

OUR CHEROKEE

Planning the *Future* Together
Cherokee County Comprehensive Plan

Cherokee County

1831
GEORGIA

Acknowledgements

THANK YOU...

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And the biggest thank you to the many residents and business owners who generously gave their time to be engaged in the development of this plan!



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Executive Summary

The Our Cherokee Comprehensive Plan is the County’s guide to enhancing and sustaining Cherokee residents’ quality of life and happiness by establishing a unified action plan for sustainable growth, housing opportunities, economic welfare, land use, and placemaking. This document covers the County’s current social, economic, housing, and transportation profiles while incorporating the data to develop projections for the future of Cherokee’s land use, development patterns, and growth. However, it is significant to understand that these are not ideas formulated solely by County employees, but a plan that is developed by the Cherokee residents themselves. The Planning Team began the comprehensive planning process in 2022, holding multiple community meetings across the year-long planning timeline and launching a County-wide survey. Residents were able to voice their opinions and dictate an overall vision with guiding principles and core values that directly influence future growth and development in the County.

With four major components, this document provides a summary of the planning process and houses the land use policies that regulate development. First, the document highlights the past, present, and potential future of the County with existing conditions and statistics. The County is always evolving and understanding this change is significant to formulating efficient policies. Second, there is a brief overview of the community engagement process that touches on community desires and needs. The third component is a compilation of the updated Character Areas that cover future development on County land. Lastly, the final component of this document highlights the comprehensive annual review process, recent accomplishments, and the Community Work Plan that highlights future projects and tasks. This document is the tool that dictates the future of the County. In essence, it is an agreement of our shared responsibility to implement codes, policies, and regulations that directly coincide with the vision and core values established by County residents, business owners, property owners, and other stakeholders.

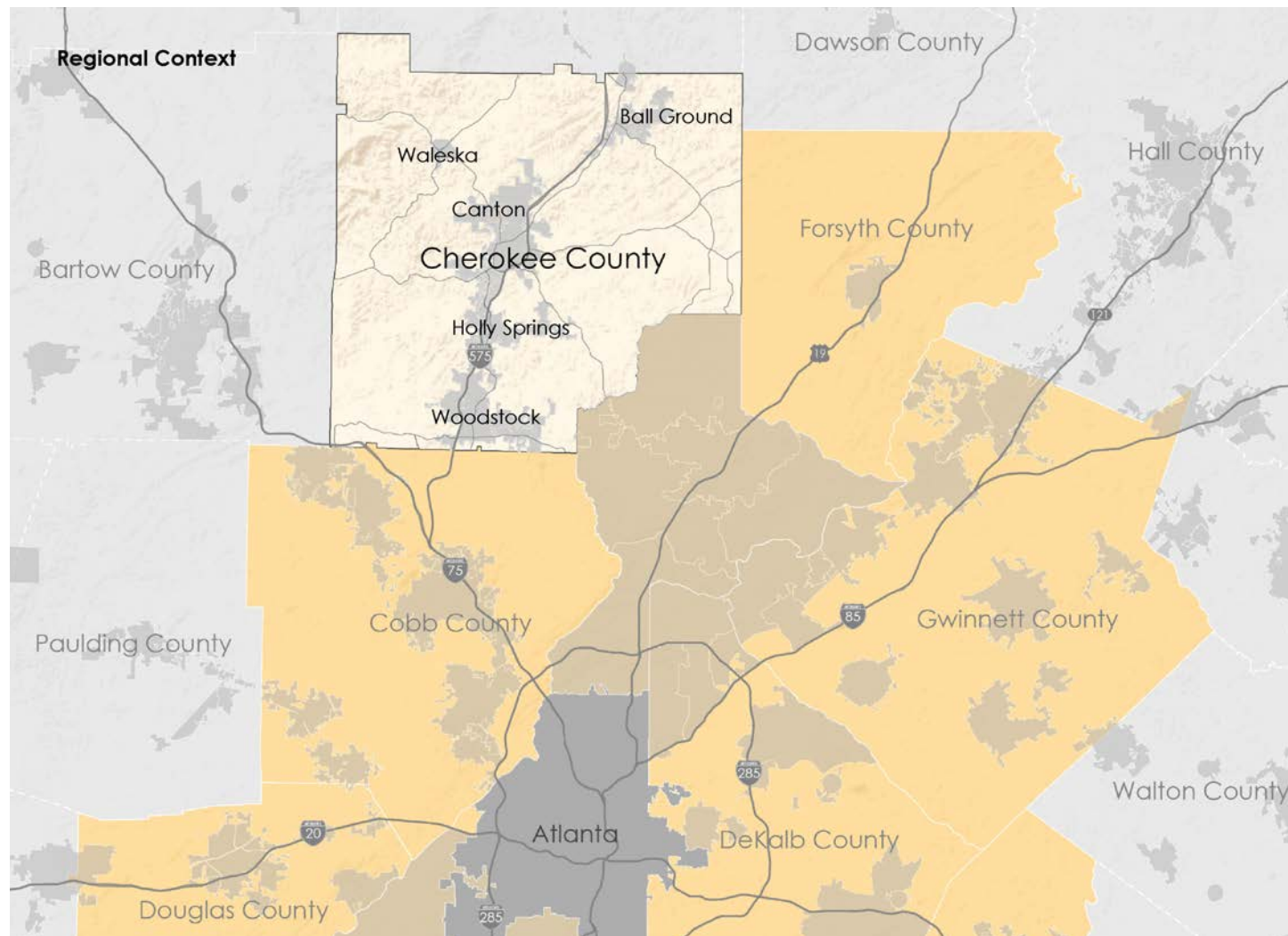
“Together, we believe that the County is and will continue to be *the world’s best place to live and where the metro meets the mountains.*”



1 Cherokee In The Present

Introduction

This part of the 2023 Comprehensive Plan will cover the past and present of Cherokee County. It will highlight significant events and milestones across the development of the County. Then it will touch on major trends in the different profiles. For instance, how the demographics of the County has changed across time, how the economy has evolved, changes in housing type, impacts to our transportation infrastructure, and the quantity and quality of basic services and community facilities.



Cherokee Across the Years



Source: History Cherokee

Cherokee County consists of 434 square miles at the northern edge of the Atlanta Metropolitan Area. Originally inhabited by Paleo-Indians, the County was surveyed in 1832. Throughout the 19th century, its primary industries were tobacco, cotton, and marble. Commerce increased when the Marietta & North Georgia Railroad was completed in 1879, linking Canton to Marietta and Atlanta. In 1882, the railroad was extended to Ball Ground and would reach Murphy, North Carolina by 1887. This opened up the County to

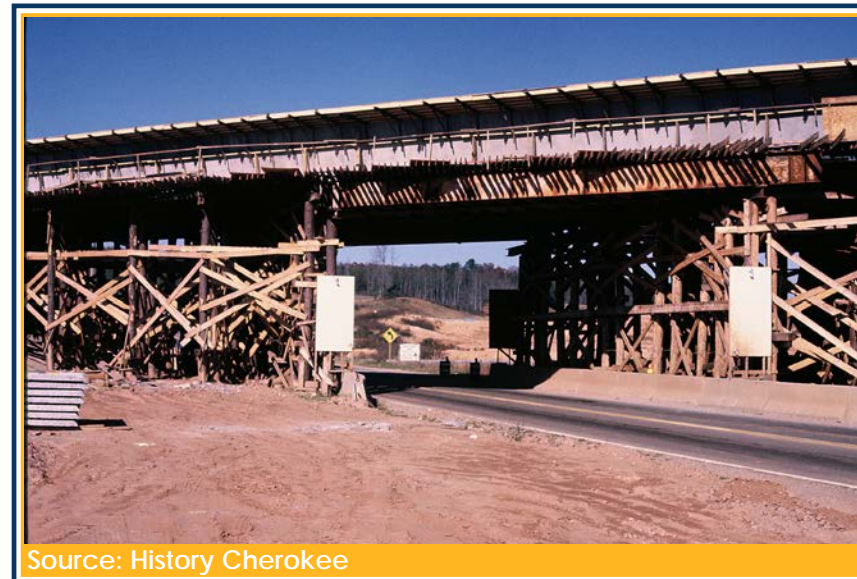
new industry and commerce. In 1899, local merchant R.T. Jones established the Canton Cotton Mill. The mill quickly dominated the economic and social life of Canton, making it a major center for denim cloth manufacturing.

By the turn of the 20th century, the County's five cities—Canton, Woodstock, Ball Ground, Holly Springs, and Waleska—emerged as commerce and trade centers that shaped each city's identity. While the County experienced some post-war suburban development, it remained mostly rural throughout the mid-twentieth century when it was known as the "poultry capital of the world." It wasn't until 1980 when I-575 was underway and residents began moving northward from Atlanta's inner suburbs, that the County took on more suburban developments. Highway 20 was underway in 1985, connecting the County with cities



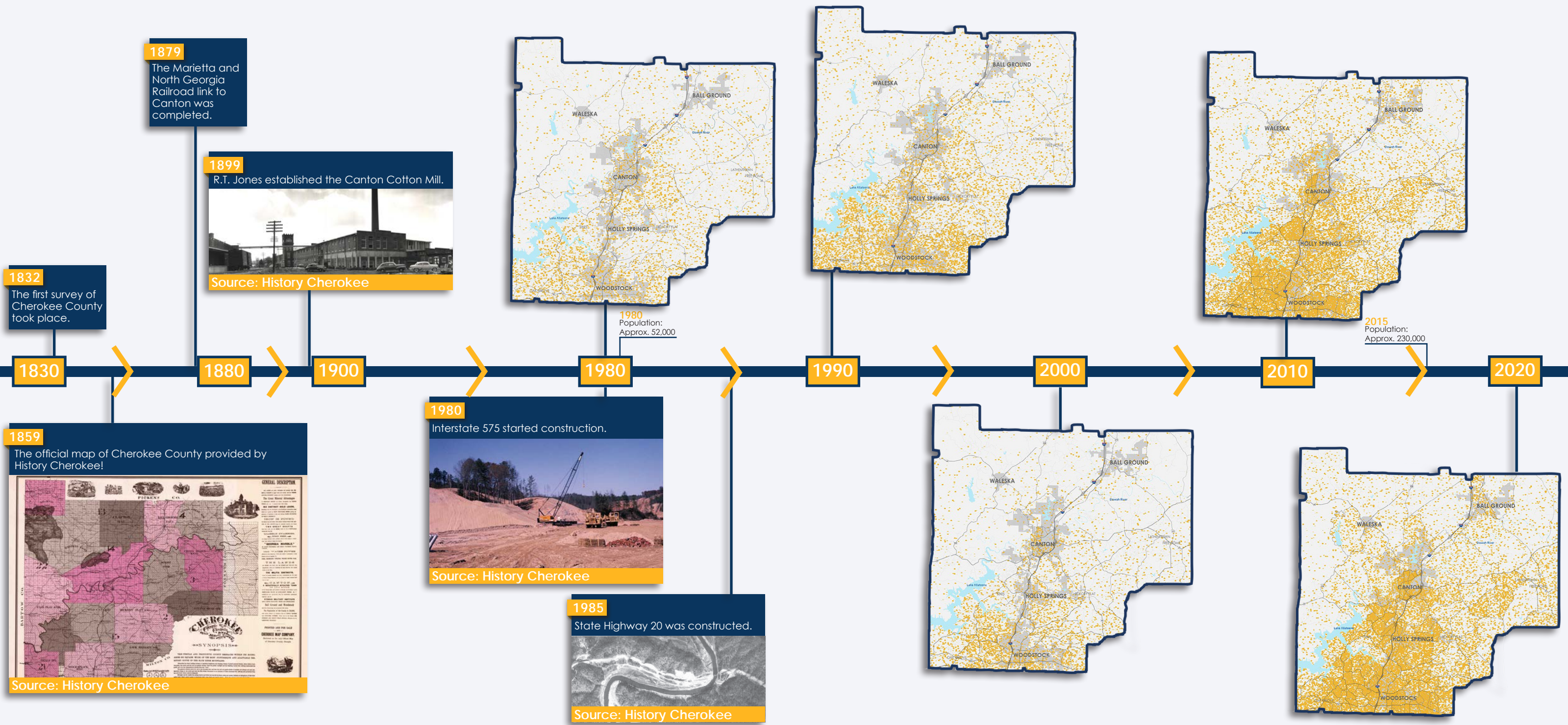
Source: History Cherokee

and towns east and west. Over the next forty years, the County would see a population boom from about 52,000 in 1980 to nearly 267,000 in 2020. The economic landscape in Cherokee has changed as well, with the top three industries being Professional/Scientific/Technical Services, Retail, and Healthcare. The physical landscape is in the process of changing amidst massive growth; new developments are being built in historically rural areas, and Highway 20 is scheduled to be widened across the next decade.



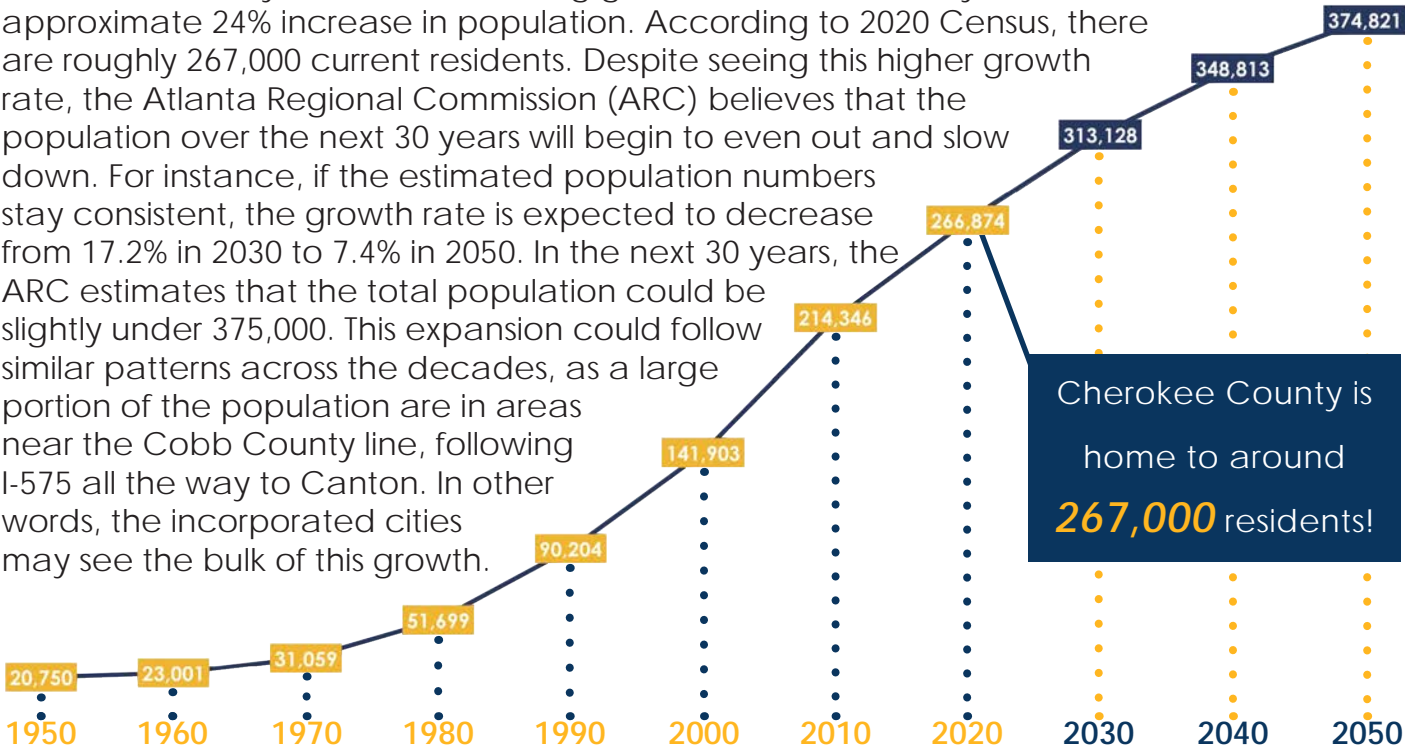
Source: History Cherokee

Cherokee Across the Years Timeline

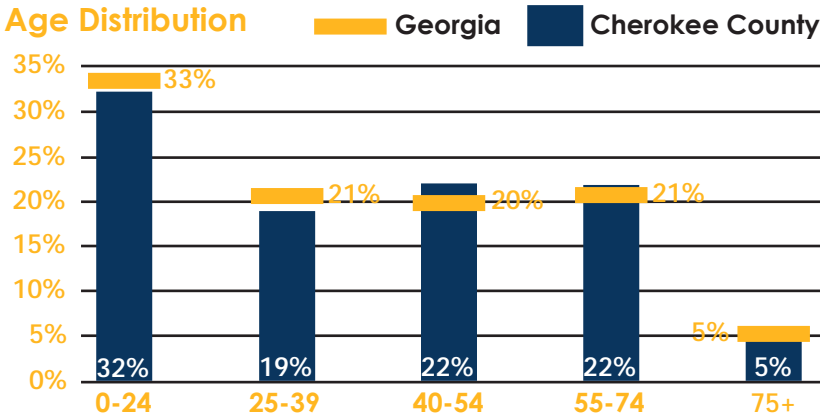


Demographic Profile

Cherokee County has seen increasing growth over the last 10 years with an approximate 24% increase in population. According to 2020 Census, there are roughly 267,000 current residents. Despite seeing this higher growth rate, the Atlanta Regional Commission (ARC) believes that the population over the next 30 years will begin to even out and slow down. For instance, if the estimated population numbers stay consistent, the growth rate is expected to decrease from 17.2% in 2030 to 7.4% in 2050. In the next 30 years, the ARC estimates that the total population could be slightly under 375,000. This expansion could follow similar patterns across the decades, as a large portion of the population are in areas near the Cobb County line, following I-575 all the way to Canton. In other words, the incorporated cities may see the bulk of this growth.

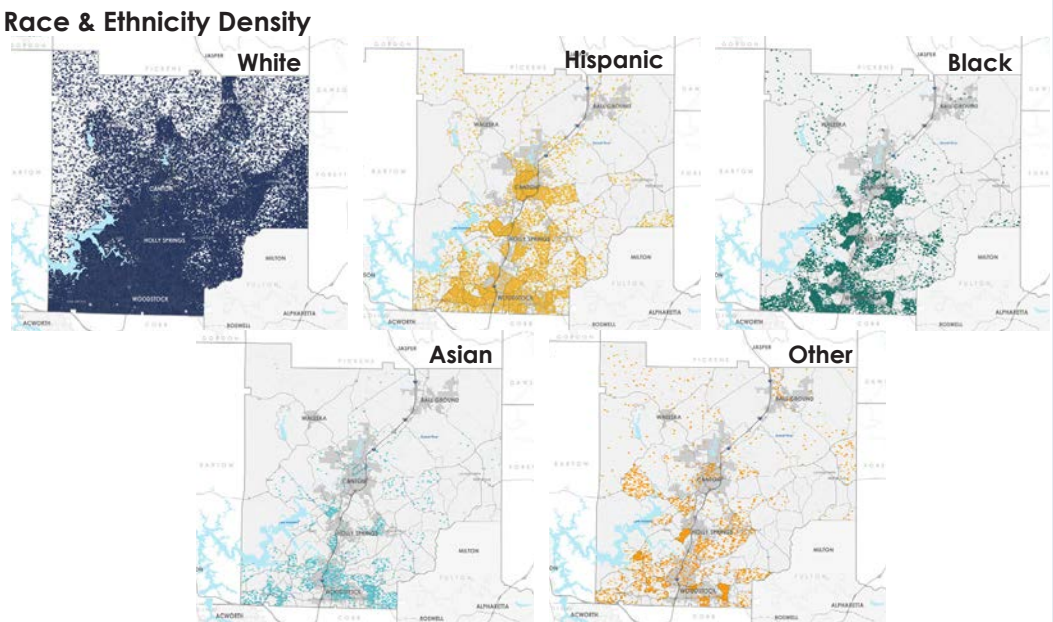
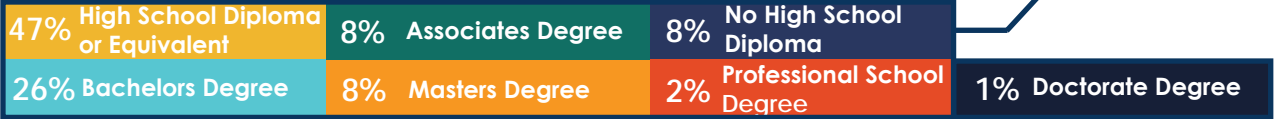


The age of our residents tends to follow the age distribution found in the State of Georgia. The main differences are that Cherokee County has a slightly lower population of people in their 20s and 30s and a slightly higher population of people in their 40s and mid-50s. Cherokee County could see changes in its age distribution as families move and grow their households in the County. But many residents are long-term, generational natives of the County and will continue to age in place.

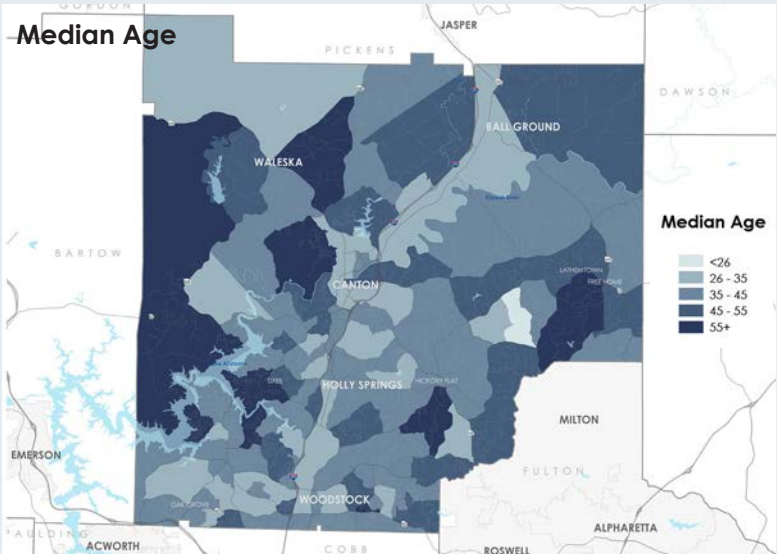


County has seen, there have been slight increases in diversity. Despite being predominately white, there have been increases in residents who do not identify as non-Hispanic white. The majority of this population seems to reside in incorporated cities along I-575 and near the Cobb County line. Lastly, the County has a high level of educational attainment, with 45% of the population having an Associate's Degree or higher and only 8% having no high school diploma.

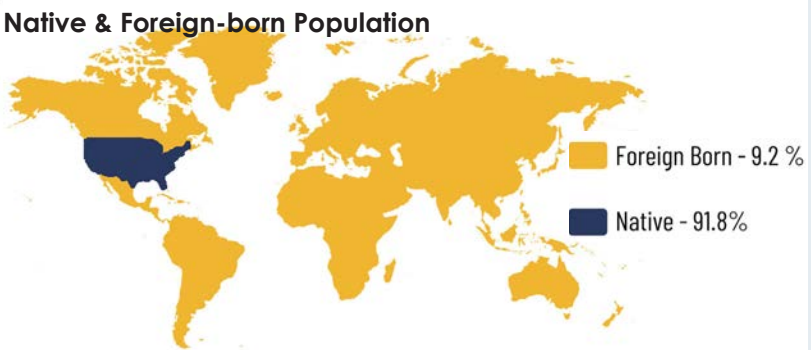
Educational Attainment



In terms of diversity, Cherokee County sees the most of it in incorporated areas and along the Cobb County line.



Across Cherokee, the median age tends to be below the age of 45.

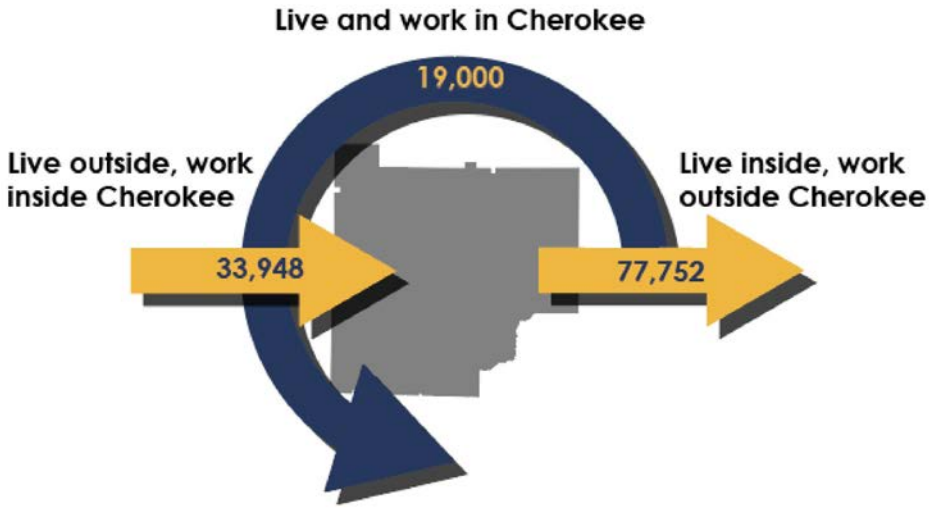


Nearly 90% of Cherokee County's population was born in the US with 46.6% being born right here in Georgia!



Economic Profile

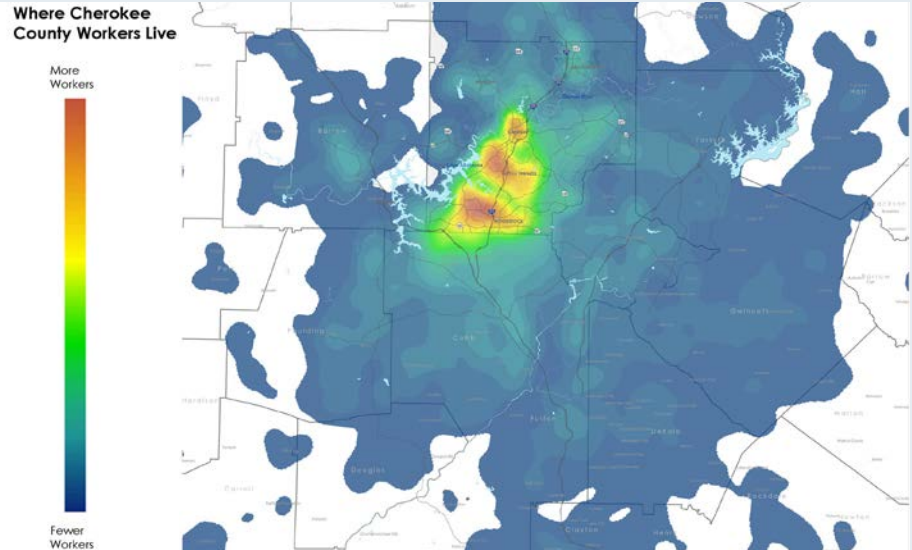
Cherokee County continues to resemble characteristics of a bedroom community as around 78,000 residents live inside the County, but travel outside for work. There are only an estimated 19,000 residents who live and work in Cherokee County. These numbers do seem low as Cherokee’s employment by industry carries multiple similarities to Cherokee’s workforce. For instance, manufacturing is a large industry in both categories. However, some of the significant differences are in the professional, scientific, and technical services and other services not specifically mentioned.



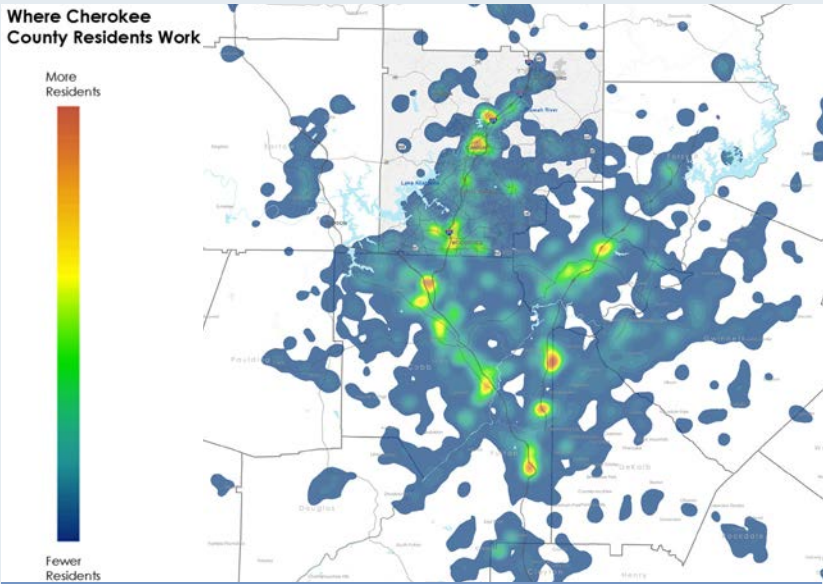
Most of Cherokee County’s workforce can be seen in other job centers like Kennesaw, Alpharetta, Buckhead, Midtown, and Downtown Atlanta. In some of these places and other parts of the metro-Atlanta area, there are non-residents who commute to Cherokee County for work. This number is small compared to others as only 34,000 live outside and commute to Cherokee. In terms of the internal employment density, there are larger hotspots in the incorporated areas, down I-575 near the airport, and along other major roadways.

Employment and Workforce

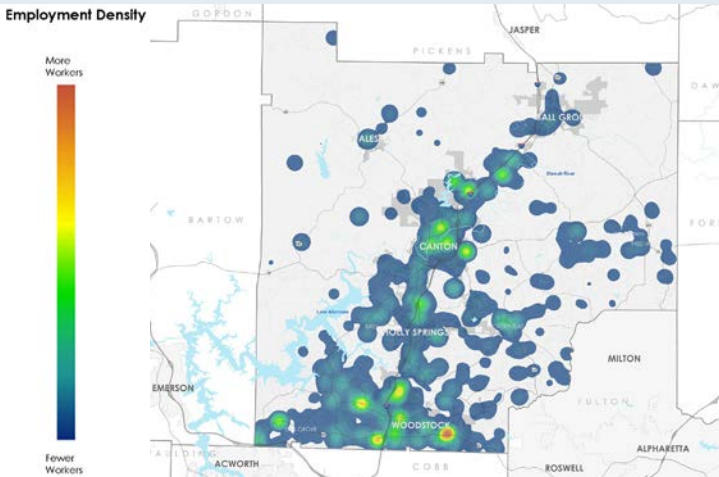
	Employment By Industry	Workforce By Industry
Agriculture, Mining, & Construction	9.8%	8.0%
Health Care & Social Assistance	9.1%	9.7%
Professional, Scientific, & Technical Services	5.6%	10.4%
Accommodation & Food Services	13.3%	9.7%
Administration & Support, Waste Management & Remediation	9.1%	8.0%
Retail	18.9%	13.4%
Other Services	14.3%	21.6%
Manufacturing & TCUW	19.9%	19.2%



The majority of Cherokee County workers live within the County, but some do travel from all over the metro area.



Cherokee residents work all over the metro area with major cities being hotspots.



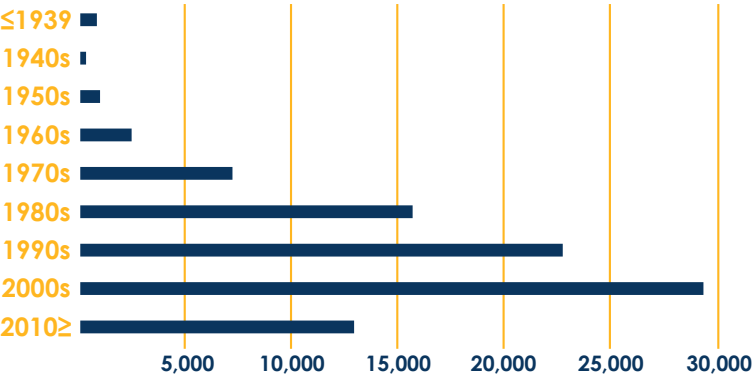
In Cherokee, most jobs can be found in the cities and along major roadways.



Housing Profile

Cherokee County has consistently seen growth in its housing market with the majority of the stock being built after 1980. From 2000 to 2009, the County saw an increase of roughly 30,000 units. From 2010 to now, there has been a noticeable lull in homes built. The number is less than half the growth seen in previous years. In the last four years, approximately 6,800 residential permits were issued in Cherokee County. Amongst these

Age of Housing Units by Timeframe



Housing Occupancy



Housing Units by Building Type



Occupied Housing Units by Ownership



- 81% - Single Family Home (1 Unit Detached)
- 5% - Single Family Home (1 Unit Attached)
- 10% - Home in Apartments/Condos (2-20+ Units)
- 4% - Mobile Homes

is occupied. Within the occupied housing, 56% are owner-occupied with a mortgage, 20% are owner-occupied without a mortgage, and 24% are renter-occupied.

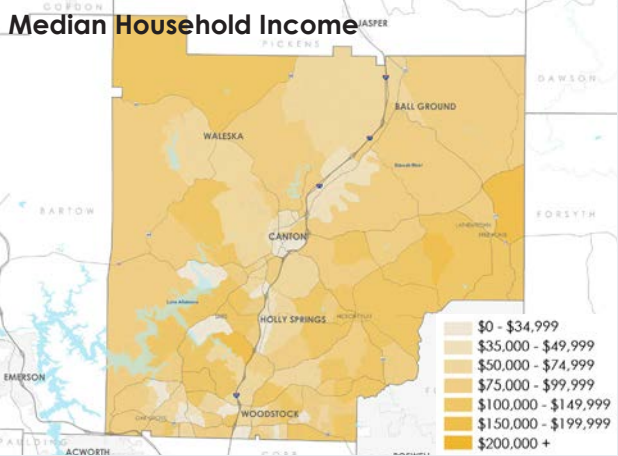
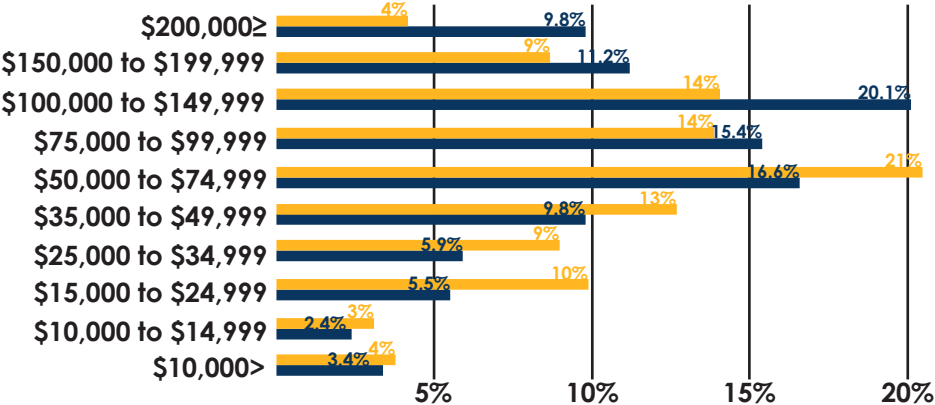
Along with an increase in housing stock, there has been an increase

in income. Since 2010, the number of households making \$75,000 or more has increased. Likewise, the number of households making \$74,999 or below has decreased. This

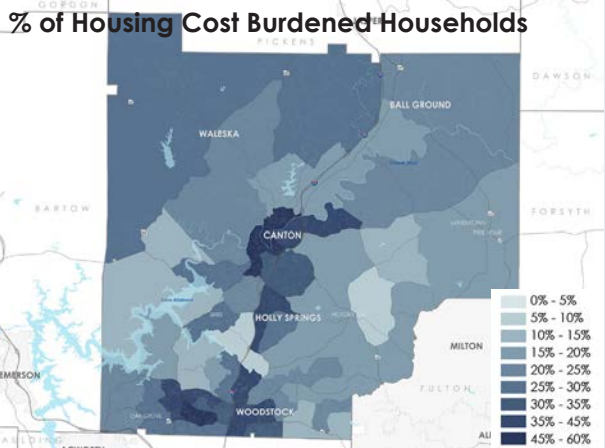
change can increase the demand for services and higher-cost housing, but can also be detrimental to those in the lower brackets who may be more housing cost burdened and have limited access to services. According to the data, the more cost-burdened areas are in the approximate locations where the median household income is the lowest. However, in terms of percent of impoverished households, the highest percentage can be found in Canton, south of Waleska, west of Woodstock near Bells Ferry, and south of Lathemtown and Free Home.

Annual Household Income

- 2010 Percent
- 2020 Percent

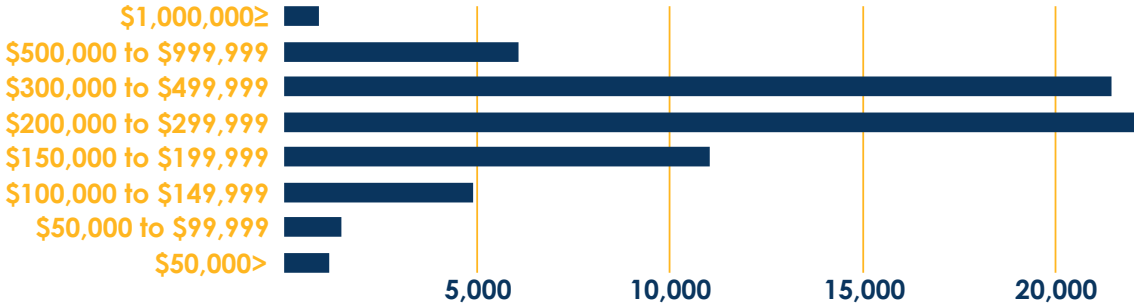


The lower median income is the most present in incorporated areas.



The most cost-burdened residents live within incorporated areas.

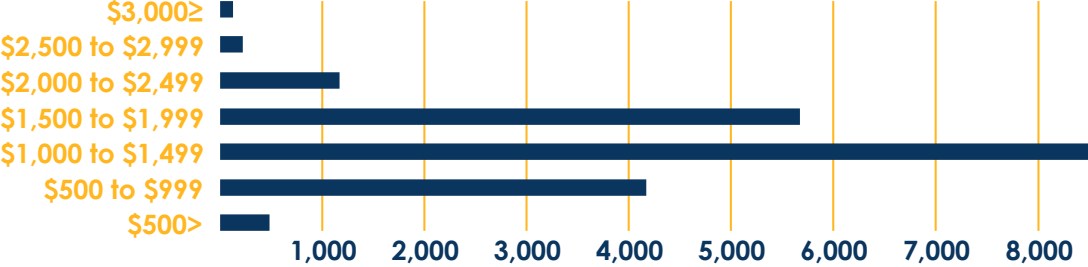
Home Values for Owner-Occupied Units



In Cherokee, the home value is mostly in between \$200K and \$499K.



Gross Rent for Renter-Occupied Units

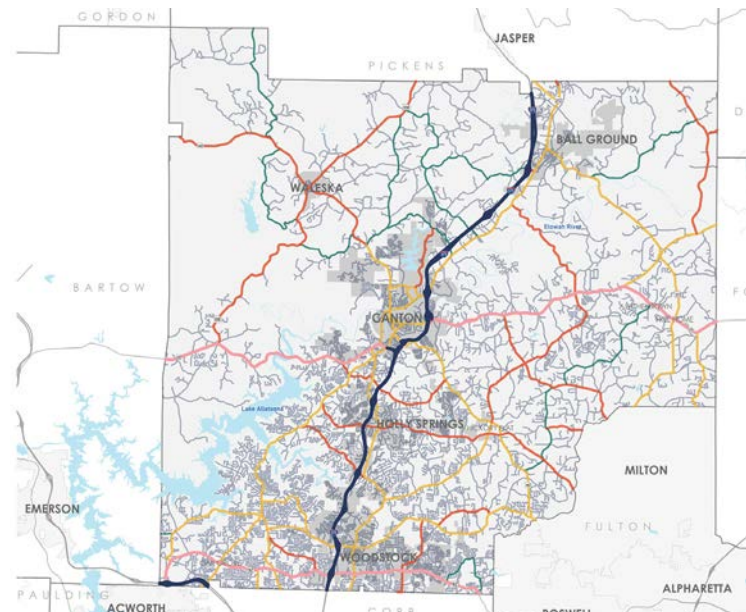


In Cherokee, the gross rent is mostly in between \$1,000 and \$1,999.



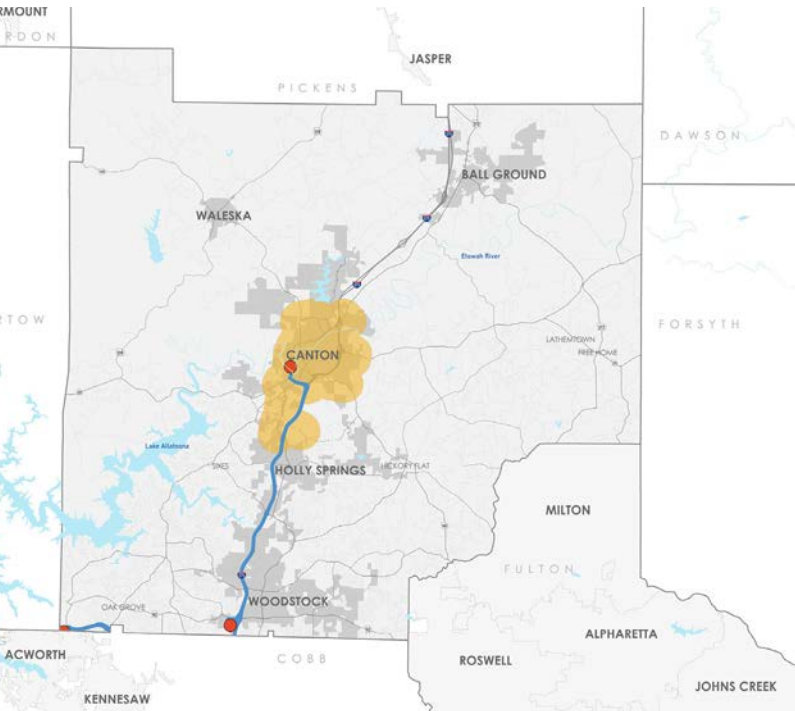
Transportation Profile

Cherokee County residents predominately travel by personal vehicle with the County's expansive local and major routes and connections. From north to south, I-575 connects the County and cities to Kennesaw, Marietta, Atlanta, and other major employment centers. As for the east-to-west connections, State Route 20 provides passage to Bartow and Forsyth County and State Route 92 provides passage to Cobb and Fulton County. Therefore, residents have swift access to outside services, entertainment, and jobs. In terms of alternative transit opportunities, the County is limited. There are currently options like the Xpress Service offered by the Georgia Regional Transportation Authority and the paratransit service in the Canton area. The Xpress Service connects the County to the metro-Atlanta area, whereas the Canton paratransit only operates within a ¾-mile radius. It is primarily of service to those who cannot travel without assistance to access services and grocery stores.

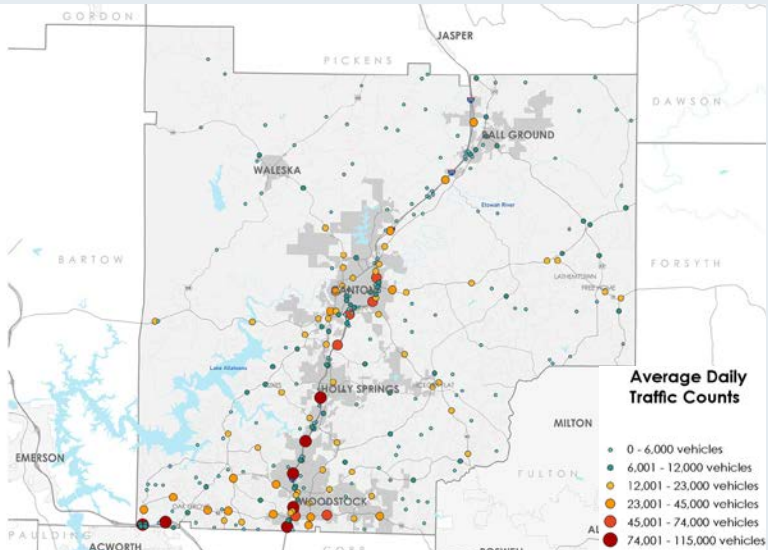


Functional Class
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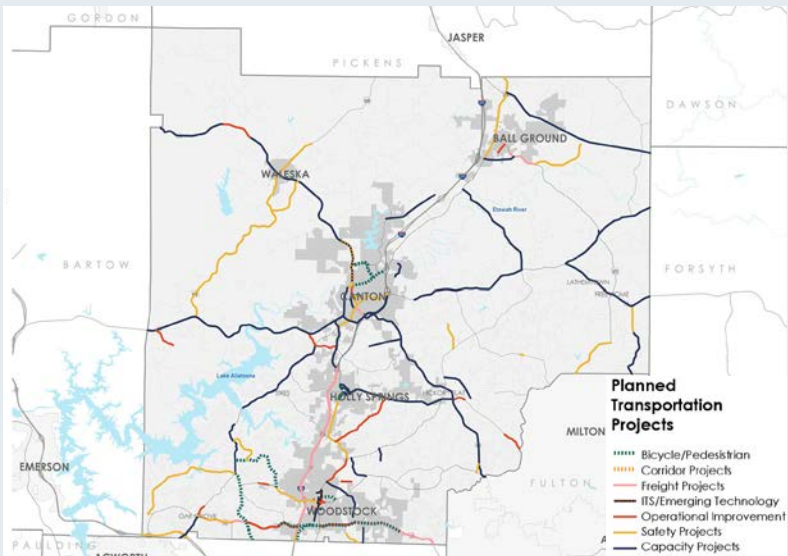
As the County continues to grow, it puts a greater demand on the roadways. On major roads, like I-575, State Route 20, and State Route 92, there are average daily traffic counts between 23,000 to 115,000. Some of the local roads, like Bells Ferry and Hickory Flat Highway, have an average of between 12,000 to 45,000. It is estimated that these numbers could continue to grow, which is why the County has an abundance of planned transportation projects. One project currently happening is the widening of State Route 20 between Canton and Forsyth County. Outside of transportation projects, there are also planned bike and pedestrian projects, like the expansion of the trail system in Woodstock and Southwest Cherokee. These will provide much-needed recreational activities and the ability to travel by bike or foot.



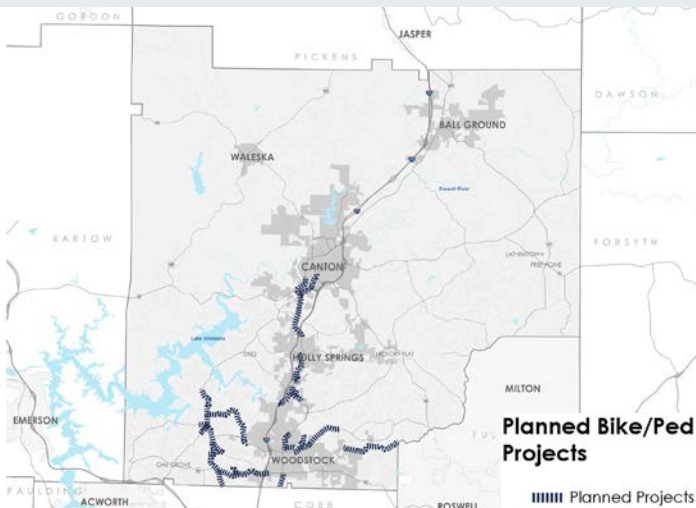
Regional Transportation
● Park & Ride Location — State Road & Tollway Authority Route ■ Paratransit Coverage



Average Daily Traffic Counts
Cherokee has higher daily traffic counts along the Cobb County line and along I-575.



Planned Transportation Projects
The County has an abundance of planned projects, including multiple capacity ones.

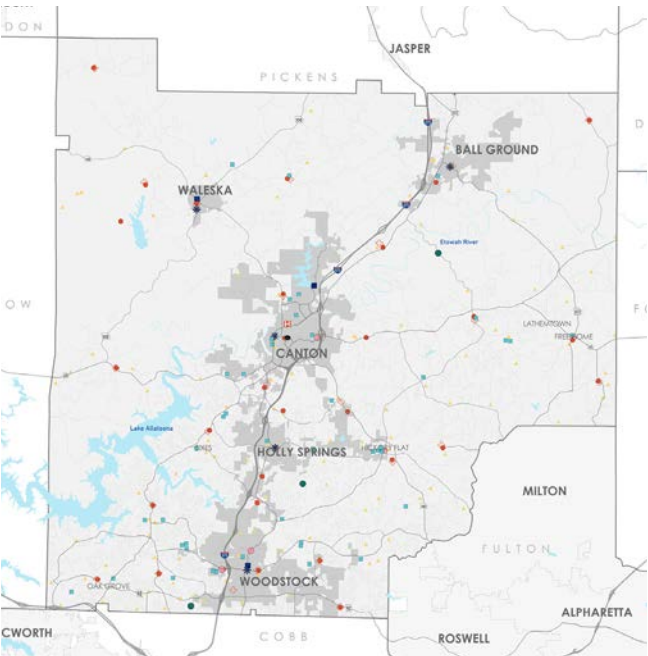


Planned Bike/Ped Projects
Cherokee plans on expanding the established trail system in multiple areas.



Quality of Life Profile

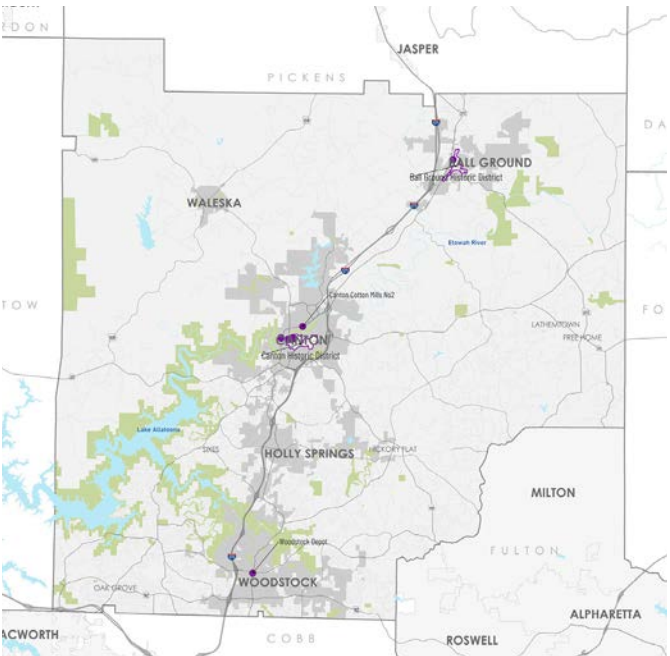
Cherokee County provides an abundance of community facilities and recreational opportunities that provide a boost to the quality of life of residents. The majority of these services are located in or nearby the incorporated cities of Woodstock, Holly Springs, Canton, Ball Ground, and Waleska. Along with community facilities and parks, the County also has two historic districts and multiple nationally registered historic resources. Canton and Ball Ground both have recognized historic districts that are fundamental features of the cities. As for the historic resources, it ranges from the old Woodstock depot to the Canton Cotton Mills.



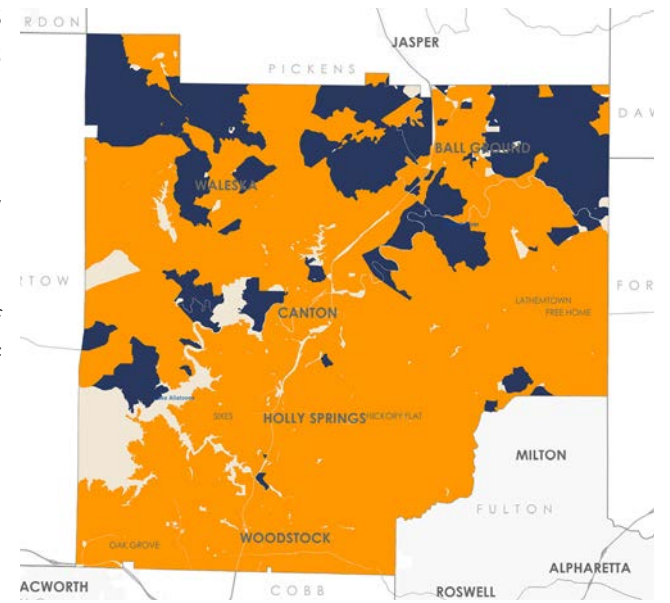
- Community Facilities**
- College
 - Court
 - ✚ EMS
 - ▲ Cell Towers
 - School
 - Library
 - Fire Station
 - ✱ City Hall
 - Hospital
 - Solid Waste Facility

Another aspect of quality of life is access to broadband/internet services. The Georgia Department of Community Affairs conducted broadband research by obtaining data from the various internet service providers in Georgia. According to their data, most areas within Cherokee County are considered served. This is based on the broadband definition of 25 Mbps down, and 3 Mbps up, available to more than 80% of the locations within a census block. The northern region of Cherokee County has large portions of unserved blocks. This is especially concerning near the cities of Waleska and Ball Ground. Both cities are growing and will continue to grow, so reducing the number of unserved areas is significant to their quality of life.

- Broadband Availability**
- No Data
 - Served Areas
 - Unserved Areas



- Parks & Historic Resources**
- National Registry
 - Historical Resource
 - Historic District
 - Park





2 Community's Vision for Cherokee

Introduction

Considering the pace at which Cherokee County has grown over the past ten years, many residents are concerned about increased congestion, over-development, and the potential loss of historic and natural resources. Growth is important for Cherokee's future, but maintaining our community character as we evolve is why a Comprehensive Plan is essential. This part of the Plan covers the Planning Team's comprehensive process and the outreach activities utilized to engage the public and stakeholders throughout the Comprehensive Plan Update. Based on the existing conditions, future projections, and the community engagement data collected, we updated the Core Values, Guiding Principles, and Character Areas to better reflect the community's priorities for the County.



Comprehensive 4 Step Planning Process

1 Research and Discovery

September 2022 - January 2023

Main Initiative: Research and review the existing conditions of Cherokee County.

As the first part of the planning process, research was foundational to understanding the current state of our community. In this research, there was a focus on 6 areas: demographics, economics, housing, land use, broadband, and transportation.

More information on these areas can be found in Chapter 1 Cherokee In The Present.



2 Vision

October 2022 - November 2022

Main Initiative: The project team will gather input from stakeholders including residents, property owners, and staff about their vision for Cherokee County.

This part of the process includes gathering community input to build upon the County's current policies and guidelines. The Project Team held multiple meetings and created a website to gather input. More details on this work are on the next few pages.

3 Develop

December 2022 - May 2023

Main Initiative: The community input will help inform policies and guidelines that are included as the comprehensive plan is drafted.

After the initial public input, the next step was to understand what needed to be added or updated about the previous 2018 Cherokee County Comprehensive Plan. This included looking at Character Areas, policies, guidelines, zoning, other plans, the Community Work Plan, and community needs.

With an initial draft created, it was time to put it online for more community feedback. Along with allowing online access, the Project Team held two more County-wide meetings to allow people to give in-person comments on the entirety of the plan. More specific information on these two meetings is on the pages to follow.

The last part of this phase was to include all the feedback given by residents, property owners, and staff. Then the document was prepared for the Board of Commissioners review and transmittal to the Department of Community Affairs.



4 Document

June 2023 - October 2023

Main Initiative: Comprehensive plan elements such as maps, policies, and narratives are updated.

Finally, once the document has been finalized internally with map, policy, and/or land use updates, it is sent over to the Department of Community Affairs for review. The review process took roughly days. Once feedback was received, the Project Team incorporated it into the final document.

The very last step was to have the Cherokee County Board of Commissioners approve and adopt the plan in its entirety. This was done on .

The Important Dates

October 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 BOC Kick-Off Meeting!	5 Website Kick-Off!	6	7	8
9	10	11 1st County Wide Meeting!	12	13	14	15
16	17	18	19 2nd County Wide Meeting!	20	21	22
23	24	25 Ball Ground Meeting!	26	27 Airport/Tech Ridge Meeting!	28	29
30	31	1	2	3	4	5

Across our engagement activities, the website, meetings, and surveys, there was a total of 2,253 active residents!

November 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	31	1	2	3 Waleska Meeting!	4	5
6	7	8	9	10 Free Home Meeting!	11	12
13	14	15	16	17	18	19
20 Website Closes!	21	22	23	24	25	26
27	28	29	30	1	2	3

Community Engagement

As part of the Vision phase of the comprehensive planning process, community engagement was essential to developing a County-wide vision. To gather necessary input, the Planning Team held six pre-draft meetings and developed a website that ran in tandem. Two of the meetings focused on Cherokee County as a whole, whereas the remaining four focused on some of the Target Areas.



Our Cherokee Website

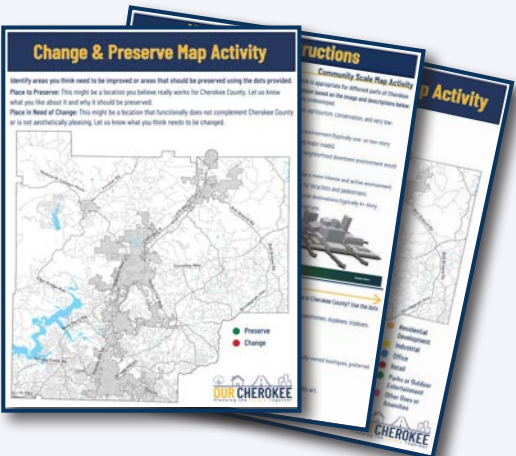
The website, Our Cherokee, acted as a hub for information and community input. There, residents could see meeting dates, past plans, and participate in our online survey and interactive map tool. The map tool allowed participants to pinpoint portions of the County they find significant. Participants could also comment on: places they wanted to change or preserve, what the community scale should look like, any issues and concerns, any opportunities and ideas, and different types of new uses and amenities.

Along with the interactive map, the website had a link to a survey. The survey focused on sustainability, broadband, and future land use. There were generic demographic questions about age, income, and employment.

County-Wide Meetings

The two County-wide meetings happened on October 11th and October 19th at the Northside Cherokee Conference Center and the Woodstock Recreation Center.

The meetings were set up as open house style and had multiple activities for people to participate in. The activities were replicated the interactive map tool on the Our Cherokee website. This was to allow as many people as possible to participate on the same activity, in-person or online. Paper copies of the survey were present. More pictures of the activities can be found in Appendix 2.



Community Engagement

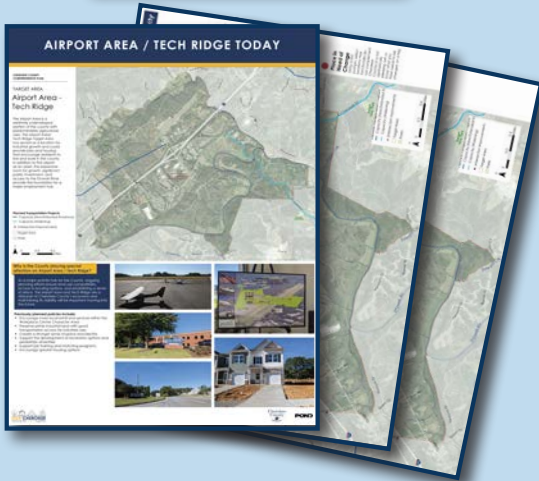
4 Target Area Meetings

Alongside the two County-wide meetings, there were four locations considered significant to the County. Two of the four places included Free Home and the Airport/ Technology Ridge Parkway. The last two were the City of Ball Ground and the City of Waleska.

Free Home and Airport/Technology Ridge Parkway Meetings

The Free Home meeting took place at the Free Home Fire Station on November 10th and the Airport meeting took place at the Airport Fire Station on October 27th. At these meetings, the Project Team took a similar approach of replicating the website activities. Along with the interactive maps, there was an extra board that had participants address their opinions on the current future development character areas for the particular location.

At these meetings, a few of the consultant’s team and County staff and officials were present to answer questions and assist participants with the activities. It was significant for these two meetings to highlight concerns and issues with the related locations. For instance, Free Home specifically identified the highway expansion of State Highway 20 and the Airport area focused on economic growth and development.



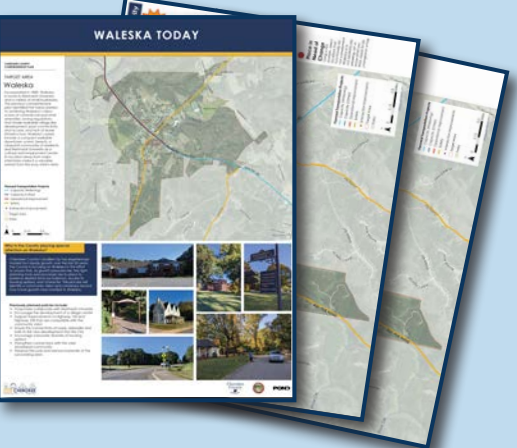
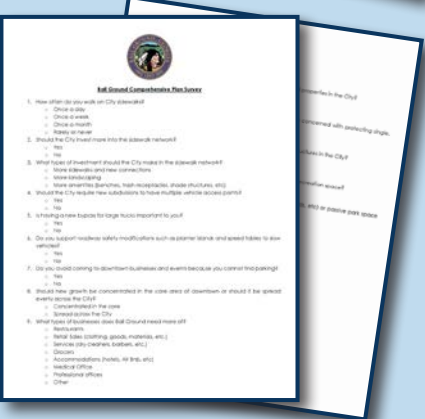
Across Free Home and the Airport’s community meetings, there were 30 attendees that participated in the activities and survey!

Community Engagement

Ball Ground and Waleska Meetings

The Ball Ground meeting took place on October 25th at the Ball Ground City Hall and the Waleska meeting took place on November 3rd at the Waleska Fire Station. Like the Free Home and Airport meetings, the activities were similar to what was on the website. However, Ball Ground and Waleska had their own concerns and issues to focus on. Besides the County-wide survey available at the meetings, Ball Ground had their own survey created by their Planning and Zoning Director.

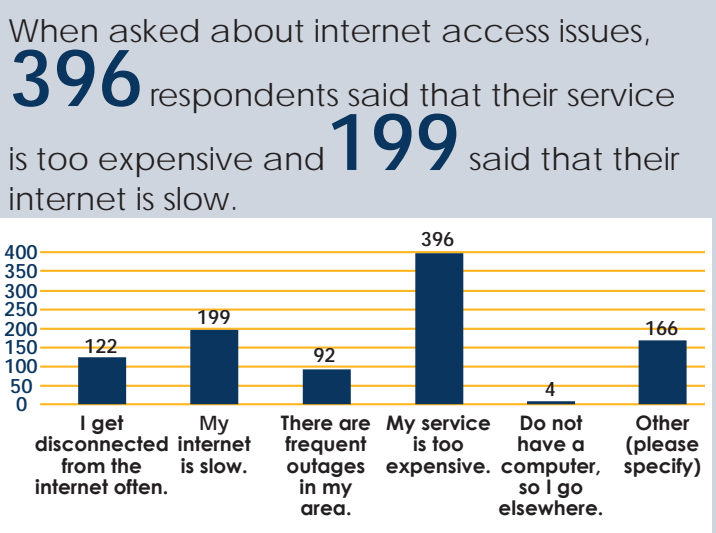
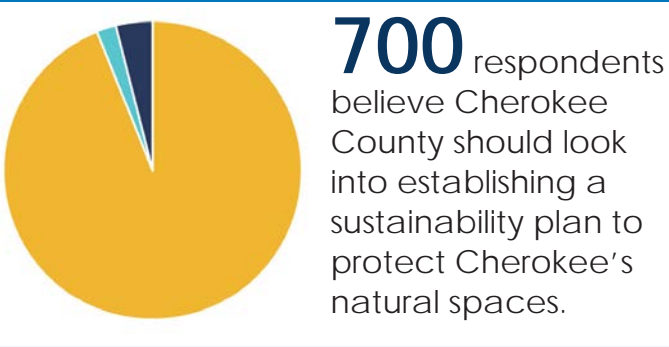
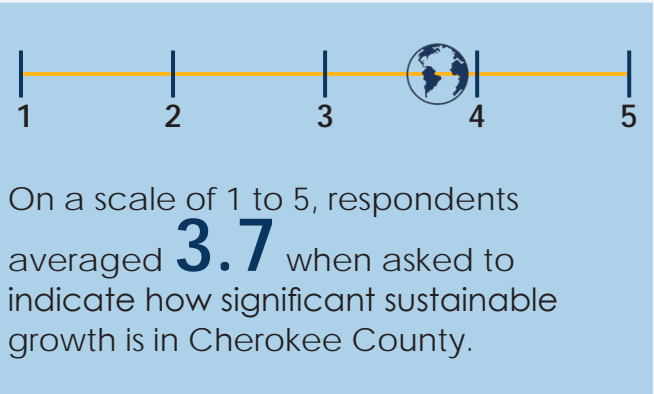
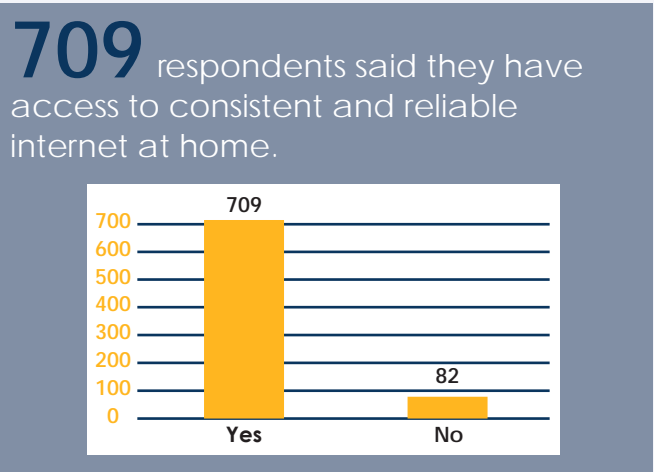
At these meetings, County and City staff and officials were present. As well, three of the consultant’s team were there to help answer questions and guide people through the activities. In Ball Ground, some of the major topics of conversation were traffic and controlled development of commercial and residential property. In Waleska, conversations were centered around commercial growth, connectivity, and housing opportunities.



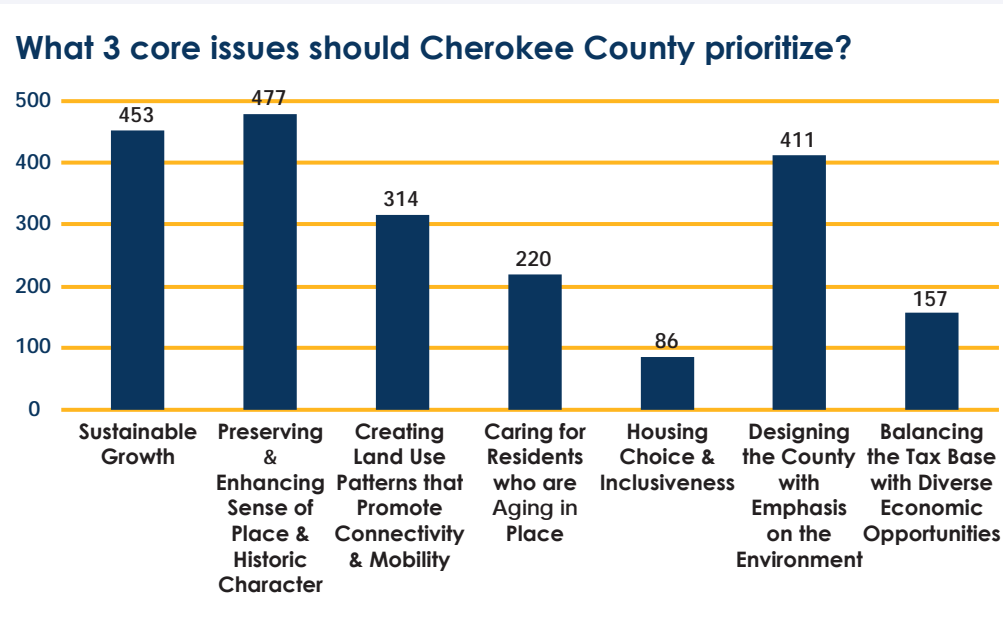
Across Ball Ground and Waleska’s community meetings, there were 40 attendees that participated in the activities and surveys!

Survey Significant Takeaways

51% of respondents are confident that the current Future Development Map accurately reflects where they live, whereas **29%** were not sure.

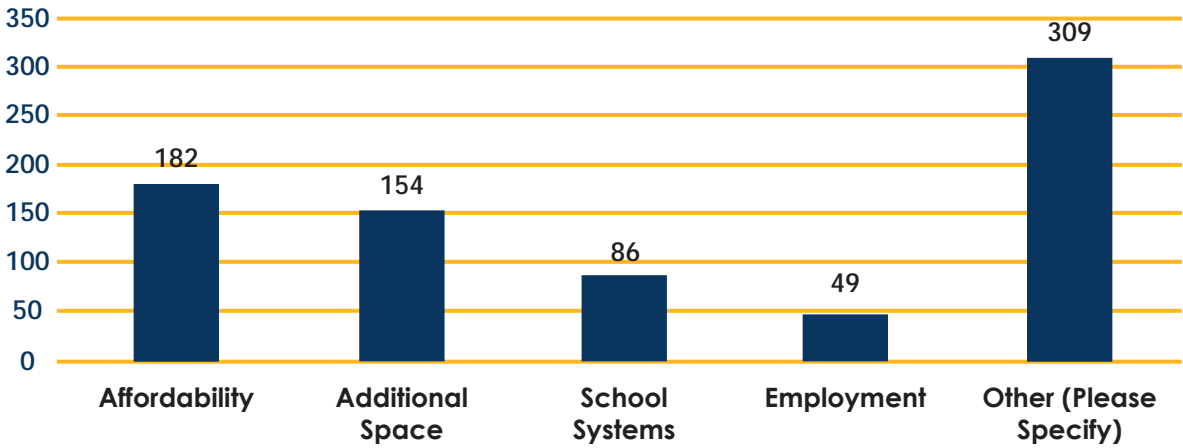


In the other issues category, roughly **110** respondents stated that they do not have many issues. However, multiple respondents made note that there is a limited number of options for providers.



Respondents believe that **Sustainable Growth**, **Preserving and Enhancing Sense of Place and Historic Character**, and **Designing the County with an Emphasis on the Environment** should be prioritized. There is a strong desire to protect and preserve the rural characteristics of the County.

If you moved to the County recently, for what reason(s)? Please choose all that apply.



Some of the other not listed reasons were...

- The **beauty** of Lake Arrowhead and the surrounding rural areas.
- Good place for **equestrian activities** and space, especially suitable for trail riding.
- More closely aligned **values** to raise a family.
- Rural lifestyle** close to most amenities Metro Atlanta offers.
- Small town atmosphere. A **community** feel.
- The exquisite beauty and **serenity** of the county.
- Great place to live with **recreation**, **arts** and **natural beauty**, sense of community very level of civic pride.
- Natural spaces, charm, **simpler life style**.

As well, approximately a third of those who specified the other reason stated that they have been long-term residents of the County. The number of years here ranged from 10 to 55+.

639 respondents said new development should be encouraged to incorporate sustainable building practices, such as regional stormwater detention, waste reduction, green building materials, and energy conservation measures.

When asked what is the most pressing issue facing their neighborhood... **326** people said congestion while **242** people said encroaching development.

The Important Dates

April 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10 Survey Kick-Off!	11 Plan Review Meeting	12	13	14	15
16	17 PC Work Session!	18 BOC Work Session!	19	20	21	22
23	24	25	26	27	28	29
30 Website Closes!	1					

May 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	1	2 PC Meeting!	3	4	5	6
7	8	9	10	11	12	13
14	15	16 BOC Meeting!	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3

Community Engagement

As part of the Develop and Document Phase of the comprehensive planning process, it is pertinent to understand how the community feels about proposed changes and additions to the Future Development Map and Character Areas. The Planning Team held one County-wide meeting, inviting residents to come voice their opinion, and set up an in-person and online survey guaging opinions on major changes to the Plan.



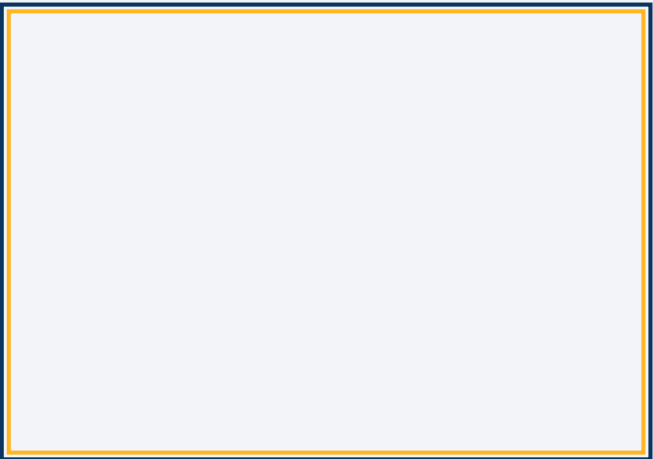
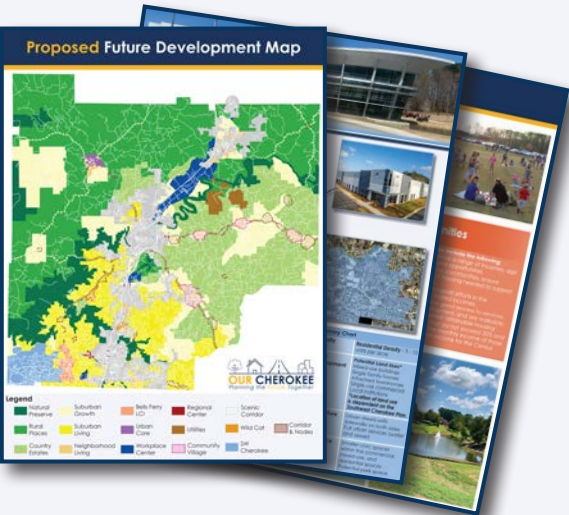
Survey on Changes

The Planning Team created a five question survey to guage how the community felt about proposed changes to the Future Development Map and the Character Areas. The questions focused on the major changes to the map, like the addition of Character Areas and the combination of a few. The last question was left open-ended so people could choose to respond to the map or anything else they have concerns about.

County-Wide Meeting

The Planning Team held a County-wide meeting on April 11th at the Northside Cherokee Conference Center.

The meetings was set up as an open house style with large boards. The boards highlighted the major changes the Team was proposing and there were two large-scale Future Development Maps so that residents could clearly see the difference. Along with completing the survey, the community was able to ask the Team questions and have more detailed discussions on the Map.



After the Meetings

After the numerous community enagagement meetings held by the Planning Team, time was spent consildating and analyzing the data and responses received. Survey participants were asked to prioritize the Core Values established in the 2018 Comprehensive Plan. The results showed that an overwhelming amount of people want to see sustainable development and growth at the forefront with maintaining the “small-town” feel of the County. As well, the Planning Team noticed that in some of the write-in responses, people seemed overwhelmingly concerned with housing opportunities and the County’s housing market in general. Therefore, with these observations in mind, the Planning Team sought out to condense the eight original Core Values into three succinct “umbrella” areas. They encompass the previous plan's concerns, while providing tools related to the concerns resident’s wish to prioritize. Along with the three Core Values, the Planning Team also established a Community Vision and some Guiding Principles from the engagement data.

“Cherokee has something special. We provide a natural and small town feeling with the rural areas. We need to preserve those spaces as it is what draws people here. So, the County needs to find a way to provide services to its citizens while maintaining the natural spaces.”

Community Vision

Shopping and services are neighborhood based. Employment opportunities allow people to make their living within their community. The Vision seeks a healthy community that nurtures a community member’s health and spiritual wellbeing. In addition to wise land use choices, services and institutions such as churches, temples, hospitals, senior homes and childcare centers are abundant. The mind is challenged and souls are nurtured with schools, theaters, museums and galleries; places to kick back and rest or engage in recreation. Above all the Community Vision is about the desires and valuesof the people who live there.



3 Core Values

Sense of Place

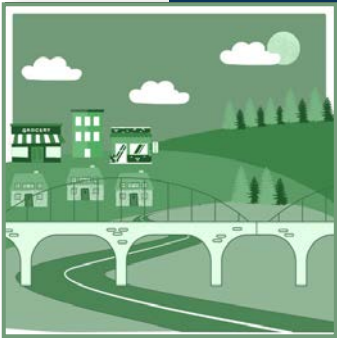
Guiding Principles

- Growth should be guided to preserve and enhance the unique character of our communities.
- The county includes natural areas, critical water resources, and animal habitats that should be preserved while respecting the rights of private property owners.



Housing Opportunities

- An array of housing choices is important to address the diverse needs of the population within our communities.



Sustainable Growth

- The continued economic development of our area depends on a variety of new commercial and industrial development in appropriate locations.
- New development should not cause undue burden on public services, infrastructure and community facilities.



Sense of Place

A community's history, its social connections, the natural and built environment, and means of transportation all contribute to a Sense of Place. This is an important Core Value because communities do not simply house residents and businesses; they convey their own unique energy that contributes to neighborhood comfort and pride. For some County residents, this could be a farm that has been in the family for generations. For others, it is a neighborhood full of families who gather in someone's driveway to socialize. While Sense of Place may sound intangible, there are a few planning components that directly affect it. Encouraging compatible land uses in the character areas creates a healthy Sense of Place by providing accessible amenities vital to everyday life. Appropriate roadway design impacts the Sense of Place by increasing recreational activity and promoting a sense of security and freedom among residents and businesses. Another major component of Sense of Place is the historic character, which tells the story of a community's past.

Relationship to the 2018 Comprehensive Plan Core Values:

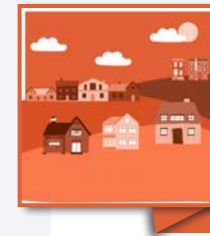
- ☒ Promoting Sustainable Growth and Infrastructure
- ☒ Preserve and Enhance Sense of Place and Historic Character
- ☒ Aging in Place
- ☐ Housing Choice and Spirit of Inclusiveness
- ☐ Designing with the Environment
- ☒ Balanced Tax Base and Diverse Economic Opportunities

Implementation Strategies:

- Design and incorporate appropriate new street and sidewalk design concepts into the development regulations for each character area. All street designs should include provisions for alternative modes of transportation.
- Investigate preservation incentives and preservation tools such as easements, transfer of development rights, and overlay zoning.
- Update the historic resource map and create a database of properties contained in the 2005 Historic Resources Survey inventory, as well as the cemetery location map.
- Offer information and assistance to property owners who may be interested in having their potentially eligible property listed on the National Register of Historic Places, and to the development community regarding redevelopment and adaptive reuse.

Policies that positively impact land use, roadway design, and historic character may include the following:

- Focus new growth into appropriate character areas, thereby lifting development pressure from farming and rural communities and strengthening the more developed areas of the County.
- Protect and preserve unique historical resources within the County and its cities, specifically buildings, structures, neighborhoods, or areas of historical, architectural, or cultural significance.



Housing Opportunities

This Core Value pertains to residents' ability to find a living space regardless of occupation or age group. The housing market supply and affordability have been a national issue for some time, and Cherokee County has not been immune. While the County's affordability fares slightly better than other parts of Metro Atlanta, housing costs have increased since our last plan update. The County has also seen a decline in the number of starters or 'first-time' homes. Household sizes have decreased in the past several years as well. We must allow for a variety of housing types so our residents may find a home that matches their price point and lifestyle. On the other end, it is important to take care of our long-time residents who may need a smaller living space for this phase of life. As many residents age in place, we need to account for this increase over the next two decades.

Relationship to the 2018 Comprehensive Plan Core Values:

- ☒ Promoting Sustainable Growth and Infrastructure
- ☐ Preserve and Enhance Sense of Place and Historic Character
- ☒ Aging in Place
- ☒ Housing Choice and Spirit of Inclusiveness
- ☐ Designing with the Environment
- ☐ Balanced Tax Base and Diverse Economic Opportunities

Implementation Strategies:

- Develop a housing task force with County and City stakeholders to explore innovative housing opportunity strategies.
- Research the feasibility of a land bank for the County.
- Review development regulations to remove constraints to the development of second units (i.e., accessory or granny flats) in appropriate areas in order to provide additional affordable housing opportunities in areas where infrastructure already exists
- Continue to target the use of available CDBG funds for the Single Family Owner-Occupied Rehabilitation program.
- Develop a comprehensive strategy to address the broad range of housing options needed by the growing number of senior residents.
- Consider revising ordinances to encourage appropriate senior housing in existing and future development nodes, where goods and services are easily accessible.

Policies that can improve housing opportunities include the following:

- Encourage a variety of housing stock to serve a range of incomes, age groups, and lifestyles to provide choices and opportunities.
- As employment opportunities diversify in our communities, ensure adequate amounts, types, and densities of housing needed to support desired commercial and industrial growth.
- Support innovative public, private, and non-profit efforts in the development of housing for residents with limited incomes.
- Encourage senior housing in areas that have good access to services, medical facilities, and nonresidential development, and are walkable.
- Seek to have 5% of all housing units considered 'attainable housing', which would include mortgage payments that do not exceed 30% and rent payments that do not exceed 35% of the monthly income of those whose incomes fall within 60-120% of median income for the Census Tract.



Sustainable Growth

The term 'sustainable growth' may sound like a buzzword, at its root, it refers to how efficiently we use our resources and infrastructure to ensure residents and businesses thrive as growth continues. We have changed a lot as a County. Our natural resources, location near the mountains, and proximity to Atlanta have made us an attractive choice for residents and businesses in the past 30 years. To accommodate this influx, we must be proactive in where and how we develop. How do we balance job and population growth with preserving the natural resources for which the County has long been known? How can we manage traffic for those traveling throughout the County? Where should we prioritize density? These are all questions we must address in order to grow sustainably.

Relationship to the 2018 Comprehensive Plan Core Values:

- ☒ Promoting Sustainable Growth and Infrastructure
- ☒ Preserve and Enhance Sense of Place and Historic Character
- ☐ Aging in Place
- ☐ Housing Choice and Spirit of Inclusiveness
- ☒ Designing with the Environment
- ☒ Balanced Tax Base and Diverse Economic Opportunities

Below are some goals to help achieve that:

- Continue to analyze our zoning ordinance and development regulations to ensure consistency with the county's vision.
- Annually review the Future Development Map, rezonings, and other data based on population and growth trends to make potential adjustments.
- Continue to identify, fund, and implement LCI projects.
- Increase pedestrian safety by developing specific roadway types and pedestrian-related facilities by character area.
- Continue the focused marketing campaign targeting industries identified in Opportunity Cherokee.
- Maintain an adequate supply of quality-prepared business and manufacturing sites.
- Enhance Cherokee County Airport as an economic development asset by adopting an overlay district that meets FAA requirements and protects the Airport from incompatible land uses.

Implementation Strategies:

- Concentrate density in downtown and commercial nodes, allowing for less intense development further from commercial areas.
- Protect natural resources and greenspace in the midst of ongoing development.
- Connect developments with existing transportation networks and adjacent properties.
- Design public facilities and infrastructure that support increasing development.
- Create regional job centers with a mix of commercial, office, and residential uses that minimize car trips and promote a Live-Work-Play lifestyle.
- Continue to ensure that the training and educational needs of employers are being met through partnerships between industry and educators.

Our Vision

healthy community

wise land use

desires and values of residents



Our Core Values



Sense of Place



Housing Opportunities



Sustainable Growth

Our Guiding Principles

housing diversity

job growth

historic preservation



4 Target Areas

Free Home

East Cherokee County along Cumming Hwy

Airport/Technology Ridge Parkway

North Cherokee County along I-575

Ball Ground

Northeast Cherokee County just off I-575

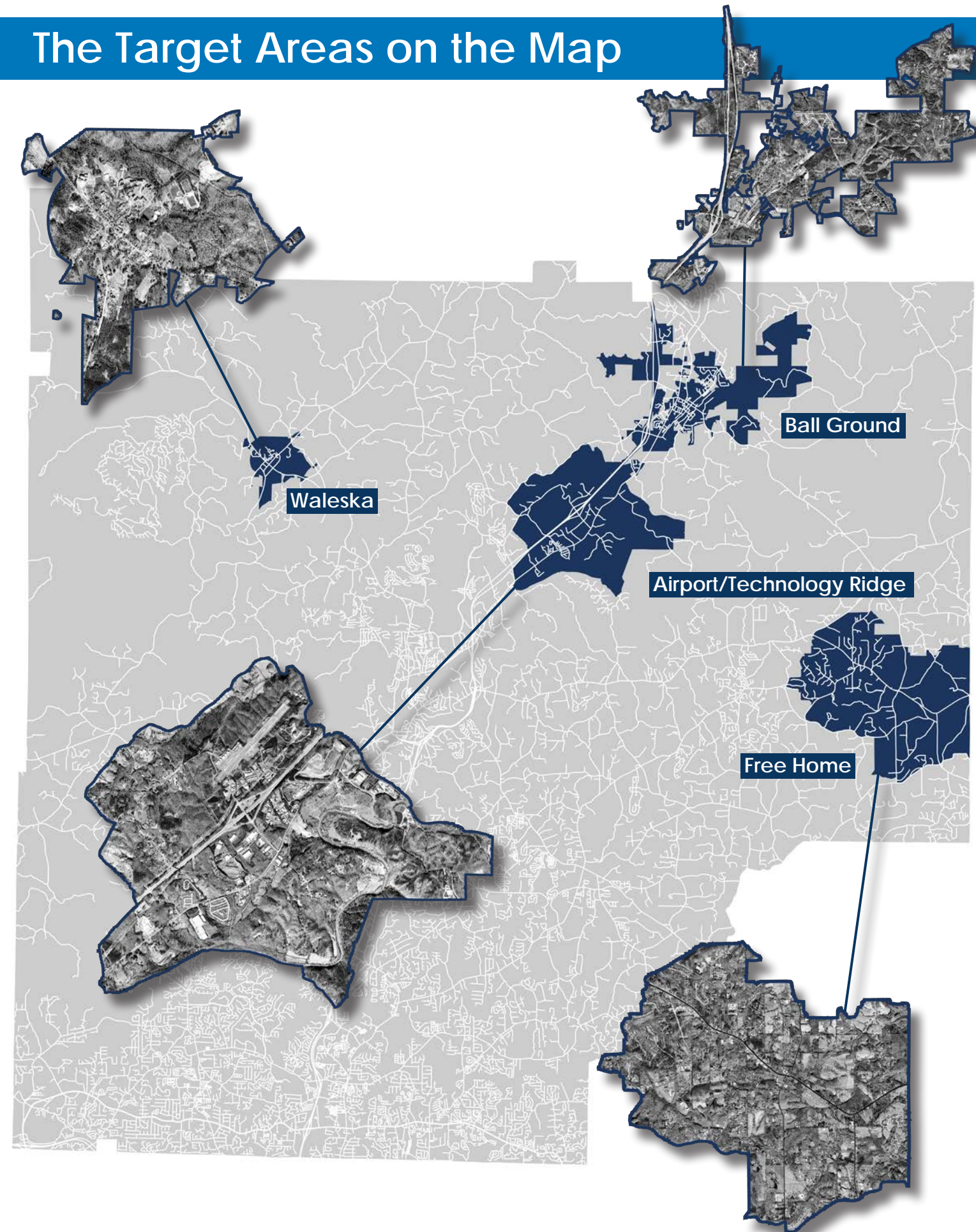
Waleska

Northwest Cherokee County along State Route 140

Target Areas

As our vision, guiding principles, and core issues were developed through community engagement, they also provided the Planning Team with an opportunity to hone in on a few particular areas in the County. In other words, there are some places in the County that needed extra attention relating to the Core Values mentioned previously. These areas were done in tandem with the Comprehensive Plan. Free Home and the Airport/Technology Ridge Parkway were fundamental areas in determining economic and sustainable growth, whereas Ball Ground and Waleska conducted their own Comprehensive Plans. The locations of these Target Areas are stated above and can be seen on the map off to the right.

The Target Areas on the Map





Free Home

Why is the County placing special attention on Free Home?

The widening of Cumming Hwy over the next decade will change the corridor dramatically. This process aims to establish land use compatibility, access to housing options, and consensus around character preservation. The Free Home target area is a vital part of Cherokee County's economy and maintaining its viability will be important moving into the future.

"Free Home is wonderful and the rural characteristics is the reason for that. We would like to see more light commercial coming to the area but with minimal disturbance to the rural character."



Description

The Free Home target area is a rural area stretching along Cumming Hwy / Hwy 20 from the Forsyth County boundary line. Much of the land is currently used for agricultural purposes, with a significant residential component and commercial properties dotted along the corridor. Each historic community consists of a mix of historic commercial buildings with newer, small-scale, suburban shopping centers surrounded by low-density suburban subdivisions.

Current challenges include traffic congestion, lack of community facilities, potential impacts from the Highway 20 widening project, and the potential for uncontrolled development. Therefore, it is crucial to protect the community's character, advocate for adaptive reuse, improve transportation access to employment centers, and be proactive about planning.

Key Implementation Strategies

- Encourage a nodal development pattern along the corridor
- Target appropriate businesses within the nodes
- Invest in a system of parks and green spaces along the corridor
- Enhance the stronger sense of place and identity in each of the communities along the corridor
- Maintain an open dialogue with the community on planning issues related to the road widening



Airport Area/Tech Ridge Parkway

Why is the County placing special attention on Airport / Tech Ridge Area?

As a major activity hub for the County, ongoing planning efforts ensure land use compatibility, access to housing options, and establishing a sense of place. The Airport Area and Tech Ridge are a vital part of Cherokee County's economy and maintaining its viability will be important moving into the future.

"The airport area provides an abundance of jobs and is a good economic asset for Cherokee County. We should keep up with the work happening in this area."



Description

The Airport Area is consistently experiencing industrial growth as agricultural land is being transformed into an employment and industrial center. The Airport Area/Tech Ridge Target Area has served as a location for industrial growth and could provide jobs and housing that encourage residents to live and work in the County. In addition to the airport as an asset, the expansive room for growth, significant public investment, and access to the Etowah River provide the foundation for a major employment hub.

Key Implementation Strategies

- Encourage more office and industrial use/services within the Workplace Center Character Area
- Preserve prime industrial land with good transportation access for industrial uses
- Create a stronger sense of place and identity
- Support the development of recreation options and pedestrian amenities
- Support job training and matching programs
- Encourage greater housing options



Ball Ground

Why is the County placing special attention on Ball Ground?

Over the years, the City of Ball Ground has experienced both population and economic growth that warrants continued study to ensure that this growth occurs sustainably. An intergovernmental agreement between the City and County leverages the jurisdictional relationship between the two entities to conduct planning processes in tandem with one another which will ultimately ensure compatible transitions in land use, continued excellence in the delivery of civic services, and overall partnership and cooperation.

"I love Cherokee County and Ball Ground. I chose to move here because it has that small-town feel but is still convenient to get what I need."



Description

Founded in 1883, Ball Ground was once the largest city in Cherokee County. Today, the city is home to numerous businesses and industries. The charm of the historic town and its surrounding area has led to an increasing interest in tourism in the area. The last decade has also seen significant growth in new residential neighborhoods within the city. With direct access to I-575 and sewer capacity, the time is right for the City to plan for anticipated growth pressure.

Key Implementation Strategies

- Pursue the development of a grocery store and other missing commercial uses such as full service restaurants and a dry cleaner.
- Expand the variety of housing options to ensure Ball Ground's essential workers have the opportunity to live in the City.
- Continue to connect residences, businesses and civic uses by pedestrian facilities and extensions of the street grid.
- Support the reuse of older, existing buildings and fill vacancies downtown.
- Invest in furtherance of our strong system of parks and green spaces by meeting new needs of the community.
- Protect our existing industrial zoning to Continue building the area's industrial base.
- Develop a cohesive tourism strategy based on Ball Ground's unique character and nearby destinations.
- Prioritize the development of the 372 truck route and Control development along it.
- Preserve historic buildings and neighborhoods and ensure that new development is compatible.



Waleska

Why is the County placing special attention on Waleska?

Cherokee County's smallest city has experienced modest but steady growth over the last 20 years. The County is focusing on Waleska in this effort to ensure that, as growth pressures rise, the right planning tools and processes are in place to preserve desired land use balance, access to housing options, and character. This process will identify a community vision and consensus around how future growth may manifest in Waleska.

"Preserve Waleska and its small town. Many of us have moved here to get away from the traffic and development in south Cherokee. Please maintain Waleska's small town feel."



Description

Incorporated in 1889, Waleska is home to Reinhardt University and a variety of small businesses. The previous Comprehensive Plan identified the following barriers to achieving Waleska's vision: a lack of commercial and retail amenities; zoning regulations that hinder walkable village-like development; poor connectivity and access; and a lack of sewer infrastructure. Waleska's assets include a compact walkable downtown, scenic beauty, a close-knit community of residents, and Reinhardt University as a cultural and employment center. Its location away from major interstates makes it a valuable retreat from the busy metro area.

Key Implementation Strategies

- Open dialogue with Reinhardt University and look for opportunities to collaborate on projects to improve the city.
- Encourage the development of a village center.
- Support improvements to SR 140 and SR 108 that are compatible with the community vision.
- Ensure the connectivity of roads, sidewalks and trails to link new development into the city.
- Encourage a broader diversity of housing options.
- Strengthen connections with Lake Arrowhead.
- Preserve the rural and natural character of the surrounding area.



3 Future Development

What are Character Areas?

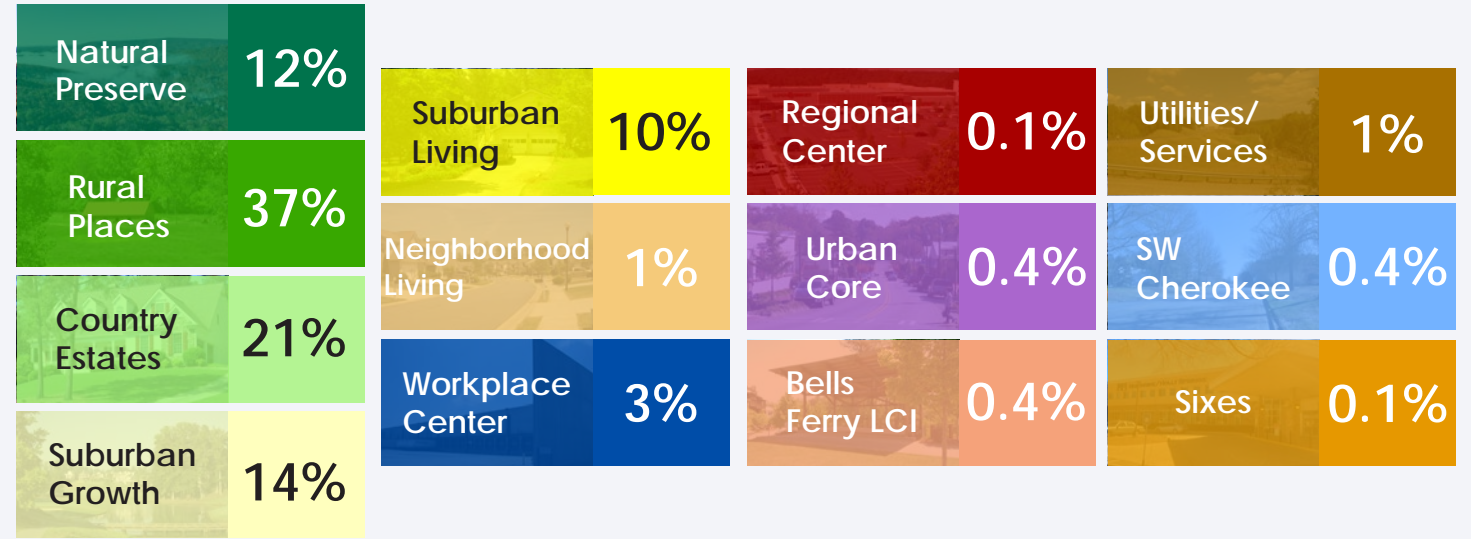
The 2008 Comprehensive Plan introduced Character Areas to Cherokee County. These areas are used to identify places and areas that show a common form of development and land use pattern, lifestyle and sense of place intensity of use, design elements, or other factors that collectively define the character of a place or areas, whether existing or intended in the future. The use of Character Areas provides a much more comprehensive picture of the communities' vision for a place or areas instead of individual land use categories.

The Character Area designations indicate primary and secondary types of land uses and the infrastructure necessary for that type of development. As the community continues to grow over the next 20-plus years, the Character Area descriptions will serve as a guide in the determination of future development approvals.

Character Area Highlights:

- Encourage a “holistic” approach to long-range planning by integrating the community's vision and desires with actual land use patterns;
- Directly link the Comprehensive Plan to regulations and implementation strategies, such as impact fees and development codes;
- Provide solutions “outside the box” by integrating new and exciting concepts in land use planning and community design; and
- Allow the maximum amount of flexibility in land use planning.

Cherokee County's Current Character Areas



Character Areas

Why Use Character Areas?

- Provides a strong link between the community's vision, guiding principles, goals, and the Future Development Map;
- Provides additional protection, enhancement, and clarification for zoning and land development; and
- Provides additional guidance to developers regarding the qualitative issues the County and Cities will consider during the rezoning process.

Benefits of Character Areas

- Provides for strong land use compatibility and transitional standards;
- Looks at an overall area for both internal and external connectedness, with an emphasis on the mixing and integration of appropriate and complementary uses;
- Identifies intensity levels, compatibility considerations, and infrastructure considerations;
- Spells out the overall “feel” of an area in quantitative terms, thereby giving decision makers additional guidance during the rezoning and development review process; and
- Coordinates economic development, natural resource, and capital facility policies within land use planning.

How it Works

- Character Area guidelines establish a general direction by providing a base level of development quality and compatibility with surrounding areas;
- Character Areas provide an area-wide view of how a specific use on a specific property will interact with a larger area;
- Character Areas allow additional qualitative controls while small area and corridor studies are completed; and
- A use must still fit the intent of the Character Area and any associated criteria. A potential type of non-residential development may be “allowed,” but it may still not be appropriate.

Future Development Map

Visualizes the Character Areas throughout the county to establish where appropriate growth can occur.

Zoning Decision

Helps establish where certain land development or a zoning district suits a place or area.

The Future Development Map

The Future Development Map was developed through the analysis of current and future conditions and land use patterns on the Existing Land Use Plan Map, the Current Zoning Maps, approved developments, an economic market study, topographic characteristics, natural resource sensitivity, the availability of infrastructure, infrastructure programming and needs demonstrated by residential and employment forecasts. These analyses provided an essential base of information for Character Area development.

- Applies the overall vision, guiding principles, and policies to land use patterns of the Comprehensive Plan to the unincorporated areas of the County, the City of Waleska, and the City of Ball Ground;
- Was developed in conjunction with infrastructure planning and availability, land use compatibility, and existing zoning;
- Acknowledges projected growth and provides capacity for this growth in appropriate areas of the county and cities;
- Acknowledges and accommodates corridors currently or proposed to go through residential/commercial transition;
- Identifies specific corridors and areas that are appropriate for redevelopment activities and further study; and
- Provides a strong emphasis on integrated design, beneficial mixing of uses, and connectivity.

Zoning Decision Process with Character Areas



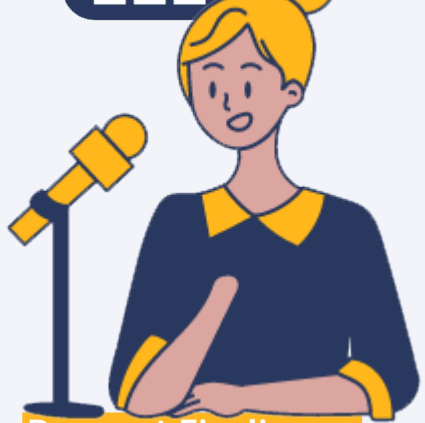
Character Areas

- 1 Identify on the Future Development Map
- 2 Review descriptions
- 3 Review Core Issues



Proposal

- 4 Evaluate if consistent with the Comprehensive Plan
- 5 Evaluate the immediate area



Present Findings

- 6 Submit application for rezoning or development decision

Interpretation

This plan is developed based on the idea that the Future Development Map and the text are to be used as an integrated whole, with the map being a graphic representation of the text. Interpretation of the Future Development Map is a process, which rests on the guiding principles, goals, and policies expressed in the text. The Character Area designations on the map, both in terms of overall definition and intensity of land use types, require that policies and intent statements regulating the development and the location of each land use type, be evaluated and applied in the process of plan implementation.

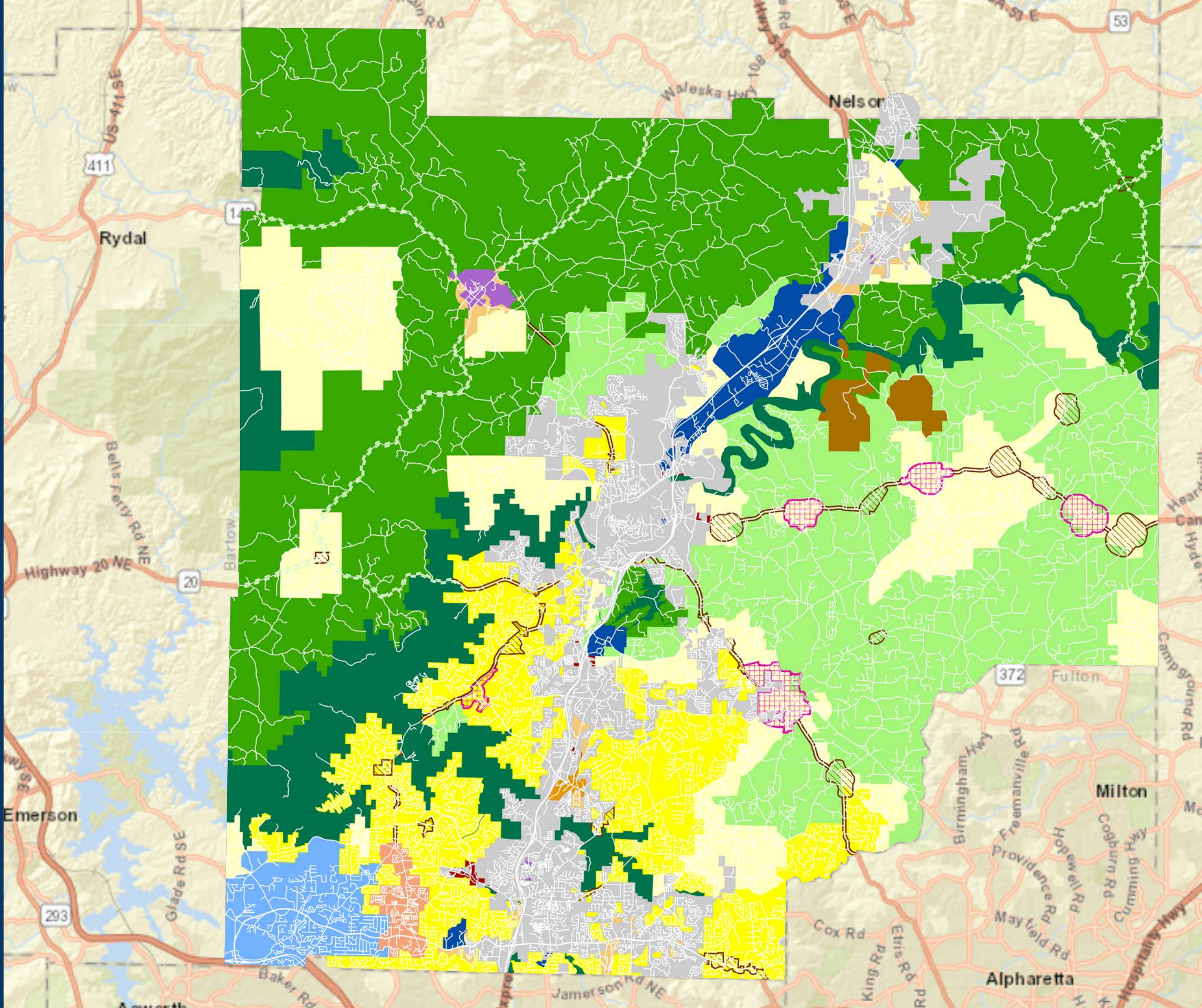
Plan implementation is carried out through the application of regulations such as the Zoning Ordinance and through projects and programs outlined in the Short-Term Work Program. The Board of Commissioners and City Councils administer the Map within their respective jurisdictions, with input from their Planning Commissions and planning staff.

The initial contact for plan interpretation begins with the staff. It is at this point that the proposal is evaluated for its conformity and compliance with the Comprehensive Plan and other functional plans. In the event a use or development proposal is inconsistent with the Future Development Map or Comprehensive Plan policies, that fact is addressed as one of the Standards for Zoning Review already adopted by each jurisdiction in their Zoning Ordinance.

Future Development Map

Legend

- Natural Preserve
- Rural Places
- Country Estates
- Suburban Growth
- Suburban Living
- Neighborhood Living
- Workplace Center
- Regional Center
- Urban Core
- Utilities/Services
- Bells Ferry LCI
- SW Cherokee
- Sixes
- Community Village
- Scenic Corridor
- Corridor & Nodes





Natural Preserve

Description

The Natural Preserve character area covers undevelopable land around the County that is brimming with prominent ecological features like lakes, streams, view sheds, wetlands, and other significant natural features. Parcels within this Character Area offer an abundance of natural resources for residents to consume for recreational purposes that are protected by easement or acquisition. As well, the land poses as habitat protection, stormwater management, and filtration of surface and groundwater.

Intent

Natural Preserve areas are intended as places that will remain undeveloped for centuries for the preservation of environmental functions and passive recreation uses. Within the Character Area, minimal disturbance is significant, as well as providing connected trail systems and outdoor gathering spots. Access to them should be central and easy for residents, but surrounding the immediate area, it should be complimentary low-intensity residential and commercial development.

Strategies

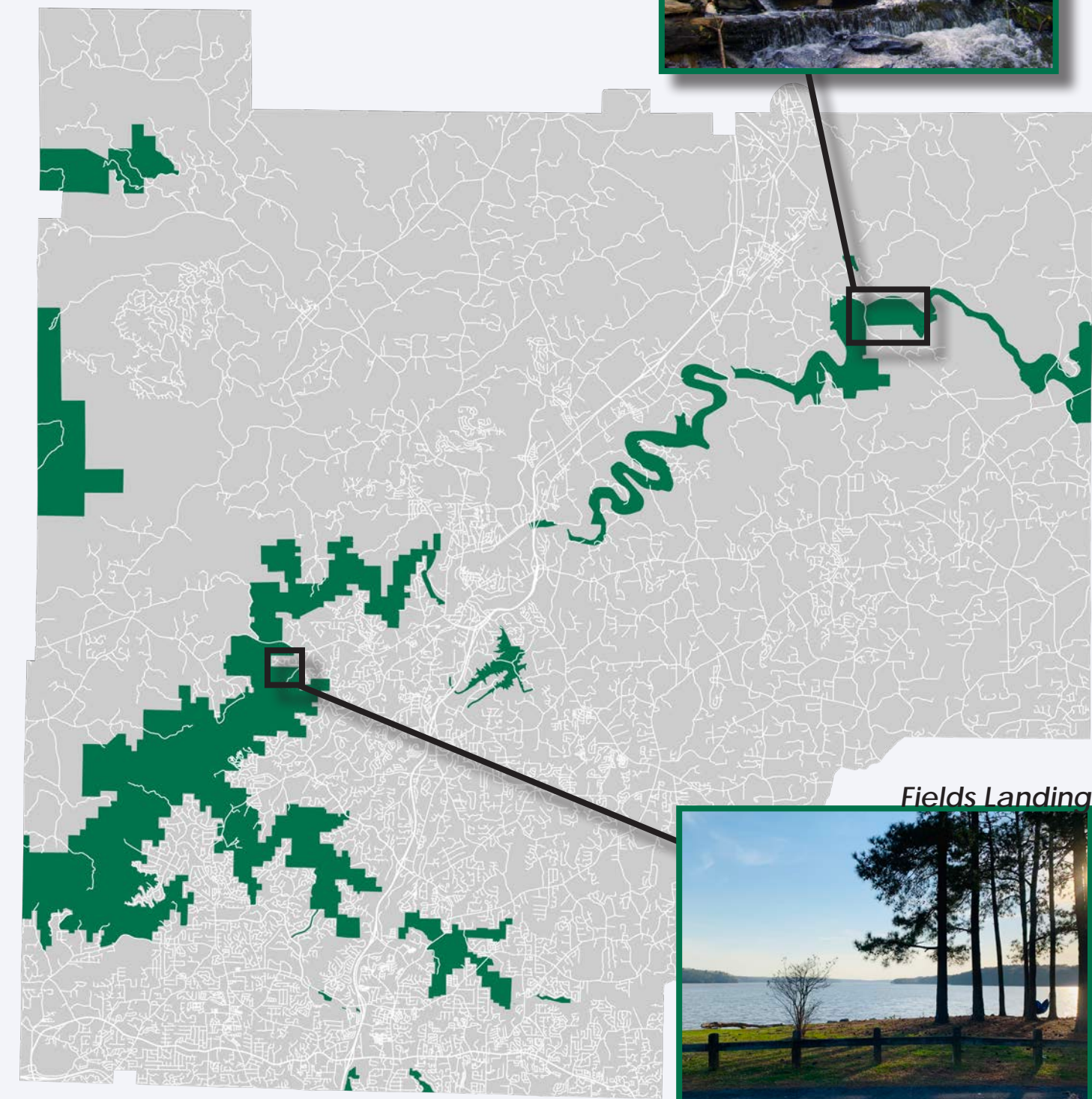
- Focus on allowing minimal, low-intensity disturbance (i.e., roadways, sidewalks, pavilions, etc.) in these areas to protect natural resources and habitats from destruction.
- Continue to provide recreational usage in natural areas for residents to gather and engage in outdoor activities without taking away from the natural beauty that draws people in.
- Identify land that fits the description provided here to preserve significant natural habitats, features, and resources from depletion.
- Zoning districts could include AG.

Summary Chart

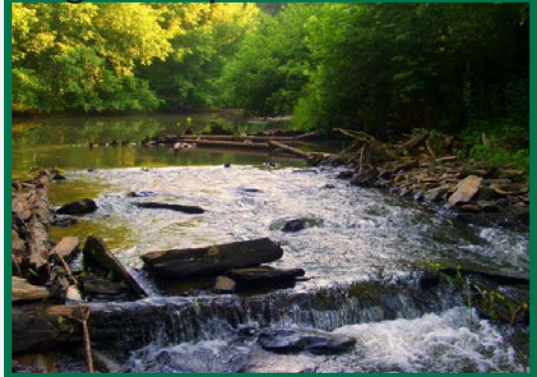
Intensity	<i>Residential Density</i> - 0.5 units per acre maximum
Future Development	<i>Primary Land Uses</i> Timber management & conservation uses Passive recreation (i.e. hiking, equestrian usage, kayaking, etc.) <i>Secondary Land Uses</i> Homesteads
Infrastructure	Greenways Trail systems Benches Private roads/drives for cars/pedestrians Generally no sewer
Greenspace	Open space, lakes, streams, and other predominant environmental features

Where in the County can this be found?

The dark green color below represents all the Natural Preserve space in the County. In these areas, you will find parks, streams, waterfalls, and forests. Some examples are Brick Mills Falls, Etowah Creek, and Lake Allatoona.



Long Swamp Creek



Fields Landing





Rural Places

Description

Land in Rural Places is typically cultivated as pasture, farmland, or woodlands under forestry management, or sparsely settled homes on individual tracts, which is mostly located in the northern part of Cherokee County and surrounding Natural Preserves. This area represents a balance between the natural environment and human uses with low-density residential, farms, forests, outdoor recreation, and other open space activities.

Intent

Rural Places is envisioned as an agricultural-residential community, which benefits from its scenic rural landscape while accommodating limited, low-density residential growth. Large-scale urban/suburban development is not compatible with this Character Area due to conflicts such as agricultural uses or other forms of activities resulting from raising livestock and crop production. Focused efforts should be made to encourage and support agricultural businesses, promote flexible site design to fit the land, and allow open space and/or the natural landscape to dominate these areas.

Strategies

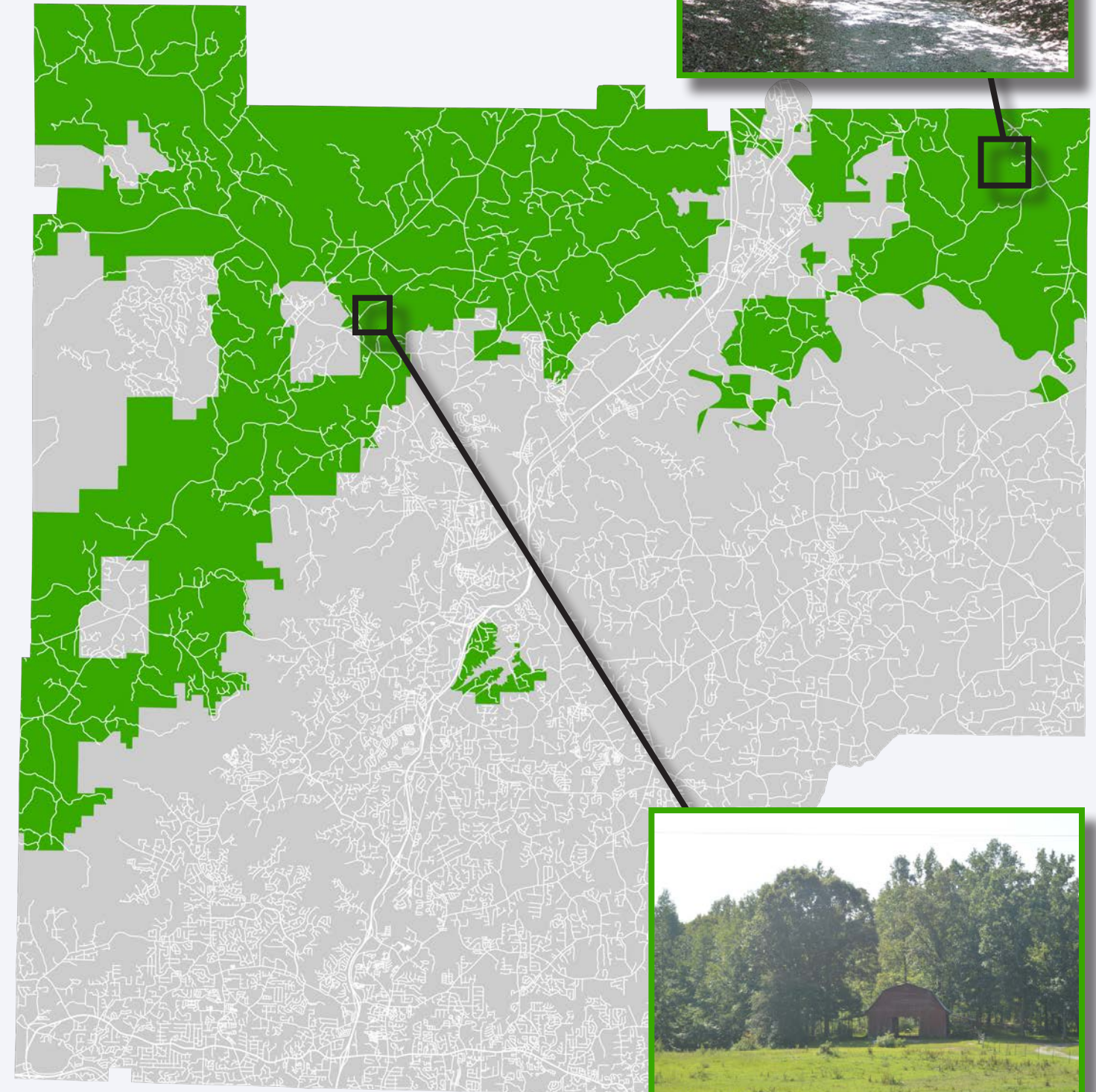
- Preserve undeveloped land so that the natural landscape dominates the majority of the Character Area while identifying appropriate spots for low-density residential homes.
- Manage development along roadways to provide appropriate, compatible, and complimentary transitions from new construction to existing development.
- Provide adequate access to services at a level appropriate to the development pattern that prioritizes maintaining the rural, small-town feel of the Character Area.
- Zoning districts could include AG.

Summary Chart

Intensity	<i>Residential Density</i> - 0.5 units per acre maximum
Future Development	<i>Primary Land Uses</i> Active farming, timbering & conservation uses Homesteads on individual lots Large lot estate-style single-family residential development <i>Secondary Land Uses</i> Outdoor recreation Semi-public & institutional uses
Infrastructure	Easement & private driveway access. Roads have grassy swales & narrow lanes. Public water may be available.
Greenspace	Significant greenspace often on private property Typically surrounding Natural Preserves

Where in the County can this be found?

The green color below represents all the Rural Places in the County. In these areas, you will find private, low-density housing, large properties, and land used for agriculture and livestock purposes.





Country Estates

Description

The Country Estates character area is noted for its low-intensity housing, horse farms, and agricultural production. This area promotes farming and livestock production along with large lot housing that preserves the surrounding rural aspects. Country Estates residential lots are typically around two acres or more, with more prevalent housing development than in Rural Places. As well, Country Estates differentiates itself with “estate farms,” horse farms, equestrian-related development, and its low-intensity residential community feeling.

Intent

The intent of Country Estates is to retain the low-intensity nature of the area by supporting the existing production-oriented agricultural activities such as animal production and crop cultivation. Also, encourage the further development of large lot estates and “gentlemen’s farms” that blend into the overall fabric of the area. It should resemble a slow transition from rural areas to suburban with more prevalent homes on larger parcels. However, maintaining the same usage of agriculture, livestock, and equestrian-based activities is essential to the communities.

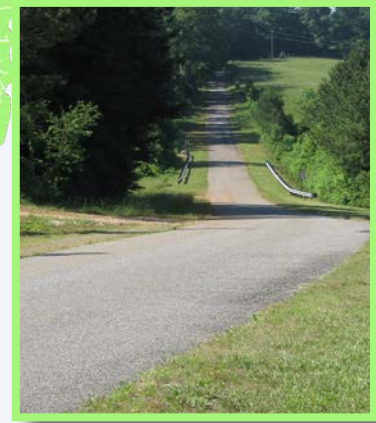
Strategies

- Maintain an appropriate lot size minimum of 80,000 square feet, around two acres or more, to preserve the small-town, rural feel of the area while providing the necessary space for agriculture and equestrian activities.
- Ensure that future development does not disturb rural areas or obstruct scenic views or vistas while still providing the necessary services that maintain a high quality of life.
- Zoning districts could include AG and R-80.

Summary Chart	
Intensity	<i>Residential Density</i> - 0.5 units per acre maximum
Future Development	<i>Primary Land Uses</i> Active farming, timbering & conservation uses Homesteads on individual lots Large lot estate-style single-family residential development <i>Secondary Land Uses</i> Passive recreation Semi-public & institutional uses
Infrastructure	Most roads have grassy swales & narrow lanes Some subdivisions have curb & gutter Public water available but no sewer
Greenspace	Greenspace on private property Conservation areas in residential neighborhoods

Where in the County can this be found?

The light green color below represents all the Country Estates space in the County. These areas are noted by large estate homes and equestrian related activity in the eastern part of the County.





Suburban Growth

Description

Suburban Growth areas have limited existing development but occur where growth pressure is the greatest due to adjacency with current or proposed community infrastructure (such as sewer and water, and transportation). This is an area in transition from rural types of development to suburban ones, often characterized by pockets of development interspersed among a rural landscape. More specifically, these areas mostly consist of single-family detached homes situated on lots ranging in size with shallower setbacks than in Rural Places and agriculturally-dominated land.

Intent

Suburban Growth is intended to preserve the primarily residential nature of these areas while promoting new, low-density residential communities that foster a sense of community and provide mobility, recreation, and open space. To obtain this it is significant to channel growth pressures to areas that are suitable in terms of land use patterns and infrastructure investment to create more sustainable communities. Hence, there is a need to ensure new development is compatible and located where existing infrastructure (i.e. roads, schools, water/sewer, etc.) is available.

Strategies

- Create neighborhood focal points by locating schools, community centers, libraries, health facilities, and other services at suitable locations near residential communities.
- Provide suitable, efficient connections and infrastructure to nearby services and land uses for ease of access and quality of life.
- Encourage innovative development that integrates greenspace within its design such as conservation subdivisions, and master-planned and traditional low-density communities in appropriate locations.
- Zoning districts could include AG, R-80, and R-40.

Summary Chart

Intensity	Residential Density - 0.5 - 1.0 units per acre
Future Development	Primary Land Uses Single-family detached housing Conservation subdivisions Secondary Land Uses Semi-public & institutional uses
Infrastructure	Roads have a combination of swales & curb/gutter Public water is available Sewer may be available or planned for the future
Greenspace	Open space & conservation areas in neighborhoods Public parks & greenspaces

Where in the County can this be found?

The light yellow color below represents all the Suburban Growth area in the County. It is predominately located between larger residential and highly-populated service areas and rural residences as a transitional phase. In these areas you will find slowly developing homes and services.





Suburban Living

Description

Suburban Living areas are distinguished by the established suburban neighborhoods of single-family detached houses, the complimentary shopping areas, and institutions, such as churches, schools, libraries, and regional parks. Homes tend to be on modest-sized lots within large-scale residential developments. Ideally, residents in Suburban Living have space, but should also be able to walk to parks, schools, and community centers near their neighborhood.

Intent

The Suburban Living Character Area is envisioned to support existing suburban neighborhoods with compatible residential and commercial development. Suitable development in this area should be similar to the existing pattern of development in terms of size, scale, and lot density. This Character Area should help to foster a sense of community by providing connections (vehicular and pedestrian) to commercial development, civic land uses, recreation, and open space. Finally, higher-intensity new development should be limited to areas where there is available capacity within the existing infrastructure (i.e., roads, schools, water/sewer, etc.) as to not overwhelm the current conditions.

Strategies

- Ensure that new infill development complements existing uses and does not overpower or add constraints to the infrastructure.
- Incorporate public and semi-public uses into neighborhoods by considering the size, scale, and impact to ensure compatibility.
- Utilize traffic calming techniques, sidewalks, and street connections to improve connectivity and walkability within the Character Area.
- Zoning districts could include R-40, R-30, R-20, R-15, and RD-3.

Summary Chart	
Intensity	<i>Residential Density</i> - 1.0 - 3.0 units per acre
Future Development	<i>Primary Land Uses</i> Single-family detached housing Conservation Subdivisions Master-Planned Communities <i>Secondary Land Uses</i> Semi-public & institutional uses Regional outdoor recreational uses or parks
Infrastructure	All new roads have curb & gutter Sidewalks within subdivisions extending to community facilities Sewer is available in most areas
Greenspace	Open space & conservation areas in neighborhoods

Where in the County can this be found?

The yellow color below represents all the Suburban Living space in the County. In these areas you will find more developed versions of our Suburban Growth. Therefore, they are located outside of City limits and along higher density residential.





Neighborhood Living

Description

Neighborhood Living areas are mostly residential in nature but may include small commercial areas. The residential units include townhouses and duplexes, along with single-family homes intended for empty nesters, seniors, singles, small families, and workers employed in the County. The Neighborhood Living Character Area is denser than suburban areas because it is generally located in and around cities in Cherokee County where there are full urban services, infrastructure, and compatible commercial development.

Intent

The intent of this Character Area is to create new moderate-density neighborhoods to accommodate a range of housing types that suit a variety of lifestyles, price points, and stages of life while being respectful of existing neighborhoods. Community facilities and commercial uses are common in these areas to provide close and convenient services with pedestrian and trail connections to encourage the use of walking and bicycling.

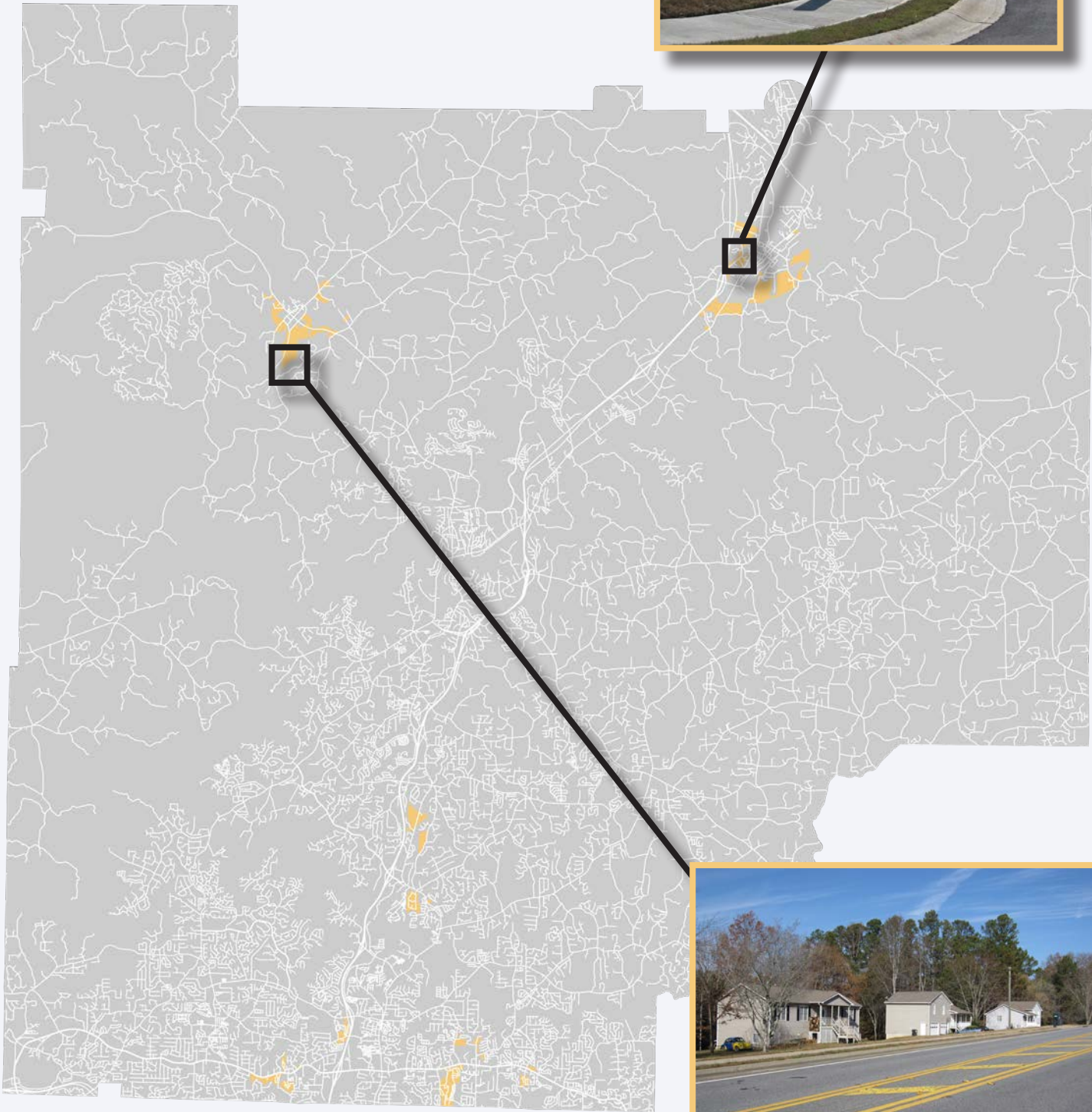
Strategies

- Integrate commercial establishments such as corner markets and mixed-use buildings as part of new developments to encourage walkability and ease of access to services.
- Locate parks, squares, and other greenspaces close to all new homes so every resident lives in close proximity to recreational activities.
- Locate parking to the sides or rear of residential and non-residential buildings, and screen all parking from the public pedestrian view.
- Zoning districts could include RD-3, RZL, RA, RTH, and TND.

Summary Chart	
Intensity	Residential Density - 3.0 - 8.0 units per acre
Future Development	Primary Land Uses Small lot single-family homes Attached single-family duplexes and townhouses Secondary Land Uses Public & institutional uses Mixed-use buildings
Infrastructure	Urban streets with sidewalks on both sides Full urban services (water & sewer)
Greenspace	Smaller civic spaces (i.e. pocket parks, playgrounds, etc.) within the residential areas

Where in the County can this be found?

The light orange color below represents all the Neighborhood Living space in the County. In these areas you will find mostly homes and predominately surrounds Cherokee's smaller cities like Waleska and Ball Ground.





Workplace Center

Description
 Workplace Centers represent major employment areas, including professional and corporate offices, regional offices, and light industrial districts. They are located along major transportation corridors and have a high level of access to the region. Retail developments are secondary uses on the periphery that complement these employment centers. Greenspaces and civic spaces that connect workplaces together are integral as well.

Intent
 Workplace Center is envisioned to be villages, industrial parks, and compact activity centers. An integrated mix of uses and building types, along with external and internal connectivity will create a synergy between retail, office, industry, and surrounding residential development.

- Strategies**
- Develop master plans for various Workplace Center developments, including provisions for trails, greenways, and other civic spaces.
 - Encourage the “clustering” of office and retail uses that are integrated with parking, landscaping, and pedestrian areas.
 - Install buffers between incompatible uses in the Character Area.
 - Preserve prime land with quality transportation access for industrial and office uses.
 - Zoning districts could include OI, CP, NC, GC, LI, and HI.

Summary Chart	
Intensity	<i>Residential Density - N/A</i>
Future Development	<i>Primary Land Uses</i> Office buildings & complexes Light industrial / manufacturing & warehousing <i>Secondary Land Uses</i> Retail & services commercial development
Infrastructure	Suburban streets with a sidewalk on one side Full urban services (water and sewer)
Greenspace	Trails connecting to passive recreation areas and surrounding residential areas Private on-site amenities for employees

Where in the County can this be found?

The blue color below represents all the Workplace Center space in the County. In these areas, you will find offices and industrial centers. These are predominately located along major roadways, like I-575.





Regional Center

Description

The Regional Center Character Area is established by an energetic hub of retail, restaurants, offices, and high-density residential development laid out in a main street-like fashion. This area includes public spaces and amenities catering to residents. Regional Centers promote walkable environments for pedestrians to work, shop, eat, and live. They are most commonly found just outside City boundaries along major transportation corridors.

Intent

The overall Regional Center environment is intended to be oriented toward the pedestrian experience and focused on connectivity to allow drivers many ways to get around the area. Sidewalks, paths, green spaces, and open spaces are as important as buildings. This high intensity of mixed uses should be organized to provide a pleasant “Main Street” type feel and planned to allow for ease of movement, internal and external. Large and moderate-scale commercial/office development is the primary focus for land use, while residential should be limited.

Strategies

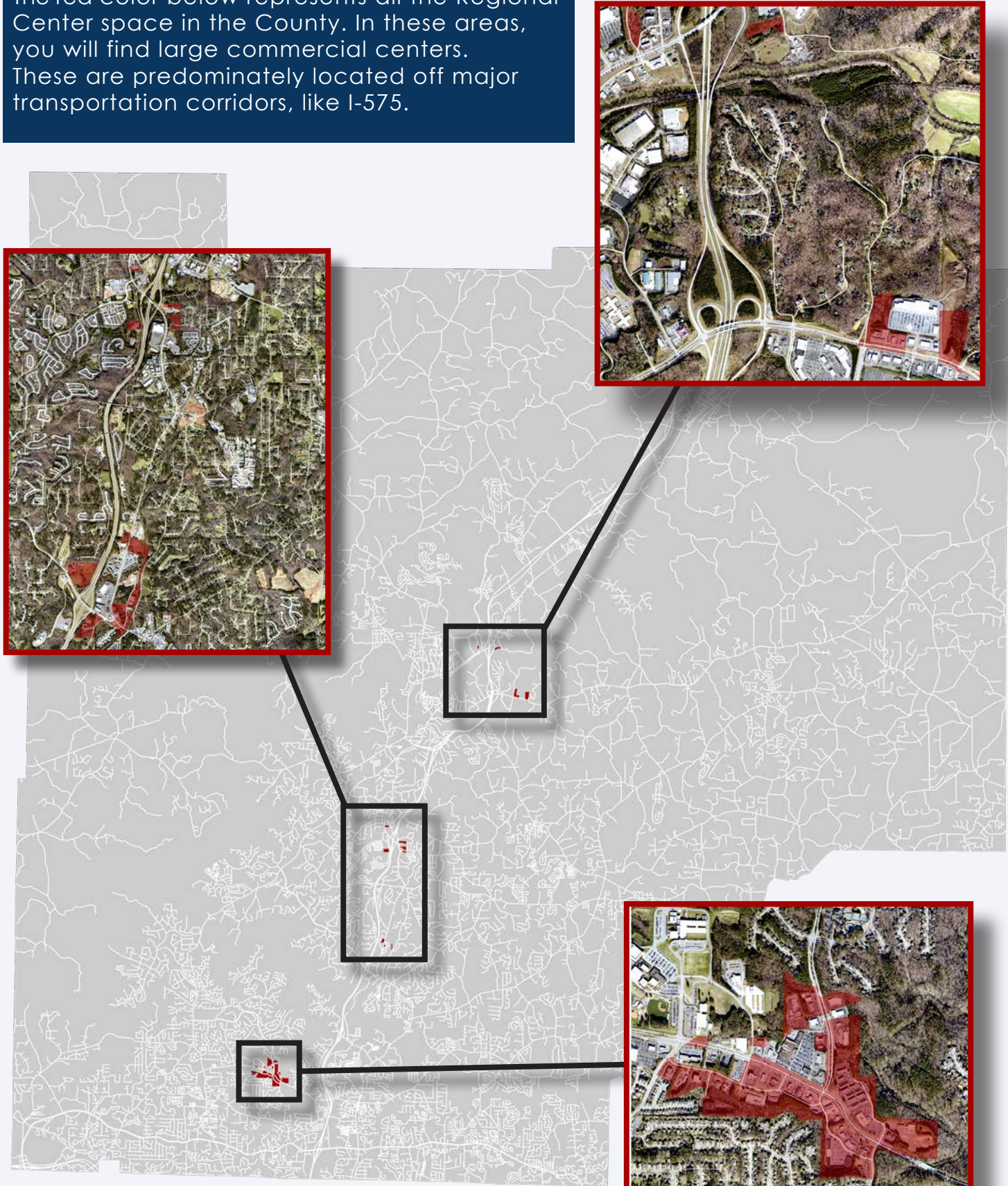
- Develop streets in a grid-like pattern with small blocks to allow pedestrian connectivity throughout the center.
- Ensure buildings are oriented toward the street and are in close proximity to each other; all parcels should be interconnected along streets, squares, plazas, etc. to assist in providing adequate connectivity.
- Design buildings that are compatible with the existing development in terms of color, material, and pattern.
- More intensive uses and taller structures should be located in the center of the Regional Center to protect surrounding residential neighborhoods and prevent incompatible development
- Promote commercial development in the central and more heavily trafficked areas while residential development remains limited.
- Zoning districts could include OI, CP, NC, GC, and LI.

Summary Chart

Intensity	<i>Residential Density</i> - 3.0 - 16.0 units per acre
Future Development	<i>Primary Land Uses</i> Large-scale retail buildings Regional & professional buildings Entertainment, restaurant & cultural uses Mixed-use buildings <i>Secondary Land Uses</i> Dense residential neighborhoods
Infrastructure	Urban streets with sidewalks on both sides Full urban services (water & sewer)
Greenspace	Trails connecting to passive recreation areas & surrounding residential areas Pocket parks and greens

Where in the County can this be found?

The red color below represents all the Regional Center space in the County. In these areas, you will find large commercial centers. These are predominately located off major transportation corridors, like I-575.





Urban Core

Intent

The purpose of the Urban Core Character Area is to support the urban downtown areas of Canton, Holly Springs, Woodstock, Waleska, and Ball Ground with future development that is compatible and comparable to the existing infrastructure of each individual City. In other words, each city's Urban Core is based on its surrounding characteristics, density, and service capability.

Strategies

- Encourage the adaptive reuse of older buildings into newer uses to promote sustainable development and reduce construction waste.
- Ensure that new developments connect to existing infrastructure to promote walkability and maintain the urban feel of the area.
- Locate parking on the side and rear of buildings to strengthen the 'main street' feel and improve walkability.
- Market the historic core of the cities to attract additional businesses and ultimately grow the downtown area economically and socially.
- Zoning districts could include a mixed use of RA, RTH, RM-10, RM-16, OI, NC, and GC.

Summary Chart	
Intensity	<i>Residential Density</i> - 3.0 - 16.0 units per acre
Future Development	<i>Primary Land Uses</i> Multi-Family Flats Attached single-family duplexes & townhouses Mixed-use buildings <i>Secondary Land Uses</i> Public & institutional uses Single-Use Commercial
Infrastructure	Urban streets with sidewalks on both sides Full urban services (water and sewer)
Greenspace	Smaller civic spaces (i.e. pocket parks, playgrounds, etc.) within the residential areas

Where in the County can this be found?

The purple color below represents all the Urban Core space in the County. In these areas, you will find traditional downtown elements like shops, sidewalks, restaurants, and what is considered the heart of Waleska and Ball Ground.





Utilities/Services

Description
 Utilities/Services are characterized by uses that should be buffered from rural and residential areas, in keeping with the county’s environmental goals. The Utilities/Services character area represents a cluster of uses near the Airport that provide services to Cherokee County and the larger region. These areas include solid waste facilities, power plants, and treatment plants.

Intent
 The Utility/Services is intended to take advantage of the I-575 corridor north of Canton and the Etowah River corridor. These utility sites are usually located on large tracts of land and may have intense usage. The surrounding rural character has also been an advantage that provided significant buffers to prevent incompatible land uses.

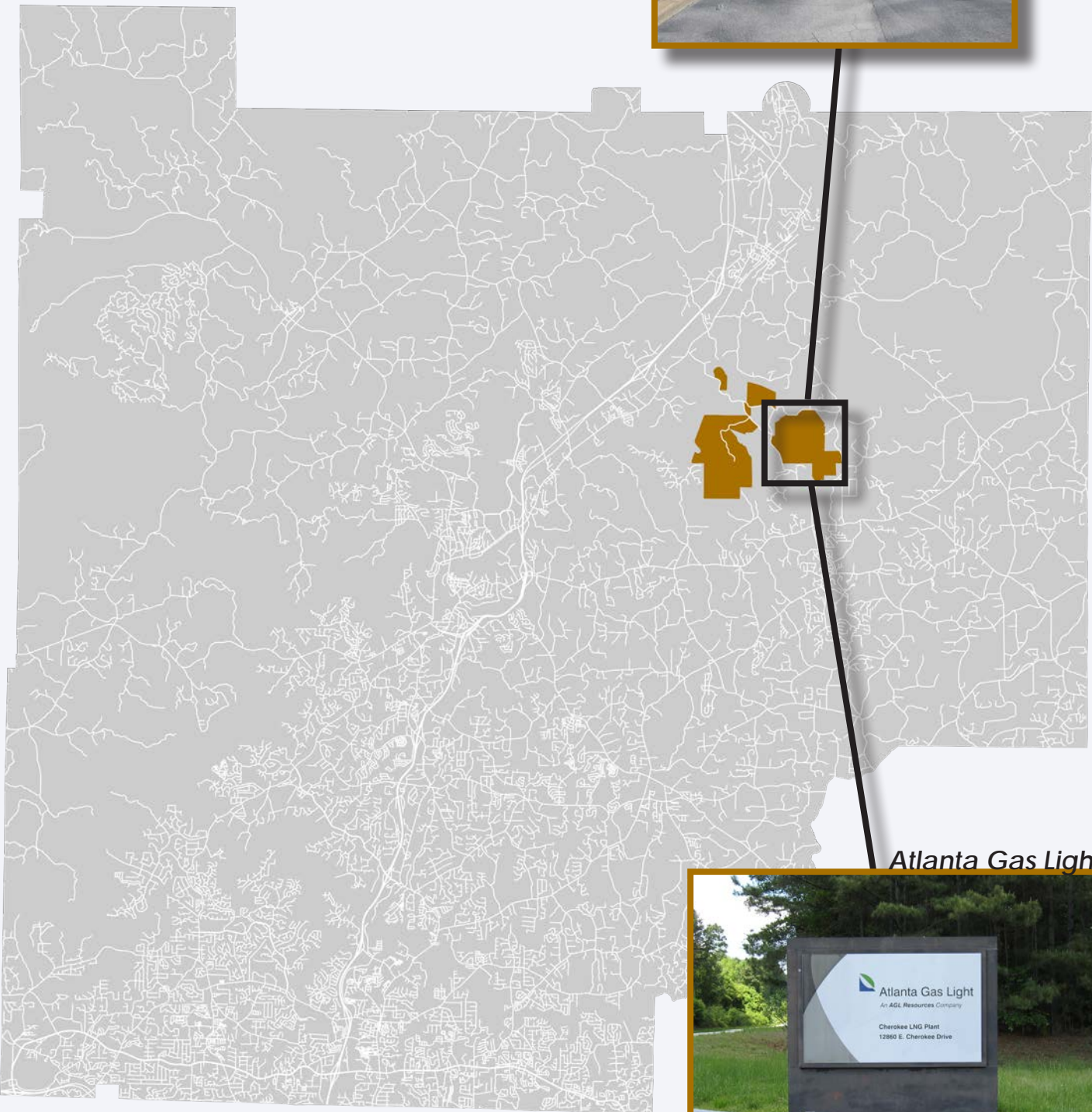
- Strategies**
- Maintain significant buffers between industrial/utility plants and surrounding uses, to ensure they don’t intrude on adjacent properties.
 - Continue exploring additional sites that may be appropriate for the Utilities/Services character area to keep up with demand and pattern of development.
 - Zoning districts could include LI and HI.

Summary Chart	
Intensity	Residential Density - N/A
Future Development	Primary Land Uses Landfill Water and Sewer Treatment Facilities Natural Gas Facility
Infrastructure	Access to major arterial roads, state highways, and/or interstates
Greenspace	Generally consists of undeveloped areas or buffers surrounding the site

Where in the County can this be found?

The brown color below represents all the Utilities and Services space in the County. These areas are mostly found around similar uses like treatment plants, power plants, and waste facilities. Ideally, it is in areas with minimal interaction with residents.

Atlanta Gas Light



Atlanta Gas Light





Bells Ferry LCI

Description

The Bells Ferry LCI area serves as a gateway into Cherokee County from neighboring Cobb County and connects the southwest part of the County with the Woodstock area. Initially developed in the 1960s and 1970s this area is home to outdated commercial parcels and underutilized properties that are ripe for redevelopment. Various housing types can be found in the Bells Ferry LCI area including single-family detached, townhouses, and multi-family developments as well as commercial nodes.

Intent

The ultimate vision for the Bells Ferry community is to provide diverse choices in housing, entertainment, shopping, job opportunities, and greenspace for area residents and serve as a destination for the region. The Bells Ferry LCI area should be focused on integrating land uses by emphasizing patterns of more compact development to give residents transportation alternatives, such as sidewalks and trails, and support a connected community. The final element of this vision is a significant park space to accommodate both active and passive recreation and serve as a public gathering place.

Strategies

- Promote alternative transportation, especially in the form of bike and pedestrian paths to reduce vehicle trips and connect neighborhoods.
- Encourage appropriate densities that can support retail, entertainment, and commercial activities that provide vibrancy to the area.
- Provide an array of housing opportunities for residents of different ages and incomes.
- Zoning districts could include RA, RTH, RM-10, RM-16, TND, OI, NC, and GC.

Summary Chart

Intensity	Residential Density - 4.0 - 12.0 units per acre
Future Development	Potential Land Uses* Small lot single-family homes Attached single-family duplexes & townhouses Mixed-use buildings Public & institutional uses Senior Housing Single-Use Commercial <i>*Location of the land use is dependent on the Bells Ferry LCI Plan.</i>
Infrastructure	Urban streets with sidewalks on both sides Full urban services (water & sewer)
Greenspace	Smaller civic spaces (i.e. pocket parks, playgrounds, etc.) within the residential areas

Where in the County can this be found?

The pink color below represents the Bells Ferry LCI. To the right is a zoomed in aerial image of what is included in the Character Area. It is found at the southern County line where Bells Ferry connects Cherokee with Cobb County.





SW Cherokee

Description

SW Cherokee serves as Cherokee County’s only direct connection to I-75 and an essential part of Highway 92. Due to its location, the area has experienced an abundance of residential, commercial, and industrial growth. As time goes on, SW Cherokee consistently becomes more desirable to companies seeking to develop more economic and community opportunities.

Intent

The vision for SW Cherokee revolves around diversifying land use, establishing connections to opportunities, providing quality infrastructure and opportunities, creating access to greenspace and recreation, and establishing a friendly and safe community. There is a plan to concentrate commercial, retail, office, and mixed-use development along Highway 92 while decreasing its prevalence farther away from the roadway. Also, there will be the inclusion of civic and greenspace uses to create connections to retail and commercial opportunities. Overall, the vision is to establish this area as a place to work, live, and play without harming the natural environment of the area.

Strategies

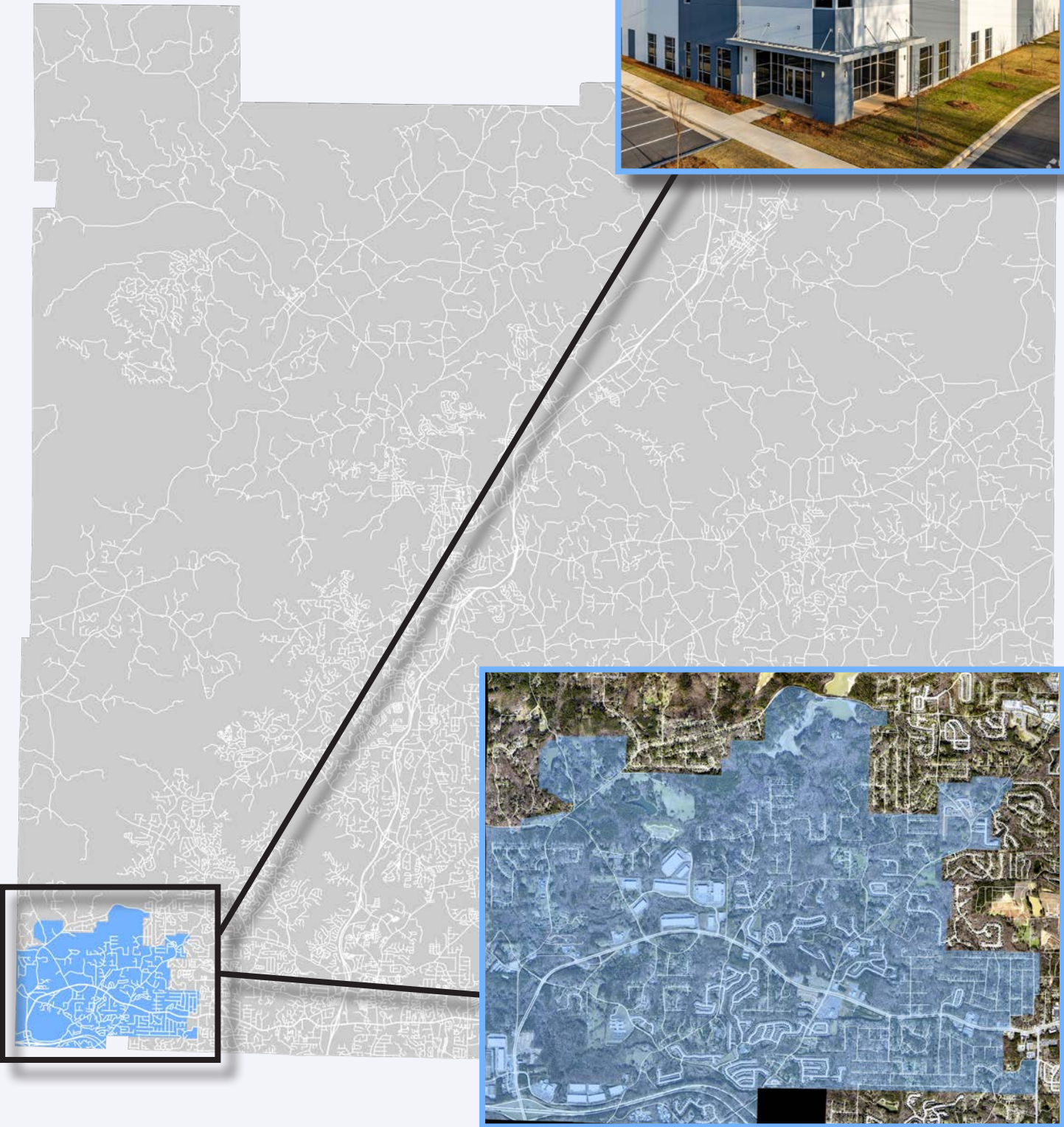
- Encourage/recruit mixed-use development in the area between Highway 92 and Old Highway 92.
- Promote the use of sidewalks and trails as an alternative to traditional transportation.
- Zoning districts could include R-40, R-30, R-20, R-15, RD-3, OI, CP, NC, GC, LI, and HI.

Summary Chart

Intensity	<i>Residential Density</i> - 3 - 10 units per acre
Future Development	<i>Potential Land Uses*</i> Mixed-use buildings Single family homes Attached townhomes Single-use commercial Local institutions <i>*Location of the land use is dependent on the Southwest Cherokee Plan.</i>
Infrastructure	Urban streets with sidewalks on both sides Full urban services (water and sewer)
Greenspace	Smaller civic spaces within the commercial, mixed-use, and residential spaces Potential park space

Where in the County can this be found?

The light blue color below represents Southwest Cherokee. In the bottom right, that is a aerial image of SW Cherokee's boundary. This area is a crucial portion of the County, with its only connection to I-75.





Wild Cat

Description

Wild Cat represents major employment areas, including professional and corporate offices, regional offices, and medical complexes. Mixed-use and multifamily are secondary uses that are integrated into or complementary to employment centers. Greenspaces and civic spaces that connect workplaces together are integral as well.

Intent

Development within Wild Cat should be focused on large corporate centers, campuses, and office complexes. Residential uses should only be located where integrated into a mixed-use development. It is critical to ensure residential uses do not become a primary land use, therefore substantially reducing the non-residential character of the area and causing land use conflicts.

Strategies

- Develop master plans for various Wild Cat developments, including provisions for trails, greenways, and other civic spaces.
- Encourage large-scale development, including combining lots, and avoid small parcel development.
- Coordinate with the Cities of Holly Springs and Woodstock to study transportation issues and solutions, as well as harmonize land use and Character Areas.
- Zoning districts could include OI, CP, and GC.

Summary Chart

Intensity	<i>Residential Density</i> - 16 units per acre
Future Development	<i>Primary Land Uses</i> Office buildings & complexes <i>Secondary Land Uses</i> Mixed-use buildings
Infrastructure	Urban streets with sidewalks on both sides Full urban services (water and sewer)
Greenspace	Smaller civic spaces within the commercial, mixed-use, and residential spaces Potential park space

Where in the County can this be found?

The gold color below represents Wild Cat, a joint study area with the Cities of Holly Springs and Woodstock. This area is found at a prominent connection between I-575 and the Sixes region.





Community Village

Description
Community Villages are typically located at the convergence of major transportation corridors and allow for large buildings and intensive uses. Businesses within these nodes offer a wide variety of goods and services, including both convenience goods for neighborhood residents and shopping goods for a larger market area. Large plazas provide a pedestrian friendly environment for residents, many of whom may walk or easily drive from their home to the village center, thanks to street/sidewalk connectivity.

Intent
Community Villages are envisioned as places where a compatible mixture of higher-intensity uses are located, including a variety of housing options, small offices, retail shops, services, and well-placed parks/plazas that create a small, interconnected community. At the center of the node, there is a core area containing the more intensive, primary land uses. Moving outward from the core, the land uses are a mixture of less intense retail, office and some residential. At the edge of the Community Village, the land uses are generally residential but with streets leading back to the core area.

- Strategies**
- No individual store or building larger than 80,000 square foot, with a maximum height of 3 stories
 - Design centers to be pedestrian-oriented and break up large parking areas with landscaping and open spaces.
 - Zoning districts could include CP, NC, GC, and LI.

Summary Chart	
Intensity	Residential Density - 200% of Character Area
Future Development	Primary Land Uses Grocery stores, drugstores, restaurants & shops Personal services—dry cleaners, auto repair shops Professional services—doctors, lawyer offices Secondary Land Uses Local institutions—churches, schools Residential housing/ senior housing
Infrastructure	Located along major arterial roads or highways Sidewalks connect into surrounding neighborhoods Public water is available Sewer may be available depending on location
Greenspace	Major civic spaces--park or green, ball fields and courts for active recreation

Where in the County can this be found?

The dark pink color below represents all the Community Village space in the County. These areas are found at the convergence of major roads and intersections that need moderate-level commercial development.





Scenic Corridor

Description

Scenic Corridors parallel major transportation routes, and consist of rural lands that have significant natural, historic or cultural features, and scenic or pastoral views. A variety of scenic elements such as a canopy of trees extending over a roadway, a rural landscape or a mountain viewshed help to establish the character of the corridor. A location along the corridor may possess a single element, however along the length of the roadway, several such elements collectively establish the scenic character of the corridor. Because Scenic Corridors may convey several iconic natural features, this character area emphasizes sensitive development, with commercial amenities clustered into small areas and retaining the natural features of the character area within the development site.

Intent

It is the intent of the Scenic Corridor to be conceptual and not be a physical limitation upon any one property within a set distance from a roadway. This corridor recognizes the scenic quality of the roadway. To preserve the scenic quality of a corridor, plans for development within the corridor should be sensitive to and integrate its most distinguishing elements. Commercial development should be encouraged to be clustered within designated Nodes rather than strip development occurring along an entire route.

Strategies

- Organize commercial development within designated Nodes in order to preserve the scenic views and prevent strip development in the corridor.
- Ensure any development plans incorporate existing nature elements, such as retaining a tree canopy that may exist along the road.
- Zoning districts could include AG.

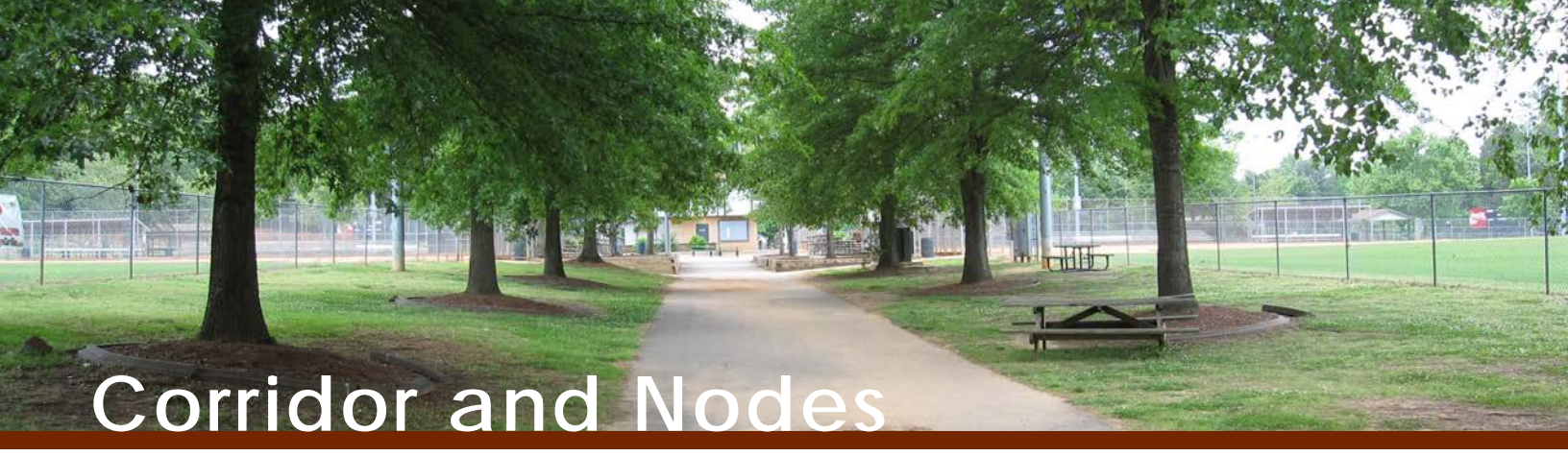
Summary Chart

Intensity	Residential Density - 0.5 unit per acre max
Future Development	Primary Land Uses Active farming, timbering, and conservation uses Homesteads on individual lots Secondary Land Uses Outdoor recreation Semi-public and institutional uses
Infrastructure	Local along rural roads Very low street connectivity Public water should be available Sewer is not always available on private property
Greenspace	Greenways and greenspace on private property

Where in the County can this be found?

The green roads below represent the Scenic Corridors in the County. In these areas you will find vast natural and historic features along these routes. For instance, Beasley Gap on Highway 140 is part of a Scenic Corridor.





Corridor and Nodes

Description
Corridors and Nodes are typically located at the convergence of transportation corridors or along major roadways originally developed with very low-intensity agricultural and residential uses that have been impacted by nearby development and adjacent road improvements. Businesses within these nodes offer a wide variety of goods and services, including both convenience goods for neighborhood residents and shopping goods for a larger market area. Corridors, such as SR20 and SR 140 can increase the intensity of residential development up to 150% of the existing Character Area.

Intent
Corridors and Nodes are envisioned as places where a compatible mixture of higher to lower intensity uses are located, including a variety of housing options, small offices, retail shops, services, and well-placed parks/plazas that create a small, interconnected community. At the center of the node, there is a core area containing the more intensive, primary land uses. Moving outward from the core, the land uses are a mixture of less intense retail, office, and some residential. Commercial uses should be the primary land use, with residential and institutional being secondary.

Size and scale in Corridors and Nodes are very important. Corridors and Nodes are not intended to be uniform, but a step up in intensity relative to the underlying character area. Nodes in Rural Places should remain small-scale and compatible with existing areas, while nodes in Suburban may develop larger or multi-tenant neighborhood commercial. Nodes located at smaller intersections or corridors in high-intensity character areas should have a more moderate scale of development. Corridors and nodes in Rural Places or Country Estates should be most restricted in scale.

- Strategies**
- Scale shall vary in intensity: At smaller nodes, no individual store or building larger than 18,00 square feet, with a maximum height of 2 stories; other nodes shall have a limitation of 50,000 square feet, with 3 stories.
 - Larger buildings and more intensive uses should be located in the center of the node surrounded by smaller, residential-compatible buildings. Commercial uses should be near the road.
 - New development should be pedestrian-oriented with front doors that open directly onto a sidewalk or civic space and connections between commercial and residential areas.

Summary Chart	
Intensity	<i>Residential Density</i> - 150% of Character Area
Future Development	<i>Primary Land Uses</i> Grocery stores, drugstores, restaurants & shops Personal services—dry cleaners, auto repair shops Professional services—doctors, lawyer offices <i>Secondary Land Uses</i> Local institutions—churches, schools Residential housing/senior housing
Infrastructure	Located along major arterial roads or highways Sidewalks connect into surrounding neighborhoods Public water is available Sewer may be available depending on location
Greenspace	Major civic spaces-- park or green, ball fields and courts for active recreation

Where in the County can this be found?

The brown color below represents all the Corridor and Nodes space in the County. These areas are found along roadways and intersections that require further investment on top of the underlying Character Area.



Character Area Summary Table

Character Area	Description of Character and Primary Land Uses	Community Facilities & Infrastructure	Suggested Residential Density
Natural Preserve	Undeveloped natural lands with significant natural features that currently have some form of protection from development.	Very low level of services and community facilities.	0.5 dua max
Rural Places	Outlying rural areas with active farming and scattered single-family housing on large lots. Preservation of sensitive natural resources is important.	Low level of services and community facilities. Potentially with public water but sewer is not planned.	0.5 dua max
Country Estates	Area of low intensity land use with a mixture of singlefamily housing on large lots and farms.	Local-serving roads, potentially with public water, typically lacks sewer.	0.5 dua max
Suburban Growth	Areas located outside identified centers that are experiencing a high volume of residential growth, primarily single-family houses.	Public water available, public sewerage available or planned; local public facilities.	0.5 - 1.0 dua
Suburban Living	Established residential neighborhoods with potential infill and redevelopment opportunities.	Public water available, public sewerage available or planned; local public facilities.	1 - 3 dua
Neighborhood Living	Urbanized and growth oriented areas, adjacent to identified activity centers with higher densities. Various types of residential dwellings, and mixed-use developments.	Full urban services; regional public facilities.	3 - 8 dua
Workplace Center	Major employment centers utilizing a mixture of manufacturing, warehousing, wholesale, commercial and office. Retail and high intensity residential are accessory uses.	Full urban services	
Regional Center	Regionally oriented large scale commercial, office, retail, entertainment and recreational development, often with a residential component.	Full urban services	3 - 16 dua

Character Area	Description of Character and Primary Land Uses	Community Facilities & Infrastructure	Suggested Residential Density
Urban Core	Traditional downtown areas with a broad range of uses, primarily in Ball Ground and Waleska.	Full urban services; regional public facilities.	3 - 16 dua
Utilities/ Services	Major facilities for utilities or services to Cherokee County.		
Bells Ferry LCI	Area targeted for new development and redevelopment integrating residential, commercial and greenspace per the LCI Plan.	Full urban services; regional public facilities.	4 - 12 dua
SW Cherokee	The concentration of commercial, retail, office, and mixed-use development with civic/greenspace connections along Highway 92 corridor. Intensity decreases away from the corridor.	Urban streets with sidewalks on both sides Full urban services (water and sewer)	3 - 10 dua
Wild Cat	Employment area consisting of large corporate centers, campuses, and office complexes. Residential only allowed in mixed-use developments.	Urban streets with sidewalks on both sides Full urban services (water and sewer)	16 dua
Community Village	Medium-scaled commercial designated to serve several neighborhoods. 80,000sf maximum.	Public water is available & sewer may be available. Good transportation access.	200% of Character Area
Scenic Corridor	Scenic corridors have low intensity development parallel to a viewshed.	Very low level of services and community facilities	0.5 dua max
Corridor & Nodes	Development along roadways is increasingly impacted by growth. They feature a range of uses at varying scales, depending on the underlying character area.	Sidewalks connections Public water is available Sewer may be available depending on location	150% of Character Area

Zoning Connections Matrix

The matrix below demonstrates the exact connections between the Character Areas from the Future Development Map and the County’s Zoning Districts further described in the Zoning Ordinance, Article 7 District Uses and Regulations. Each Character Area is coupled with possible Zoning Districts, primary, secondary, and mixed land use priorities. This is essential to applicants, stakeholders, and the County Board and Committies in determining future development and land uses across the County.

		Character Areas															
		Natural Preserve	Rural Places	Country Estates	Suburban Growth	Suburban Living	Neighborhood Living	Workplace Center	Regional Center	Urban Core	Utilities/ Services	Bells Ferry LCI	SW Cherokee	Wild Cat	Community Village	Scenic Corridor	Corridor & Nodes
Suggested Residential Density		0.5 dua max			0.5 - 1.0 dua	1 - 3 dua	3 - 8 dua		3 - 16 dua	3 - 16 dua		4 - 12 dua	3 - 10 dua	16 dua	200% of Character Area	0.5 dua max	150% of Character Area
Related Zoning Districts	AG	P	P	P												P	
	R-80			P	P										S		S
	R-60				P										S		S
	R-40				P	P							M*		S		S
	R-30					P							M*		S		S
	R-20					P							M*		S		S
	R-15					P							M*		S		S
	RD-3					P	P		S				M*		S		S
	RZL						P		S			M*					
	RA						P		S	M		M*					
	RTH						P		S	M		M*					
	RM-10								S	M		M*					
	RM-16								S	M		M*					
	TND						P					M*					
	OI						S	P	P	M		M*	M*	M			P
	CP							P	P				M*	M	P		
	NC						S	P	P	M		M*	M*		P		P
	GC							P	P	M		M*	M*	M	P		P
	LI							P	P		P		M*				
	HI							P			P		M*				
LEGEND		P	Primary Land Use				S	Secondary Land Use			M	Mix of Land Uses		M*	Mix of Land Uses (Refer to individual plans in Appendix)		



4 Implementing Our Vision

Implementation Process

The adoption of this Comprehensive Plan is not the end but the beginning of the implementation process to translate the community vision into reality. The three-step process outlined here is the best way to ensure effective community planning for Cherokee County.

- 1 Develop and adopt a Comprehensive Plan.**

The Character Area standards are intended to establish a general direction and a base level of development quality and compatibility with surrounding areas. After completion, detailed plans, such as the Downtown Master Plans, a Solid Waste Management Plan, Livable Centers Initiatives (LCI) Plans, Parks and Recreation Plan, Capital Facilities Plan, small area studies, and design regulations may be adopted as implementing measures of the Comprehensive Plan.
- 2 Use the Comprehensive Plan to evaluate proposals for rezoning and other approvals.**

Each community should use the policies and Character Area standards outlined within the Comprehensive Plan while reviewing specific proposals for rezoning and development.

 - All new development should relate and coordinate with policy;
 - Review general design considerations for consistency with Character Area descriptions;
 - Character Areas are not regulations so it allows flexibility during project review.
- 3 Establish regulatory measures necessary to protect and enhance the character of our communities.**

Development Regulations should reflect the Character Area guidelines and create a one-to-one relationship between this Plan and the Codes. Typically, a natural outcome of a character area-based Comprehensive Plan is a set of design regulations that speak to specific development characteristics such as site planning, massing, scale, and density. This can be achieved in several ways: require detailed concept plans during the zoning and development review process to conform to the character area guidelines, a rewrite of the Codes to reflect a more performance-based approach, the use of zoning overlay districts that supplement the current zoning provisions and safeguard the designated area from undesirable development patterns.

The Cherokee County Zoning Ordinance and Development Regulations need to be transformed so they can be modernized and calibrated to reflect the community's vision while creating a user-friendly format. Regulations that are not clear and easy to understand are likely to be poorly enforced or even worse, ignored altogether. These regulations are valuable and necessary tools for the implementation of the Comprehensive Plan and for the creation of quality developments within the County.

Plan Review and Update

To be a useful tool in guiding growth and development in the future and in ultimately realizing each community's vision for the future, the Comprehensive Plan must be kept current. Over time, changes will occur in the community that may not have been anticipated and over which the community may have no control—changing lifestyles, national or regional economic shifts, the impact of telecommuting or internet access on working and shopping patterns, etc. Annually monitoring these shifts against progress in plan implementation may lead to the need for amendments to the plan. At a minimum, a substantial update will have to be undertaken every five years as per state requirements.

Annual Plan Review

The annual review is to be accomplished in coordination with the annual budgeting and CIE/CWP update process. At a minimum, the annual review should include:

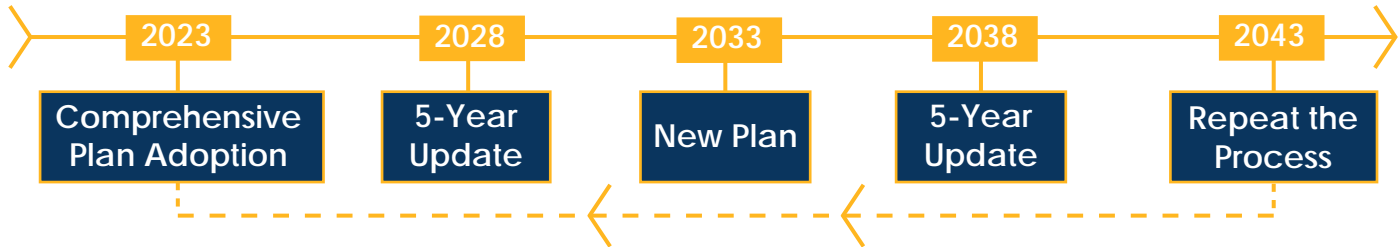
- Pace of growth, in terms of housing units built and land absorbed by nonresidential development.
- Land development approvals over the past year as a scorecard of the Comprehensive Plan's Vision.
- Zoning approvals over the past year in relation to the Future Development Map.
- Future Development Plan Map changes.
- Planned Community Work Plan (CWP) activities compared to actual accomplishments.
- The CWP will be updated annually, reflecting the results of the Annual Plan Review. The CWP will be extended one year into the future to maintain a full five years of future activity, and any changes appropriate to the other years will be included.

Minor Plan Amendments

As a result of the annual plan review, amendments to the Comprehensive Plan may be appropriate. If the needed changes are strictly local and not considered to have an effect on another local government, the changes may be adopted as a minor amendment to the Plan at any time during the year by action of the Board of Commissioners or City Council. At the end of each year, along with the annual update to the CWP, a summary of all minor amendments is to be sent to the ARC with a statement that the individual and cumulative effects of the minor amendments do not significantly alter the basic tenets of the approved Plan.

Major Plan Amendments

If, as a result of the annual plan review process, conditions or policies on which the Plan is based have changed significantly so as to alter the basic tenets of the Plan, the County or City will initiate a major Plan amendment. The public will be involved in the preparation of the Plan amendment to the extent warranted by the degree of change that has occurred. Following State procedural guidelines, a public hearing will be held to inform the public of the community's intent to amend the Plan and to seek public participation. The amendment will be submitted to surrounding communities for review in accordance with our agreement under HB 489, and to the ARC for review under the State's requirements, prior to adoption.



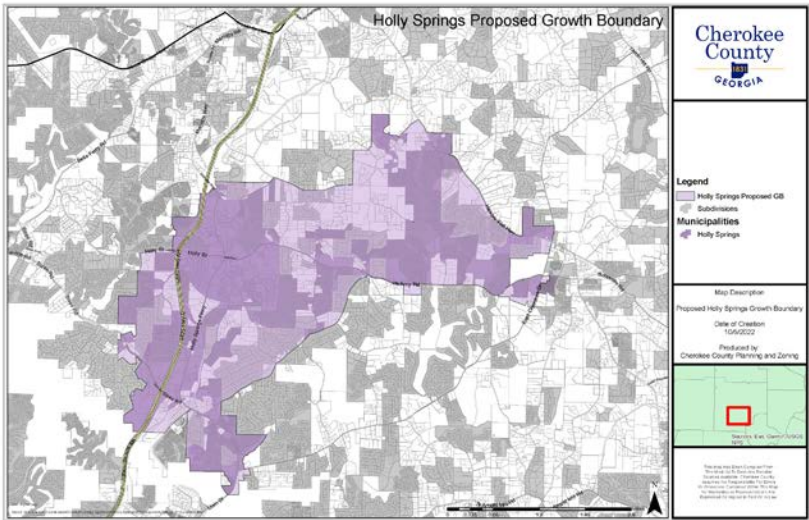
Recent Accomplishments

Since the 2018 Comprehensive Plan, Cherokee County departments, partners, and employees have accomplished many significant projects. These projects have been in the works for years with multiple stakeholders and jurisdictions working to provide the best service to Cherokee County residents. Below highlights just a few of the projects that we have accomplished. As well, there is a chart that lists every accomplishment from the previous STWP.

City and County Growth Boundary Agreements (GBA)

Woodstock, Ball Ground, and Holly Springs

The County's Planning and Zoning department have been actively seeking GBAs with the cities in the County. These agreements are negotiated "boundary lines" of which the jurisdictions agree to allow a City to expand with no objection. The County has successfully created GBAs with Woodstock, Ball Ground, and Holly Springs.



Silver Status with Green Communities Atlanta Regional Commission (ARC)

Since 2010, the County's Planning and Zoning department have been submitting for recertification with the ARC's Green Communities program. From 2010 to 2018, the County has maintained the Bronze level of the program. However, in 2022, they recertified and was able to meet Silver level, a significant upgrade and improvement for sustainability.



First Propane Powered Public Transit Cherokee Area Transportation System

In 2022, CATS unveiled three propane-powered buses for its Fixed Route Service. These buses will operate on a regularly scheduled route for a small fee. Along with the buses, the County was able to secure a Federal Transit Authority fuel subsidy, which saves taxpayers money.



L.B. Ahrens Recreation Center 7345 Cumming Hwy, Canton, GA 30115

The L.B. Ahrens Recreation Center, otherwise known as "The Buzz," is located at Cherokee Veterans Park and is now open for use. Within the 32,623 square-foot building, the center features a rock-climbing wall, basketball courts, a cardio-fitness area, classrooms, and a large banquet hall.

Technology Ridge Parkway The Bluffs to Cherokee County Regional Airport

In collaboration with Canton and the State Road and Tollway Authority, Cherokee County broke ground on the Technology Ridge Parkway. This project is a new corridor that improves access and is a prime location for corporate relocation.



Fire Station #15 5225 Yellow Creek Rd, Ball Ground, GA 30107

Cherokee Fire and Emergency Services added a new fire station in the Mica community. In February 2022, the Cherokee County Board of Commissioners awarded a \$5.3 million construction contract to Cooper & Company. The new station includes three apparatus bays, six bunks, and a 2,500 square-foot community room.



Hickory Flat Gym 4835 Hickory Rd, Canton, GA 30115

In 2021, the County approved a construction agreement to restore the Hickory Flat Gym. Part of the restoration included ADA improvements, a new HVAC, and general improvements. Since they preserved the historic character, History Cherokee awarded the County with a Preservation Award.

Recent Accomplishments Chart

The next few pages contain a complete list of recent accomplishments across the last five years. The items on this list were pulled from the Short-Term Work Program (STWP), now known as Community Work Program (CWP), in the 2018 Comprehensive Plan Update. The STWP/CWP process is part of the Capital Improvement Element (CIE) required of jurisdictions collecting impact fees. The items listed here were the tasks and actions different departments, organizations, and partners sought to accomplish throughout the 2019-2023 Fiscal Year. Some of these tasks will carry over to the new CWP, which is in the next section.

Each project is organized by different categories: Natural and Historic Resources, Economic Development, Housing, Community Facilities, Parks and Recreation, Transportation, Public Safety, Library Services, Water and Sewage, School System, and Land Use and GIS. This organizational system is determined by the CIE. Then, the projects are deemed either Complete, Ongoing, Pending, or Dropped. As well, each projects will include an associated date with the status.

- Legend**
- ✓ Completed
 - ▶ In Progress
 - ▶▶ Ongoing
 - ⏸ On Hold
 - Dropped

Natural and Historic Resources



Project Description	Status	Comments
Implement Parks and Recreation Master Plan.	▶▶	
Develop Historic Property Resource Kit that includes Tax Credit Basics.	⏸	
Develop and update Historic Resources Map.	⏸	
Continue to update the Cemetery Location Map as needed.	▶▶	
Develop water supply watershed overlay district.	⏸	

Economic Development



Project Description	Status	Comments
Develop and promote business and manufacturing sites within Cherokee County.	▶▶	
Continue the focused marketing campaign targeting industries identified in Opportunity Cherokee.	▶▶	
Enhance the entrepreneurship and small business support programs with a comprehensive range of financial assistance, training, networking, professional advice, and educational opportunities.	▶▶	
Continue the Business Expansion & Retention Program and advocacy for existing industry.	▶▶	
Focus resources on supporting and expanding the Cherokee Workforce Collaborative.	▶▶	
Develop marketing studies for County target areas.	▶▶	

Housing



Project Description	Status	Comments
Continue to evaluate/update dilapidated housing.	▶▶	
Use CDBG funds for the Cherokee County Home Repair Program targeted for low-income seniors and veterans.	▶▶	
Encourage the construction of affordable housing for a range of residents.	▶▶	
Develop housing regulations for seniors and disabled persons.	⏸	
Identify areas with adequate infrastructure and suitable for workforce housing opportunities.	▶▶	
Facilitate County-wide meetings to encourage cooperation on affordable housing financing from federal and state sources.	⏸	
Organize affordable housing education forums for the public.	⏸	

Community Facilities



Project Description	Status	Comments
Periodically review Service Delivery strategies, level of services, and develop a plan to provide services to accommodate new growth.	▶▶	
Continue to identify, fund, and implement Bells Ferry LCI projects.	⏸	
Expand Cherokee County Adult Detention Center.	⏸	

Parks and Recreation



Project Description	Status	Comments
Multigenerational Center at Veterans Park.	⏸	
Evaluate sites for multigenerational park facility in SW Cherokee.	⏸	
Park maintenance facility.	⏹	
Connect existing trails and develop linear parks/greenways to connect high priority areas.	▶▶	
Develop additional multipurpose fields for a wider variety of activities.	▶▶	
Develop Thacker property (Alison Lane) for passive recreation.	⏸	

Transportation



Project Description	Status	Comments
Roadway improvements.	▶▶	
Develop character area-specific roadway standards.	⏹	
Continue support of Ride-Share Program.	⏹	
Install Park/Ride lots.	⏹	
Develop linkages between trails, sidewalks, and amenities/services.	⏹	
Study alternate route for trucks going through downtown Ball Ground.	▶▶	
Develop access management and interparcel access guidelines/regulations.	⏹	

Public Safety




Project Description	Status	Comments
Fire Station 5 renovation.	▶▶	
Fire Station 13 replacement station.	▶▶	
Fire Station 15 relocation and replacement station.	⏸	
Future new fire station.	⏸	
Purchase property for future fire facilities.	⏸	
Airport crash truck.	⏸	
Ladder truck	⏸	
Fire apparatus replacement program.	⏹	
EMS Squad Replacement Program.	▶▶	
Small Fleet Replacement Program.	⏹	
Consolidate fire service with one Agency.	▶▶	


Library Services

	Project Description	Status	Comments
	Library collection materials.	II	


Water and Sewage

	Project Description	Status	Comments
	Expand sewer service area.	II	
	Consolidate water/sewer operations into one Agency.	II	
	Link County GIS data with CCWS GIS data for easy use.	II	

School System

	Project Description	Status	Comments
	Construct new schools.	II	
	Construct additions to existing schools.	II	
	Develop and promote alternative transportation to schools through education and sidewalk construction projects.	II	

Land Use and GIS

	Project Description	Status	Comments
	Create small area plans for areas experiencing significant growth pressures or infrastructure issues.	II	
	Revise Highway 92 Overlay District standards and regulations.	II	
	Continue to update annually the 5-Year Capital Improvements Plan and STWP.	II	
	Conduct annual review of the Future Development Map, rezonings, and capital projects for plan and map adjustments.	II	
	Create map showing transportation improvements with off-street trails.	II	
	Undertake a Comprehensive Plan update five years after adoption of this plan.	II	
	Update zoning ordinance to add Regional Airport Area District (RAAD).	II	
	Develop a joint plan with Holly Springs for the Hickory Flat area.	II	
	Develop master plan for SW Cherokee to integrate housing, community services, industrial development, and much needed greenspace/trails.	II	



5 Appendix

In this section of the document, you will find an array of contributing and related resources that were significant to the development of the 2023 Comprehensive Plan. Below is a list of the included appendices:

Incorporating Related Plans.....

Community Engagement Materials.....

Pond Engagement Summary.....

Pond Existing Conditions.....

Pond Development Study.....

SW Cherokee Plan.....

Bells Ferry LCI Plan.....

Incorporating Related Plans

To maximize the impact of the Comprehensive Plan, it is important that we are in sync with other major initiatives/plans in Cherokee County. These related plans, covering areas such as transportation, parks and green space, and economic development, play a crucial role in the shaping of our county. Each plan branches off the goals of the Comprehensive Plan to provide specific strategies/action items to reach those goals.

Comprehensive Transportation Plan

The 2022 Comprehensive Transportation Plan (CTP) addresses multi-modal transportation issues through 2050. The final prioritized goals were developed with input from citizens, business owners, and elected officials, then evaluated for effectiveness. The five goals include Improve Connectivity and Mobility, Maintain Community Health, Safety, and Environment, Align Transportation and Land Use Planning, Infrastructure Preservation, and Increase Modal Options. The CTP includes projects related to state routes, bridges, local roads, sidewalks, trails, and technology/ITS support. Likewise, there are changes that may not directly impact the physical infrastructure but will help guide future development in the County. Working with the County Engineer, the Planning Team has incorporated some of these projects into the Comprehensive Plan to follow the tier recommendations set out in the CTP.

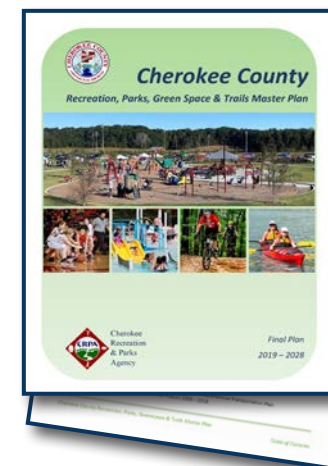


Capital Improvement Element and Plan

Cherokee County utilizes Impact Fees to help fund the construction of important facilities for libraries, parks & recreation, sheriff, fire, and roads. The Capital Improvement Element is a detailed study of the existing facilities, needed facilities, and the costs to maintain the current levels of service in these different areas. This document was last updated and adopted in 2022. In 2017, Cherokee County began an annual capital planning program with detailed information on each future capital facility. This capital plan gives much more information about the size, cost, and timing of these facilities. Information from this plan has been used to supplement the information in the Community Work Program about major capital projects. These projects typically pertain to Public Works, Parks and Recreation, Fire and Emergency Services, as well as enforcement agencies, senior services, and internal government initiatives.

Recreation, Parks, Green Space & Trails Master Plan

The Recreation, Parks, Green Space, & Trails Master Plan 2019-2028 prioritizes action items that help improve the location connectivity in the County while developing and improving existing parks. This includes developing a system of linear parks and greenways that connect residents to amenities and services throughout the County, as well as constructing new facilities at existing parks that allow for a wider variety of activities. The plan also seeks to take advantage of the County's natural resources by advocating for canoe/kayak launch points along the Etowah and Little Rivers. Finally, the plan includes a 'gap analysis' which analyzes areas of Cherokee County that lack parks and green space. In this capacity, the plan calls for additional parks to be developed north of Highway 20 and in southeastern Cherokee.

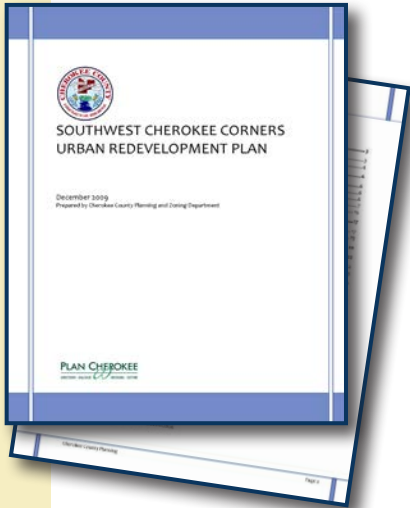


Cherokee By Choice 2.0 - Five Year Strategic Plan

The Cherokee Office of Economic Development (COED) drafted the county's five-year economic development strategic plan, Cherokee By Choice 2.0. This plan, which included interviews, surveys, and group discussions with 3,500 participants, highlighted the county's assets that make it an ideal employment center, along with strategies for creating jobs attracting people to live and work in Cherokee. COED identified six target sectors for the county to focus on expanding: Advanced Manufacturing, Commercial Developers, Headquarters, Entrepreneurs/Startups, Film & Digital Entertainment, and Technology. Essentially, Cherokee By Choice 2.0 expands on the Comprehensive Plan to provide a more specific overview of the existing industries and strategies that will grow jobs in the target market, and ultimately keep Cherokee County residents from having to commute outside the County. The plan also emphasizes the importance of attractive & connected places, educated & talented workers, innovative & enterprising businesses, and a vibrant & inviting image. These elements, along with promoting a sense of place for workers, will help the county's workplace and regional centers to thrive as planned.

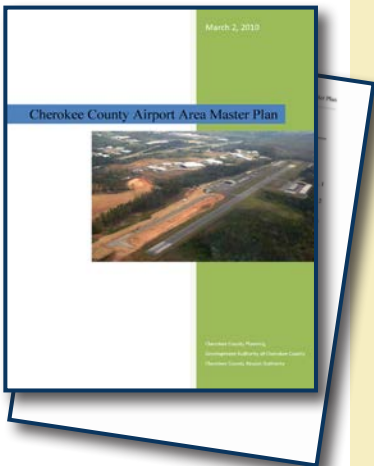
SW Cherokee Redevelopment Plan

The Southwest Cherokee Opportunity Zone lies at the very corner of southwestern Cherokee County. Through this plan, drafted in 2009, the area roughly bounded by Cobb County, Bartow County, and the intersection of Highway 92 and Woodstock Road became a state-designated Opportunity Zone. This state tax program provides tax relief to employers or property owners who establish businesses within those boundaries to spur job growth. The plan highlights issues that this area faces such as the underutilization of developable land, deteriorating commercial buildings, the overall lack of tax revenue generation, and the high demand for services to address disinvestment and blight. As you will see in this Comprehensive Plan Update, Southwest Cherokee has great potential as a Workplace Center that supports new and existing industries with a variety of nearby housing options for potential employees.



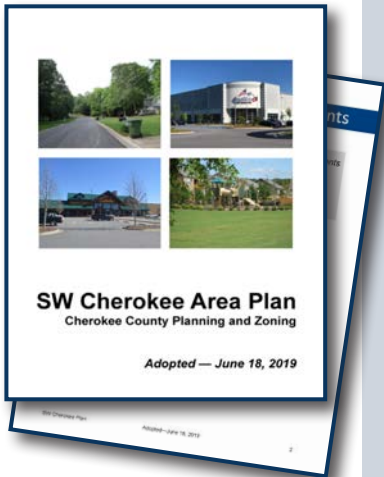
Airport Area Master Plan

The Airport Area Master Plan was developed in collaboration with the Cherokee Office of Economic Development and a large group of stakeholders representing long-time residents, property owners, business owners, utility providers, and local government. The goal was to take advantage of a major county asset—the Cherokee County Regional Airport, which opened in 1968. The plan outlined strategies to help make the airport a major economic engine for the region. The primary goals of the plan include the creation of a Regional Airport Area District, the adoption of development standards, the development of links between the Airport Area and nearby business centers, and the attraction of employers to the area. From this report, a Concept Plan was developed and included designated areas for business parks, a workplace zone, and low-intensity housing as part of the Master Plan.



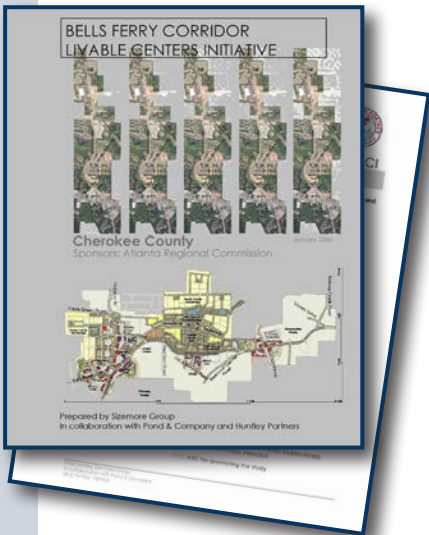
SW Cherokee Area Plan

In 2019, Cherokee County adopted the SW Cherokee Area Plan as part of an implementation strategy laid out in the County's 2018 Comprehensive Plan. The plan sought out to grow SW Cherokee into a better place to call home and do business. The values developed for the plan were Diversity of Land Uses, Connections to Opportunity, Quality Infrastructure and Services, Access to Greenspace & Recreation, and Friendly & Safe Community. To get closer to this vision, the County has established the boundary within this plan as its own Character Area. This allows the future land use of the area to be dictated by the SW Cherokee Area Plan for mixed-use, commercial, workplace, and green space uses.



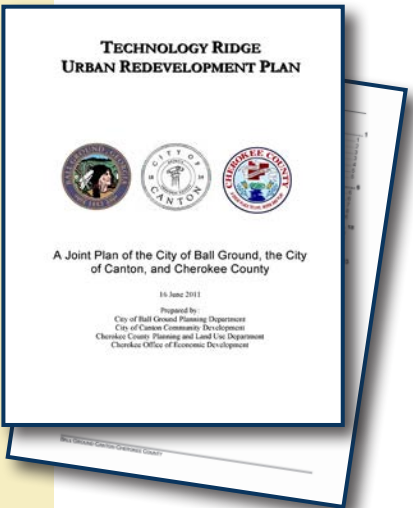
Bells Ferry LCI Plan

In 2005, Cherokee County received a Livable Centers Initiatives (LCI) grant from the Atlanta Regional Commission to study land use and transportation in the Bells Ferry Corridor. Having long served as a major shopping center and service hub, this plan allows the community to envision the potential redevelopment of this 3-mile stretch of Bells Ferry Road starting near the Cobb County line. Bells Ferry is such an integral part of the County that it was designated as its own Character Area, for which the LCI report provides recommendations. A major priority of this plan is to develop "greyfield" commercial areas and to create a gateway to Cherokee County that provides shopping, basic needs, and housing. The plan developed guidelines within the following categories: Community Character, Transportation, Land Use, and Economic Development. These key items will be addressed through the Character Area implementation strategies.



Technology Ridge Redevelopment Plan

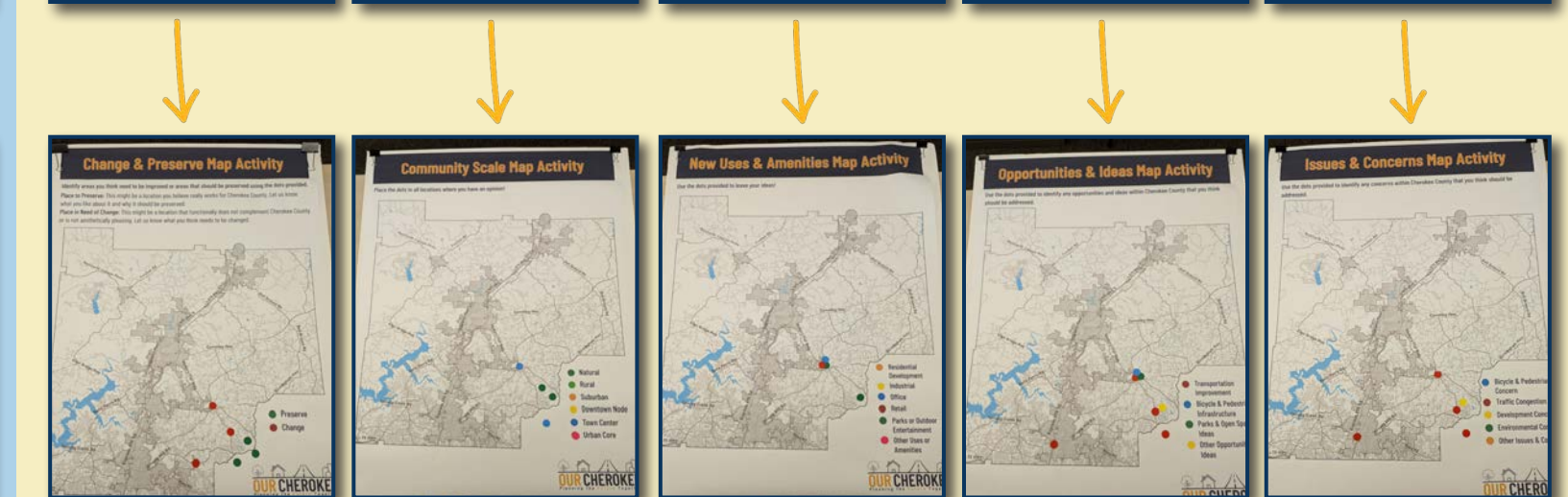
This plan provides the background, goals, and strategies for redevelopment of what would become Cherokee County's second Opportunity Zone, Technology Ridge, which sits along I-575 and reaches from Canton to the southern portion of Ball Ground. In recent years, this area has experienced underdevelopment and an increase in blighted properties. It has also faced a lack of retail market appeal, difficult access, and economic stagnation. To remedy this, the plan aligned itself with the principles of the County and City of Canton's Comprehensive Plan. A primary goal of the plan includes designating Technology Ridge as an Opportunity Zone (since accomplished) that would make potential employers eligible for tax benefits for setting up shop in the area. Other strategies include supporting the development of a variety of commercial uses to encourage activity and employment and encouraging businesses to utilize existing structures that are compatible with the surrounding Character Areas. Like previous small-area plans, the Technology Ridge Plan provides a localized guide that builds on the Comprehensive Plan's overall goals, especially with regard to increasing employment in the area.




Community Meeting #1 - October 11, 2022 - Northside Cherokee Conference Center

[illegible]

Community Meeting #2 - October 19, 2022 - WREC Recreation Center





OUR CHEROKEE
PLANNING THE FUTURE

1. What is the most pressing issue facing your neighborhood? Select one.

☐ Unemployment ☒ Increasing Development

☐ Suburban Sprawl ☐ Other (please specify): _____

☐ Distance from Services

2. What 3 main issues about Cherokee County prevail? (Select up to 3 answers)

☒ Suburban Sprawl ☐ Increasing Prices and Inadequate Housing

☒ Preserving and Enhancing Sense of Place and Historic Character ☒ Engaging the County with Emphasis on the Community

☐ Changing Land Use Patterns that Promote Community and Public Safety ☐ Expanding the Tax Base with Economic Opportunities

☐ Lack of Services within our County's Place

3. The Future Development Plan is developed through the efforts of current and future landowners and local use patterns. The map shows Cherokee County - different areas based on development/land use. Which 3 areas would you like to see more development? (Select 3 areas that you would like to see more development/land use. Select 3 areas that you would like to see more development/land use. Select 3 areas that you would like to see more development/land use.)

☐ Area 1 ☒ Area 2 ☐ Area 3

☐ Area 4 ☐ Area 5 ☐ Area 6

☐ Area 7 ☐ Area 8 ☐ Area 9

☐ Area 10 ☐ Area 11 ☐ Area 12

☐ Area 13 ☐ Area 14 ☐ Area 15

☐ Area 16 ☐ Area 17 ☐ Area 18

☐ Area 19 ☐ Area 20 ☐ Area 21

☐ Area 22 ☐ Area 23 ☐ Area 24

☐ Area 25 ☐ Area 26 ☐ Area 27

☐ Area 28 ☐ Area 29 ☐ Area 30

☐ Area 31 ☐ Area 32 ☐ Area 33

☐ Area 34 ☐ Area 35 ☐ Area 36

☐ Area 37 ☐ Area 38 ☐ Area 39

☐ Area 40 ☐ Area 41 ☐ Area 42

☐ Area 43 ☐ Area 44 ☐ Area 45

☐ Area 46 ☐ Area 47 ☐ Area 48

☐ Area 49 ☐ Area 50 ☐ Area 51

☐ Area 52 ☐ Area 53 ☐ Area 54

☐ Area 55 ☐ Area 56 ☐ Area 57

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☐ Area 142 ☐ Area 143 ☐ Area 144

☐ Area 145 ☐ Area 146 ☐ Area 147

☐ Area 148 ☐ Area 149 ☐ Area 150

☐ Area 151 ☐ Area 152 ☐ Area 153

☐ Area 154 ☐ Area 155 ☐ Area 156

☐ Area 157 ☐ Area 158 ☐ Area 159

☐ Area 160 ☐ Area 161 ☐ Area 162

☐ Area 163 ☐ Area 164 ☐ Area 165

☐ Area 166 ☐ Area 167 ☐ Area 168

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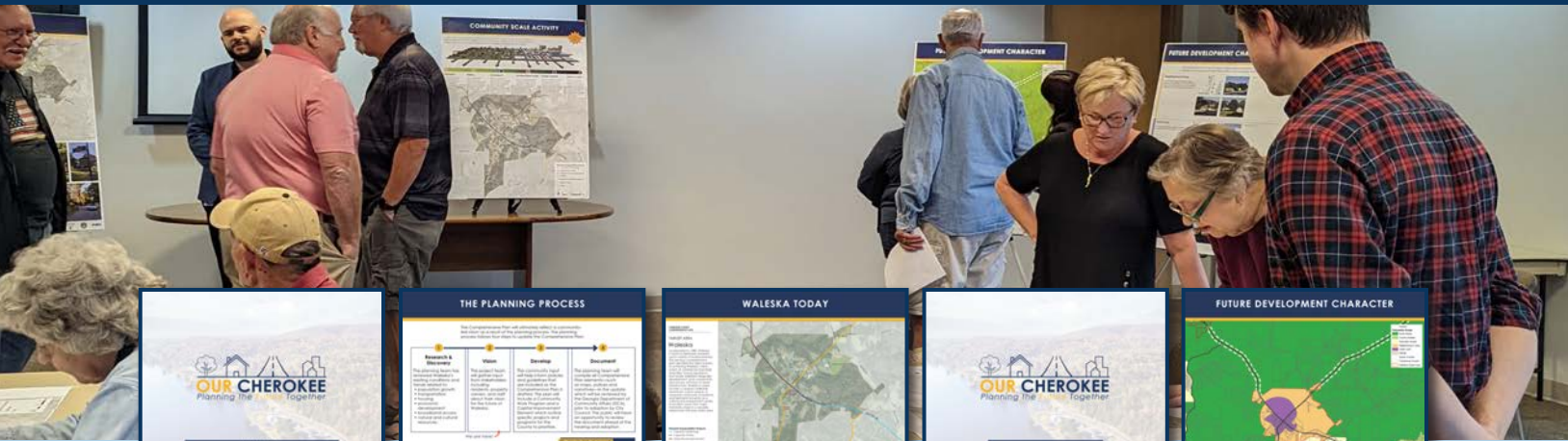
☐ Area 256 ☐ Area 257 ☐ Area 258

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☐ Area 262

Community Engagement Materials

Waleska Community Meeting - November 3, 2022 - Waleska Fire Station



Informational displays for the Waleska Community Meeting, November 3, 2022. The displays include:


- OUR CHEROKEE Target Area Workshop
- THE PLANNING PROCESS
- WALESKA TODAY
- SPREAD THE WORD!
- FUTURE DEVELOPMENT CHARACTER
- FUTURE DEVELOPMENT CHARACTER ACTIVITY
- COMMUNITY SCALE ACTIVITY

Below the displays are four large maps showing the future development character and community scale activity. Arrows point from the displays to the maps.

At the bottom are two sign-in sheets for the Waleska Workshop Sign-in Sheet and a list of attendees.

Community Engagement Materials

Free Home Community Meeting - November 10, 2022 - Free Home Fire Station



Informational displays for the Free Home Community Meeting, November 10, 2022. The displays include:

- OUR CHEROKEE Target Area Workshop
- THE PLANNING PROCESS
- FREE HOME TODAY
- SPREAD THE WORD!
- FUTURE DEVELOPMENT CHARACTER
- FUTURE DEVELOPMENT CHARACTER ACTIVITY
- COMMUNITY SCALE ACTIVITY

Below the displays are four large maps showing the future development character and community scale activity. Arrows point from the displays to the maps.

At the bottom are two sign-in sheets for the Free Home Workshop Sign-in Sheet and a list of attendees.