



# City of Tega Cay

*Comprehensive Plan  
2008 - 2018*





# CITY OF TEGA CAY COMPREHENSIVE PLAN 2008-2018



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## INTRODUCTION & BACKGROUND

The Comprehensive Plan 2008-2018 is a ten-year vision for the City of Tega Cay. It is a policy document that will be specific in some areas and general in others. The plan serves as a bridge that connects the various departments and strategies of the city's government and many service providers that influence and affect the daily lives of the residents of Tega Cay.

In October 2008, City Council completed a strategic visioning process that "provide[s] guidance to those charged with responsibility for city planning activities such as the 10-year comprehensive plan including long term financial planning and a parks and recreation plan. "Aligning these plans with a common vision will lead to better communication and efficiency for the city."<sup>1</sup> The resulting document is incorporated into this plan in its entirety.

In 2006, Centralina and Catawba Regional Councils of Governments convened a 37-member Regional Visioning Task Force to develop the CONNECT report. This project is unique from a national perspective:

First, it will not attempt to create a new "vision from scratch," but will use an outside consultant – renowned for his national track record – to distill the commonalities of existing plans, visions and public policies. A collaborative regional taskforce will work shoulder-to-shoulder within a disciplined framework to surface common values, themes and challenges.

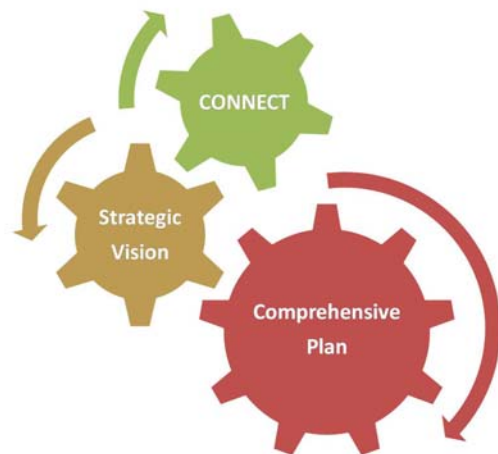
Second, it is a bi-state, 15-county effort which reflects a practical partnership between Charlotte-based Centralina Council of Governments and its South Carolina sister organization, Catawba Regional Council of Governments. The task force invited to the table actively reflects the diversity of the business, community and demographic elements necessary for success, and will recommend to the region's leadership actions on concrete and common priorities moving forward.

Third, because it is not a "start from scratch" effort, the core and framework of the regional vision will be based on values and statements that are ALREADY part of public policy. We believe that this approach will lead to a greater likelihood of adoption and implementation.<sup>2</sup>

## ORGANIZATION OF THE PLAN

The Comprehensive Plan will integrate the visions and concepts outlined in the both the Strategic Vision and CONNECT processes in each of the nine elements.

This approach will serve to reinforce the connection between Tega Cay and the greater community while affording local policy makers the flexibility to adopt the components that will promote the best future for the "beautiful peninsula."



<sup>1</sup> *City of Tega Cay Strategic Vision, 2008*

<sup>2</sup> [www.cogsconnect.org](http://www.cogsconnect.org)



# City of Tega Cay Strategic Vision

October 2008

## Introduction

Tega Cay is well on its way to becoming a city of 10,000 residents spread over an area much larger than the original Tega Cay footprint. As the city expands and surrounding areas develop it will be important to establish Tega Cay's identity as a municipality and ensure that growth occurs in a way that fulfills the community's vision for the future. But first there has to be a community vision.

Jane Peebles of Carolina Public Relations/Marketing was engaged to assist Tega Cay City Council in articulating a community vision. Council needed a document that would provide guidance to those charged with responsibility for city planning activities such as the 10-year comprehensive plan including long term financial planning and a parks and recreation plan. Aligning these plans with a common vision will lead to better communication and efficiency for the city. Furthermore, it will allow the city council to remain focused on the most critical strategic issues as it collaborates with the county, surrounding cities and the state to ensure Tega Cay's place in the region.

## Process/Product

The consultant used a process that included individual interviews with each councilman, two members of the planning commission and the senior staff. Information gathered from the interviews was used to draft a composite vision. The draft vision was presented in a public workshop setting and through facilitated dialog the council was able to reach a consensus view of the desired future of the community.

The vision provides a brief vision statement, a list of community values and a vision narrative that addresses the primary areas of city responsibility. The planning commission will use this document as guidance as they shape the 10-year comprehensive plan. In the process they will have an opportunity to refine the document even more based on community input. Ultimately they will bring the vision document back to city council along with a detailed action plan. With council's approval these documents will become the road map for the future. This will make it much easier to set priorities and methodically work through strategic issues as a unified community.

## Outcome

As the following document describes, Tega Cay looks forward to the future as a city of 10,000 plus residents that will continue to be known for its lakeside amenities, close community ties, excellent educational opportunities and healthy, recreational lifestyle.

Vision: Tega Cay will distinguish itself in the region as a lakeside residential community rich in recreational opportunities where residents enjoy the Good Life by nurturing families, friends and neighbors.

## Community Values

- Small town feeling
- Strong neighborhoods
- Safe place to raise children
- Great place to retire
- Exceptional recreation amenities

- Welcoming social and community life
- Excellent schools
- Easy access to amenities of Charlotte and surrounding area
- Volunteer participation in community life
- Responsible taxation
- Representative and responsive government
- Good communication with public
- Environmentally and economically sustainable policies

## **Vision Narrative (A description of Tega Cay's preferred future)**

### **Finance**

The city of Tega Cay is committed to responsible management of taxes so that citizens receive quality services at a reasonable cost. With recent changes in the state's tax policies the city will have to be proactive to find alternative revenue sources and as appropriate, approve reasonable tax increases. One priority will be the addition of commercial property within the city to create a stronger tax base. Other opportunities for grants and earned income will also be explored.

### **Land Use/Community Facilities**

Tega Cay will expand its boundaries through strategic annexation that provides benefit to the city as a whole whether by increasing commercial tax base, gaining access to infrastructure or some other community goal. As the boundaries change the city will visually define areas through signage and other means so that Tega Cay's identity is enhanced and visitors are aware that they are within the city. To enhance the sense of place the council imagines a Main Street concept in the midst of a commercial development. City Hall might be located within this area with all administration centralized in one location.

To ensure access to basic services Tega Cay will stay ahead of the curve in expanding police, fire and emergency medical services into new areas. This will require additional personnel and annexation of land in strategic locations for satellite stations. The city will also control its destiny with regard to services such as water, sewer, roads and storm water and will develop them as needed to keep pace with growth.

### **Housing**

The character of housing in Tega Cay will remain mostly single family, owner-occupied residential. Moderate housing options such as townhouses or live/work spaces may be part of mixed-use developments but high density apartments are not part of the city's development plan.

### **Natural Resources/Recreation**

Parks and recreation will continue to distinguish the quality of life in Tega Cay. 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 will 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. The city will look for opportunities to enhance access to the lake with the possible addition of a marina and recreation such as kayaking and canoeing. Future development agreements will require that open spaces, natural areas, walking trails and recreational amenities are prominent features in the development plan to ensure that Tega Cay retains its natural setting and recreational focus.

As part of the overall healthy lifestyle, Tega Cay will maintain its environmentally sensitive approach to policies regarding natural resources. This will be most noticeable in the growing number of sidewalks and



trails that connect various communities within the city and also will connect to any regional trail systems. Tree cover will be protected with reasonable restrictions as will open green spaces, water quality and conservation. Recycling will continue and new ways of conserving resources will be considered.

### **Transportation**

Traffic control measures as well as alternative routes such as Hubert Graham Way will prevent bottle necks and eliminate concerns about emergency evacuation or daily traffic. Transportation alternatives will 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.

### **Economic Development**

Job creation within the city will be encouraged through concepts such as live/work spaces in the commercial areas surrounded by business friendly services that enable those who work from home to perform daily business tasks without leaving the community.

As another economic development strategy, the city will enhance the potential of the community center's conference capabilities by equipping it as a state of the art facility for events of 200-300 people. To make the conference center even more attractive additional amenities could be part of the package including access to the golf course, water sports on Lake Wylie, accommodations in a boutique hotel in the commercial center and a trolley to transport conference attendees.

### **Cultural Resources**

The reputation of the public schools will continue to draw residents to the community and will be enhanced by the addition of another elementary school in the heart of Tega Cay. The city will also consider ways to create stronger connections with higher education institutions such as Winthrop University and York Technical College either through satellite locations within the city or through special transportation links. Facilities such as an amphitheatre, performance parks and the community center provide spaces that can be programmed for art, music and other creative activities.

### **Governance/Management/Civic Engagement**

To support the city as it grows in size and complexity there will need to be additional professional staff. The volunteer spirit that has supported Tega Cay all of these years will be encouraged through opportunities to serve on boards and committees. At the same time, there will be strong staff support to ensure that volunteers are not over burdened or asked to take on responsibilities more suitable for professional staff. An important element of maintaining strong community leadership will be to understand and adapt to the changing lifestyle of young two-career families. Finding flexible and innovative ways to engage citizens at all stages of life will be important.

In addition, the five-member council will need to be enlarged to provide broader representation. It will be important to do this in a way that does not fragment the city.

All of this will demand a more strategic approach to communication with a variety of innovative communication tactics that are designed to meet the specific information needs of the residents.



## What is CONNECT?

CONNECT is the vision for the Greater Charlotte Bi-State Region, encompassing 17 counties in North and South Carolina. It is the culmination of a two-year process that builds on the good work done in each of the region's communities.



CONNECT uses regional collaboration to create regional action around six "core values" already imbedded in public policy. What does this mean? It means that CONNECT is built from the ground up (around the values this region already shares) to make our beliefs shape our common future. And CONNECT is not just a vision...it's also an Action Agenda. The following sections summarize the vision and action agenda for each of the core values. It's a way that our region can Live the Vision!

## Why CONNECT?

- The region will double in population by 2030.
- The region's natural resources are of risk.
- Global economic competition focuses on strong regions with healthy cities.
- The region KNOWS what kind of future we want...and that we must work together to achieve it. We can shape our future to provide the choices we want...or our future can dictate or limit those options.

## CONNECT Leadership

The CONNECT project has been developed and led by:

- Centralina Council of Governments
- Catawba Regional Council of Governments
- The Charlotte Regional Partnership

This leadership links elected officials with the public and private sectors, working together for the sustainable, well-managed growth of the region that produces both a strong economy and healthy environment. Other regional organizations are being invited to shore the leadership and collaborate on the CONNECT vision.

## CONNECT Partners

The Greater Charlotte Bi-State Region is blessed with strong leadership with a regional orientation. CONNECT is about pulling that leadership together to plan and act collaboratively to live the vision. CONNECT's regional partners include:

- Centralina Economic Development Commission
- Centralina Workforce Development Board and Regional Workforce Alliance
- Charlotte-Mecklenburg Planning Commission
- The Lee Institute
- University of North Carolina Charlotte Urban Institute
- Urban Land Institute—Charlotte Council

**Value: Enhanced Social Equity**

...through community leadership and cooperative volunteerism.

**Key Vision Elements:**

- community caring and trust
- engagement and leadership across all levels of society
- collaborative and inclusive problemsolving
- open communication
- outstanding volunteerism
- the inclusion and empowerment of all persons to reach their full potential, preparing our region for the future.

**Priority Policy: Support the civic education, inclusion and full engagement of ALL citizens in voting, community participation and leadership, and volunteerism.**

**Action Agenda:** Use Meck-Connect and other civic engagement processes as models to develop strong regional civic and community education and involvement, in an environment of changing culture, demographics and opportunity. Use the creation of the CONNECT Council and Cabinets as opportunities to model inclusion and development of additional regional leaders for the future.

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**Value: High-Quality Educational Opportunities**

...that are available to all residents.

**Key Vision Elements:**

- extensive, widely-available educational opportunities
- extensive sharing of best practices across the region
- collaborative approaches to meeting regional needs
- strong linkages among educational levels (primary, secondary, and postsecondary)
- opportunities for life-long learning, ensuring solid basic education and strong workforce preparation for the global economy.

**Priority Policy 1: Adopt a cohesive regional message, engaging all stakeholders, to seek additional funding for priority educational needs and practices**

**Action Agenda:** Convene educational professionals and stakeholders to recommend message content and funding priorities, based on an inventory of what is currently in place/being tested, and national best practices.

**Priority Policy 2: Provide strong skills for workforce preparedness for a variety of career tracks emerging or being developed in the region.**

**Action Agenda:** Disseminate information on current programs in the Greater Charlotte Region and work with educators and stakeholders of all levels to expand the coverage of successful models. Include not only strong core competencies but also students' early exposure to a variety of career choices and appropriate preparatory (college or technical) training.

## **Value: A Safe and Healthy Environment**

...with good air and water quality.

### **Key Vision Elements:**

- individual, community, and regional actions
- improving air and water quality
- preserving wildlife
- protecting open space and environmentally-sensitive areas
- maintaining our rural areas, views, and trees
- conserving our natural resources
- in an atmosphere of safety for all residents.

**Priority Policy 1: Support the preservation of environmentally-sensitive or ecologically-valuable open space, with fair compensation for property owners of preserved lands.**

**Action Agenda:** After reaching consensus on a set of criteria for different types of open space to be preserved and in collaboration with land trusts and other partners, work with each county to identify the areas most in need of preservation and the tools for land preservation that are most appropriate for that area. Ensure that recommendations support existing regional initiatives such as the Carolina Thread Trail, the Regional Stormwater Partnership, etc. and seek to achieve multiple wins for the landowner, the economy, the community, and the environment. Launch a serious regional initiative for land conservation using the identified tools.

**Priority Policy 2: While maintaining a "menu" of local actions to improve the environment, develop and implement region-wide initiatives to promote air and water quality and conservation of natural resources.**

**Action Agenda:** Develop and implement a region-wide project aimed at conservation/improvement of the environment in each of four areas: Air, Water, Land/Biodiversity, and Energy.

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## **Value: A Strong, Diverse Economy**

...that supports a wide variety of businesses and enterprises

### **Key Vision Elements:**

- recruit new industries
- expand existing industry clusters through recruitment as well as new local start-ups
- diversify enough to weather economic downturns in a single industry cluster
- foster a creative economy as well as technology
- balance job opportunities and housing throughout the region
- promote an economy that has jobs for the full spectrum of the region's workers.

**Priority Policy 1: Provide for safe and reliable transportation infrastructure to move workers and freight to support both local and regional economic development.**

**Action Agenda:** Bring more federal and state transportation funding to the region, while developing and implementing additional local funding tools and local authority for transportation decision-making. Expand both bus and rail transit options throughout the region and make bicycle and pedestrian means a viable form of commuting. Manage congestion through a variety of tools including transit, managed-lane strategies, better connectivity, carpooling/vanpooling, and additional highway lane-miles.

**Priority Policy 2:** Support collaborative regional and local approaches to business recruitment and economic development.

**Action Agenda:** Increase collaboration and interaction among all economic development partners to forge a stronger, more regionally complementary approach. Create additional certified industrial sites located in centers throughout the region, and develop and implement additional strategies to enhance business recruitment and local entrepreneurship. Seek strategies to maximize multiple jurisdictions working together to recruit a core business, its suppliers, and spin-offs.

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**Value: Increased Collaboration Among Jurisdictions**

...on issues that transcend boundaries, including growth management, transportation, and environmental concerns, in a manner that recognizes both regional and local needs.

**Key Vision Elements:**

- regular and systematic cross-jurisdiction and cross-organization communication
- increased consensus on how issues should be addressed
- elected and appointed leadership who understand the regional context of decisions
- knowledge and appropriate use of national best practices
- recognition of the importance of supporting ALL communities' growth and prosperity.

**Priority Policy 1: Support regular regional issue-based discussion, collaboration, and planning before topics become "problems."**

**Action Agenda:** Develop and implement a regional governance structure and communications plan that ensures collaboration around CONNECT value areas and policy priorities, and that provides the framework for future issue identification and action through consensus-building. The CONNECT governance outlined below ensures engagement of all regional partners, promotes the engagement of citizens in shaping policy, extends linkages to all local governments and other regional groups, and reduces the risk of issues becoming "silo-ed" either by geography or discipline.

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**Value: Sustainable, Well-Managed Growth**

...that maintains quality of life, protects open space and environmental quality, retains the natural character of the region, and maximizes the efficiency of infrastructure investments.

**Key Vision Elements:**

- a compatible mix of rural, small town, suburban and urban development
- towns are not "wide spots" in sprawling development

- town centers are "alive"
- community character maintained
- suburban and rural growth patterns support future "new towns"
- transportation and utility infrastructure planning is linked with land use planning for maximum efficiency and cost-effectiveness.

**Priority Policy 1:** Engage in cross-discipline and cross-jurisdictional planning, including land use, transportation, utility infrastructure, and the environment.

**Action Agenda:** Develop a composite regional future land use map that incorporates transportation and utility infrastructure as a basis for increased collaboration on land use planning especially at jurisdictional borders. Plan and implement additional multi-jurisdictional corridor studies to ensure compatible transportation/land use development. Ensure that all appointed and elected officials are knowledgeable about how PLANNING DECISIONS SHAPE COMMUNITIES. Begin "neighbor-to-neighbor" notification of major development projects that have multi-jurisdictional impact.

**Priority Policy 2:** Maintain/restore the vitality and health of existing cities, towns, and villages-focusing on how to develop and redevelop within existing municipal limits rather than solely through greenfields development.

**Action Agenda:** Adopt a regional agreement stressing widespread support for this type of development/redevelopment. Assemble and provide toolboxes, education, and technical assistance to support in-town development/redevelopment. Push for greater funding and funding flexibility in programs that support town center revitalization, and foster brownfields redevelopment and adaptive reuse.





# CITY OF TEGA CAY COMPREHENSIVE PLAN 2008-2018



## Population

Economic Development

Natural Resources

Cultural Resources

Community Facilities

Housing

Land Use

Transportation

Priority Investment

The principal purpose of the Population Element is to provide demographic data so that a coherent image of the community's residents is established. From this sound foundation, patterns that will affect Tega Cay's future, positively or negatively, will emerge. Once identified, these trends can be further analyzed during the development of the other elements of the comprehensive plan.

As a means to provide context for the subsequent discussion on the population dynamics that help define Tega Cay, two nearby peer communities were selected: Fort Mill, because of the shared school district; and Lake Wylie, due to its similar lake-front geography and affluent demographics. In addition, statistics for Rock Hill, York County and South Carolina are also included to offer a larger geographic framework from which to draw conclusions.

The best source of public data for population characteristics is the US Census Bureau. This agency's resources provide substantial breadth and depth of information, but are limited by the fact that data are published once every ten years for cities like Tega Cay. Detailed data for the City of Tega Cay were collected in 2000 with the next national census cycle set for 2010. For the purposes of this comprehensive plan update, base data from 2000 are supplemented with projections and estimates, as available.

**Trends & Projections**

The number of residents in Tega Cay grew at a steady rate from 1980 to 2000. *Table 1 – Population 1980 - 2006* provides the data to support this statement with Census figures for 1980, 1990 and 2000; 2006 data are projected. While this aggregate information is useful, a better measure may be the actual rate of growth for the city. Chart 1 – Annualized Growth Rate 1980 - 2006 depicts the annualized rate of growth from each period to the next.

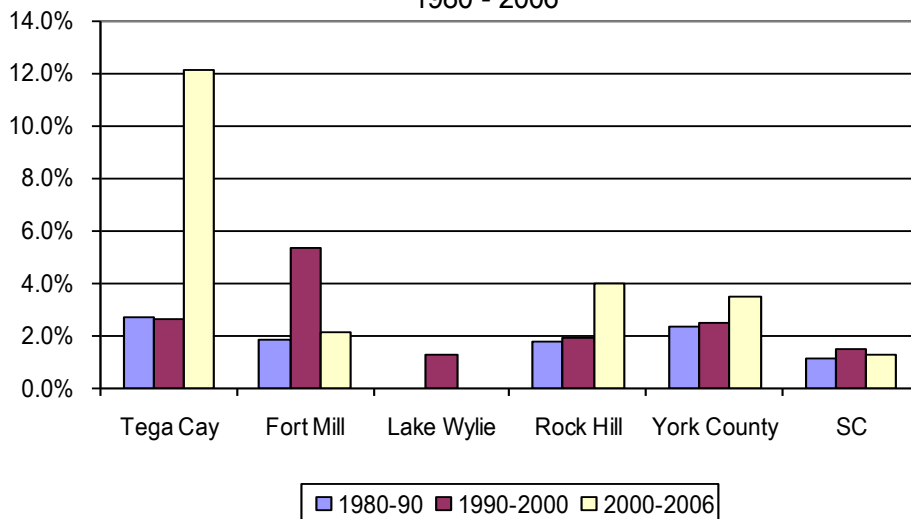
**Table 1  
Population 1980 - 2006**

Community	1980	1990	2000	2006 <sup>1</sup>
Tega Cay	2,517	3,205	4,044	7,041
Fort Mill	4,162	4,930	7,587	8,560
Lake Wylie	N/A	2,720	3,061	N/A
Rock Hill	35,386	41,643	49,765	61,620
York County	106,720	131,497	164,614	199,035
South Carolina	3,122,814	3,486,703	4,012,012	4,321,249

SOURCE: US Census Bureau, 2006 data are projected.

Tega Cay’s annualized growth rate, show in Chart 1 below, was 2.7% in the 1980s, followed closely by a mark of 2.6% during the 1990s. Fort Mill outpaced the peer group in 1990s with a rate of 5.4%, while Rock Hill set the pace during the early 2000s with a 4% annual growth rate. It should be noted that these figures represent the incorporated municipalities. Fringe developments such as Baxter Village are captured in the York County figures. It is clear that, across the board, all of the geographic areas have enjoyed significant growth

**Chart 1  
Annualized Growth Rate  
1980 - 2006**



<sup>1</sup> Population projection for Tega Cay is based on 2.7 residents per 2,608 occupied housing units through 2006.

from 1980 to 2006. In almost every instance, York County and her communities have doubled the growth rate of the State of South Carolina and in some cases greatly exceeded even this lofty margin.

Another key indicator to consider is the age of the residents. The 10-year time period between national censuses provides for a natural progression from one age cohort to the next. The age classifications shown in *Table 2 – Tega Cay Cohort Segments* were used to better define the various age ranges that make up the population of Tega Cay and her peers. These classifications were inspired by demographic research conducted by Community™ Tapestry™ and its Segmentation system of characterizing communities across the US.

**Table 2  
Tega Cay Cohort Segments**

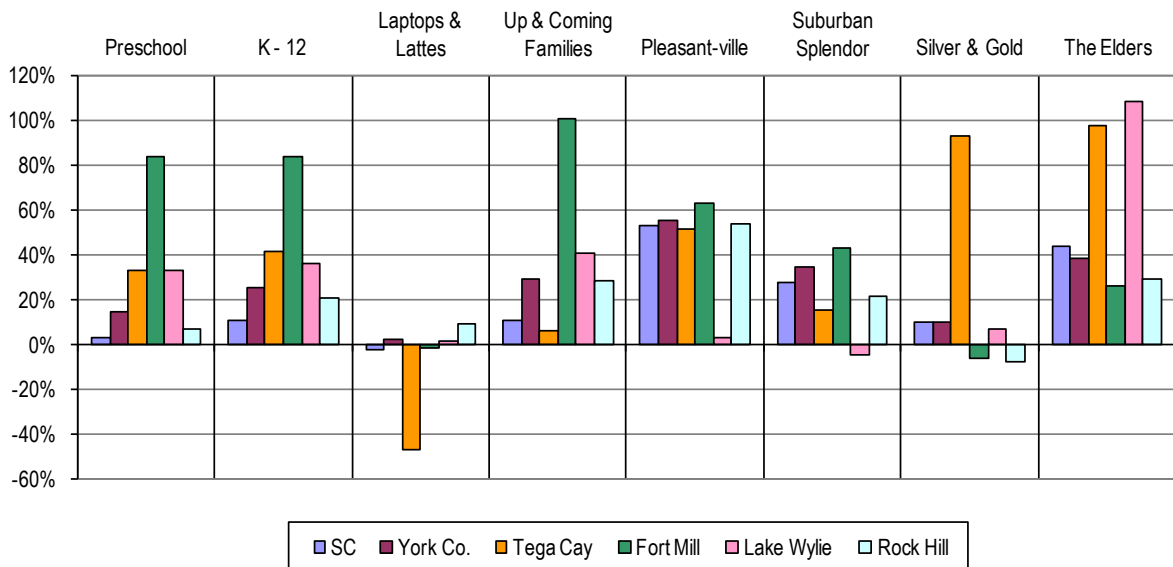
Cohort Segment	Age Range	1990	2000	% Change	Ratio 1990	Ratio 2000
<i>Preschool</i>	Under 5 years	202	269	33.2%	6.3%	6.9%
<i>K - 12</i>	5 to 19 years	592	840	41.9%	18.5%	21.5%
<i>Laptops &amp; Lattes</i>	20 to 29 years	391	207	-47.1%	12.2%	5.3%
<i>Up &amp; Coming Families</i>	30 to 44 years	930	989	6.3%	29.0%	25.3%
<i>Pleasant-ville</i>	45 to 54 years	523	793	51.6%	16.3%	20.3%
<i>Suburban Splendor</i>	55 to 64 years	366	421	15.0%	11.4%	10.8%
<i>Silver &amp; Gold</i>	65 to 74 years	151	292	93.4%	4.7%	7.5%
<i>The Elders</i>	75 years and over	50	99	98.0%	1.6%	2.5%
<b>SOURCE:</b> US Census Bureau.						

*Chart 2 – Age Cohort Changes 1990 – 2000* reveals some interesting age group trends for Tega Cay and her peers. The classes representing the most senior members of the Tega Cay community— Silver & Gold and The Elders—have seen increases of nearly 100% between 1990 and 2000. Similarly, Lake Wylie saw a marked increase in The Elders segment (108.5%) during the same period.

At the younger end of the spectrum, Preschool and K-12 also saw healthy increases of 33.2% and 41.9%, respectively in Tega Cay. These two age segments increased by approximately 84% in Fort Mill during the same period. These figures reinforce the fact that the Fort Mill School District is continuing to be bombarded with new students, with little relief in sight.

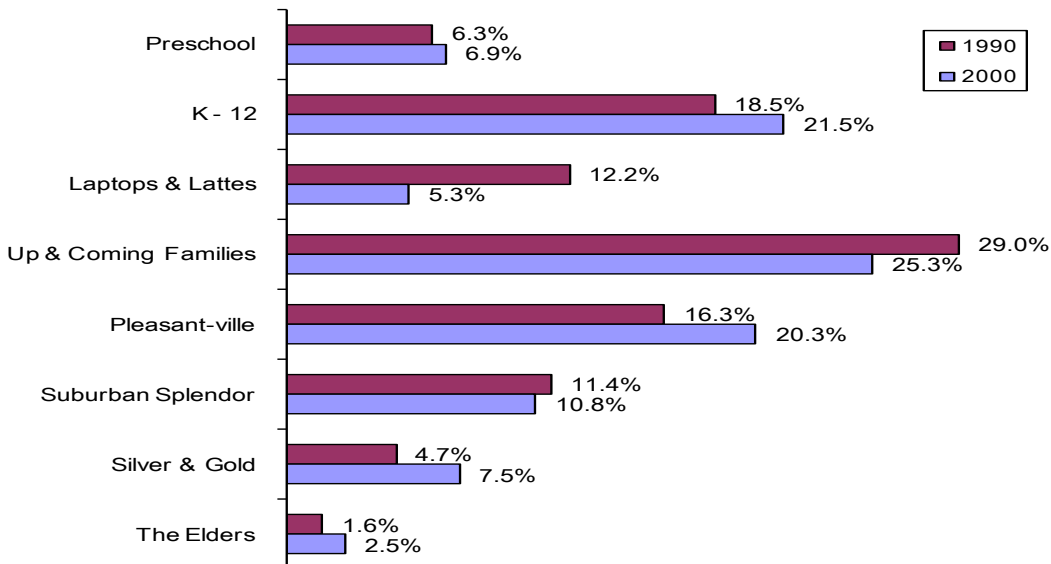
The last segment that showed a notable increase (51.6%) is the “Pleasant-ville” group, representing residents aged 45 to 54 years old. Other than Lake Wylie, the peer group saw a similar rate of growth ranging from 51.6% to 62.9%. This indicates a strong core of established families that will likely continue to live in Tega Cay into the foreseeable future.

**Chart 2**  
**Age Cohort Changes 1990 - 2000**



Two segments saw modest growth during the 1990s. Suburban Splendor (55-64 year olds) recorded a 15% increase, but lagged behind the peer group, with the exception of Lake Wylie. Up & Coming Families (30-44 year olds) saw a pedestrian 6.3% improvement. This group includes a larger age spread of 15 years which may be a factor. Neighboring communities; however, saw dramatic increases in this segment; particularly Fort Mill (101.1%). Evidently, Laptops & Lattes (20-29 year olds) are leaving all of the peer communities post haste. This is painfully apparent in Tega Cay with a 47.1% decrease in this category.

**Chart 3**  
**Cohort Ratios 1990 - 2000**



The cohort data reveal that Tega Cay is, in fact, a diverse community. *Chart 3 – Cohort Ratios 1990 - 2000*, explores the relationship that the individual segments have to the population as a whole. This level of analysis was done for Tega Cay specifically as a means of identifying trends that should be considered during the development of the other comprehensive plan elements.

This chart is reminiscent of a classic “bell curve” with the exception of the Laptops & Lattes segment. The largest segments are Up & Coming Families and Pleasant-ville which represent 45.6% of the 2000 population or 1,782 residents. The Preschool and K-12 groups account for 1,109 residents or roughly a quarter of the total population.

The remaining classes represent those Tega Cay residents who will be 65 years old or older at the time of the 2010 Census. This group also represents many of the original settlers to the peninsula. While the impact that their transition to Silver & Gold and The Elders will have on the community is unknown, it is likely that the demand for healthcare and other personal services will parallel these groups.

### **Household Characteristics**

Households, as reported by the US Census Bureau, are essentially the occupied housing units in a community. As shown in Table 3, Tega Cay’s housing occupancy rate has historically remained quite high at over 94%. The peer communities all exceeded 90% in 2000; with Lake Wylie at 90.6%, Rock Hill and York County at 92.4%, and Fort Mill at 95.1%. Additionally, the number of persons per household has been steady. These figures indicate that Tega Cay is a stable, growing city whose residential market is not stressed by a proliferation of vacant housing units.

**Table 3  
Households 1980-2006**

<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2006*</b>
Households	821	1,212	1,509	2,608
Persons per Household	3.1	2.6	2.7	2.7
Housing Units	N/A	1,162	1,577	2,725
Occupancy Rate	N/A	94.0%	95.7%	95.7%
<b>SOURCES:</b> US Census Bureau and Catawba Regional COG. * Data are interpolated based on trends and building permit figures.				

### **Education & Income**

Education and income have a symbiotic relationship. Notwithstanding factors such as personal motivation, family inheritance and sheer luck; the higher someone’s level of education, the higher his income will be. The following data bear this generalization out. *Table 4 – Education Levels 2000* indicates that the residents of Tega Cay and Lake Wylie far outpace the peer group in terms of the percentage of high school graduates (approximately 20%) and have an even larger advantage (25-30%) in regard to success in college.

**Table 4  
Education Levels 2000**

<b>Jurisdiction</b>	<b>High School Graduate or Higher</b>	<b>Bachelor's Degree or Higher</b>
Tega Cay	98.0%	51.6%
Fort Mill	79.6%	28.3%
Lake Wylie	97.7%	50.0%
Rock Hill	75.2%	24.3%
York County	77.2%	20.9%
<b>SOURCE:</b> US Census Bureau.		

In *Table 5 – Income & Poverty Levels 2000*, income levels are considerably higher, and poverty levels are noticeably lower, in Tega Cay and Lake Wylie, compared to the peer group.

**Table 5  
Income & Poverty Levels 2000**

<b>Jurisdiction</b>	<b>Median Household Income</b>	<b>Per Capita Income</b>	<b>% Below Poverty Line</b>
Tega Cay	\$80,227	\$37,274	1.2%
Fort Mill	\$44,627	\$20,519	10.1%
Lake Wylie	\$76,819	\$43,567	0.8%
Rock Hill	\$37,336	\$18,929	14.0%
York County	\$44,539	\$20,536	10.0%
<b>SOURCE:</b> US Census Bureau.			

Tega Cay has experienced a tremendous amount of population growth in recent years, with little drop off in sight. The citizens enjoy an affluent lifestyle that is supported by robust incomes and a high level of formal education. Tega Cay is reminiscent of other communities that foster the “creative class” as a key component of their population, including: Silicon Valley, Research Triangle, Austin and Seattle.<sup>2</sup>

<sup>2</sup> [www.en.wikipedia.org/wiki/creative\\_class](http://www.en.wikipedia.org/wiki/creative_class)

According to the Creative Class website ([www.creativeclass.com](http://www.creativeclass.com)):

[It] is 40 million strong, making up 30% of the U.S. workforce, with 50% of wages earned and controlling nearly 70% of discretionary spending in the US. That is over \$500 billion in purchasing power annually! This consumer group, consisting of scientists, engineers, managers, innovators and people in research and development, as well as artists, writers and musicians are the most educated and demanding consumers in the marketplace.

Continued attention to the creative class is paramount to prosperity. The new millennium has been generous to the city and her residents; the future looks just as bright.

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## City of Tega Cay Strategic Vision Narrative

### Governance/Management/Civic Engagement

To support the city as it grows in size and complexity there will need to be additional professional staff. The volunteer spirit that has supported Tega Cay all of these years will be encouraged through opportunities to serve on boards and committees. At the same time, there will be strong staff support to ensure that volunteers are not over burdened or asked to take on responsibilities more suitable for professional staff. An important element of maintaining strong community leadership will be to understand and adapt to the changing lifestyle of young two-career families. Finding flexible and innovative ways to engage citizens at all stages of life will be important.

In addition, the five-member council will need to be enlarged to provide broader representation. It will be important to do this in a way that does not fragment the city.

All of this will demand a more strategic approach to communication with a variety of innovative communication tactics that are designed to meet the specific information needs of the residents.

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## CONNECT

### Value: Enhanced Social Equity

...through community leadership and cooperative volunteerism.

### Key Vision Elements:

- community caring and trust
- engagement and leadership across all levels of society
- collaborative and inclusive problemsolving
- open communication...outstanding volunteerism
- the inclusion and empowerment of all persons to reach their full potential, preparing our region for the future.

**Priority Policy: Support the civic education, inclusion and full engagement of ALL citizens in voting, community participation and leadership, and volunteerism.**

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**Action Agenda:**

- Use Meck-Connect and other civic engagement processes as models to develop strong regional civic and community education and involvement, in an environment of changing culture, demographics and opportunity.
  - Use the creation of the CONNECT Council and Cabinets as opportunities to model inclusion and development of additional regional leaders for the future.
- 

**Value: High-Quality Educational Opportunities**

...that are available to all residents.

**Key Vision Elements:**

- extensive, widely-available educational opportunities
- extensive sharing of best practices across the region
- collaborative approaches to meeting regional needs
- strong linkages among educational levels (primary, secondary, and postsecondary)
- opportunities for life-long learning, ensuring solid basic education and strong workforce preparation for the global economy.

**Priority Policy 1: Adopt a cohesive regional message, engaging all stakeholders, to seek additional funding for priority educational needs and practices****Action Agenda:**

- Convene educational professionals and stakeholders to recommend message content and funding priorities, based on an inventory of what is currently in place/being tested, and national best practices.

**Priority Policy 2: Provide strong skills for workforce preparedness for a variety of career tracks emerging or being developed in the region.****Action Agenda:**

- Disseminate information on current programs in the Greater Charlotte Region and work with educators and stakeholders of all levels to expand the coverage of successful models. Include not only strong core competencies but also students' early exposure to a variety of career choices and appropriate preparatory (college or technical) training.



**TEGA CAY'S ACTION AGENDA**

Description	Target Date	Cost	Funding Source
Continue to promote Tega Cay as a city of volunteers and purposely recruit and include residents in "New Tega Cay" as leaders in the formal and informal groups that serve the community.	Ongoing	N/A	Tega Cay
Support the Fort Mill School District's efforts to identify and build new schools to serve the K-12 population by donating land for a new school site inside Tega Cay.	2010-2013	\$1,700,000	Tega Cay



# CITY OF TEGA CAY COMPREHENSIVE PLAN 2008-2018



Population  
Economic Development  
Natural Resources  
Cultural Resources  
Community Facilities  
Housing  
Land Use  
Transportation  
Priority Investment

Economic development focuses on the recruitment of business operations to a region, assisting in the expansion or retention of business operations within a region or assisting in the start-up of new businesses within a region.<sup>1</sup>

In its broadest sense, economic development encompasses three major areas:

- Policies that governments undertake to meet broad economic objectives such as price stability, high employment, expanded tax base, and sustainable growth. Such efforts include monetary and fiscal policies, regulation of financial institutions, trade, and tax policies.
- Policies and programs to provide infrastructure and services such as highways, parks, affordable housing, crime prevention, and K-12 education.
- Policies and programs explicitly directed at job creation and retention through specific efforts in business finance, marketing, neighborhood development, small business development, business retention and expansion, technology transfer and real estate development.

To better understand the current economic base, a review of trend data is necessary. The following sections will review labor force characteristics and commuting patterns. The final section will reflect on the CONNECT values and key vision elements to suggest policies and identify tools that Tega Cay can employ to promote economic development as part of this comprehensive planning effort.

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<sup>1</sup> [www.en.wikipedia.org/wiki/economic\\_development](http://www.en.wikipedia.org/wiki/economic_development)

## Labor Force Characteristics

Statistical information is tracked on a county-wide basis and is now updated annually in the American Community Survey produced by the US Census Bureau. The following table provides a snapshot of *Employment by Private Industry for York County* for 2000-2006. Two industry sectors recorded tremendous growth during this period. Transportation & Warehousing jumped 542%, while Finance & Insurance increased 278%. Six other industry classifications rose between 25 and 41%--Construction, Real Estate, Professional Services, Management, Health Care and Accommodation & Food Services. Manufacturing jobs led the three sectors that lost ground with a 12.4% decrease. Surprisingly, retail jobs were down 2.5% at the same time the total job market gained 10,747 jobs or 19.3% and housing starts were up 72.8%.

**Table 1**  
**Employment by Private Industry**  
**York County 2000-2006**

Industry Code Description	Number of Employees		
	2000	2006	Change
Forestry, fishing, hunting, and agriculture support	20-99	20-99	N/A
Mining	20-99	20-99	N/A
Utilities	1,000-2,499	1,000-2,499	N/A
Construction	3,400	4,424	30.1%
Manufacturing	12,364	10,828	-12.4%
Wholesale trade	3,971	4,083	2.8%
Retail trade	8,274	8,067	-2.5%
Transportation & Warehousing	510	3,275	542.2%
Information	1,085	1,198	10.4%
Finance & Insurance	1,254	4,745	278.4%
Real estate & rental & leasing	578	817	41.3%
Professional, scientific & technical services	1,828	2,379	30.1%
Management of companies & enterprises	1,488	1,977	32.9%
Admin, support, waste mgt, remediation services	3,960	4,483	13.2%
Educational services	170	250-499	N/A
Health care and social assistance	5,678	7,341	29.3%
Arts, entertainment & recreation	1,110	1,077	-3.0%
Accommodation & food services	5,125	6,431	25.5%
Other services (except public administration)	2,953	3,368	14.1%
Auxiliaries (exc corporate, subsidiary & regional mgt)	150	0-19	N/A
Unclassified establishments	20-99	N/A	N/A
<b>Total</b>	<b>55,687</b>	<b>66,434</b>	<b>19.3%</b>

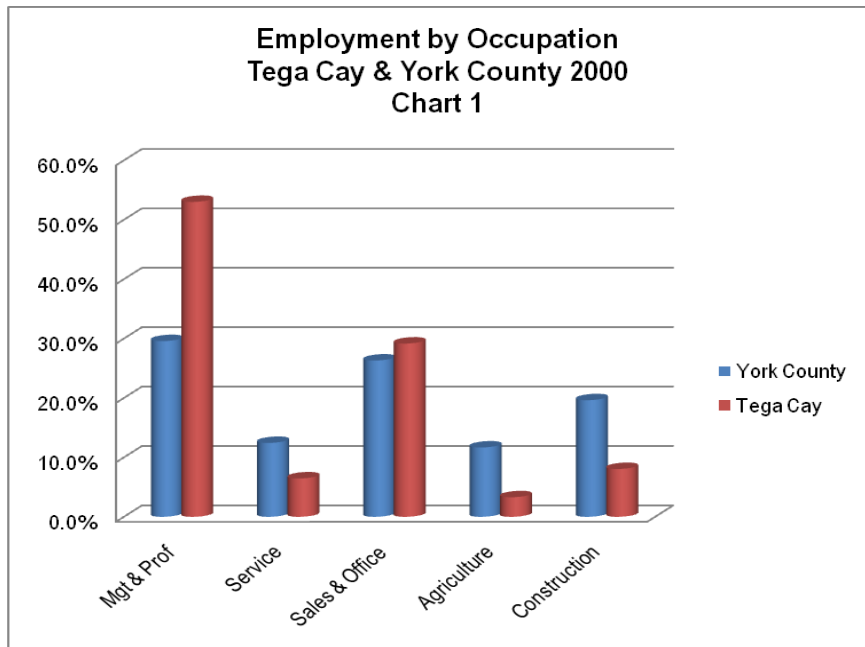
**Table 2  
Employment by Occupation  
Tega Cay & York County 2000**

Occupation	York County		Tega Cay	
	Count	Percentage	Count	Percentage
Management & Professional	24,100	29.6%	1,205	53.0%
Service	10,138	12.4%	147	6.5%
Sales & Office	21,436	26.3%	663	29.2%
Farming, Fishing & Forestry	294	0.4%	-	0.0%
Construction, Extraction & Maintenance	9,510	11.7%	75	3.3%
Production, Transportation & Material Moving	15,998	19.6%	183	8.1%
<b>Total</b>	<b>81,476</b>	<b>-</b>	<b>2,273</b>	<b>-</b>

The total employment figures from the 2000 Census shown above in *Table 2 – Employment by Occupation* vary from those in Table 1 due to the inclusion of public sector jobs. York County’s portfolio is somewhat balanced with about 30% of workers in the Management & Professional category, 26% in Sales & Office and almost 20% in Production, Transportation & Material Moving. Tega Cay, conversely, has over half of its workforce in the Management & Professional segment and about 30% in Sales & Office.

With over 80% of the Tega Cay workforce employed in just two classes, the city may be more vulnerable to volatility in these white collar occupations. *Chart 1- Employment by Occupation* is a graphic representation of the data in Table 2.

Combined with the community’s demographic make-up, the occupational data point to a high concentration of “creative class” residents.<sup>2</sup> This class has the independence, education and wealth to be selective in their place of residence.



<sup>2</sup> The creative class is a group of people that social scientist Dr. Richard Florida, believes are a key driving force for economic development of post-industrial cities in the USA. [www.en.wikipedia.org/wiki/creative\\_class](http://www.en.wikipedia.org/wiki/creative_class)

**Employment & Unemployment 2000**  
**Table 3**

<b>Community</b>	<b>In Labor Force</b>	<b>Unemployed</b>
Tega Cay	78.3%	0.7%
Fort Mill	72.2%	4.9%
Lake Wylie	59.2%	0.5%
Rock Hill	68.0%	6.7%
York County	69.1%	4.2%

In regard to the peer group, Tega Cay is ahead of the other communities in terms of percent of residents in the labor force, *Table 3 – Employment & Unemployment 2000*. Similarly, less than one percent of the workers were unemployed. These statistics support the perception that Tega Cay has a robust workforce that is well-suited to sustained employment into the future.

**Commuting Patterns**

The vast majority of Tega Cay’s workers must commute to their primary place of employment. By reviewing all workers as a group, patterns emerged that can help guide economic development decisions and policies. *Table 4 – Commuting Patterns by County 2000*, shows two key sets of ‘top five’ data. The Workplace column lists the top five counties where York County residents work and Residence column shows where York County workers live.

**Commuting Patterns by County 2000**  
**Table 4**

<b>County/State</b>	<b>Workplace</b>	<b>Residence</b>
York, SC	47,898	47,898
Mecklenburg, NC	23,907	4,217
Gaston, NC	2,526	1,602
Lancaster, SC	963	2,775
Chester, SC	951	3,063

At the county level, most of the workers in York County (47,898) also live in the county. Not surprisingly, Mecklenburg and Gaston Counties in North Carolina are the next highest ranked places of employment. Based on the number of workers from other areas, over 11,000 in the other four communities listed, there may be some opportunity to redirect the commuting flow to keep more residents from traveling out of the county for employment.

The next set of data shown in *Table 5 – Travel to Work 2000*, shows that Tega Cay residents lead the peer group and spend over 30 minutes commuting to work. This travel time is likely to increase when the 2010 Census information is collected due to the unprecedented housing boom in the last several years. The fact that only 5.1% of residents walked to work or worked at home indicates that there may be some room for increasing this measure, considering that Lake Wylie residents recorded a mark of 9.5% and that Lake Wylie is a similarly situated community in terms of geography and demographics.

**Travel to Work 2000  
Table 5**

Community	Walked or Worked at Home	Mean Travel Time to Work (Minutes)
Tega Cay	5.1%	33.6
Fort Mill	3.9%	24.7
Lake Wylie	9.5%	27.7
Rock Hill	5.0%	23.5
York County	4.3%	27.2

## City of Tega Cay Strategic Vision Narrative

### Economic Development

Job creation within the city will be encouraged through concepts such as live/work spaces in the commercial areas surrounded by business friendly services that enable those who work from home to perform daily business tasks without leaving the community.

As another economic development strategy, the city will enhance the potential of the community center's conference capabilities by equipping it as a state of the art facility for events of 200-300 people. To make the conference center even more attractive additional amenities could be part of the package including access to the golf course, water sports on Lake Wylie, accommodations in a boutique hotel in the commercial center and a trolley to transport conference attendees.

## CONNECT

### Value: A Strong, Diverse Economy

*...that supports a wide variety of businesses and enterprises*

### Key Vision Elements:

- recruit new industries
- expand existing industry clusters through recruitment as well as new local start-ups



- diversify enough to weather economic downturns in a single industry cluster
- foster a creative economy as well as technology
- balance job opportunities and housing throughout the region
- promote an economy that has jobs for the full spectrum of the region's workers

**Priority Policy 1: Provide for safe and reliable transportation infrastructure to move workers and freight to support both local and regional economic development.**

**Action Agenda:**

- Bring more federal and state transportation funding to the region, while developing and implementing additional local funding tools and local authority for transportation decision-making.
- Expand both bus and rail transit options throughout the region and make bicycle and pedestrian means a viable form of commuting.
- Manage congestion through a variety of tools including transit, managed-lane strategies, better connectivity, carpooling/vanpooling and additional highway lane-miles.

**Priority Policy 2: Support collaborative regional and local approaches to business recruitment and economic development.**

**Action Agenda:**

- Increase collaboration and interaction among all economic development partners to forge a stronger, more regionally complementary approach.
- Create additional certified industrial sites located in centers throughout the region, and develop and implement additional strategies to enhance business recruitment and local entrepreneurship.
- Seek strategies to maximize multiple jurisdictions working together to recruit a core business, its suppliers and spin-offs.

**TEGA CAY'S ACTION AGENDA**

Description	Target Date	Cost	Funding Source
Actively participate in the Rock Hill-Fort Mill Area Transportation Study (RFATS) to ensure a "fair share" of transportation funding from federal, state and local sources.	Ongoing	N/A	Tega Cay
Work earnestly with York County and Fort Mill to attract and develop mutually beneficial employment centers that will provide nearby, high-paying jobs for the "creative class."	2010	TBD	Tega Cay



# CITY OF TEGA CAY COMPREHENSIVE PLAN 2008-2018



Population  
Economic Development  
**Natural Resources**  
Cultural Resources  
Community Facilities  
Housing  
Land Use  
Transportation  
Priority Investment

Natural Resources are the hallmarks of Tega Cay. This community is rich with scenic beauty and fosters a genuine sensitivity to the environment. It is impossible to travel for any distance on the peninsula without catching a glimpse of the lake, passing a park, spying a walker on a trail or noticing the thousands of trees that blanket the city. The residents of Tega Cay repeatedly remark about “The Good Life” that comes from a daily dose of exposure to the abundance of natural resources that are available.

## **PRESENT CONDITIONS**

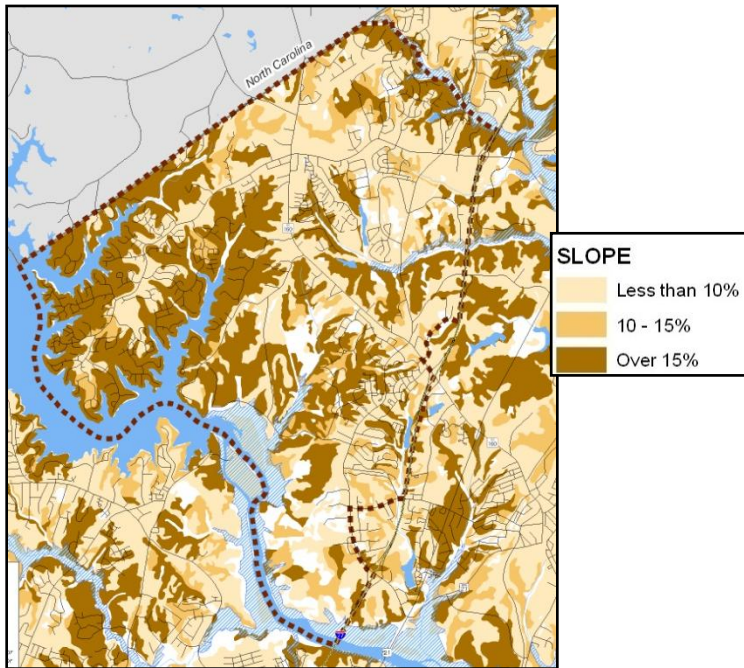
A review of existing conditions and characteristics of the natural environment include:

- Slope Characteristics
- Soil Types
- Plant & Animal Habitats
- Parks & Recreation Areas
- Scenic Views & Sites
- Hydrology & Wetlands

### ***Slope Characteristics***

The peninsula of Tega Cay is generally characterized by a central ridgeline that rises from the shoreline of Lake Wylie at its southern tip and travels northwest to the city’s entrance at Shoreline Parkway. Figure 1 – Slope Analysis Map uses three categories to identify areas that have varying degrees of slope that affect the community in myriad ways: storm water management, building construction, etc.

**Figure 1  
Slope Analysis Map**



SOURCE: York County GIS

The majority of the Study Area has a slope of less than 10%. These areas are typically the first to develop and often see the highest concentration of buildings. Most major roads are constructed along ridge lines and within this slope class. The 10-15% slope category is generally a transitional area. When slopes begin to exceed 15%, construction costs and drainage issues begin to increase. The available data from York County was limited; therefore, identification of severe slopes (those over 25%) was not possible at this time.

**Soil Types**

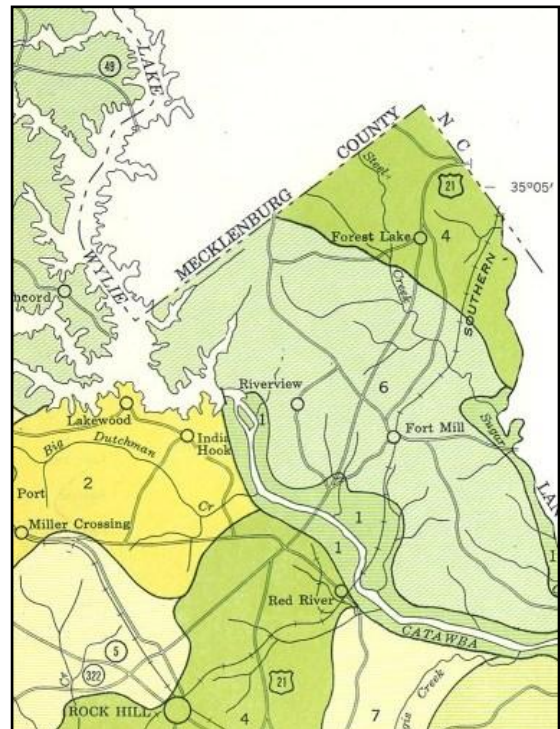
The *York County, SC - Soil Survey Series 1961, No. 17*, identifies three primary soil associations within the Study Area. The adjacent *Figure 2 – General Soil Map*, shows the location and extent of these soil classifications. The descriptions below and in *Table 1 – Key Soil Characteristics* are verbatim accounts from the 1961 study.

(1) Chewacla-Congaree-Wickham:

*Nearly level or sloping soils on bottom lands and stream terraces*

This is an area of nearly level soils on bottom lands and gently sloping to strongly sloping soils on stream terraces. The bottom lands are narrow, and those along the main streams are crossed by tributaries. The terraces are dominantly gently sloping and are dissected by occasional drainageways; some, however, are strongly sloping. This association makes up 5% of the county. It occurs along the Catawba and Broad Rivers and along Bullocks and Turkey Creeks.

**Figure 2  
General Soils Map**



SOURCE: USDA, 1964

**4. Iredell-Mecklenburg-Davidson:**

*Nearly level to strongly sloping soils with yellowish-brown to red, firm clay subsoil*

This association is in two parts. One occurs in the southeastern part of the county and the other in the northeastern part. This association is an undulating plain 10 to 30 feet lower than the surrounding areas. Narrow, nearly level areas of bottom land are along the streams and drainageways. This association has a weakly developed detritic drainage system. Except for Fishing and Fork Creeks, the streams have shallow channels. Most of the small streams go dry if droughts are 3 to 6 weeks long. The relief is dominantly nearly level to gently sloping. Sloping and strongly sloping hills, however, are adjacent to the larger streams. This association makes up about 10% of the county.

**6. Cecil-Lloyd-Applying:**

*Gently sloping to moderately steep soils with red or brown, firm clay subsoil*

This association is in two parts. One occurs in the northeastern part and on in the southeastern part of the county. It consists of irregular hills with narrow, medium, and broad tops and of many narrow drainageways. The slopes adjacent to streams are short and moderately steep. Most nearly level areas are in narrow strips on the bottom lands. This association makes up about 20.5% of the county.

**Table 1  
Key Soil Characteristics**

<b>Chewacla-Congaree-Wickham</b>	<b>Iredell-Mecklenburg-Davidson</b>	<b>Cecil-Lloyd-Applying</b>
The soils on terraces have low natural fertility. All soils in the association are acid, and they are all responsive to fertilizer and other management.	The soils in this association have low natural fertility. They are slightly acid or medium acid. They respond well to applications of fertilizer and other good management.	The soils in this association are low in natural fertility, and are slightly acid or medium acid. All the soils respond to fertilizer and other good management.
The soils produce excellent pasture. About 35% of the association is in pasture, and most of it is suited to pasture. Bermudagrass, dallisgrass, tall fescue, white clover, and annual lespedeza are suitable pasture plants. Most farms have only a small part of their area in this association. The farmstead is generally in other associations. Most of the association is also suited to cultivated crops and is responsive to good management. Suitable crops are corn, small grain, soybeans, annual lespedeza, and truck crops.	Many of the farms in this association are more than 100 acres in size, and a few are larger than 200 acres. Most farms are operated as full-time general farms. There are a few dairy farms and beef-cattle farms. About 50% of the acreage is cultivated. The main crops are cotton, corn, and small grain. The soils in this association are well suited to pasture. They are best suited to dallisgrass, tall fescue, bermudagrass, white clover, and annual lespedeza, which are responsive to fertilizer and other good management.	The soils in this association are suited to pasture. The mixture of grasses and legumes generally used are fescue and white clover for winter and spring grazing, and bermudagrass with annual lespedeza or dallisgrass with white clover for summer and fall grazing. Sericea lespedeza is responsive to fertilizer and produces average yields of pasture or hay on the well-drained soils on uplands..
Canoeing is excellent on the Broad and Catawba Rivers in this association. Hunting is excellent. Trails for hiking and horseback riding can be easily built, especially along streams.	Several community centers are in this association. However, other recreational facilities are limited	Lake Wylie, adjacent to this association, provides boating, picnicking, fishing, water skiing, and other recreational activities. Many sites are available where smaller lakes could be built and suitable areas for picnics and hiking provided.

Although the last Soil Survey was conducted nearly 50 years ago, it is still useful for determining the natural suitability of the land. For example, the Chewacla-Congaree-Wickham (CCW) association is found along the shores of the Catawba River and is well suited to water-based recreation. The Cecil-Lloyd-Applying (CLA) association makes up much of the greater Tega Cay – Fort Mill area and supports similar recreational activities as the CCW association. One drawback of the 1962 Study is that agriculture was still a productive use of the land. This comprehensive plan does not support agriculture as a viable land use within the Study Area, but does encourage York County leaders to continue the efforts of the York County Forever Commission<sup>1</sup> to protect suitable sites from development. In fact, development of the land, in some form—housing, commercial or recreation—is the likely to be the outcome for the area inside the Study Area.

**Plant & Animal Habitats**

“The 1990 Land Use/Land Cover South Carolina map produced by the South Carolina Land Resources Commission indicates three major types of land cover for Tega Cay. These land covers are mixed forest, deciduous forest and agricultural grassland.”<sup>2</sup> Today there is very little undeveloped land inside Tega Cay, therefore, the plant and animal habitats are mainly found in the many parks and private yards in the community.

In 1994, the SC Department of Parks, Recreation & Tourism produced the report, *Animals and Plants of South Carolina's Catawba River Corridor*.<sup>3</sup> This comprehensive document identifies fish, amphibians and reptiles, birds, mammals, trees, and flowering plants and shrubs in the area.

**Parks & Recreation Areas**

The *Tega Cay Parks & Recreation Master Plan* adopted in 2004 provides a wealth of information regarding public and private parks and recreations areas. This plan also discusses recreation programming, standards and needs based on feedback from members of the community. The City’s Recreation Committee is presently at work on the five-year update and will present its findings by early 2009. In deference to the Master Plan, these ‘Fast Facts’ help to illustrate the prevalence of parks and recreation facilities in Tega Cay.

<b>RECREATION FAST FACTS</b>	
Total Acres:	2,144
Recreation Land Area:	209
Miles of Trails:	4.25

The Natural Resources Map includes a comprehensive listing of parks, trails and recreation facilities in and adjacent to the Study Area. It is readily apparent that these green spaces help to provide the framework for the developed and developing areas of the community.

**Scenic Views & Sites**

Unlike the remainder of the Study Area (and most of York County), Tega Cay is dominated two unique physical features—Lake Wylie and the undulating topography of the peninsula. These distinct environments

<sup>1</sup> [www.yorkcountygov.com/yorkcountyforever.htm](http://www.yorkcountygov.com/yorkcountyforever.htm)

<sup>2</sup> Tega Cay 2002 Comprehensive Plan.

<sup>3</sup> [www.midnet.sc.edu/audubon/catawbaweb.htm](http://www.midnet.sc.edu/audubon/catawbaweb.htm)

have likewise been embraced by the pattern of development and architectural styles. The almost mountain-like terrain immediately adjacent to Tega Cay Drive offers interesting views and home sites tucked into the hillsides. The lake front areas have larger homes that are punctuated by boat docks and boardwalks.

### **Hydrology & Wetlands**

Lake Wylie is the dominant natural resource in Tega Cay. Duke Energy is integrally linked to this water body and the entire Catawba River basin. Following is an overview of the lake from the Duke website.

Lake Wylie was named after Dr. W. Gil Wylie, who organized the Catawba Power Company, a predecessor of Duke Energy. It is the oldest lake on the Catawba River. The lake was first created in 1904 by a dam near Fort Mill, South Carolina.

The dam was rebuilt in 1924 and the lake's surface expanded to approximately 13,443 acres and 325 miles of shoreline. In addition to supporting Wylie Hydroelectric Station, Lake Wylie also supports Allen Steam Station and Catawba Nuclear Station with cooling water and provides a dependable water supply for Belmont and Rock Hill. Full pond elevation at Lake Wylie is approximately 569.4 feet.

Duke Energy provides six boat access areas (with one leased to Mecklenburg County and one to York County), one bank fishing area and one boat access area below the dam in cooperation with the North Carolina Wildlife Resources Commission and the South Carolina Department of Natural Resources.<sup>4</sup>

Due to the somewhat severe topography, there are very few documented wetlands in Tega Cay based on the National Wetlands Survey conducted in 1989. The two largest wetlands are close to the Beach Club & Marina. The first extends under Shoreline Parkway along the western cove and the second continues north from the eastern cove.

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## **City of Tega Cay Strategic Vision Narrative**

### **Natural Resources/Recreation**

Parks and recreation will continue to distinguish the quality of life in Tega Cay. 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 will 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. The city will look for opportunities to enhance access to the lake with the possible addition of a marina and recreation such as kayaking and canoeing. Future development agreements will require that open spaces, natural areas, walking trails and recreational amenities are prominent features in the development plan to ensure that Tega Cay retains its natural setting and recreational focus.

As part of the overall healthy lifestyle, Tega Cay will maintain its environmentally sensitive approach to policies regarding natural resources. This will be most noticeable in the growing number of sidewalks and

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<sup>4</sup> [www.duke-energy.com/lakes/facts-and-maps/lake-wylie.asp](http://www.duke-energy.com/lakes/facts-and-maps/lake-wylie.asp)

trails that connect various communities within the city and also will connect to any regional trail systems. Tree cover will be protected with reasonable restrictions as will open green spaces, water quality and conservation. Recycling will continue and new ways of conserving resources will be considered.

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## CONNECT

### Value: A Safe and Healthy Environment

...with good air and water quality.

#### Key Vision Elements:

- individual, community, and regional actions
- improving air and water quality
- preserving wildlife
- protecting open space and environmentally-sensitive areas
- maintaining our rural areas, views, and trees
- conserving our natural resources
- in an atmosphere of safety for all residents.



#### Priority Policy 1: Support the preservation of environmentally-sensitive or ecologically-valuable open space, with fair compensation for property owners of preserved lands.

##### Action Agenda:

- After reaching consensus on a set of criteria for different types of open space to be preserved and in collaboration with land trusts and other partners, work with each county to identify the areas most in need of preservation and the tools for land preservation that are most appropriate for that area.
- Ensure that recommendations support existing regional initiatives such as the Carolina Thread Trail, the Regional Stormwater Partnership, etc. and seek to achieve multiple wins for the landowner, the economy, the community, and the environment.
- Launch a serious regional initiative for land conservation using the identified tools.

#### Priority Policy 2: While maintaining a "menu" of local actions to improve the environment, develop and implement region-wide initiatives to promote air and water quality and conservation of natural resources.

##### Action Agenda:

- Develop and implement a region-wide project aimed at conservation/improvement of the environment in each of four areas: Air, Water, Land/Biodiversity, and Energy.

## TEGA CAY'S ACTION AGENDA

Description	Target Date	Cost	Funding Source
Support the Parks & Recreation Master Plan	Ongoing	TBD	Tega Cay
Participate in the planning / construction of the Carolina Thread Trail.	2010-2018	TBD	Tega Cay





# CITY OF TEGA CAY COMPREHENSIVE PLAN 2008-2018



- Population
- Economic Development
- Natural Resources
- Cultural Resources**
- Community Facilities
- Housing
- Land Use
- Transportation
- Priority Investment

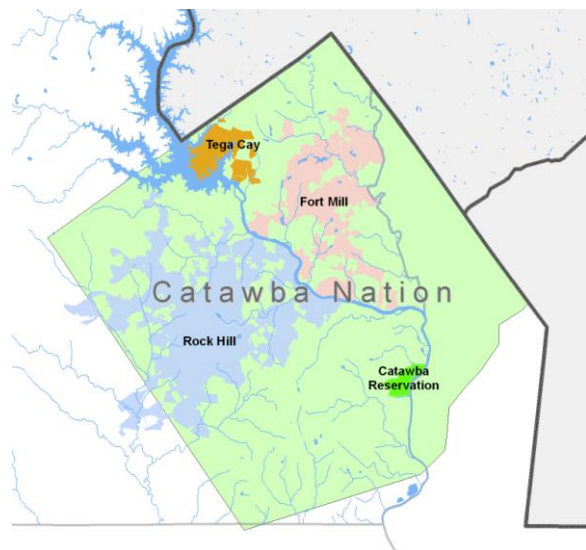
If asked, most residents of Tega Cay would likely say that their city is a peninsula land-form situated along the shores of Lake Wylie; that it was founded in 1970 by the Ervin Company as a master-planned community; and that it was incorporated in 1982 as a municipality by the State Legislature.<sup>1</sup> These assertions are true, but only account for the past four decades of recorded history. This element of the plan will take note of earlier activities and settlements that preceded the City of Tega Cay from early the Europeans to the present.

## ***Archaeological & Other Cultural Resources***

Early maps of the Carolinas that date to the late 1700s clearly show that Tega Cay was once part of the Catawba Nation's 144,000 acres. The adjacent map shows the present location of the Catawba Reservation and the municipalities of Tega Cay, Fort Mill and Rock Hill in relation to the historic Catawba Nation holdings.

The Catawba Indian Nation remains a viable tribe that is federally-recognized with land holdings that include a considerably smaller reservation on the Catawba River.<sup>2</sup> Evidence of the Catawbas and other early settlers is available from multiple historic records. ArchSite, a website offered by the South Carolina Institute of Archaeology and Anthropology (SCIAA) and

**Figure 1  
Catawba Nation**

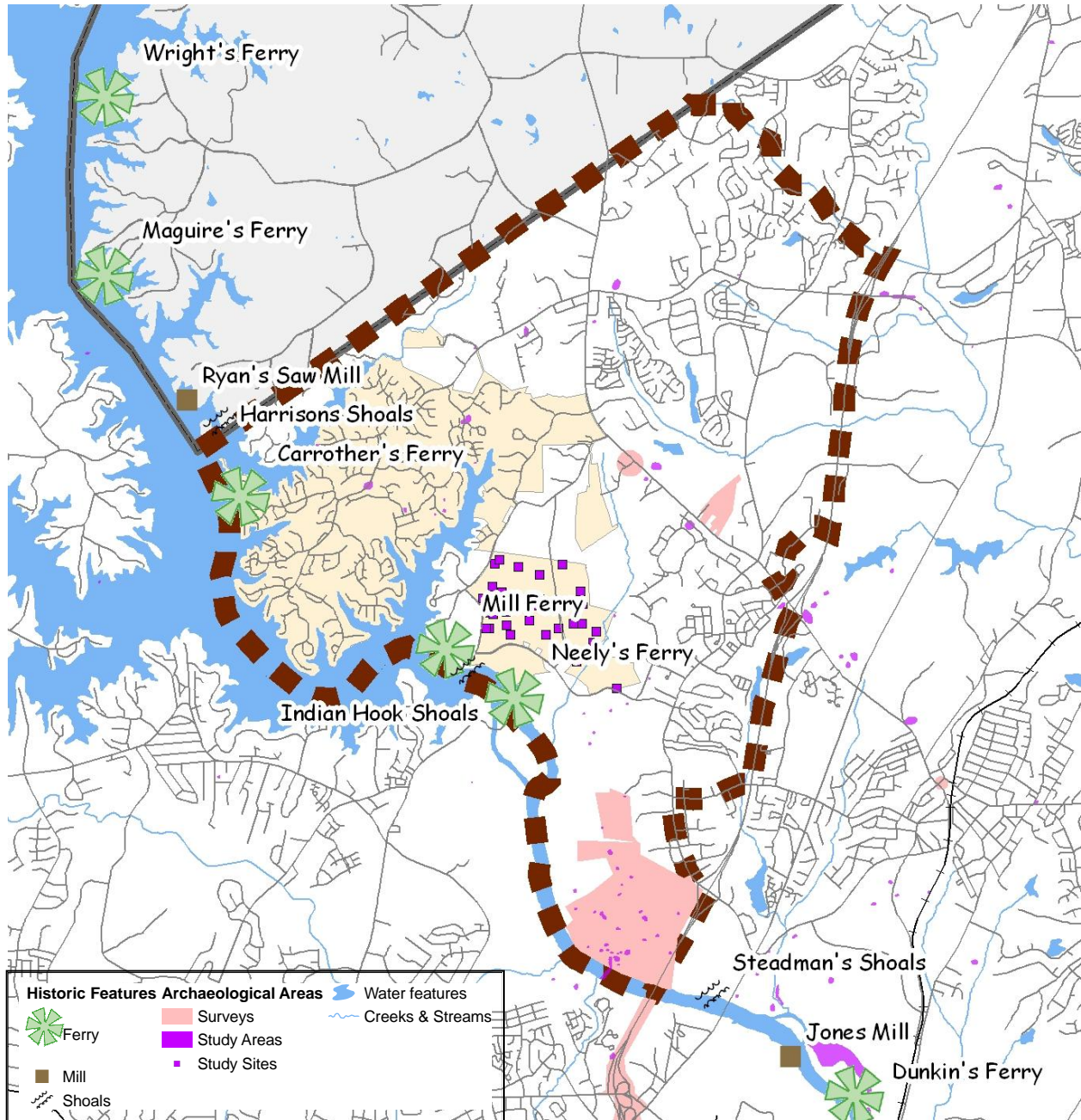


<sup>1</sup> [www.tegacaysc.org/city\\_history.html](http://www.tegacaysc.org/city_history.html)

<sup>2</sup> [www.catawbaindiannation.com](http://www.catawbaindiannation.com)

the South Carolina Department of Archives and History (SCDAH), provides a comprehensive online cultural resource information system. ArchSite combines data from the state's archaeological and built heritage to provide researchers with an online source for cultural resource information.<sup>3</sup> The map below shows a variety of sites within the comprehensive plan's study area that help to create a record of settlement in the area.

**Figure 2  
Cultural Resources Map**



<sup>3</sup> <http://archsite.cas.sc.edu/ArchSite>

## **Historic Buildings & Structures**

Based on the ArchSite data, the previous map shows significant buildings and structures related to northern York County and Tega Cay. Ferries were a common sight along the Catawba River, even after the construction of the Lake Wylie Dam. Additionally, mills that ground corn and wheat were situated along the Catawba. Churches were the spiritual center of rural life in the area and often served as sites for social and political meetings. For example, Philadelphia United Methodist Church, on SC Highway 160 was founded in 1832.<sup>4</sup> Other historic sites in the Tega Cay area include farm houses, barns and family cemeteries. Some of these properties are not mapped and are known only to long-time residents.

## **Unique, Natural or Scenic Resources**

The most noticeable natural resource is the Catawba River. As noted earlier, this water course was impounded in 1904 by the Catawba Power Company and resulted in the creation of Lake Wylie and the peninsula of Tega Cay itself. The peninsula is unique in that it is bisected by a ridge line that offers significant changes in elevation from the central ridge to the water's edge. Access and views of the water are prime real estate in Tega Cay. The city's Fourth of July water parade, water ski team, swim teams and marina all pay homage to the lake.

Perhaps the largest concentration of artifacts in the Study Area can be found on the future site of the Stans Museum of Life and the Environment located on Sutton Road at US Interstate 77. *The Herald* reported in June 2007, "Progress Uncovers History." The following excerpt provides a summary of the article:

One site believed to be an ancient Catawba Indian Village will be preserved as a community park in the Kanawha development, planned for 350 acres off Sutton Road near the Catawba River. For years, archaeologists in the region suspected that two Catawba villages might be underneath the soil where the Kanawha community is planned. Based on the many different kinds of pottery they've found, Davis believes the village was ethnically diverse. Smallpox was raging and the Iroquois were attacking neighboring tribes. Refugees may have joined the Catawbas at Newstie.

## **Commercial & Residential Districts**

Historically, northern York County has been characterized by a collection of farms and the modest-sized Town of Fort Mill until the 1970s. Industrial development was limited to the textile mills in Fort Mill and Main Street was the commercial district. With the extension of US Interstate 77 into South Carolina in the 1970s, strip commercial development began to wend its way along the former farm-to-market roads of SC Highway 160 and Gold Hill Road.

Today, the intersection of SC 160 and Gold Hill Road is effectively the 'front door' of Tega Cay. The new Stonecrest development on SC 160 will attempt to reorient the commercial center of the community and will provide a new entrance into the city via the construction of Hubert Graham Way. The new intersection of Hubert Graham Way and Tega Cay Drive will provide a once-in-a-lifetime opportunity to create a civic center on the historic peninsula.

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<sup>4</sup> [www.pumcfortmill.org/history.htm](http://www.pumcfortmill.org/history.htm)

## A Brief History<sup>5</sup>

In 1970 the Ervin Company broke ground on 1,600 wooded acres of land on Lake Wylie previously owned by Duke Power Company. They named the area Tega Cay which means “beautiful peninsula” in Polynesian. First they built the roads and the huge clubhouse, pools, tennis courts and golf course. Then house construction began, and a guard gate was installed at the entrance. The Polynesian theme was carried out everywhere, from street names to home design to the clubhouse décor and even the guard shack.

The first homeowners had 10-party lines that were always in need of repair. Since Tega Cay was a gated community, it was determined at first that neither school buses nor mail carriers could enter, so the first residents drove their children to the guard gate to get the school bus and ask for their mail. Depending on the section one lived in, some residents had free lawn-mowing service, and all had free access to the golf course, tennis courts and to the massive clubhouse with its exercise room, sauna, teen room, large formal dining room, bar and lounge overlooking the pool area, pro shop, golfers lounges for men and women, informal restaurant open all day, offices and several meeting rooms. Liquor lockers were available, since at that time brown bagging was in effect in South Carolina.

Various amenities such as garbage collection, water and sewer as well as security by a private security firm were provided by the developer in return for a monthly assessment fee paid by all property owners. The initial assessment was \$35.00 per month.

The Property Owners Association was formed right away to protect the homeowners and to deal with the developer. The POA also sponsored weekly bingo, dances, and other social events. As various developers came and went over the years, the POA became of vital importance in protecting, not only the rights of individual residents, but the property owners as a whole.

In 1982, in the midst of the developer filing bankruptcy, Tega Cay became a city in order to ensure the rights and protect the best interests of the Tega Cay homeowners and to better direct the community’s future. The people chose the strong Mayor form of government, with a mayor and four council members serving two-year terms. The first mayor, Tony Tarulli, had also been appointed by the bankruptcy court to represent the property owners during the proceedings.

With the inauguration of the elected officials, and bolstered by a strong dose of optimism and a sound plan, the citizenry began to protect our interests into the future and chose as the Tega Cay motto, “The Good Life.” The POA remained in the forefront of the bankruptcy hearings, working together with elected officials to preserve the quality of life.

The first city office was located in the clubhouse. In 1984 the city rented office space in the administration building near the entrance. These facilities were used until Oct. 14, 1984, when the dedication of the new City Hall and Community Room was held. The city had purchased and transformed a 7-11 convenience store and game room to house the city offices.

In June 1983 a bankruptcy plan was confirmed, with much credit given to the leaders of the POA and elected officials in bringing this uncertain chapter of Tega Cay’s history to a satisfactory conclusion. The

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<sup>5</sup> [www.tegacaysc.org/city\\_history.html](http://www.tegacaysc.org/city_history.html)

plan called for a trust company to take over and operate the remaining undeveloped property, the clubhouse, pool, upper tennis courts, and golf course.

Under the plan the city would take over the lower tennis courts, observation tower, athletic field, skeet range, archery range, roads, trash collection, security, green areas, and parks. The monthly assessments were phased out while the services were being absorbed by the City.

The Police Department was established in July 1983. In that same month the first session of Municipal Court was held with the appointment of Judge Grady McMehan.

Tony Tarulli served one term as Mayor and was followed by Hubert Graham, who served two terms, from 1984 to 1988. In 1988 Shirley A. (Sam) McDonald was elected to the office of Mayor, and in 1990 the citizens elected Ed Weaver who served two terms. Steve Hamilton was elected in 1994 and again in 1996. Terms of office were then changed to four years and Hamilton was reelected for another term. Bob Runde was elected Mayor in 2002 at which time the form of government was changed to Council/Manager.

In the fall of 2000, the City annexed three new areas consisting of Stonecrest, Crescent and Nivens Creek Landing. Stonecrest will bring the first planned retail and commercial properties to the City, along with town homes and apartments. Crescent will consist of town homes, while Nivens Creek is owned by Duke Power and serves as a boat ramp for area residents.

The census for the year 2000 shows 4,040 residents. However, the planned growth with Newland Carolina Development and the new annexed areas will more than double the population of the City by the year 2010.

## **City of Tega Cay Strategic Vision Narrative**

### **Cultural Resources**

The reputation of the public schools will continue to draw residents to the community and will be enhanced by the addition of another elementary school in the heart of Tega Cay. The city will also consider ways to create stronger connections with higher education institutions such as Winthrop University and York Technical College either through satellite locations within the city or through special transportation links. Facilities such as an amphitheatre, performance parks and the community center provide spaces that can be programmed for art, music and other creative activities.

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### **Value: Enhanced Social Equity**

...through community leadership and cooperative volunteerism.

### **Key Vision Elements:**

- community caring and trust
- engagement and leadership across all levels of society
- collaborative and inclusive problemsolving
- open communication
- outstanding volunteerism



- the inclusion and empowerment of all persons to reach their full potential, preparing our region for the future.

**Priority Policy: Support the civic education, inclusion and full engagement of ALL citizens in voting, community participation and leadership, and volunteerism.**

**Action Agenda:** Use Meck-Connect and other civic engagement processes as models to develop strong regional civic and community education and involvement, in an environment of changing culture, demographics and opportunity. Use the creation of the CONNECT Council and Cabinets as opportunities to model inclusion and development of additional regional leaders for the future.

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**Value: Sustainable, Well-Managed Growth**

...that maintains quality of life, protects open space and environmental quality, retains the natural character of the region, and maximizes the efficiency of infrastructure investments.

**Key Vision Elements:**

- a compatible mix of rural, small town, suburban and urban development
- towns are not "wide spots" in sprawling development
- town centers are "alive"
- community character maintained
- suburban and rural growth patterns support future "new towns"
- transportation and utility infrastructure planning is linked with land use planning for maximum efficiency and cost-effectiveness.

**Priority Policy 1:** Engage in cross-discipline and cross-jurisdictional planning, including land use, transportation, utility infrastructure, and the environment.

**Action Agenda:** Develop a composite regional future land use map that incorporates transportation and utility infrastructure as a basis for increased collaboration on land use planning especially at jurisdictional borders. Plan and implement additional multi-jurisdictional corridor studies to ensure compatible transportation/land use development. Ensure that all appointed and elected officials are knowledgeable about how PLANNING DECISIONS SHAPE COMMUNITIES. Begin "neighbor-to-neighbor" notification of major development projects that have multi-jurisdictional impact.

**Priority Policy 2: Maintain/restore the vitality and health of existing cities, towns, and villages- focusing on how to develop and redevelop within existing municipal limits rather than solely through greenfields development.**

**Action Agenda:** Adopt a regional agreement stressing widespread support for this type of development/redevelopment. Assemble and provide toolboxes, education, and technical assistance to support in-town development/redevelopment. Push for greater funding and funding flexibility in programs that support town center revitalization, and foster brownfields redevelopment and adaptive reuse.

## TEGA CAY'S ACTION AGENDA

Description	Target Date	Cost	Funding Source
		TBD	Tega Cay
		TBD	Tega Cay
		TBD	Tega Cay





# CITY OF TEGA CAY COMPREHENSIVE PLAN 2008-2018



- Population
- Economic Development
- Natural Resources
- Cultural Resources
- Community Facilities**
- Housing
- Land Use
- Transportation
- Priority Investment

The community facilities that serve Tega Cay are vital to the daily operations of the city as well as the future prosperity of its residents and businesses. These services can be grouped into four categories: utilities, public safety, general government and education. Due to its size and relatively short tenure as a municipal government, some services are not provided by the City of Tega Cay. Therefore, it is incumbent on the city's leaders to promote cooperation and coordination when planning and financing capital improvements. This strategy will be discussed in greater detail in the Priority Investment element of the plan.

Each section of the Community Facilities element will present information regarding the service provider, a system map and plans that may be available as supplemental data. Specific budgetary or cost estimate information can be found in the Priority Investment element.

## ***Utilities***

The provision of utility services in Tega Cay is shared by a host of providers as noted in Table 1 – Utility Service Providers. In the case of potable water and sanitary sewer, there are two providers inside the city limits: Tega Cay Utility Department (TCUD) and Carolina Water Service. The following Water Service Area Map and Sewer Service Area Map identify these providers as well as other adjacent providers.

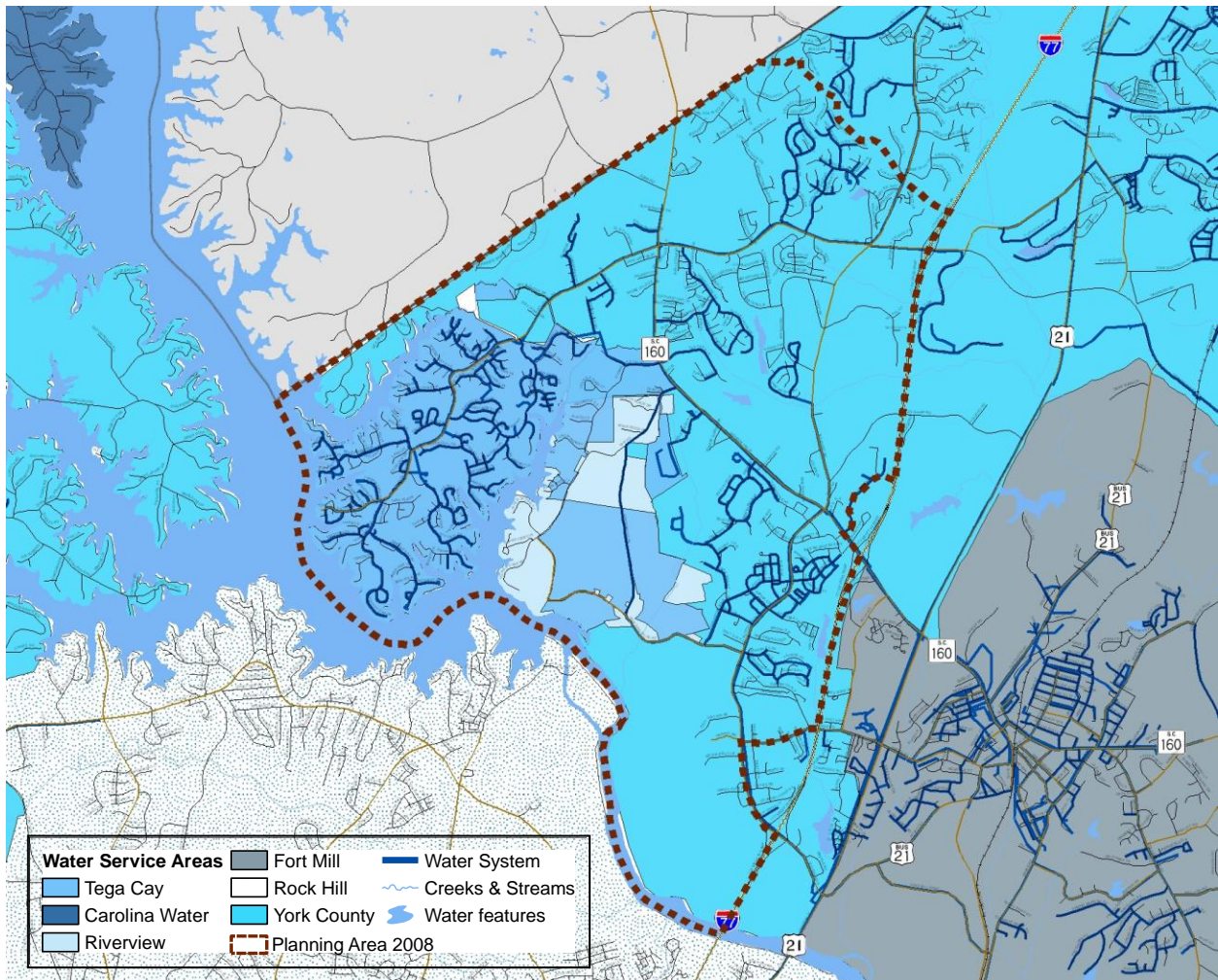
### Carolina Water Service, Inc.

Carolina Water Service, Inc. is a public utility providing water supply/distribution service and wastewater collection/treatment services. CWS is one of four Class A water/wastewater utilities in South Carolina. Its service area includes portions of Aiken, Beaufort, Charleston, Dorchester, Georgetown, Lexington, Orangeburg, Richland, Sumter, Williamsburg, and York counties.

Tega Cay Water Service, Inc.

Tega Cay Water Service, Inc. d/b/a TCUD is a public utility providing water supply service and wastewater collection/treatment service. TCWS is a Class B water and wastewater utility in South Carolina. Its service area includes portions of York County. According to TCWS' annual report for the year ended December 31, 2004, water services, including distribution, were provided to 1,713 residential and no commercial customers. Likewise, wastewater collection and treatment services were provided to 1,689 residential and no commercial customers.

**Figure 1**  
**Water Utility Service Area Map**



**Table 1  
Utility Service Providers**

Provider	Service
Tega Cay Utility Dept. (TCUD) Carolina Water Service	Potable Water & Sanitary Sewer
Duke Energy York Electric Cooperative	Electricity
York County Natural Gas	Natural Gas
Comporium Communications	Telephone, Cable TV, Internet
Signature Water	Sanitation & Recycling

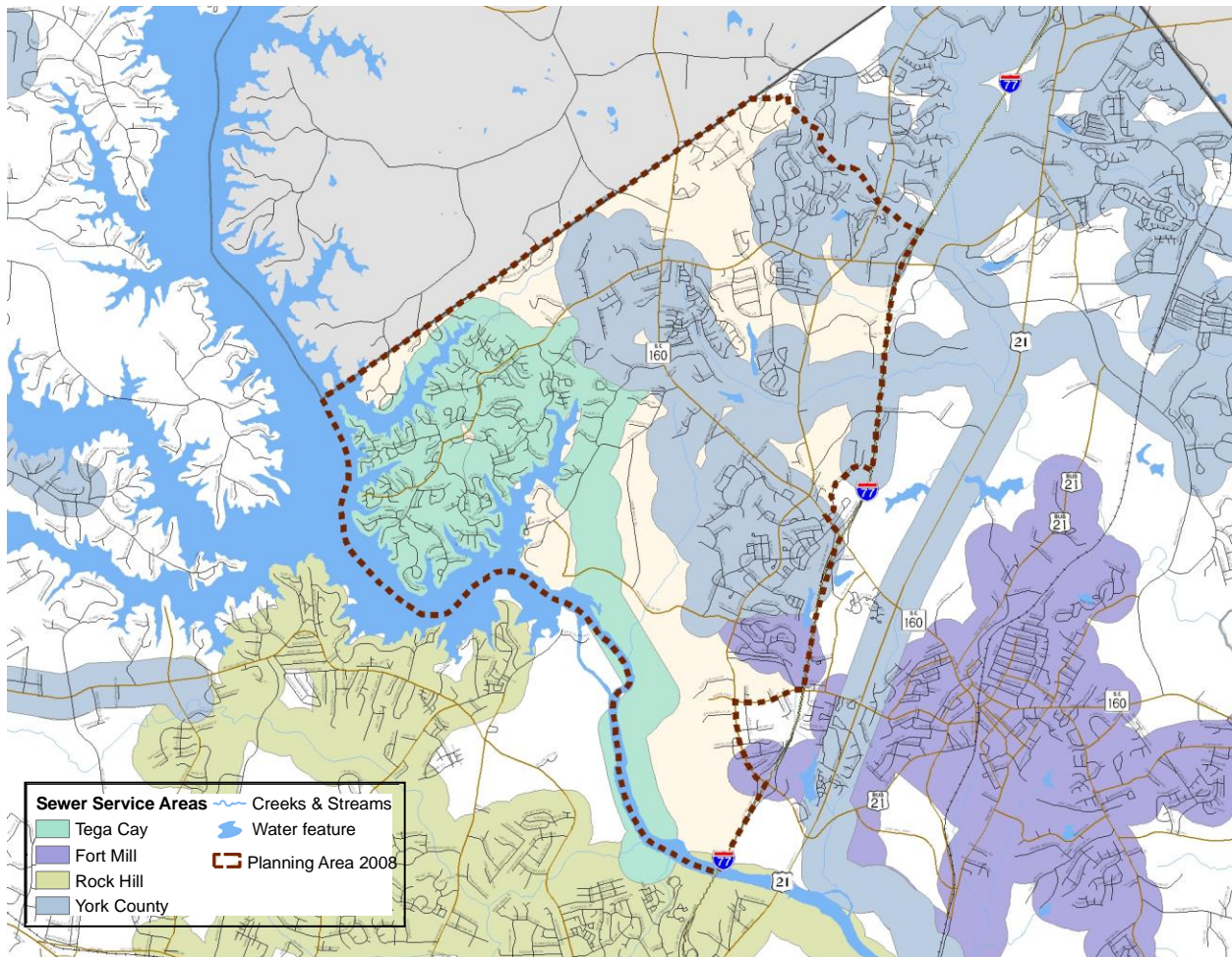
It is helpful to note the location of these service areas, particularly in regard to Tega Cay’s plans for growth. South Carolina’s annexation law makes it difficult for municipalities to increase in size. Because of this legal handicap the provision of water and sewer has been a successful tool for promoting orderly growth by cities with utility systems. Of particular interest are the ‘unassigned’ areas on the Sewer Service Area Map, which may be served by any provider. An important caveat is that areas that are unassigned prior to annexation become part of the municipality’s utility service area.

The developing areas of Stonecrest, Serenity Point and Gardendale promise to markedly increase the customer base. A new system upgrade addressed long-term wastewater needs for the city. There are also plans to build a new water storage tank within five years and another within ten years at an approximated cost of \$1 million each.

Due to recent drought conditions, particularly during the summer months, water pressure is severely challenged. TCUD’s consulting engineering firm, Joel E. Wood & Associates, recommended installing a booster pump and exploring an alternate emergency water supply to address this issue. A study is ongoing to determine the best course of action.

Duke Energy, York County Natural Gas Authority and Comporium Communications are the sole providers for their particular utility within Tega Cay. This is not an unusual situation and is somewhat beneficial when coordinating infrastructure and other capital improvement projects.

**Figure 2**  
**Sewer Utility Service Area Map**



### **Public Safety**

As a municipal government, Tega Cay is responsible for providing basic services to its citizens. Public safety is a community priority and the city is served by a full-time Police Department. The 22-member department works 12-hour shifts with a sergeant and two patrol officers per shift. The majority of calls for service are residential; however, commercial calls are expected to increase as the city sees more business activity (e.g. Stonecrest). The Police Department maintains 11 vehicles and one marine unit. Five of the 11 vehicles are listed in fair or poor condition. The department would benefit from implementing a routine schedule to replace vehicles that have reached the end of their effectiveness.

The Tega Cay Volunteer Fire Department is an all-volunteer organization serving the city of Tega Cay. The department has an ISO rating of 3 on a scale of 1 to 9 (1 is the highest score). Its four-bay fire station includes meeting and training rooms, a physical conditioning / workout area, a full kitchen, private office space, and equipment and supply storage. The department has eight pieces of apparatus - three engines, a mini-pumper/brush truck, a support truck, an ambulance and a support truck operated by the Tega Cay Rescue Squad and a fire/rescue boat.

The department was incorporated in 1973 and exists as a non-profit organization contracting its services to the City of Tega Cay. Leadership is provided by a chief and two assistant chiefs. The department is divided into two engine companies, a truck company, and a marine unit and provides the following operational services: fire suppression, fire prevention, rescue and extrication, hazmat containment and water/dive rescue.<sup>1</sup>

**Table 2  
Public Safety Providers**

Provider	Service
Tega Cay Police Department	Police Protection
Tega Cay Fire Department	Fire Protection
Tega Cay Rescue Squad	Emergency Medical Services

**General Government**

Tega Cay has a council-manager form of government with a mayor, four at-large city council seats elected on a two-year cycle, and a city manager. “The manager is the chief executive and head of the administrative branch. He appoints, sets salaries and removes employees at will, including the clerk. The manager also prepares and administers the annual budget, makes financial reports, advises council on departments and appointments, and designates a manager during temporary absence.”<sup>2</sup>

**Educational Facilities**

Tega Cay is located within the Fort Mill School District (FMSD). The school district serves the northeastern corner of York County from the Catawba River to the state line. Enrollment figures for FMSD have increased dramatically in recent years and show little sign of slowing, Table 3.

**Table 3  
School Enrollment 2002-2012**

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
<b>K-12</b>	5,530	5,877	6,267	6,724	7,212	7,939	8,622	9,280	10,060	10,797	11,593
<b>% Change</b>	-	6.3%	6.6%	7.3%	7.3%	10.1%	8.6%	7.6%	8.4%	7.3%	7.4%

Note: Figures for 2008-2012 are projections.

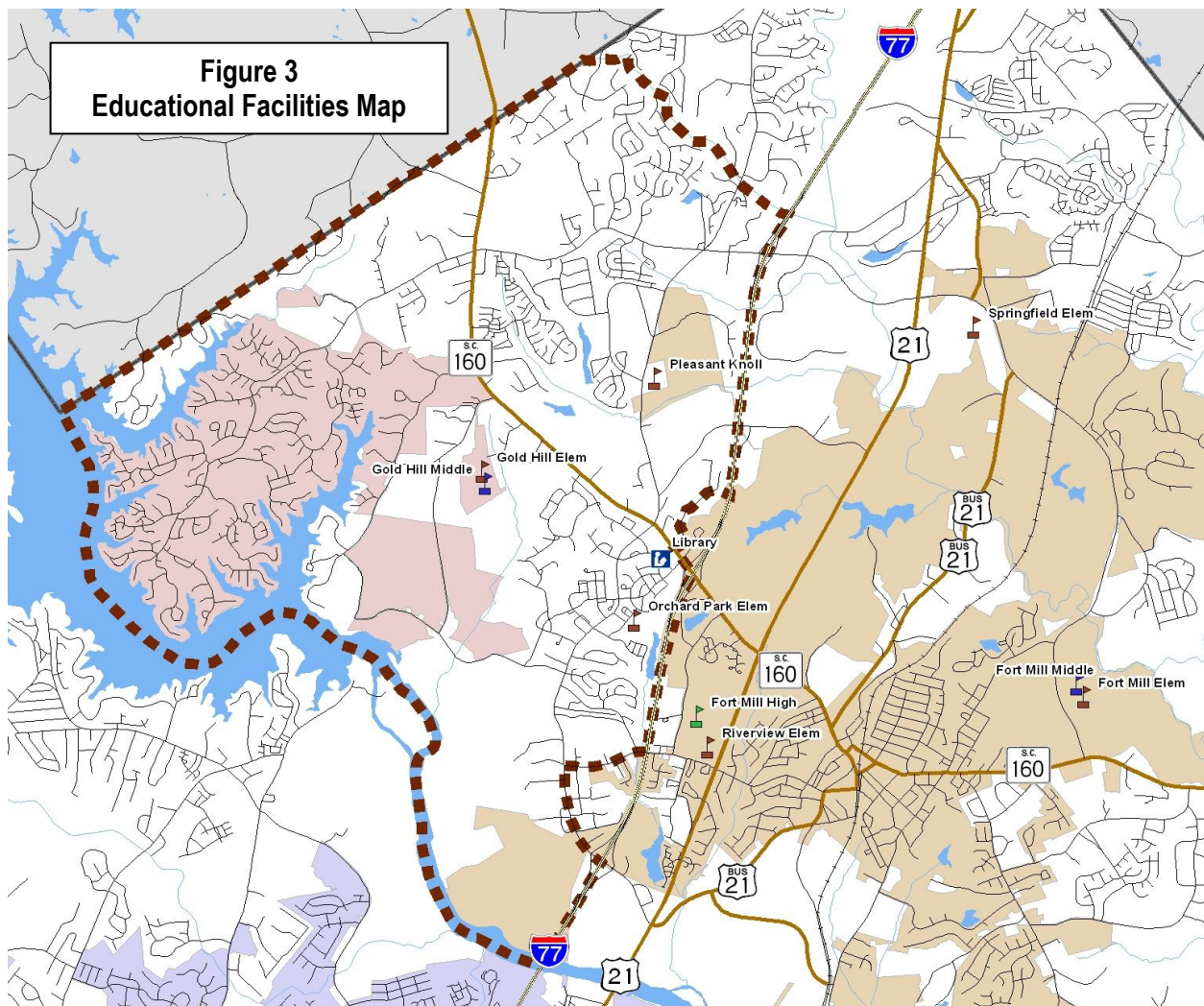
<sup>1</sup> [www.tcvfd.com](http://www.tcvfd.com)

<sup>2</sup> [www.masc.sc](http://www.masc.sc)

Two referenda were approved by wide margins in March 2008 to construct new school facilities. “Question 1 [sought] \$87.25 million for the district’s fourth middle school and eighth and ninth elementary schools, plus acquiring land for school sites. “Question 2 [asked] \$8.718 million for an additional gym at each high school and a stadium at Nation Ford High.”<sup>3</sup>

Tega Cay recently annexed the joint campus of Gold Hill Elementary and Middle Schools. The newest elementary school to serve the city’s residents is Pleasant Knoll, located on Pleasant Road between SC Highway 160 and Gold Hill Road. It is likely that one new elementary schools and high school will be built within the comprehensive plan study area. Based on the FMSD’s Ten Year Facilities Study 2007 Update, both are slated for opening in 2013. Talks should begin immediately to coordinate with school district to identify suitable sites that are in Tega Cay or candidates for annexation.

Tega Cay is served by the Fort Mill branch of the York County Library System. The library is located in Baxter Village off SC Highway 160 and holds a place of prominence in the master-planned community. Having a comparable library branch in Tega Cay would help the city develop a civic center and hub of activity for the community.



<sup>3</sup> The Herald, [www.heraldonline.com](http://www.heraldonline.com), January 23, 2008.

## City of Tega Cay Strategic Vision Narrative

### Cultural Resources

The reputation of the public schools will continue to draw residents to the community and will be enhanced by the addition of another elementary school in the heart of Tega Cay. The city will also consider ways to create stronger connections with higher education institutions such as Winthrop University and York Technical College either through satellite locations within the city or through special transportation links. Facilities such as an amphitheatre, performance parks and the community center provide spaces that can be programmed for art, music and other creative activities.

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### CONNECT

#### Value: Increased Collaboration Among Jurisdictions

...on issues that transcend boundaries, including growth management, transportation, and environmental concerns, in a manner that recognizes both regional and local needs.



#### Key Vision Elements:

- regular and systematic cross-jurisdiction and cross-organization communication
- increased consensus on how issues should be addressed...elected and appointed leadership who understand the regional context of decisions
- knowledge and appropriate use of national best practices...recognition of the importance of supporting ALL communities' growth and prosperity.

**Priority Policy 1: Support regular regional issue-based discussion, collaboration, and planning before topics become "problems."**

#### Action Agenda:

- Develop and implement a regional governance structure and communications plan that ensures collaboration around CONNECT value areas and policy priorities, and that provides the framework for future issue identification and action through consensus-building.
- The CONNECT governance ensures engagement of all regional partners, promotes the engagement of citizens in shaping policy, extends linkages to all local governments and other regional groups, and reduces the risk of issues becoming "silo-ed" either by geography or discipline.

#### Value: Sustainable, Well-Managed Growth

...that maintains quality of life, protects open space and environmental quality, retains the natural character of the region, and maximizes the efficiency of infrastructure investments.

---

**Key Vision Elements:**

- a compatible mix of rural, small town, suburban and urban development
- towns are not "wide spots" in sprawling development
- town centers are "alive"
- community character maintained
- suburban and rural growth patterns support future "new towns"
- transportation and utility infrastructure planning is linked with land use planning for maximum efficiency and cost-effectiveness.

**Priority Policy 1: Engage in cross-discipline and cross-jurisdictional planning, including land use, transportation, utility infrastructure, and the environment.**

**Action Agenda:**

- Develop a composite regional future land use map that incorporates transportation and utility infrastructure as a basis for increased collaboration on land use planning especially at jurisdictional borders.
- Plan and implement additional multi-jurisdictional corridor studies to ensure compatible transportation/land use development.
- Ensure that all appointed and elected officials are knowledgeable about how PLANNING DECISIONS SHAPE COMMUNITIES.
- Begin "neighbor-to-neighbor" notification of major development projects that have multi-jurisdictional impact.

**Priority Policy 2: Maintain/restore the vitality and health of existing cities, towns, and villages- focusing on how to develop and redevelop within existing municipal limits rather than solely through greenfields development.**

**Action Agenda:**

- Adopt a regional agreement stressing widespread support for this type of development/redevelopment.
- Assemble and provide toolboxes, education, and technical assistance to support in-town development/redevelopment.
- Push for greater funding and funding flexibility in programs that support town center revitalization, and foster brownfields redevelopment and adaptive reuse.

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**TEGA CAY'S ACTION AGENDA**

Description	Target Date	Cost	Funding Source
Develop a policy to promote joint-use sites that integrate parks, schools, libraries and other civic uses.	2010	N/A	Tega Cay
Identify and acquire joint-use sites for future schools and compatible civic uses.		1,700,000	Tega Cay FMSD



# CITY OF TEGA CAY COMPREHENSIVE PLAN 2008-2018



- Population
- Economic Development
- Natural Resources
- Cultural Resources
- Community Facilities
- Housing**
- Land Use
- Transportation
- Priority Investment

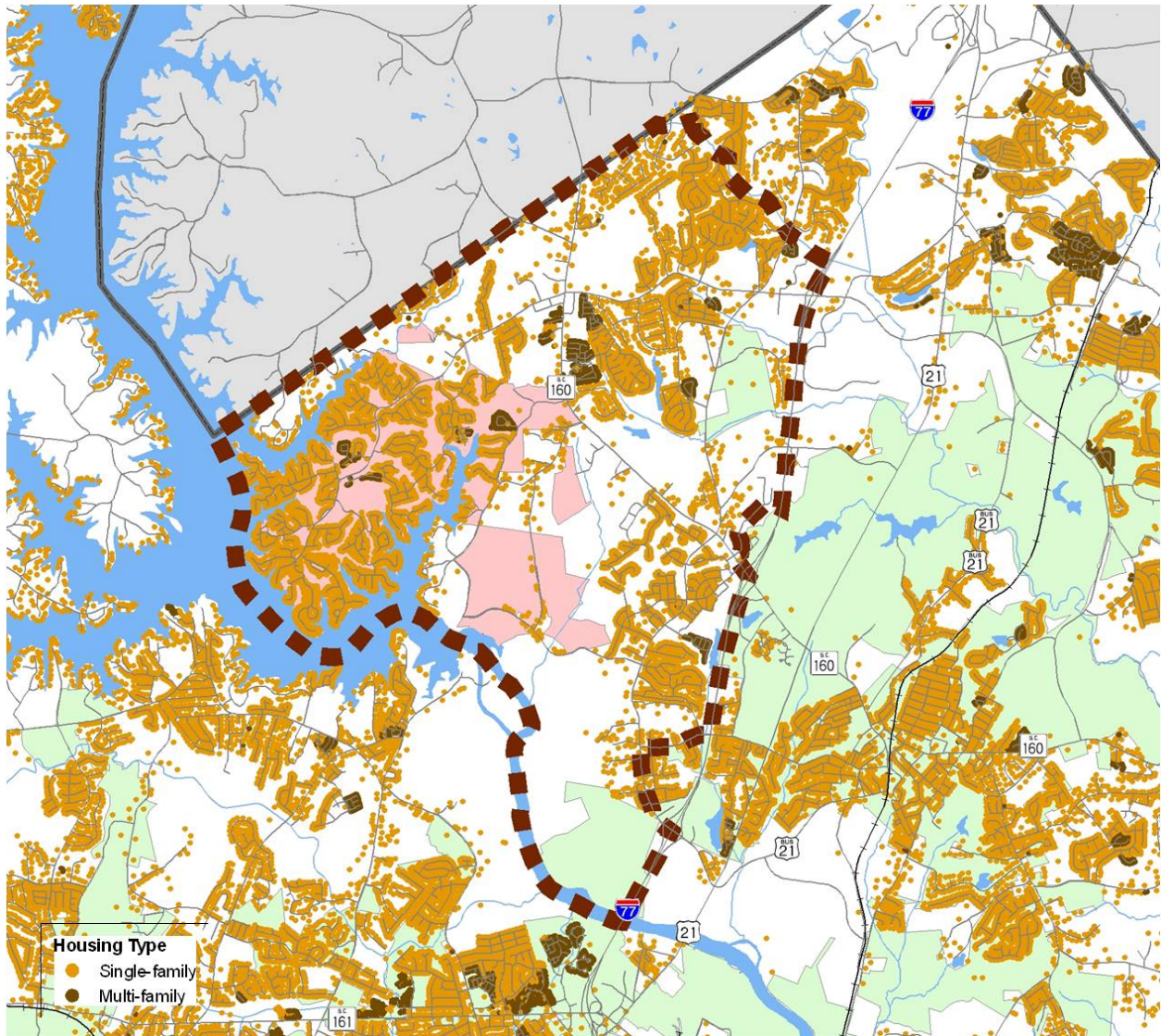
Tega Cay’s identity since its development in the early 1970s has been that of a residential community. Neither smokestacks nor high rise office towers punctuate the landscape. Rather, homes with a variety of architectural styles, and lots of trees, are the most common sights throughout the community. This element will take a closer look at the type, location, age and price of housing in Tega Cay.

The Housing Map on the following page uses a dot symbol to represent each housing unit as reported by data from the York County Tax Assessor’s Office. Yellow dots indicate single-family homes, orange dots show multi-family and apartments and purple dots represent mobile or manufactured homes in the study area. *Table 1 – Housing Types 2000* provides more detail for the area inside the city limits.

**Table 1  
Housing Types 2000**

UNITS IN STRUCTURE	Count	Percent
1-unit, detached	1,505	95.0%
1-unit, attached	53	3.3%
2 units	9	0.6%
3 or 4 units	8	0.5%
5 to 9 units	10	0.6%
NOTE: No mobile homes, boats or RVs were identified as housing units in 2000.		

Figure 1  
Housing Map



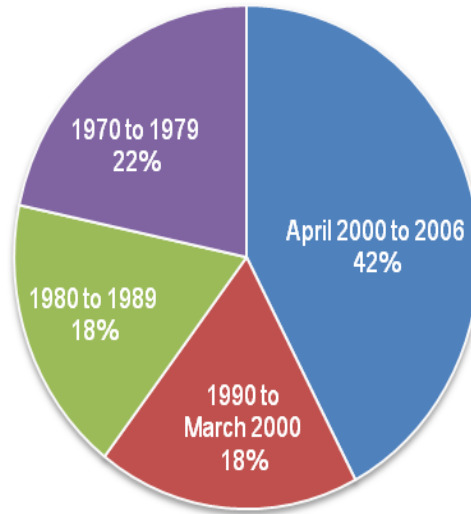
*Chart 1 – Year Structure Built* shows data compiled from the US Census Bureau and Catawba Regional COG regarding the age of homes in Tega Cay. Based on these data, Tega Cay saw consistent growth in the 1970s, 1980s and 1990s, with approximately 46% of the current housing stock built during this 30 year period. Between 2000 and 2006<sup>1</sup>, the city issued building permits for 1,148 new homes or 42% of the total homes in Tega Cay.

With approximately 60% of the homes built in the last two decades, and 100% constructed within the last 35 years, the overall condition of the structures is good to excellent; thereby presenting no concerns regarding blight.

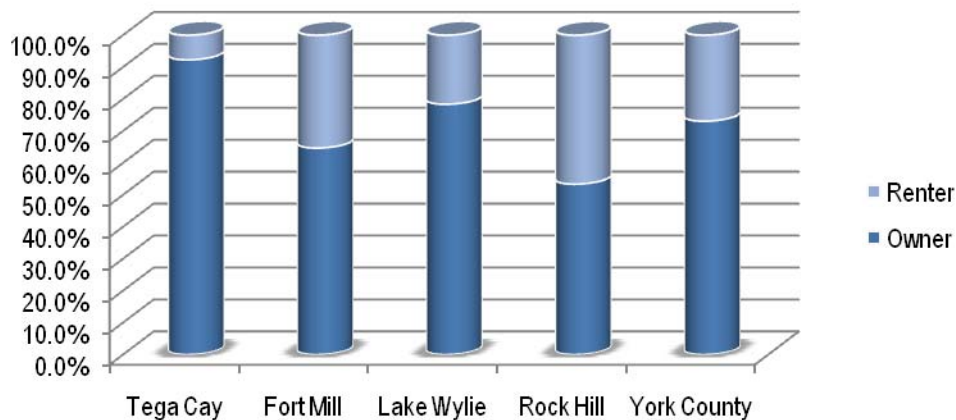
In terms of housing occupancy, *Chart 2 – Housing Occupancy 2000* was created to provide a snapshot of Census data for Tega Cay and the peer group. Owner occupied homes represent 92.3% of the total occupied housing units in the city. This figure significantly exceeds the rate in all other peer communities with Lake Wylie being the next highest at 78.4% and Rock Hill the lowest with a rate of 53.4%.

The home ownership rate is a market indicator that is widely used to gauge the general stability of a community. A commonly accepted view is that communities with a higher rate of home ownership are economically healthier and less prone to decline than those with higher renter occupancy rates. The percentage of renter-occupied housing is typically higher in urban areas, as evidenced by the 46.6% rate in Rock Hill.

**Chart 1  
Year Structure Built**



**Chart 2  
Housing Occupancy 2000**

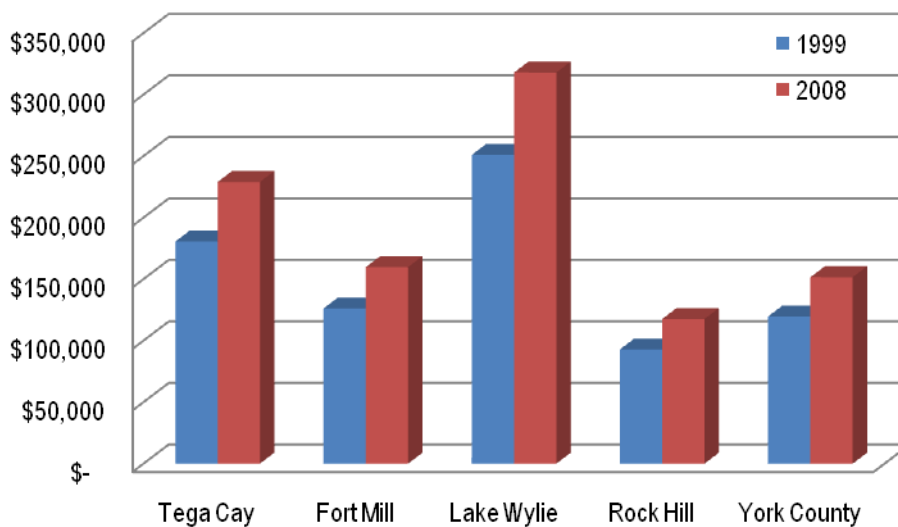


<sup>1</sup> Residential permits issued between 2000 and 2006 are considered as completed housing units for the purpose of evaluating the age of the housing stock in Tega Cay.

As noted earlier, the US Census Bureau’s data are the best and most reliable. However, the information that is collected and made available in smaller communities is only updated every 10 years. A review of housing values in 2000 and 2008 for Tega Cay and the peer group is shown in *Chart 3 – Median Housing Values*.<sup>2</sup>

The median housing value in Tega Cay of \$180,500 ranks second in the peer group behind Lake Wylie’s \$250,900. Both of these communities far exceed the York County figure of \$119,600. Given the high level of residential building activity in Tega Cay since the 2000 Census and the sales price of homes in Lakeshore, Stone Crest, Serenity Point and Gardendale, figures for Census 2010 are expected to increase dramatically. The Consumer Price Index was used to project 2008 housing values as a benchmarking tool.

**Chart 3  
Median Housing Values**



The City of Tega Cay is located within the Charlotte-Gastonia-Concord, NC-SC Metropolitan Statistical Area (MSA) and is subject to the income limits established by the US Department of Housing and Urban Development (HUD). For FY2008, HUD data show that the median family income for the MSA is \$64,300. HUD further designates families that earn 80% of median income as “low-income” or LMI and that figure is \$51,500. In 2000, the median income in Tega Cay was \$80,227.

The 2000 LMI of \$51,500 results in a maximum monthly mortgage payment of \$1,102 and maximum rent payment of \$1,158.<sup>3</sup> The mortgage payment above can purchase a home priced at \$133,117 with a maximum mortgage of \$126,461.<sup>4</sup> Given the high cost of housing in Tega Cay and the peer communities in the Fort Mill School District, it is evident that affordable housing is virtually nonexistent.

<sup>2</sup> These figures may no longer be accurate given the sharp increases in property values and the effect of inflation since the 2000 US Census. Data for 2008 was projected using the Bureau of Labor Statistics Consumer Price Index Inflation Calculator, <http://data.bls.gov/cgi-bin/cpicalc.pl>.

<sup>3</sup> Mortgage payment includes \$100 per month in costs for non-mortgage expenses. Rent payment includes \$150 per month in non-rent expenses.

<sup>4</sup> Based on a 6.5% interest rate, 5% down payment, 3% closing cost and \$225 per month for taxes and insurance.

## AFFORDABLE HOUSING

Recently adopted state law requirements emphasize housing affordability and methods to address regulatory obstacles and/or incentives, as follows:

- Analysis to ascertain nonessential housing regulatory requirements that add to the cost of developing affordable housing but are not necessary to protect the public health, safety, or welfare.
- Analysis of market based incentives that may be made available to encourage development of affordable housing, which incentives may include density bonuses, design flexibility, and streamlined permitting processes

The State of South Carolina defines affordable housing as:

'Affordable housing' means in the case of dwelling units for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 28% of the annual household income for a household earning no more than 80% of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Community Development (HUD) and, in the case of dwelling units for rent, housing for which the rent and utilities constitute no more than 30% of the annual household income for a household earning no more than 30% of the area median income, by household size for the metropolitan statistical area as published from time to time by HUD.

In addition, market based incentives and nonessential housing regulatory requirements are also defined in the legislation:

'Market based incentives' mean incentives that encourage private developers to meet the governing authority's goals as developed in this chapter. Incentives may include, but are not limited to:

- (a) density bonuses, allowing developers to build at a density higher than residential zones typically permit, and greater density bonuses, allowing developers to build at a density higher than residential affordable units in development, or allowing developers to purchase density by paying into a local housing trust fund;
- (b) relaxed zoning regulations including, but not limited to, minimum lot area requirements, limitations of multi family dwellings, minimum setbacks, yard requirements, variances, reduced parking requirements, and modified street standards;
- (c) reduced or waived fees including those fees levied on new development projects where affordable housing is addressed, reimburse permit fees to builder upon certification that dwelling unit is affordable and waive up to one hundred percent of sewer/water tap in fees for affordable housing units;
- (d) fast track permitting including, but not limited to, streamlining the permitting process for new development projects and expediting affordable housing developments to help reduce cost and time delays;
- (e) design flexibility allowing for greater design flexibility, creating pre-approved design standards to allow for quick and easy approval, and promoting infill development, mixed use and accessory dwellings.

'Nonessential housing regulatory requirements' mean those development standards and procedures that are determined by the local governing body to be not essential within a specific priority investment zone to

protect the public health, safety, or welfare and that may otherwise make a proposed housing development economically infeasible. Nonessential housing regulatory requirements may include, but are not limited to:

- (a) standards or requirements for minimum lot size, building size, building setbacks, spacing between buildings, impervious surfaces, open space, landscaping, buffering, reforestation, road width, pavements, parking, sidewalks, paved paths, culverts and storm water drainage, and sizing of water and sewer lines that are excessive; and
- (b) application and review procedures that require or result in extensive submittals and lengthy review periods."

The City of Tega Cay does not have a defined priority investment zone and does not offer programs that specifically promote affordable housing.

## OPPORTUNITIES & THREATS

Some key issues that affect housing are discussed below:

***Maintenance.*** Some homeowners are not maintaining their properties, thereby affecting the appearance of various neighborhoods. Additional standards and enforcement staff may be warranted if complaints continue to rise.

***Neighborhood Integrity.*** Stable neighborhoods are negatively affected by the rental of homes to a group of unrelated persons. Resort communities such as Myrtle Beach or Hilton Head may serve as good models for regulatory tools to reverse this trend.

***Empty Nesters.*** Senior residents would like to move to smaller homes in Tega Cay, but housing options are limited. The market for patio homes and/or a senior living center may be ripe.

***Affordability.*** There is virtually no affordable housing in Tega Cay based on the 80% LMI benchmark defined in state law. While this may not be an immediate concern, the community's ability to offer housing options at the lower end of the price spectrum will have a positive result in terms of diversity and overall stability.

***The Housing Bubble.*** The once robust housing market seems to be slowing as the result of sub-prime lending practices. The long-term effect on Tega Cay is unknown, but the short-term impact will likely result in a decrease in building permits.

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## City of Tega Cay Strategic Vision Narrative

### Housing

The character of housing in Tega Cay will remain mostly single family, owner-occupied residential. Moderate housing options such as townhouses or live/work spaces may be part of mixed-use developments but high density apartments are not part of the city's development plan.

## CONNECT

### Value: Sustainable, Well-Managed Growth

...that maintains quality of life, protects open space and environmental quality, retains the natural character of the region, and maximizes the efficiency of infrastructure investments.



### Key Vision Elements:

- a compatible mix of rural, small town, suburban and urban development
- towns are not "wide spots" in sprawling development.
- town centers are "alive"
- community character maintained
- suburban and rural growth patterns support future "new towns"
- transportation and utility infrastructure planning is linked with land use planning for maximum efficiency and cost-effectiveness.

**Priority Policy 1: Engage in cross-discipline and cross-jurisdictional planning, including land use, transportation, utility infrastructure, and the environment.**

### Action Agenda:

- Develop a composite regional future land use map that incorporates transportation and utility infrastructure as a basis for increased collaboration on land use planning especially at jurisdictional borders.
- Plan and implement additional multi-jurisdictional corridor studies to ensure compatible transportation/land use development.
- Ensure that all appointed and elected officials are knowledgeable about how PLANNING DECISIONS SHAPE COMMUNITIES.
- Begin "neighbor-to-neighbor" notification of major development projects that have multi-jurisdictional impact.

**Priority Policy 2: Maintain/restore the vitality and health of existing cities, towns, and villages- focusing on how to develop and redevelop within existing municipal limits rather than solely through greenfields development.**

### Action Agenda:

- Adopt a regional agreement stressing widespread support for this type of development/redevelopment.
- Assemble and provide toolboxes, education, and technical assistance to support in-town development/redevelopment.
- Push for greater funding and funding flexibility in programs that support town center revitalization, and foster brownfields redevelopment and adaptive reuse.

## TEGA CAY'S ACTION AGENDA

Description	Target Date	Cost	Funding Source
Encourage private developers to construct a variety of housing types that are compatible with existing neighborhoods and provide an opportunity for others to live in Tega Cay.	Ongoing	N/A	Tega Cay
Encourage housing opportunities for persons of all incomes, ages and physical conditions.	2009	TBD	Tega Cay
Encourage property owners to keep their properties in good condition and in compliance with building codes.	Ongoing	N/A	Tega Cay



# CITY OF TEGA CAY COMPREHENSIVE PLAN 2008-2018



Population  
Economic Development  
Natural Resources  
Cultural Resources  
Community Facilities  
Housing  
**Land Use**  
Transportation  
Priority Investment

The City of Tega Cay was founded as a residential community and changed little during its first three decades. Toward the end of the 1990s and immediately after the turn of the 21<sup>st</sup> century, Tega Cay began to mature into a full-service municipality. With this progression came the need and desire to offer a variety of land uses that would serve the citizens as well as provide some economic benefit to the city itself.

The Land Use element is a cornerstone of the comprehensive plan and a careful review of the present situation will help to shape the overall plan. The data in *Table 1 – Tega Cay Land Use Distribution* and *Table 2 – Study Area Land Use Distribution* provide specific land use information for both the City of Tega Cay and the study area at the parcel level. The study area boundary was established by the Planning Commission to provide a framework for the discussion of opportunities and threats that may affect the future of the Tega Cay:

- North – North Carolina state line
- West – Lake Wylie
- South – Catawba River
- East – US Interstate 77

Following the data on land use distribution is the Land Use Map for the entire study area. This graphic representation of the information helps to establish a spatial understanding of not only the geographic location of the land uses, but their relationship to each other and the transportation system. This connection to transportation is a key point that will be continued in the Transportation Element.

The final section will reflect on the CONNECT values and key vision elements to suggest policies and identify tools that Tega Cay can employ to promote sound land use planning techniques as part of this comprehensive planning effort.

## PRESENT SITUATION

Residential is the predominant land use in Tega Cay and the study area with figures for single-family and multi-family at roughly the same levels. Not surprisingly, Tega Cay has a larger percentage of recreation-based land uses at nearly 10% of the total, compared to the study area's 2.8%. A closer look at the numbers reveals that, in fact, 209 of the 246 recreation acres in the study are inside Tega Cay.

**Table 1**  
**Tega Cay Land Use Distribution**

Land Use	Parcels	Acres	Square Miles	Coverage
Single-family	3,151	1,660	2.6	77.4%
Multi-family	175	60	0.1	2.8%
Business	18	180	0.3	8.4%
Government/Public	8	35	0.1	1.6%
Recreation	17	209	0.3	9.7%
<b>TOTALS</b>	<b>3,369</b>	<b>2,144</b>	<b>3.4</b>	<b>100.0%</b>

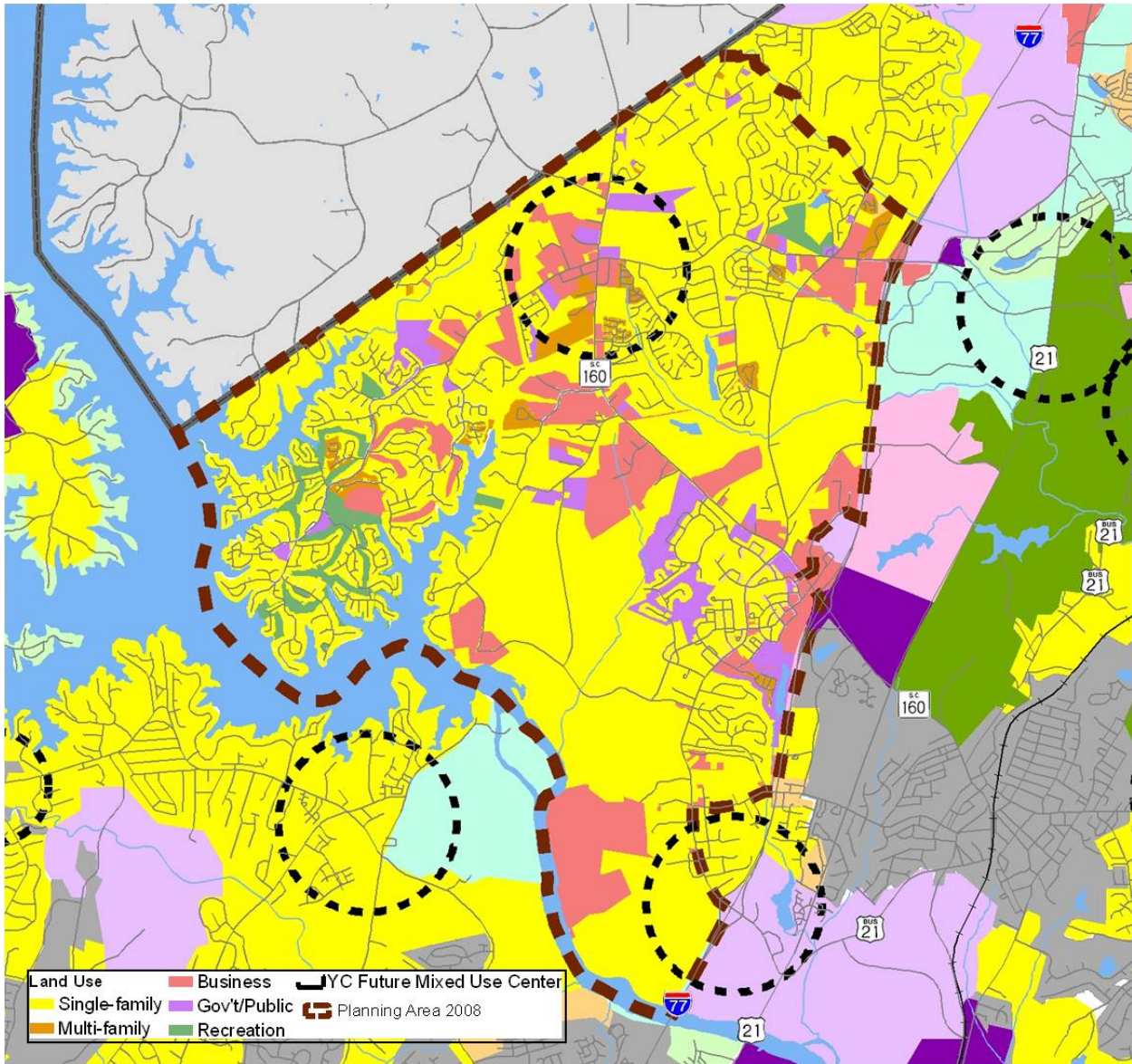
As Table 2 shows, there are more properties designated business and government/public in the study area. These include commercial and office uses, schools, libraries and churches.

**Table 2**  
**Study Area Land Use Distribution**

Land Use	Parcels	Acres	Square Miles	Coverage
Single-family	7,611	6,642	10.4	75.6%
Multi-family	885	195	0.3	2.2%
Business	270	1,260	2.0	14.3%
Government/Public	53	446	0.7	5.1%
Recreation	18	246	0.4	2.8%
<b>TOTALS</b>	<b>8,837</b>	<b>8,789</b>	<b>13.7</b>	<b>100.0%</b>

Because the peninsula of Tega Cay is essentially built-out, no accounting of vacant land was considered. The few undeveloped parcels are slated for residential development. Any expansion of the city limits is only possible through the annexation of land to the east and south, due to the western boundary of Lake Wylie and the North Carolina state line to the north.

Figure 1  
Study Area Land Use Map



## OPPORTUNITIES & THREATS

There are numerous challenges that Tega Cay must face in order to provide a sustainable future for its residents and none greater than the provision of land on which development can occur. This is a multi-faceted problem that will be discussed in some detail in this section.

**Recent Developments.** Several hundred acres have been brought into the corporate limits through the annexation of Stonecrest, Serenity Point and Gardendale. Of these, only Stonecrest offers commercial land uses in addition to residential. In fact, Stonecrest has the distinction of including the largest commercial development in Tega Cay's history.

***Severely Restrictive Annexation Laws.*** In South Carolina, municipalities are handicapped and often are placed in competitive situations with other cities and sometimes even their home county for the right to serve neighboring properties. Land development projects initiated by the private sector and the supply of water and sewer utilities from the public sector are the prevailing methods of increasing a municipality's land area. Tega Cay leaders have successfully used development agreements to entice new development that have allowed the city to grow. The use of this vehicle has also been a means to exact public amenities and raise the standards for architecture and design in general.

***The Front Door.*** The intersection of SC Highway 160 and Gold Hill Road serves as the entrance to Tega Cay, although it is technically outside the city's jurisdiction. This key commercial center developed slowly over the last 20 years and is a microcosm of the development standards that have evolved in York County during that time. This area also serves as a physical barrier that will be difficult to overcome in the search for annexable property.

***Fort Mill.*** For decades, Fort Mill was a sleepy textile town that served as the center of commerce and civic life in the Fort Mill School District. The population boom of the early 21<sup>st</sup> Century changed Fort Mill, virtually overnight, into a residential and commercial powerhouse that has extended its territory to just west of US Interstate 77. The interstate was once the 'unofficial extent' that would not even be considered by Fort Mill for annexation. Recent public announcements touted that Fort Mill will essentially double its land area with massive annexations to the north, south and west. These actions pose a threat to the further expansion of Tega Cay.

***Baxter Village.*** Development of Baxter Village at the intersection of SC 160 and I-77 began in the late 1990s. This new urban community serves as a national model for mixed use development that promotes pedestrian activity and a high level of urban design. Tega Cay and Baxter are now contiguous and should begin to formally plan and coordinate services, where possible. This may be a challenge because Baxter is part of the unincorporated county and many of the traditional city services are privately operated.

***Stans Museum of Life and the Environment.*** Located at the intersection of SC 160 and I-77 (at the southern tip of the study area), this 400-acre cultural center will serve as a major destination for the region and will have a lasting physical impact on the area. There promises to be a significant recreational connection with the Catawba River and the riverfront properties from I-77 to Tega Cay.

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## City of Tega Cay Strategic Vision Narrative

### Land Use/Community Facilities

Tega Cay will expand its boundaries through strategic annexation that provides benefit to the city as a whole whether by increasing commercial tax base, gaining access to infrastructure or some other community goal. As the boundaries change the city will visually define areas through signage and other means so that Tega Cay's identity is enhanced and visitors are aware that they are within the city. To enhance the sense of place the council imagines a Main Street concept in the midst of a commercial development. City Hall might be located within this area with all administration centralized in one location.

To ensure access to basic services Tega Cay will stay ahead of the curve in expanding police, fire and emergency medical services into new areas. This will require additional personnel and annexation of land in strategic locations for satellite stations. The city will also control its destiny with regard to services such as water, sewer, roads and storm water and will develop them as needed to keep pace with growth.

## CONNECT

### Value: Sustainable, Well-Managed Growth

...that maintains quality of life, protects open space and environmental quality, retains the natural character of the region, and maximizes the efficiency of infrastructure investments.



### Key Vision Elements:

- a compatible mix of rural, small town, suburban and urban development
- towns are not "wide spots" in sprawling development... town centers are "alive"
- community character maintained
- suburban and rural growth patterns support future "new towns"
- transportation and utility infrastructure planning is linked with land use planning for maximum efficiency and cost-effectiveness

**Priority Policy 1: Engage in cross-discipline and cross-jurisdictional planning, including land use, transportation, utility infrastructure, and the environment.**

### Action Agenda:

- Develop a composite regional future land use map that incorporates transportation and utility infrastructure as a basis for increased collaboration on land use planning especially at jurisdictional borders.
- Plan and implement additional multi-jurisdictional corridor studies to ensure compatible transportation/land use development.
- Ensure that all appointed and elected officials are knowledgeable about how PLANNING DECISIONS SHAPE COMMUNITIES.
- Begin "neighbor-to-neighbor" notification of major development projects that have multi-jurisdictional impact.

**Priority Policy 2: Maintain/restore the vitality and health of existing cities, towns, and villages-focusing on how to develop and redevelop within existing municipal limits rather than solely through greenfields development.**

### Action Agenda:

- Adopt a regional agreement stressing widespread support for this type of development/redevelopment.
- Assemble and provide toolboxes, education, and technical assistance to support in-town development/redevelopment.
- Push for greater funding and funding flexibility in programs that support town center revitalization, and foster brownfields redevelopment and adaptive reuse.

## TEGA CAY'S ACTION AGENDA

Description	Target Date	Cost	Funding Source
Study annexation criteria for land areas adjacent or near the city limits that may be candidates for voluntary annexation.	2010	TBD	Tega Cay
Maintain an updated zoning map.	Ongoing	TBD	Tega Cay
Co-operate with other governmental jurisdictions to address regional issues such as air quality, infrastructure and solid waste management and watershed protection.	Ongoing	TBD	Tega Cay
Make land use decisions in accordance with the adopted Comprehensive Plan.	Ongoing	TBD	Tega Cay
Study the feasibility of creating a Land Acquisition Fund that would provide resources to buy private property to preserve it for public use.	2011	TBD	Tega Cay
Designate the Planning Commission to host an annual meeting with the York County and Town of Fort Mill Planning Commissions to discuss comprehensive plan compatibility and implementation.	2010	TBD	Tega Cay

# CITY OF TEGA CAY COMPREHENSIVE PLAN 2008-2018



- Population
- Economic Development
- Natural Resources
- Cultural Resources
- Community Facilities
- Housing
- Land Use
- Transportation**
- Priority Investment

Safety and accessibility are the hallmarks of a successful transportation system. While roads and streets make up the majority of the facilities, trails and sidewalks are also well represented. The residents and leaders of Tega Cay place a high priority on the pedestrian as a viable user of the transportation network as evidenced by the many trails that are in constant use.

The Transportation Map on the following page illustrates the hierarchy of the road system with US Interstate 77 at the top, followed by arterial roads like Tega Cay Drive, Gold Hill Road and SC Highway 160. The collector roads include Pleasant Road, New Gray Rock Road and Sutton Road. The remaining streets are considered local. These designations are known as “functional classifications” and are determined by the South Carolina Department of Transportation (SCDOT) in conjunction with the Rock Hill-Fort Mill Area Transportation Study Area (RFATS). The map also identifies road improvement projects and traffic count stations in the study area.

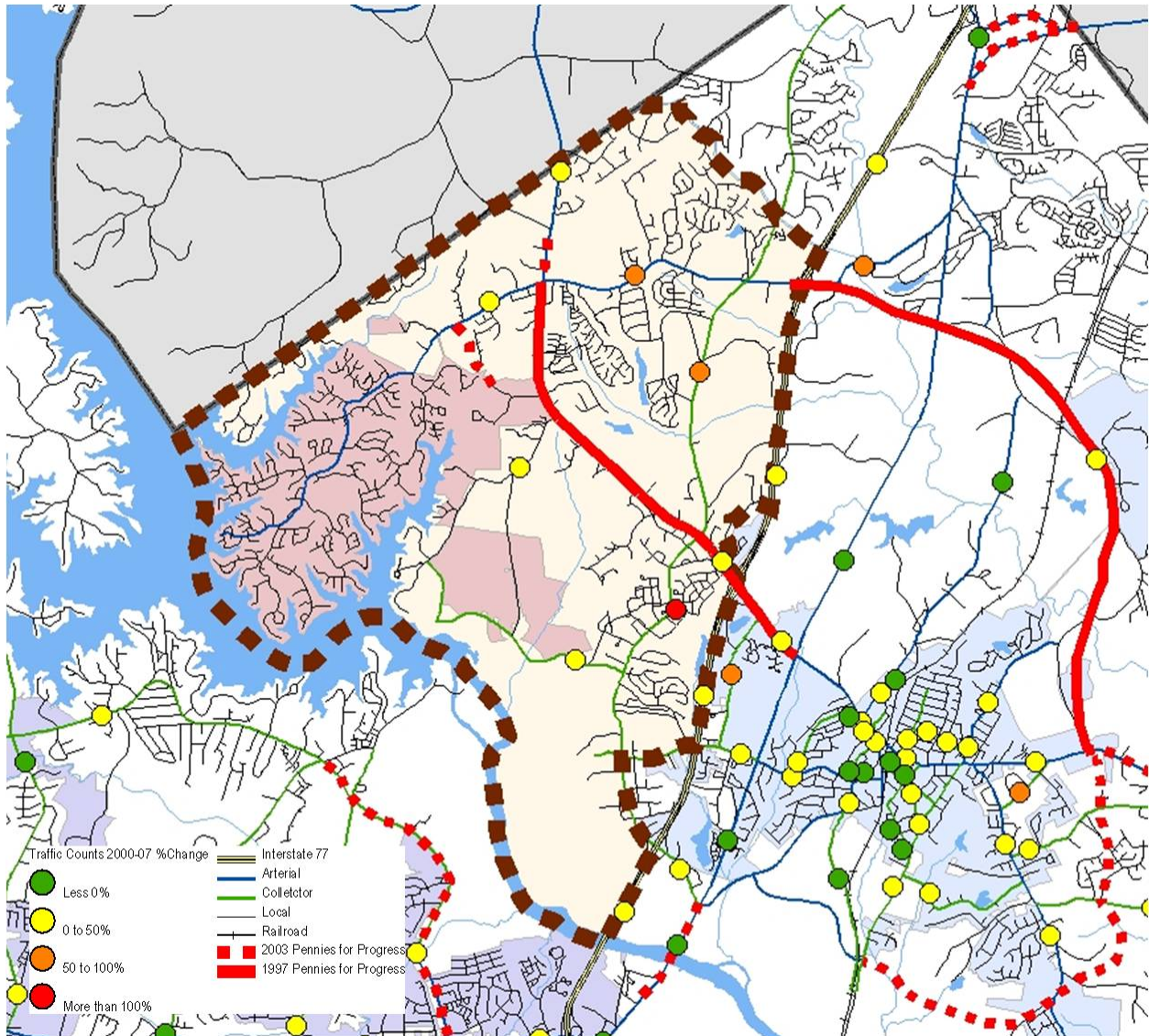
SCDOT and RFATS are responsible for planning, improving and maintaining the streets that are in the state and federal transportation systems. The *Statewide Transportation Improvement Program (STIP) 2007-2012*<sup>1</sup> is the comprehensive transportation plan for South Carolina and provides a detailed listing and funding plan for the major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of the state’s transportation network. The STIP also includes projects that are locally funded, such as the Pennies for Progress improvements in York County.

The City of Tega Cay is a member of RFATS and its transportation projects are covered by the STIP. Therefore, this element will primarily focus on issues affecting the transportation system that should be given further consideration.

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<sup>1</sup> [www.scdot.org/inside/stip.shtml](http://www.scdot.org/inside/stip.shtml)

Figure 1  
 Transportation Map – Traffic Count Stations



## OPPORTUNITIES & THREATS

Aside from land use, transportation is the vital component of a community's physical character. Roads, streets, trails and sidewalks not only provide access, but help define the landscape. Traffic and congestion are also part of the equation and are expected by-products of rapid growth. Tega Cay is fortunate to have the benefit of two major sources of funding for transportation-related projects—RFATS and York County's Pennies for Progress.

**RFATS.** Tega Cay is a voting member of the RFATS Policy Committee and provides representation to the support committees that report to this board. RFATS is federally designated Metropolitan Planning Organization (MPO) and is responsible for identifying and prioritizing transportation projects that will use



federal funds. The aforementioned STIP is the multi-year plan that addresses transportation improvements statewide. The MPO prepares its portion of the STIP with considerable input from local stakeholders, staff and elected officials. The MPO is staffed with local professionals that are charged with planning for all modes of transportation and for all jurisdictions within the MPO.

***Pennies for Progress.*** The York County Capital Projects Sales and Use Tax Programs were adopted by voters in 1997 and 2003 to “provide the citizens with a safer and more efficient roadway system.”<sup>2</sup> The 1997 Program widened a 3.5 mile stretch of SC 160 from I-77 to Gold Hill Road to five lanes at a cost of \$10 million. The 2003 Program set aside \$1.5 million for the ½-mile Hubert Graham Way from Stonecrest Drive to Gold Hill Road and \$1.5 million for a ½-mile widening of SC 160 to three lanes from Gold Hill Road to Zoar Road. These latest improvements have not been constructed and may take several more years to be completed.

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## City of Tega Cay Strategic Vision Narrative

### Transportation

Traffic control measures as well as alternative routes such as Hubert Graham Way will prevent bottle necks and eliminate concerns about emergency evacuation or daily traffic. Transportation alternatives will 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.

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## CONNECT

### Value: Increased Collaboration Among Jurisdictions

...on issues that transcend boundaries, including growth management, transportation, and environmental concerns, in a manner that recognizes both regional and local needs.



### Key Vision Elements:

- regular and systematic cross-jurisdiction and cross-organization communication
- increased consensus on how issues should be addressed
- elected and appointed leadership who understand the regional context of decisions
- knowledge and appropriate use of national best practices
- recognition of the importance of supporting ALL communities' growth and prosperity

**Priority Policy 1: Support regular regional issue-based discussion, collaboration, and planning before topics become "problems."**

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<sup>2</sup> [www.penniesforprogress.net](http://www.penniesforprogress.net)

### **Action Agenda:**

- Develop and implement a regional governance structure and communications plan that ensures collaboration around CONNECT value areas and policy priorities, and that provides the framework for future issue identification and action through consensus-building.
- The CONNECT governance outlined below ensures engagement of all regional partners, promotes the engagement of citizens in shaping policy, extends linkages to all local governments and other regional groups, and reduces the risk of issues becoming "silo-ed" either by geography or discipline.

### **Value: Sustainable, Well-Managed Growth**

...that maintains quality of life, protects open space and environmental quality, retains the natural character of the region, and maximizes the efficiency of infrastructure investments.

### **Key Vision Elements:**

- a compatible mix of rural, small town, suburban and urban development
- towns are not "wide spots" in sprawling development
- town centers are "alive"
- community character maintained
- suburban and rural growth patterns support future "new towns"
- transportation and utility infrastructure planning is linked with land use planning for maximum efficiency and cost-effectiveness.

**Priority Policy 1: Engage in cross-discipline and cross-jurisdictional planning, including land use, transportation, utility infrastructure, and the environment.**

### **Action Agenda:**

- Develop a composite regional future land use map that incorporates transportation and utility infrastructure as a basis for increased collaboration on land use planning especially at jurisdictional borders.
- Plan and implement additional multi-jurisdictional corridor studies to ensure compatible transportation/land use development. Ensure that all appointed and elected officials are knowledgeable about how PLANNING DECISIONS SHAPE COMMUNITIES.
- Begin "neighbor-to-neighbor" notification of major development projects that have multi-jurisdictional impact.

**Priority Policy 2: Maintain/restore the vitality and health of existing cities, towns, and villages-focusing on how to develop and redevelop within existing municipal limits rather than solely through greenfields development.**

### **Action Agenda:**

- Adopt a regional agreement stressing widespread support for this type of development/redevelopment.
- Assemble and provide toolboxes, education, and technical assistance to support in-town development/redevelopment.
- Push for greater funding and funding flexibility in programs that support town center revitalization, and foster brownfields redevelopment and adaptive reuse.

## TEGA CAY'S ACTION AGENDA

Description	Target Date	Cost	Funding Source
Use RFATS as a technical resource to address issues that will likely rise as development activity continues along the arterial and collector roads in and near the city.	2010	TBD	RFATS
With another round of "Pennies Projects" slated for 2009, Tega Cay must lobby for a complete widening of SC 160 to the SC/NC state line as a top priority.	2010	TBD	York County
Begin to lobby through RFATS for upgrades to collector roads: Gardendale Road, New Gray Rock Road and Dam Road.	2009	TBD	RFATS
Continue to support pedestrian and non-vehicular transportation options by both the private and public sector.	Ongoing	TBD	TBD
Continue to promote connectedness in new developments—roads & sidewalks.	Ongoing	N/A	Private
Embrace mass transit by integrating sites for future bus stops and park/walk/bike & ride facilities into new developments.	2010	N/A	Private



# CITY OF TEGA CAY COMPREHENSIVE PLAN 2008-2018



Population  
Economic Development  
Natural Resources  
Cultural Resources  
Community Facilities  
Housing  
Land Use  
Transportation  
**Priority Investment**

The purpose of the Priority Investment Element is to tie the capital improvement needs identified in other elements to forecasted revenues for the next ten years. It is, in essence, a ten-year Capital Improvements Plan that is meant to guide the City's ten-year Financial Plan and the annual budgeting process.

In May 2007, the South Carolina Priority Investment Act (PIA) was signed into law by the governor. The PIA consists of amendments to the 1994 Local Government Comprehensive Planning Enabling Act. One of the amendments adds the Priority Investment Element to the list of required elements for local comprehensive plans. The PIA states the following regarding this new element:

A priority investment element [is required] that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies. For the purposes of this item, 'adjacent and relevant jurisdictions and agencies' means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project. For the purposes of this item, 'coordination' means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed projects. Failure of the planning commission or its staff to identify or notify an adjacent or relevant jurisdiction or agency does not invalidate the local comprehensive plan and does not give rise to a civil cause of action.<sup>1</sup>

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<sup>1</sup> [www.scstatehouse.gov/code/t06c029.htm](http://www.scstatehouse.gov/code/t06c029.htm)

## Financial Plan

In December 2007, the Tega Cay Finance Committee began to assess the city's financial health by developing a long-term plan that would project revenues and expenditures for all departments. In January 2009, a draft ten-year financial plan was released that provided information that also identified city funds that could be made available for capital improvements. This new category represents approximately 50% of the projected fund balance for each year. Table 1 provides these preliminary figures in a tabular format.

**Table 1**  
**Ten-Year Financial Plan**

Fiscal Year	General Fund		Fund Balance	Available for Capital Projects
	Revenues	Expenses		
2008-09	5,198,006	5,198,006	-	-
2009-10	5,847,159	5,777,639	69,520	34,760
2010-11	6,439,016	6,159,046	279,970	139,985
2011-12	6,962,571	6,481,379	481,192	240,596
2012-13	7,536,086	6,847,260	688,826	346,463
2013-14	7,937,257	7,338,957	598,300	299,150
2014-15	8,304,195	7,532,471	771,724	395,101
2015-16	8,617,842	7,782,815	835,027	445,886
2016-17	8,915,850	8,066,091	849,759	446,454
2017-18	9,183,585	8,435,153	748,432	374,216

A great deal of work by the Finance Committee and city staff went into developing these data which provide a great foundation for a capital improvements program (CIP). Many local communities use CIPs as the financial tool to implement their comprehensive plans. A CIP provides an additional level of detail and justification for each project that is included so that decision-makers, including the Planning Commission, can set priorities and allocate resources.

## Outside Funding Sources

Many public agencies and service providers augment the work of the City of Tega Cay in delivering services to the city's residents and businesses. The community facilities and transportation elements of this comprehensive plan are good places to start when identifying outside funding sources and partnership opportunities. The Table 2 lists the service providers that meet the state requirement of 'adjacent and

relevant jurisdictions and agencies' that should be consulted regularly regarding capital projects and major policy changes.

**Table 2  
Adjacent and Relevant Jurisdictions and Agencies**

Service Provider
Carolina Water Service Comporium Communications Duke Energy Fort Mill School District RFATS SC Department of Transportation Town of Fort Mill York County York County Natural Gas

***Upcoming Public Projects in the Study Area***

Name	Agency	Funding Sources	Year	Total Cost
<b>Transportation Projects*</b>				
Amber Woods to Watertrace Sidewalk	RFATS	SCDOT & Tega Cay	2009	123,744
Alternative Fuel Vehicles	RFATS	CMAQ	2009	290,000
Gardendale Trail	RFATS	CMAQ	2009	562,920
SC 160 (Gold Hill to Zoar Road) - road widening	York County	Pennies for Progress	2013-2015	1,600,000
Tega Cay / Gold Hill Connector - new road	York County	Pennies for Progress	2011	1,500,000
<b>Transportation Subtotal</b>				<b>4,076,664</b>
<b>Education Projects**</b>				
Elementary School #10 land acquisition***	Fort Mill SD	TBD	2010-2013	1,700,000
Elementary School #10 construction***	Fort Mill SD	TBD	2013	26,546,306
Orchard Park Elementary School (security entrance)	Fort Mill SD	TBD	TBD	145,200
High School #3 land acquisition***	Fort Mill SD	TBD	2010-2013	5,260,082
High School #3 construction***	Fort Mill SD	TBD	2013	70,244,955
Gold Hill Middle School (metal roof)	Fort Mill SD	TBD	TBD	1,928,026
Gold Hill Elementary School (metal roof)	Fort Mill SD	TBD	TBD	1,655,571
<b>Education Subtotal</b>				<b>107,480,140</b>
<b>Utilities Projects</b>				
Water Storage Tank A	TCUD	TCUD	2012	1,000,000
Water Storage Tank B	TCUD	TCUD	2016	1,000,000
Water System Booster Pump	TCUD	TCUD	TBD	TBD
<b>Utilities Subtotal</b>				<b>2,000,000</b>
<b>Grand Total</b>				<b>113,556,804</b>

Notes: \* Data provided by RFATS.  
 \*\* Data provided by Fort Mill School District.  
 \*\*\* Locations have not been determined.

## City of Tega Cay Strategic Vision Narrative

### Finance

The city of Tega Cay is committed to responsible management of taxes so that citizens receive quality services at a reasonable cost. With recent changes in the state's tax policies the city will have to be proactive to find alternative revenue sources and as appropriate, approve reasonable tax increases. One priority will be the addition of commercial property within the city to create a stronger tax base. Other opportunities for grants and earned income will also be explored.

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### CONNECT

#### Value: Increased Collaboration Among Jurisdictions

...on issues that transcend boundaries, including growth management, transportation, and environmental concerns, in a manner that recognizes both regional and local needs.



#### Key Vision Elements:

- regular and systematic cross-jurisdiction and cross-organization communication
- increased consensus on how issues should be addressed
- elected and appointed leadership who understand the regional context of decisions
- knowledge and appropriate use of national best practices
- recognition of the importance of supporting ALL communities' growth and prosperity.

**Priority Policy 1: Support regular regional issue-based discussion, collaboration, and planning before topics become "problems."**

**Action Agenda:** Develop and implement a regional governance structure and communications plan that ensures collaboration around CONNECT value areas and policy priorities, and that provides the framework for future issue identification and action through consensus-building. The CONNECT governance outlined below ensures engagement of all regional partners, promotes the engagement of citizens in shaping policy, extends linkages to all local governments and other regional groups, and reduces the risk of issues becoming "silo-ed" either by geography or discipline.

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#### Value: Sustainable, Well-Managed Growth

...that maintains quality of life, protects open space and environmental quality, retains the natural character of the region, and maximizes the efficiency of infrastructure investments.

#### Key Vision Elements:

- a compatible mix of rural, small town, suburban and urban development
  - towns are not "wide spots" in sprawling development
  - town centers are "alive"
  - community character maintained
-



- suburban and rural growth patterns support future "new towns"
- transportation and utility infrastructure planning is linked with land use planning for maximum efficiency and cost-effectiveness.

**Priority Policy 1: Engage in cross-discipline and cross-jurisdictional planning, including land use, transportation, utility infrastructure, and the environment.**

**Action Agenda:** Develop a composite regional future land use map that incorporates transportation and utility infrastructure as a basis for increased collaboration on land use planning especially at jurisdictional borders. Plan and implement additional multi-jurisdictional corridor studies to ensure compatible transportation/land use development. Ensure that all appointed and elected officials are knowledgeable about how PLANNING DECISIONS SHAPE COMMUNITIES. Begin "neighbor-to-neighbor" notification of major development projects that have multi-jurisdictional impact.

### TEGA CAY'S ACTION AGENDA

Description	Target Date	Cost	Funding Source
Develop a Capital Improvements Program (CIP)	2010	TBD	Tega Cay
Establish a methodology to prioritize capital improvements that are required to achieve and maintain desired levels of service and to repair and replace public facilities.	2010	TBD	Tega Cay
Identify additional sources of revenue to fund the refined list of capital projects.	Ongoing	TBD	Tega Cay

The CIP methodology will prioritize capital improvements required to achieve and maintain desired levels of service and to repair and replace public facilities. This process should take into account both capital costs and the cost to operate and maintain proposed capital improvements in order to achieve the best use of funds and potential overall cost savings.

#### *Relative Priorities (Proposed)*

- Priority 1 – New public facilities and improvements to existing facilities that eliminate public hazards.
- Priority 2 – The repair, renovation or replacement of obsolete or worn out facilities that are necessary to achieve or maintain existing levels of service.
- Priority 3 – New and expanded facilities that reduce or eliminate existing deficiencies in levels of service.
- Priority 4 – New and expanded facilities necessary to serve new development and redevelopment projected during the next five years.



## Appendices

Appendix A	CONNECT Values Matrix
Appendix B	Tega Cay Community Survey & Responses



## CONNECT Values Matrix

Value: Enhanced Social Equity	COMPREHENSIVE PLAN ELEMENTS							
Key Vision Elements:	POP	ECO DEV	NAT RES	CUL RES	COM FAC	HOUSING	LAND USE	TRANSP
community caring and trust								
engagement and leadership across all levels of society								
collaborative and inclusive problemsolving								
open communication								
outstanding volunteerism								
the inclusion and empowerment of all persons to reach their full potential, preparing our region for the future								

Value: High-Quality Educational Opportunities	COMPREHENSIVE PLAN ELEMENTS							
Key Vision Elements:	POP	ECO DEV	NAT RES	CUL RES	COM FAC	HOUSING	LAND USE	TRANSP
extensive, widely-available educational opportunities								
extensive sharing of best practices across the region								
collaborative approaches to meeting regional needs								
strong linkages among educational levels (primary, secondary, and postsecondary)								
opportunities for life-long learning, ensuring solid basic education and strong workforce preparation for the global economy								

Value: A Safe and Healthy Environment	COMPREHENSIVE PLAN ELEMENTS							
Key Vision Elements:	POP	ECO DEV	NAT RES	CUL RES	COM FAC	HOUSING	LAND USE	TRANSP
individual, community, and regional actions								
improving air and water quality								
preserving wildlife								
protecting open space and environmentally-sensitive areas								
maintaining our rural areas, views, and trees								
conserving our natural resources								
in an atmosphere of safety for all residents.								

Value: A Strong, Diverse Economy	COMPREHENSIVE PLAN ELEMENTS							
Key Vision Elements:	POP	ECO DEV	NAT RES	CUL RES	COM FAC	HOUSING	LAND USE	TRANSP
recruit new industries								
expand existing industry clusters through recruitment as well as new local start-ups								
diversify enough to weather economic downturns in a single industry cluster								
foster a creative economy as well as technology								
balance job opportunities and housing throughout the region								
promote an economy that has jobs for the full spectrum of the region's workers								

Value: Increased Collaboration Among Jurisdictions	COMPREHENSIVE PLAN ELEMENTS							
Key Vision Elements:	POP	ECO DEV	NAT RES	CUL RES	COM FAC	HOUSING	LAND USE	TRANSP
regular and systematic cross-jurisdiction and cross-organization communication								
increased consensus on how issues should be addressed								
elected and appointed leadership who understand the regional context of decisions								
knowledge and appropriate use of national best practices								
recognition of the importance of supporting ALL communities' growth and prosperity								

Value: Sustainable, Well-Managed Growth	COMPREHENSIVE PLAN ELEMENTS							
Key Vision Elements:	POP	ECO DEV	NAT RES	CUL RES	COM FAC	HOUSING	LAND USE	TRANSP
a compatible mix of rural, small town, suburban and urban development								
towns are not "wide spots" in sprawling development								
town centers are "alive"								
community character maintained								
suburban and rural growth patterns support future "new towns"								
effectiveness								





# Tega Cay Community Survey & Responses

\* Data collected at community events on October 27, 2007, May 23, 2008 and July 4, 2008.

## Survey Form

<p>In Tega Cay, the GOOD LIFE is...</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Do you walk or bike to school/work?</p> <p style="text-align: center;">YES      NO</p>
<p>As a resident of Tega Cay, what do you like the most?</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>If no, would you walk/bike if you could?</p> <p style="text-align: center;">YES      NO</p>
<p>The least? _____</p> <p>_____</p> <p>_____</p>	<p>If no, why not? (circle any)</p> <p>Too far away      Personal safety</p> <p>Trail not available      Too young</p> <p>Other _____</p>
<p>Would you like to see mixed use development—homes, shops, schools and churches within walking distance of one another—in Tega Cay?</p> <p style="text-align: center;">YES      NO</p>	<p>If you could spend \$10 million to improve Tega Cay, what would you buy?</p> <p>_____</p> <p>_____</p> <p>_____</p>
	<p>Where is the heart of Tega Cay?</p> <p>_____</p> <p>_____</p>

## In Tega Cay, the GOOD LIFE is...

1. The lake!
2. On the water
3. Boating, swimming, boating
4. The lake, walking trails, cost of housing
5. Playing in the water, having fun with neighbors, climbing trees
6. The Beach Club
7. Disc golf, nature trail walk
8. Golf, friendly people, social clubs
9. Safety, concerts, festivals, golf course, recreational opportunities, Windjammer Park
10. Safety, community events, friendliness, recreational activities
11. Spending time with your family
12. Living here with my family, a wonderful church family, growing with new friends and with the Lord

13. Close community
14. Community, consideration of neighbors, concern for quality education
15. Small community working and playing together for the future
16. Knowing people and opportunities to participate
17. Everything but mostly people
18. There are many very nice people and stores
19. Friendly people, good facilities for kids
20. The volunteers and a new council who will REALLY think about long-range (i.e. the 4 story homes by the Beach Club and a NEW expensive fire truck purchased and does not cover those houses!)
21. No commercial businesses
22. Driving without being pulled over for ridiculous things
23. All around us
24. Yes! But it's really up to us and what we make of it!
25. Close-knit community
26. Walking trails, safe neighborhood, concerts in the park, good schools
27. The lake, parks, restaurants
28. The lake, boating, swimming, older developed neighborhood
29. Relaxation, community interaction, sense of fun
30. Living here
31. Social (for us seniors)
32. Slowing things down and enjoying whatever activity you like
33. Relaxed atmosphere and recreational opportunities
34. Leisurely peaceful setting with lots of recreational choices
35. Living and recreation all within walking distance or a short ride without leaving the city
36. Recreation activities: tennis, swim club, lake
37. Amenities, tennis court, pool, clubs
38. Having croquet to play and a court built at the club
39. Croquet court built at the club
40. A croquet court built at the club, the people of the community
41. That you have the lake, the nature, community
42. The lake, neighbors, trails
43. The many activities, friends, and the lake
44. Quiet neighborhoods, Lake Wylie, cost of living
45. Community, water, parks, trees
46. A safe community
47. A safe community which is based on as atmosphere promoting citizen involvement
48. Nice people, access to sporting activities and fun events, safety
49. People
50. People interacting with people
51. The people, the relaxed atmosphere
52. The people, the activities
53. Good friends
54. Community involvement in politics, social and recreation
55. Living near my family, social groups, small community wanting similar goals
56. Living every moment
57. Everyday



## As a resident of Tega Cay, what do you like the most?

1. Sports, trails, family friendly
2. Walking trails
3. Trails, people
4. Good biking place
5. Golf Course
6. The lake
7. Windjammer Beach
8. A general store, main square type businesses
9. The concerts in the summer
10. Sidewalks
11. The drive into Tega Cay, the warm community atmosphere
12. Quaintness
13. Park-like setting, lake community
14. Closed community
15. Peace and seclusion
16. The people, quiet security, beauty
17. The community closeness, police protection
18. The community atmosphere, the quick response of emergency needs
19. Safe for kids to go to parks and ride bike around
20. Trees and low crime
21. Trees, wildlife
22. Family friendly town
23. Friendly people
24. Close-knit community
25. Community closeness
26. The sense of community
27. Sense of community
28. The feeling of community
29. Community
30. Community
31. Community
32. The feel of small community
33. Small community
34. Small community
35. The small town feel
36. Small town feel, close to Charlotte
37. Everything
38. Almost everything – It's sad we are forced to leave. (See #29 on Page 3)
39. Family community
40. Walking trails, safe neighborhood
41. Lake and parks, walking trails, bands
42. Community events
43. Neighbors, fire department, access to water
44. Croquet for Tega Cay

45. Social aspect (euchre, croquet, tennis, parties, etc.), security of Tega Cay layout
46. The neighbors, the parks, and the community events
47. All the trees, golf
48. The quiet peaceful setting and lots of choices for activities available when you want
49. Recreation opportunities especially the croquet club
50. Family atmosphere, lots of things for families to do
51. Trails, friendly people
52. Golf, swim club, the lake
53. Croquet
54. Croquet, need more activities for Tega Cay's retired community
55. The nature and variety of houses
56. Walking trails
57. The people
58. Lake, quiet, family friendly, golf
59. People, parks, golf course, trees
60. The people, golf course, tennis courts
61. The progressive view and leadership demonstrated by Mayor Runde
62. Quality events and activities, ease of getting to club
63. Activities for adults and kids
64. Phil Glennon Center, golf course
65. The golf course, the lake, and the people
66. The people
67. The people and physical environment
68. Community atmosphere
69. Parks
70. The people, the activities, trails
71. Family environment

### **As a resident of Tega Cay, what do you like the least?**

1. Too much development
2. The increased development takes up the forest and natural environment
3. New development cutting down all the trees
4. Too many new homes, too much traffic
5. Traffic on Gold Hill Road
6. The unimproved roads into Tega Cay, the unkept park in old Tega Cay
7. No sidewalks on old Tega Cay roads
8. No sidewalks in the vintage section
9. Lack of sidewalks
10. Neglected parks in older neighborhoods
11. No privacy fencing
12. How they clear cutted Lakeshore
13. Clear cut subdivisions in Lakeshore
14. The city lawyer
15. The city lawyer
16. The city lawyer

17. The city lawyer
18. Police
19. Those in government who want to spend
20. Taxes, old/new areas
21. Nonresidents come to Windjammer Beach – make full parking
22. Residents have to pay fee to use pool – should only be for nonresidents
23. Need a better pool
24. No stores – convenience, etc.
25. Not enough retail
26. Another bar
27. Cats are suppose to be on a leash
28. Not much snow to sled on
29. Renters are driving us to sell our home to avoid loss of property value. They have no respect for their property, park on the lawn, and are mean to our children. We are very disappointed in the city council and planners.
30. Outside residents parking and using Beach Club and Windjammer areas
31. Lack of good healthy restaurants
32. Narrow main road (like Windjammer), lack of curbs, longer times you can have boats in driveways – some repairs take time
33. No sidewalks
34. Development, distance of dog park
35. Standing around
36. Growing too fast, need public transportation
37. No lake access from Calloway, no permanent croquet courts
38. Excessive permit requirements and cost of minor outdoor nonstructural upgrades and landscaping
39. The sense of old vs. new (dislike of newcomers and change)
40. No street lights – Calloway
41. Not having a place to play professional croquet
42. Lack of restaurants (no more fast food restaurants!), aggressive development
43. No street lights
44. I love everything about Tega Cay
45. Too many residents don't take care of property
46. 100 police cars!
47. Water fees
48. Swim club should be part of golf and tennis
49. More police
50. Cars not stopping for golfers
51. The golf course management
52. No sidewalks
53. Management of the golf course and club house
54. Our police speed trapping for minor infractions
55. Too much development
56. The traffic
57. Wish it would rain

**Would you like to see mixed use development—homes, shops, schools and churches within walking distance of one another—in Tega Cay?**

YES 32

NO 37

July 4, 2008 Comments: We already have Wal-Mart, annex what is available

**Do you walk or bike to school/work?**

YES 5

NO 69

**If no, would you walk/bike if you could?**

YES 44

NO 24

**If no, why not?**

Some surveys included more than one response.

Too far away 35

Personal safety 6

Trail not available 2

Too young 3

Other 10 (Age, Too Old, Retired, Do Not Work, Would Love Safe Walking Everywhere, Bikeways Clearly Marked)

## If you could spend \$10 million to improve Tega Cay, what would you buy?

1. Put it into Community Center, pay back bonds and debts
2. Purchase water company
3. A tax rebate
4. Clean up the lake, hot spot like a restaurant
5. Street lights and Gold Hill Road
6. Buy a bigger road for 160 and a median, put more trees in Lakeshore
7. Spruce up main road, revamp marina
8. Re-do "community" driveways that are shared by 4 homes in "older" Tega Cay
9. Land for a Tega Cay school – elementary first, then move up to avoid overcrowding
10. Buy land and build a high school ready for 2014
11. More money for arts (fine arts/performing arts) at Community Center
12. A new marina
13. A dock for Windjammer Park, lifeguards, sand, improve bathrooms
14. Another boat/dock area
15. Put more parks in
16. Improve the parks
17. Lights on the walking path, more fire hydrants, beautification of our parks
18. More walking trails, larger marina
19. More parks, room for trees, natural areas
20. More parks and walking trails for family activities
21. Walking trails throughout – especially old Tega Cay
22. More bike/walking trails, sidewalks on streets that don't have them
23. Put sidewalks in the old Tega Cay to get to walking trails
24. Free pool, clean lake, hot spot for kids
25. Pool and diving board
26. New pool like Springfield
27. Another pool club for Breakers and "old" Tega Cay
28. A pool at the old Community Center
29. Clubhouse with pool, fix Turner Field, kids' community center
30. Second pool at Clubhouse/Community Center, curb and gutter on Tega Cay Drive
31. Water park
32. Buy two more fields for Runde Park
33. Elevated crosswalks across Tega Cay Drive, more baseball fields
34. More retail shops/development
35. Professional building
36. Enough property somewhere for events and parking
37. Elementary, middle, and high schools
38. Water park for kids, continued support for police/fire departments
39. Sidewalk on Windjammer, bus route to Blue Rail, cameras at entrance – helps eliminate crime if you know you will be on camera coming or going
40. Sidewalks on Windjammer and older 'hoods"
41. A dog park – interactive
42. We have everything we want or need thanks to Mayor Runde (maybe closer medical like a retirement overlooking the water).

43. Croquet court, more walking trails, biking trails
44. Start a boating club for those families that don't have boats of their own
45. Second pool
46. Make walkways to all the parks, permanent croquet courts especially at the country club
47. Croquet court
48. More athletic fields and more tennis courts
49. Croquet court, streetlights
50. A place to play croquet like they have in Pinehurst
51. Build a croquet court
52. Croquet court, additional tennis courts
53. Bicycle, walkways, and sidewalks in more parts; clay tennis courts; croquet court
54. Croquet court
55. A croquet course, a larger pool, improve parks, plant more trees
56. Improve public areas, parks, roads, lake access
57. Land
58. Croquet court (build near Club), Bocce courts
59. Another means of egress in the community or enhanced public transportation such as LYNX, improve restaurant at Tega Cay Golf Course
60. Croquet court at Tega Cay Golf and Tennis Club, more walkways to parks
61. More activities for adults and kids (fields, etc.)
62. Two more roads to come and go
63. Uniform street signs, have the city use the logo on the big sign instead of the ugly points logo they use
64. Make a croquet court
65. Park improvements, croquet court, bocce court
66. Improve maintenance of existing facilities including roads, adding activities such as croquet
67. Buyer a bigger road for 160 and a median
68. A croquet court at the club, more tennis courts
69. Multi-age parks – tots, croquet; more lighting
70. Bike lanes, more walking routes
71. Build croquet court, better driving range for golf
72. Croquet field

## Where is the heart of Tega Cay?

1. Lakeshore
2. Swim Center
3. Swim Club and Parks
4. All of the Parks
5. The Clubhouse
6. Now – Clubhouse/Community Center, Then – Walmart...Unfortunately
7. Wish we had a definitive "heart" – Maybe the Clubhouse at the golf club - Would love to see the Beach Club be more of a heart
8. Golf Course
9. Golf Club
10. Runde Field, Golf Course
11. In historic Tega Cay

12. Fire Station
13. Fire Department
14. Police Station
15. Police Station
16. City Administration Building
17. Gold Hill Automotive
18. Fairway Point – My block where my friends are
19. My Home
20. People, Parks, Concerts, Festivals
21. Volunteers, Social Events (promote family feelings)
22. The People
23. The People
24. Its People
25. In its People
26. In the People
27. Pool
28. Runde Park
29. Lake
30. All residents, good life
31. Windjammer Park
32. It's with all the residents that spread the word of how great Tega Cay is
33. New Club House
34. The very friendly people
35. Community Center
36. Golf club area
37. Club House
38. If improved, at the club
39. On a croquet court in the center of the city, people meeting people
40. With improvements, at the Club House, more PR needed
41. Club House
42. Knub Creek Lane
43. The Community Center
44. New Community Center
45. Golf Club / Community Center
46. Golf complex
47. Windjammer Park or Glennon Center
48. Tega Cay Golf and Tennis Club
49. Club House
50. Original Club House / Pro Shop and Bar
51. It use to be the Fire Hall, now it's the Community Center
52. The Community Center
53. Non-geographical, within each person
54. Volunteers, social events
55. The club with improvements
56. Clubhouse

