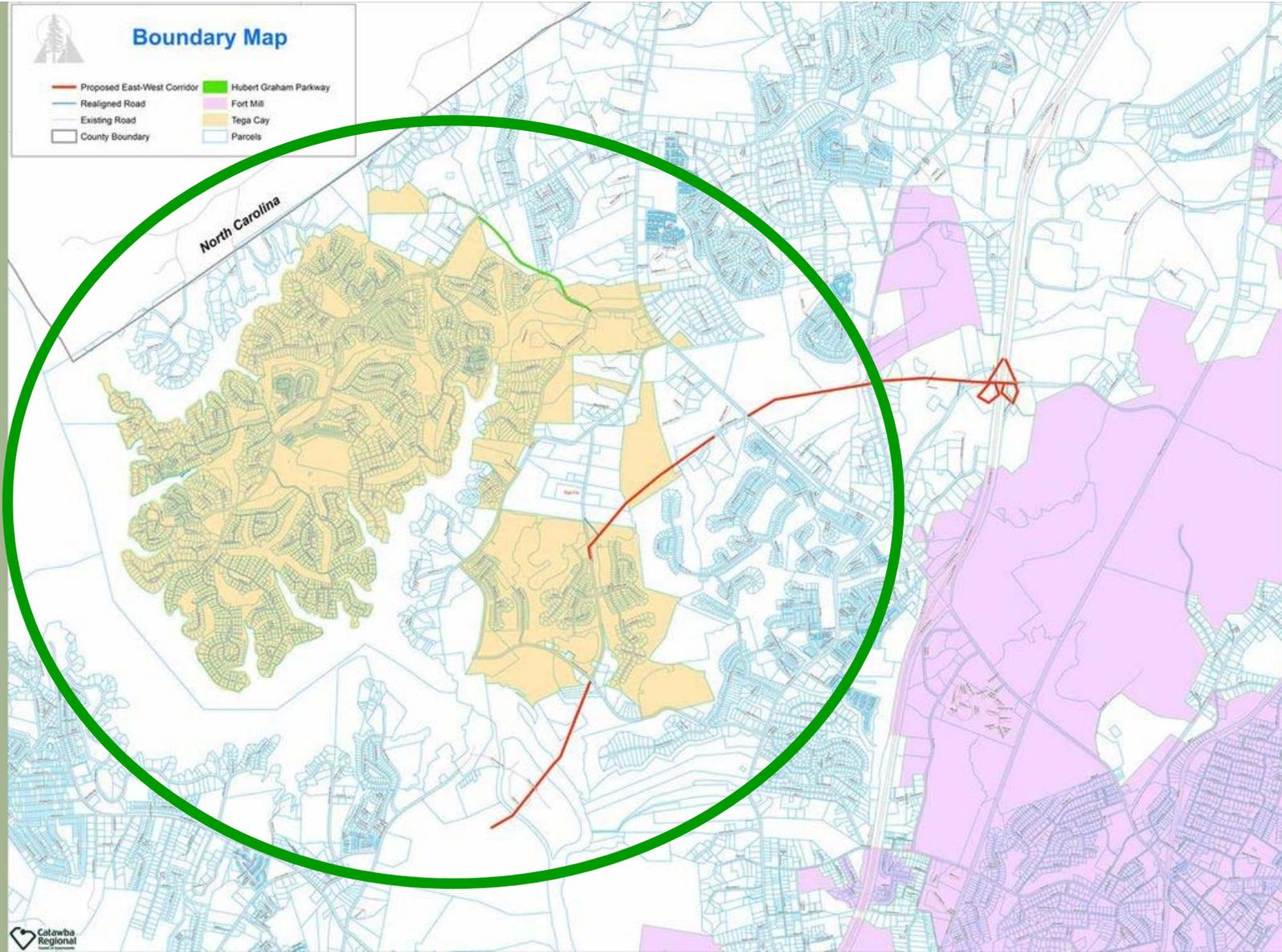
The basis of this strategy is determining how we grow most prudently to maintain fiscal health and not create an undue burden to existing residents and tax-payers.

Since the seat of Tega Cay municipal government is on the west side of I-77, we have focused our Growth Management Model between Pleasant Rd./Sutton Rd. to the east, the Catawba River to the south, Lake Wylie to the west and the State line to the north.



Boundary Map

- Proposed East-West Corridor
- Realigned Road
- Existing Road
- County Boundary
- Hubert Graham Parkway
- Fort Mill
- Tega Cay
- Parcels

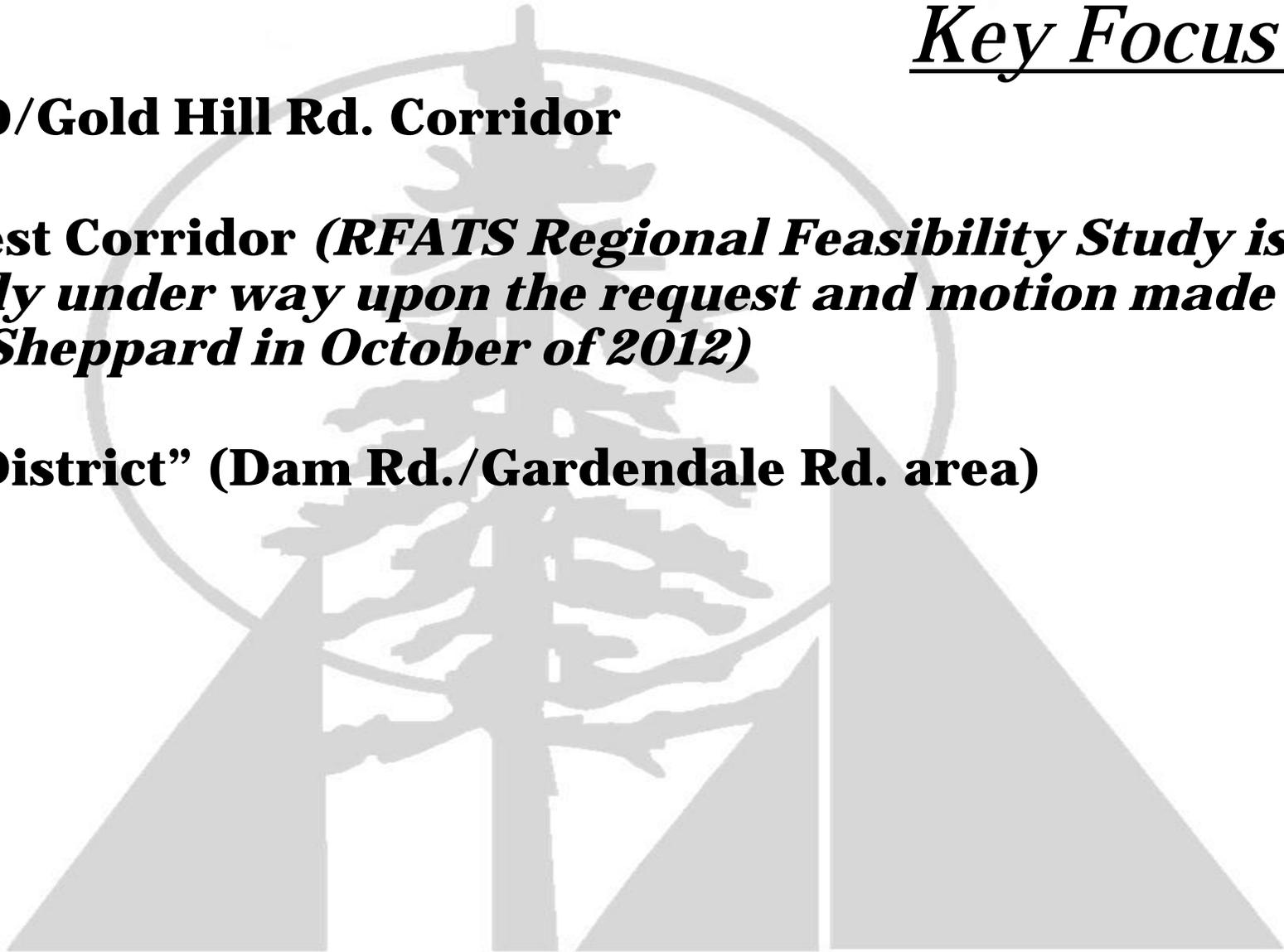


Key Focus Areas

Hwy 160/Gold Hill Rd. Corridor

East-West Corridor (*RFATS Regional Feasibility Study is currently under way upon the request and motion made by Mayor Sheppard in October of 2012*)

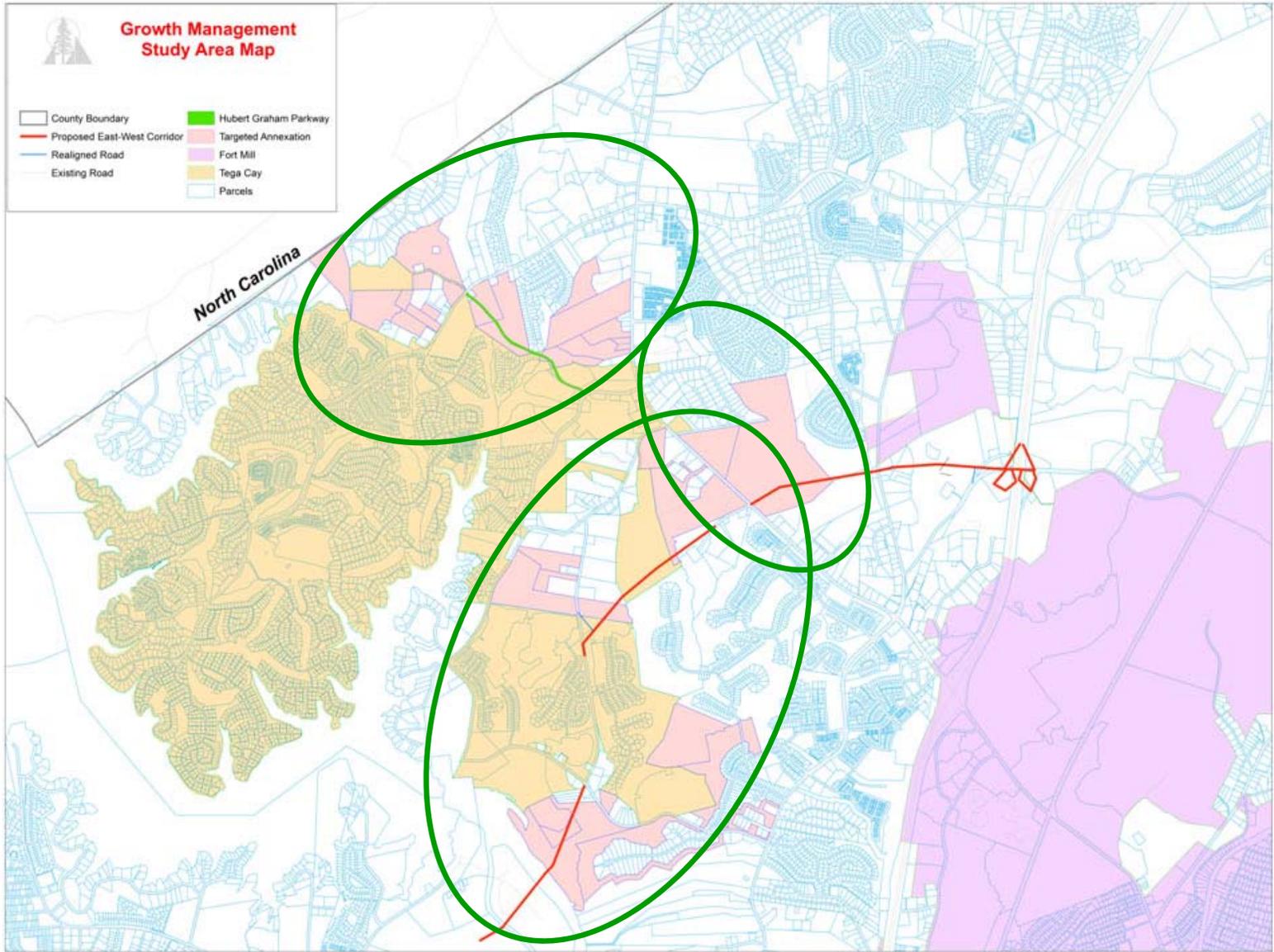
“River District” (Dam Rd./Gardendale Rd. area)





Growth Management Study Area Map

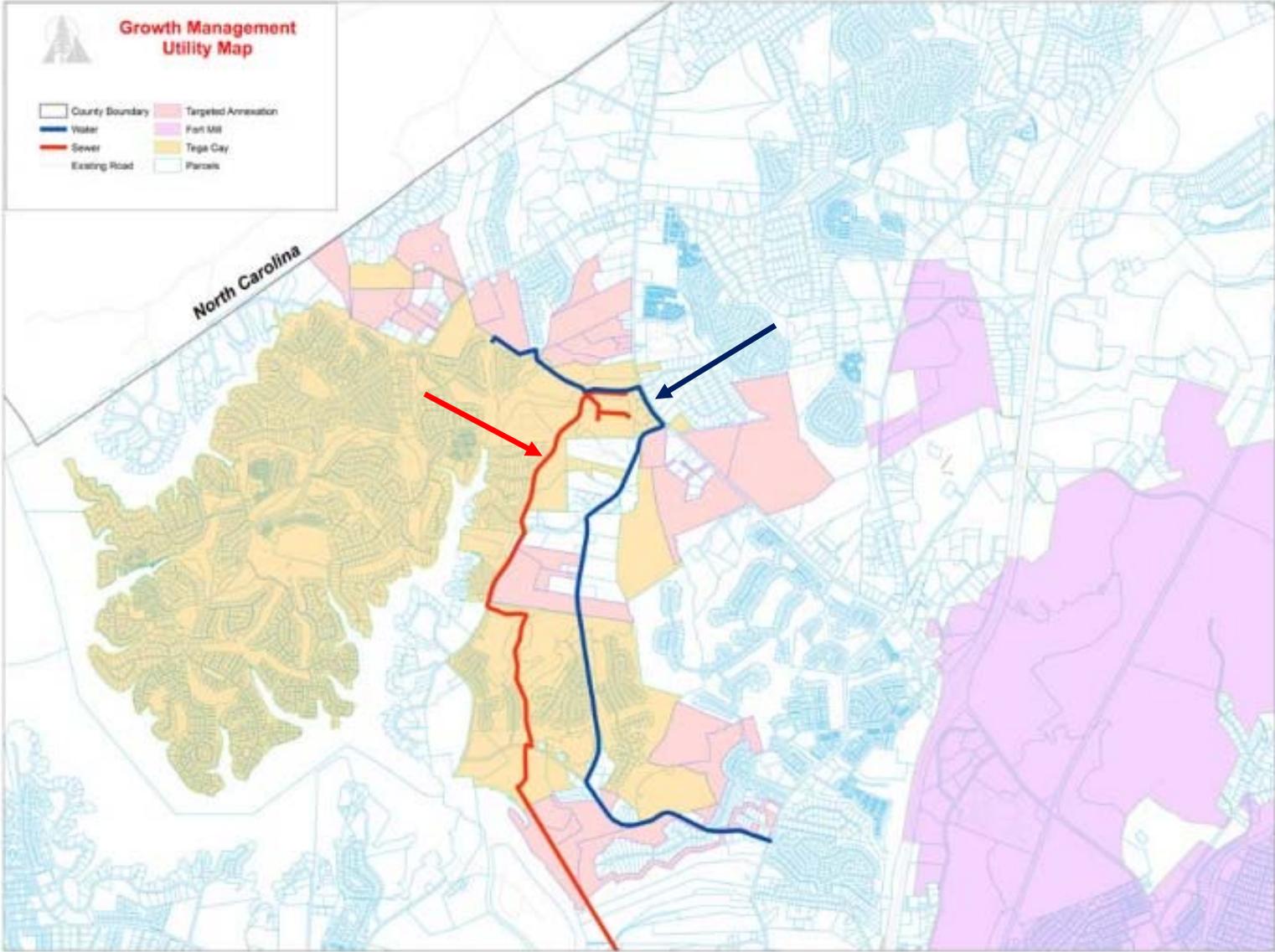
- County Boundary
- Proposed East-West Corridor
- Realigned Road
- Existing Road
- Hubert Graham Parkway
- Targeted Annexation
- Fort Mill
- Tega Cay
- Parcels



Utilities

With the growth of the Lakeshore area, Tega Cay worked with the Town of Ft. Mill to have our main water line constructed up Gardendale Rd. to Dam Rd. and then down Hwy 160 in order to have utility access along identified growth areas.

In 2006 Tega Cay began planning for growth in the River District and what is now the East-West Corridor by engineering a 12” sewer force main along the Catawba River to the Manchester Treatment Plant in Rock Hill. This line was placed in service in 2008 and currently the City is using less than 5% of the line’s capacity. The City has started discussions with the Town of Ft. Mill and York County in regards to providing wholesale sewer service to them as they have a lack of infrastructure in these key areas.

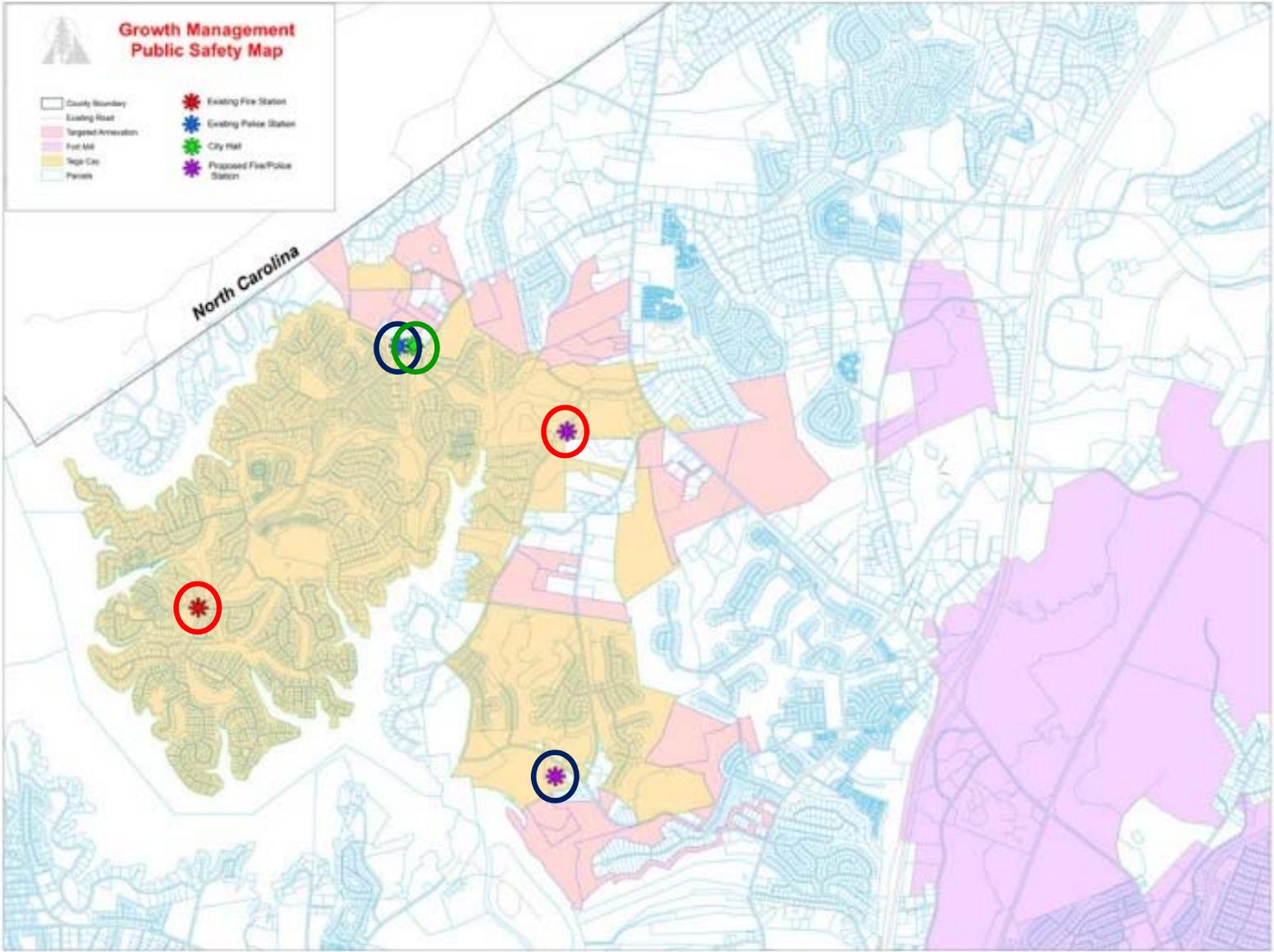


Public Safety

Provision of emergency services are paramount to the City's Growth Management Model.

Due to mutual aid districts determined by York County, all the areas within our Growth Management Plan are already being served by the Tega Cay Fire Department. The City has begun working on plans for a new Public Safety Station to be located on Stonecrest Blvd. Once completed, our response times will be less than 3 minutes to all areas within our Growth Management Model.

Our Tega Cay Police Department is the closest station to all of the areas identified within our growth management plan. Currently these areas are served by the York County Sheriffs Department. We do anticipate having a public safety sub-station at the future Catawba Park.



Conclusion



Sustainability

Smart Growth

Strategic Planning



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