



Development Services

2024 Annual Report

Staff Overview

- Jeremy Wiegand – Building Official
- Tarra Blanchard – Permit Tech
- Ben Buchanan – Zoning and Environmental Compliance Officer
- Maddie Lee – Planner I
- Nick Cauthen – Development Services Director

Building and Inspections

- Total Permits 1201
- Zoning Permits 571
- Construction Permits 630
- New Homes 105
- Number of Inspections 3062



• Windell Woods

- Construction ongoing, 102 homes permitted out of 138. (Shea Homes)



• River Falls

- Construction ongoing, 25 homes permitted out of 136. (Taylor Morrison)



• Close/Adkins Property

- Formerly known as Lakewood off Dam Rd.
- 58 residential lots, preliminary plat in plan review stage.
- Annexed in 2023



KINGER HOMES
BUILDING A BETTER HOME

• Windhaven

- Residential completed.
- One 10k sq. ft. commercial shell building has been permitted and is under construction at Wildwood Terrace Trail and Windhaven Lane.



Commercial Upfits

State Farm 1180 Stonecrest Blvd Suite 103

Abacus Tax & Books 1180 Stonecrest Blvd Suite 102

Palmetto Family Hearing Center 1180 Stonecrest Blvd Suite 104

Continuum Health 1188 Stonecrest Blvd Suite 110

Tega Cay Coffee 1177 Stonecrest Blvd Suite 104

Beautique Skin Bar 2526 Highway 160 W Suite 103

Total Implants & Periodontics 2526 Highway 160 W Suite 104

Napoli's Pizza 2435 Highway 160 W Suite 112

Yoshi Ramen 2435 Highway 160 W Suite 111

Planning and Zoning



Planning

- Marina Overlay District was amended and has been thoroughly discussed by the Planning Commission to recommend further changes. This included a survey which had over 1,000 respondents.
- Pennies for Progress 5 received ballot approval and includes intersection improvements to Dam Rd. and Gardendale Rd. along with resurfacing along portions of Dam Rd. and Stonecrest Blvd.

Zoning

- Mobile Food Vending Ordinance was updated to provide more flexibility for our vendors and residents.
- Zero Board of Zoning Appeals Cases

City of

Tega Cay

Business Licenses

- Processed 170 New Business Licenses and 705 Renewals for a total of 875
- Implementing Business License module with Evolve over the next few months to seamlessly pair with the permitting process

Other Items of Note

- The City's Map Room which is located on the bottom floor of City Hall was organized and digitized.
- 50 FOIA requests were completed by the Department.
- Evolve was implemented as the City's permitting software to better serve contractors and citizens.
- 13 Technical Review Committee Meetings
- 3 Tega Cay Business Connect Meetings