County Manager Jerry W. Cooper



Commissioners Steve West, District 1 nond Gunnin, District 2

Raymond Gunnin, District 2 Bob Kovacs, District 3 K. Scott Gordon, District 4

CHEROKEE COUNTY BOARD OF COMMISSIONERS

1130 Bluffs Parkway • Canton, Georgia 30114 678-493-6000 • Fax 678-493-6013 www.cherokeega.com

August 21, 2018

Atlanta Regional Commission 229 Peachtree St NE, Suite 100 Atlanta, Georgia 30303

RE: Comprehensive Plan Update Submittal

Cherokee County has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Georgia Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Margaret Stallings at 678-493-6106 or mstallings@cherokeega.com.

Sincerely,

3. Ahrens

Chairman of the Board of Commissioners

Enclosures

RESOLUTION NO. 2018-R-048

Comprehensive Plan Update Transmit Resolution

Cherokee County

WHEREAS, the Georgia Planning Act of 1989 authorizes local governments throughout the State to prepare Comprehensive Plans to be used in guiding their future growth and development;

WHEREAS, Cherokee County has prepared an Update to its Comprehensive Plan that covers the years 2018 through 2022 that was prepared in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning;

WHEREAS, the Minimum Standards and Procedures for Local Comprehensive Planning require that certain minimum public participation and other procedural requirements be met as part of updating local Comprehensive Plans; and

WHEREAS, Cherokee County desires that its Update to the Comprehensive Plan be reviewed in accordance with the procedures outlined in the Minimum Standards and Procedures for Local Comprehensive Planning.

NOW THEREFORE BE IT RESOLVED, that **Cherokee County** certifies that the minimum public participation and other procedural requirements, as identified in the Minimum Standards and Procedures for Local Comprehensive Planning, have been met or exceeded in preparing this draft update to the Comprehensive Plan; and

BE IT FURTHER RESOLVED that **Cherokee County** does hereby authorize the draft **Update** of its **Comprehensive Plan** to be submitted to the Atlanta Regional Commission and the Georgia Department of Community Affairs for official review.

Adopted this 21st day of August, 2018

Cherokee County

ATTEST



Transmittal Resolution

Page 1



Comprehensive Plan

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AUGUST 1, 2018 DRAFT

2018 Update herokee County

Acknowledgements

BOARD OF COMMISSIONERS

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PLANNING AND LAND USE STAFF

Jeff Watkins, Director of Planning and Land Use Margaret Stallings, Principal Planner - Project Manager Michael Chapman, Zoning Manager David Greenberg, Planner

CONSULTANT TEAM—JACOBS

Jim Summerbell, Team Leader Jonathan Bartlett

THANK YOU TO THE MANY RESIDENTS AND BUSINESS OWNERS WHO GENEROUSLY GAVE OF THEIR TIME TO BE ENGAGED IN THE DEVELOPMENT OF THIS PLAN.

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Executive Summary

Checking In

We Have Changed

In the last 10 years, Cherokee County has changed significantly. We have continued to see increases in population, housing and employment despite the recent economic downturn. Major developments include the Outlet Shoppes of Atlanta, Canton Marketplace, Cabella's, new Northside Cherokee Hospital, Inalfa, Adidas, and Papa John's. With all of these changes, it is critical to check in with the whole community and update our Comprehensive Plan to ensure the county remains a great place to live, do business and enjoy amazing recreation opportunities.

Importance of the Comprehensive Plan

Think of the Comprehensive Plan as a roadmap for the community's future, with the community in the driver's seat. To ensure we reach our desired destination, it is important to 'check the map' periodically. Generally, a comprehensive plan is a document to guide investment, development and the allocation of services within a jurisdiction. But cities, towns and counties are complicated places, and they make decisions about the future every day in response to new opportunities or unexpected problems. A Comprehensive Plan, like this one, is one tool that can help guide these decisions by:

- Looking ahead 5, 10 or 20 years the long view
- Looking across many different elements of what the County does it's comprehensive
- Looking to residents and business owners to understand the needs and desires of the County
 thought through and intentional

Cherokee County Comprehensive Plan

Why Now?

Cherokee County and the cities of Ball Ground and Waleska last updated their Comprehensive Plan in 2008. This document is an update to Cherokee County's plan that affirms the big picture vision, describes the core issues including detailed studies of six Target Areas, lays out a roadmap for future development and provides a list of tasks for county leaders, staff and citizens to complete in order to implement the vision.

In Georgia, cities, towns and counties, are required to update their Comprehensive Plans every five years as required by the Minimum Standards of Local Comprehensive Planning. The development of a Comprehensive Plan helps a community to:

- Develop a vision for what it wants
- Establish priorities
- Encourage dialogue and actions
- Guide decision making
- Determine how to best allocate limited resources

Our Plan In a Nutshell

THE PROCESS

Beginning in early 2017, the development of this plan consisted of four phases; Data Collection, Public Engagement, Plan Development and Plan Approval. Each phase built upon the previous to ensure the final document had significant community input and is thorough in order to support plan implementation.

In the Data Collection phase, we brought together data and projections concerning growth while taking the pulse of the county through surveys and forums. Public Engagement intensified with six Target Area



Workshops with parallel online involvement. Then we moved into the Plan Development phase, which brought in-depth reviews and discussions of the parts of the plan with a 15-person Advisory Committee appointed from the business community, residents, Planning Commission members and elected officials. Finally, the state and regional planners review the plan during the Plan Approval phase.

THE PLAN

Organized into four interrelated sections, this plan focuses on the critical tools to guide the growth of Cherokee County with targeted policies to enhance our assets and address challenges. The sections are as follows:

- Community Introduction
- Our Vision
- Plan for the Future
- Vision into Action

In the Community Introduction, the stage is set to discuss the demographic trends facing the County in terms of population, housing and employment. Not surprisingly, Cherokee County is projected to grow significantly in the near future, from an estimated population of 247,573 in 2017 up to 392,411 in 2040 according to the Atlanta Regional Commission. In this timeframe, the County will become more diverse and the percentage of 65+ age residents will increase from 9.2 % in 2010 to 13% in 2020. The number houses will continue to increase to match the rising population, with demand for a wider range of house types. Jobs will also increase as existing industries expand, new businesses are started, and outside companies locate their new facilities in Cherokee County. The challenge is to try to align the new jobs with the skills and talents of existing county residents to have an impact on the 80% of the county that leaves the county each day for work. The links between the Comprehensive Plan and the other Related Plans are described with key initiatives highlighted that relate back to the plan.

Cherokee County Vision

Our unique character blends natural beauty and a proud heritage of diverse cultures and lifestyles making Cherokee a desirable and sustainable community.

The pace of life is quiet with an overarching commitment to thrive and grow responsibly. The rich agricultural foundation and extensive equine activities are a critical part of our past, present and future that is preserved and enhanced through careful and deliberate community design.

Lake Allatoona and the Etowah River provide our essential natural water supply as well as expanding recreational opportunities. Special care must be exercised to preserve water quality and quantity to support community expectations.

Success is sustained through thoughtful planning – an executable plan and consistent implementation. As we progress toward the future, there is a recognizable 'balance' between housing options, employment opportunities, quality education, shopping, recreation, infrastructure, transit options, public safety and exceptional services.

The needs and opportunities for the County are reviewed in the six Core Issues, which area as follows:

- 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

Each Core Issue contains implementation steps that inform the tasks listed in the Short Term Work Plan. This section concludes with a brief summary of results of each of the six Target Area Workshops. These areas are portions of the county that were identified because of significant or forthcoming changes that merited a closer look, especially with lots of community input. The Plan for the Future section contains the Future Development Map with the character area descriptions that we often associate with a Comprehensive Plan. In this update process, each of the character area descriptions has been refined and enhanced with pictures that illustrate examples of these areas around the county. The Utilites / Services character area had its origins in the Waste Management area but reflects a significant expansion to incorporate three other nearby facilities.

Finally, Vision Into Action describes how this plan will be implemented. It will have an immediate impact on zoning and land use applications that come before the Board of Commissioners. They will use this updated Plan to evaluate and make decisions concerning rezoning property, modifying existing zoning conditions and granting special use permits. To provide continuity, the Recent Accomplishments lists the status of implementation tasks from the 2008 plan and subsequent updates. The Short Term Work Plan (STWP) is a comprehensive list of work items (FY2019 to FY2023) to implement the vision of this Plan. This list includes rough cost estimates, if available, as well as those organizations that should be responsible for each item. While Cherokee County government has a key role to play through the use of regulations, capital spending and programs / staffing, a wide range of partners, including ordinary residents, will be involved in making this vision a reality.

Community Introduction

Community Introduction



Cherokee County stretches across 429 square miles at the northern edge of the Atlanta Metropolitan Area. Previously inhabited by Paleo-Indians and Cherokee Nation, the county was first surveyed in 1832. Throughout the 19th century, the county's primary industries were tobacco, cotton, and marble. The Marietta & North Georgia Railroad linking Canton to Marietta and Atlanta was completed in 1879. Three years later, the railroad extended to Ball Ground and ultimately reached Murphy, NC in 1887. The railroad's extension increased commerce for Cherokee County by opening up new markets for industry and farm products. 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.

Around the turn of the 20th century, Cherokee's five municipalities-Canton, Woodstock, Ball Ground, Holly Springs, and Waleska-emerged as centers of commerce and trade, shaping each city's identity. Eventually, the roadways were improved and expanded, giving way to bedroom communities for workers who commuted to Metro Atlanta job centers. Interstate 575 was constructed in 1980, improving access for residents wishing to move further north of Atlanta. State Highway 20 soon followed in 1985, connecting the County with municipalities east and west. These projects helped lead to a population boom. The County saw an increase in residents from about 52,000 in 1980 to nearly 230,000 in 2015. The economic landscape in Cherokee has changed as well, with the top three industries being Professional / Scientific / Technical Services. Retail. and Healthcare.







Demographic Snapshot — People

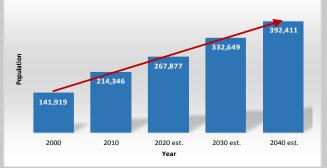
2ND FASTEST GROWTH IN METRO ATLANTA

Since 2000, the population of Cherokee County has grown by over 60% from 141,919 people in 2000 to 233,321 people in 2015. This is the 2nd highest growth rate in the 10-county Atlanta metro area. The County is projected to grow at a slower rate over the next 25 years, ranging from 1.7% to 2.8% per year. Over the past 15 years, the incorporated cities have made up a larger proportion of the county's population, accounting for 28% in 2015, compared to 21% in 2000. The population of Canton and Woodstock have more than doubled since 2000.

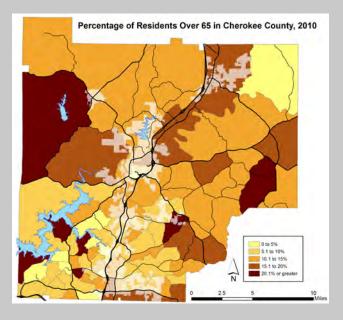
CHEROKEE COUNTY POPULATION TRENDS

	2010	2015 est.	2020 proj.
Total Population	214,346	233,321	267,877
Ball Ground	1,434	1,729	2,308
Canton	22,958	24,980	27,340
Holly Springs	9,189	10,127	10,902
Waleska	605	622	640
Woodstock	23,911	26,681	28,987
Unincorporated County	156,232	163,945	176,026





Cherokee County is one of the fastest growing counties in the Atlanta metro, growing at 4.2 % between 2000 and 2010, almost double the metro average.



INCREASING DIVERSITY

Diversity in the county has increased since 2000, The proportion of the white population has dipped from 92.3% in 2000 to 84.9% in 2015. Meanwhile, the Black, Asian and multiple race populations have steadily risen and are expected to continue this trend through 2020.

AGING IN PLACE

While Cherokee County has a substantial population of 15-34 year olds, the population is aging. The map to the left shows the distribution of over 65 residents in 2010. Residents of 65 and over comprised 9.2% of the county in 2010, which is projected to increase to 13% by 2020. Most of the cities are projected to see an increase in 65+ residents by 2020, especially Ball Ground (15.8%) and Waleska (16.7%).

ATTRACTIVE TO FAMILIES

Cherokee County continues to be attractive to families. Families comprised 74.8% of the households in 2015, down from 79.2% in 2000, but still the fourth highest percentage of families in the 10-county Atlanta metro area. Ball Ground had the highest percentage of family households with 83.2% in 2015, while Waleska had the lowest (59.1%), primarily due to college students living near Reinhardt University.

Data Sources:

U.S. Census Bureau (2000-2015 statistics) 2017 Atlanta Regional Commission (2015-2040 statistics)

Demographic Snapshot — Homes & Households

INCREASING HOME VALUES AND INCOME

Median home value County-wide has increased over 14.9% between 2010 and 2015 to \$223,200. Part of this is a reflection of the overall recovery the Atlanta housing market since 2008. Home values in Cherokee County are projected to continue increasing with an additional gain of 12.4% by 2020. At the same time, median household incomes have risen 10.1% between 2010 and 2015, from \$66,320 to \$73,035 respectively. This is in line with national trends in terms of household income growth. In the next 5 years, the median household income in the county is projected to grow at nearly 12.8% to \$82,370 in 2020.

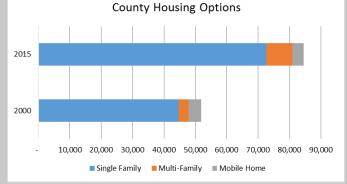
MORE FOR THE MONEY

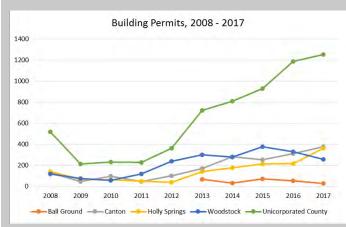
Many new residents, especially families, come to Cherokee County for the lower cost of housing compared with other metro Atlanta communities. For example, the residents only pay an average of 29.1% of their income on rent. Meanwhile, the median owner costs are roughly 21.7% of household income. By both measures, Cherokee County is one of the more affordable counties in the Metro Atlanta Region. The lower cost of housing contributes to Cherokee County having one of the lowest poverty rates in Metro Atlanta.

PERMITS INCREASING

Building Permits for new homes in all of the jurisdictions dropped off severely after the 2008 economic downturn. By 2013, there were significant signs of recovery but not all jurisdictions have not gone back to the peak numbers seen between 2002-2006.

	\$	\$	\$
	2010	2015	2020
Median Household Income	\$66,320	\$73,035	\$82,370
Median Home Value	\$194,200	\$223,200	\$243,517





August 1, 2018 Draft

CHANGING HOUSING OPTIONS

Housing in Cherokee County is overwhelmingly single-family homes (86% in 2000 and 85.8% in 2015), with pockets of mobile homes, and multi-family developments. Canton and Woodstock have seen a steady increase in multi-family development since 2000, with the cities adding 2,400 and 1,200 units respectively. In the same time period, the percentage of single family housing units in Canton has dropped from 70.5% in 2000 to 65.1% in 2015. Woodstock has increased all types of housing so the percentages have held generally steady at 78% for single family and 21% multi-family.

Most of the growth in Holly Springs has been in attached/detached single family housing between 2000 and 2015 with an increase of 2,152 new homes in 15 years. Ball Ground and Waleska have maintained the highest percent of single family housing and mobile homes of the 5 cities. Ball Ground has added over 450 new single family homes in that time. Waleska has had no significant growth in housing units but this figure does not count the hundreds of units of student housing added to the campus of Reinhart University since 2000.

In unincorporated Cherokee County, the percentage of housing units that are mobile homes (8.8% in 2000 and 5.8% in 2015) has declined while single family and multi-family units have increased.

Data Sources: U.S. Census Bureau (2000-2017 statistics)

Demographic Snapshot — Education & Jobs

LOW UNEMPLOYMENT

According to the U.S. Bureau of Labor statistics, the January 2018 unemployment rate in Cherokee County was 3.4%. This is almost a whole percentage point lower than the rate for the whole Atlanta metro of 4.3%. In the Cherokee County has led the Atlanta area with the lowest unemployment rate.

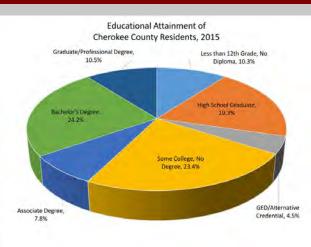
STRONG IN EDUCATION

The Cherokee County School District is one of the top public K-12 school systems in Georgia. These public schools are complemented by a wide range of K-12 private schools.

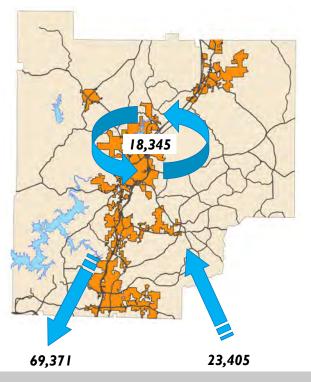
There are also good options for post-secondary education. Cherokee County is home to Reinhardt University and 2 campuses of Chattahoochee Technical College. This focus on education shows in the percentage of residents with at least "some college" has increased from 57.1% in 2000 to 65.9% in 2015. This puts Cherokee county 5th among metro Atlanta counties according to the U.S. Census Bureau.

COMMUTING PATTERNS

Cherokee County remains a bedroom community within Metro Atlanta with roughly 79% of employed residents working outside of the county according to 2015 U.S. Census Estimates. These residents are primarily traveling out of the county for "white collar" employment in the major job centers around Metro Atlanta. Meanwhile, the county has 7.8% of employed residents work from home , which ranks second behind Fulton County for home-based businesses.



Cherokee County Commuting Patterns, 2015



This flow of residents has significant transportation impacts with 80.1% of work commutes being done in a single-occupancy car, truck or van. Nearly 9% of commutes involve carpooling. Only 1.5% of commutes in Cherokee County are done by walking or public transportation.

GROWING INDUSTRIES

The top five Cherokee County industries in 2015 were Professional / Scientific / Technical Services, Retail Trade, Healthcare / Social Sciences, Administrative Support and Other Services. The Cherokee County Office of Economic Development is leading efforts to expand the following target industries within Cherokee County:

- Advanced Manufacturing
- Information Technology
- Corporate Operations
- Film and Media

Since 2013, Cherokee County has added of 1.2 million square feet of new manufacturing and warehouse space to accommodate growth in existing and new companies. With a number of significant projects in the pipeline, the growth in local jobs is expected to continue for the next few years.

Top 5 Private Employers in Cherokee County:

- Pilgrim's Pride: 800 employees
- Chart Industries, Inc: 552 employees
- Inalfa Roof Systems: 345 employees
- Universal Alloy Corp: 260 employees
- Piolax Corp: 250 employees

Source: Cherokee County Office of Economic Development

Putting Together the Plan

ROLE OF COMPREHENSIVE PLAN

Just as the previous Plan set the tone for Cherokee County, this update ensures that we remain focused on all of the county's priorities. We crafted guiding principles and character areas based on development patterns, trends, demographic projections, and community concerns. In the 2008 Comprehensive Plan, we introduced the Future Development Map based on Character Areas, which was designed to guide development as well as help with the preservation of rural areas. This update enables us to track the county's progress thus far and will ultimately shape land use decisions. Whether you're a resident, business or property owner, or any combination, these land use decisions affect all of us.

YOUR VOICE

Public engagement has played a significant role in this effort. We sought perspectives from every corner of the county. We consulted with the general public, community leaders, business owners, and elected officials, all of whom make key decisions about the future of the county. To provide feedback at various stages of the update process, we also utilized an Advisory Committee, with elected officials comprised of Board of Commissioners and Planning Commission members, mayors, and several involved citizens. Over the past year and a half, the county held many meetings with the Advisory Committee, the public, business owners, and other interested parties.

GENERAL PUBLIC MEETINGS

Critical Issues Forums

Tuesday, June 27, 2017, 5:30pm-7:30pm Cherokee County Rec. Center, Woodstock, GA

Thursday, June 29, 2017, 6:00pm-8:00pm Northside Cherokee Conf. Center, Canton, GA

Target Area Workshops

August 16, 2017, 6:30pm-8:30pm Ball Ground City Hall, Ball Ground, GA

August 23, 2017, 6:30pm-8:30pm Freehome Fire Station, Canton, GA

August 24, 2017, 6:30pm-8:30pm Hickory Flat Fire Station, Canton, GA

August 29, 2017, 6:30pm-8:30pm Airport Fire Station, Ball Ground, GA

August 31, 2017, 6:30pm-8:30pm Oak Grove Fire Station, Acworth, GA

September 21, 2017, 6:30pm-8:30pm Waleska Fire Station, Waleska, GA

Draft Review Forums

July 17, 2018, 6:00pm-8:00pm Northside Cherokee Conf. Center, Canton, GA

July 19, 2018, 5:30pm-7:30pm Cherokee County Rec. Center, Woodstock, GA

ONLINE PORTAL

In Summer 2017, we launched our first-ever public engagement portal called Engage Cherokee. Through Engage Cherokee, residents could post their views on everything from how to improve traffic patterns to what they love most about Cherokee County. Engage Cherokee also included a survey with questions pertaining to each core issue addressed in the Comprehensive Plan. The survey allowed us to obtain a more thorough collection of opinions, and enabled the community to conveniently share their views, particularly if they were unable to attend a meeting.

Considering the pace 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 that make the County serene and attractive to live in. Growth is important for Cherokee's future, but maintaining our community character as we evolve is why a comprehensive plan is essential. Through our community meetings, online portal, and other means, we have heard your concerns and they have been incorporated into the final document of this plan.

Incorporating Related Plans

To maximize 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 greenspace, 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 2016 Cherokee County Comprehensive Transportation Plan (CTP) addresses multi-modal transportation issues through 2040. The final prioritized list of projects was developed from the ground up with input from citizens, business owners, elected officials then evaluated for effectiveness. The seven groups of projects include Roadways, Safety, Bridges, Bicycle-Pedestrian-Trails, Transit, Freight and Aviation. The County has already begun to complete these projects as money has become available from federal, state and local sources. Besides the managed lane project on I-575, the two most important projects are the widening of State Route 20 (Cumming Hwy) east to Cumming and the widening / bridge on Bells Ferry. Both projects are slated to begin construction in the next 5 years.

Alternative modes of transportation besides roads are a major focus of the CTP. Sidewalks and multi-use trails were identified by county residents as important as transportation infrastructure. They want other options to for making trips in their community. Appendix G - Trails Element identified trails and bike-ped routes that the county should pursue as road improvements are made and funds are available

While the CTP includes construction projects, there are improvements to our ordinances and development regulations that can help to preserve capacity, improve connectivity and support alternative modes of transportation. Likewise, there are changes that can be made to how we build roads to allow them to enhance the character of an area rather than erode it. Working with the County Engineer, we have incorporated these types of projects into the Comprehensive Plan to achieve our goals for Cherokee County

Key Initiatives

 Develop Access Management Standards for major corridors to enhance road safety and preserve capacity

- Create a range of street types to match rural, suburban and urban character areas
- Develop "Complete Streets", multi-modal facilities that allow for motorists, transit riders, pedestrians, and cyclists to enjoy the road
- Update the county's Functional Classification Map, which determines street classifications

CAPITAL IMPROVEMENT ELEMENT

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 2013 but will be updated shortly after this Comprehensive Plan is complete.

CAPITAL IMPROVEMENT PLAN

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 information in the Short Term Work Plan 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.

Key Initiatives

- Preserve and improve the infrastructure of Cherokee County through construction, rehabilitation, and maintenance
- Identify and examine current future capital needs and forecast these needs with available funding sources

OPPORTUNITY CHEROKEE 2015

The Cherokee Office of Economic Development (COED) drafted the county's economic development plan, Opportunity Cherokee in 2015. This plan, which included interviews, surveys, and group discussions with 2,400 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 five target markets for the county to focus on expanding-: Advanced Manufacturing, Commercial Developers, Information Technology, Corporate Operations, and Film & Media. Essentially, Opportunity Cherokee 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 education and job training programs to promote a strong workforce, as well as entrepreneurial programs that will cater to potential and current business owners. These elements, along with promoting a sense of place for workers, will help the county's workplace and regional centers to thrive as planned.

Key Initiatives

- Enhance COED's organizational capacity
- Advance marketing and communication endeavors
- Continue to expand business retention and recruitment activities
- Create a culture for entrepreneurs
- Establish dynamic quality of place

CONSOLIDATED PLAN

As part of the Community Development Block Grant (CDBG) program, Cherokee County is required to submit a 5-year Consolidated Plan for 2014 -2018, along with an Annual Action Plan. The Consolidated Plan consists of a needs assessment, market analysis, and identification of needs to determine how well the county serves low to moderate income households (households making 50-80 percent of the Area Median Income or "AMI"). This analysis is compiled in part thanks to consultations with community members and local organizations that provide services to low and moderate income households, and helps provide the justification for CDBG grants.

Key Initiatives

Increase the capacity of public facilities and infrastructure

- Increase the capacity of public services and economic opportunities
- Preserve and expand affordable housing

PARKS, RECREATION AND GREENSPACE PLAN

Cherokee County residents love their parks, and they are vocal about this in community meetings. That's where the Parks, Recreation, and Greenspace Plan come into play. Drafted in 2018, the plan 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 count'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 greenspace. In this capacity, the plan calls for additional parks to be developed north of Highway 20 and in southeastern Cherokee. The county believes that every family have convenient access to a park!

Key Initiatives

- Develop a system of linear parks and greenways
- Develop a multi-generational recreation center at Veterans Park
- Add facilities that allow for a wider range of contemporary activities (pickleball, tennis, skate park, etc.)

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, 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. These elements were further explored in the Airport Area Target Report which is in the appendix to this Comprehensive Plan.

Key Initiatives

- Develop a Regional Airport Area District as an overlay zoning district
- Create a signage program to identify the district

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 grant allows the county to address 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.

Key Initiatives

- Create a "sense of place" and a unique identity for the community
- Improve traffic flow and vehicular circulation through the area
- Promote mixed-use development that offers live/work/play environments
- Attract additional businesses and employers to the area that provide diverse jobs and enhanced tax base

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 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.

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 while encouraging businesses to utilize existing structures to house uses that are compatible with the surrounding character areas, and . Like the Bells Ferry, Airport, and Southwest Cherokee 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.

SOLID WASTE MANAGEMENT PLAN

The Cherokee County Solid Waste Management Plan was developed in 2010 and provides an overview and goals for the county's waste disposal policies, along with that of Ball Ground, Canton, Holly Springs, Waleska, and Woodstock. Specifically, the plan addresses waste reduction, collection, disposal, land limitation, and education and public involvement. Cherokee County's population rapid growth warrants efficient waste disposal procedures that keep the County clean, but also highlights the need for waste reduction in the form of reuse, recycling, and waste preventative measures. This plan established the county's goal of reducing waste by 10 percent from 2007 to 2018.

Waste collectors in Cherokee County are either privately-owned or contracted by a city--depending on the jurisdiction--and transport the waste

to one of the county's landfills. To ensure the protection of the surrounding environment, the Utilities / Services character area, to be mentioned later, provides guidelines for landfills and other facilities that require significant buffers from other development. Going forward, primary goals highlighted in the Solid Waste Management Plan include promoting waste reduction methods in schools, expanding recycling options, and reducing waste by 10 percent over ten years.

Our Vision

Our Vision

Cherokee County Comprehensive Plan

Overall Vision

Cherokee County's future begins with a clear statement of its identity and competitive position in the marketplace. As the Atlanta metropolitan region continues to expand, being the most accessible, the most attractive or even the most affordable does not guarantee a community's success. The Vision is based on choices and opportunities. Today the community stands poised between the old and the new; between remaining a bedroom community to the Atlanta Metropolitan Area and becoming a destination on its own; between the choice to continue its current growth patterns or to embrace a variety of lifestyles and life cycles.

Overall, Cherokee County and its Cities are envisioned as a thriving community, where its rural heritage is preserved. Retail services and employment are concentrated in walkable villages that have occupants in every storefront. People ride bicycles or walk in their neighborhoods and stop to chat. Accessibility and transportation choices are provided to all levels of citizens no matter what their economic status or age. Children have the choice to walk to school, and seniors can continue to be active. 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 well-being. 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 values of the people who live there.

VISION STATEMENT

Our unique character blends natural beauty and a proud heritage of diverse cultures and lifestyles making Cherokee a desirable and sustainable community.

The pace of life is quiet with an overarching commitment to thrive and grow responsibly. The rich agricultural foundation and extensive equine activities are a critical part of our past, present and future that is preserved and enhanced through careful and deliberate community design.

Lake Allatoona and the Etowah River provide our essential natural water supply as well as expanding recreational opportunities. Special care must be exercised to preserve water quality and quantity to support community expectations.

Success is sustained through thoughtful planning – an executable plan and consistent implementation. As we progress toward 2040, there is a recognizable 'balance' between housing options, employment opportunities, quality education, shopping, recreation, infrastructure, transit options, public safety and exceptional services.

Guiding Principals

- Growth should be guided to preserve and enhance the unique character of our communities.
- New development should not cause undue burden on public services, infrastructure and community facilities.
- The continued economic development of our area depends on a variety of new commercial and industrial development in appropriate locations.
- An array of housing choices is important to address the diverse needs of the population within 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.

Core Issues

PROMOTING SUSTAINABLE GROWTH AND INFRASTRUCTURE

Thanks to its rich history, cultural and natural resources, and its location in the Atlanta metro area, Cherokee County, Ball Ground and Waleska continue to attract many new residents and businesses. All of this translates to increased growth pressure. Cherokee County's population has increased dramatically over the last 20 years and development has boomed along with it, making a rural county more suburban and in some areas even urban. Land development can be a burden on the existing infrastructure, such as roads, parks, public safety, etc. Care must be taken to make sure sufficient capacity exists to support proposed developments.

The road network and planned improvements are not enough to ensure future connectivity and mobility within the community. This problem needs to be addressed from several different angles, through roadway improvements, the development of alternative transportation facilities, and integrated community planning. At the level of a comprehensive plan, community planning strategies focus on the organization of neighborhoods, commercial areas and open spaces and their connectivity to the overall transportation network in order to increase overall capacity and mobility within the County.

Policies

- Encourage growth in areas where it will be the most beneficial to the County and its cities. New development should be consistent with the Future Development Plan Map and the long range planning goals and policies.
- Look at new development proposals comprehensively by considering the benefit to the County overall, the character of the surrounding area, nearby land uses, and the availability and capacity of infrastructure.
- Focus denser levels of growth within existing City boundaries and targeted growth areas within the County where there is adequate infrastructure.
- Public facilities and infrastructure should be designed to support new development and redevelopment efforts, particularly in the areas of circulation, access and linkages.

- Ensure that natural resources are protected and that greenspace is abundant throughout the county.
- Promote the clustering of uses and compact site development in appropriate areas that are pedestrian-oriented, community-centered and minimize vehicular trips with increased internal connectivity.
- Developments should connect with the existing transportation network and adjacent properties.
- All roadways should be designed to be match the character of the area and integrated with adjacent land use.

Growth Pressure Areas

Growth pressure typically occurs in areas that are undergoing rapid change. In Cherokee County, this situation happens in the following areas:

- Where new road improvements are built or traffic volumes have increased significantly along major corridors.
- Rural areas of the county where sewer is available, especially around the edges of the cities.
- Areas where property owners want to realize the development value of family farms or large tracts of land.
- Land near new parks and schools.

It is critical to consider new developments as opportunities to plan the best possible new sustainable neighborhoods and communities. At the planning stages, it is important to involve the whole community in order to ensure development that fits the character of the area, addresses potential impacts to infrastructure and community facilities, and maximizes the benefits to the public. By talking about these issues in the early stages, there is an opportunity to consider creative solutions such as public-private partnerships, added road connectivity and dedicated greenspace.

Large Potential Projects

A number of large mixed-use projects were proposed in the last decade. It is reasonable to expect these properties and projects to be revisited in the next 10 years.

The 4,000 acre "Willoughby and Sewell" property on the west side of Cherokee County holds significant potential for creating an example of sustainable growth. In 2006, the "Willoughby and Sewell" property owners worked closely with a developer to propose rezoning the land for a masterplanned community. The team completed an extensive study of the land and sought community input through a series of community meetings. At these meetings, citizens expressed their serious concerns about traffic, school capacity, need for greenspace and compatibility issues with the surrounding development. The key for this project will be planning/phasing the project and addressing the lack of infrastructure in the immediate area.

The Canton West project that extended from the City of Canton west toward Fincher Road (SR 108) from 2007 similarly struggled with infrastructure and compatibility issues. The original proposal was split between Canton and Cherokee County. The developer proposed 3,507 homes on 2,300 acres with a mixed use center. In the future, Canton and Cherokee County need to have a shared vision for this project in order for it to be successful.

During this update process, the possible redevelopment of Dixie Speedway has also been discussed. This racetrack, near Woodstock along Highway 92, was once surrounded by farms and forests. The current owners are looking for a way to redevelop the property into a mixed-use community that honors the legacy of the racetrack and their love of Cherokee County. The location of this property, along a major 4-lane road adjacent to residential and industrial development, offers lots of possibilities that should be explored in order to develop a plan that benefits the whole community.

Improving City/County Coordination

There are potential compatibility issues between the unincorporated sections of the County and the larger southern and central cities. These areas, primarily involving established single-family communities, adjacent to the city boundaries are areas of concern. As the cities grow through annexation and densification, these areas may be exposed to development pressure to be rezoned for more intensive land use, or may require cooperative efforts between the cities and the County to maintain their integrity. Work has been done during this update to align the character area designations with city designations through in-person meetings with each city. There are a few areas that are relatively complex and would merit further study between the County and the Cities.

The first one is the I-575 and Sixes Road interchange, which is located within 3 different jurisdictions—Holly Springs, Woodstock and Cherokee County. This area needs a unified vision to unlock the potential and ensure the best development for the community. This joint planning effort should include land use, transportation and recreation.

Infrastructure and Service Capacity

Cherokee County has experienced phenomenal growth in recent years. This growth will continue to have an impact on our infrastructure and community facilities. In a well-balanced community, infrastructure and services are available to support expected growth. Well planned, wellmaintained and efficiently operated infrastructure systems contribute to a beneficial environment for both businesses and residents. As part of the zoning and development process, the County looks closely at infrastructure availability. Proposed developments should be evaluated for their impact on infrastructure in terms of traffic generation, water/sewer capacity and school/parks capacity.

Traffic Impact Studies

Designed to evaluate the impact of a proposed developed on the adjacent road system, this study may be completed by county staff or by an outside consultant depending on the size of the project. From this information, County and staff can use an overall road network model to evaluate the cumulative effects of multiple development projects on the overall road network.

<u>Utilities Capacity Analysis</u>

Typically, this analysis covers water and sewer capacity and is completed by the provider, such as CCWSA. The review may consider peak demand, fire flow, 10yr projections, industrial surcharge and pretreatment needs.

Schools and Parks Capacity

Evaluating the impact of a proposed development on the K-12 public schools and nearby parks is important to ensure sufficient capacity. Schools are currently evaluated during by CCSD staff during the application process. Parks should be added to this evaluation for residential projects.

Capital Improvements Plan and Budget

As part of the Capital Improvements Plan and Budget process, it is very important to identify future sites or at least general locations for community facilities such as parks as early as possible. Early acquisition of sites minimizes ultimate land costs and ensures higher quality sites for community facilities. Capital facilities programming should be in conjunction with outlined land use patterns on the Future Development Map and policies within this Plan. The Capital Improvement Plan and Budget should include detailed project descriptions, location of desirable sites, cost estimates and any other available information.

Building a Pedestrian-Friendly Environment

Internal and external pedestrian connectivity and linkages should be an integral part of every new project to provide safe and equitable choices for alternative transportation, such as walking or bicycling. New suburban and urban communities developed within the County should be built with sidewalks on all public rights-of-way. Internal pedestrian and bikeway trail systems that connect residents to amenities within the community and to the larger world outside their community are encouraged in large developments. By putting these other modes of transportation on equal footing with automobiles, the community can reap significant transportation, environmental and health benefits.

Not only should the County develop pedestrian infrastructure and require pedestrian connectivity within and between developments, but also this environment should be safe and pedestrian friendly. Elements such as pedestrian entrances, large windows and pedestrian scaled facades adjacent to pedestrian ways will increase the comfort and usability of sidewalks and path systems. Adequate separation of pedestrian infrastructure from on going traffic with such elements as landscaping and on-street parking will greatly increase the safety for pedestrians.

Connections to the Community

Transportation efficiency is enhanced when there are consistent and adequate street connections that allow many routes of travel through the community. Gated communities, private road systems and the introduction of disconnected cul-de-sac systems create barriers and diminish the connectivity of the whole system. Proper street connectivity reduces miles traveled, increases non-motorized trips, and supports transit use.

All properties, except for individual residential dwellings, should be required to provide interconnectivity to the adjacent properties. Streets and sidewalks/paths should be extended to the boundary lines of the tract, unless prevented by topography or other physical conditions. Standards should be set for each Character Area with respect to number and spacing of these connections. These requirements will allow greater flexibility within developments, reduce the need for curb cuts, and create less interference with pedestrian systems.

Implementation Steps

- Revise zoning ordinance and development regulations to ensure consistency with plan Vision, Guiding Principles, policies and Character Areas in order to maximize Comprehensive Plan implementation.
- Review the Future Development Map, rezonings and other plan data yearly based on changes to actual population, growth and potential adjustments.
- Develop master plans for growth pressure areas such as the Sixes Road Interchange and Hickory Flat to better coordinate land use with infrastructure.
- Continue to maintain and update a 5-Year Capital Improvements Plan.
- Coordinate implementation efforts for the other County-wide plans, such as the Transportation Plan, the Parks, Recreation and Greenspace Plan, and the Economic Strategic Plan.
- Review and develop a comprehensive infrastructure-financing plan. Ensure that new development pays its fair share of infrastructure costs.
- Review Service Delivery strategies and level of services, and develop a plan to provide services to accommodate projected new growth.
- Continue to investigate alternative transportation Ongoing transit study, airport expansion, sidewalk needs, and bicycle suitability and connectivity to lesson congestion within the County.
- Adopt requirements that developments connect to any identified pedestrian linkage within the County as part of the development approval. Pedestrian linkages include greenways and existing sidewalks.
- Revise development ordinances to encourage shared parking and parking maximums in mixed-use areas to promote a pedestrian-friendly environment.
- Adopt requirements to establish a limit to the number of entrances for arterial roadways. For example, each development should provide interparcel vehicle access points between all contiguous commercial, office, or industrial tracts, if feasible.
- Continue to identify, fund and implement LCI projects.

• Increase pedestrian safety by developing specific roadway types and pedestrian related facilities by character area. Guidelines should include minimum widths, connectivity, and accessories.

PRESERVE AND ENHANCE SENSE OF PLACE AND HISTORIC CHARACTER

Communities that craft a vision and set standards for development and construction will encourage the development of exceptional places with a variety of housing choices and modes of transportation. The environment created from such standards will strengthen and reinforce the sense of community among residents and businesses. The preservation of historic, rural and cultural resources is critical to enhancing the places that are unique to Cherokee County, Ball Ground and Waleska.

Policies

- Protect and preserve unique historical resources within the County and its cities, specifically buildings, structures, neighborhoods, or areas of historical, architectural, or cultural significance.
- The historic downtowns, Regional Centers, Bells Ferry Corridor and Development Corridors need to be developed as lively, interactive mixed-use environments to provide viable live, work, shopping and entertainment choices.
- New development and redevelopment should be of the highest quality and incorporate design and site elements that address the community's Vision and Character Area intent.
- 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.
- Public Services, Infrastructure and Community Facilities should be developed to promote the character of the community in the building form, site design and materials.

Historic Preservation

The protection of historic resources is accomplished on the local level with its inclusion in historic preservation planning, growth strategies, and comprehensive planning. Historic preservation helps to maintain the quality of life within a community while instilling a sense of pride and the familiarity of place. Recognition of significant historic structures encourages their continued use and upkeep. Federal and state programs also provide incentives for renovation and rehabilitation of local historic properties. Currently historic, archaeological and rural resources in Cherokee County have very little protection. There are National Historic Districts in Ball Ground and Canton that encompass some of their historic downtown areas. Aside from the Historical Society, there is no centralized public or quasipublic organization to support or encourage preservation on a larger scale. Other individuals throughout the county have worked independently to nominate properties to the National Register or to restore individual properties.

Preservation of significant historic resources should become an integral part of land use planning. As such, historic resources should be recorded, mapped, and evaluated in existing land use inventories, and their desirability for preservation should be determined. The Cherokee County Historical Society is very active in collecting information on historic properties within the County. The Historical Society periodically updates their historic structures survey for the county. This work shows the potential for enlarging the historic district in Canton and possibly nominating a district in Woodstock. Emphasis has been placed on both rural resources and the historic core of the cities, including the conversion of historic buildings for adaptive reuse.

Character Area Specific Roadway Design

Roadways have taken on a much greater role than just transportation corridors; they can greatly affect the overall image of a community, the economic vitality, the recreational potential, the safety and security and our personal outlook on our community. If roadways through a community look bad and function poorly, it affects everything around it. At the same time, if our roadways are attractive and function well, our communities tend increase in monetary and spiritual value.

Roadways are endowed with two attributes: capacity and character. "Capacity" is the number of vehicles that can move safely through a segment of the roadway within a given time period. It is physically manifested by the number of lanes, their width, by the centerline radius, and the super elevation of the pavement. "Character" is the suitability of a thoroughfare as a setting for pedestrian activities and as a location for a variety of building types. The character of a roadway is shaped by the combination of the surrounding context, traffic speed and design elements beyond the capacity dimensions such as the type of drainage, the presence of sidewalks / paths or traffic calming devices. Character Area specific design solutions for roadways incorporate the appropriate capacity and character elements for the specific situation. As project decisions and design choices focus more on the surrounding context and how the roadway "fits" within a community, we can better explore new shared-use opportunities for recreation and public transportation, as well as the basic safety factor of kids safely walking to school or people safely crossing busy streets.

Roads in Cherokee County include a broad range of roadway types, from rural lanes where two cars can barely pass to four-lane divided boulevards in suburban areas to urban streets lined with multi-story buildings along broad sidewalks. It is critical that the roadways for new developments be appropriate to the character of the surrounding community.

• Rural Roadways -

These types of roads are usually two lanes with a wide range of posted speeds depending on the functional classification of the road; local, collector or arterial, and the design of the road. Rural roadways usually have asphalt pavement with wide shoulders with grassy swales to manage stormwater runoff.

• Neighborhood Streets -

These are local, slow movement thoroughfares that are suitable for neighborhoods and lower intensity nonresidential. A neighborhood street is suburban in character typically with concrete curbs and sidewalks in denser developments.

• Mixed-Use / Urban Streets -

These streets connect Character Areas and neighborhoods and cater to both intensive pedestrian activity and vehicle movement. These urban streets provide frontage for higher-density, mixed-use buildings such as residential, shops and offices. Where possible a landscaped median or parking bump-out should be incorporated into the overall design. All road improvements shall include a provision for the bicyclist and the pedestrian. A mixed-use/urban street typically includes on-street parking and traffic calming measures.

Implementation Steps

 Coordinate redevelopment of potential National or State historic register properties through the Historic Society prior to the issuance of building permits to facilitate preservation or rehabilitation where possible.

- 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.
- 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.
- Investigate preservation incentives and preservation tools such as easements, transfer of development rights, and overlay zoning.
- 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.
- Identify and implement traffic calming measures within all new development and appropriate existing neighborhoods that are experiencing cut-through traffic.
- Develop programs, such as Transfer of Development Rights (TDRs), conservation easements, the use of land trusts and wider use of conservation subdivisions, to promote a balance between preserving "rural" character and the rights of property owners.

AGING IN PLACE

Over the next 20 years, a significant number of the people who already live in the County, Ball Ground and Waleska will begin their retirement. At the same time, the County and the cities will continue to attract people nearing retirement because of our high quality of life. The demand for specialized senior housing, such as lower maintenance housing options and more walkable and mixed-use environments, will greatly increase as these seniors rely less on the automobile as they age within the community.

Policies

- Support innovative public, private and non-profit efforts in the development of housing for seniors with limited incomes.
- Encourage senior housing in areas that have good access to services, medical facilities, nonresidential development, and are walkable
- Promote mixed housing within developments in order to encourage a multi-aged community.
- Encourage senior preferred housing such as cottages, ranch-style, small lot single-family, and attached ranch-style within new developments in existing and future activity centers.
- Rental housing designed specifically for seniors to meet their mobility and accessibility needs should be strongly considered as a residential use within mixed-use developments especially within the cities and in the Bells Ferry Corridor.

Discussion

The 55+ population county-wide is projected to increase from 12.3% of the population in 2015 to 20.1% in 2040. This projected increase indicates a growing need for housing products that will accommodate active adults and seniors in appropriate locations. New residential development, which has primarily consisted of single-family detached housing, will need to adapt to this growing market segment. New housing products could include varied single-family and multi-family units within planned communities, active adult communities featuring small lot single-family and attached homes with amenities at attractive costs. These homes need to be near retail and services to create a senior lifestyle that is convenient and desirable.

Implementation Strategies

- 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.
- Encourage non-profit sponsors to make applications for all types of federal and state funding for the construction of rental housing for seniors and the disabled, and take such actions necessary to expedite processing and approval of such projects.
- Take an active role in encouraging a greater medical presence, especially in areas that are "senior" friendly such as development nodes.
- Consider changing ordinances to promote the development of new homes built to the Easy Living Standards, which would make those homes easier to live in with physical disabilities.

HOUSING CHOICE AND SPIRIT OF INCLUSIVENESS

Our Community Vision describes the development of strong neighborhoods providing a range of housing options that give people the opportunity to choose housing that bests suits them, while maintaining and enhancing the value of existing neighborhoods. A greater mix of uses and housing choices in neighborhoods focused around human scale, and mixed-use centers that are accessible by multiple transportation modes, provides an atmosphere of inclusiveness of lifestyle, lifecycle and economic realities.

Policies

- As employment opportunities diversify in our communities, ensure adequate amounts, types and densities of housing needed to support desired commercial and industrial growth.
- Encourage a variety of housing stock to serve a range of incomes, age groups and lifestyles to provide choices and opportunities.
- Promote the development of housing for people with modest incomes by supporting such development with information on funding sources, appropriate locations and the zoning and development process.

Discussion

Although there has been a slow increase in the number of attached and multi-family homes, single-family detached homes continue to be the predominate housing type within Cherokee County, Ball Ground and Waleska. The demographic characteristics of those who already live here are changing as they have children, age in place, etc. The living environments that this variety of households will need, such as lower maintenance housing for aging baby boomers, more housing options for the workforce population, increasing single and small households, will help to shape future development.

Smaller Households

The number of persons-per-household has been decreasing slowly over the past years, and is anticipated to continue to decrease moderately. The decreasing household size may be attributed to the attraction of first time homebuyers with no children (either as families or single), empty nesters, and single persons entering the local job market, and is relative to the national trend of smaller household sizes/fewer children. With a trend toward smaller households indicated, the availability of new residential

opportunities at relatively affordable prices as compared to the overall metro Atlanta area will remain the primary draw for new residents. However, as a variety of market pressures increase the price of starter single-family housing, a small but growing share of new housing product is expected to be townhomes or similar attached product.

Workforce Housing Challenges

Within the County and its cities, there is a shortage of workforce housing. This is housing that is intended to meeting the needs of "essential workers" in the community, including police officers, firefighters, teachers, medical personal, manufacturing and other service workers. In the single-family market, fewer new, lower priced detached homes are being built in Cherokee County. At the same time, there has been a significant increase in executive and move-up housing opportunities, particularly in conservation subdivision developments, and neighborhoods with community amenities. The proportion of manufactured homes in the community, typically a valuable resource for lower-cost housing options, is decreasing, primarily due to aging and/or replacement of these types of housing, especially in the course of redevelopment.

County-wide housing costs are slightly lower in comparison to the 10county Atlanta region. However, there exists a population of households experiencing housing problems, including substandard housing, overcrowding, and lack of affordability. Proportionally, the majority of households experiencing housing problems are renters with incomes below 50 percent of the County median. As well, statistics indicate that senior homeowners are also experiencing overpayment issues. Housing resources within the incorporated areas must also be considered when addressing the needs of households experiencing housing problems. Although housing programs will continue to be instrumental in improving the living conditions in the County, the units associated with these resources are very limited. All of these trends together are making lower cost housing options scarce.

Executive Housing

Within the metropolitan area, Cherokee County maintains a relatively high level of household income, the proportion of which is expected to grow, although representation in the highest income groups is lower than in adjacent counties. Comparatively the proportion of those below the poverty line is also lower than in other surrounding metropolitan counties, suggesting a financially solid, yet not extremely affluent community. The availability of executive and move-up housing is linked to the creation and attraction of new businesses to an area and the overall economic development of a community. Keeping this in mind, the County and Cities should ensure an adequate supply of high-end housing options to meet this demand.

Overall Housing Outlook

Various housing types will be required to meet the lifestyle characteristics of the area. The majority of residential development in the County has been single-family residential units at a variety of prices and sizes. This housing mix is attracting younger family households with children and first time homebuyers, and opportunities for move-up and executive housing in a suburban setting. There is also a greater range of housing opportunities at the lower end of the price spectrum than in other metro Atlanta communities, particularly comprised of the older housing stock located in the vicinity of the incorporated areas.

Higher density, multi-family or mixed-use type development fills an economic need for affordable accommodations, as well as special residential population groups such as seniors, or single person households. However, the majority of workforce housing and higher density products are found in the incorporated areas, particularly Woodstock and Canton. This trend is anticipated to continue, as these areas are more likely to be served with sewer and water adequate to accommodate higher intensity development. Such housing is easily integrated into the more dense character envisioned for the County's primary activity centers and contributes toward the vibrant, pedestrian-oriented, accessible, and mixed-use environment that is desired.

Housing Programs

Although state and local governments, as well as private industry, have important roles in the provision of workforce housing, federal funding of existing and/or new housing programs is essential for the creation of quality housing choices. Without that resource, the ability of local government to address the needs of all groups is greatly reduced. In the past decade federal and state policies have shifted costs to local governments on the theory that local governments can raise or create fees to pay for public services. This has added to the costs of housing and diminished resources to assist people with housing challenges.

Since 2008, Cherokee County has become an Entitlement Community with a dedicated annual allocation of HUD Community Development Block Grant

(CDBG) funds. These are currently spread across a variety of community programs with a portion dedicated to the Cherokee County Single Family Owner-Occupied Rehabilitation Program, which offers assistance for housing rehabilitation that is specifically targeted toward lower income elderly households.

Implementation Strategies

- 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 the use of creative planning techniques such as mixed-use development, traditional neighborhood development, small area plans, Downtown Master Plans, Overlay Zones, and Character Areas as a means of enhancing housing diversity and choice.
- Continue to target the use of available CDBG funds for the Single Family Owner-Occupied Rehabilitation program.
- Identify areas with adequate infrastructure for medium density housing developments, designed to meet the needs of singles and young families, such as townhouses, lofts, and small lot single-family homes. These areas should be adjacent or attached to villages or centers to promote access to jobs, goods and services.
- The County and cities should work together in partnership to promote the development of projects with housing financed through the full range of tax credits, and exempt bonds while investigating other federal and state funding assistance resources.
- Encourage the utilization of available first-time homebuyer financing programs.
- Continue to work with Habitat for Humanity in the completion of a number of units suited for average and larger sized families.
- Consider policies and regulations to support the development of quality affordable housing. For example, incentives could be added to the zoning ordinance for developments which reserve a proportion of units available for purchase or rent for households at or below 50 percent of the County median income.

DESIGNING WITH THE ENVIRONMENT

The natural resources enjoyed by the residents of Cherokee County, Ball Ground and Waleska are presently abundant and varied but finite. The number of uses and demands on these resources is large, and growing as development pressures increase. The water quality of the Etowah River and its tributaries has been steadily declining. Lands previously available for wildlife management are being developed. The amount of land used for general agriculture and timber is declining. As development continues to spread across the county, the need to preserve our environment has become more pressing.

Policies

- Proactively preserve our rural resources and character by protecting prime agricultural and forestlands with incentives, land use regulation and other means of preservation.
- Adopt policies and practices that create environmentally responsible and sensitive design, development and construction.
- Protect and conserve natural areas, which have important recreational, ecological and aesthetic values, including hydrologically sensitive areas, floodplains, steep slopes, protected mountains, wetlands, stream corridors and watersheds.
- Support wildlife management efforts and the protection of animals and plant species listed as of statewide importance, threatened and endangered.
- Sustainable communities should contain civic spaces to encourage healthy exercise habits and social interaction. Civic spaces include open space/conservation areas; greenways, parks, greens, squares and plazas; as well as special sites reserved for civic buildings.
- Specific conservation areas and greenways should be identified in a county-wide plan so that preserved land in existing and new developments will interconnect to form a network of protected lands.

Discussion

Growth needs to be balanced with the need to retain and protect significant ecological and natural resources, i.e., streams, wooded areas, wildlife habitats and open spaces throughout the county. It is also important to identify and protect historic sites, areas of steep slope, watersheds and

water supplies. Development should be steered away from these valuable resources, including implementing additional measures to assess and protect the natural and historic resources of the County, particularly in the pre-development assessment phase. The County should identify targeted areas for conservation proactively, and not just react when faced with a development request.

The County and its cities have begun to initiate pro-active measures to protect natural resources. The use of the Watershed Protection Ordinance, Floodplain Regulation Ordinance, the Stream Buffer Protection Ordinance, the County's Tree Preservation and Replanting Ordinance, the Soil Sedimentation and Control Ordinance, and adoption of the minimum DNR standards will ensure the protection of these important features within the County. The Future Development Map utilizes a designation for Nature Preserve. This designation includes active and passive parkland, dedicated greenspace, forests, lakes, the Little River and the Etowah River. The Rural Places Character Area represents pastures, farming and livestock areas, as well as land used for timber production or pulpwood harvesting. On a parallel course, Ball Ground and Waleska have adopted regulations that mirror the County's ordinances for environmental protection.

To implement this plan, the County needs to further revise its Codes and Regulations to guide development away from sensitive areas. The creation of greenway connections between passive parks, as well as open space areas in conservation subdivisions, should be sought to ensure habitat for wildlife as well as humans. Sites where species of special concern are located should receive priority for protection and acquisition. Increased education of the general public and developers on environmental issues will bring about increased awareness of the importance of maintaining a proper balance between people and their natural and built environment.

Civic Spaces

All development should provide appropriate private and public civic space. Parks, plazas, squares, recreational areas, trails or greens are all types of Civic Spaces. Formal outdoor spaces will be provided and should serve as a focal point for public interactions. They should not be just unbuildable or left over space after buildings have been sited. Larger developments should include more spaces than smaller developments and should break them up into several smaller spaces, as per the requirements in each character area. Existing trees and vegetation should be preserved wherever possible.

Open Space and Conservation Areas

Open space is essential for protection of wildlife, habitat and water quality, and other critical resources. Open space should include accomplish the following;

- Provide for passive recreational opportunities;
- Provide for direct health and safety benefits, such as flood control, protection for water supply and groundwater recharge areas, and improve air quality;
- Provide for the protection of important critical areas and natural systems and wildlife habitats; and
- The utilization of natural features and open space to define the character of an area;

Greenway Trails

Greenway trails are paved or natural (mulch, gravel, etc.) with a minimum of twelve feet and greenspace on either side for use by pedestrians, horses and non-motorized vehicles. These trails provide a variety of recreation opportunities and should be connected to provide a network that is easily accessible. Boardwalks, bridges and pervious paving are permitted within floodplain and stream buffers.

<u>Parks</u>

A park is a large open area available for recreation and gathering. Its landscape comprises paved paths and trails, open lawn, trees, and open shelters, all naturalistically disposed and requiring limited maintenance. At least fifty percent of a park's perimeter should be accessible by streets, paths or other pedestrian ways. A park should have no more than twenty percent of its area covered with impervious surfaces. Tree plantings within parks should be predominately-large deciduous trees.

Greens

A medium sized civic open space available for unstructured recreation, its landscape predominantly consisting of grassy areas and trees, naturalistically disposed, and requiring only limited maintenance. Tree plantings within greens should be predominately large, deciduous shade trees. A focal point should be provided within the Green.

Plazas and Squares

These small areas provide an urban oasis for passive activities as well as civic purposes and impromptu commercial and entrainment activities. They often have a focal point, such as a fountain, waterfalls or public art. Shade trees, lush landscaping and pedestrian amenities are features within a square. Plazas are primarily of paved with concrete, stone, brick or unit pavers. Plaza and Squares should be at least 1/4 acre in size.

Implementation Steps

- Coordinate with cities, adjoining counties, and regional agencies on water supply, wastewater, and stormwater issues to provide efficient services and comprehensive plans for management and expansion.
- Continue to promote conservation subdivisions as a method for preserving private open space and pursue relationships with land trusts to preserve this open space.
- Adopt regulations to require open space to be set-aside and connections to any identified path system with every new development.
- Publicize information to owners of undeveloped property, the farming community, and timber industry on conservation tax program.
- Comprehensively document & map sensitive environmental areas, acquired and planned greenspace and other significant resources. Compile the findings to be consulted during the zoning and development process, especially for the enforcement of the environmental protection requirements.
- Investigate funding sources to provide adequate funding for a new green infrastructure plan. Create a dedicated fund source for yearly greenspace/path acquisition.
- Continue to actively educate the public, locals elected officials, developers, economic agencies, etc. about resource conservation and protection through a partnership with Cherokee County Water & Sewerage Authority and environmental non-profit groups.

BALANCED TAX BASE AND DIVERSE ECONOMIC OPPORTUNITIES

A balanced tax base is one of the keys to a successful community. As residential development continues, Cherokee County, Ball Ground and Waleska must balance that residential growth with commercial and industrial growth. Economic development goals include encouragement of existing business expansion and new business creation, continued diversification of the types of employment in the County, and ensuring the job skills of residents match employers' needs. These economic development strategies are key to creating an economically competitive community.

Policies

- Work towards creating regional job centers with a mix of commercial and industrial uses that leverage the market demand for regional retail, local-serving office and light manufacturing/warehouse space.
- Promote the growth of small-medium size businesses through a coordinated series of programs and support networks for existing and new business owners.
- Work to spur redevelopment along major transportation corridors, such as Bells Ferry, Hwy 5, and Hwy 92, to utilize existing infrastructure.
- Ensure that training and educational needs of employers are being met through a range of programs and partnerships between industry and educators.
- Strive to attract higher paying and professional jobs through the encouragement of executive housing, quality education and area-wide amenities, such as greenspace and the arts.
- Encourage the expansion of agribusiness and tourism opportunities throughout the County.
- Encourage the development of housing for the working population, such as rental opportunities and workforce housing in areas where infrastructure is adequate and available.

Discussion

Jobs in Cherokee County have historically been in manufacturing, with this industry accounting for more than 25 percent of the employment in the 1980's. Over the past two decades, there have been major shifts in the

national and regional economy towards a "knowledge"/service economy including professional and administrative services, technology, education, and health and social services. It is important for our economic development policies and strategies to reflect this change.

The County recognizes the need for economic development to ensure sustained growth. This will most certainly be important to the future of the whole community in creating a broad and diverse economic base for a robust local economy that can withstand the fluctuations in the larger markets. Issues to be addressed include:

- An high percentage of residents commute outside of the county for employment, which is typical for bedroom communities;
- Many of the jobs within the county are in retail or services,
- There is a need for more professional level jobs and career opportunities, and
- Residents' potential sales tax income is being spent outside of the county's borders--We need a broader range of retail to capture more of this spending.

Although the County continues to grow economically, it continues to remain primarily a bedroom community for the Atlanta Metro area, based on analysis of commuting patterns. Cherokee County faces the challenge of not having a sufficient supply of jobs that complement the skills of current county residents. Current employers are small to medium in size and generally produce parts and components for products from larger national companies or offer services to the Northern Metro Atlanta market.

Presently, residents are commuting out of the County to the professional jobs, while others are commuting into the County for the existing industrial and service-oriented jobs. This pattern may be changing as interest in Cherokee County by firms with professional jobs has increased significantly in the last few years. Efforts to "raise the profile" of the community seems to be paying off but this new interest needs to be translated into new offices being opened and operations started. It is critical that local government actions be strongly supportive of this type of economic expansion in order for it to be successful.

Typically, employment growth is lower in places where the housing supply is more constrained. If Cherokee County is to continue on the path toward becoming an employment center, leaders need to be mindful of the wider range of housing required in order to reach this goal. In general, the whole community will need more workforce and executive housing in order to support these economic goals.

Opportunity Cherokee 2015 proposes strategies to accomplish the ultimate goal of diversifying the economy, including: expansion of identified target business sectors; expansion of tourism opportunities; promotion and support of local entrepreneurs and small business and minority business owners; and tying local incentives to the creation of quality jobs. Successful economic development strategies confront challenges to the business climate, including workforce and education, infrastructure, business costs and environment, housing and quality of life.

Implementation Strategies

- 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.
- Maintain an adequate supply of quality prepared business and manufacturing sites.
- 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 Development Authority's Business Expansion & Retention Program including its Existing Industry Incentive Program, Existing Industry Roundtable, Operation Thank You, and advocacy of existing industry.
- Support the newly formed Cherokee Workforce Collaborative as education and industry partners work to develop new pathways to employment for Cherokee residents.
- Coordinate and streamline permitting processes and development regulations across all communities in Cherokee County.
- Encourage the redevelopment of underutilized shopping centers along major transportation corridors to broaden the retail and personal service offerings within Cherokee County.

Target Areas

AIRPORT AREA

The Airport Area is a relatively undeveloped portion of the county with predominately agricultural uses. Based on stakeholder and community meetings, the Airport Area Target Area is an ideal 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. To achieve this, there needs to be more amenities that serve the population.

Because the area is mostly undeveloped, it is critical that planning efforts emphasize a 'sense of place' for residents and employees. Job training and matching programs may assist employers in finding qualified applicants to work at various businesses. Finally, the area must include affordable housing nearby. Current housing options do not match the profile of the typical area worker, so modest starter homes are crucial in catering to area employees. Key implementation strategies include:

- Encourage more local retail and 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

Founded in 1882, 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 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 city is well-positioned for continued growth in the next 20 years. It is also important to note that Ball Ground is directly adjacent to the Airport Area so these two Target Areas are somewhat interrelated.

To realize the vision for the future, there are a series of issues that need to be addressed. They include the lack of a grocery store and other daily needs retail, the need for more housing options, and the challenge of managing truck traffic through downtown. For the future, Ball Ground has many strengths such as the unique, authentic character of the historic downtown, the growing local tourism and manufacturing industries, and strong transportation connections through I-575 or the nearby Cherokee Airport. Key implementation strategies include:

- Pursue the development of a grocery store
- Expand the variety of housing options
- Continue connect residences with the downtown with pedestrian facilities
- Support the reuse of older, existing buildings
- Invest in a strong system of parks and green spaces
- Continue to build the area's industrial base
- Develop a cohesive tourism strategy based on Ball Ground's unique character and nearby destinations
- Control development along the Highway 372 Bypass

HICKORY FLAT

The Hickory Flat Target Area centers on the intersection of Hickory Flat Highway (Highway 140) and East Cherokee Drive and Hickory Road/ Batesville Road. It is a close-knit community that emphasizes agriculture, forestry, fishing, and hunting, but has seen increasing congestion and suburban-style development in recent years, particularly residential subdivisions. Hickory Flat Highway and East Cherokee Drive serve as commercial hubs that ultimately provide a gradation into the more rural areas surrounding the target area.

Complicating Hickory Flat's issues are the numerous residential developments that have taken place in recent years, traffic congestion, loss or rural character, and lack of pedestrian and bicycle facilities. The primary goals that came out of the community workshop were to create a more connected community that encourages the protection of natural resources, supports agribusinesses and other local amenities, works to fix existing infrastructure prior to approving additional development, and increases pedestrian access via sidewalk construction and trails. These elements will help Hickory Flat to grow while maintaining its community character. Key implementation strategies include:

- Proactively collaborate and coordinate with the City of Holly Springs
- Preserve the rural and natural character of the Hickory Flat community
- Encourage the development of a mixed-use community village center
- Invest in a strong system of parks and green space
- Move forward with short– and long-term transportation improvement projects
- Develop a system of interconnected sidewalks and trails

HIGHWAY 20

The Highway 20 Target Area stretches 12 miles from Canton through the communities of Buffington, Macedonia, Lathemtown and Freehome to the Forsyth County line. The widening of Highway 20 over the next decade will change the corridor dramatically. 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 medium density suburban subdivisions.

Primary issues facing the Highway 20 target area 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 maintain the character of the target area's historic communities, advocate for historic structure reuse, improve transportation access to nearby employment centers, and be proactive about planning via target studies. Key implementation strategies include:

- 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

SOUTHWEST CHEROKEE

The Southwest Cherokee Target Area is one of the denser areas of the county and serves as our only direct connection to I-75. Highway 92 is the major east-west thoroughfare and is an industrial/business hub. This target area contains some of the county's older neighborhoods along with a mix of newer developments like Centennial Lakes. Housing is the dominant land use, but industries are also present such as Inalfa Roof Systems and Oeschler/Adidas. The target area contains no parks, although Lake Allatoona is adjacent to the north and west.

While residents love the access that southwest Cherokee provides, many are concerned with high speed traffic on Highway 92 and its overall appearance that deter pedestrian and bicycle activity along the corridor. Concerns also include aging and abandoned housing, congestion, and the lack of retail amenities. However, residents remain optimistic about the possibilities for growth, as proximity to I-75 will attract more development. With that, will come the need for job training, better connectivity and transportation options, and greenspace. Key implementation strategies include:

- Encourage more supportive retail, hospitality, and mixed-use along the Highway 92 corridor through revisions to the Zoning Ordinance including the Highway 92 Overlay District
- Preserve prime land with good transportation access for industrial and office uses
- Encourage greater housing options
- Support job training and matching programs
- Support the construction of pedestrian and bicycle facilities
- Support the development of parks and amenities

WALESKA

Incorporated in 1889, Waleska has historically been home to diverse industries, including grist mills, timber businesses, tobacco manufacturing, and mineral development. In addition, Waleska was always a college town—Reinhardt University was founded in 1883. Today, the University remains a significant presence in the downtown area. A handful of retail shops and businesses line Reinhardt College Parkway (SR 140) that serves as "Main Street" in Waleska. Residential homes on a wide range of properties surround the University and commercial properties at the core of the city. Waleska also serves for the closest city to Lake Arrowhead, a master-planned community in the foothills of the North Georgia mountains.

In the next 20 years, the city must address a number of issues to realize its vision. These include their reliance on Reinhardt University, lack of commercial / retail / local services, barriers to village-like development in the Zoning Ordinance, and an imbalance tax base. Waleska's future also provides many opportunities such as working with the University, transportation improvements especially at the intersection of Reinhardt College Parkway and Fincher Road, and the proximity to Lake Arrowhead to support businesses. Key implementation strategies include:

- Open dialog 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

Plan for the Future

Plan for the Future

Cherokee County Comprehensive Plan

The Power of 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 "feel," 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 community vision for a place instead of individual land use categories.

The Character Area designations indicate the primary and secondary types of land uses and the infrastructure necessary for that type of development. The Character Area descriptions serve as a guide in the determination of the future development approvals. The design of these distinct Character Areas is based on the classification of development patterns, their distinct differences and their relationship to one another as the Community continues to grow over the next 20 plus years.

Character Areas:

- 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.

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. This base was used to provide background data to the public for the development of the Vision and Guiding Principles. Utilizing the communities' Vision and Guiding Principles, distinct areas were outlined and developed into character areas. The Future Development Map:

- Applies the overall Vision, guiding principals 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;
- Visualizes projections within the Market Study for residential, retail, commercial, office and industrial needs to the year 2040;
- Was developed in conjunction with infrastructure planning and availability, land use compatibility and existing zoning;
- Acknowledges projected growth and provides for 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;
- Provides strong emphasis on integrated design, beneficial mixing of uses and connectivity; and
- Utilizes character areas to provide a richer description of how an area should function, look and feel.
- The use of Character Areas instead of standard land use categories strengthens the concepts of attraction, containment, mixed-use communities and compatibility between uses.

Why Use Character Areas?

- Provides a strong link between the a 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 complimentary uses;
- Identifies intensity levels, compatibility considerations and infrastructure considerations;
- Spells out the overall "feel" of an area into 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 are intended to establish a general direction and 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.
- 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.

Zoning Decision Process with Character Areas

Step 1: Identify the Character Area, and Node or Corridor where applicable, where the property is located on the Future Development Map.

Step 2: Refer to the Character Area Summary Table for a brief summary.

Step 3: Review the Guiding Principles and the policies under each related Core Issue, for applicability.

Step 4: If located within a Character Area, review the detailed description for the Character Area.

Step 5: If located within a Node or Corridor, review the detailed description for the Node or Corridor and the underlying Character Area.

Step 6: Determine whether the zoning or development proposal is consistent with all elements of this Comprehensive Plan, including:

- A) the Future Development Map,
- B) the applicable policies and design considerations, and
- C) the detailed description of the applicable Character Area, and Node or Corridor where applicable.

Step 7: Evaluate the immediate area (roughly a ¼ mile radius) surrounding the property for evidence of the elements of the Character Area and Node or Corridor, if applicable. If the majority of existing development around the property is more intensely developed or used, then a more intense—but complimentary—proposed use may be appropriate. On the other hand, a limited number of dispersed parcels should not be considered as representative of the predominant development intensity of the area. Care should be taken to consider appropriate transitions between areas of different levels of intensity.

Step 8: Present findings concerning Comprehensive Plan consistency as one of the factors in the rezoning or development decision process. Different jurisdictions have varied standards but some generally accepted factors are as follows:

- Suitability of the use for the proposed site
- Adverse affects on adjacent and nearby properties
- Use of property as currently zoned

- Impact of proposed use on existing streets, schools, sewers, water resources, police and fire protection, or other utilities
- Conformity with the policy and intent of the Comprehensive Plan
- Other conditions affecting the use and development of the property

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.

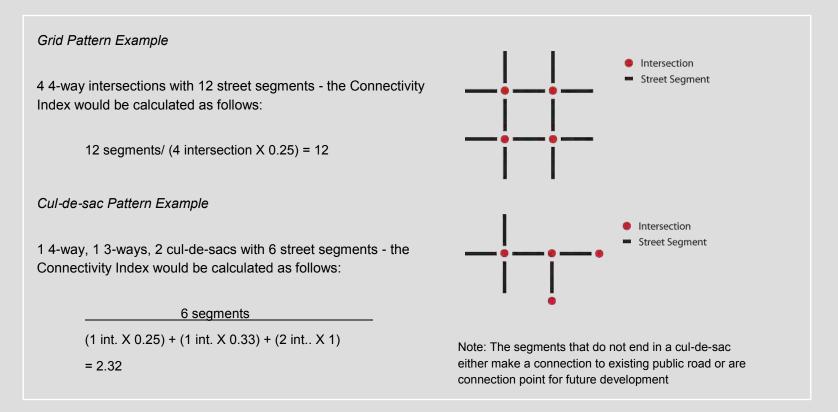
Interpretation of the Future Development Map is a process, which rests on the guiding principals, goals and policies expressed in the text. The Character Area designations on the map, both in terms of overall definition and intensity of land use types, require that policies and intent statements regulating 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 staffs.

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.

Definition of Terms:

• <u>Connectivity Index</u> - Number of street segments divided by the number of intersections adjusted by a factor for the level of connectivity of each type of intersection. The values range from 0 to 12, with 12 being the most connected.



- <u>Density</u> Ratio of number of residential units to the total acreage within a neighborhood. This value is used to describe the intensity of the residential use of a development.
- <u>Floor Area Ratio (FAR)</u> Ratio of total floor area of a building to the total lot area. This value is used to describe the intensity of the non-residential use on a property.
- Intersection Density Ratio reflecting the number of intersections divided by the land area. Shown in intersections per square mile.

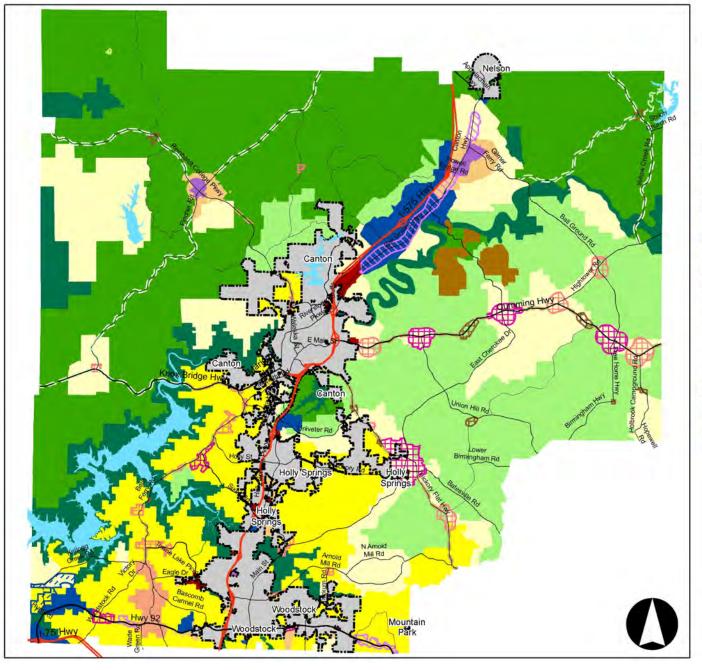
Character Area Summary Table

Future Development Map Symbol	Character Area	Description of Character and Primary Land Uses	Community Facilities & Infrastructure	Suggested Residential Density	Suggested Floor Area Ratio
	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 single- family 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	1.0 – 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	0.75 – 2.0 FAR
	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	0.75 – 2.0 FAR
	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	1.0 – 3.0 FAR
	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	3 – 16 dua	0.1 – 1.5 FAR
	Regional Center	Regionally oriented large scale commercial, office, retail, entertainment and recreational development, often with a residential component.	Full urban services	3 – 16 dua	0.5 – 1.5 FAR
	Utilities / Services	Major facilities for utilities or services to Cherokee County.			

Character Area Summary Table

Development Nodes and Corridors					
Future Development	Character Area	Description of Character and Primary Land Uses	Community Facilities & Infrastructure	Suggested Residential	Suggested Floor Area Ratio
	Country Crossroads	This commercial activity node is envisioned as a restricted commercial node located at existing commercial "crossroads" locations within the rural areas. 5,000sf Maximum.	Limited Levels of Service, Based on existing commercial development		0.1 – 0.5 FAR
	Hamlet	Hamlets are places where small-scaled commercial uses are arranged in a village-like setting. 17,500sf Maximum.	Limited Levels of Service		0.1 – 0.5 FAR
	Neighborhood Village	Small-scaled commercial designated to serve a single neighborhood with access and size restrictions. May be part of a residential development. 50,000sf Maximum.	Public water is available & sewer may be available. Good transportation access.	Underlying Character Area plus 1.0 dua	0.1 – 1.0 FAR
	Community Village	Medium-scaled commercial designated to serve several neighborhoods. 80,000sf Maximum.	Public water is available & sewer may be available. Good transportation access.	Underlying Character Area plus 1.0 dua	0.1 – 1.0 FAR
	Scenic Corridor	Scenic corridors have low intensity development parallel to a viewshed.	Very low level of services and community facilities	0.5 dua max.	
	Transitional Corridor	This corridor is designed to allow more intensive compatible residential uses and limited compatible nonresidential uses along major roadways. Limits are parcel-specific, but should allow a smooth transition to surrounding area.	Linear transitional areas along major transportation corridors.	Underlying Character Area plus 1.0 dua	0.1 – 0.5 FAR
	Development Corridor	Areas that extend along a major thoroughfare that have or are experiencing major development of retail, office or industrial land use and associated housing. These areas function as town centers.	Full urban services	3 – 10 dua	0.5 – 1.5 FAR

Future Development Map



Draft Future Development Map





Prepared by: Cherokee County Planning & Land Use This map has been compiled from the most up to date and reliablecores available. Cherokee County is not responsible for errors and omissions contained in this map. No warrantiles or representations are expressed or implied in fact or in taw.

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Natural Preserve

Description

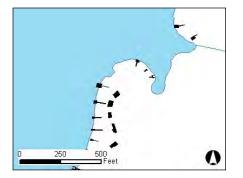
The Natural Preserve character area consists of undeveloped land with significant or unique natural or ecological features like lakes, streams, view sheds, wetlands, and other natural areas. You are likely familiar with Brick Mill Falls (top right) and Fields Landing (bottom right); these are examples of iconic Natural Preserve lands. Archaeological sites containing Native American artifacts, and remnants of early settlements serve as important pieces of the county's heritage in this character area.

Intent

This character area identifies large contiguous areas that are under some form of protection from development, such as easement, acquisition or other means. These areas serve critical environmental functions such as habitat protection, stormwater management and filtration of surface and ground water. Some of these lands are also open for passive recreation like Lake Allatooona, Garland Mountain and the Etowah River.

Strategies

- Work with federal and state programs to increase the level of protection on environmentally sensitive areas.
- Widen roadways in Natural Preserve areas only when absolutely necessary and design the alterations to minimize visual impact.
- Create additional public access areas that do not disturb the natural environment.









Intensity	Residential Density — 0.5 units per acre maximum Non-Residential FAR — Not Applicable Typical Intersection density— 1.42 per square mile Overall Connectivity Index— 2.63 (0-12 scale)
Future	Primary Land Uses
Development	Timber management and conservation uses Passive Recreation Secondary Land Uses Homesteads
Infrastructure	 Greenways, trails, path systems, private roads/ drives for cars/pedestrians Generally no sewer
Greenspace	Open space and conservation areas

Core Issues Links



Rural Places

Description

Rural Places are characterized by a balance between the natural environment and human uses with low density residential, farms, forests, outdoor recreation and other open space activities. In a sense, Rural Places remains the heart of Cherokee County with its farmland and agricultural industries. Land in Rural Places is typically cultivated as pasture, farmland, or woodlands under forestry management, or sparsely settled homes on individual tracts.

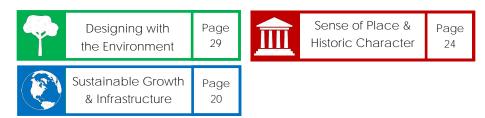
Intent

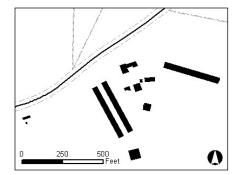
The Rural Places Character Area is an agricultural-residential community, which benefits from its scenic rural landscape while accommodating limited residential growth. Large-scale suburban development is not compatible within this Character Area due to conflicts such as agricultural smells or other forms of pollution resulting from raising animals 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 / the natural landscape to dominate this character area.

Strategies

- Discourage the conversion of undeveloped land into residential developments
- Utilize appropriate transitions between existing and newer developments to prevent incompatible uses
- Provide services at a level appropriate to the development pattern to help maintain the area's rural character

Core Issues Links











Intensity	Residential Density — 0.5 units per acre maximum Non-Residential FAR — Not Applicable Intersection Density— 4.06 - 13.37 per square mile Connectivity Index— 2.22 - 2.44 (0-12 scale)
Future Development	 Primary Land Uses Active farming, timbering and conservation uses Homesteads on individual lots Large lot estate-style single-family residential development Secondary Land Uses Outdoor recreation Semi-public and institutional uses
Infrastructure	 Easement and private driveway access Roads have grassy swales and narrow lanes Public water may be available Sewer is generally not available or planned
Greenspace	Significant greenspace often on private property
Droft	

Cherokee County Comprehensive Plan

August 1, 2018 Draft

Country Estates

Description

The Country Estates character area is noted for its low intensity housing, horse farms, and agricultural production. Country Estates serves as a transition between rural and suburban areas as well. This area promotes farming and livestock production along with large lot housing that does not disturb the surrounding rural areas. Country Estates residential lots are typically around two acres or more, with more prevalent housing development than in Rural Places. This Character Area contains lands that are sparsely developed, sometimes contain agricultural production, or have been developed as "estate farms" and large-lot subdivisions. Horse farms and equestrian related developments dot the area landscape. This mixture provides a low-intensity residential community..

Intent

The intent of this Character Area 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 and encourage the further development of large lot estates and "gentlemen's farms" that blend into the overall fabric of the area.

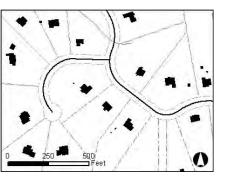
Strategies

- Maintain the estate lot minimum requirement of 80,000 square feet or more
- Ensure that development does not disturb rural areas or obstruct scenic views or vistas

Core Issues Links













Intensity	Residential Density — 0.5 units per acre maximum Non-Residential FAR — Not Applicable Intersection Density — 4.06 - 13.37 per square mile Connectivity Index— 2.22 - 7.32 (0-12 scale)
Future	Primary Land Uses
Development	Homesteads on individual lots Large lot single-family residential development Active farming, timbering and conservation uses Secondary Land Uses Passive Recreation Semi-public and institutional uses
Infrastructure	 Most roads have grassy swales and narrow lanes Some subdivisions have curb and gutter Public water available but no sewer
Greenspace	Greenspace on private property Conservation areas in residential neighborhoods

Suburban Growth

Description

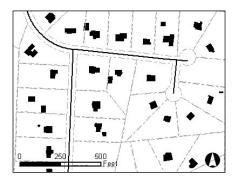
The Suburban Growth character area generally consists of single family detached homes situated on lots ranging in size with shallower setbacks than in rural areas. Suburban Growth areas have limited existing development but occur where growth pressure is the greatest due to adjacency with current or 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.

Intent

The primary purpose of this area is to channel growth pressures to areas that are suitable in terms of land use patterns and infrastructure investment to create more sustainable communities. The intent of this Character Area is to preserve the primarily residential nature of these areas while promoting new residential communities that foster a sense of community and provide mobility, recreation and open space. It is critical in Suburban Growth areas 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, and health facilities at suitable locations near homes
- Provide connections to adjacent land uses and future developments
- Encourage innovative development that integrates greenspace within its design such as conservation subdivisions, master planned and traditional communities in appropriate locations









Intensity	Residential Density — 0.5 - 1.0 units per acre Non-Residential FAR — Not Applicable Typical Intersection Density —23.9 per square mile Connectivity Index — 1.94 - 2.23 (0 to 12 scale)
Future Development	Primary Land Uses Single-family detached housing Conservation Subdivisions Secondary Land Uses Semi-public and institutional uses
Infrastructure	 Roads have a combination of swales and curb / gutter Public water is available Sewer may be available or planned for the future
Greenspace	Open space and conservation areas in neighborhoods Public parks and greenspaces

Core Issues Links







Sustainable Growth Page & Infrastructure 20

Suburban Living

Description

Suburban Living areas are distinguished by the established suburban neighborhoods of single family detached houses, the complimentary shopping areas, 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.

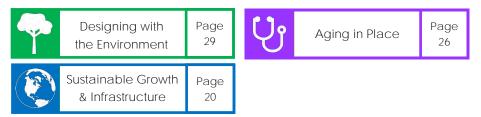
Intent

The Suburban Living Character Area is designed 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 development should be limited to areas where there is available capacity within the existing infrastructure i.e. roads, schools, water/sewer, etc.).

Strategies

- Ensure that infill development compliments existing uses
- 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 this character area

Core Issues Links











Intensity	Residential Density — 1.0 - 3.0 units per acre Non-Residential FAR — Not Applicable Typical Intersection Density — 69.0 per square mile Connectivity Index — 1.94 - 2.23 (0 to 12 scale)
Future Development	Primary Land Uses Single-family detached housing Conservation Subdivisions Master-planned communities Secondary Land Uses Semi-public and institutional uses Regional outdoor recreational uses or parks
Infrastructure	 All new roads have curb and gutter Sidewalks within subdivisions extending to community facilities Sewer is available in most areas
Greenspace	Open space and conservation areas

Neighborhood Living

Description

Neighborhood Living areas are mostly residential in nature but may include small commercial areas. This character area includes 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 more dense than suburban areas because it is generally located in and around cities in Cherokee County where there are full urban services and infrastructure.

Intent

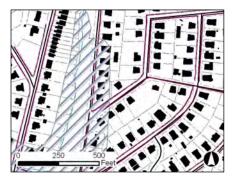
The intent of this Character Area is to create new moderate-density neighborhoods to accommodate a range of housing types to suit a variety of lifestyles, price points and stages of life while being respectful of existing neighborhoods. Community facilities and commercial uses are common in these areas to provide for 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
- Locate parks, squares, and other greenspace close to all new homes
- Locate parking to the sides or rear of residential and non-residential buildings, and screen all parking from the public pedestrian view

Core Issues Links











Intensity	Residential Density — $3.0 - 8.0$ units per acre Non-Residential FAR — $0.75 - 2.0$ Floor Area Ratio Typical Intersection Density — 32.79 per square mile Connectivity Index — $4.72 - 4.97$ (0 to 12 scale)
Future Development	Primary Land Uses Small lot single-family homes Attached single-family duplexes & townhouses Secondary Land Uses Public and Institutional Uses Mixed–use buildings
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

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 1960's and 70's, 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 a vibrancy to the area

Core Issues Links











Intensity	Residential Density — $4.0 - 12.0$ units per acre Non-Residential FAR — $0.75 - 2.0$ Floor Area Ratio Intersection Density — $32.79 - 56.53$ per square mile Connectivity Index — $4.72 - 4.97$ (0 to 12 scale)
Future Development	Primary Land Uses Small lot single-family homes Attached single-family duplexes & townhouses Mixed–use buildings Secondary Land Uses Public and Institutional Uses Senior Housing? Single-use commercial
Infrastructure	Urban streets with sidewalks on both sidesFull urban services (water and sewer)
Greenspace	Smaller civic spaces (i.e. pocket parks, playgrounds, etc.) within the residential areas

Urban Core

Description

The Urban Core Character Area covers the few unincorporated pockets of urban core areas within Canton, Holly Springs and Woodstock. More detailed information for Ball Ground and Waleska can be found in their plans. This Urban Core consists of higher density development and a wide range of commercial and institutional uses. Civic spaces and public buildings amidst retail storefronts and dense housing help create a compact core that promotes an urban feel and vibrancy.

Intent

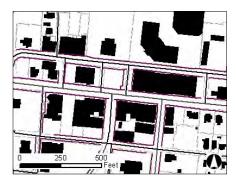
The purpose of the Urban Core Character Area is to support the urban downtown areas of Canton, Holly Springs and Woodstock with compatible development.

Strategies

- Encourage the adaptive use of older buildings into newer uses
- 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 to attract additional businesses and ultimately grow the downtown area

Core Issues Links











Intensity	Residential Density — $3.0 - 16.0$ units per acre Non-Residential FAR — $1.0 - 3.0$ Floor Area Ratio Intersection Density — $56.53 - 94.03$ per square mile Connectivity Index — $4.97 - 5.22$ (0 to 12 scale)
Future Development	Primary Land Uses Attached single-family duplexes & townhouses Multi-family flats Mixed–use buildings Secondary Land Uses Public and Institutional Uses Single-use commercial
Infrastructure	Urban streets with sidewalks on both sidesFull urban services (water and sewer)
Greenspace	Smaller civic spaces (i.e. pocket parks, playgrounds, etc.) within the residential areas

Regional Center

Description

The Regional Center Character Area is 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.

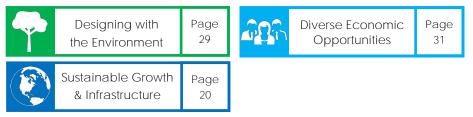
Intent

The overall Regional Center environment should 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 the buildings. This high intensity of mixed uses should be organized to provide a pleasant "Main Street" type feel and planned allow for ease of movement, internal and external.

Strategies

- Develop streets in a grid-like pattern with small blocks to allow pedestrian connectivity throughout the center
- Ensure buildings are oriented towards the street and are in close proximity to each other; all parcels should be interconnected along streets, squares, plazas, etc.
- Design buildings that are compatible with the existing development in term 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

Core Issues Links











Intensity	Residential Density — 3.0 - 16.0 units per acre Non-Residential FAR — 0.5 - 1.5 Floor Area Ratio Typical Intersection Density — 13.83 per square mile Connectivity Index — 3.53 (0 to 12 scale)
Future Development	 Primary Land Uses Large-scale retail buildings Regional and professional buildings Entertainment, restaurant and cultural uses Mixed–use buildings Secondary Land Uses Dense residential neighborhoods
Infrastructure	Urban streets with sidewalks on both sidesFull urban services (water and sewer)
Greenspace	Trails connecting to passive recreation areas and surrounding residential areas Pocket parks and greens

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 and residential developments are secondary uses on the periphery that compliment these employment centers. Greenspaces and civic spaces that connect workplaces together are integral as well.

Intent

Development within a Workplace Center should be focused into villages, 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. Residential uses should only be located where integrated into a mixed-use development or at the edge of the Workplace Center on property that is not suitable for the primary land uses. It is critical to ensure residential uses do not become a primary land use, therefore substantially reducing the nonresidential character of the area and causing land use conflicts.

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 good transportation access for industrial and office uses

Core Issues Links









Intensity	Residential Density — 3.0 - 16.0 units per acre Non-Residential FAR — 0.1 - 1.5 Floor Area Ratio Typical Intersection Density — 13.83 per square mile Connectivity Index — 3.53 (0 to 12 scale)
Future Development	 Primary Land Uses Office buildings & complexes Light industrial / manufacturing & warehousing Mixed–use buildings Secondary Land Uses Retail & services commercial development Residential neighborhoods
Infrastructure	Suburban streets with a sidewalk on one sideFull urban services (water and sewer)
Greenspace	Trails connecting to passive recreation areas and surrounding residential areas Private on-site amenities for employees

Utilities / Services

Description

Previously known as Waste Management, this character area was expanded to include additional 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 the Pine Bluff Municipal Solid Waste Landfill, the Atlanta Gas Light Plant, the Etowah Water Treatment Plant, and the Riverbend Wastewater Treatment Plant.

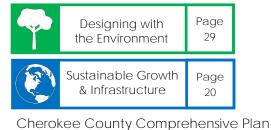
Intent

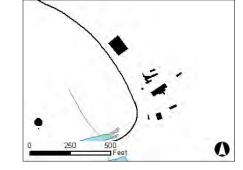
The Utility / Services area developed because of the strategic advantages of I-575 corridor north of Canton and the Etowah River corridor. These utility sites are usually located on large tracts of land and may have intense usage. The surrounding rural character has also been an advantage that provided 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
- Update the county's Solid Waste Management Plan after 2018
- Continue exploring additional sites that may be appropriate for the Utilities character area

Core Issues Links











Intensity	Residential Density — Not Applicable Non-Residential FAR — Not Applicable Intersection density — 4.06 per square mile Connectivity Index — 2.44 (0 to 12 scale)
Future Development	Primary Land Uses Landfill Water & 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



Description

Country Crossroads are very small commercial areas that serves residents living near historic crossroads in the county's rural areas. These Businesses within Country Crossroads typically offer limited local convenience goods and services. These nodes typically consist of single story buildings with a single establishment in each. The Country Crossroads node provides a central location for residents to fulfill their basic needs that still respects their rural environment.

Intent

The intent of the Country Crossroads character areas is to recognize limited retail uses in the rural areas of Cherokee County. In these areas it is common for existing structures and buildings to be adapted for commercial use. Existing Country Crossroads businesses are expected to remain and make improvements, but further new development or expansion of a Country Crossroads Character Area would require upgrading to a Hamlet.

Guidelines

- No individual store or building larger than 5,000 square foot, with a maximum height of 1 story
- Ensure that scenic elements such as tree canopies and view sheds are not adversely affected by development
- Country Crossroads should be compatible with surrounding residential properties and developed to serve a very limited immediate service area and pass-by traffic

Core Issues Links













Intensity	Residential Density — Not Applicable Non-Residential FAR — 0.1 - 0.5 Floor Area Ratio Intersection Density— 7.0 to 17.90 per square mile Connectivity Index— 3.83 to 7.32 (0-12 scale)
Future Development	 Primary Land Uses Convenience retailers & local groceries Tack shops, "feed and seed" stores Gas stations Secondary Land Uses Local institutions—churches, schools, day care, fire stations
Infrastructure	 Rural roads with shoulders & swales Public water is available Typically lacks public sewer
Greenspace	Not Applicable



Description

Hamlets consist of smaller commercial uses and civic amenities clustered together a village-type setting. A typical Hamlet would include a handful of businesses such as a bank, day care, restaurant, dry cleaner and gas station, and other similar "daily-needs" commercial uses to serve nearby residents. These nodes are typically located in character areas that have more residential development such as Country Estates and Suburban Growth. Hamlets may also feature parks or greenspace.

Intent

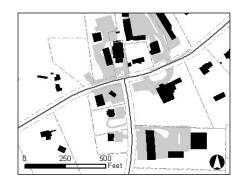
This stage of development is critical for building a node that is a focal point rather than an afterthought for the surrounding community. Expansions of a Hamlet must be considered carefully in ensure they are compatible. Developments within the Hamlet should include a small civic space, such as a neighborhood park, or green with sidewalks or paths connecting the area together. Adaptive reuse of existing structures and buildings is encouraged to preserve the community character and scale.

Guidelines

- No individual store or building larger than 17,500 square foot, with a maximum height of 2 stories
- Larger buildings and more intensive uses should be located in the center surrounded by smaller, residential-compatible buildings
- All principal buildings should have a front door facing a roadway or civic space and incorporate design elements / materials from the node.
 Parking beyond a single row in front should be located to the side or rear of the building.

Core Issues Links











Intensity	Residential Density — Not Applicable Non-Residential FAR — 0.1 - 0.5 Floor Area Ratio Intersection Density— 7.0 to 17.90 per square mile Connectivity Index— 3.83 to 7.32 (0-12 scale)
Future Development	Primary Land Uses Small-scale shops, drugstores, restaurants Tack shops, feed and seed stores Personal services—dry cleaners, barbershops Professional services—doctors, lawyer offices Secondary Land Uses Local institutions—churches, schools
Infrastructure	 Located along arterial or collector roads Sewer availability varies depending on location within the county Public water should be available
Greenspace	Small civic spaces such as a park or green



Description

A Neighborhood Village is a slightly larger collection of buildings and businesses arranged around a civic space such as a green or plaza in a small-town setting. Neighborhood Villages provide basic amenities such as retail, restaurants, doctors offices, schools, and churches to serve the surrounding neighborhoods. These nodes are typically located in a variety of character areas at major intersections along arterial roads in the County.

Intent

The size and scale of the Neighborhood Village is very important. Multitenant buildings should be broken apart to permit vehicular and pedestrian circulation to the surrounding neighborhood. The design of pedestrian circulation within the village shall be of equal importance as vehicular circulation and parking. Inter-parcel access and access management are also vital to give drivers options and improve road safety.

Guidelines

- No individual store or building larger than 50,000 square foot, with a maximum height of 3 stories
- Larger buildings and more intensive uses should be located in the center the node surrounded by smaller, residential-compatible buildings
- 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

Core Issues Links









Intensity	Residential Density — Character Area plus 1.0 unit/acre Non-Residential FAR — 0.1 - 1.0 Floor Area Ratio Intersection Density— 7.0 to 69.36 per square mile Connectivity Index— 2.52 to 7.32 (0-12 scale)
Future Development	Primary Land Uses Grocery stores, drugstores, restaurants & shops Personal services—dry cleaners, hair salon Professional services—doctors, lawyer offices Secondary Land Uses Local institutions—churches, schools Residential housing/senior housing
Infrastructure	 Located along arterial or collector roads Sidewalks connect into surrounding neighborhoods Public water is available Sewer may be available depending on location
Greenspace	Small civic spaces such as a park or green, including ball fields and courts



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.

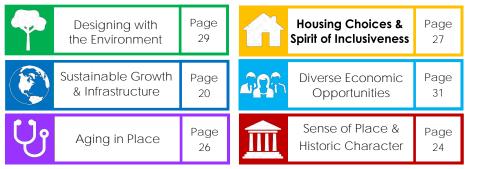
Intent

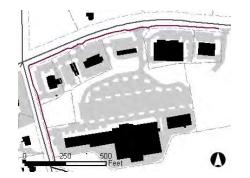
Community Villages are envisioned as places where a compatible mixture of higher-intensity uses are located, including a variety of housing options, small offices, retail shops, services, and well-placed parks / plazas that create a small, interconnected community.. At the center of the node, there is 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.

Core Issues Links











Intensity	Residential Density — Character Area plus 1.0 unit/acre Non-Residential FAR — 0.1 - 1.0 Floor Area Ratio Intersection Density— 7.0 to 69.36 per square mile Connectivity Index— 2.52 to 7.32 (0-12 scale)
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 such as a park or green, including ball fields and courts for active recreation

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

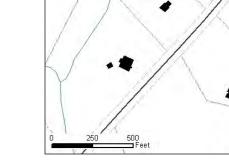
It is the intent of the Scenic Corridor to be conceptual and not be a physical limitation upon any one property within a set distance from a roadway. This corridor recognizes the scenic quality of the roadway. To preserve the scenic quality of a corridor, plans for development within the corridor should 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

Core Issues Links









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Intensity	Residential Density — 0.5 unit per acre maximum Non-Residential FAR — Not Applicable Typically Intersection Density— 4.06 per square mile Connectivity Index— 2.44 (0-12 scale)
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 local roads Very low street connectivity Public water should be available Sewer is not always available or planned
Greenspace	Greenways and Greenspace on private property

Transitional Corridor

Description

Transitional Corridors lie along major roadways originally developed with very low intensity agricultural and residential uses that have been impacted by nearby development and adjacent road improvements. Generally, these areas are no longer suitable for very low intensity types of uses fronting directly onto the major road. Cumming Highway (SR 20) and Hickory Flat Highway (SR 140) are prime examples of Transitional Corridors between the established nodes at major intersections.

Intent

It is the intent of the Transitional Corridor to allow more intense development immediately adjacent the roadway while transitioning to lower intensity surrounding areas. The depth of the Corridor is dependent upon the configuration of the property, access to the roadway, size of the property and the ability to assemble smaller tracts to create a larger plan of development. The Transitional Corridor designation upon the Future Development Map represents the areas along various roadways where a use that transitions away from the intensity of the roadway may be appropriate.

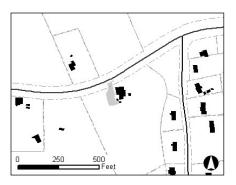
Guidelines

- Ensure that new residential neighborhoods in the corridor are no more dense than the current character area plus 1 unit per acre if existing infrastructure permits.
- Commercial uses should be located near the road and the utilization of existing structures is encouraged to preserve the sense of place

Core Issues Links



Cherokee County Comprehensive Plan









Intensity	Residential Density — Character Area plus 1.0 unit/acre Non-Residential FAR — 0.1 - 0.5 FAR Intersection Density— 13.37 - 23.9 per square mile Connectivity Index— 2.22 (0-12 scale)
Future Development	Primary Land Uses Single-family detached housing Conservation subdivisions Master-planned communities Secondary Land Uses Small-scale shops, & restaurants Personal services—dry cleaners, barbershops Professional services—doctors, lawyer offices Local institutions—churches, schools
Infrastructure	 Located along arterial or collector roads Public water is available Sewer may be available
Greenspace	Greenways and conservation areas

August 1, 2018 Draft

Development Corridor

Description

Development Corridors extend along major thoroughfares that have or are experiencing major development of retail, office or industrial land uses, townhouses and multi-family housing. This character area provides a linkage between existing developed areas centered on major intersections, allowing for a cohesive layout of businesses and residences that make it easy for drivers and pedestrians to fulfill various needs in a small radius. Most of the Development Corridor areas are located around Ball Ground or along Highway 92.

Intent

The overall goal of this Character Area is to provide, through transportation, land use and other physical enhancements, an environment that provides a distinctive "place," not merely a roadway. Higher intensity development should be clustered at major intersections with new secondary roads added to improve circulation. Site planning, building design and landscaping are critical in order to create an appealing mixed-use corridor.

Guidelines

- Plan and implement a grid-style street network that improves access management and allows for alternative modes of transportation
- Encourage retrofitting of existing strip development into pedestrian scale, interconnected nodes
- Focus development in villages, urban, and workplace centers to protect the surrounding area









Intensity	Residential Density — 3 - 10 units per acre Non-Residential FAR — 0.5 - 1.5 FAR Intersection Density— 32.79 - 69.05 per square mile Connectivity Index— 1.94 - 4.72 (0-12 scale)
Future Development	Primary Land Uses Retail/Commercial Centers Grocery stores, drugstores, restaurants & shops Personal services—dry cleaners, barbershops Professional services—doctors, lawyer offices Office Buildings Secondary Land Uses Local institutions—churches, schools Townhomes & Multi-family residential
Infrastructure	 Located along 4-lane urban arterial roads with sidewalks on both sides of the street Public water & Sewer is available
Greenspace	Greenways and conservation areas

Core Issues Links



Vision Into Action

Vision Into Action



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. These three points appear simple but require many more detailed steps to be successful. This section will discuss a series of ways to use the Comprehensive Plan to guide growth.

COMPREHENSIVE PLAN CONSISTENCY

Each community should use the policies and character area standards outlined within this Comprehensive Plan while reviewing specific proposals for rezoning and development. The character area standards are intended to establish a general direction and a base level of development quality and compatibility with surrounding areas.

New rezonings and developments should be compared against the Comprehensive Plan—policies and character areas for consistency and intent.

- Guiding principles, policies and development strategies are developed from the Vision; all new development should relate and coordinate with policy;
- Review general design considerations for consistency with Character Area descriptions, and Node or Corridor descriptions if applicable;
- Character Areas suggest qualitative controls until small area and corridor studies are completed for specific areas; and

Community Planning Three-Step Process:

- 1. Develop and adopt a Comprehensive Plan.
- 2. Use the Comprehensive Plan to evaluate proposals for rezoning and other approvals.
- 3. Establish regulatory measures necessary to protect and enhance the character of our communities.

• Character Areas, Nodes and Corridors are not regulations, and therefore will allow flexibility during project review.

As the project proceeds through the rezoning or development process it will be judged on how that specific proposal works on that specific site, utilizing Zoning Ordinance review standards already adopted by the jurisdiction.

DEVELOPMENT REGULATIONS

Development Regulations should reflect the Character Area guidelines and create a one to one relationship between this Plan and the implementing 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. By implementing these types of control measures, a community can work towards achieving their Vision.

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 all together. The importance of this implementation effort cannot be overstated. These regulations are valuable and necessary tools for the implementation of the Comprehensive Plan and for the creation of quality developments within the county.

DETAILED PLANNING STUDIES

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. The public engagement during the planning process has already identified the need for several small area plans to address areas that need coordination between land use, transportation and other infrastructure.

PLAN REVIEW AND UPDATE

To be a useful and influential 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/STWP 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 score card 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 Short Term Work Program activities compared to actual accomplishments. (Current list found in the next section)
- New Related Plans that should be coordinated with the Comprehensive Plan.

Short Term Work Program (STWP)

The STWP will be updated annually, reflecting the results of the Annual Plan Review. The STWP will be extended one year into the future in order to maintain a full five years of future activity, and any changes appropriate to the other years will be included. The updated STWP will be forwarded to the Atlanta Regional Commission (ARC) for their files. A new STWP for 2019 – 2023 can be found at the end of this document.

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 STWP, 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 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

Project Description		Implem	entation		Status	
		Ongoing	Pending	Dropped		
Natural and Historic Resources						
National Register Historic District established for Downtown Ball Ground	Х				Completed in 2010	
Develop plan for Etowah River Greenway				Х	Dropped in 2018	
Pursue qualification as a "Certified Local Government" under Historic Preservation Division of Georgia DNR				Х	Dropped in 2018	
Continue to participate in the Etowah River Habitat Conservation Plan (HCP). Consider adoption of Low Impact Development Guidelines to support the HCP				Х	Dropped in 2018	
Develop Environmental Awareness Program	х				Completed in 2018	
Explore potential for a National Register nomination for the Reinhardt Campus area in Waleska as a historic district				x	Dropped in 2018	
Economic Development						
Faciliate stakeholder meetings concerning agribusiness and agritourism in the county				Х	Dropped in 2018	
Prepare Tax Increment/Finance District Guidelines				Х	Dropped in 2018	
Coordinating and streamline permitting processes and development regulations across all communities in Cherokee County	Х				Completed in 2018	
Encourage the redevelopment of underutilized shopping centers along major transportation corridors to broaden the retail and personal service offerings in Cherokee County		Х			Included in other line items in 2018	
Community Facilities	4					
Construct Records Retention Center	Х				Completed in 2008	
Parks and Recreation	4					
Fields Landing Park Expansion (Replaces Sutallee Project)	Х				Completed in 2008	
Aquatic Center	Х				Completed in 2013	
Blankets Creek	Х				Completed in 2013	
Buffington Park Renovations				Х	Project Dropped in 2013	
Cherokee Mills Lake Allatoona				Х	Project Dropped in 2013, Funds Reallocated	
Sequoyah Park Renovations	Х				Completed in 2013	
Soccer Complex	Х				Completed in 2013	
Barnett Park Renovations	Х				Completed in 2015	
Biello Park East (Riverside)	Х				Completed in 2015	
Biello Park West	Х				Completed in 2015	
Dwight Terry Renovations	Х				Completed in 2015	
Hobgood Park Phase II & Renovations	Х				Completed in 2015	

Recent Accomplishments

Project Description		Implem	entation	Status	
	Complete Ongoing Pending Dropped			Dropped	
Parks and Recreation—Continued					
Lighting Improvements at Sequoyah	Х				Completed in 2015
Recreation Center Renovations	Х				Completed in 2015
Waleska (NW) County Park	Х				Completed in 2015
Weatherby Park Renovations	Х				Completed in 2015
Kenny Askew Park Renovations	Х				Completed in 2016
East Park (Cherokee Veterans)	Х				Completed in 2017
Patriots Park	Х				Completed in 2017
Transportation					
Complete the Comprehensive Transportation Plan	Х				Completed in 2008
Extend Cherokee County Airport Runway	Х				Completed in 2011
New Interchange at I-575/Rope Mill Road	Х				Completed in 2013
Improvements at Sixes Road Interchange	Х				Completed in 2013
Update to the Comprehensive Transportation Plan	Х				Completed in 2016
Develop a Context-Sensitive Design Process such as the one recommended by GDOT	Х				Completed in 2018
Develop Alternative Transportation Education Program				Х	Reliant on ARC and GRTA
Bells Ferry Road widening (2 phases)		Х			Included in "Roadway Improvements" line item
Public Safety					
Ladder Truck	Х				Completed in 2008
Fire Department Supply Warehouse	Х				Completed in 2008
Fire Station 17 Renovation	Х				Completed in 2009
Fire Station 20 Driveway	Х				Completed in 2009
Fire Engine x 2	Х				Completed in 2009
Air Truck Rechassis	Х				Completed in 2009
Fire Station 6 Replacement	Х				Completed in 2012
Communications System				Х	Project Dropped in 2013
Sheriff's Training Facility	Х				Completed in 2015
Fire Station 32 Renovation	Х				Completed in 2015
Fire Station 1 Replacement	Х				Completed in 2018
Fire Station 3 Replacement	X				Completed in 2018

Recent Accomplishments

Project Description		Implem	entation		Status
	Complete	Ongoing	Pending	Dropped	
Library Services					
R.T. Jones Library Facility Addition	Х				Completed in 2011
Rose Creek Library Facility Expansion				Х	Project Dropped in 2013
Land Use & GIS				-	·
Major Update of Comprehensive Plan	Х				Completed in 2008
Draft specific development/design guidelines for downtown Ball Ground.	Х				Completed in 2008
Develop Airport Area Master Plan	Х				Completed in 2012
Develop Unified Code that combines the zoning ordinance, subdivision regulations and development regulations to consistently implement elements of the Community Agenda.				X	Dropped in 2018
Revise rezoning process to provide better information on land use changes and infrastructure impact for each proposal.	Х				Completed in 2018

Short Term Work Plan

Project Description	FY2019	FY2020	FY2021	FY2022	FY2023	Estimated Total Cost	Funding Sources	Responsible Party
Natural and Historic Resources		1			1			
Implement Parks and Rec Master Plan	Х	Х	Х	Х	Х	Staff Time	County	BOC, Planning & Land Use, GIS, Parks & Rec.
Develop Historic Property Resource Kit that includes Tax Credit Basics	Х	Х				Unknown	County	Planning & Land Use, Historical Society
Develop and Update Historic Resources Map	Х	Х				Staff Time	County	GIS, Planning & Land Use, Historical Society
Continue to update the Cemetery Location Map as needed	Х	Х	Х	Х	Х	Staff Time	County	GIS, Planning & Land Use, Historical Society
Develop water supply watershed overlay district	Х	Х				Staff time	County	Engineering, Planning & Land Use
Economic Development					•			
Develop and promote business and manufacturing sites within Cherokee County	Х	Х	Х	Х	Х	Staff Time	Development Authority	Development Authority, Chamber of Commerce
Continue the focused marketing campaign targeting industries identified in Opportunity Cherokee	Х	Х	Х	Х	Х	Staff Time	Development Authority	Development Authority, Chamber of Commerce
Enhance the entrepreneurship and small business support programs with a comprehensive range of financial assistance, training, networking, professional advice and educational opportunities	Х	X	X	X	X	Staff Time	Development Authority	Development Authority, Chamber of Commerce
Continue the Business Expansion & Retention Program and advocacy for existing industry	Х	Х	Х	Х	Х	Staff Time	Development Authority	Development Authority
Focus resources on supporting and expanding the Cherokee Workforce Collaborative	х	X	X	X	X	Staff Time	School District, Chamber of Commerce, Development Authority	Cherokee County School District, Chamber of Commerce, Development Authority
Develop Marketing Studies for County Target Areas		Х	х			\$25,000 each	County	Planning & Land Use, Development Authority
Housing		•	•	•	•			
Continue to evaluate/update dilapidated Housing	Х	Х	Х	Х	Х	Unknown	private	Private Developers
Use CDBG funds for the Cherokee County Home Repair Program targeted for low-income seniors and veterans	Х	х	х	х	х	\$500,000	County, CDBG	Community Services, GUCC
Encourage the construction of affordable housing for a range of residents	Х	Х	Х	х	Х	Unknown	state and federal programs, private	Private Developers
Develop Housing Regulations for seniors and disabled persons	Х	Х	х			Staff Time	County	BOC, Planning & Land Use
Identify areas with adequate infrastructure & suitable for workforce housing opportunities	Х	Х	Х	Х	Х	Staff Time	County	GIS, Planning & Land Use, Engineering

Short Term Work Plan

Project Description	FY2019	FY2020	FY2021	FY2022	FY2023	Estimated Total Cost	Funding Sources	Responsible Party
Housing—Continued						I		
Facilitate County-wide meetings to encourage cooperation on affordable housing financing from federal and state sources.	Х	Х				Staff Time	County	Planning & Land Use
Organize affordable housing education forums for the public	Х					Staff Time/ Consultant	County, City of Woodstock	Planning & Land Use, City of Woodstock, Non-Profits
Community Facilities							•	
Periodically review Service Delivery strategies, level of services, and develop a plan to provide services to accommodate new growth.	Х	X	X	X	X	Staff Time	County	BOC, Public Safety, Engineering
Continue to identify, fund and implement Bells Ferry LCI projects	Х	Х	Х	Х	Х	\$17,000,000	GDOT, ARC, County, Private	BOC, Planning & Land Use, Engineering, Private Developers
Expand Cherokee County Adult Detention Center	Х	Х	Х	Х		Unknown	County	BOC, Public Safety
Parks and Recreation				1				
Multigenerational Center at Veterans Park	Х	Х				\$8,000,000	County	Recreation & Parks, BOC
Evaluate sites for multigenerational park facility in SW Cherokee	Х	Х				Staff time	County	Recreation & Parks, BOC
Park Maintance Facility	Х	Х	Х			\$750,000	County, Impact Fees	Recreation & Parks, BOC
Connect existing trails and develop linear parks/greenways to connect high priority areas	Х	Х	х	Х	Х	Unknown	County	Recreation & Parks, Transportation, BOC
Develop additional multipurpose fields for a wider variety of activities	Х	Х	Х	Х	Х	Unknown	County	Recreation & Parks, BOC
Develop Thacker Property (Alison Lane) for passive recreation				Х		\$500,000	County	Recreation & Parks, BOC
Transportation			1			1	1	
Roadway Improvements	Х	Х	Х	Х	Х	\$140,000,000	GDOT, SPLOST	BOC
Develop character area-specific roadway standards	Х	х	Х			Staff time	County	Engineering, Planning & Land Use
Continue support of Ride-Share Program	Х	х	Х	Х	Х	\$15,000	County, ARC, GRTA	Community Development
Install Park/Ride Lots	Х	Х	х	Х	х	\$2,000,000 per lot	County, ARC, GRTA	Community Development, BOC
Develop linkages between trails, sidewalks, and amenities/ services	Х	Х	Х	Х	Х	Unknown	County	Parks & Rec, Planning & Land Use, Engineering, Cities

Short Term Work Plan

Project Description	FY2019	FY2020	FY2021	FY2022	FY2023	Estimated Total Cost	Funding Sources	Responsible Party
Transportation								
Study alternate route for trucks going through downtown Ball Ground	Х	Х	Х	Х	Х	\$150,000	County	GDOT, Engineering, City of Ball Ground
Develop access management and interparcel access guidelines/regulations	Х	Х	Х	Х	Х	Staff Time	County	Engineering, Planning & Land Use
Public Safety							•	
Fire Station 5 Renovation				Х	Х	\$1,800,000	Fire District, SPLOST	Fire Department, BOC
Fire Station 13 Replacement Station	Х					\$2,095,000	Impact Fees, General Fund, SPLOST	Fire Department, BOC
Fire Station 15 Relocation & Replacement Station				Х	Х	\$1,500,000	Impact Fees, General Fund	Fire Department, BOC
Future Fire Station (new)			Х	х		\$1,085,000	Impact Fees, General Fund	Fire Department, BOC
Purchase property for Future Fire Facilities	Х	Х	Х	Х	Х	\$750,000	County	Fire Department, BOC
Airport Crash Truck		Х	Х			\$800,000	Impact Fees, Fire District	Fire Department, BOC
Ladder Truck			Х	Х		\$1,050,000	Impact Fees	Fire Department, BOC
Fire Apparatus Replacement Program	Х	х	х	X	х	\$800,000	SPLOST, Impact Fees	Fire Department, BOC
EMS Squad Replacement Program	Х	Х	х	х	Х	\$700,000	County	Fire Department, BOC
Small Fleet Replacement Program	Х	Х	Х	Х	Х	\$180,000	County	Fire Department, BOC
Consolidate Fire Service with one (1) Agency	Х	Х	х	х	х	Staff Time	CCWSA	County Water & Sewer Authority
Library Services							•	
Library Collection Materials	Х	X	Х	X	X	\$835,512	Impact Fees, General Fund, SPLOST	Library System, BOC
Water and Sewage								
Expand Sewer Service Area	Х	Х	Х	х	Х	\$60,000,000	CCWSA	County Water & Sewer Authority
Consolidate Water/Sewer Operations into one (1) Agency	х	Х	Х	х	х	Staff Time	CCWSA	County Water & Sewer Authority
Link county GIS data with CCWS GIS data for easy use	Х					Staff Time	N/A	County Water & Sewer Authority, GIS, Planning & Land Use

Short Term Work Plan

Project Description	FY2019	FY2020	FY2021	FY2022	FY2023	Estimated Total Cost	Funding Sources	Responsible Party
School System		L	l .					
Construct New Schools	Х	Х	Х	Х	Х	\$41,000,000	Tax, bonds	Board of Education
Construct Additions to Existing Schools	Х	Х	Х	Х	Х	\$235,000,000	Tax, bonds	Board of Education
Develop and promote alternative transportation to schools through education and sidewalk construction projects	Х	Х	Х			Unknown	Safe Routes to School	CCSD, Transportation
Land Use & GIS				•				
Create small area plans for areas experiencing significant growth pressures or infrastructure issues.	Х	Х	Х	Х	Х	\$300,000	County	Planning & Land Use
Revise Highway 92 Overlay District standards and regulations.		Х	Х			Staff Time	County	BOC, Planning & Land Use
Continue to update annually the 5-year Capital Improvements Plan and STWP.	Х	Х	Х	X	X	Staff Time	County	Planning & Land Use, Engineering, Public Safety, Parks & Rec.
Conduct annual review of Future Development Map, rezonings and capital projects for plan & map adjustments.	Х	Х	Х	Х	Х	Staff Time	County	Planning & Land Use
Create map showing transportation improvements with off- street trails	Х					Staff Time	County	Planning & Land Use, Engineering, Parks & Rec
Undertake a Comprehensive Plan update five years after adoption of this Plan.					Х	Staff Time	County	Planning & Land Use
Update zoning ordinance to add Regional Airport Area District (RAAD)		Х	Х			Staff Time	County	Planning & Land Use
Develop a joint plan with city of Holly Springs for the Hickory Flat area		Х	Х			Staff Time	County	Planning & Land Use, City of Holly Springs
Develop master plan for SW Cherokee to integrate housing, community services, industrial development and much needed greenspace/trails	Х	Х				Staff Time	County	Planning & Land Use





Contents

- A Market Study
- B Target Area Reports
- C Public Forums
- D Surveys & Online Engagement
- E Advisory Committee





CHEROKEE COUNTY MARKET ANALYSIS

CHEROKEE COUNTY COMPREHENSIVE PLAN SUPPORT DECEMBER 2017













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EXECUTIVE SUMMARY

Cherokee County is a collection of thriving communities that are poised for substantial growth over the next 25 years. With approximately 2,500 new households expected per year over this horizon, there is an opportunity to deliver a range of housing options and diverse shopping and employment environments for Cherokee's 233,000 current residents and future neighbors.

This report is intended to provide quantitative and qualitative market context as the County embarks on an update of its 2008 Comprehensive Plan. The County government is responsible for planning and community development in unincorporated areas as well as in the cities of Ball Ground and Waleska. The cities of Canton, Woodstock, and Holly Springs are excluded from the forthcoming Comprehensive Plan however information on those areas is included here in order to provide the most complete understanding of Cherokee's housing and employment dynamics.

This analysis began with a review of the 2008 Comprehensive Plan and its forecasted housing and employment growth. At the time of that plan's preparation, Metro Atlanta and the northern counties in particular were in the midst of a massive housing boom that would later prove to be a bubble. Growth forecasts presented in the 2008 plan were based on trends of that period and proved to be overly optimistic. In fact, actual growth from 2008 to the present fell below even the "low" forecast that was prepared specifically for the plan.

The Great Recession is largely to blame for this shortfall, having Cherokee and other outlying Atlanta counties with tens of thousands of vacant, developed lots. From 2000 to 2006, building permits for construction of new homes averaged 3,851 per year in Cherokee County, including single-family homes and multifamily units. In 2009, just 407 permits were pulled.

As the economy recovered, growth – at a more moderate pace than that of the early 2000s – returned to Cherokee County. In the strongest year since 2006, 2016 saw 2,494 new residential building permits countywide.

PROJECTED GROWTH

As of the 2010 Census, Cherokee County had 214,346 residents and 75,936 existing households. Looking ahead, the Atlanta Regional Commission (ARC) has projected population growth for Cherokee County that is expected to range from 1.7% to 2.8% per year over the next 25 years. This is lower than the 4.2% population growth experienced in Cherokee from 2000-2010 and the 3.4% growth projected in the 2008 plan.

In the short term, ARC projects that growth will increase to an average of just under 2,800 new households per year

through 2020. By 2040, growth is expected to moderate, leading to a long-term average of about 2,500 households per year over the forecast period.

CHANGING POPULATION

Cherokee County will continue to see an influx of young families drawn to its excellent schools, quality housing, and family-friendly lifestyle. From 2016 to 2021, though the share of school age (under 18) residents will decrease slightly from 29% to 28% of the total population, the absolute number of school age children will grow by nearly 5,000, increasing demand for schools and other services.

Despite this growth in young families, the county is aging and will continue to do so. From 2016 to 2021, the fastest growing segment of the Cherokee County population will be residents above age 65, increasing 5% over the five-year period. As of 2016, this demographic made up 11.5% of the total county population. By 2021, 13.4% of residents, 34,726 people, will be age 65 or older. Growth in this age group will exceed the level of growth in the school aged population. This will create demand for housing and services that cater to this population. This includes homes with lower maintenance and ground floor master bedrooms, independent and assisted living facilities, and medical office space. Other concerns will include access to friends, relatives, and daily activities that are less car dependent.

Cherokee County is also becoming more racially diverse. As recently as the 2000 Census, Cherokee County was 92% white. By 2010 that had dropped to 87%, and by 2040 the white population will be just 70% of the county. The Hispanic population will see significant growth during this period, and is projected to increase from 10.7% to 17.6% of the population.

EMPLOYMENT DYNAMICS

Cherokee functions like many high quality commuter suburbs in that the population that lives in the county tends to work elsewhere, while the employees who work in Cherokee mostly commute in. This creates an imbalance wherein the large, educated workforce commutes out for higher paying jobs, while the lower paid manufacturing and retail jobs available in the county are filled by others.

The county has a strategic and effective Economic Development organization and an active, engaged Chamber of Commerce. Together these organizations provide tools and training to attract businesses and create the conditions for success. Opportunity Zones have been a "home run" for the County according to officials, however three of these are due to expire in 2019.

Protecting areas for employment is critical to maintaining a balanced tax digest and supporting the opportunity for residents to work close to home. From 2011 to 2016, the amount of Industrial classified land in the unincorporated County declined by almost 274 acres, while the amount of Residential land increased by 2,300 acres. Access to regional transportation networks is critical for large scale employers and Cherokee's limited stretch of Interstate 75 is proving to be a significant draw as land costs and congestion make closer in areas less appealing. The County should therefore be deliberate in providing for a high-density job center in southwest Cherokee, and in protecting potential business and industrial zones near the airport and I-575.

HOUSING MARKET

A review of new home sales in Cherokee County points to a number of important trends. Though the Future Development Map for Cherokee County places the lion's share of undeveloped land in an "Agricultural" category with minimum lot sizes of 80,000 square feet (just under two acres), the new construction in Cherokee County today is typically on lots that are much smaller, particularly in the southwest portion of the County.

In addition, the number of home builders in Metro Atlanta declined from 3,500 to 700 during the Great Recession¹. Many of the local builders, who could deliver smaller subdivisions or single units on large lots, have not come back. In 2016, nearly 75% of new homes permitted in the County in 2016 were built by production builders. The market today is therefore characterized by large national builders looking for land in areas with water and sewer, access to major roads, and good schools.

ARC forecasts assume that Cherokee County will be able to deliver residential products that meet demand. This will place near-term pressure on southwest Cherokee in particular and on the more urbanized cities of Canton and Woodstock. Areas already marked for suburban growth may see higher densities than currently envisioned as townhomes and small lot single family development feed demand.

¹ Kanell, Michael. "Homebuilding Survivors Control More of Market." *Atlanta Journal Constitution*, August 14, 2015.

Strong demand in neighboring Forsyth County and Milton will create growth pressure in east and southeast Cherokee County, as families look for affordable alternatives that still offer excellent schools and a high quality of life. Promoting cluster development in conservation subdivisions could further protect rural character in these areas while making more efficient use of infrastructure.

Employment patterns described previously suggest that development will continue to concentrate proximate to the commuter routes that provide access to Cobb and Fulton Counties. However, it is also apparent that a more diverse set of housing choices would allow more people who work in the County to live here as well. Multifamily development has been limited to about 12% of Cherokee and is likely to remain concentrated in cities; however, additional nodes of walkable, multifamily or dense single-family housing will help to preserve affordability and attract critical workers.

COMMERCIAL DEVELOPMENT

Through 2040 the county is projected to add about 8,800 positions in "office using" industries such as finance, professional services, real estate, and administrative services. On the one hand, this could mean 8,800 new jobs filled by additional commuters who live outside of the County. On the other hand, it could mean local employment for about 20% of the Cherokee County residents who currently leave the county for high paying jobs.

At 150 square feet per employee these office-using jobs would demand 1.3 million square feet of professional office space over the next 25 years. In all likelihood this demand will be satisfied primarily within the cities of Canton and Woodstock, and in the burgeoning employment center near I-75 in southwest Cherokee; however, small concentrations of local-serving office space (10,000 to 20,000 square feet) should be encouraged within walkable mixed use environments in southwest Cherokee, Hickory Flat, and Ball Ground. More substantial population growth in southeast Cherokee will create demand for office space in that area, and medical office near the new hospital should also be expected.

As the population of the county increases, there will be increased demand for retail and other services. Historically, most of the large-scale retail development in the County has occurred proximate to I-575. However, it will be important to provide new or enhanced shopping opportunities for residents in growth areas of the County such as Hickory Flat to the east and Ball Ground to the north. At 20 square feet per person (about half the current retail per capita in the United States), Cherokee County's projected growth through 2040 would support about 3.4 million square feet of additional retail, which could equate to 15-20 significant shopping centers. Through 2020, the new demand under these assumptions would be about 630,000 square feet county-wide including 300,000 in unincorporated areas. Existing vacancy would absorb some portion of this space provided it meets retailers' needs. However, in the context of a hyper-competitive retail landscape and continued shift to online shopping, these retail nodes should be focused on grocery stores, dining, "experiential" shops and neighborhood services.

New development of conventional strip commercial or "big box" centers along key roadways or intersections would run counter to industry trends and quickly outstrip demand. These developments, like the former Save Rite on Route 140 south of Hickory Flat, are difficult to repurpose and are disconnected from neighborhoods. Nodes of flexible, mixeduse development that can be densified or reused over time will have a greater chance for long-term market success and community enjoyment.

CONCLUSIONS

Cherokee County faces a number of choices relative to the market conditions and forecasts described herein. While a segment of the market may prefer larger lots (2-acre+), builders may not be in a position to deliver that product at a price that would support the growth levels forecast by ARC. However, demand for high-quality family-oriented neighborhoods remains substantial. Meanwhile, the aging population suggests that compact areas of walkable, low-maintenance housing with nearby services would be very successful. Finally, growth and congestion will create demand for more employment opportunities in the County as well as shopping and dining opportunities beyond what's presently available close to I-75. This could include everything from niche/specialty districts in places like Ball Ground, to grocery-anchored mixed-use development in Hickory Flat.

The outlook for Cherokee County is extremely positive. Maintaining that which makes the County such a desirable place while accommodating projected growth will require thoughtful planning and careful attention to housing diversity and protecting employment centers.

IMPORTANT NOTE ABOUT YOUR REPORT

This report was prepared as background to the Cherokee County Comprehensive Plan Update that is being undertaken by the Cherokee County Department of Planning and Land Use. No independent projections of population, household, or employment growth were prepared as part of this analysis. Rather, existing projections prepared by the Atlanta Regional Commission (ARC) were reviewed and analyzed, and are presumed accurate. Additional data sources include the U.S. Census Bureau, the Bureau of Labor Statistics, ESRI, REIS, and the Cherokee County Tax Commissioner.

Any conclusions or recommendations based upon those projections are the opinion of the author, and there is no guarantee expressed or implied as to the actual outcomes or implications of these forecasts. This report has been prepared exclusively for Jacobs' client and no liability is accepted for any use or reliance on the report by third parties.

1. DEMOGRAPHIC & ECONOMIC OUTLOOK

1.1 POPULATION AND HOUSEHOLD CHARACTERISTICS

POPULATION

As of the 2010 Census, the population of Cherokee County was 214,346. This was an increase of 72,427 (7,243 per year) since the 2000 count. By 2015, the Atlanta Regional Commission estimated that there were 233,321 people in the County.

Cherokee is one of the fastest growing counties in the Atlanta region. From 2000 to 2010 the County's population grew at a rate of 4.2% per year. By contrast, over the same period the Atlanta Metropolitan Statistical Area grew at a rate of 2.2%.

With the onset of the Great Recession toward the end of the decade, growth began to slow throughout the region. From 2010-2015, Cherokee County's population growth slowed to just 1.7% per year. This was still slightly higher than the region, which grew only 1.2% per year from 2010-2015.

From 2000 to 2010 Cherokee County grew significantly faster than Cobb County, its more developed neighbor to the south. Cobb County grew at a rate of 1.2% annually to reach a 2010 population of 688,078, before slowing very slightly to 1.1% annual growth from 2010-2015. Bartow County to the west grew 2.8% per year to reach 100,157 people by 2010, and then grew 2% per year through 2015. Forsyth County saw a significant population increase of 6% per year, reaching 175,511 people in 2010, followed by 3.3% annual growth through 2015.

Finally, the North Fulton County area that is generally west of Georgia 400 saw its population increase to 162,348 in 2010, representing a 2.2% annual growth rate.

Notably, from 2000 to 2015, Cherokee County went from a population that was 44% larger than Forsyth County, to just 13% larger than Forsyth.

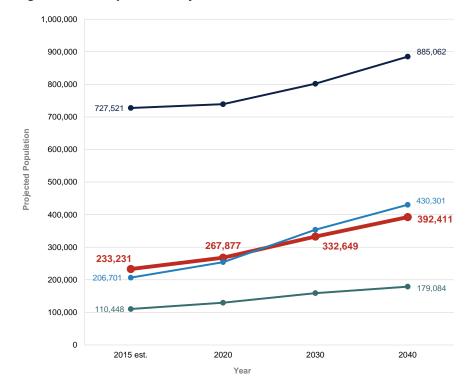
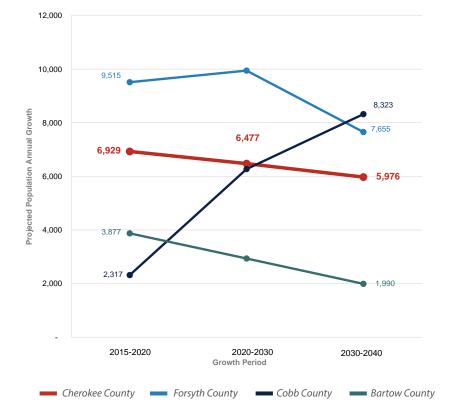


Figure 1. ARC Population Projections





Within Cherokee County, Woodstock is the largest municipality with 27,910 people as of 2016. This is followed by Canton with 26,854, Holly Springs with 10,600, Ball Ground with 1,641, and Waleska with 740. The unincorporated area of the County has an estimated 2016 population of 168,750.

Canton grew the fastest among Cherokee's incorporated cities, at an annual rate of 8%. Woodstock followed at 6.4%, then Holly Springs at 5.8%, Ball Ground at 4.8%, and Waleska at 2.7%. The unincorporated area of Cherokee County grew at a 3.4% annual rate.

At the time of the 2008 comprehensive plan, the county's forecast predicted 277,228 people would be living in Cherokee County by 2015. This represented the "medium" forecast prepared for that assessment. With an actual population of 233,321 in 2015, real growth fell short of even the county's "low" forecast (237,872). Of course, this shortfall can be blamed almost entirely on the Great Recession, which took hold just after the completion of the 2008 plan. Nevertheless, the 25 year population forecast upon which the 2008 plan was based was already off by 44,000 people in 2015. The go-forward estimate presented in 2008 called for 2.8% annual growth from 2015 to 2030, and through that lens the 2.1% growth now forecast by ARC reflects a less dramatic moderation.

With that in mind, and considering the likelihood of future (though likely less severe) downturns, a conservative forecast is warranted.

According to the ARC, the population of Cherokee County is forecast to reach 267,877 by 2020 and 392,411 by 2040. This represents growth of 159,180 people, or roughly 6,367 per year. Overall, ARC forecasts annual growth of

Table 1. 2000-2010 Population and Growth Rate

	2000	2010	Annual Growth	Growth Rate
USA	281,421,906	308,745,538	2,732,363	0.9%
Georgia	8,186,453	9,687,653	150,120	1.7%
20 County Region	4,228,492	5,260,436	103,194	2.2%
Cherokee Co.	141,919	214,346	7,243	4.2%
Forsyth Co.	98,391	175,511	7,712	6.0%
Cobb Co	607,751	688,078	8,033	1.2%
Bartow Co	76,019	100,157	2,414	2.8%
North Fulton Subarea	130,798	162,348	3,155	2.2%
Cherokee Uninc.	111,854	156,197	4,434	3.4%
Woodstock	12,812	23,910	1,110	6.4%
Canton	10,616	22,964	1,235	8.0%
Holly Springs	5,249	9,197	395	5.8%
Ball Ground	896	1,434	54	4.8%
Waleska	492	644	15	2.7%

Source: U.S. Census Bureau

Individual municipalities were analyzed using 2016 estimates from ESRI.

Table 2. ARC Population Projections

	2015 est.	2020	2030	2040
20 County Region	5,591,573	6,044,655	7,067,772	8,063,017
Cherokee Co.	233,231	267,877	332,649	392,411
Forsyth Co.	206,701	254,275	353,748	430,301
Cobb Co	727,521	739,106	801,831	885,062
Bartow Co	110,448	129,833	159,188	179,084

Source: Atlanta Regional Commission

Table 3. ARC Projected Annual Growth

	2015-2020		202	0-2030	2030-2040		
	Annual Growth	Growth Rate	Annual Growth	Growth Rate	Annual Growth	Growth Rate	
20 County Region	90,616	1.6%	102,312	1.6%	99,525	1.3%	
Cherokee Co.	6,929	2.8%	6,477	2.2%	5,976	1.7%	
Forsyth Co.	9,515	4.2%	9,947	3.4%	7,655	2.0%	
Cobb Co	2,317	0.3%	6,273	0.8%	8,323	1.0%	
Bartow Co	3,877	3.3%	2,936	2.1%	1,990	1.2%	

Source: Atlanta Regional Commission

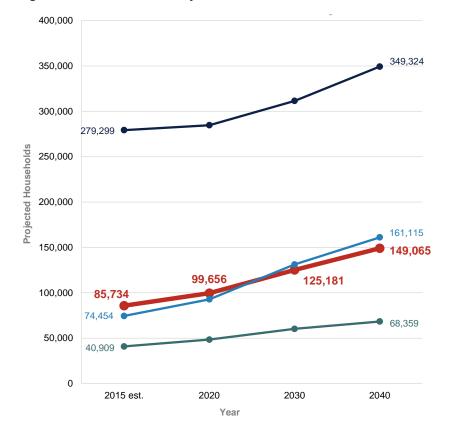
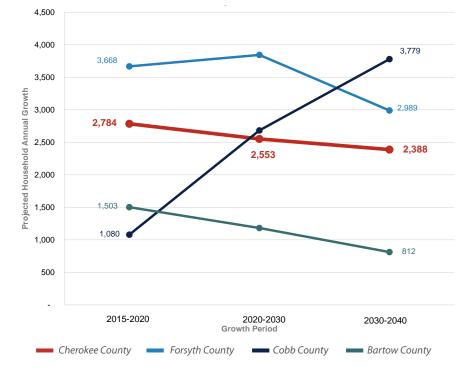


Figure 3. ARC Household Projections





2.1% per year on average through 2040. This compares to a 1.5% annual growth forecast for the 20-county region over the same time frame. ARC's forecasts for the region show annual growth that peaks in 2030 before moderating into 2040.

The forecast growth rate of 2.1% represents a slowdown from the 3.4% annual growth experienced from 2000 to 2016, but is higher than the more recent performance of 1.7% annual growth from 2010 to 2015. In the short term, an uptick in population growth is expected with a projected annual growth rate of 2.8% between 2015 and 2020.

Also from 2015 to 2040, average annual population growth is expected to range from 0.8% in Cobb County, to 3.0% in Forsyth County. Based on these trends, ARC projects that Forsyth County's population will overtake Cherokee County around the year 2025. Cherokee will feel the growth pressure from Forsyth on the east side of the county, particularly as the SR-20 widening gets underway.

Population growth in Cherokee County's incorporated areas will generally exceed the rate of growth in the county overall. Growth is expected to range from a low of 1.2% annually in Waleska, to as high as 2.6% annually in both Canton and Ball Ground. The actual distribution of population growth will depend on a variety of factors, including future land use designations and infrastructure development.

Population and household growth may be slowing.

Projected population growth over the next 25 years (1.7% to 2.8% annual rate of growth) is lower than actual growth was from 2000-2010.

Table 4. 2000-2010 Households and Growth Rate

	2000	2010	Annual Growth	Growth Rate
USA	105,480,101	116,716,292	1,123,619	1.0%
Georgia	3,006,369	3,585,584	57,922	1.8%
20 County Region	1,543,321	1,928,783	38,546	2.3%
Cherokee Co.	49,501	75,936	2,644	4.4%
Forsyth Co.	34,559	59,433	2,487	5.6%
Cobb Co	227,487	260,056	3,257	1.3%
Bartow Co	27,176	35,782	861	2.8%
North Fulton Subarea	48,480	60,886	1,241	2.3%
Cherokee Uninc	38,539	54,180	1,564	3.5%
Woodstock	4,971	9,586	462	6.8%
Canton	3,717	8,207	449	8.2%
Holly Springs	1,876	3,334	146	5.9%
Ball Ground	329	533	20	4.9%
Waleska	69	96	3	3.4%

Source: U.S. Census Bureau

Table 5. ARC Household Projections

	2015 est.	2020	2030	2040
20 County Region	2,114,947	2,299,363	2,713,886	3,130,823
Cherokee Co.	85,734	99,656	125,181	149,065
Forsyth Co.	74,454	92,795	131,228	161,115
Cobb Co.	279,299	284,699	311,530	349,324
Bartow Co.	40,909	48,423	60,235	68,359

Source: Atlanta Regional Commission

HOUSEHOLDS

In 2000 there were 49,501 households in Cherokee County. By 2010 the number of households had increased to 75,936. This is an increase of 26,435 households, or 2,644 per year. ARC estimates that Cherokee's household base reached 85,734 in 2015.

Cherokee's household growth rate from 2000 to 2010 was 4.4% per year, compared to a 2.2% growth rate for the MSA. From 2010 to 2015, Cherokee's household growth rate decreased to 2.5%, still above the broader region, which grew 1.9% annually over the same period.

Growth in households relative to neighboring counties was consistent with the population growth trends highlighted above. Cobb County's household growth from 2000-2010 was just 1.3% to reach 260,056, and 1.4% from 2010 to 2015. Bartow County grew 2.8% per year to reach 35,782 households in 2010, and then grew 2.7% annually from 2010 to 2015. Forsyth grew 5.6% per year to reach 59,433 households in 2010, then grew 4.6% per year from 2010 to 2015. The North Fulton area grew households at a 2.3% annual rate to hit 60,886 in 2010.

	2015-2020		2020-	2030	2030-2040	
	Annual Growth	Growth Rate	Annual Growth	Growth Rate	Annual Growth	Growth Rate
20 County Region	36,883	1.7%	41,452	1.7%	41,694	1.4%
Cherokee Co.	2,784	3.1%	2,553	2.3%	2,388	1.8%
Forsyth Co.	3,668	4.5%	3,843	3.5%	2,989	2.1%
Cobb Co	1,080	0.4%	2,683	0.9%	3,779	1.2%
Bartow Co	1,503	3.4%	1,181	2.2%	812	1.3%

Table 6. ARC Projected Annual Household Growth

Source: Atlanta Regional Commission

Based on 2016 ESRI estimates, Woodstock had 10,980 households; Canton had 9,454; Holly Springs had 3,812; Ball Ground had 606, and Waleska had 105.

ARC household forecasts for Cherokee County show an average annual increase of 2.2% from 2015 to 2040. The highest rate of growth will occur in the near term, with a projected average increase of 3.1%, 2,784 households, per year between 2015 and 2020. The number of households in the county will increase by 63,331 over the 25-year period, or an average of 2,533 new households per year. The 20-County ARC region will increase on average 1.6% per year over the same period. With growth that outpaces the region, Cherokee County will increase from 4.1% of the region's households in 2015, to 4.8% in 2040.

The average growth rate for neighboring counties during the 25 year period will range from 0.9% in Cobb County, to 3.1% in Forsyth County.

Consistent with the population forecasts, Ball Ground and Canton are expected to see the highest household growth rate among Cherokee County municipalities, with average annual growth of 2.8% through 2040. Woodstock and Holly Springs are expected to average 2.4% annual household growth, and Waleska will lag slightly at 2.3%.

HOUSEHOLD SIZE

The average household size in Cherokee County as of the 2000 Census was 2.85. By 2010 that number had decreased slightly to 2.80.

Households in Cherokee County are slightly larger than in the broader MSA, which has an average of 2.68 people per household. This is consistent with Cherokee's strong appeal to families with children. Neighboring counties saw largely consistent household sizes from 2000 to 2010. Forsyth County saw a notable increase from 2.83 in 2000 to 2.94 in 2010, while Cobb decreased from 2.64 to 2.61; and Bartow increased from 2.76 to 2.77. The 2010 average household size for North Fulton was 2.66.

Among Cherokee's incorporated areas, Holly Springs has the largest household size (2.76) while Woodstock has the smallest (2.48).

HOUSEHOLD COMPOSITION

As of the 2010 Census, 81% of all households in Cherokee County had two or more people, and 76% of all households were families. 41% of all households in the County have children present.

Compared to the broader Atlanta region, Cherokee has a fairly high percentage of families and of households with children. In the MSA, 68% of households are families and only 38% of households have children present. Neighboring Bartow County has 74% families and 40% households with children. Forsyth has a higher share of families at 80%, and a larger percentage of households with children at 47%. More urbanized Cobb County to the south has just 67% family households and 37% of households with children.

The unincorporated areas of Cherokee County have the largest share of families, at 80% of all households. 42% of households in the unincorporated county have children. In general the incorporated cities within the county have a smaller share of families and of households with children. Only 64% of Woodstock households are families, and 37% of Woodstock households have children present. Holly Springs is the most "family oriented" area of the county; 81% of households in Holly Springs are families and 44% have children present.

Table 7. Average Household Size

	2000	2010	2016 (Est.)	2021(Forecast)
USA	2.59	2.58	2.59	2.60
Georgia	2.65	2.63	2.65	2.66
Atlanta MSA	-	2.68	2.70	2.72
20 County Region	-	2.68	2.71	2.72
Cherokee Co.	2.85	2.80	2.84	2.85
Forsyth Co.	2.83	2.94	2.98	3.01
Cobb Co.	2.64	2.61	2.62	2.63
Bartow Co.	2.76	2.77	2.81	2.83
North Fulton Subarea	-	2.66	2.70	2.72
Woodstock	2.55	2.48	2.53	2.55
Canton	2.76	2.77	2.79	2.81
Holly Springs	2.81	2.76	2.78	2.80
Ball Ground	2.71	2.69	2.71	2.72
Waleska	2.43	2.58	6.10	5.93

Source: U.S. Census Bureau; ESRI

Table 8. Household Characteristics

	Georgia	Atlanta MSA	Cherokee Co.	Forsyth	Cobb	Bartow	North Fulton Subarea	Woodstock	Canton	Holly Springs	Ball Ground	Waleska
1-person HH	25%	25%	19%	16%	26%	21%	23%	29%	25%	19%	17%	28%
2+person HH	75%	75%	81%	84%	74%	79%	77%	71%	75%	81%	83%	72%
Family	69%	68%	76%	80%	67%	74%	71%	64%	68%	75%	79%	65%
Husband-wife families	70%	70%	81%	85%	74%	74%	82%	76%	71%	79%	82%	68%
with own children	44%	48%	49%	55%	48%	44%	51%	53%	54%	55%	40%	36%
Other family (no spouse present)	30%	30%	19%	15%	26%	26%	18%	24%	29%	21%	18%	32%
With own children	54%	55%	55%	58%	56%	52%	58%	61%	64%	57%	62%	60%
Nonfamily HH	8%	9%	6%	5%	9%	6%	7%	9%	9%	7%	4%	10%
All with children	37%	38%	41%	47%	37%	40%	39%	37%	42%	44%	38%	30%

Source: U.S. Census Bureau; ESRI

AGE

In 2010 the median age in Cherokee County was 36.2, older than the Atlanta MSA at 34.9. This is up from 34.0 in 2000 and is expected to continue to increase to 37.6 by 2021. While the middle aged population of 25- to 54-year-olds continues to make up the majority of residents (see Table 10), a high rate of growth for residents over age 65 and a growing school aged cohort will have significant impacts on the demand for housing and services in the county.

According to ARC estimates, Cherokee's population in 2015 included 28,790 people over age 65, or 12.3% of the total population. In 2000, only 6.6% of the population was over 65. The population of Cherokee County over age 65 is expected to increase from 12.3% in 2015 to 20.1% in 2040. In the context of the county's overall population growth, this translates to an increase of 52,231 people over age 65. The Baby Boomers (at that point into their 80s) will still make up more than 10% of Cherokee County in 2040, despite accounting for just 2.6% of the region.

While the aging population is consistent with national and regional patterns, its impact on Cherokee County will be significant and will create demand for a range of services and housing types geared toward older residents. This will include everything from age targeted or age restricted housing types to assisted living and higher levels of care, along with medical services. Health and wellness in general will be important themes for both the aging population and the younger families that move in.

The county's aging population is echoed by a substantial school aged cohort. The largest share of Cherokee's population in 2015 was not the stalwart Baby Boomers or the widely touted Millennials, but rather the group known for now as "Generation Z", largely children under 18. Gen Z makes up over 26% of Cherokee's population, which is in line with the larger ARC region.

From 2015 to 2040 the school age (under 18) population will actually decrease as a percentage of the total population; however, the absolute number will increase from 61,875 to 95,609.

Ano	2010	2016	2021	Annual Growth		Growth Rate	
Age	2010	2016	2021	2010- 2016	2016- 2021	2010- 2016	2016 2021
0-4	15,801	16,180	17,367	63	237	0.4%	1.4%
5-9	17,353	17,538	18,302	31	153	0.2%	0.9%
10-14	16,510	18,380	19,429	312	210	1.8%	1.1%
15-19	14,354	15,583	17,493	205	382	1.4%	2.3%
20-24	11,304	13,179	13,073	313	-21	2.6%	-0.2%
25-34	27,566	30,095	34,007	422	782	1.5%	2.5%
35-44	35,412	34,987	37,568	-71	516	-0.2%	1.4%
45-54	32,916	35,044	35,489	355	89	1.0%	0.3%
55-64	23,432	28,254	32,238	804	797	3.2%	2.7%
65-74	12,633	18,221	22,410	931	838	6.3%	4.2%
75-84	5,293	6,860	9,688	261	566	4.4%	7.1%
85+	1,772	2,174	2,628	67	91	3.5%	3.9%
				*			
Under 20	64,018	67,681	72,591	611	982	0.9%	1.4%
35-54	68,328	70,031	73,057	284	605	0.4%	0.8%
Over 65	19,698	27,255	34,726	1,260	1,494	5.6%	5.0%

Table 10. Cherokee County Population by Age Group

Bottom 3 Cohorts

Population, 2010-2021	

Population, 2010-2021									
	2010	2016	2021						
Georgia	35.3	36.2	37.0						
Atlanta MSA	34.9	35.8	36.4						
Cherokee Co.	36.2	37.2	37.6						
Forsyth Co.	36.7	37.4	37.6						
Cobb Co.	35.4	36.3	37.0						
Bartow Co.	36.2	37.4	38.6						
North Fulton Subarea	37.6	38.7	39.7						
Woodstock	34.0	35.7	36.2						
Canton	30.6	33.4	33.5						
Holly Springs	31.2	35.7	35.9						
Ball Ground	37.9	39.4	39.3						
Waleska	21.9	38.1	40.5						
Source: U.S. Census Bureau:									

Source: U.S. Census Bureau: FSRI

Figure 5. Generation Trends

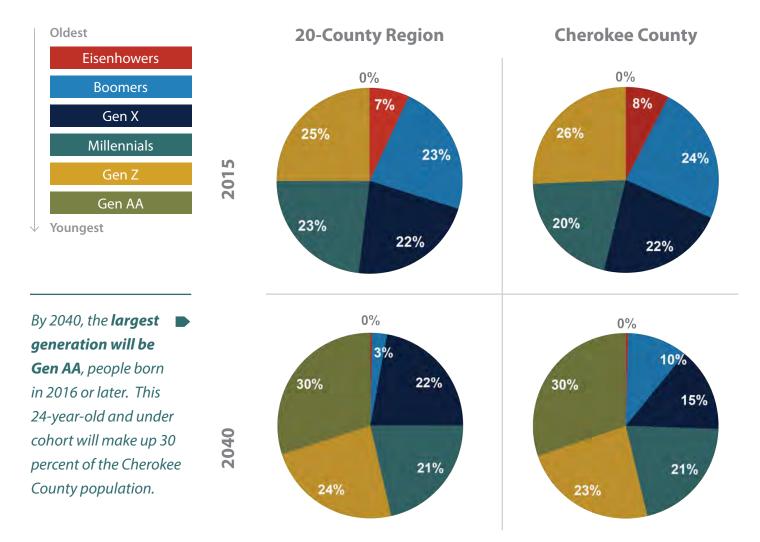


Table 11. Generation Trends

	20	10	20	15	20	40
Generation (Birth years)	20-County Region	Cherokee County	20-County Region	Cherokee County	20-County Region	Cherokee County
Eisenhowers (pre-1945)	9%	9 %	7%	8 %	0%	0%
Lisennowers (pre-1945)	65	i+	70+		95	5+
Boomers (1946-1965)	25%	26%	23%	24%	3%	10%
Doomers (1940-1905)	45-64		50-69		75-94	
GenX (1966-1980)	23%	24%	22%	22%	22%	15%
Genx (1966-1966)	30-44		35-49		60-74	
Millennials (1981-1997)	24%	21%	23%	20%	21%	21%
	13-	-29	18-	-34	43-	-59
GenZ (1998-2015)	19%	20%	25%	26%	24%	23%
	0-	12	0-	17	25-	-42
GenAA (2016+)	0%	0%	0%	0%	30%	30%
	N/	/A	N/	/A	0	24

Figure 6. Median Household Income, 2016

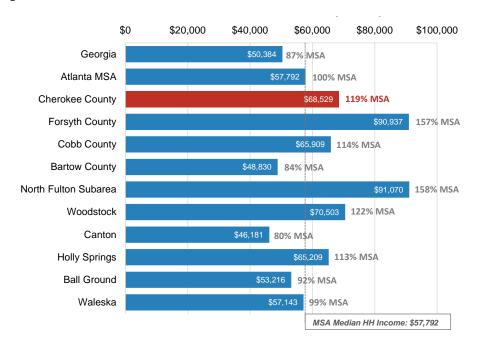


Table 12. Median Household Income, 2016

	Income (\$)	% of MSA
Georgia	\$50,384	87%
Atlanta MSA	\$57,792	100%
Cherokee Co.	\$68,529	119%
Forsyth Co.	\$90,937	157%
Cobb Co	\$65,909	114%
Bartow Co	\$48,830	84%
North Fulton Subarea	\$91,070	158%
Woodstock	\$70,503	122%
Canton	\$46,181	80%
Holly Springs	\$65,209	113%
Ball Ground	\$53,216	92%
Waleska	\$57,143	99%

Source: ESRI

INCOME

Income statistics were collected using ESRI estimates for 2016. The median household income for 2016 in Cherokee County was estimated to be \$68,529. This is 18.6% higher than the MSA median income of \$57,792 and 36% higher than the state of Georgia's median income of \$50,384.

Among neighboring counties, Forsyth has the highest median income at \$90,937. Cobb County's median income is \$65,909, and Bartow's median income is \$48,830. The median income in the North Fulton area is \$91,070.

15% of households in Cherokee County earn less than \$25,000 per year and 14% earn more than \$150,000 per year. Forsyth skews significantly wealthier, with just 11% earning less than \$25,000 and 21% earning more than \$150,000. North Fulton has an even more affluent distribution, with 11% earning less than \$25,000 and 27% earning more than \$150,000.

The high income households in Forsyth and North Fulton will continue to seek new, upscale housing and Cherokee represents a strong alternative as options dwindle in those areas. This will place upward pressure on prices, raising land values and increasing demand for denser development in eastern Cherokee County.

Among Cherokee County cities, Woodstock has the highest median income at \$70,503, followed by Holly Springs (\$65,209), Waleska (\$57,143), Ball Ground (\$53,216), and Canton (\$46,181). Woodstock has demonstrated the tremendous appeal of walkable, authentic downtowns along with extensive trail networks and recreation options.

	Cherokee Co.	Woodstock	Canton	Holly Springs	Ball Ground	Waleska
<\$15,000	5,536	765	1,077	266	35	9
\$15,000 - \$24,999	6,861	718	1,518	307	65	9
\$25,000 - \$34,999	6,932	972	1,059	302	92	10
\$35,000 - \$49,999	10,325	1,412	1,341	492	89	17
\$50,000 - \$74,999	14,611	1,873	1,839	774	119	20
\$75,000 - \$99,999	12,535	1,796	1,116	534	92	16
\$100,000 - \$149,999	14,837	2,344	819	645	84	15
\$150,000 - \$199,999	6,612	698	428	359	18	5
\$200,000+	4,565	402	255	134	12	4

Table 13. Cherokee County 2016 Households by Income Range

RACE

In 2000, Cherokee County's population was 92% white, with 2% black, and an overall Hispanic population of 5%. By 2010, the white population had declined to 87%, while the black population increased to 6% and the Hispanic population hit 10%.

Despite these changing household characteristics, Cherokee remains less diverse than the MSA overall. Atlanta as a whole is 55% white, 32% black, and 10% Hispanic. Neighboring Forsyth has a similarly high white population (85%) but has a growing Asian population, currently 6% of all residents vs. 1% in Cherokee.

By 2040 the ARC projects that the white population of Cherokee County will make up just over 70% of the County, compared to 87% in 2010. Much of the shift will be toward Hispanics, which are projected to reach 17.6% of the population by 2040 compared to 10.7% today. This is a trend that is prevalent across the Atlanta region and the country as a whole.

EDUCATION

Cherokee County has a well- educated population and is known for its high quality public schools. In 2000, 26% of the population over age 25 had a college degree. By 2015, that had risen to 35%. In this respect Cherokee is becoming more aligned with Forsyth and Cobb counties, while Bartow continues to lag. As the population becomes more educated, demand will increase for higher skilled, professional employment opportunities close to home.

Figure 7. Cherokee County Projected Racial Characteristics

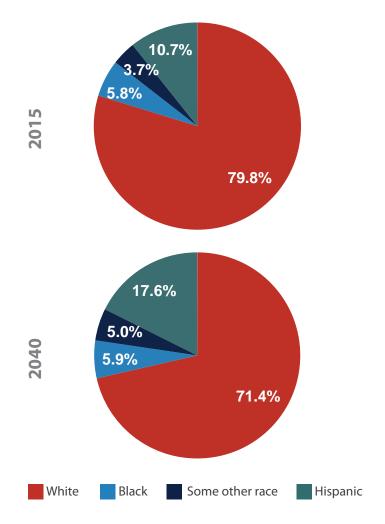


Table 14. Cherokee County Population by Race

	2000	2010
Total	141,919	214,346
Population Reporting One Race	-	209,875
White	131,128	185,536
Black	3,525	12,117
American Indian	534	814
Asian	1,183	3,538
Pacific Islander	-	135
Some other Race	5,533	7,735
Population Reporting Two or More Races	-	4,471
Total Hispanic Population	7,695	20,566

Source: U.S. Census Bureau

Table 15. Cherokee County Projected Racial Characteristics

	2015	2040
White	79.8%	71.4%
Black	5.8%	5.9%
Some other Race	3.7%	5.0%
Hispanic	10.7%	17.6%

Source: Atlanta Regional Commission

Table 16. Highest Level of Educational Attainment

	Cherok	kee Co.	Forsyth	n Co	Co. Cobb Co.		Bartow Co.	
Population 25 years and over	148,064		125,848		473,749		66,442	
Less than 9th grade	6,213	4%	4,243	3%	19,668	4%	4,132	6%
9th to 12th grade, no diploma	9,423	6%	5,778	5%	22,906	5%	8,037	12%
High school graduate (includes equivalency)	36,756	25%	24,282	19%	92,335	19%	23,249	35%
Some college, no degree	33,747	23%	24,881	20%	96,298	20%	14,428	22%
Associate's degree	10,600	7%	9,251	7%	33,500	7%	4,789	7%
Bachelor's degree	35,078	24%	39,117	31%	138,291	29%	7,690	12%
Graduate or professional degree	16,247	11%	18,296	15%	70,751	15%	4,117	6%
Percent high school graduate or higher		89%		92%		91%		82%
Percent bachelor's degree or higher		35%		46%		44%		18%

Source: U.S. Census ACS 2011-2015

1.2 EMPLOYMENT CHARACTERISTICS

WORKFORCE

The size of the Cherokee County workforce (the population that lives in Cherokee County and is working or would like to work) averaged 124,452 in 2016. This is up 11% since 2010 and up more than 50% since 2000. The employed population of the county meanwhile averaged 119,163 in 2016, which is up 16% from 2010 and up 48% since 2000. The pre-recession high of 106,486 employed residents has therefore been eclipsed by nearly 13,000.

UNEMPLOYMENT

The unemployment rate in Cherokee County was just 4.2% in 2016, the lowest level since 2007. While the labor force in Cherokee continued to grow even through the Great Recession, the unemployment rate peaked at 8.9% in 2009.

INDUSTRIES

The largest single industry in Cherokee County as of 2015 is retail trade, with 11,105 jobs or 15.5% of local employment. Service industry jobs in a range of sectors make up 68.5% of all jobs, while agriculture, mining, manufacturing, and construction combine for 8,327 jobs (11.6%).

Employment within Cherokee County is forecast by ARC to grow by 51.8% as of 2040, representing a total increase of 37,105 positions or 1,484 per year. Industries that are

Table 17. Cherokee County Labor Force and Employment (Annual)

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2000	82,743	80,578	2,165	2.6%
2001	85,741	83,286	2,455	2.9%
2002	88,668	85,028	3,640	4.1%
2003	91,178	87,455	3,723	4.1%
2004	94,256	90,610	3,646	3.9%
2005	99,737	95,569	4,168	4.2%
2006	104,485	100,633	3,852	3.7%
2007	109,716	105,748	3,968	3.6%
2008	112,409	106,486	5,923	5.3%
2009	110,242	100,467	9,775	8.9%
2010	112,578	102,687	9,891	8.8%
2011	113,843	104,542	9,301	8.2%
2012	115,046	106,895	8,151	7.1%
2013	115,720	108,586	7,134	6.2%
2014	118,102	111,619	6,483	5.5%
2015	120,323	114,707	5,616	4.7%
2016	124,452	119,163	5,289	4.2%

Source: BLS; Local Area Unemployment Statistics

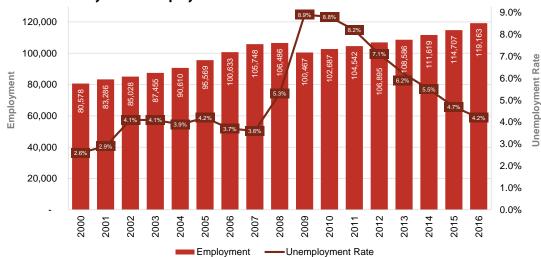


Figure 8. Cherokee County Annual Employment

Table 18. Cherokee County Employment by Industry

Year	20	15	202	20	20	30	20	2040 2015- Grov		
Total	71,655		82,494		96,544		108,760		37,105	52%
Agriculture, Forestry, and Fishing	33	0.0%	33	0.0%	33	0.0%	26	0.0%	(7)	-21%
Mining	163	0.2%	182	0.2%	189	0.2%	195	0.2%	32	20%
Utilities	49	0.1%	49	0.1%	62	0.1%	76	0.1%	27	55%
Construction	4,705	6.6%	6,751	8.2%	8,408	8.7%	11,106	10.2%	6,401	136%
Manufacturing	3,377	4.7%	3,457	4.2%	3,960	4.1%	4,184	3.8%	807	24%
Wholesale Trade	2,171	3.0%	2,368	2.9%	2,642	2.7%	2,824	2.6%	653	30%
Retail Trade	11,105	15.5%	12,257	14.9%	14,321	14.8%	15,582	14.3%	4,477	40%
Transportation and Warehousing	991	1.4%	1,053	1.3%	1,044	1.1%	1,074	1.0%	83	8%
Information	638	0.9%	649	0.8%	657	0.7%	671	0.6%	33	5%
Finance and Insurance	4,284	6.0%	4,937	6.0%	5,398	5.6%	5,713	5.3%	1,429	33%
Real Estate and Rental and Leasing	3,589	5.0%	4,161	5.0%	4,880	5.1%	5,496	5.1%	1,907	53%
Professional and Technical Services	4,526	6.3%	5,381	6.5%	6,110	6.3%	7,212	6.6%	2,686	59%
Management of Companies and Enterprises	382	0.5%	395	0.5%	407	0.4%	419	0.4%	37	10%
Administrative and Waste Services	6,023	8.4%	7,107	8.6%	7,377	7.6%	7,812	7.2%	1,789	30%
Educational Services	6,468	9.0%	7,519	9.1%	10,264	10.6%	11,438	10.5%	4,970	77%
Health Care and Social Assistance	4,699	6.6%	5,440	6.6%	6,912	7.2%	9,006	8.3%	4,307	92%
Arts Entertainment and Recreation	1,502	2.1%	1,619	2.0%	1,730	1.8%	1,829	1.7%	327	22%
Accommodation and Food Services	8,395	11.7%	9,877	12.0%	11,214	11.6%	12,017	11.0%	3,622	43%
Other Services Ex Public Admin	3,979	5.6%	4,011	4.9%	4,528	4.7%	4,925	4.5%	946	24%
Public Admin	4,576	6.4%	5,248	6.4%	6,408	6.6%	7,155	6.6%	2,579	56%

Source: Atlanta Regional Commission

projected to grow at a faster rate than the County overall include Construction (2.6x), Healthcare and Social Assistance (1.8x), Educational Services (1.5x), and Professional and Technical Services (1.2x). Most other industries are expected to grow somewhat in line with the county overall, though slower growing industries include Information, Transportation and Warehousing, Mining, and Management of Companies.

Only Agriculture is expected to see a decline in employment, from 33 positions to 26 positions by 2040. It is worth noting that poultry processing, a large source of jobs in Cherokee County, is counted among manufacturing positions.

While the largest private employer in the County is Pilgrim's Pride, Cherokee is increasingly attracting higher-tech, higher-skilled jobs as shown in Table 19.

Table 19. Largest Private Employers, Cherokee County

Company	Local Employees	Industry
Pilgrim's Pride	835	Poultry Processing
Chart Industries, Inc.	552	BioMedical
Inalfa Roof Systems	415	Advanced Manufacturing
Universal Alloy Corporation	415	Aerospace
Piolax Corporation	250	Advanced Manufacturing
Belnick, Inc.	250	Distribution
Roytec Industries	250	Electrical Wire Assemblies
Meyn America, Inc.	225	Manufacturing & Distribution
Hydro-Chem	161	BioMedical
L.A.T. Sportswear, Inc.	104	Fashion Apparel
Kirk-Rudy, Inc.	95	Paper Handling Equipment
ERB Industries, Inc.	95	Safety Equipment
Schoen Insulation Services, Inc.	85	Machined Parts
Playnation Play Systems Inc.	85	Playground Equipment
Morrison Products, Inc.	75	Blower Wheels
Pillow Perfect, Inc.	70	Decorative Pillows
Awnex, Inc.	70	Awnings
Nor-Ral Composite Solutions	55	Aerospace

Source: Cherokee County Economic Development

Figure 9. Location of Largest Private Employers, Cherokee County

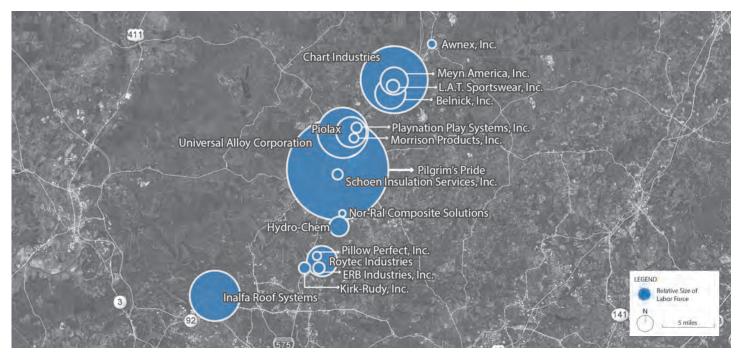


Table 20. Top Occupations, 2015

Occupation	Labor Force
Retail Sales Workers	6,473
Construction Trades	4,614
Food and Beverage Service	4,465
Information and Record Clerks	3,134
Other Office and Admin Support	2,872

Table 21. Top Occupations, 2040

Occupation	Labor Force
Construction Trades	9,874
Retail Sales Workers	9,178
Food and Beverage Service	6,597
Information and Record Clerks	4,257
Business Operations Specialists	4,136

Source: Atlanta Regional Commission

Table 22. Projected Change in Top Occupations

Source: Atlanta Regional Commission

Occupation	Labor Force Increase
Construction Trades	114%
Retail Sales Workers	42%
Information and Record Clerks	36%

Source: Atlanta Regional Commission

OCCUPATIONS

The most prevalent occupation in Cherokee County today is retail sales, with 6,473 positions. This is followed by construction trades at 4,614. By 2040, the construction trades are expected to grow 114% to 9,874, while retail sales positions will grow 42% to 9,178.

These forecasts are logical considering the population growth that is expected over the next 25 years, and the types of jobs that will be required to support and service that larger population.

COMMUTING PATTERNS

Analysis of Census commuting patterns in 2014 demonstrates the relationship of jobs available in Cherokee County to the types of jobs filled by Cherokee County residents.

In 2014 there were 50,784 people employed in Cherokee County and 29,463 of them (57.9%) lived elsewhere. Most of the people commuting into Cherokee County for work have lower paid jobs: 68% earn less than \$40,000 per year and 30% earn less than \$15,000 per year. Those workers are typically commuting from neighboring counties – primarily Cobb and Fulton. At the same time, there were 79,413 people living in Cherokee County but working elsewhere. The majority of these workers earn more than \$40,000 per year, and they commute primarily to Cobb and Fulton Counties. Just 21,411 (42%) of jobs in Cherokee County are filled by people who live in the County.

The overall dynamic is of a county where roughly 30,000 people commute in for fairly low-paying jobs, passing roughly 80,000 people commuting out for higher paying jobs.

JOB TO HOUSEHOLD RATIO

Based on ARC estimates for 2015, there are 71,655 jobs in Cherokee County and 85,734 households, a ratio of 0.9. In other words, there is less than one job in the county for each household that lives there. By contrast, the ratio of jobs to households for the 20-County ARC region is 1.4. As above, this highlights Cherokee's position as a net-exporter of labor. By 2040, the ratio of jobs to households in Cherokee is forecast to decline, to 0.7. This pattern is consistent with a county that is adding households faster than jobs, requiring an increased dependence on jobs outside the county and fewer opportunities to live and work within Cherokee. This presents the likelihood of increased traffic on major commuter routes like Interstate 575, as well as a continued

dependence on the residential tax base.

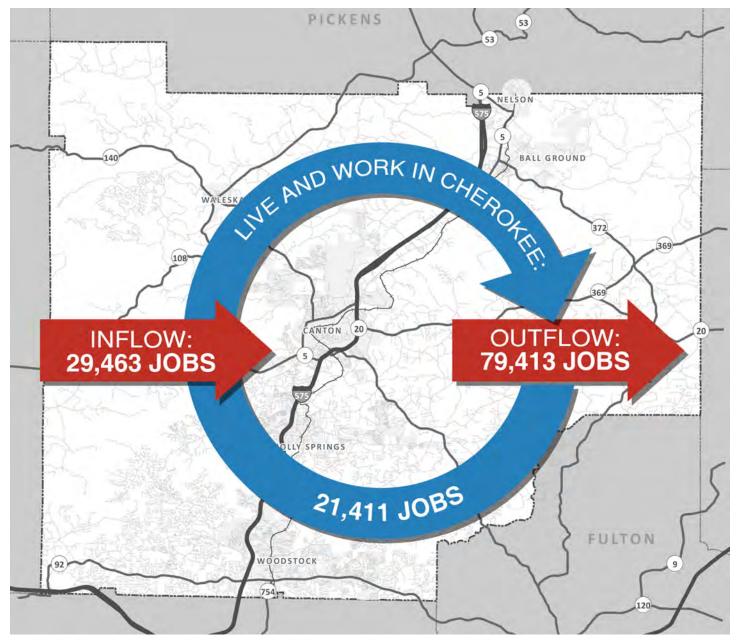


Figure 10. Cherokee County Job Inflow and Outflow

Many educated, higher paid residents are commuting out of the county, presenting an opportunity to attract higher end jobs that match the resident profile.

Table 23. Cherokee County Commute Patterns, 2014 (All Jobs)

	Count	Share
Total Employed in County	50,874	
Live in Cherokee	21,411	42%
Live Elsewhere	29,463	58%
Total Residents Employed	100,824	
Work in Cherokee	79,413	79%
Work Elsewhere	21,411	21%
Outflow Job Characteristics		
External Jobs Filled by Residents	79,413	100.0%
Workers Earning \$1,250 per month or less	15,622	19.7%
Workers Earning \$1,251 to \$3,333 per month	22,773	28.7%
Workers Earning More than \$3,333 per month	41,018	51.7%
Inflow Job Characteristics		
Internal Jobs Filled by Outside Workers	29,463	100.0%
Workers Earning \$1,250 per month or less	8,716	29.6%
Workers Earning \$1,251 to \$3,333 per month	11,351	38.5%
Workers Earning More than \$3,333 per month	9,396	31.9%

Table 24. Where Cherokee Residents are Employed

	Count	Share
Fulton County, GA	25,464	25.3%
Cobb County, GA	23,696	23.5%
Cherokee County, GA	21,411	21.2%
Gwinnett County, GA	6,197	6.1%
DeKalb County, GA	5,066	5.0%
Forsyth County, GA	4,419	4.4%
Bartow County, GA	1,580	1.6%
Clayton County, GA	864	0.9%
Pickens County, GA	857	0.8%
Hall County, GA	591	0.6%
All Other Locations	10,679	10.6%

Table 25. Where Cherokee Employees Live

	Count	Share
Cherokee County, GA	21,411	42.1%
Cobb County, GA	7,324	14.4%
Fulton County, GA	3,058	6.0%
Pickens County, GA	1,956	3.8%
Gwinnett County, GA	1,926	3.8%
Forsyth County, GA	1,637	3.2%
Bartow County, GA	1,533	3.0%
DeKalb County, GA	1,347	2.6%
Paulding County, GA	1,275	2.5%
Hall County, GA	453	0.9%
All Other Locations	8,954	17.6%

2. HOUSING MARKET OUTLOOK

2.1 CURRENT HOUSING CHARACTERISTICS

HOUSING UNITS

As of the 2010 Census, there were 82,360 housing units in Cherokee County. This was up from 51,943 units in 2000, for an increase of 30,417 units or 3,042 per year. During the same period, the net increase in housing units per year averaged 2,755 in Forsyth County, 4,897 in Cobb County, and 1,107 in Bartow County. The North Fulton area averaged 1,447 new units over that timeframe.

From 2000 to 2010, despite accounting for just 3.8% of the region's housing stock, Cherokee accounted for 5.8% of the region's housing growth.

Most of the housing in Cherokee County is located in unincorporated areas. In 2010, 58,299 units were located in the unincorporated county, with 10,304 in Woodstock, 9,344 in Canton, 3,699 in Holly Springs, 603 in Ball Ground and 111 in Waleska.

From 2000 to 2010 the total number of housing units in Cherokee County increased by 59%, however this included substantial growth within the incorporated cities. Canton grew its housing stock 136% from 2000 to 2010. Woodstock increased 95%; Holly Springs increased 88%; Ball Ground grew 67%; and only Waleska lagged, at 44%. ESRI estimates for 2016 place the total number of units at 89,624, or an increase of 7,264 (1,211 per year) from 2010. The Great Recession can be blamed for this substantial slowdown. The rate of housing production in Cherokee was 60% lower in the 2010-2016 period compared to the 2000-2010 timeframe. During the same period, net production declined just 19% in Forsyth County, 45% in Cobb, 91% in Bartow, and 46% in North Fulton.

TENURE

In 2010, 73% of housing units in the county were owneroccupied. 19% were renter-occupied, and 8% were vacant. The overall Atlanta MSA was 59% owner-occupied, 30% renter-occupied, and 11% vacant. Among neighboring counties, only Forsyth has a higher rate of owner-occupancy, at 79%.

Based on 2016 ESRI estimates, the rate of home-ownership in Cherokee County has declined somewhat since the last Census, to 70%, with rental units increasing to 22% - still well below the 34% of renter-occupied units in the broader region.

Among occupied units, the share of renters is lowest in the unincorporated areas of the county, estimated at 19% in 2016. Within Cherokee's incorporated cities, Waleska has the lowest renter rate at 17%. Conversely, Canton and Woodstock have a much higher percentage of renters at 44% and 32%, respectively. Cherokee is a single-family,

owner-occupied community. While the benefits of home ownership are well understood, there is some risk related to a shortage of rental housing, particularly in the context of today's younger households, who generally have saved less than their parents at the same age, and who may prefer the flexibility of renting. Especially as housing costs in Cherokee continue to escalate, the mix toward owner-occupied housing makes it challenging to attract and retain critical workers like teachers and first responders.

Table 26. Number of Housing Units

Geography	2000	2010	2016 (Est.)	2021 (Forecast)
USA	115,904,641	131,704,730	137,928,754	143,620,503
Georgia	3,281,737	4,088,801	4,308,790	4,530,292
Atlanta MSA	1,650,700	2,172,967	2,300,363	2,449,974
Cherokee Co.	51,943	82,360	89,624	97,671
Forsyth Co.	36,499	64,052	77,380	92,106
Cobb Co	237,522	286,490	302,697	322,397
Bartow Co	28,751	39,823	40,423	43,486
N Fulton	50,427	64,892	69,561	74,794
Unincorporated Cherokee	40,308	58,299	62,205	67,408
Woodstock	5,280	10,304	11,783	12,951
Canton	3,951	9,344	10,629	11,844
Holly Springs	1,965	3,699	4,202	4,603
Ball Ground	362	603	684	733
Waleska	77	111	121	132

Source: U.S. Census Bureau, ESRI

Table 27. Households by Tenure

	200	2000		2010		2016		2021
MSA								
Owner Occupied	-	-	1,285,066	59%	1,282,688	56%	1,365,140	56%
Renter Occupied	-	-	658,819	30%	783,097	34%	836,356	34%
Vacant	-	-	229,082	11%	234,578	10%	248,478	10%
Cherokee County								
Owner Occupied	49,495	53%	60,400	73%	63,063	70%	68,664	70%
Renter Occupied	41,503	44%	15,536	19%	19,751	22%	21,798	22%
Vacant	2,442	3%	6,424	8%	6,810	8%	7,209	7%

"Table 27. Households by Tenure" (Continued)

	2000		201	2010		2016		2021		
Forsyth					I					
Owner Occupied	-	_	50,876	79%	59,774	77%	71,578	78%		
Renter Occupied	-	-	8,557	13%	12,230	16%	14,789	16%		
Vacant		-	4,619	7%	5,376	7%	5,739	6%		
Cobb	1							I		
Owner Occupied	_	-	173,965	61%	173,493	57%	185,189	57%		
Renter Occupied	-	-	86,091	30%	103,518	34%	111,640	35%		
Vacant	_	_	26,434	9%	25,686	8%	25,568	8%		
Bartow								<u> </u>		
Owner Occupied	_	_	24,756	62%	23,790	59%	24,817	57%		
Renter Occupied		_	11,026	28%	12,579	31%	13,161	30%		
Vacant		_	4,041	10%	4,054	10%	5,508	13%		
Unincorporated Chero	kee Countv				,					
Owner Occupied	-	_	46,002	79%	46,713	75%	50,658	75%		
Renter Occupied	_	_	8,178	14%	11,144	18%	12,182	18%		
Vacant		_	4,119	7%	4,348	7%	4,568	7%		
Canton			.,		.,		.,			
Owner Occupied	1,390	48%	4,667	50%	5,275	50%	5,891	50%		
Renter Occupied	1,323	46%	3,540	38%	4,179	39%	4,651	39%		
Vacant	172	6%	1,137	12%	1,175	11%	1,302	11%		
Woodstock	I				1			1		
Owner Occupied	2789	68%	6,628	64%	7,498	64%	8,167	63%		
Renter Occupied	1,056	26%	2,958	29%	3,481	30%	3,925	30%		
Vacant	233	6%	718	7%	803	7%	859	7%		
Holly Springs										
Owner Occupied	877	76%	2,643	71%	3,004	71%	3,312	72%		
Renter Occupied	232	20%	691	19%	809	19%	884	19%		
Vacant	52	4%	365	10%	390	9%	407	9%		
Ball Ground										
Owner Occupied	188	66%	413	68%	486	71%	541	74%		
Renter Occupied	59	21%	120	20%	120	18%	136	19%		
Vacant	37	13%	70	12%	78	11%	56	8%		
Waleska										
Owner Occupied	72	64%	47	42%	87	72%	95	72%		
Renter Occupied	40	36%	49	44%	18	15%	20	15%		
Vacant	_	0%	15	14%	16	13%	17	13%		

Source: U.S. Census Bureau; ESRI

AGE OF HOUSING

Data from the 2011-2015 American Community Survey characterizes the age of housing in Cherokee County. Not surprisingly given the construction boom in the early 2000s, 36.9% of housing in Cherokee County was built from 2000-2009, with just 2.5% built in the ensuing drop off from 2010-2015. A further 26.1% of housing was built in the 1990s. At least 65% of all housing in the county is therefore less than 20 years old. Only 2.5% of housing in the county was built prior to World War II, or about 2,200 units. This new housing stock is of generally high quality, though neighborhoods may lack the historic charm found elsewhere in the region.

Table 28. Renter Share of Occupied Housing

	2010	2016	2021
Atlanta MSA	34%	38%	38%
Cherokee Co.	20%	24%	24%
Forsyth Co.	14%	17%	17%
Cobb Co.	33%	37%	38%
Bartow Co.	31%	35%	35%
Canton	43%	44%	44%
Woodstock	31%	32%	32%
Holly Springs	21%	21%	21%
Ball Ground	23%	20%	20%
Waleska	51%	17%	17%

Table 29. Housing Units by Year Structure Built, CherokeeCounty

	Units	Percent
Total housing units	84,607	
Built 2014 or later	254	0.3%
Built 2010 to 2013	1,861	2.2%
Built 2000 to 2009	31,220	36.9%
Built 1990 to 1999	22,082	26.1%
Built 1980 to 1989	15,314	18.1%
Built 1970 to 1979	7,953	9.4%
Built 1960 to 1969	2,369	2.8%
Built 1950 to 1959	1,438	1.7%
Built 1940 to 1949	761	0.9%
Built 1939 or earlier	1,354	1.6%

Source: U.S. Census Bureau; ACS 2011-2015 Estimates

UNITS PER STRUCTURE

81.7% of housing units in the county are single unit, detached, with another 4.1% of units single-attached (townhomes). More than half of the multifamily stock is in structures with fewer than 20 units. To the extent that there are larger multi-family developments in the county, they are primarily located in more urbanized areas like Canton and Woodstock. There may be opportunities to provide more variety in terms of smaller multifamily duplexes or quads within downtowns or other mixed use nodes, though the lion's share of the county will continue to demand single family detached homes.

Table 30. 2010 Housing Units by Units in Structure,Cherokee County

Total housing units	84,607	
1-unit, detached	69,124	81.7%
1-unit, attached	3,469	4.1%
2 units	508	0.6%
3 or 4 units	1,015	1.2%
5 to 9 units	931	1.1%
10 to 19 units	2,538	3.0%
20 or more units	3,384	4.0%
Mobile home	3,638	4.3%
Boat, RV, van, etc.	_	0.0%

Source: U.S. Census Bureau; ACS 2011-2015 Estimates

Housing in Cherokee
County tends to be high quality, single-family homes. More
than 65 percent of all housing in
the county is less than 20 years
old and more than 81 percent of
units are single-family detached
homes.

2.2 HOUSING MARKET PERFORMANCE

HOME VALUES

According to 2016 ESRI estimates, the median home value in Cherokee County was \$213,207. This is 11% higher than the median value of \$192,312 in the Atlanta MSA. Neighboring Forsyth County has a median value of \$295,812, while Cobb County's median value is just above Cherokee at \$222,740. Bartow County's median value is just \$137,798 – well below Cherokee and the overall MSA.

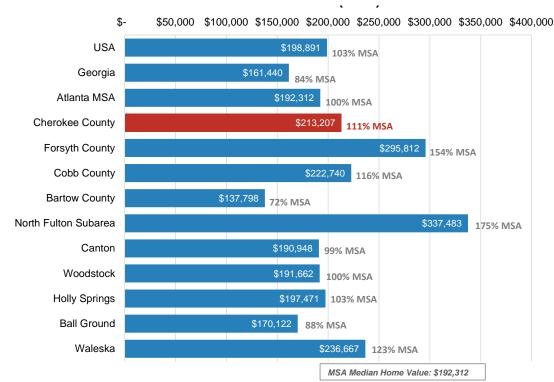
Among Cherokee's incorporated cities, the highest median value is in Waleska at \$236,667, followed by Holly Springs at \$197,471; Woodstock at \$191,662; Canton at \$190,948; and Ball Ground at \$170,122.

Table 31. Median Home Value, 2016

	Home Value	% of MSA
USA	\$ 198,891	103%
Georgia	\$ 161,440	84%
Atlanta MSA	\$ 192,312	100%
Cherokee Co.	\$ 213,207	111%
Forsyth Co.	\$ 295,812	154%
Cobb Co.	\$ 222,740	116%
Bartow Co.	\$ 137,798	72%
N. Fulton Subarea	\$ 337,483	175%
Canton	\$ 190,948	99%
Woodstock	\$ 191,662	100%
Holly Springs	\$ 197,471	103%
Ball Ground	\$ 170,122	88%
Waleska	\$ 236,667	123%

Source: ESRI

Figure 11. Median Home Value, 2016



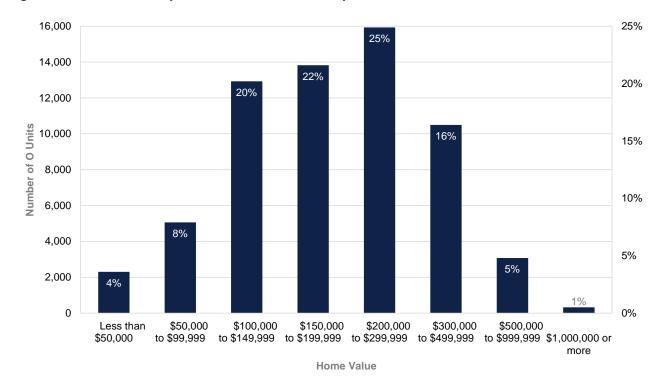




Table 32. Cherokee County Distribution of Owner-Occupied Home Values

All Units	61,211	
Less than \$50,000	2,204	3.60%
\$50,000 to \$99,999	4,836	7.90%
\$100,000 to \$149,999	12,365	20.20%
\$150,000 to \$199,999	13,222	21.60%
\$200,000 to \$299,999	15,242	24.90%
\$300,000 to \$499,999	10,039	16.40%
\$500,000 to \$999,999	2,938	4.80%
\$1,000,000 or more	306	0.50%

Source: U.S. Census Bureau; ACS 2011-2015 Estimates

RENTS

According to apartment market data provider REIS, the average rent in the County in the first quarter of 2017 was \$1,041, with a vacancy rate of 4.6%. In the last 10 years, Cherokee County has added just 1,611 rental units, leaving Cherokee as the second-smallest apartment submarket in the Atlanta region. Overall rents in Cherokee are 5% below the regional average.

The majority of market rate rental apartments in Cherokee are located in the cities of Canton or Woodstock. A sample of

apartment listings suggests a range from \$755 to \$1,350 per month for one-bedroom apartments that average just below 750 square feet. Two bedroom units range from \$881 to \$1,950 per month and average about 1,100 square feet; and three bedroom units range from \$1,004 to \$1,870 per month at about 1,550 square feet. The average rent per square foot for the sampled units is \$1.03, with the highest rents found at Park 9 Woodstock, which starts at \$1.61 per foot for a onebedroom apartment.

Table 33. Sample of Rental Apartment Listings, Cherokee County (Including Incorporated Areas)

	Rent	SF	\$/SF
One-Bedroom Units			
261 Woodstock	\$ 1,350	925	\$ 1.46
Lancaster Ridge Canton	\$ 836	850	\$ 0.98
Heights at Town Lake	\$ 1,100	800	\$ 1.38
Park 9 Woodstock	\$ 1,011	627	\$ 1.61
Harbor Creek Canton	\$ 854	806	\$ 1.06
Riverview Canton	\$ 799	560	\$ 1.43
Heritage at Riverstone Canton	\$ 755	725	\$ 1.04
The Crest at Laurel Canyon Canton	\$ 875	657	\$ 1.33
Two-Bedroom Units			
260 Woodstock	\$ 1,950	1562	\$ 1.25
Lancaster Ridge Canton	\$ 984	960	\$ 1.03
Riverstock, Woodstock	\$ 881	1167	\$ 0.75
Heights at Town Lake	\$ 1,125	1029	\$ 1.09
Park 9 Woodstock	\$ 1,478	1113	\$ 1.33
Harbor Creek Canton	\$ 1,080	1143	\$ 0.94
Riverview Canton	\$ 960	768	\$ 1.25
Heritage at Riverstone Canton	\$ 990	1122	\$ 0.88
The Crest at Laurel Canyon Canton	\$ 1,125	1099	\$ 1.02
Three-Bedroom Units			
Lancaster Ridge Canton	\$ 1,149	1140	\$ 1.01
Riverstock, Woodstock	\$ 1,004	1367	\$ 0.73
Heights at Town Lake	\$ 1,475	1417	\$ 1.04
Park 9 Woodstock	\$ 1,558	1439	\$ 1.08
Harbor Creek Canton	\$ 1,231	1435	\$ 0.86
Riverview Canton	\$ 1,870	2755	\$ 0.68
Heritage at Riverstone Canton	\$ 1,170	1326	\$ 0.88

Source: Forrent.com

RESIDENTIAL BUILDING PERMITS

From 2000-2016 Cherokee County has averaged 2,396 building permits per year for new residential construction. Permit issuance peaked in 2005 with 4,162 permits issued, and the most recent recession-driven trough was in 2009, with just 407 permits. 2016 saw 2,494 residential building permits pulled, the highest level since 2006.

Regionally, housing production remains well below prerecession levels. In 2016, the Atlanta MSA saw 23,100 singlefamily building permits issued, less than half of the 61,837 permits issued in 2005. Multifamily permits have recovered substantially but are still below peak levels. The vast majority of permits issued are for single-family homes in the unincorporated areas of the county. Since 2000, only 544 multifamily permits were issued in unincorporated Cherokee, with none since 2002. Overall since 2000, multifamily units have made up just 12.3% of total permits in Cherokee, and less than 3% of permits in the unincorporated county. This compares to 34% of permits in the MSA, 38% in Cobb County, 13% in Bartow, and 9% in Forsyth.

Cherokee's incorporated cities tend to see fairly moderate levels of new construction. Since 2000, Canton has averaged 458 permits per year, Woodstock has averaged 525; Holly Springs 191; and Ball Ground just 13 permits per year. Canton has averaged the highest percentage of multifamily building permits at 34% with Woodstock just behind at 33%.

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Average 2000-2016	Average 2011-2016
Atlanta MSA																			
Total	65,767	67,001	68,536	66,611	74,256	73,144	68,495	44,943	19,362	6,567	7,608	8,668	14,395	24,337	26,683	30,342	36,357	41,357	23,464
SF	48,223	50,096	52,056	55,207	57,527	61,837	54,156	31,262	12,057	5,455	6,417	6,248	9,182	14,864	16,984	19,995	23,100	30,863	15,062
MF	17,544	16,905	16,480	11,404	16,729	11,307	14,339	13,681	7,305	1,112	1,191	2,420	5,213	9,473	9,699	10,347	13,257	10,494	8,402
Cherokee County																			
Total	3,776	3,611	3,795	3,804	4,084	4,162	3,723	2,231	912	407	549	439	1,213	1,403	2,123	2,000	2,494	2,396	1,612
SF	2,882	2,769	3,199	3,442	3,812	4,065	3,485	2,212	908	407	449	439	741	1,403	1,576	1,847	2,100	2,102	1,351
MF	894	842	596	362	272	97	238	19	4	0	100	0	472	0	547	153	394	294	261
Forsyth																			
Total	3,389	2,539	2,448	3,147	3,085	4,173	4,770	2,877	1,478	825	1,125	1,174	2,273	2,775	3,194	3,502	3,515	2,723	2,739
SF	3,181	2,539	2,448	3,083	2,943	4,165	4,183	2,877	1,259	825	1,125	1,174	1,862	2,560	2,576	2,984	2,741	2,501	2,316
MF	208	0	0	64	142	8	587	0	219	0	0	0	411	215	618	518	774	221	423
Cobb																			
Total	6,642	5,657	5,556	5,963	6,889	6,142	4,518	2,945	1,068	550	1,013	1,758	2,245	2,676	3,103	2,129	4,017	3,698	2,655
SF	5,455	4,513	4,703	4,993	5,432	5,123	3,346	1,901	727	409	713	886	1,193	1,594	1,391	1,477	1,654	2,677	1,366
MF	1,187	1,144	853	970	1,457	1,019	1,172	1,044	341	141	300	872	1,052	1,082	1,712	652	2,363	1,021	1,289
Bartow																			
Total	1,355	1,418	1,153	1,188	1,099	1,085	1,053	606	360	128	144	77	73	150	221	348	514	645	231
SF	1,222	1,031	981	882	1,023	1,047	1,003	572	351	128	82	77	73	150	221	348	514	571	231
MF	133	387	172	306	76	38	50	34	9	0	62	0	0	0	0	0	0	75	0
Unincorporated Cherokee																			
Total	2,393	2,024	2,028	1,748	1,958	2,185	1,761	1,233	521	216	234	228	362	723	809	928	1,189	1,208	707
SF	2,097	2,024	1,780	1,748	1,954	2,185	1,761	1,233	521	216	234	228	362	723	809	928	1,189	1,176	707
MF	296	0	248	0	4	0	0	0	0	0	0	0	0	0	0	0	0	32	0
Canton																			
Total	608	762	829	815	998	725	771	452	136	46	99	46	112	170	282	259	669	458	256
SF	184	342	484	793	781	631	747	437	132	46	99	46	102	170	282	254	311	344	194
MF	424	420	345	22	217	94	24	15	4	0	0	0	10	0	0	5	358	114	62
Woodstock																			
Total	567	768	821	1,109	862	848	571	225	112	75	166	115	701	301	827	526	330	525	467
SF	393	346	821	769	862	848	477	225	112	75	66	115	239	301	280	378	330	390	274
MF	174	422	0	340	0	0	94	0	0	0	100	0	462	0	547	148	0	135	193
Holly Springs																			
Total	208	57	105	132	266	404	620	321	143	70	50	50	38	141	179	213	252	191	146
SF	208	57	102	132	215	401	500	317	143	70	50	50	38	141	179	213	216	178	140
MF	0	0	3	0	51	3	120	4	0	0	0	0	0	0	0	0	36	13	6
Ball Ground																			
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	68	26	74	54	13	37
SF	0	0	0	0	0	0	0	0	0	0	0	0	0	68	26	74	54	13	37
MF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Table 34. Historic Residential Building Permits (New Construction)

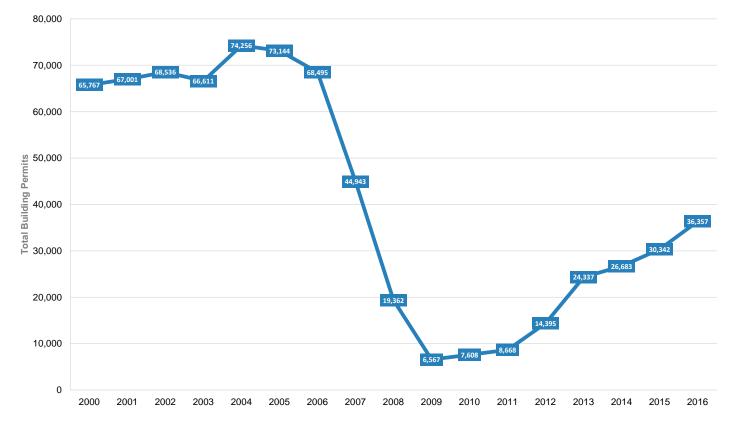
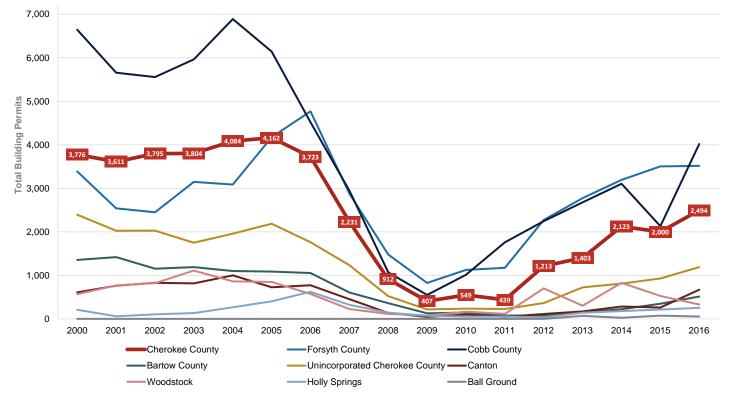


Figure 13. Historic Residential Building Permits (New Construction), Atlanta MSA

Figure 14. Historic Residential Building Permits (New Construction)



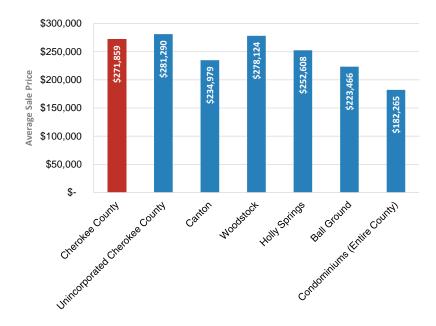
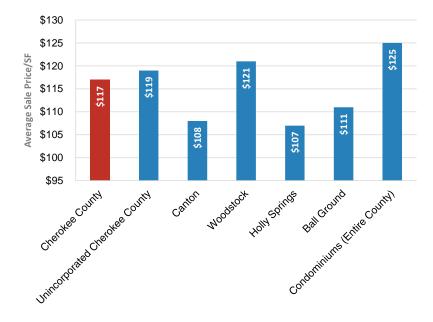


Figure 15. Cherokee County Average Home Sales Price

Figure 16. Cherokee County Average Price Per Square Foot



HOME SALES

A detailed analysis of home sales in the year 2016 was conducted using Cherokee County Tax Commissioner data. There were a total of 6,011 residential units sold which were designated "qualified" by the county. This means that they are considered arms-length transactions at a fair market price.

The average price of all homes sold in 2016 was \$271,859. The average size of all homes sold was 2,316 square feet, for an average price per square foot in the county of \$117.

New home sales were specifically analyzed. Of the 6,011 transactions in 2016, 1,553 (25.8%) were for homes built in 2015 or later². The average price of a new home sold in 2016 was \$328,979, which is 21% higher than the average of all sales. The average size of a new home was 2,755, for an average price per square foot of \$119 for new homes. Effectively, new homes were 19% larger but 21% more expensive than all homes.

From the analysis of existing homes, it was established that 71% of all homes in the County are valued at less than \$300,000. In fact, 68% of all homes sold in 2016 were for less than \$300,000. However, only 47% of new homes sold for less than \$300,000. Of note, 40% of all homes sold were less than 2,000 square feet, but only 18% of new homes were less than 2,000 square feet.

The vast majority of home sales occurred in the unincorporated county, with 3,683 transactions averaging \$281,290. The majority of new home sales also occurred in the unincorporated areas, with 795 sales averaging \$328,916.

The most expensive new homes were sold in Woodstock, with 296 transactions averaging \$395,446.

2 There is a lag between the issuance of a building permit and a home closing, sometimes well over 12 months, such that the inconsistency between 2016 permits and 2016 transactions is not unreasonable.

Table 35. Cherokee County Home Sales Analysis

All Sales							
All Sales	Count	Avg Price	Avg SF	Avg \$/SF	Sales<2000SF	Sales<\$300,000)
Cherokee County	6,011	\$ 271,859	2,316	\$ 117	2,428 40%	4,087 68%	D
Cherokee Uninc.	3,683	\$ 281,290	2,354	\$ 119	1,426 39%	2,420 66%)
Canton	726	\$ 234,979	2,178	\$ 108	320 44%	563 78%)
Woodstock	1,027	\$ 278,124	2,294	\$ 121	461 45%	661 64%)
Holly Springs	461	\$ 252,608	2,350	\$ 107	166 36%	331 72%)
Ball Ground	114	\$ 223,466	2,007	\$ 111	55 48%	112 98%)
Waleska	-	\$ -	-	NA			
Condominiums (Entire County)	71	\$ 182,265	1,459	\$ 125	66 93%	66 93%)
New Homes							
New Homes Only	Count	Avg Price	Avg SF	Avg \$/SF	Sales<2000	Sales<\$300,000)
Cherokee County	1,553	\$ 328,979	2,755	\$ 119	272 18%	724 47%	5
Cherokee Uninc.	795	\$ 328,916	2,770	\$ 119	160 20%	385 48%)
Canton	224	\$ 282,757	2,370	\$ 119	46 21%	145 65%)
Woodstock	296	\$ 395,446	3,111	\$ 127	17 6%	50 17%)
Holly Springs	172	\$ 310,663	2,834	\$ 110	22 13%	79 46%)
Ball Ground	66	\$ 236,255	2,007	\$ 118	27 41%	65 98%)
Waleska	-	\$-	-	NA			
Vacant Parcels							
	Count	Avg Price	Avg SF	Avg \$/SF	Sales<2000	Sales<\$300,000)
Cherokee County	418	\$ 93,164	-	-		-	
Cherokee Uninc.	349	\$ 97,189	-	_		-	
Canton	19	\$ 64,921	-	-		-	
Woodstock	30	\$ 95,180	-	-		-	
Holly Springs	5	\$ 35,900	-	-		-	
Ball Ground	13	\$ 46,615	-	-		-	
Waleska	-	\$ -	-	-		_	

Source: Cherokee County Tax Commissioner's Office

The analysis above shows 1,553 new home sales in Cherokee County in 2016. However, building permits for new single family homes totaled 2,102 in the same year. The difference of 549 units may be explained in part by the construction of new homes on individual lots purchased by or already owned by the end user. In 2016, there were 418 vacant

parcels less than 20 acres in size that were purchased for assumed residential uses³. 65% of these lots were less than 2 acres.

3 Includes qualified, vacant land transactions less than 20 acres in residential or agricultural land use categories. Some lots may be developed and sold within the same year resulting in double counting.

2.3 FUTURE HOUSING OUTLOOK

Based on ARC projections, demand for new housing in Cherokee County is projected to average 2,784 units per year from 2015 to 2020; 2,552 units per year from 2020-2030; and 2,388 units per year from 2030-2040. The overall average of 2,533 units per year from 2015 to 2040 is consistent with recent trends and allows for the likelihood of periodic higher production levels balanced out by the reality of future downturns that can be expected over such a long study period.

The County's prevailing residential zoning will not support the level of growth projected. Forecast growth on 80,000 square foot lots would consume 115,000 acres of land over 25 years - nearly half the county's land area.

The number of home builders in Metro Atlanta declined from 3,500 to 700 during the Great Recession⁴. Many of the local builders, who could deliver smaller subdivisions or single large lots, have not come back. The market today is therefore characterized by large builders looking for land in areas with water and sewer, access to major roads, and good schools.

For the County to grow in line with ARC forecasts, a continued supply of smaller lots will be required. This will place near-term pressure on southwest Cherokee in particular and on the more urbanized cities of Canton and Woodstock. Areas already marked for suburban growth may see higher densities than currently envisioned as townhomes and small lot single family development feed demand.

It would be possible to accommodate additional growth in southeastern areas of the county by increasing the land available to R-40 single family development (roughly oneacre lots). This would be consistent with Forsyth County and neighboring Milton, where one-acre zoning is permitted in the Birmingham Road Character Area that borders Cherokee County. Promoting cluster development in conservation subdivisions could further protect rural character while making more efficient use of infrastructure.

⁴ Kanell, Michael. "Homebuilding Survivors Control More of Market." *Atlanta Journal Constitution*, August 14, 2015.

3. COMMERCIAL MARKET PERFORMANCE

The commercial real estate market in Cherokee County is characterized by a modest number of largely local-serving retail and office nodes, along with several industrial and office parks.

3.1 DEVELOPMENT TOOLS AND TRENDS

The Cherokee County Office of Economic Development is an active organization that has successfully attracted a number of large businesses to the county, specifically in that southwest area and along state route 92. The County's strategy includes a focus on 5 target sectors: Advanced Manufacturing, Commercial Development, Corporate Operations, Film & Media, and Information Technology.

Cherokee County has approximately 5,022 acres located within the state designated Opportunity Zones, which incentivize businesses to locate in priority areas by offering state job tax credits of \$3,500 per net new job for a period of five years. Within the county, Opportunity Zones are located near major transportation infrastructure: I-75, I-575, and the Cherokee County Regional Airport. (See Figure 17.) These opportunity zones have proven to be very effective in attracting business, though notably they are all due to sunset in the near term. Since 2008, much of the commercial activity in Cherokee County has been concentrated in the southwest corner of the county, near the Cherokee County Opportunity Zone, where the county's single exit on I-75 attracts retail, warehouse, and light industrial uses.

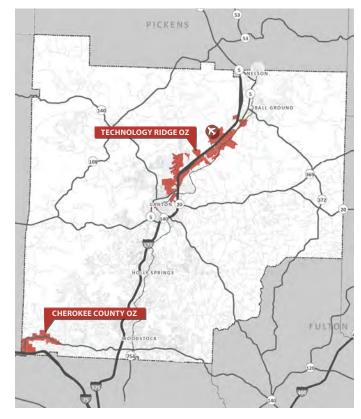


Figure 17. Cherokee County Opportunity Zones, 2016

Table 36. New Development Permitted, 2009-2017

	_		l		
	Development Type	Total sf Permitted	Percent		
٩	Warehouse	1,568,522	38.7%		
Shai	Education	541,462	13.4%		
Highest Share	Manufacturing	398,396	9.8%		
ligh	Retail	237,501	5.9%		
	Assisted Living	226,869	5.6%		
	Independent & Assisted Living	197,827	4.9%		
	Religious	154,159	3.8%		
	Recreation	127,088	3.1%		
	Agriculture	103,448	2.6%		
	Medical Office	95,851	2.4%		
	Other	66,482	1.6%		
	Hotel	48,228	1.2%		
	Education/Office	42,723	1.1%		
	Public Safety	38,654	1.0%		
	Self Storage	30,513	0.8%		
	Auto Service	27,678	0.7%		
	Renovation	25,137	0.6%		
	Dormitory	21,000	0.5%		
	Kennel	15,304	0.4%		
	Restaurant	14,004	0.3%		
	Pharmacy	13,115	0.3%		
	Special Event Facility	11,556	0.3%		
	Death Care Services	10,829	0.3%		
	Transportation	10,563	0.3%		
	Death Services	8,153	0.2%		
	Retail - Gas Station	5,928	0.1%		
	Office	4,627	0.1%		
are	Storage	4,100	0.1%		
t Sh	Renovations	4,083	0.1%		
Lowest Share	Waste Management	1,200	0.0%		
Lo	Business Office	880	0.0%		
	Total	4,055,880	100.0%		

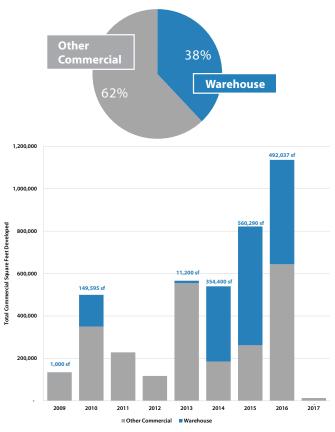
Source: Cherokee County Land Disturbance Permits, January 2009 - August 2017

The County has seen the development of more than 4 million square feet of commercial space since 2008, about 425,000 square feet per year. 38% of that new development has been warehouse space, located in Southwest Cherokee, along I-575, and near the airport. (See Figure 19.) Much of the development activity has been in scattered buildings less than 5,000 square feet, and overall commercial FAR is .03.

Medical office development has exceeded traditional office development since 2008, and near term development will likely be impacted by Northside Hospital, which opened its \$286 million campus in Canton in May 2017 after 12 years of planning. This is a major win that will drive spinoff demand for additional medical office and related jobs.

By far, the highest share of permitted commercial development since 2008 has been warehouses, exceeding the next closest sector by more than 25%.

Figure 18. Permitted New Warehouse Development, January 2009 - August 2017



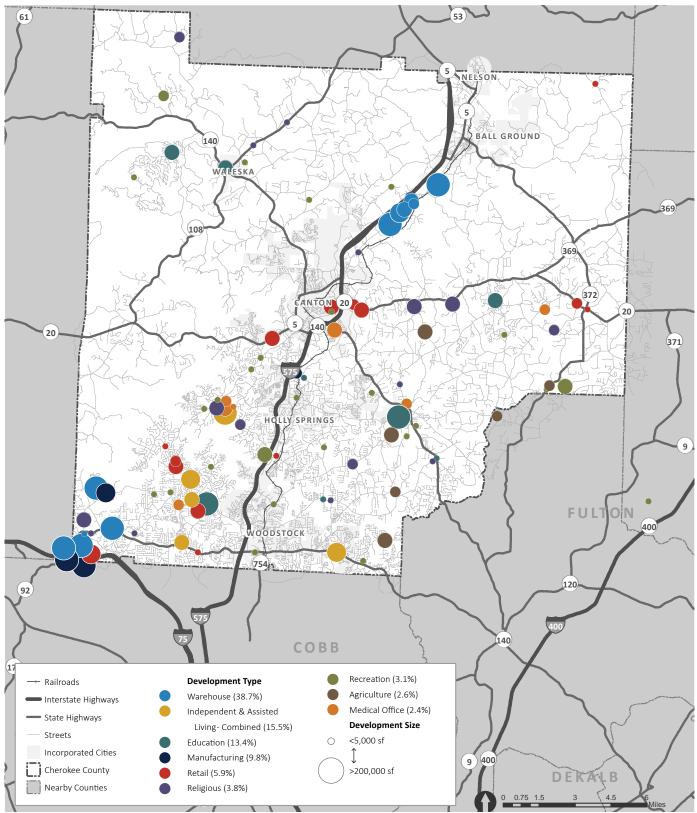


Figure 19. Cherokee County Permitted New Development by Type and Scale, 2009-2017

Source: Cherokee County Land Disturbance Permits, January 2009 - August 2017

Only uses comprising >1% total development sf shown on map.

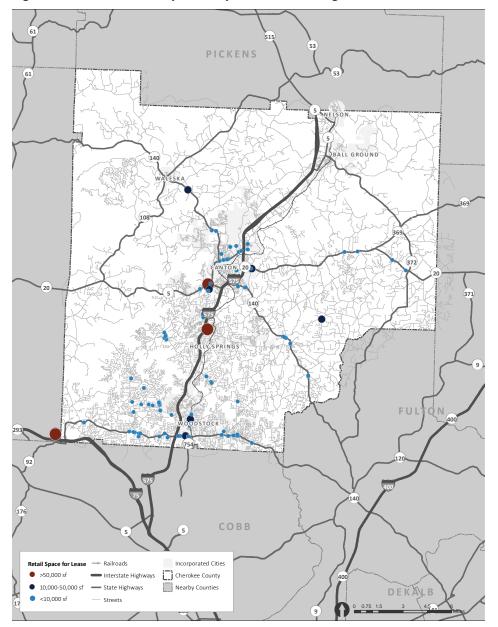


Figure 20. Cherokee County Retail Space for Lease, August 2017

Source: Cherokee County Office of Economic Development





3.2 RETAIL

Existing retail hubs within Cherokee County include the Outlet Shoppes at Atlanta, a 405,000 square foot center that opened in 2013 and features outlet locations of Saks Fifth Avenue, Under Armour, Vineyard Vines and more than 70 additional retailers. Outdoor retail giant Cabela's has a 100,000 square foot location in Cherokee County that opened in 2014.

Figure 20 and Table 37 illustrate the retail space for lease within Cherokee County as of August 2017. The majority of available retail space is within strip commercial centers near Woodstock and Canton, typically built after 2000 and located along major roads. Some smaller buildings and historic storefronts are also available.

As the population of the county increases, there will be increased demand for retail and other services. Historically, most of the large-scale retail development in the County has occurred proximate to I-575. However, it will be important to provide new or enhanced shopping opportunities for residents in growth areas of the County such as Hickory Flat to the east and Ball Ground to the north.

At 20 square feet per person (about half the current retail per capita in the United States), Cherokee County's projected growth through 2040 would support about 3.4 million square feet of additional retail, which could equate to 15-20 significant shopping centers. However, in the context of a hyper-competitive retail landscape and continued shift to online shopping, these retail nodes should be focused on grocery stores, dining, "experiential" shops and neighborhood services.

Table 37. Sample Retail Space for Lease (<10,000 sf)

Address	Space Size	Price Per SF	Year Built
6679 Hickory Flat Hwy	1,722 sf	\$6.27	1918
3725 Sixes Rd	4,525 sf	\$17.00	2004
6109 Hickory Flat Hwy	1,037 sf	\$14.00	2006
1850 Marietta Hwy	2,600 sf	\$17.54	1987
182-286 North St	5,000 sf	\$6.00	1936
135-149 Reinhardt College Pkwy	2,545 sf	\$16.50	2008
15 Laurel Canyon Village Cir	1,750 sf	\$10.00	2009
10010 Highway 92	3,512 sf	\$14.00	1988
8265 Highway 92	1,443 sf	\$17.50	2007
300 Village Center Dr	1,600 sf	\$15.00	2004
3333 Trickum Rd	800 sf	\$17.93	2007
1910 Eagle Dr	1,500 sf	\$12.00	2008
		Average	Median
		\$13.65	2005

Source: Cherokee County Office of Economic Development

This data is a sample of the 114 retail spaces <10,000 sf available for lease as of August 2017, according to the Cherokee County Office of Economic Development property database. Price per square foot refers to the asking price for listed properties and was not available for all properties listed. Rent data was not available for any listed retail properties between 10,000 sf and 50,000 sf or for retail properties over 50,000 sf.

61 61 PICKENS 61 GROUND FULTON Brand → Railroads Publix > \$65,600,000 Interstate Highways • Kroge State Highways \$50,000,000 Aldi Streets \$30,000,000 • Other Grocers Incorporated Cities 0 \$15.000.000 Cherokee County DEKALB Nearby Counties 0 < \$0

Figure 21. Existing Grocery Stores, Cherokee County

Source: Esri Business Analyst





Full service grocers within the county

GROCERY STORES

are clustered around population centers in Woodstock, Canton, and Holly Springs. There are no existing grocery stores serving residents in the northern part of the county, a known issue impacting quality of life for residents of Ball Ground, Waleska, and the surrounding areas.

Figure 21 shows the locations and sales volumes of existing grocery stores within Cherokee County. In keeping with statewide trends, the county's market is dominated by Publix, whose highest grossing store in the county is located in Southwest Cherokee. The county has yet to see the full influx of specialty grocers, such as Whole Foods, which have been actively locating throughout Metro Atlanta in the years since the Great Recession.¹

¹ Stafford, Leon. "Grocery chains buck retail tide with wave of new stores." *Atlanta Journal Constitution*, February 25, 2016.

3.3 OFFICE

Existing office space within Cherokee County includes both office parks and smaller office developments, often in and around incorporated areas. Major office parks include the Bluffs at Technology Park, Cherokee 75 Corporate Park, Cherokee Commerce Center West, and Cherokee 75 Business Center. Available office space is concentrated along the I-575 corridor in Canton, Holly Springs, and Woodstock, as shown in Figure 22, Table 38, and Table 39. Most listings were built after 2000 and include a mix of small office buildings, space within strip commercial plazas, three- to four-story executive office centers, and medical office facilities.

Through 2040 the county is projected to add about 8,800 positions in "office using" industries such as finance, professional services, real estate, and administrative services. On the one hand, this could mean 8,800 new jobs filled by additional commuters who live outside of the County. On the other hand, it could mean local employment for about 20% of the Cherokee County residents who currently leave the county for high paying jobs.

At 150 square feet per employee these office-using jobs would demand 1.3 million square feet of professional office space over the next 25 years. In all likelihood this demand will be satisfied primarily within the cities of Canton and Woodstock, and in the burgeoning employment center near I-75 in southwest Cherokee; however, small concentrations of local-serving office space (10,000 to 20,000 square feet) should be encouraged within walkable mixed use environments in southwest Cherokee, Hickory Flat, and Ball Ground. More substantial population growth in southeast Cherokee will create demand for office space in that area, and medical office near the new hospital should also be expected.

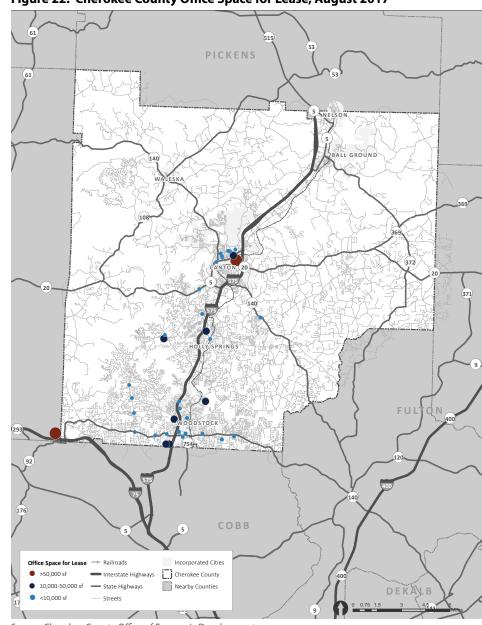


Figure 22. Cherokee County Office Space for Lease, August 2017

Source: Cherokee County Office of Economic Development





Table 38. Sample Office Space for Lease (<10,000 sf)

Address	Туре	Space Size	Price Per SF	Year Built
1047 Hickory Flat Hwy	Medical Office	18,000 sf	\$23.00	2005
132 Riverstone Terr	Office	1,160 sf	\$16.00	2007
2000 Village Professional Dr	Medical Office	11,353 sf	\$20.00	2008
203 Oakside Ct	Office	2,300 sf	\$13.50	2005
3755 Sixes Rd	Office	5,000 sf	\$8.00	2000
310 Paper Trail Way	Office	1,366 sf	\$14.00	2007
117-119 Mirramont Lake Dr	Office	1,854 sf	\$11.50	2000
1501 Regency Way	Office	1,200 sf	\$9.33	1990
3380 Trickum Rd	Office	1,875 sf	\$11.50	2005
585 Molly Ln	Office	3,542 sf	\$14.50	2001
700 Churchill Ct	Office	1,650 sf	\$13.00	2006
703 Boscomb Commercial Pkwy	Office	1,875 sf	\$6.40	1990
8681 Highway 92	Office	4,550 sf	\$7.91	1987
Average		\$12.97	2001	

Source: Cherokee County Office of Economic Development

This data is a sample of the 54 office spaces <10,000 sf available for lease as of August 2017, according to the Cherokee County Office of Economic Development property database. Price per square foot refers to the asking price for listed properties and was not available for all properties listed.

Table 39. Sample Office Space for Lease (10,000-50,000 sf)

Address	Туре	Space Size	Price Per sf	Year Built
2000 Village Professional Dr	Medical Office	11,353 sf	\$20.00	2008
1047 Hickory Flat Hwy	Medical Office	18,000 sf	\$26.00	2017
330 Adams Jenkins Memorial Dr	Office	10,000 sf	\$5.50	2001
615 Molly Ln	Office	24,000 sf	\$16.50	2016
625 Molly Ln	Office	16,000 sf	\$16.50	2016
120 Stone Bridge Pkwy	Medical Office	10,065 sf	\$25.50	2001
Average	1	\$18.33	2010	

Source: Cherokee County Office of Economic Development

This data is a sample of the 9 office spaces between 10,000 sf and 50,000 sf available for lease as of August 2017, according to the Cherokee County Office of Economic Development property database. Price per square foot refers to the asking price for listed properties and was not available for all properties listed. Rent data was not available for any listed retail properties over 50,000 sf.

3.4 INDUSTRIAL

Cherokee is home to a number of automotive suppliers and aviation/ aerospace suppliers, most notably Inalfa Roof Systems (a maker of vehicle sun roofs) and Universal Alloy Corporation, a key supplier to Boeing and Gulfstream. The county already has several major existing industrial centers, including South Cherokee Industrial Park, Bell Industrial Park, Holly Springs Industrial Park, Canton-Cherokee Business and Industrial Park, Airport Industrial Park, and Willbanks Industrial Park.

Figure 23 and Table 40 show the vacant industrial sites for sale as of August 2017. Most of these properties are pockets of vacant land within developed areas, located in areas with convenient access to major transportation infrastructure, especially I-575.

Future industrial development should be prioritized in the Southwest Cherokee area and surrounding the Cherokee County Regional Airport in locations with convenient access to I-75.

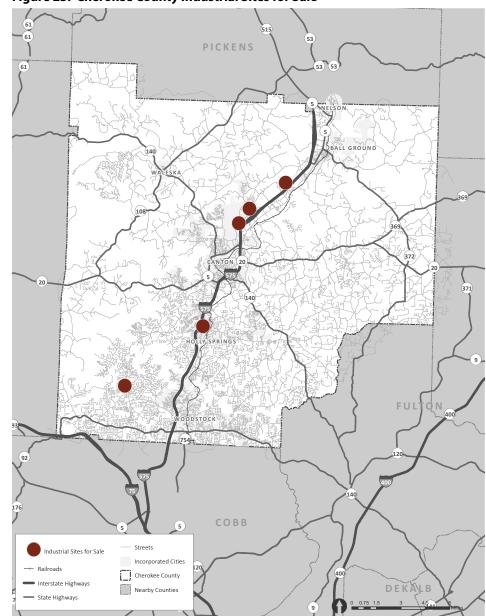


Figure 23. Cherokee County Industrial Sites for Sale

Source: Cherokee County Office of Economic Development

Table 40. Industrial Sites for Sale, August 2017

	Address	Listing Price	Acreage	Price Per Acre
Ball Ground	2672 Airport Rd	\$529,000	11.13 acres	\$47,529
Conton	Bluffs Parkway Land	\$5,500,000	+/- 65.5 acres	\$83,969
Canton	Park Village Property	Unavailable	+/- 70 acres	N/A
Holly Springs	426 Hiram Way	\$578,000	2.9 acres	\$199,310
Woodstock	6549 Bells Ferry Rd	Unavailable	+/- 12 acres	N/A

Source: Cherokee County Office of Economic Development

APPENDIX A: ADDITIONAL INFORMATION

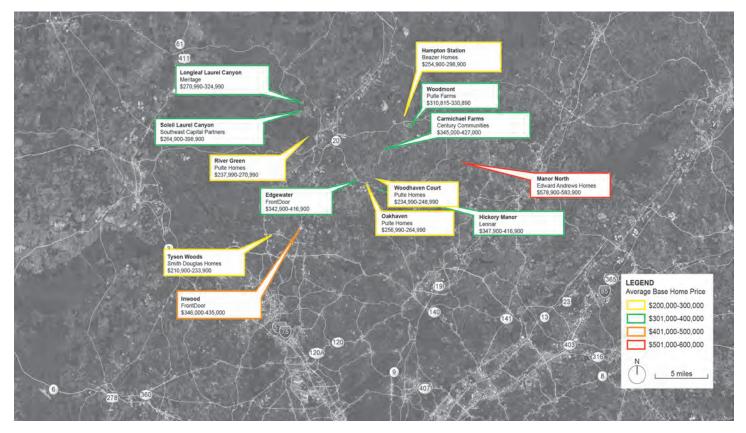


Figure 24. Map of Selected New Home Communities

	Community/Location	Builder/Model	Base Price	Area (SF)	Price/SF
1	Hampton Station	Beazer Homes			1
	1008 Creekshire Dr.	Beechwood	\$ 254,900	2,000	\$ 127
	Canton, GA 30115	Driftwood	\$ 272,900	2,480	\$ 110
		Chandler	\$ 274,900	2,800	\$ 98
		Charlotte	\$ 292,900	3,189	\$ 92
		Amelia I	\$ 294,900	3,190	\$ 92
		Amelia II	\$ 298,900	3,205	\$ 93
2	River Green	Pulte Homes			1
	977 Woodbury Rd.	Mercer	\$ 237,990	2,602	\$ 91
	Canton, GA 30114	Stonebrook	\$ 243,990	2,744	\$ 89
		Continental	\$ 250,990	2,841	\$ 88
		Furman	\$ 253,990	2,816	\$ 90
		Wingate	\$ 260,990	2,821	\$ 93
		Woodward	\$ 265,990	2,960	\$ 90
		Riverton	\$ 270,990	3,140	\$ 86
3	Woodhaven Court	Pulte Homes			
	4950 Hickory Rd.	Castle Rock	\$ 234,990	1,755	\$ 134
	Holly Springs, GA 30188	Abbeyville	\$ 240,990	1,656	\$ 146
		Martin Ray	\$ 248,990	1,961	\$ 127
1	Woodmont	Pulte Homes			
	3112 Gaddis Rd.	Wingate	\$ 310,815	2,821	\$ 110
	Canton, GA 30115	Furman	\$ 329,015	2,816	\$ 117
		Woodward	\$ 330,515	2,960	\$ 112
		Riverton	\$ 330,890	3,135	\$ 106
5	Oakhaven	Pulte Homes			
	4550 Hickory Rd.	Mercer	\$ 256,990	2,579	\$ 100
	Holly Springs, GA 30115	Stonebrook	\$ 262,990	2,744	\$ 96
		Continental	\$ 264,990	2,869	\$ 92

	Community/Location	Builder/Model	Base Price	Area (SF)	Price/SF		
6	Edgewater	FrontDoor					
•	4300 Hickory Rd.	Davenport	\$ 342,900	2,768	\$ 124		
	Holly Springs, GA 30115	Royden	\$ 342,900	2,505	\$ 137		
		Ashford	\$ 344,900	2,576	\$ 134		
		Whitaker	\$ 351,900	2,977	\$ 118		
		Lockwood	\$ 355,900	3,215	\$ 111		
		Pembrook	\$ 355,900	3,122	\$ 114		
		Brookdale	\$ 356,900	3,357	\$ 106		
		Prescott	\$ 357,900	2,984	\$ 120		
		Kendrick	\$ 362,900	3,081	\$ 118		
		Chastain	\$ 363,900	3,262	\$ 112		
		Glendale	\$ 371,900	3,316	\$ 112		
		Farrington	\$ 379,900	3,234	\$ 117		
		Brighton	\$ 384,900	3,344	\$ 115		
		Laurel	\$ 399,900	3,298	\$ 121		
		Camden	\$ 401,900	3,641	\$ 110		
		Briarcliff	\$ 416,900	4,043	\$ 103		
7	Carmichael Farms		Century Communities				
	725 Paint Horse Dr	Nandina	\$ 345,000	2,757	\$ 125		
	Canton, GA	Biltmore	\$ 347,000	2,983	\$ 116		
		Oakmonte	\$ 360,000	3,370	\$ 107		
		Reynolds	\$ 373,000	3,776	\$ 99		
		Willow	\$ 380,000	3,941	\$ 96		
		Amherst	\$ 408,000	4,646	\$ 88		
		Carrington	\$ 427,000	4,686	\$ 91		
8	Manor North	Edward Andrews	Homes				
•	110 Manor North Dr	Rosewood	\$ 578,900	3,300	\$ 175		
	Alpharetta, GA 30004	Woodruff	\$ 568,900	3,700	\$ 154		
		Waverly	\$ 593,900	3,721	\$ 160		
		Dogwood	\$ 628,900	4,368	\$ 144		
		Calhoun	\$ 583,900	3,500	\$ 167		

Table 41. Summary of Selected New Home Communities (Continued)

Table 41. Summary of Selected New Home Communities (Continued)

	Community/Location	Builder/Model		Base Price	Area (SF)	Prie	e/SF
9	Tyson Woods	Smith Douglas Ho					
	704 Pineglen Dr.	Benson	\$	210,900	1,801	\$	117
	Acworth, GA 30102	Cochran	\$	221,900	2,099	\$	106
		McPherson	\$	222,900	2,254	\$	99
		Greenbrier	\$	223,900	2,171	\$	103
		Wellington	\$	226,900	2,195	\$	103
		Carrington	\$	227,900	2,058	\$	111
		Macland	\$	229,900	2,510	\$	92
		Buffington	\$	233,900	2,508	\$	93
10	Inwood	FrontDoor					
	269 Rope Mill Rd	Fowler	\$	346,000	2,133	\$	162
	Woodstock, GA	Woodberry	\$	357,000	2,316	\$	154
		Westbrook	\$	416,000	2,931	\$	142
		Barnesdale	\$	410,000	2,935	\$	140
		Ingram	\$	436,000	3,064	\$	142
		Bentley	\$	424,000	3,364	\$	126
		Westbrook	\$	435,000	2,931	\$	148
11	Soleil Laurel Canyon	Southeast Capital	Partnei	rs			
	215 Aster Ct.	Ambrose	\$	264,900	1,418	\$	187
	Canton, GA 30114	Dalton	\$	274,900	1,678	\$	164
		Emerson	\$	291,900	1,825	\$	160
		Jasper	\$	320,900	2,091	\$	153
		Mansfield	\$	343,900	2,257	\$	152
		Preston	\$	363,900	2,389	\$	152
		Trenton	\$	384,900	2,642	\$	146
		Upton	\$	398,900	2,813	\$	142
			¥	576,700	2,010	Ŷ	
12	Longleaf Laurel Canyon	Meritage			1		
	106 Laurel Canyon Trail	Yancey	\$	270,990	2,020	\$	134
	Canton, GA 30114	Bailey	\$	296,990	2,358	\$	126
		Abbeville	\$	299,990	2,525	\$	119
		Stratford	\$	318,990	3,386	\$	94

	Community/Location	Builder/Model	Base Price	Area (SF)	Price/SF
		Sweetwater	\$ 321,990	3,393	\$ 95
		Peyton	\$ 324,990	3,692	\$ 88
13	Hickory Manor	Lennar			
	7211 Hickory Flat Highway	Camellia	\$ 347,900	2,430	\$ 143
	Woodstock, GA 30188	Forsyth	\$ 361,900	2,618	\$ 138
		Langley	\$ 363,900	2,920	\$ 125
		Fraser	\$ 364,900	2,745	\$ 133
		Dogwood	\$ 368,900	2,805	\$ 132
		Elmwood	\$ 369,900	3,090	\$ 120
		Azalea	\$ 379,900	3,320	\$ 114
		Manchester	\$ 384,900	3,013	\$ 128
		Linden	\$ 385,900	3,418	\$ 113
		Ashworth	\$ 390,900	3,098	\$ 126
		Avalon	\$ 390,900	3,654	\$ 107
		Magnolia	\$ 416,900	4,080	\$ 102

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CHEROKEE COUNTY MARKET ANALYSIS

DECEMBER 2017







CHEROKEE COUNTY MARKET ANALYSIS ADDENDUM

CHEROKEE COUNTY COMPREHENSIVE PLAN SUPPORT JULY 2018





JACOBS

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Cherokee County Market Analysis 2018 Addendum

Role of the Addendum

In December 2017, Jacobs prepared a Market Analysis for Cherokee County to assist in the preparation of its Comprehensive Plan Update. The data used in that analysis came from a variety of data sources including the Atlanta Regional Commission (ARC), U.S. Census Bureau, the Bureau of Labor Statistics, Esri, REIS, and the Cherokee County Tax Commissioner. Shortly after the analysis was complete, the Census Bureau released new American Community Survey (ACS) data for 2016. This addendum reports on that new ACS data and how it impacts the original analysis, in particular the housing market outlook presented in Chapter 2 of the original report.

Understanding the Data Sources

The ACS is an ongoing, annual survey conducted by the U.S. Census Bureau to provide information about population data, educational attainment, housing occupancy, and other topics between 10-year Census intervals. It provides reports on incorporated places, which may or may not be up to date depending on annexations, and county subdivisions that have not changed since 2012. At the time the report was published, 2015 ACS data was the most recent available.

Several of the housing data tables presented in the original market analysis used Esri as a data source to supplement ACS data with more custom analyses. Esri draws from ACS data for the preceding years; the 2016 Esri data referenced in the report is based on 2011-2015 ACS data. It provides estimates for standard Census geographies, such as counties or block groups, as well as custom, user-defined geographies like ZIP codes, drive time rings, or subareas. For example, the December 2017 Market Analysis included a North Fulton subarea, a custom Esri geography calculated to compare a competitive submarket within the region. Custom geographies like North Fulton are not available for the recently released the 2016 ACS data. Because of the difference in time period and, in some cases, geography, 2016 ACS data and 2016 Esri data cannot be directly compared. More information about data methodology for these sources is available on the U.S. Census Bureau and Esri websites.

Updated Data Points

The tables below compare the results of the original analysis with the new 2016 ACS data. Some of the geographies from the original report are not included, namely the Atlanta metropolitan statistical area (MSA), North Fulton, and Unincorporated Cherokee. These geographies were either not available in the 2016 ACS dataset (MSA) or are custom Esri geographies created by Jacobs for the analysis, and involve the aggregation of ACS estimates with a greater margin of error. In particular, most of the housing unit counts from the newly released 2016 ACS data are lower than that reported in the original analysis. The projected growth rate used for the Esri estimates may have been higher than the actual increase in housing units, leading to a perceived decrease in housing units. This discrepancy highlights the differences in the two sources, and the fact that these are estimates, not actual counts. In summary, other than the increase in rental share of occupied housing in Waleska and the fluctuation in median home values, there was relatively little difference in data presented in the 2016 ACS data from that used in the original market analysis.

The following tables from the original analysis were supplemented to report the new 2016 ACS data. The new data

indicates:

Table 26 – Total Number of Housing Units – The 2016 ACS data reported 3,698 fewer housing units in Cherokee County compared to 2016 Esri data in the original report, a reduction of 4%. There was a similar reduction in all geographies except Ball Ground, which showed an increase of 46 units or 6%.

Table 27 – Housing Tenure – The percentage of owner occupied housing in all the geographies remained relatively unchanged, less than 4%, with the exception of Waleska which saw an increase of 20% in renter occupied housing, jumping from 18 renter-occupied units to 35 units.

Table 28 – Renter Share of Occupied Housing – The renter share of occupied housing also remained relatively consistent, with only Waleska showing a noticeable change. In the original report, Waleska reported 17% of the occupied housing units were renter, whereas the 2016 ACS data shows renters make up 40% of occupied housing units.

Table 29 - Year Housing Built in Cherokee County– There was relatively no change from the original study, aside from the increase in reported units built since 2014, rising from 254 to 1,109 as a natural reflection of the more current dataset and recent housing construction.

Table 30 - Housing Units by Structure Type in Cherokee County – There was relatively no change in structure type from the original study. Detached single family housing still makes up the vast majority of housing in the county, roughly 82%.

Table 31 - Median Home Value – Median home values for Cherokee County overall were 4% lower in the 2016 ACS dataset compared to the 2016 Esri estimate. Three cities showed slight increases in home values in the 2016 ACS dataset, with increases of 1% in Woodstock, 4% in Holly Springs, and 3% in Ball Ground. Two cities showed decreases home values, with Canton decreasing 9% and Waleska decreasing 37%. The significant decrease in Waleska home values may be affected by the city's relatively small sample size and high margin of error (\$58,461).

Table 32 - Distribution of Home Value in Cherokee County – The distribution remained relatively the same, with a reported change of less than 2.5%, though there was a slight increase in the proportion of homes with values over \$200,000 while and a corresponding decrease in the share of homes valued less than \$200,000.

In summary, other than the increase in rental share of occupied housing in Waleska, there was relatively little difference in data presented in the 2016 ACS data from that used in the original market analysis.

Data Comparison

Table 26. Total Number of Housing Units

	ACS - 2016	Esri -2016	Difference
Georgia	4,156,518	4,308,790	-152,272
Cherokee County	85,926	89,624	-3,698
Forsyth County	71,466	77,380	-5,914
Cobb County	293,084	302,697	-9,613
Bartow County	39,935	40,423	-488
Woodstock	11,065	11,783	-718
Canton	9,573	10,629	-1,056
Holly Springs	3,680	4,202	-522
Ball Ground	730	684	46
Waleska	101	121	-20

Table 27. Housing Tenure

	ACS - 2016, Units	ACS - 2016,%	ESRI - 2016, Units	ESRI - 2016, %	% Difference in Estimates
Cherokee County					
Owner Occupied	62,095	72%	63,063	70%	2%
Renter Occupied	18,283	21%	19,751	22%	-1%
Vacant	5,548	6%	6,810	8%	-2%
Forsyth County					
Owner Occupied	56,003	78%	59,774	77%	1%
Renter Occupied	10,497	15%	12,230	13%	2%
Vacant	4,966	7%	5,376	7%	0%
Cobb County					
Owner Occupied	173,718	59%	173,493	57%	2%
Renter Occupied	98,257	34%	103,518	34%	0%
Vacant	21,109	7%	25,686	8%	-1%
Bartow County					
Owner Occupied	23,472	59%	23,790	59%	0%
Renter Occupied	13,018	33%	12,579	31%	2%
Vacant	3,445	9%	4,054	10%	-1%
Canton					
Owner Occupied	4,681	49%	5,275	50%	-1%
Renter Occupied	4,198	44%	4,179	39%	5%
Vacant	694	7%	1,175	11%	-4%
Woodstock					
Owner Occupied	6,741	61%	7,498	64%	-3%
Renter Occupied	3,608	33%	3,481	29%	4%
Vacant	716	6%	803	7%	-1%
Holly Springs					
Owner Occupied	2,749	75%	3,004	71%	4%
Renter Occupied	900	24%	809	19%	5%
Vacant	31	1%	390	9%	-8%
Ball Ground					
Owner Occupied	510	70%	486	71%	-1%
Renter Occupied	159	22%	120	18%	4%
Vacant	61	8%	78	11%	-3%
Waleska					
Owner Occupied	52	51%	87	72%	-21%
Renter Occupied	35	35%	18	15%	20%
Vacant	14	14%	16	13%	1%

Table 28. Renter Share of Occupied Housing

	ACS - 2016, %	ACS, 2011-2015, %	% Difference in Estimates
Cherokee County	23%	24%	-1%
Forsyth County	16%	17%	-1%
Cobb County	36%	37%	-1%
Bartow County	36%	35%	1%
Canton	47%	44%	3%
Woodstock	35%	32%	3%
Holly Springs	25%	21%	4%
Ball Ground	24%	20%	4%
Waleska	40%	17%	23%

Table 29. Year Housing Built in Cherokee County

	ACS 2016, Units	ACS 2016, Percent	ACS 2011-2015 2016, Units	ACS 2011-2015, Percent	% Difference in Estimates
Total Housing Units	85,926		84,607		
Built 2014 or later	1,109	1.3%	254	0.3%	1.0%
Built 2010 to 2013	2,354	2.7%	1,861	2.2%	0.5%
Built 2000 to 2009	31,040	36.1%	31,220	36.9%	-0.8%
Built 1990 to 1999	22,855	26.6%	22,082	26.1%	0.5%
Built 1980 to 1989	14,557	16.9%	15,314	18.1%	-1.2%
Built 1970 to 1979	8,127	9.5%	7,953	9.4%	0.1%
Built 1960 to 1969	2,193	2.6%	2,369	2.8%	-0.2%
Built 1950 to 1959	1,588	1.8%	1,438	1.7%	0.1%
Built 1940 to 1949	774	0.9%	761	0.9%	0.0%
Built 1939 or earlier	1,329	1.5%	1,354	1.6%	-0.1%

	ACS 2016, Units	ACS 2016, Percent	ACS 2011-2015 2016, Units	ACS 2011-2015, Percent	% Difference in Estimates
Total Housing Units	85,926		84,607		
1-unit, detached	70,631	82.2%	69,124	81.7%	0.5%
1-unit, attached	3,304	3.8%	3,469	4.1%	-0.3%
2 units	589	0.7%	508	0.6%	0.1%
3 or 4 units	1,050	1.2%	1,015	1.2%	0.0%
5 to 9 units	916	1.1%	931	1.1%	0.0%
10 to 19 units	2,809	3.3%	2,538	3.0%	0.3%
20 or more units	3,180	3.7%	3,384	4.0%	-0.3%
Mobile home	3,447	4.0%	3,638	4.3%	-0.3%
Boat, RV, van, etc.	-	0.0%	-	0.0%	0.0%

Table 30. Housing Units by Structure Type in Cherokee County

Table 31. Median Home Value

	ACS – 2016	ESRI -2016	Difference	
Georgia	\$152,400	\$161,440	-\$9,040	
Cherokee County	\$204,400	\$213,207	-\$8,807	-4%
Forsyth County	\$281,400	\$295,812	-\$14,412	-5%
Cobb County	\$205,600	\$222,740	-\$17,140	-8%
Bartow County	\$128,200	\$137,798	-\$9,598	-7%
Woodstock	\$192,700	\$191,662	\$1,038	1%
Canton	\$174,500	\$190,948	-\$16,448	-9%
Holly Springs	\$204,400	\$197,471	\$6,929	4%
Ball Ground	\$175,000	\$170,122	\$4,878	3%
Waleska	\$150,000	\$236,667	-\$86,667	-37%

All units	ACS - 2016		ACS 2011 -2015		% Difference
	62,095		61,211		
Less than \$50,000	1,922	3.10%	2,204	3.60%	-0.51%
\$50,000 to \$99,999	4,376	7.05%	4,836	7.90%	-0.85%
\$100,000 to \$149,999	11,104	17.88%	12,365	20.20%	-2.32%
\$150,000 to \$199,999	12,895	20.77%	13,222	21.60%	-0.83%
\$200,000 to \$299,999	16,187	26.07%	15,242	24.90%	1.17%
\$300,000 to \$499,999	11,720	18.87%	10,039	16.40%	2.47%
\$500,000 to \$999,999	3,372	5.43%	2,938	4.80%	0.63%
\$1,000,000 or more	519	0.84%	306	0.50%	0.34%

Table 32. Distribution of Home Value in Cherokee County







B - Target Area Reports

TARGET AREA WORKSHOPS



Cherokee County Ball Ground Waleksa

2018 Comprehensive Plan Update

HELP SHAPE THE FUTURE OF OUR TARGET AREAS

Please come roll-up your sleeves to develop the vision for each of these areas or visit the website to give 24/7 input.

BALL GROUND

Wednesday, August 16, 2017 6:30pm - 8:30pm Ball Ground City Hall - Council Chambers 215 Valley Street, Ball Ground, GA 30107

HWY 20 EAST CORRIDOR

Wednesday, August 23, 2017 6:30pm - 8:30pm Freehome Fire Station-Community Room 9253 Freehome Hwy, Canton, GA 30114

AIRPORT AREA

Tuesday, August 29, 2017 6:30pm - 8:30pm Airport Fire Station-Community Room 1190 Evenflo Drive, Ball Ground, GA 30107

WALESKA NEW DATE DUE TO WEATHER

Thursday, September 21, 2017 6:30pm - 8:30pm Waleska Fire Station-Community Room 9081 Fincher Road, Waleska, GA 30183

HICKORY FLAT

Thursday, August 24, 2017 6:30pm - 8:30pm Hickory Flat Fire Station-Community Room 7675 Vaughn Road, Canton, GA 30114

SW CHEROKEE

Thursday, August 31, 2017 6:30pm - 8:30pm Oak Grove Fire Station-Community Room 100 Ridgemill Court, Acworth, GA 30102

WWW.ENGAGECHEROKEEGA.COM



Ball Ground Target Area Workshop



Ball Ground Target Area Workshop



Photos

August 16, 2017



FEEDBACK FORM

Please return this form before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Ball Ground area? If so, please note the project and location you have in mind.

By pass 372 Big box grocery store.

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Breakout Groups

Community Vision

Note any additional comments you have regarding the Ball Ground community vision.



FEEDBACK FORM

Please <u>return this form</u> before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Ball Ground area? If so, please note the project and location you have in mind.

down town properties under development should not be such extended time frame for construction. Should be some type of vacancy code as well as square portage.

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Breakout Groups

Community Vision

Note any additional comments you have regarding the Ball Ground community vision.



FEEDBACK FORM

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General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

Explain up front the purpose is to talk about general development not individual property issues.

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Ball Ground area? If so, please note the project and location you have in mind.

Main Street Bldgs. and historic houses need upgrade/repair

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Breakout Groups

Community Vision

Note any additional comments you have regarding the Ball Ground community vision.

Everybody seems to be on the same page.



FEEDBACK FORM

Please return this form before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

Wanto HAVE INPUT FIRST. SOME THING ARE IN PLACE THAT WE DIDN'T HAVI TO TALK ABOUT - MAYOR WASAT OUR TABLE.

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Ball Ground area? If so, please note the project and location you have in mind.

OK

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

θK

Breakout Groups

Community Vision

Note any additional comments you have regarding the Ball Ground community vision.

GREAT



FEEDBACK FORM

Please return this form before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

MAPPING NEEDED TO BE ZOM NOT 2007 -

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Ball Ground area? If so, please note the project and location you have in mind.

 (\mathbf{a})

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Breakout Groups

Community Vision

Note any additional comments you have regarding the Ball Ground community vision.



Do you have any additional comments about the character areas present in Ball Ground, including their descriptions and the locations to which they are applied?

Community Village Center:	
Country Estates:	
Development Corridor:	
Natural Preserve:	
Neighborhood Living:	
Rural Places:	
Suburban Growth Area:	
Transitional Corridor:	
Urban Core:	
Workplace Center:	

Priority Needs and Opportunities Exercise

Note any strengths, weaknesses, opportunities, or threats you think should be considered in planning for Ball Ground's future.

STRENGTHS	WEAKNESSES TRAJSPORTATION -
	Reroute trucks - better
	As truckers and Auros.
OPPORTUNITIES GREAT PLACE	THREATS LEACONTROLLED
MAIDS - SAFE- FRIEUDLY	GROLOTH -
KEEP IT "SMALL"	



Do you have any additional comments about the character areas present in Ball Ground, including their descriptions and the locations to which they are applied?

Community Village Center:
Country Estates:
Development Corridor:
Natural Preserve:
Neighborhood Living:
Rural Places:
Suburban Growth Area:
Transitional Corridor:
Urban Core:
Norkplace Center:

Priority Needs and Opportunities Exercise

Note any strengths, weaknesses, opportunities, or threats you think should be considered in planning for Ball Ground's future.

STRENGTHS	WEAKNESSES
Downtown Core	Suburban Spread
OPPORTUNITIES	THREATS
Eclectic, High End Experience	Traffic



the

Do you have any additional comments about the character areas present in Ball Ground, including their descriptions and the locations to which they are applied?

Community Village Center: 100 Many	miked use
Country Estates:	
Development Corridor: Mole develop	mut directed here is downtown area
Neighborhood Living:	
Rural Places:	
Suburban Growth Area:	
Transitional Corridor:	
Urban Core:	
Priority Needs and Opportunities Exercise	up coming off 575 at 4-way ate higher traffic to problems reats you think should be considered in planning for Ball
Strengths Safe Character Small	WEAKNESSES Structure appearance development time framy two long
OPPORTUNITIES	THREATS Lach of individual development topportunity



Do you have any additional comments about the character areas present in Ball Ground, including their descriptions and the locations to which they are applied?

Community Village Center:
Country Estates
Country Estates:
Development Corridor:
Natural Preserve:
Neighborhood Living:
Rural Places:
Suburban Growth Area:
Transitional Corridor:
Urban Core:
Workplace Center:

Priority Needs and Opportunities Exercise

Note any strengths, weaknesses, opportunities, or threats you think should be considered in planning for Ball Ground's future.

STRENGTHS Small connected community	WEAKNESSES Traffic Flow
Area for potential growth of jobs,	Truck flow in town
tourisim.	Low infrastructure.
OPPORTUNITIES Truck traffic through town hinders down town core. Corrective action by DOT on this	THREATS over development



Do you have any additional comments about the character areas present in Ball Ground, including their descriptions and the locations to which they are applied?

Community Village Center:
Country Estates:
Development Corridor:
Natural Preserve:
Neighborhood Living:
Rural Places:
Suburban Growth Area:
Transitional Corridor:
Urban Core:
Workplace Center:

Priority Needs and Opportunities Exercise

Note any strengths, weaknesses, opportunities, or threats you think should be considered in planning for Ball Ground's future.

STRENGTHS - Strong community server. - Areas Bistory lund not marketed.	WEAKNESSES - Xhuy 372 three downlow
OPPORTUNITIES - amptsitterater etc. Nathing in this area' - Full survice restaurant	THREATS - Quesidents don't Want 372 three town but also don't want by pass to go any where near their preperty.



Land Use Plan Ball Ground

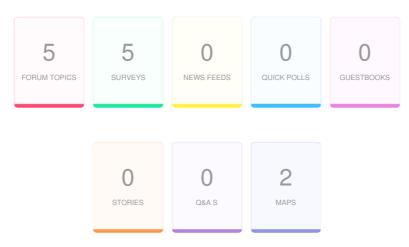
Visitors Summary

Highlights



Aware Participants	470	Engaged Participants	23		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	470		i toglotorou		
Informed Participants	320	Contributed on Forums	1	0	0
Informed Actions Performed	Participants	Participated in Surveys	18	0	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	45	Participated in Quick Polls	0	0	0
Downloaded a document	125	Posted on Guestbooks	0	0	0
Visited the Key Dates page	28	Contributed to Stories	0	0	0
Visited an FAQ list Page	30	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	6	0	0
Visited Multiple Project Pages	216	Contributed to Ideas	5	0	0
Contributed to a tool (engaged)	23				

ENGAGEMENT TOOLS SUMMARY

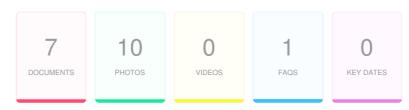


Tool Type	Engagement Tool Name	Tool Status	ool Status Visitors	Contributors		
				Registered	Unverified	Anonymous
Forum Topic	Growth in Ball Ground	Published	12	1	0	0
Forum Topic	Types of Growth in Ball Ground	Published	9	1	0	0
Forum Topic	Target Area Workshop	Published	10	0	0	0
Forum Topic	Vision for Ball Ground's Future	Published	7	0	0	0
Forum Topic	Existing Conditions Assessment	Published	6	0	0	0
Мар	Downtown Ball Ground	Published	54	5	0	0
Мар	Howell Bridge Interchange	Published	30	3	0	0
Survey Tool	Ball Ground Survey	Archived	78	16	0	0
Survey Tool	Community Vision	Published	8	2	0	0
Survey Tool	Character Areas	Published	9	1	0	0
Survey Tool	Ball Ground Online Workshop	Draft	0	0	0	0
Survey Tool	Ball Ground Survey-Preview Use Only	Draft	0	0	0	0
ldeas	Priority Needs in Ball Ground	Published	15	5	0	0
ldeas	Opportunities in Ball Ground	Published	13	1	0	0
ldeas	Community Vision	Published	9	0	0	0

ENGAGEMENT TOOLS SUMMARY

Tool Type	Engagement Tool Name	Tool Status Visitors -	Contributors			
	Lingagement roor Mame		VISITOIS	Registered	Unverified	Anonymous
ldeas	Implementation Strategies	Published	1	0	0	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Ball Ground Future Development Map	56	92
Document	Ball Ground Master Plan - September 2007	41	72
Document	Kick-off Presentation	18	18
Document	Cherokee Snapshot	16	16
Document	Ball Ground Workshop Summary	15	19
Document	Ball Ground Workshop Presentation	12	16
Document	2008 Joint Comprehensive Plan	11	13
Document	deleted document from	7	8
Faqs	faqs	30	30
Key Dates	Key Date	28	31
Photo	City Hall	26	28
Photo	Target Area Workshop	19	19
Photo	Target Area Workshop	18	18
Photo	Target Area Workshop	11	11
Photo	Olde Mill	11	11
Photo	Target Area Workshop	10	10
Photo	Target Area Workshop	10	10
Photo	Pharmacy	10	10

INFORMATION WIDGET SUMMARY

Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Photo	Pharmacy	10	10
Photo	Roberts Building/Masonic Hall	10	10
Photo	Wheeler House	6	6
Photo	deleted photo from	1	1
Photo	deleted photo from	1	1
Photo	deleted photo from	1	1
Photo	deleted photo from	1	1
Photo	deleted photo from	1	1

FORUM TOPIC

Growth in Ball Ground

AGREES DISAGREES REPLIES as well. While Canton and Jasper are not too far away, if we want a truly se d city, let's stop inviting in the type of companies that want to make noise ar	VISITORS 12			CONTRIBUTORS 1		CONTRIBUTIONS 1	
AGREES DISAGREES REPLIES as well. While Canton and Jasper are not too far away, if we want a truly se d city, let's stop inviting in the type of companies that want to make noise ar				lity of life for the residents. I've se residents live and work in the are	en before a instead	that there was a vision for having of commuting. This means that there w	'ill n
de needed retail resources for Ball Ground.	AGREES	DISAGREES	REPLIES 0	eed to be more than just heavy industry. We will need office space and retail shopping as well. While Canton and Jasper are not too far away, if we want a truly self contained d city, let's stop inviting in the type of companies that want to make noise and tear up oads and start looking into companies that will bring in high paying office jobs or provide needed retail resources for Ball Ground.			aine up r

FORUM TOPIC

Types of Growth in Ball Ground

VISITORS 9			(CONTRIBUTIONS 1
03 Septer			o thin	ommercial. I want those that live in Ball Ground t e city to buy something and ask "Why can't I get
agrees	disagrees O	REPLIES		

ENGAGEMENT TOOL: MAP

Downtown Ball Ground

VISITORS 54	CONTRIBUTORS 5	CONTRIBUTIONS 12		
2017-06-22 19:52:59 -0400	Sidewalk needed			
Stefj	Address: 320 Old Canton Rd, Ball Ground, Georgia 30107, United States			
CATEGORY				
Pedestrian				
and				
Bicycle 2017-06-22 19:54:15 -0400				
	Complete sidewalk to commerce lane Address: 881 Old Canton Rd, Ball Ground,	Georgia 20107 United States		
Stefj	Address. 661 Old Cariton Rd, Bail Ground,	Georgia 30107; Onlied States		
CATEGORY				
Pedestrian				
and				
2017-06-22 19:55:36 -0400	New garden at city hall is beautiful!	Coordia 20107 United States		
Stefj	Address: 290 Old Canton Rd, Ball Ground,	Georgia SUTU7, UTILEO SLALES		
CATEGORY				
Favorite				
Place				
2017-06-26 17:31:12 -0400	The ongoing saga of heavy truck usage. It is dangerous not only for pedestrians, lo or passing vehicles due to improperly parked automobiles and delivery trucks. But			
bbgram	ss owners should be parking off Main Stree			
CATEGORY	customers/visitors. Address: 315 Ball Ground Rd, Ball Ground	Georgia 30107. United States		
Traffic	· · · · · · · · · · · · · · · · · · ·			
Issue				
2017-06-26 17:35:49 -0400	Location address may not be accurate, but			
bbgram	the brick ranch style house near the Wheel health hazard, as a snake and rodent habit			
CATEGORY	se and from other surrounding well kept old ming into town! The owners should be cited	ler homes. Sure gives a bad impression co		
Community	Address: 490 Ball Ground Rd, Ball Ground			
Design				
and				
2017-08-21 19:50:03 -0400 Appearance	Need a bypass so that semi trucks are not			
SEpperson	Address: 328 Ball Ground Rd, Ball Ground, Georgia 30107, United States			
CATEGORY				
Traffic				
Issue				
2017-08-21 19:50:28 -0400	Great places to eat.			

Address: 272 Ball Ground Rd, Ball Ground, Georgia 30107, United States

SEpperson

ENGAGEMENT TOOL: MAP

Downtown Ball Ground

2017-08-21 19:53:14 -0400 SEpperson	The downtown area is starting to really take shape. Address: 265 Gilmer Ferry Rd, Ball Ground, Georgia 30107, United States
CATEGORY	
Favorite	
Place	

2017-08-22 05:34:51 -0400 benkey	Needs roundabout or traffic signal. Address: 1113 Canton Hwy, Ball Ground, Georgia 30107, United States
CATEGORY	
Traffic	
Issue	

2017-10-05 14:42:49 -0400	The intersection of Gilmer Ferry Road with Old Dawsonville Road and Valley St needs
Gubernath	to be addressed. Valley St and Old Dawsonville Rd do not align straight across from e ach other and it makes this intersection a challenge. There are a lot of cars turning on
CATEGORY	these side streets because of the elementary school, post office, etc. And in the other direction, you have the parks, and three subdivisions with one of the largest one addin
Traffic	g 60 more houses soon. There are also crosswalks on the corners you have to be aw are of too. Can a traffic light be put that close to a railroad crossing? Somethings need
Issue	s to be done.
	Address: 308 Ball Ground Rd, Ball Ground, Georgia 30107, United States

2017-10-05 14:46:27 -0400 Gubernath	Groover St needs to be widened at the railroad crossing. There appears to be an erosion issue of the road. Address: 240 Groover St, Ball Ground, Georgia 30107, United States
CATEGORY	
Safety	
Issue	

2017-10-05 14:47:27 -0400 Gubernath	Love the park!!! Address: 235 Old Dawsonville Rd, Ball Ground, Georgia 30107, United States
CATEGORY	
Favorite	
Place	

ENGAGEMENT TOOL: MAP

Howell Bridge Interchange

VISITORS 30	CONTRIBUTORS 3	CONTRIBUTIONS 5
2017-06-26 17:27:18 -0400 bbgram	Temporary signage is unattractive, especia Address: Howell Brg E, Ball Ground, Geor	
CATEGORY Area to Improve		

2017-08-21 19:52:06 -0400 SEpperson	Need more lighting for at the off ramp intersections Address: Howell Bridge Rd, Ball Ground, Georgia 30107, United States
CATEGORY	
Safety	
Issue	

2017-09-03 23:18:28 -0400 jsmark01	Missing a huge opportunity to attract shopping. As Ball Ground grows there will be a n eed for additional shopping and this would be a good area to keep that out of the "loca I" downtown area. Regional/national retailers will be foaming at the mouth for interstat e access (esp. If the bypass is put in). Address: Howell Bridge Rd, Ball Ground, Georgia 30107, United States
CATEGORY	
Area to	
Improve	

2017-09-14 22:08:19 -0400 jsmark01	Something needs to be done with the E. Cherokee / Ball Ground Hwy intersection. Pe ople are dying. It's sad. Maybe a stop light with left turn. Address: 6495 Canton Hwy, Ball Ground, Georgia 30107, United States
CATEGORY	
Traffic	
Issue	

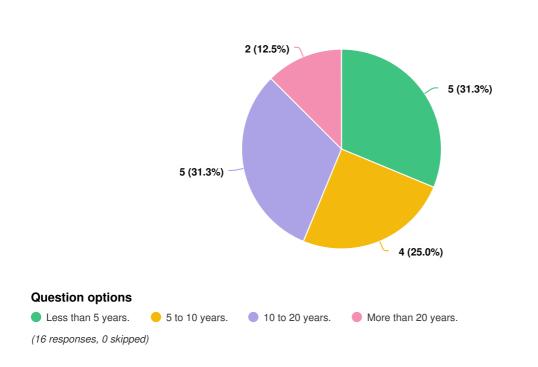
2017-09-14 22:10:33 -0400 jsmark01	This gets a pin for safety too. The end of E. Cherokee drive is killing people. Please fi x it. Address: 15218 E Cherokee Dr, Ball Ground, Georgia 30107, United States
CATEGORY	
Safety	
Issue	

ENGAGEMENT TOOL: SURVEY TOOL

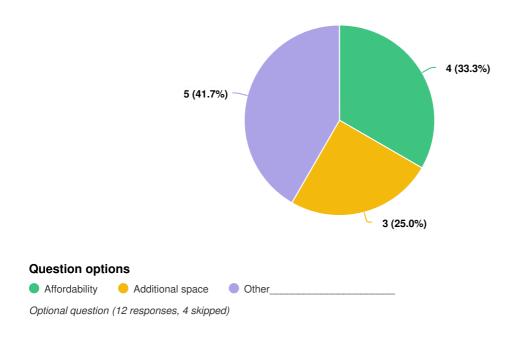
Ball Ground Survey

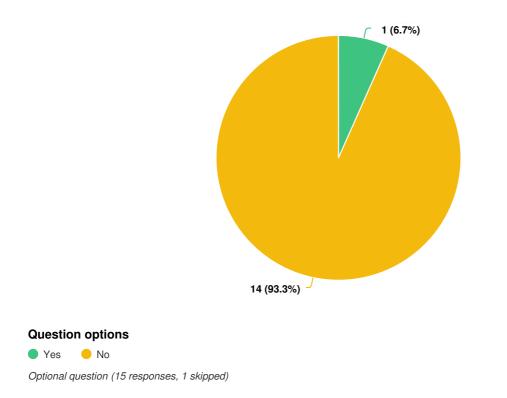


How long have you lived in the city of Ball Ground?

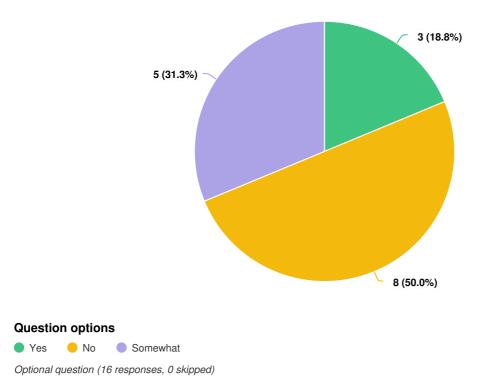


If you moved to Ball Ground from elsewhere, for what reason did you move?

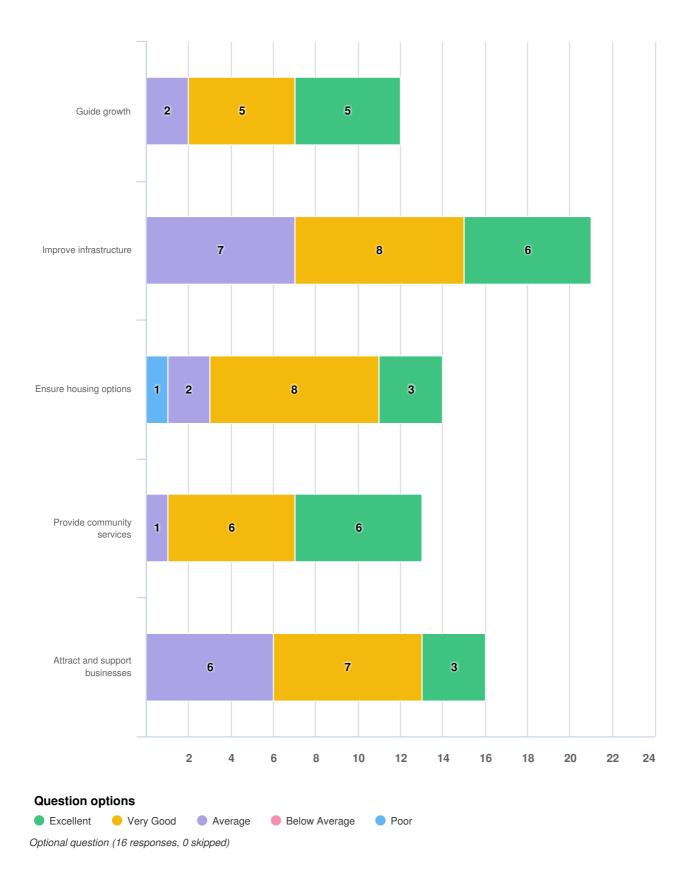




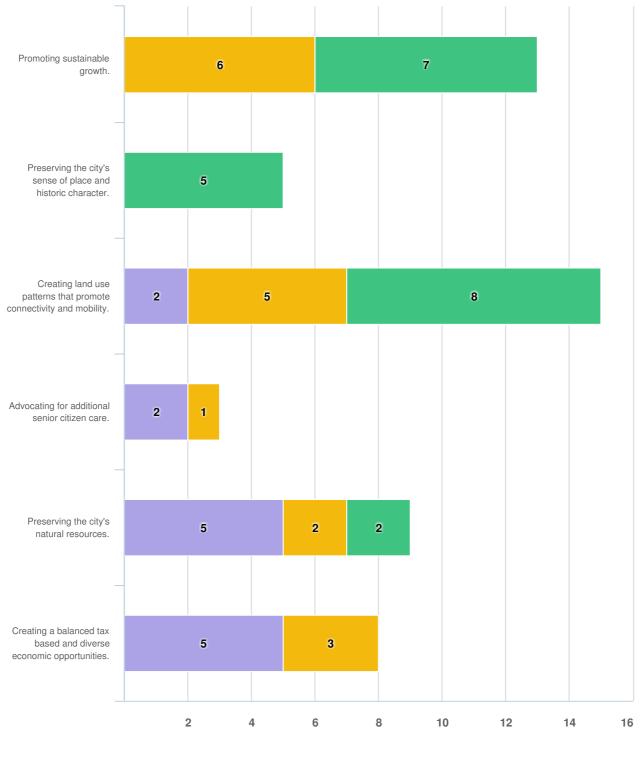




Are you familiar with Ball Ground's Future Development Map?



How well does Ball Ground?



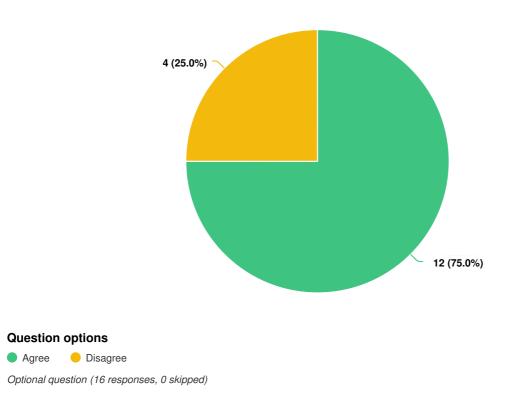
Please rank your top three three areas of concern that you feel Ball Ground should prioritize.

Question options

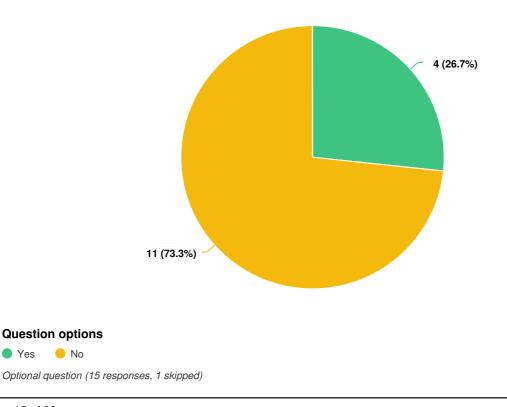
Optional question (16 responses, 0 skipped)

3rd

Do you agree or disagree with the following statement: "Ball Ground is a pedestrian friendly city and I feel safe walking o...



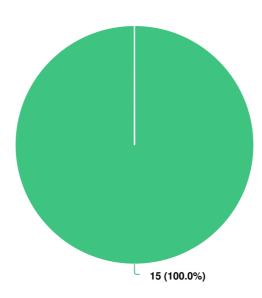
Is your home located within walking distance of amenities such a parks, restaurants, and stores?



Yes

😑 No

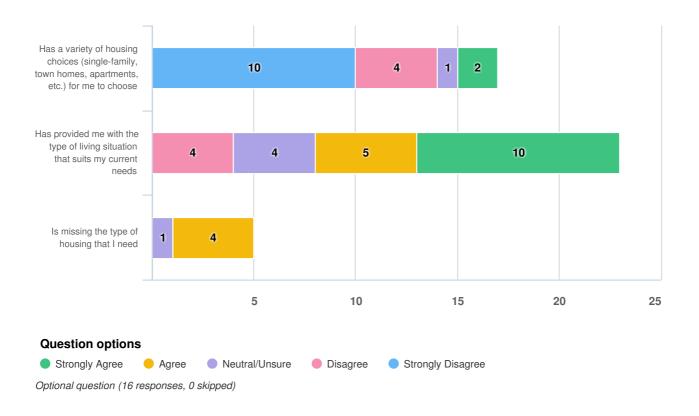
I am currently a(n):



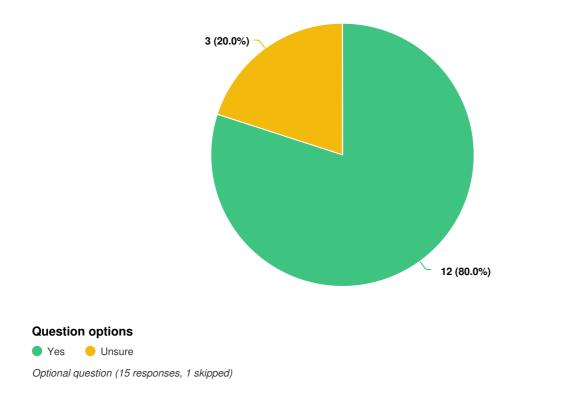
Question options

Owner

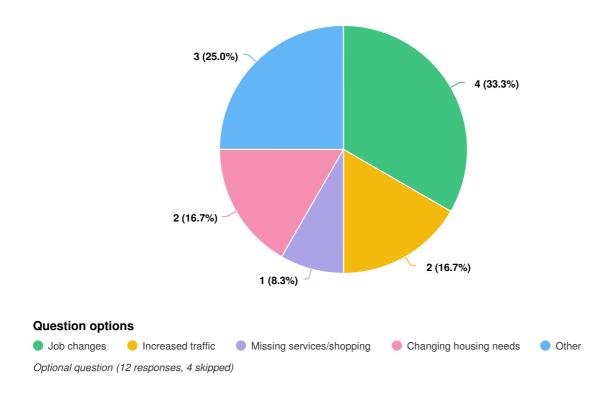
Optional question (15 responses, 1 skipped)



I believe that Ball Ground:

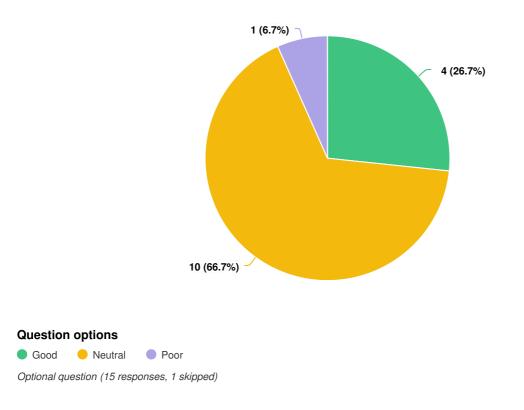


Do you plan to make Ball Ground your home for the next 20 years?

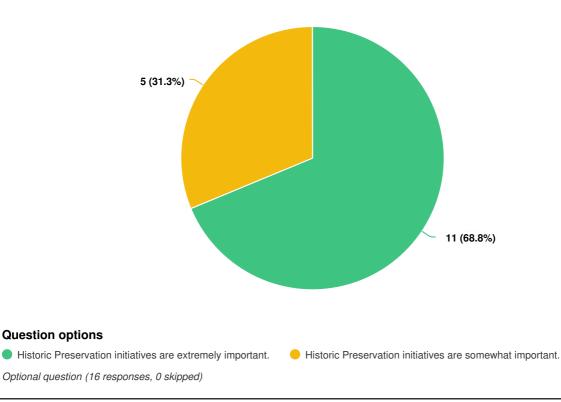


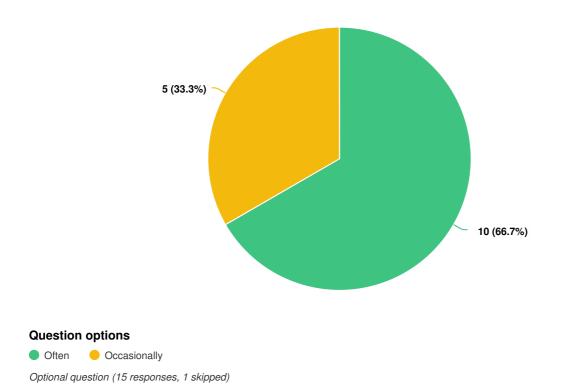
What reasons would push you to leave Ball Ground? Select all that apply.

How well does the city of Ball Ground provide opportunities for seniors to participate in the community? I.e., community ce...

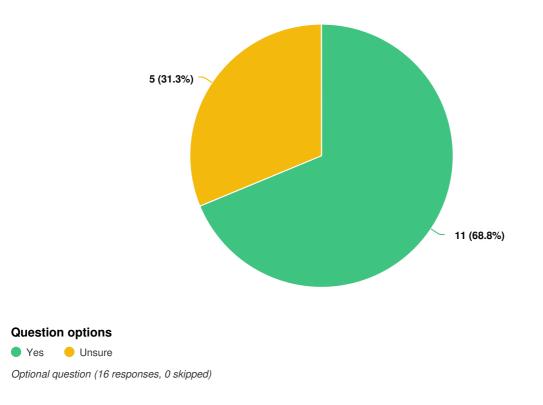


Historic Preservation seeks to retain older buildings, structures, and sites to maintain the historic integrity of Ball Gro...



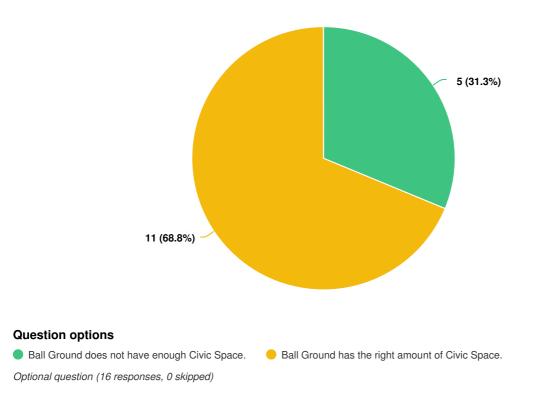


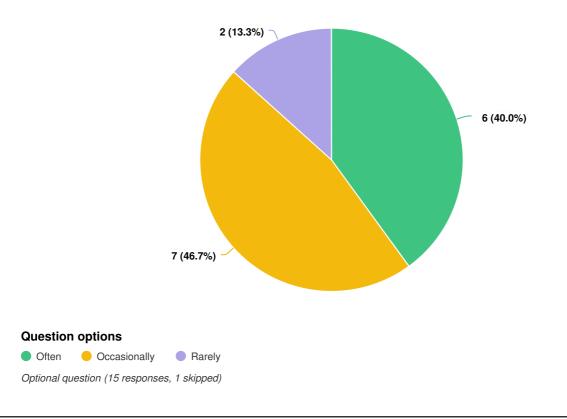
Should the city of Ball Ground require open space to be set-aside and connections made to any identified path system with e...



How often do you visit downtown Ball Ground?

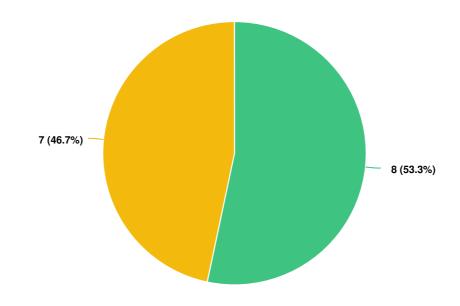
Civic Spaces include public parks, plazas, squares, recreational areas, trails, or greens. Which statement do you agree wi...





How often do you buy goods and services in the city of Ball Ground?

Should the city of Ball Ground purchase/lease private property in the downtown area for additional parking?



Question options

🔵 Yes 🛛 😑 No

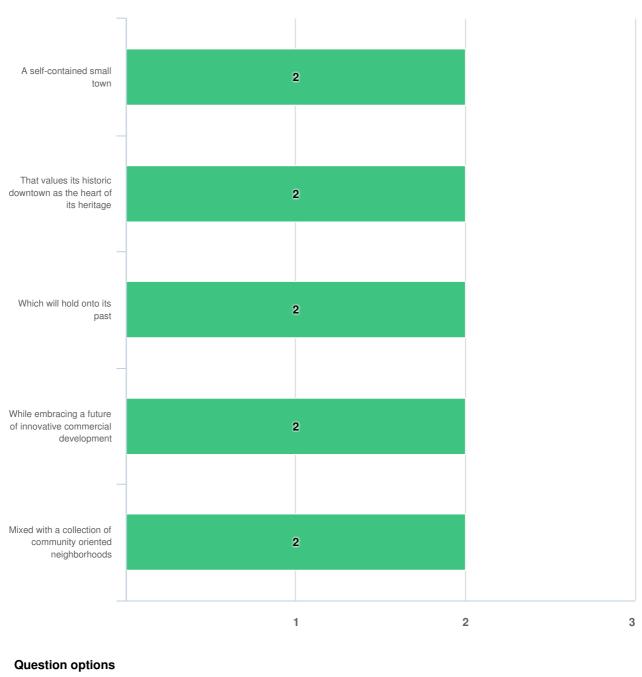
Optional question (15 responses, 1 skipped)

ENGAGEMENT TOOL: SURVEY TOOL

Community Vision



The statement below is the vision for Ball Ground created 10 years ago. Does it still reflect the community's desires? Cho...

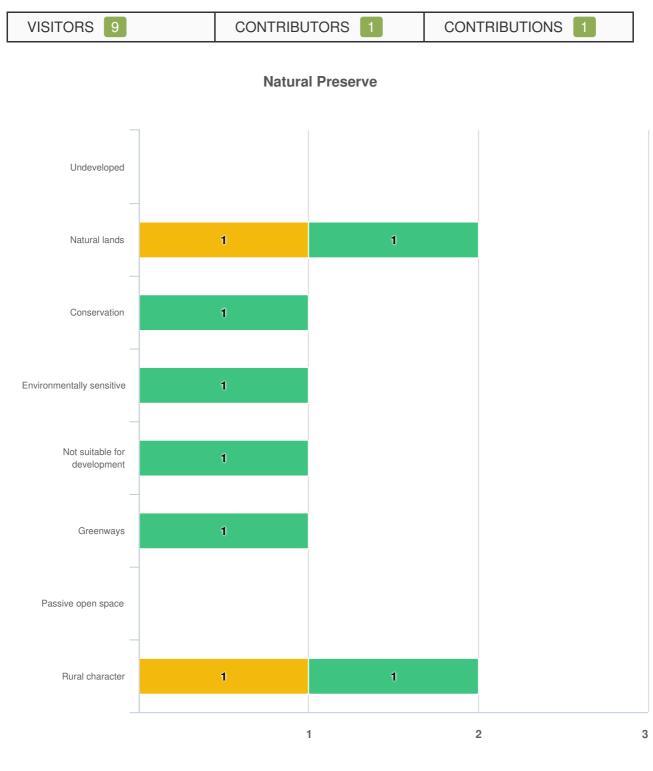


Fits the vision

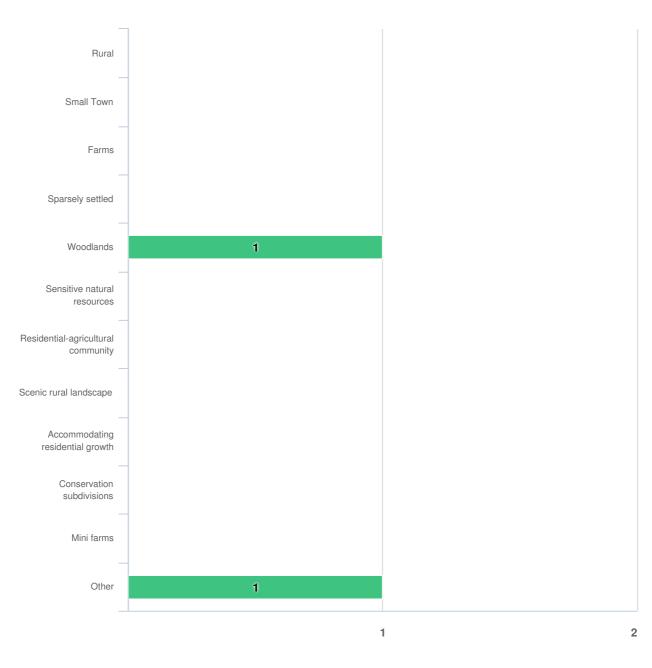
(2 responses, 0 skipped)

ENGAGEMENT TOOL: SURVEY TOOL

Character Areas







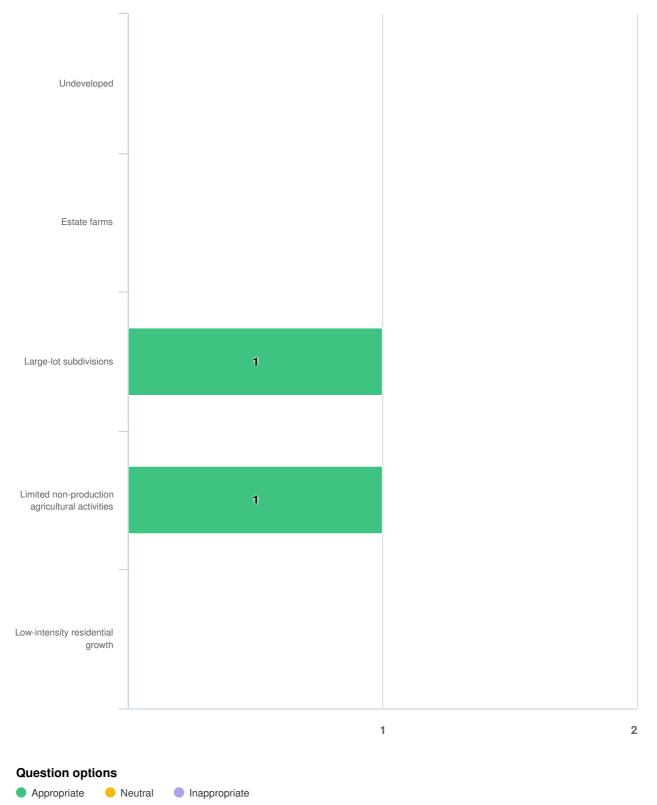
Rural Places

Question options

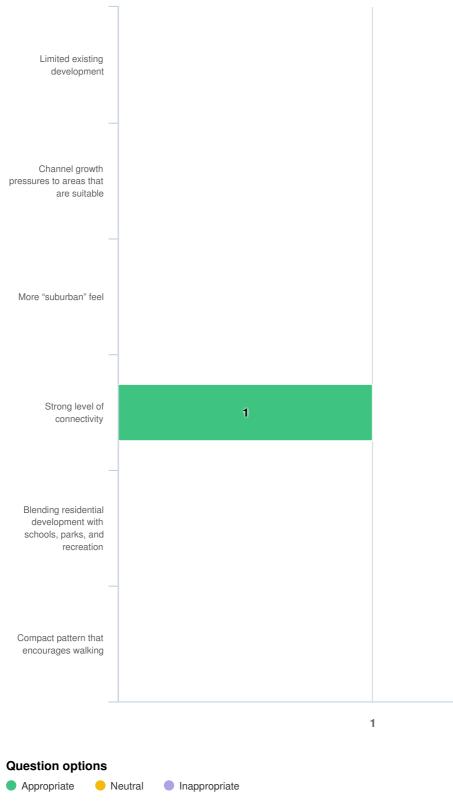


Optional question (1 responses, 0 skipped)



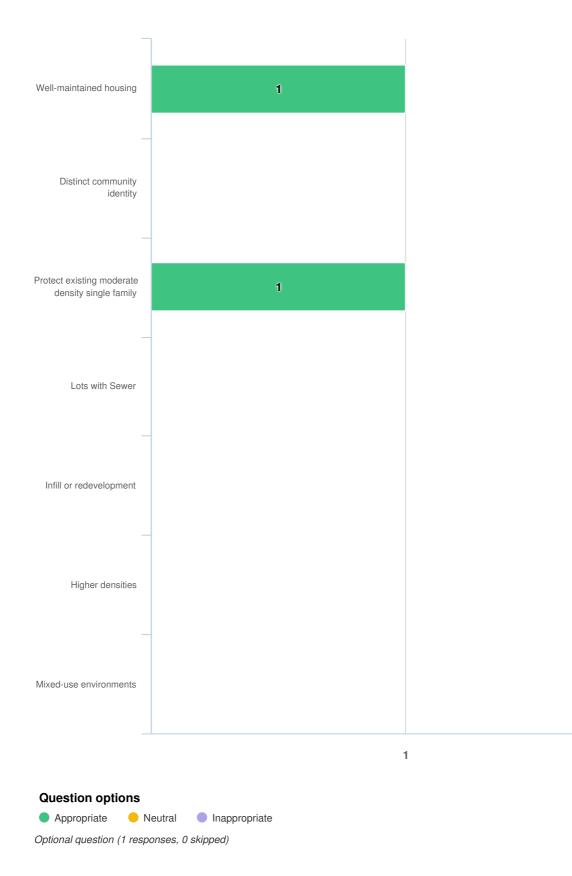


Suburban Growth

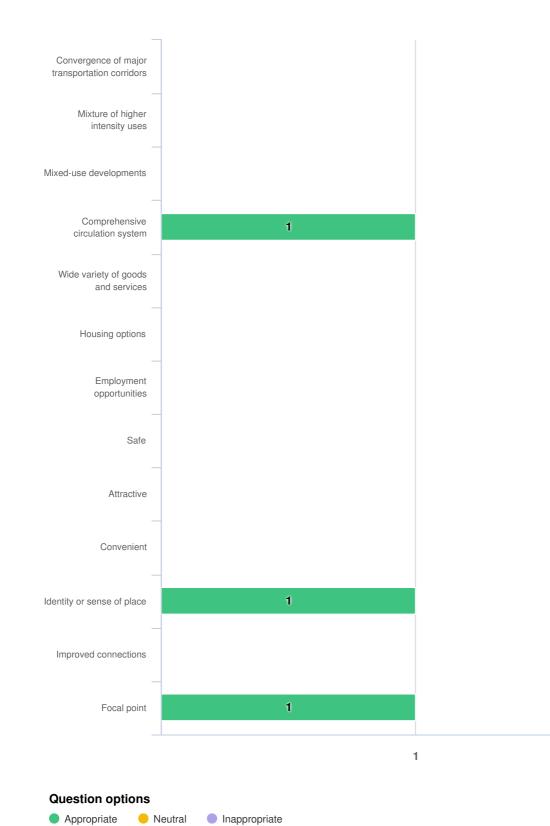


2

Neighborhood Living



2



2

Community Village Center

Page 28 of 30

Optional question (1 responses, 0 skipped)

IDEAS

Opportunities in Ball Ground

VISITORS	VISITORS 13		CONTRIBUTORS 1	CONTRIBUTIONS 1
25 August 17 bbgram		Т	ourism, Community Histo	ory, Scenic Surroundings
votes	UNVOTES			

IDEAS

Priority Needs in Ball Ground

VISITORS	15	CONTRIBUTORS 5	CONTRIBUTIONS 10	
24 August 17				
SEpperson		Traffic flow		
VOTES	UNVOTES		iendly. Heavy truck traffic needs to be route	
2	0	d around downtown not through it.		
25 August 17				
bbgram		Controlled growth, both co	ommercial and residential	
VOTES	UNVOTES	-		
0	0			
0	0			
03 September 17				
jsmark01				
jonnanto i		-		
VOTES	UNVOTES	I'm not going to stop commenting about it	until we get a grocery store. :-)	
2	U			
14 September 17				
jsmark01		E. Cherokee Drive stoplig	ht	

1 0
This might be a little outside of city bounds, but needs to be addressed somewhere.
Major accidents with serious injuries and deaths are happening at the end of E. Chero
kee Dr. There needs to be some safer way for cars to make a left turn here.

VOTES

0

UNVOTES

0

CHEROKEE COUNTY BALL GROUND TARGET AREA REPORT

CHEROKEE COUNTY COMPREHENSIVE PLAN SUPPORT July 2018







JACOBS ENGINEERING GROUP INC.

Ten 10th Street, NW, Suite 1400 Atlanta, Georgia 30309 United States T +1.404.978.7600 F +1.404.978.7660 www.jacobs.com

BALL GROUND

INTRODUCTION

As part of the 2018 Comprehensive Plan Update, Cherokee County identified six target areas for more detailed study: Ball Ground, Waleska, Southwest Cherokee, the Airport Area, Hickory Flat, and Highway 20 East. Each of these six areas was selected for different reasons.

The Ball Ground target area was selected because it is a distinct place within the county. Figure 1 illustrates the boundary of the target area, which includes all of incorporated City of Ball Ground as well as contiguous areas and those that are most likely to develop over the next 10 to 20 years.

Founded in 1882, Ball Ground was once the largest city in Cherokee County. The town owes its origins to the Marietta & North Georgia Railroad, and over time, Ball Ground became known for gems and minerals. The marble finishing business in the northern part of the County was the largest source of revenue for the area for a number of years.

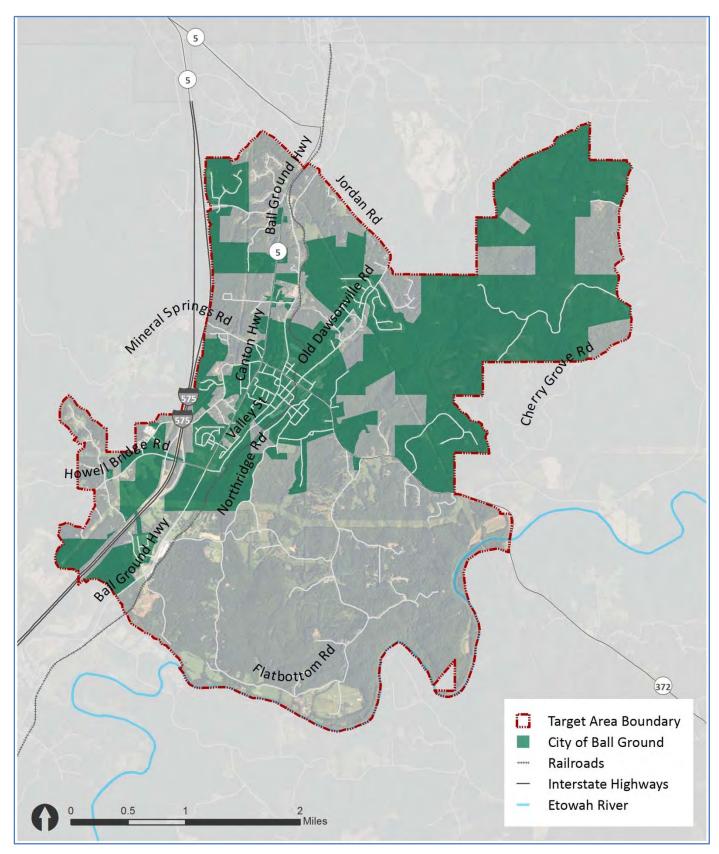
Ball Ground was not only a primary center of industry in the region, but its growing downtown was a major commercial destination for northwest Georgia at the time. Some of this commerce was tied directly to the marble-finishing industry, such as the mail-order monument business that attracted large numbers of customers.

Although the marble-finishing industry has declined, Ball Ground today is home to a number of commercial establishments and industries. The charm of the historic town and its surroundings has led to an increasing interest in tourism in the area. The purpose of the target area detailed study is two-fold: to evaluate existing conditions within the target area, and develop a vision and plan forward for the community. This document is divided into the following sections:

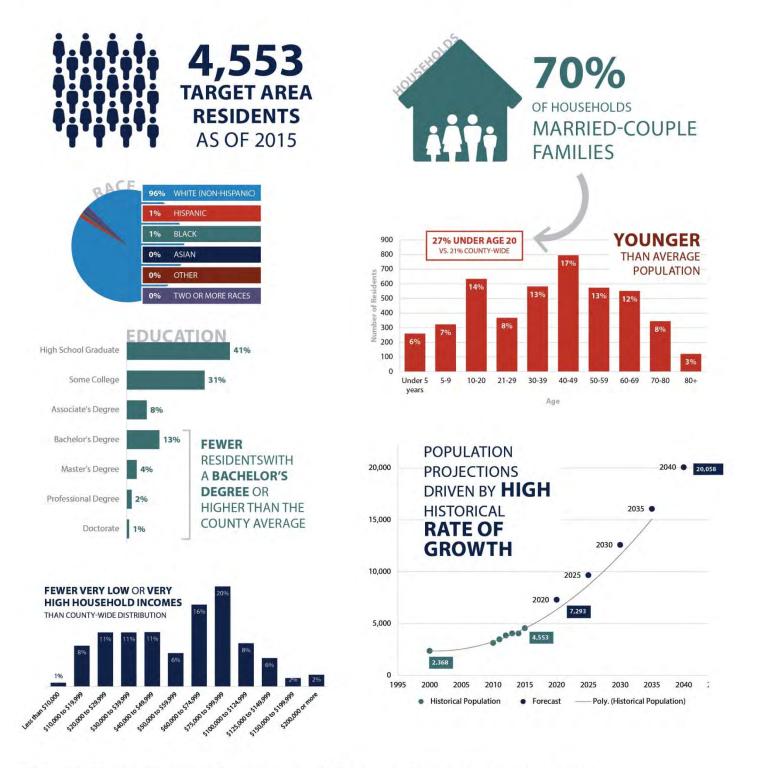
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- Introduction
- Who Is In Ball Ground?
- Land Use
- Transportation
- Housing
- Economic Development
- Quality of Life
- Key Issues and Opportunities
- Community Workshop
- Vision
- Implementation

Figure 1: Ball Ground Based Target Area Map



WHO LIVES IN BALL GROUND?



Data Source: 2015 5-year American Community Survey for Census Tract 901, Block Groups 2 and 3. Historical data from previous ACS surveys.

LAND USE - EXISTING CONDITIONS

The study area currently encompasses approximately 14.7 square miles or 9,436 acres of land. Approximately 40% of that area is within the city limits of Ball Ground, and the remaining 60% is in the unincorporated county. Most of the land, 64%, is in passive use, either undeveloped or used for

agriculture, forestry, fishing and hunting. The most active areas are located along the major transportation corridors, SR 5, SR 372, I-575, and the railroad, along which can be found a mix of commercial, industrial, institutional, and residential uses.

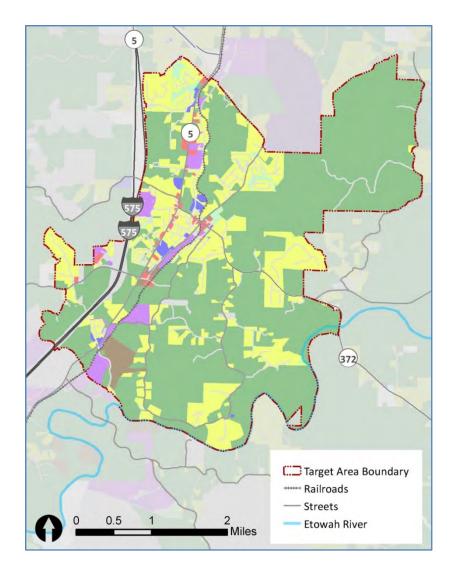


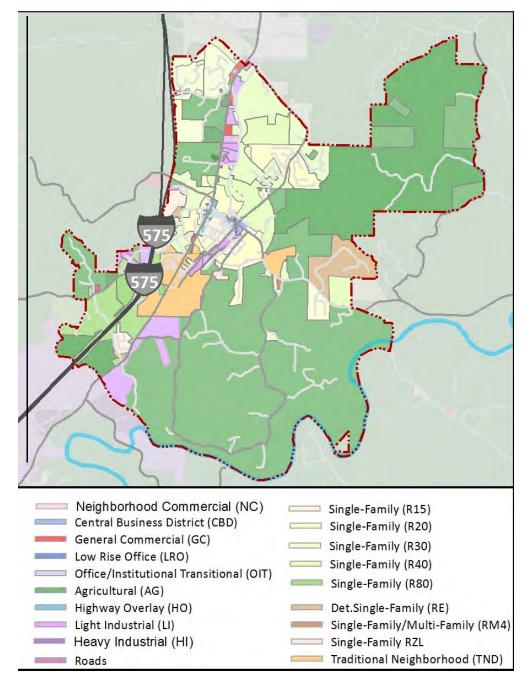
Figure 2: Ball Ground Existing Land Use Map

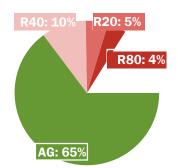
	Currently majority agriculture, forestry, fishing, and hunting
58%	Agriculture, Forestry, Fishing, and Hunting
23%	Residences or Accommodations
6%	Transportation, Communication and Utilities
6%	Under development
6%	Manufacturing and Wholesale Trade
6%	Arts, Entertainment, and Recreation
6%	Education, Public Administration, Healthcare and Institutional
6%	General Sales or Services

LAND USE - ZONING

As the study area lies within two jurisdictions, the city of Ball Ground and Cherokee County, two different sets of zoning regulations are in effect and controlling current land use. Even though both zoning codes use similar zoning designations, the city and county designation with the same name are similar, but not necessarily identical. Of the passively used land identified in the existing land use map, approximately 1,000 acres of this land is zoned for more intensive uses.

Figure 3: Ball Ground Zoning Map





84 percent of total land area falls under one of four zoning categories: AG, R40, R20, and R80.

TRANSPORTATION

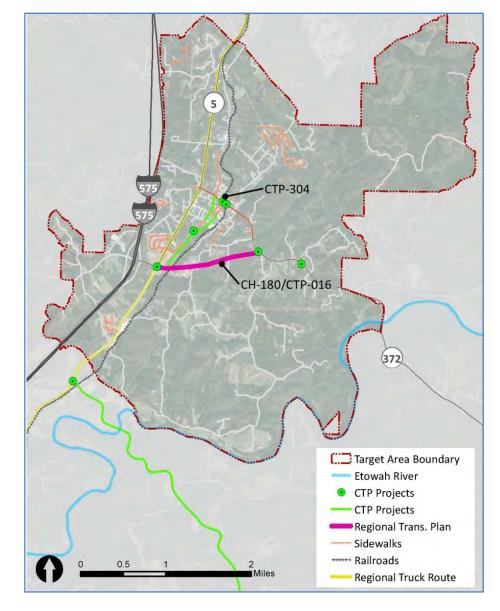
Interstate 575 forms the western boundary of the target area and is the most important roadway to residents and business owners. Two other state routes come through the area; SR 5 (Ball Ground Hwy / Canton Hwy) and SR 372 (Gilmer Ferry Rd / Ball Ground Rd). SR 372 provides mobility to the north and east. The target area has a sparse roadway network outside of downtown Ball Ground concentrating traffic on main routes such as I-575, SR 372, and SR 5. There are two interstate crossings; one at Howell **Bridge Road and one on Mineral** Springs Road to the north of Ball Ground.

Sidewalks are present in the City of Ball Ground especially in the historic downtown area and newer subdivisions. There are currently no onroad nor off-road bike facilities in the target area. There is currently no fixed route transit service in the target area.

Patriot Rail via Georgia Northeastern Railroad (GNRR) operates approximately two freight trains per day through the target area. Both I-575 and Ball Ground Highway/SR 372 have been identified as Regional Truck Routes by the Atlanta Regional Commission, which is a major deterrent to economic development and the historic district.

Figure 4 displays planned transportation improvements in the target area identified in the recent **Comprehensive Transportation Plan** update and the Regional **Transportation Plan. The plans include** a number of intersection improvements and safety upgrades. The most expensive and complex project is the Ball Ground Bypass project (CH-180, CTP 016) which would give trucks an alternative to going through historic downtown Ball Ground to access I-575. **Cherokee County and the City of Ball** Ground are currently working together to study alternative routes for the bypass.





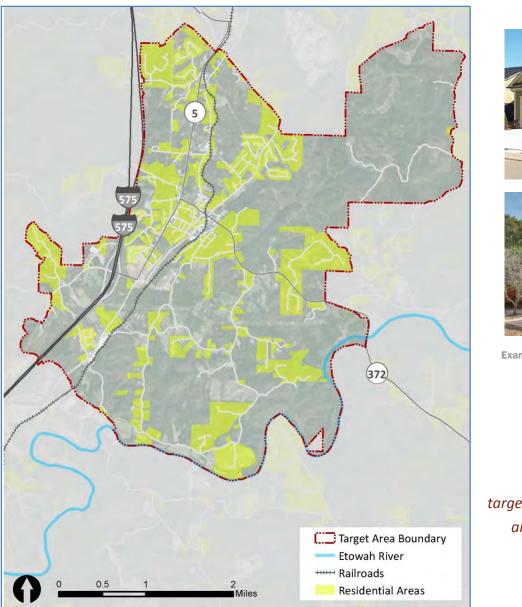
KEY PLANNED PROJECTS

CH-180/CTP-016: SR 372 Spur (Ball Ground Bypass) - New Alignment
 CTP-049: Countywide Signal Timing and Upgrade Project
 CTP-304: Downtown Ball Ground (Valley Street) Bike-Ped Improvement

HOUSING

Housing is distributed throughout the target area, but with a high concentration around central Ball Ground and along Old Dawsonville Road. New housing developments are also appearing in more outlying areas, particularly near the Etowah River and off of Ball Ground Road/SR 372. During the Great Recession, many subdivisions were dormant with little building activity; now homes are being built in most of these communities. Homes in and around Ball Ground are primarily singlefamily detached units. Occupancy rates are high, as is the percentage of units that are occupied by owners. For a historic community, very few homes (2.7 percent) were built prior to 1939; almost two-thirds (66.2 percent) of homes in the target area were built in 1990 or later. According to 2015 Census estimates, housing values and rents are significantly lower than in Cherokee County as a whole.

Figure 5: Ball Ground Residential Areas Map







Examples of housing in the target area



of housing within the target area was built in 1990 or later, and only 3 percent was built prior to1939.

ECONOMIC DEVELOPMENT

Most economic activity in the Ball Ground area is clustered around the I-575 corridor. Manufacturing, warehousing, and other light industrial uses are also concentrated along Valley Street south of downtown Ball Ground and on Ball Ground Highway to the north. The North Gate Industrial Park is the only industrial park within the target area, but River Mill Industrial Park is just south of the sub-area's boundary.

In general, the Ball Ground area has a healthy economic base. It has substantial industry for a relatively rural area, and is anchored by well-established companies such as Awnex and ETC. Recent developments include the construction of new facilities for Universal Alloy. The City of Ball Ground is particularly supportive of growing new industry, and adopted the slogan of "We Roll Out the Red Carpet, Not the Red Tape."

The City is actively planning redevelopment and new development projects. Current projects targeted for the next years include the construction of two new buildings downtown as part of the "Barret Commons" development; the redevelopment of the former Ball Ground Elementary School into condos; and phase three of the Mountain Brooke North neighborhood buildout well underway.

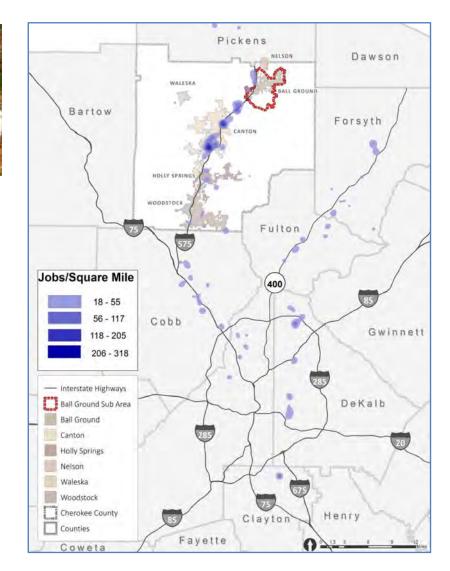


Universal Alloy



Awnex

Figure 6: Ball Ground Employment Destinations



QUALITY OF LIFE

The Ball Ground target area's quality of life is rooted in its historic downtown and smalltown feel. Fire protection in the target area is provided by City of Ball Ground through a contract with Cherokee County. The City provides its own police protection within city limits.

Ball Ground Elementary School is the only major educational facility in the target area. All recreation facilities in the target area are clustered together in or near downtown Ball Ground, including Calvin Farmer Park, the Community Center Complex, and Lion's Field.

Other significant public facilities include City Hall and the Ball Ground branch of the Cherokee County library. The City has its own water department, and parts of Ball Ground are on sewer which is treated by Cherokee County Water and Sewerage Authority.

Natural and cultural resources of note include the Ball Ground Historic District, the nearby Etowah River and the McGraw Ford Wildlife Management Area.



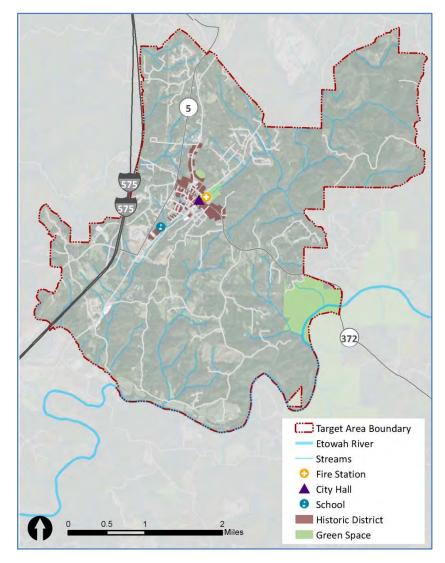
Downtown Ball Ground



Etowah River



Figure 7: Ball Ground Quality of Life Map



COMMUNITY WORKSHOP



LOVE

- Small town feel
- Friends, family, and neighbors who care
- Friendly city employees
- Beauty and history

CHANGE

- Need a grocery store and more restaurants
- Connect sidewalks
- Truck bypass to avoid downtown
- High speed internet

PHYSICAL IMPROVEMENT

- Add traffic signal at Ball Ground Highway and Howell Bridge Road
- Finish sidewalks in new subdivisions and connect to downtown

Members of the Ball Ground community met to develop a shared vision; provide feedback on the Future Development Map; and analyze strengths, weaknesses, opportunities, and threats (SWOT). Key themes included:

VISION

• Overall, support the city's existing vision statement, created in 2008:

"A self-contained small town that values its historic downtown as the heart of its heritage, which will hold onto its past while embracing a future of innovative commercial development mixed with a collection of community-oriented neighborhoods."

- Change the phrase "hold onto its past" to show the community's past is valued, but it is oriented to the future
- Change the phrase "small town" to say city
- Desire innovative, quality development of all types, not only commercial
- Neighborhoods should be connected and walkable

FUTURE DEVELOPMENT MAP

Participants reviewed the 2030 Future Development Map and character area descriptions. Recommended changes to the map boundaries are shown in Figure 8 on page 13. Recommended modifications to the character area descriptions included:

- Natural Preserve: Publicly-owned land should be accessible
- Rural Places: Prohibit clearcutting and limit the scale of agribusiness
- Country Estates: Add equestrian uses
- Suburban Growth Area: Support existing description
- Neighborhood Living: Protect tree cover and consider design criteria
- Transitional Corridor: Multi-use path appropriate here
- **Community Village Center:** Limit truck traffic in this area
- Urban Core: Support a healthy, walkable lifestyle; implement greenway corridor plans; incorporate traffic calming and physical enhancements; prohibit heavy industrial and neon signs; invest in the highest quality infrastructure; promote redevelopment and high end development; provide sufficient parking
- Development Corridor: Prohibit heavy industrial, seek community services (e.g. YMCA), and direct new development here
- Workplace Center: Consider traffic mitigation strategies

COMMUNITY WORKSHOP

SWOT ANAYLSIS

4

Curren

Potentia

Positive

Negative

STRENGTHS

- Strong sense of community
- City leadership
- Safe and friendly place to live
- Demand for historic homes
- Growing community
- Charming downtown core

OPPORTUNITIES

- Create an eclectic, high end experience
- Build a bypass to reroute truck traffic away from downtown
- Full service restaurants
- Facilities such as an amphitheater or pool
- Great history, but isn't being marketed
- Potential nature preserve on timber company land

WEAKNESSES

- Truck traffic through downtown (Highway 372)
- Lack of sidewalk connectivity
- Poor internet and mobile service outside the city limits
- Lack of diverse housing options
- Suburban sprawl
- Stormwater management

THREATS

- Uncontrolled growth
- Traffic congestion
- Risk of clearcutting without a strong tree ordinance
- Lack of individual development opportunities
- Impact of Highway 372 bypass on properties (takings)
- Lack of progressive thinking



KEY ISSUES AND OPPORTUNITIES

Through the existing conditions analysis and public engagement (see Appendix A), a number of issues and opportunities were identified.

ISSUES

- Lack of a grocery store. One of the most consistent needs expressed is a grocery store within Ball Ground.
- Truck traffic through downtown. Trucks traveling on Gilmer Ferry degrade the character of downtown and condition of the roadway.
- Lack of sidewalks. The existing sidewalk network is limited, and lacks connectivity.
- Suburban sprawl. Agricultural areas have diminished and are largely being replaced by suburban-style development.
- Lack of quality rental housing. There is very little rental housing available in the target area; units that are renter-occupied are perceived as poorly maintained.
- Lack of housing options. The target area has very few types of housing available, particularly in terms of attached single-family homes and multi-family units.
- Lack of restaurants. Although downtown Ball Ground has some restaurant options, there is a desire for a greater variety, particularly for "sitdown" restaurants.

OPPORTUNITIES

- Unique, authentic character. Ball Ground's unique heritage and character is an opportunity to continue attracting businesses, residents, and visitors to the community.
- **Growing downtown/new businesses**. The number and variety of businesses downtown is growing, and there are additional opportunities to rehabilitate vacant buildings and build infill.
- **Growing tourism industry**. The number of nearby tourism destinations is growing, such as Gibbs Gardens and the Wheeler House. The historic downtown has also served as a backdrop for film projects.
- Infill housing and redevelopment. There are opportunities to increase the housing stock through infill housing built on vacant or underused lots or adaptive reuse of older buildings.
- Strong base of light industry. The presence of multiple industries, and the increased capacity of infrastructure to accommodate them, paves the way for additional industrial development.

Strong transportation connectivity. The close proximity to I-575 is a competitive advantage for attracting growth; the freight rail is also an advantage for growing the industrial base.

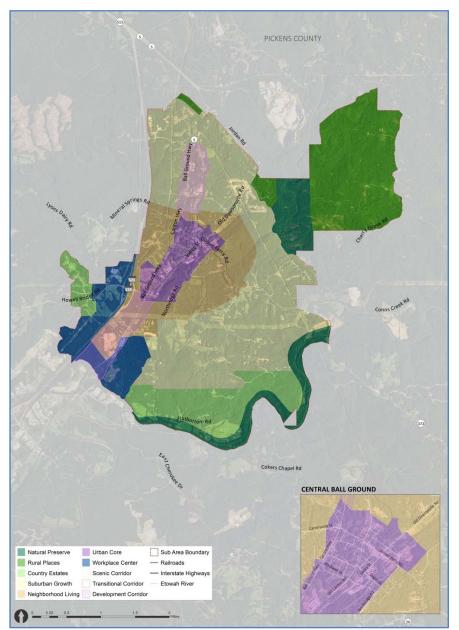
• **Proximity to Cherokee Airport and its growth.** Plans for growth around the Cherokee Airport could represent an opportunity for spin-off development near Ball Ground.

VISION

As part of the public engagement process the community participated in exercises to update the community vision. Based on this input, the Ball Ground target area vision statement is proposed as follows:

"A self-contained city that values its historic downtown, and integrates its past while embracing a future of innovative growth and walkable, healthy neighborhoods."

Figure 8: Revised Future Development Map



Character areas are the physical expression of the community's vision statement. Participants in the engagement process reviewed and provided feedback on the descriptions and boundaries of the ten character areas present within the Ball Ground target area. Figure 8 contains an updated character map based on land use changes since the last Comprehensive Plan, input from the public, and alignment with the revised vision.

IMPLEMENTATION

The following policies are recommended to both address the identified issues in the Ball Ground target area and capitalize on opportunities

POLICY 1: Continue to pursue the development of a grocery store.

The lack of an in-town grocery store continues to be a major need for the community. The City of Ball Ground should consider developing a market study on the feasibility of a small, independent grocery store in addition to other retail, commercial, and industrial opportunities.

POLICY 2: Expand the variety of housing options.

The City of Ball Ground and Cherokee County should support the development of a greater diversity of housing types, particularly single-family attached and small-scaled multi-family housing units. Ideally, these homes would be built on vacant or underused lots to promote infill development. A proportion of rental units should be encouraged.

POLICY 3: Continue to expand the pedestrian facilities. Ball Ground has a strong network of sidewalks but there is room to expand connectivity to residential centers with more sidewalks and trails.

POLICY 4: Support the reuse of older, existing buildings. As a

well-established community, Ball Ground has a number of older buildings, especially within the historic district, such as the old Ball Ground Elementary School. The reuse of these existing facilities using Historic Tax Credits and other incentives will help to preserve the character of the community and encourage compatible development.

POLICY 5: Invest in a strong system of parks and green spaces.

Although the City of Ball Ground has a number of parks spaces, the system could be strengthened by a master plan for the downtown parks, improved access to the Etowah River, and additional opportunities for recreation in natural areas.

POLICY 6: Continue to build the area's industrial base.

The Ball Ground target area has an impressive base of light industry. With every new industrial facility that locates there, there is an increased ability to attract related industries through the clustering of like businesses and improved infrastructure.

POLICY 7: Leverage Ball Ground's character and nearby destinations into a cohesive tourism strategy. The Ball Ground target

area and its surroundings have a number of attractions for visitors. These destinations and activities together have the potential to draw tourists for overnight stays and more; a comprehensive tourist strategy is recommended to best leverage existing resources and identify potential opportunities for growth.

POLICY 8: Control development along the Highway 372 Bypass.

The bypasses, if constructed, would route truck traffic outside of the historic downtown. Market pressures could encourage suburban growth patterns along the bypass and potentially draw away customers for downtown businesses. Future commercial development along the route of the bypass should be discouraged.

WORK PLAN

No.	Action	Year					Responsibility	Cost	
10.	Acton	2018	2019	2020	2021	2022	Responsibility	UUSL	
BG-1	Develop a Ball Ground Market Study in conjunction with the LCI Plan	x					City of Ball Ground	\$25,000	
BG-2	Identify parcels with high potential for infill development or redevelopment	X					Cherokee County Planning / City of Ball Ground	Staff Time	
BG-3	Pursue Truck Route construction and the enforcement of existing laws within the historic district	X	X	X	X	X	City of Ball Ground / Cherokee County Engineering	Staff Time	
BG-4	Pursue the acquisition of land for a nature park/preserve	X	X	X	X	X	City of Ball Ground	Staff time plus acquisition and development costs	
BG-5	Update standards for single-family attached and multi- family units in downtown area		X				Cherokee County Planning / City of Ball Ground	Staff Time	
BG-6	Create a parks, recreation, and trails master plan for the greater Ball Ground area			X			City of Ball Ground	\$40,000	
BG-7	Develop a cohesive tourism strategy for the greater Ball Ground area			X	X		Cherokee County Planning / City of Ball Ground	\$15,000	
BG-8	Evaluate allowing open containers in downtown Ball Ground		X				City of Ball Ground	Staff Time	









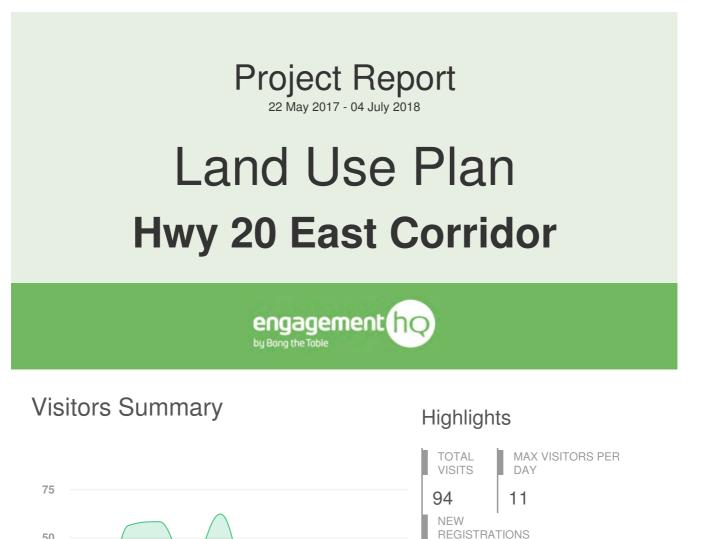
Highway 20 East Corridor Target Area Workshop



Highway 20 East Corridor Target Area Workshop



August 23, 2017



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2

1 Jul '18

ENGAGED

VISITORS

INFORMED

VISITORS

49

AWARE

84

VISITORS

50

25

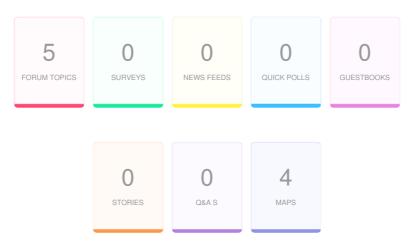
1 Jan '18

Pageviews **New Registrations**

Visitors

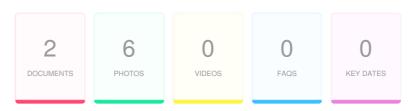
Aware Participants	84	Engaged Participants		2	
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	84		riogiotorod	onvolnica	
Informed Participants	49	Contributed on Forums	1	0	0
Informed Actions Performed	Participants	Participated in Surveys	0	0	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	4	Participated in Quick Polls	0	0	0
Downloaded a document	18	Posted on Guestbooks	0	0	0
Visited the Key Dates page	2	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	38	Contributed to Ideas	1	0	0
Contributed to a tool (engaged)	2				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors		Contributors	
	Lingagement roor Mame			Registered	Unverified	Anonymous
Forum Topic	Growth in Hwy 20 East Corridor	Published	5	1	0	0
Forum Topic	Vision for Hwy 20's Future	Published	3	0	0	0
Forum Topic	Target Area Workshop	Published	2	0	0	0
Forum Topic	Types of Growth	Published	1	0	0	0
Forum Topic	Existing Conditions Assessment	Published	1	0	0	0
Мар	Freehome	Published	11	0	0	0
Мар	Buffington	Published	9	0	0	0
Мар	Macedonia	Published	8	0	0	0
Мар	Lathemtown	Published	2	0	0	0
ldeas	Community Vision	Published	5	1	0	0
ldeas	Priority Needs	Published	1	0	0	0
ldeas	Opportunities	Published	1	0	0	0
ldeas	Implementation Strategies	Published	1	0	0	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Hwy 20 East Workshop Summary	15	20
Document	Hwy 20 East Workshop Presentation	7	7
Photo	Pics1 020	4	4
Photo	Pics1 018	4	4
Photo	Pics1 014	4	4
Photo	Pics1 012	4	4
Photo	Pics1 028	3	3
Photo	Pics1 032	2	2
Key Dates	deleted key_dates from	2	2

FORUM TOPIC

Growth in Hwy 20 East Corridor

VISITO	VISITORS 5		CONTRIBUTORS 1	CONTRIBUTIONS 1		
15 Noven	ıber 17		MHO unfortunately there will be growth as	the County has no intentions of clowing d		
RevJF	РΗ		IMHO, unfortunately there will be growth as the County has no intentions of slowing d own the rapid and reckless expansion of housing, and commercial construction throug hout the county - there has been very little concern for the environment, or for the stre			
AGREES	disagrees	REPLIES		vith other local routes throughout the count y widening the roads, adding much-neede down some of the trees and brush so peopl		
			e can see around bends and corners. AND DEVELOPMENTS ON POSTAGE STAMP			

IDEAS

Community Vision

VISITORS	5	CONTRIBUTORS 1	CONTRIBUTIONS 1		
31 October 17					
RChamber	S	•	Create a greenway with no development that is 1/8		
votes	UNVOTES	mile wide on each side of HWY 20, riding, wa ails with other passive uses.			
		North Cherokee Linear Park & amp; Green	way		

CHEROKEE COUNTY HIGHWAY 20 EAST TARGET AREA REPORT

CHEROKEE COUNTY COMPREHENSIVE PLAN SUPPORT

July 2018



JACOBS ENGINEERING GROUP INC. Ten 10th Street, NW, Suite 1400 Atlanta, Georgia 30309 United States T +1.404.978.7600 F +1.404.978.7660 www.jacobs.com

HIGHWAY 20 EAST

INTRODUCTION

As part of the 2017 Comprehensive Plan Update, Cherokee County identified six target areas for more detailed study: Ball Ground, Waleska, Southwest Cherokee, the Airport Area, Hickory Flat, and Highway 20 East. Each of these six areas was selected for different reasons.

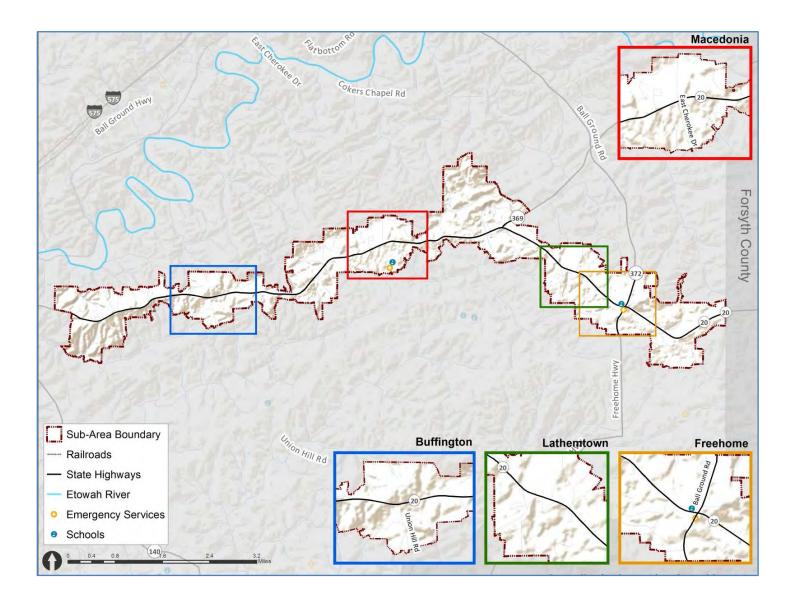
The purpose of the target area detailed study is two-fold: to evaluate existing conditions within the target area, and develop a vision and plan forward for the community. This document is divided into the following sections:

- Introduction
- Who Lives Around Highway 20 East?
- Land Use
- Transportation
- Housing

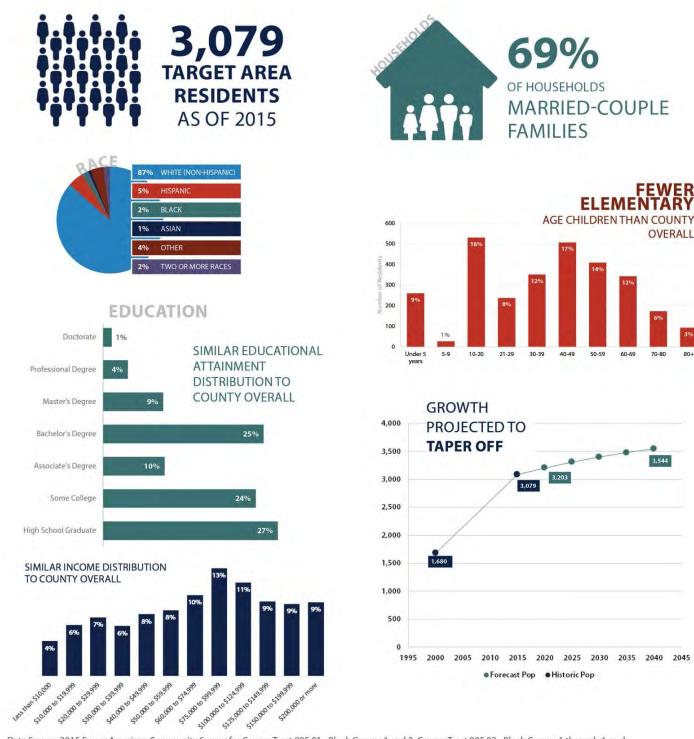
- Economic Development
- Quality of Life
- Key Issues and Opportunities
- Community Workshop
- Vision
- Implementation

The Highway 20 East corridor is made up of 4 historic communities: Buffington, Macedonia, Lathemtown and Freehome. With the widening of Highway 20 East from 2-3 lanes to 6 lanes in the next 10 years, the communities in this corridor will change dramatically. It is critical to plan now for the land use, design and connectivity to ensure the best possible outcome.

Figure 1: Highway 20 East Target Area Base Map



WHO LIVES AROUND HIGHWAY 20 EAST?



Data Source: 2015 5-year American Community Survey for Census Tract 905.01 - Block Groups 1 and 2, Census Tract 905.02 - Block Groups 1 through 4, and Census Tract 906.02 - Block Groups 1 and 2. Historical data from previous ACS surveys.

80+

LAND USE - EXISTING CONDITIONS

The Highway 20 East Corridor extends along a 12-mile segment of SR 20 and covers 9,714 acres (15.2 square miles). Most of the land is currently used for agriculture, forestry, fishing, and hunting (54 percent) or residences (28 percent), interspersed with limited commercial, educational, public, healthcare, or institutional uses throughout the corridor. The highest concentrations of active use are located around the historic crossroads communities of Buffington, Macedonia, Lathemtown, and Freehome, which developed around the intersections of SR 20 and major roads. At these crossroads, a mix of historic

commercial buildings and newer, small scale, suburban style shopping centers provide goods and services to the residents of surrounding neighborhoods. They are often surrounded by medium density suburban subdivisions with a mix of lower density residences and agricultural uses occupying the space between the crossroads communities. Of the current passive, rural property, approximately 2,600 acres are already zoned for more intensive uses. A limited amount of manufacturing and wholesale trade is located off SR 20 in the eastern portion of the corridor.

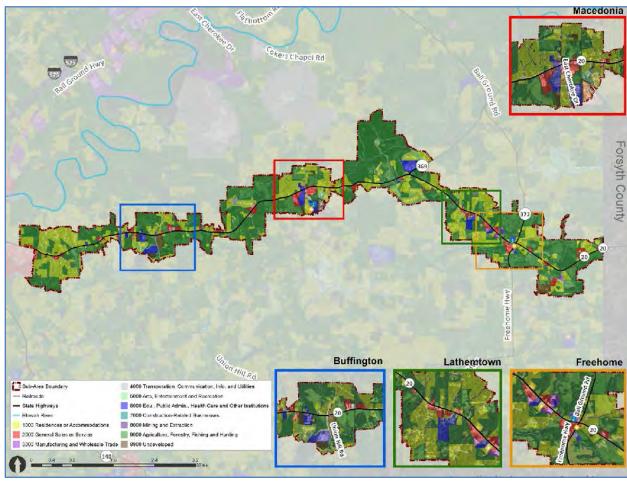


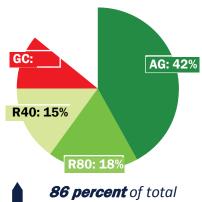
Figure 2: Highway 20 East Existing Land Use Map



	54%	Agriculture, Forestry, Fishing, and Hunting
	28%	Residences or Accommodations
l	6%	Transportation, Communication and Utilities
	4%	General Sales or Services
	3%	Education, Public Administration, Healthcare and Institutional
J	2%	Undeveloped
l	1%	Manufacturing and Wholesale Trade
	1%	Arts, Entertainment, and Recreation

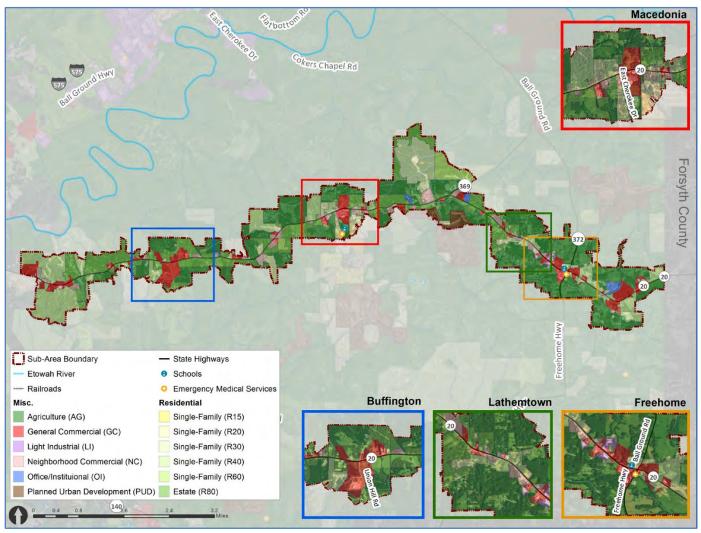
LAND USE - ZONING

The entirety of the Highway 20 East Corridor is part of unincorporated Cherokee County and subject to the county zoning ordinance. The largest share of land is zoned General Agriculture (AG) at 42 percent, allowing agricultural, livestock production, and restricted residential uses on lots of 2 acres or more. Estate Residential (R80 and R60) districts cover 20 percent of the land area, allowing large lot, single-family residences and limited agricultural and public uses. Lowdensity, single-family districts (R40, R30, R20) are permitted in locations throughout the target area, none of which require central sewerage systems. The highest density residential district permitted within the corridor is R20, accounting for 3 percent total land area, which allows a maximum density of 2.18 du/ac, front yard setbacks between 30' and 50', and a maximum lot coverage of 30 percent. General Commercial (GC) zoning is permitted sporadically along SR 20 with the largest concentrations located at the historic crossroads. Smaller scale commercial development is also permitted through the Neighborhood Commercial (NC) district, typically along SR 20 in areas between crossroads centers. A portion of the target area south of SR 20 between the Macedonia and Lathemtown nodes is zoned Planned Unit Development (PUD).



86 percent of tota land area falls under one of four zoning categories: AG, R40, R80, and GC

Figure 3: Highway 20 East Zoning Map



TRANSPORTATION

The Highway 20 East target area is centered on a 12-mile corridor surrounding its namesake state highway, Highway 20. The route is the primary connection between Canton to the west and Cumming to the east, two growing areas within the metro region. Along Highway 20, key crossroads include Scott Road, East Cherokee Drive, Arbor Hill Road, Hightower Road (SR 369) and Freehome Parkway (SR 372).

Highway 20 is currently a two-lane road operating at or above its capacity, handling between 18,600 and 26,500 vehicles daily at various points within the target area. More than 13 percent of these vehicles are trucks. To address the need for additional capacity, Highway 20 is undergoing a road widening project that began design in 2014 and is expected to be completed by 2024. It is currently in the right of way acquisition phase and construction will begin in 2019. The six-lane design is meant to decrease congestion and improve safety along the corridor. The project will not only impact traffic flow within the target area, but also its built form. Many commercial buildings in the area were constructed near the roadway at historic crossroads, landing them within the right of way of the expanded road and requiring the future demolition of some existing buildings.

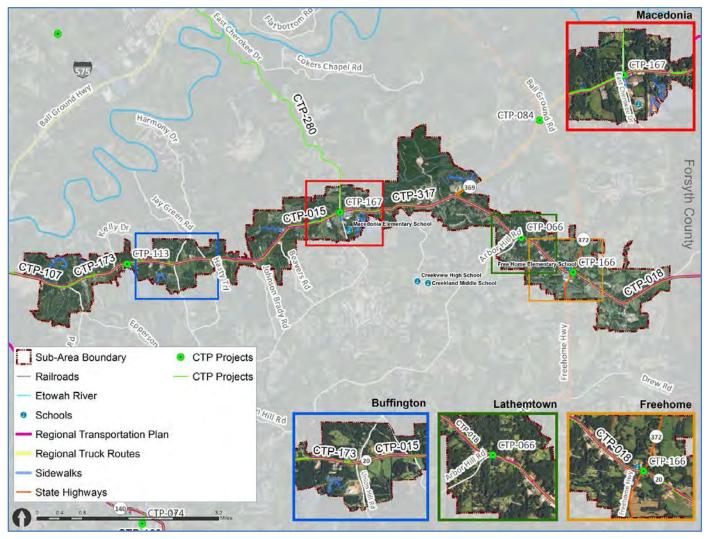
Existing sidewalks are limited to a few residential neighborhoods, and there are no existing bicycle facilities or fixed route transit service. The initial design for the Highway 20 widening project includes the addition of sidewalks along the roadway.

KEY PLANNED PROJECTS

CTP-015 & CTP-018: SR 20 Widening

) **CTP-280**: E Cherokee Dr Widening





HOUSING

Housing within the Highway 20 target is a mix between large lot, rural-style residential and newer, suburban-style developments. In general, the newer suburban developments are clustered along the western edge of the target area near Buffington, and further east along the corridor between the crossroads villages of Macedonia and Lathemtown. Significant housing developments, from west to east, include the Estates at Brooke Park, Heritage Town Park, Autumn Wood Estates, Orange Shoals, The Falls of **Smithwick Crossing, Smithwick Crossing, Fosset Farms, and Blue** Pond Estates. Like most of Cherokee County.

the great majority of housing is singlefamily detached units.

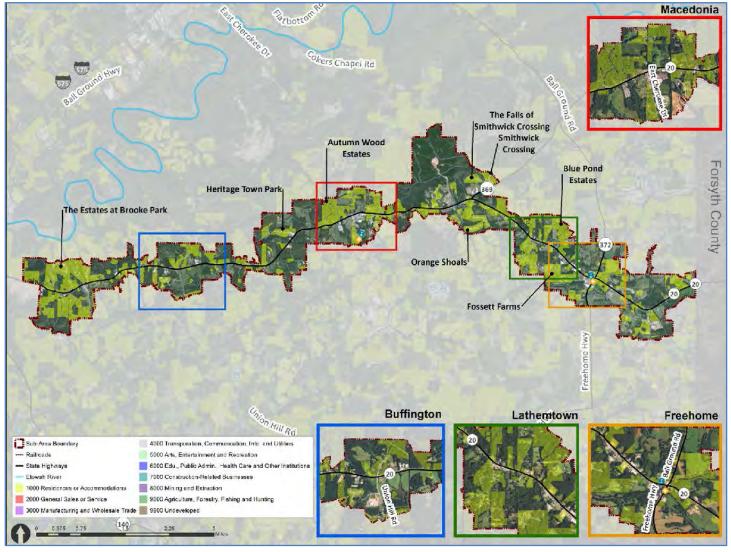
Almost 9 out of every 10 (88.0 percent) occupied units in the target area are owner occupied, which is significantly higher than the county (77.4 percent) as a whole. A peak period of housing construction occurred between 2000 and 2009 compared to the rest of the county, but the target area does still contain a slightly larger percentage of homes that were built prior to 1969. Home values are high, with a median value of \$240,748. Accurate rental values are unavailable due to the small amount of rental units within the target area.

88%

of housing within the target area is owner occupied, compared to 77 percent countywide







ECONOMIC DEVELOPMENT

The SR 20 target area does not contain major employment opportunities. Commercial and industrial uses are lightly scattered along the corridor, with some concentrations near the crossroad villages. This is particularly the case for Macedonia and Free Home that have more retail and services than other crossroads communities within the target area.

In terms of employment, the target area's population has a slightly smaller proportion of people who participate in the labor force (65.1 percent versus 68.1) than the county as a whole, but its unemployment rate is smaller (5.8 percent versus 6.3). Higher percentages of workers in the target area are employed in manufacturing and retail trade compared to county-wide figures.

The 2007 Comprehensive Plan designated the corridor as an "area in need of redevelopment or significant improvements to aesthetics." Plans to widen SR 20 to six lanes are unlikely to improve the attractiveness of the corridor; unless strong land development regulations are in place, roadway widenings typically diminish an area's sense of place and can result in unattractive development such as strip malls. Although this kind of development would potentially bring more jobs and retail opportunities to the target area, it could come at the cost of its rural character and identity as a collection of crossroads communities.



Small local business



Bristol Timber Company in Macedonia

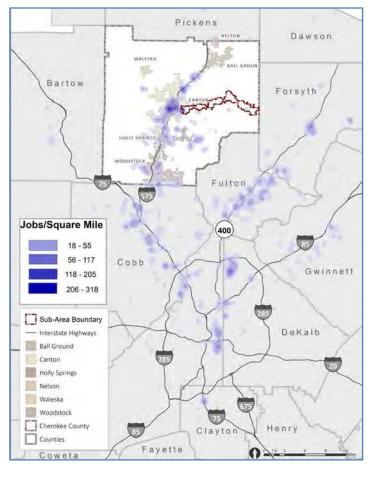
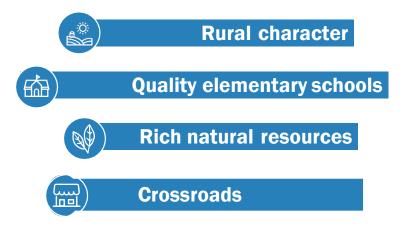


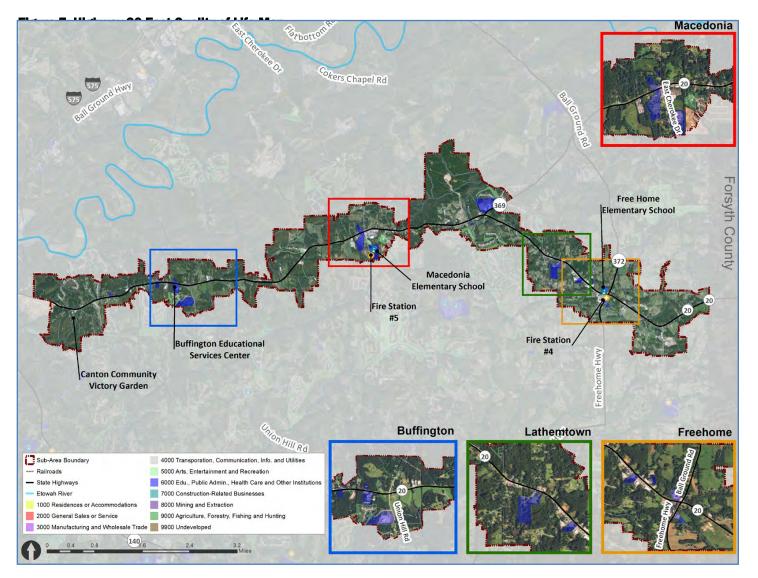
Figure 6: Highway 20 East Employment Destinations

QUALITY OF LIFE

Quality of life in the Highway 20 target area is largely centered on the rural character of the corridor and its crossroads communities of Buffington, Macedonia, Lathemtown, and Freehome. The County has opened a new 149-acre park along the corridor, called Cherokee Veterans Park.

Although the target area does not have any properties on the National Register of Historic Places (NRHP), the crossroads communities along Highway 20 represent historic places. Although there may be few physical remnants of their history, these areas have their own identities. The historic Buffington School, as well as some cemeteries and churches, are long- standing institutions of Cherokee County.





COMMUNITY WORKSHOP



LOVE

CHANGE

Trash trucks

- Proximity to mountains and Atlanta
- Rural quality of life
- Access to hospital

PHYSICAL IMPROVEMENT

Slow down subdivision sprawl and high density development

More restaurants, commercial, and sewer

 Gateways to each of the crossroads communities Members of the Highway 20 East community met to develop a shared vision; provide feedback on the Future Development Map; and analyze strengths, weaknesses, opportunities, and threats (SWOT). Key themes included:

VISION

- Development should be moderate density or lower, in support of continued rural living with small, mixed-use villages at historic crossroads
- The corridor itself should be an attractive, landscaped, scenic parkway with managed access and a safe design
- Carefully sited industrial and job centers may be appropriate
- Sustainable development in support of a healthy, safe, community-oriented lifestyle is preferred

FUTURE DEVELOPMENT MAP

Participants reviewed the 2030 Future Development Map and character area descriptions. Recommended changes to the map boundaries are shown in Figure 8 on page 13. Recommended modifications to the character area descriptions included:

- Hamlet: Design guidelines may be too restrictive and make it difficult to attract businesses
- Community Village Center: May need better design standards; do not want high density residential
- Neighborhood Village Center: Encourage pedestrianoriented, planned villages; separate facilities for bicycles, connected to surrounding cities; disagreement over moderate density housing
- Transitional Corridor: Dislike portion of description about current character, want to focus on future vision; disagree with "essential residential look and feel," too limiting; add "access management," "ensure flow of traffic," and "connections across major roadways"
- Country Estates: Support existing description
- Suburban Growth Area: "Limited existing development" is not an accurate description; encourage more connectivity

COMMUNITY WORKSHOP

SWOT ANAYLSIS

Curren

Potentia

Positive

STRENGTHS

- Highway 20 expansion and associated safety improvements
- Connection from Canton to Cumming
- Rural character; pastures along Wrightsville Road
- Excellent schools
- Sense of community
- Proximity to new hospital

WEAKNESSES

- Traffic pinch points at multiple intersections
- Zoning climate (recent denials)
- Lack of high tech jobs
- Lack of community facilities (park, swimming pool, post office, library)
- Not enough stores, gas stations, or high end restaurants

OPPORTUNITIES

- Reuse of historic structures
- Unique nodes or destinations
- Enhance community identity and gateways
- Increase roadway safety
- Medical services surrounding hospital
- Light industrial development
- Proactive approach to planning

THREATS

- Traffic congestion and noise
- Unlimited highway access and curb cuts
- Delay and duration of highway improvements
- Demolition of homes and businesses due to Highway 20 widening
- Loss of history
- Uncontrolled development



KEY ISSUES AND OPPORTUNITIES

Through the existing conditions analysis and public engagement, a number of issues and opportunities were identified.

ISSUES

- **Traffic congestion.** The current configuration of the highway is operating at capacity at peak hours. The GDOT widening project of SR20 is intended to address this.
- Impacts from the SR20 Widening Project. The widening of SR20, no matter how it is designed, will require the demolition of some buildings, disrupt familiar traffic patterns and access, and likely serve as a catalyst for private investment. There are both positive and negative aspects to the project, but the bottomline is that it will bring on a number of changes to communities along it.
- Lack of community facilities. For most of its history, the areas along SR 20 have been rural in character and the small communities along it have not had all the typical public facilities that many that move to the area are used to having easy access to, such as a park, post office, or library.
- Rapid growth and the public perception of uncontrolled development. As a heavily traveled corridor in one of the fastest growing counties in the metro area, any new development along SR 20 receives its fair share of attention, and a lot has been built along it particularly near Canton and its intersection with I-575. This rapid growth, however, is not an indication of a lack of planning or uncontrolled growth, just that the area is a desirable target for private investment. It is very important that the county continue to plan for the communities along the corridor and continue to be responsive to their needs.

OPPORTUNITIES

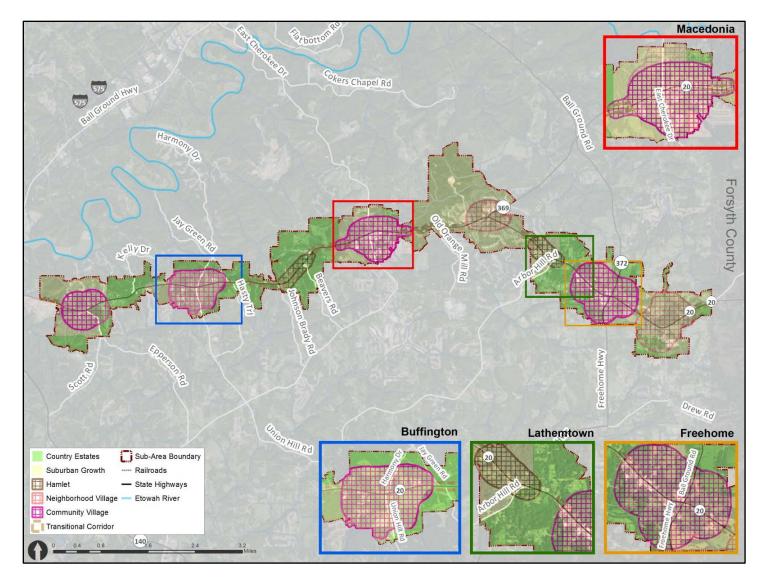
- **Reuse historic structures.** Though many of the older structures along the corridor will be impacted by the SR20 widening, every opportunity should be taken to adaptively reuse these structures and possibly use them as a architectural template for new construction.
- Unique nodes or destinations. Every effort should be taken to maintain the unique character the individual communities along the corridor, and to enhance the community identity with appropriate gateways and signage, otherwise the area runs the risk of being too homogenous with no sense of destination, a common characteristic of suburban areas.
- Good transportation access and proximity to employment centers such as Canton and Cumming. In particular, easy access to the new Northside Hospital and accompanying medical services and the airport provides an opportunity for office, medical service and light industrial growth.
- **Proactive approach to planning.** Target studies such as this one should be regularly updated and revised to reflect the changing conditions and to demonstrate to the public that the county government is utilizing sound and practical land use practices.
- **Improved Safety.** The SR 20 expansion will include a number of associated safety improvements for all that use the corridor.
- **Rural character**. Much of the corridor still exhibits a strong rural character and efforts should be made to preserve the many scenic vistas along it.

VISION

Input from community members shaped the vision statement for the Highway 20 East Corridor target area, shown at right. >>

Character areas are the physical expression of the community's vision statement. Participants in the engagement process reviewed and provided feedback on the descriptions and boundaries of the six character areas present within the Highway 20 East target area. Figure 8 shows an updated character map based on land use changes since the last Comprehensive Plan, input from the public, and alignment with the revised vision. "A series of crossroads communities rooted In their heritage, surrounded by rural living, and connected by an attractive parkway with convenient, managed access providing opportunity for future growth."

Figure 8: Revised Future Development Map



IMPLEMENTATION

The following policies are recommended to both address the identified issues in the Highway 20 East target area and capitalize on opportunities

POLICY 1: Encourage a nodal development pattern along the

COrridor. As indicated on the Future Development Map, the there are several key villages and hamlets along the Highway 20 East Corridor. New development should be encouraged to build within these nodes of development. There should be a distinct sense of separation between the nodes, so in similar fashion, low intensity uses, such as estate residential should be encouraged in the areas outside of the nodes. Siting priority for new government facilities should be given to locations within hamlets and villages designated on the Future Development Map.

POLICY 2: Target appropriate businesses within the nodes.

Consideration should be given to undertaking a market study to determine the types of businesses that can have long-term success along the corridor. Suggested businesses for the area that were offered by participants include light industrial, restaurants, medical service, unique shops, and agribusiness oriented markets. A thoughtful mix of businesses can bring jobs to the area and improve quality of life.

POLICY 3: Invest in a system of parks and green spaces along the

corridor. The County has opened one of the largest parks in the County system along the corridor, Cherokee Veterans Park. Further investment should be made to link the new park to surrounding communities. The system could be strengthened by a greenway master plan for the corridor that identifies unique pedestrian improvements within the villages and hamlets, and a trail network in between the nodes to enhance the scenic vistas.

POLICY 4: Enhance the stronger sense of place and identity in each of the communities along the corridor. Each community along the corridor has its own identify and established character, as new construction comes on board, it is important that the unique character of surrounding area is enhanced and possibly replicated. Otherwise, the overall area will run the risk of losing a sense of place and identity. Besides architecture, a sense of place should be improved through greater investment in gateway features, wayfinding, and streetscape improvements.

POLICY 5: Maintain an open dialogue with the community on planning issues related to the road widening. Roadway construction can be a polarizing issue in a community, every effort should be made to keep communication channels open with regards to the widening project and its land use impacts

WORK PLAN

No.	Action	Year					D e op op old litter	
NO.		2018	2019	2020	2021	2022	Responsibility	Cost
H20- 1	Conduct regular information sessions with the public regarding the SR 20 widening project	x	x	х	х	x	Georgia Department of Transportation/ Cherokee County Engineering	Staff Time
H20-2	Develop Access Management Guidelines for the corridor	x					Cherokee County Planning / Engineering	Staff Time
H20-3	Undertake an architectural survey documenting the architectural styles of the different villages and hamlets along the corridor		X				Cherokee County Planning / Historical Society	Staff Time
H20-4	Gateway monument, wayfinding and sign design study			X			Cherokee County Planning	\$20,000
H20-5	Create a greenway master plan for the Highway 20 East corridor or as part of overall county planning effort				X		Cherokee County Planning / Engineering	\$100,000
H20-6	Pursue the acquisition of land for pedestrian connections (on- going)	x	x	х	х	x	Cherokee County Parks and Recreation	Staff time plus acquisition and development costs
H20- 7	Develop a Highway 20 East Market Study				х		Cherokee County Planning	\$25,000



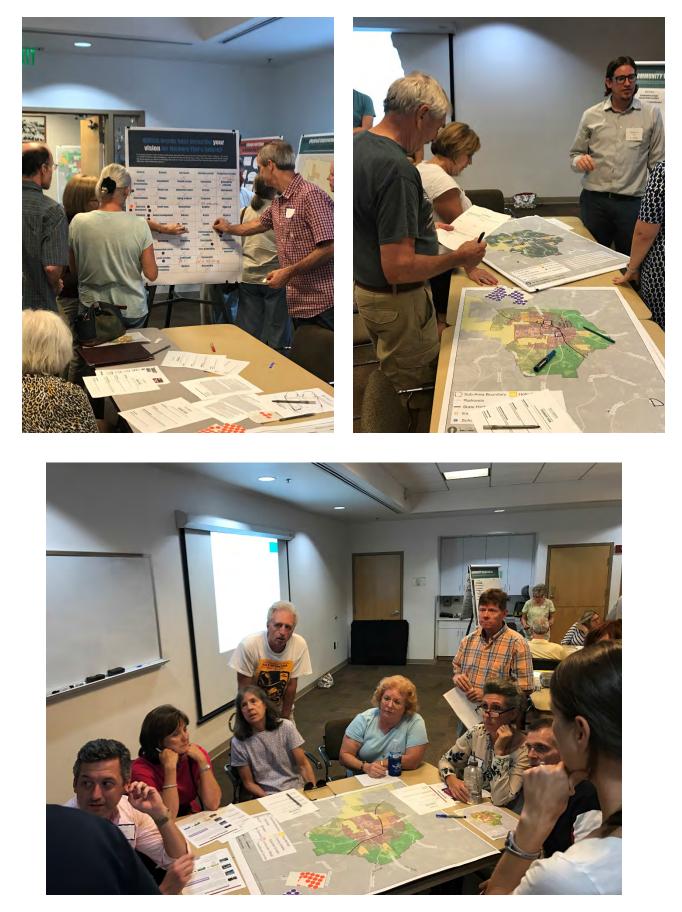




Hickory Flat Target Area Workshop



Hickory Flat Target Area Workshop





FEEDBACK FORM

Please return this form before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

I felt	the	1 14	venne	was	una	le site	I have	ver,	the e	Revelses	wen	
helph	for	simplify	4 000	iteds	vil	visten	for the	wed.	Proinde	Synonyn	i for	1h
1									leng - ve	rdr 2 L	h ex	erclass
Arrival Ac	tiviti	BS						5	less c	one queste	mecini	t and

Do you have any ideas for physical improvements that could be made to the Hickory Flat area? If so, please note the project and location you have in mind.

I that a creatiste hand would be inte for the children we are abbilipping in the schools and husing AVOID widery SRMAD.

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Some development was not shown but the GES Tech Whely dish't have The stor rector files yet considery has second they one.

Breakout Groups

Community Vision

the issim	expressed	bould	encomposits	opinioni from	those and looky to	
					' voy they de.	
		0				



Note any strengths, weaknesses, opportunities, or threats you think should be considered in planning for the future of Hickory Flat.

STRENGTHS	WEAKNESSES
OPPORTUNITIES	THREATS
	- exporting, high dusty zong
	comparing the true of rang
	-

Character Area Exercise

Community Village Center:	
Country Estates:	
Suburban Growth Area:	
Transitional Corridor:	



FEEDBACK FORM

Please <u>return this form</u> before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

with better andi Carner venu

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Hickory Flat area? If so, please note the project and location you have in mind.

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Breakout Groups

Community Vision

rite 2 munit.



Note any strengths, weaknesses, opportunities, or threats you think should be considered in planning for the future of Hickory Flat.

STRENGTHS WEAKNESSES ane lo **OPPORTUNITIES** THREATS ana -0

Character Area Exercise

Community Village Cente	r: not practice as boundary
Country Estates:	ypand Ireduce
Suburban Growth Area:	revert to county estates
Transitional Corridor:	use existing structures
	building



FEEDBACK FORM

Please return this form before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.
Amold Mill Ro and Mt Road, replace the 4- way
Stop sign with a randa bart. Traffic is heavy
nedding into Woodstack 4. Hwy140 to get to Alphoretta.
Arrival Activities Never much traffic to the Subdivision of
Do you have any ideas for physical improvements that could be made to the Hickory Flat area? If so, please
note the project and location you have in mind. Oring rush hours we just
Start + Stop really for no reason @ the
4 way stop because everyone is just driving
Northa South.

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Breakout Groups

Community Vision



FEEDBACK FORM

Please return this form before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

too loud-hard to hear in process failitator (TonaThan) did a great job

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Hickory Flat area? If so, please note the project and location you have in mind.

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Transpoilation place (DOT' + Co) shared he superimpased onto all maps to share impact of future roads on development

Breakout Groups

Community Vision

They rural - Add little non-residential development



Note any strengths, weaknesses, opportunities, or threats you think should be considered in planning for the future of Hickory Flat.

STRENGTHS	WEAKNESSES
OPPORTUNITIES	THREATS

Character Area Exercise

Community Village Center: no need to expand fiel in existing and shutlered commercial peoperties.
Country Estates: increace where still Undeveloped
Suburban Growth Area: decrease
Transitional Corridor: provide betles definition - this is a sleeping deagon



Note any strengths, weaknesses, opportunities, or threats you think should be considered in planning for the future of Hickory Flat.

STRENGTHS RURAL APPEAL	WEAKNESSES INCONSISTENT LAND USE
PLANNING	THREATS OVER DEVELOPMENT

Character Area Exercise

Community Village Center:	
Country Estates:	
Suburban Growth Area:	
Transitional Corridor:	



FEEDBACK FORM

Please return this form before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

County representatives should have open discussion for at least half of som

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Hickory Flat area? If so, please note the project and location you have in mind.

The idea of a park behind the Publix instead of the housing

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Breakout Groups

Community Vision

Note any additional comments you have regarding the Hickory Flat community vision.

Areas outside the le target areas need to be addressed

140 and Arnold Mill



Note any strengths, weaknesses, opportunities, or threats you think should be considered in planning for the future of Hickory Flat.

STRENGTHS		WEAKNESSES
OPPORTUNITIES		THREATS
	, when	
	With 100	vev
		/

Character Area Exercise

Community Village Cente	ť:	
Country Estates:	yes!	
Suburban Growth Area:		
Transitional Corridor:		



FEEDBACK FORM

Please return this form before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

Didn't see any four county officials, just a consulting firm. Where were our county commissioners?

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Hickory Flat area? If so, please note the project and location you have in mind.

eep Hally Spring out:

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Breakout Groups

Community Vision

You want our feedback, use larger meeting places



FEEDBACK FORM

Please return this form before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

County officials should run workshop, not consulting Firm.

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Hickory Flat area? If so, please note the project and location you have in mind.

round about at suga- Pile and Batesville

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

rack and stack houses out of place in Hickory Flat

Breakout Groups

Community Vision

Stop clear cutting



FEEDBACK FORM

Please return this form before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved. Joan People Who work in ATL Can't Set back by fisopr, and there is not encough parking to be accessible to people we young families or dissolution. parking is access.

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Hickory Flat area? If so, please note the project and location you have in mind.

Famus nutter and betique ship in the do setenary parting let an 140 Central miniperts by schools and library, commity gerden Muestomn Trails

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it, here and the team will review.

There are not community places. Noplace to gather. NO MOR Frenchises. Breakout Groups Community Vision Note any additional comments you have regarding the Hickory Flat community vision. Strip Malls Need to be held to higher archetational stradards, like Breakling in 11 11 hourd or worktach. Those cand be mited use un apertment homes an fop "it designed will. These are no Hickory Flat signs or community morties



FEEDBACK FORM

Please return this form before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

Should be in larger Room better microphrone = couldn't hear,

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Hickory Flat area? If so, please note the project and location you have in mind.

High Density Development

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Yes, LAND USE Map had Vaque areas Hypothetical in Accurate Future/present presentation OF CURRENT CONDITIONS

Breakout Groups

Community Vision

y Vision dditional comments you have regarding the Hickory Flat community vision TURN "Sububan Growth" yellow to "COUNTRY ESTATES" Green = revent to less dense "nijpentia"



Note any strengths, weaknesses, opportunities, or threats you think should be considered in planning for the future of Hickory Flat.

STRENGTHS WEAKNESSES uncontrolled FARM/Agriculture activities growth in appropriate location Forests Sense OF Community THREATS **OPPORTUNITIES** still potential Holly Springs ANNEXATIONS open space (undeveloped public/private property) CRIME

Character Area Exercise

Community Village Center: Pealign boundary HE CXPAND **Country Estates:** revent to Country Estates Suburban Growth Area: Use existing buildings For Future Commercial Transitional Corridor: development veycle existing buildings with out extra lond disturbance Asphalt paving



FEEDBACK FORM

Please return this form before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

PLEASE USE SCHOOLS FOR MERTING PLACE TO ALLOW MORE PEOPLE TO ATTEND, WE DAY SCHOOL TAKES SU WE SHOWLD BE ATTLE TO USE THOSE FACILITIES. Arrival Activities PEOPLE WERE TURNED AWAY FOR LACK OF PARKING. Do you have any ideas for physical improvements that could be made to the Hickory Flat area? If so, please note the project and location you have in mind. NO LORE GROWTH, IMPROVE ROADS TO ACCOMODATE TRAFFIC, AND LIVE UP TO PAST PROMISES - SIDEWALKS WORE NOVER PUT IN AROUND CURRENT COMMERCIAL Existing Conditions Assessment DEVLEPMENTS. I.E. PUBLIX, KROGER

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Breakout Groups

Community Vision



Note any strengths, weaknesses, opportunities, or threats you think should be considered in planning for the future of Hickory Flat.

STRENGTHS	WEAKNESSES
OPPORTUNITIES	THREATS

Character Area Exercise

Community Village Center: _	WHAT IS HERE IS ENDUCH. IT IS HARD TO
Country Estates:	WHAT IS HERE IS ENDUCH. IT IS HARD TO KEPT PROPERTIES FULLY LEASED. LITILZET EXISTING BEFORE ADDING MORE.
Suburban Growth Area:	
Transitional Corridor	



FEEDBACK FORM

Please return this form before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

Need a space large enough to accommodate humber Of attendess

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Hickory Flat area? If so, please note the project and location you have in mind.

Parks with walking trails

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Existing conditions are OK as-is; NO HIGH DENSITY Want more of the rural feel

Breakout Groups

Community Vision

Note any additional comments you have regarding the Hickory Flat community vision.

Community without over-commercialization or high density subdivisions



Priority Needs and Opportunities Exercise

Note any strengths, weaknesses, opportunities, or threats you think should be considered in planning for the future of Hickory Flat.

STRENGTHS	WEAKNESSES
hatural sotting	poor transportation - many
limited commercial that	roads need to be repaired -
meets needs	especially Little Road
OPPORTUNITIES	THREATS
Agricultural entrep. ops.	Highdensity developments

Character Area Exercise

Do you have any additional comments about the character areas present in the Hickory Flat area, including their descriptions and the locations to which they are applied?

Community Village Center: Change Surburban to Country Estate
Country Estates: Keep
Suburban Growth Area: Change to Country Estate
Transitional Corridor: Do not allow anything outside of existing plan - no variances in this area



FEEDBACK FORM

Please return this form before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved. Mee Gargen space + separate group locations. To hand to Rear with so many groups in one room.

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Hickory Flat area? If so, please note the project and location you have in mind.

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Breakout Groups

Community Vision



FEEDBACK FORM

Please return this form before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

Don't take into Account existing development & densities in close zrozimity to their " bickory flat

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Hickory Flat area? If so, please note the project and location you have in mind.

If more development larger buffers, less density 2 houses facre MAX

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Transportation for sure MAP cuts off next to heavy density area of stringer road may be Holly Springs) but definitely has impact on the area

Breakout Groups

Community Vision

Nickosy Flat Needs to be its own townsitip to control out of control ANNezations and high density zoning



Priority Needs and Opportunities Exercise

Note any strengths, weaknesses, opportunities, or threats you think should be considered in planning for the future of Hickory Flat.

STRENGTHS WEAK ESSES Low Denvidy Solver Most problems. Follow the money Density mount more of Son Dovelopes, selles & tay accesson No Regard For existing county (hickory Flat) HEATS residents Ø **THREATS OPPORTUMITIES** Fix Roads before - TRA. Gie Tworeas - token roads set of more Development

Character Area Exercise

Do you have any additional comments about the character areas present in the Hickory Flat area, including their descriptions and the locations to which they are applied?

Community Village Center: ______ Country Estates: More would help control traffic Suburban Growth Area: No WAY Turning farms into suburbia is "CURONG" Transitional Corridor: Already Need Roads cuidened Po that then talk about development



FEEDBACK FORM

Please return this form before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

Good interaction & guidance on intent on possible peture use

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Hickory Flat area? If so, please note the project and location you have in mind.

fs encroachiù e or "Hickory Holly Sprin

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Stop r-zoning from RED to smaller or commercial Stick to the current land use plan.

Breakout Groups

Community Vision

Stop the high density re-zoning



FEEDBACK FORM

Please return this form before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Hickory Flat area? If so, please note the project and location you have in mind.

Less Rooftaps & more Commercial Opperings along Huy 140 Create New Jobs so people do not have to travel to Fulton Co to Work

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Breakout Groups

Community Vision

Stop High Pensity Horsing No Townhomes - Kong Need Larger Homes for the Character Area



FEEDBACK FORM

Please return this form before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

I WOULD LIKE TO SEE THE	"COMMUNITY VILLAGE" CONCEPT ON THE
OF C. CITORULEE DRIVE AND NORTH O	PLAN BE ELIMINATED ELST AND WEST OF LOWER UNION HILL RD.

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Hickory Flat area? If so, please note the project and location you have in mind.

INPROVE RODD INFRASTRUCTURE ALONG HWY 140

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

ENCROACHING HIGH	DENSTRY DEN	RUPMENT FR	on Hoing 5.	PRINES IN D	15 GANCEFUL.
No RESIDENTIAL ZONIN	6, N Hickory	FLAT LESS	THORS R-1	to PRETERABLY	R60

Breakout Groups

Community Vision



Priority Needs and Opportunities Exercise

Note any strengths, weaknesses, opportunities, or threats you think should be considered in planning for the future of Hickory Flat.

STRENGTHS how Density, Semi-Runal CommUNITY, GOOD Access To RETAIL NOODS.	WEAKNESSES
OPPONTUNITIES	THREATS HIGH DENSITY RESIDENTIAL
BET ZONING STANDATLOS TO	DEVELOPMENT, ADDITIONAL COMMERCIAL
A MINIMUM R-40	DEVELOPMENT.

Character Area Exercise

Do you have any additional comments about the character areas present in the Hickory Flat area, including their descriptions and the locations to which they are applied?

Community Village Center:	
Country Estates:	
Suburban Growth Area:	
Transitional Corridor:	



FEEDBACK FORM

Please return this form before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Hickory Flat area? If so, please note the project and location you have in mind.

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Breakout Groups

Community Vision

INCORPORATE HICKORY FLAT



Priority Needs and Opportunities Exercise

Note any strengths, weaknesses, opportunities, or threats you think should be considered in planning for the future of Hickory Flat.

WEAKNESSES
THREATS

Character Area Exercise

Do you have any additional comments about the character areas present in the Hickory Flat area, including their descriptions and the locations to which they are applied?

Community Village Center:					
Country Estates:					
Suburban Growth Area: _	WE HAVE	ENOUGH -	DON'T WANT	MORE	
Transitional Corridor-					



FEEDBACK FORM

Please <u>return this form</u> before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved. 1CUM IENT incom slesa weng h) lies Ar Do you have any ideas for physical improvements that could be made to the Hickory Flat area? If so, please note the project and location you have in mind.

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Breakout Groups

Community Vision

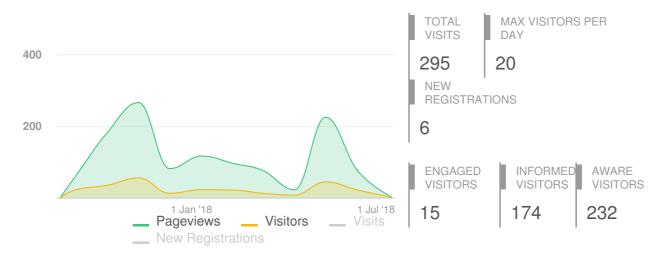
a mOma te



Land Use Plan Hickory Flat

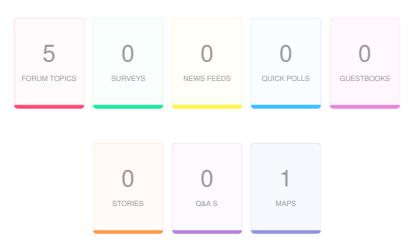
Visitors Summary

Highlights



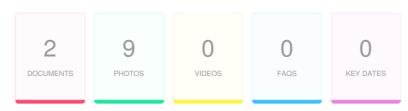
Aware Participants	232	Engaged Participants		15	
Aware Actions Performed	Aware Actions Performed Participants		Registered	Unverified	Anonymous
Visited a Project or Tool Page	232		1109.010104	enrenied	, anony mode
Informed Participants	174	Contributed on Forums	3	0	0
Informed Actions Performed	Participants	Participated in Surveys	0	0	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	17	Participated in Quick Polls	0	0	0
Downloaded a document	64	Posted on Guestbooks	0	0	0
Visited the Key Dates page	2	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	14	0	0
Visited Multiple Project Pages	119	Contributed to Ideas	4	0	0
Contributed to a tool (engaged)	15				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	ool Status Visitors	Contributors			
		1001014140	Tool Status Visitors		Unverified	Anonymous	
Forum Topic	Target Area Workshop	Published	18	2	0	0	
Forum Topic	Growth in Hickory Flat	Published	11	2	0	0	
Forum Topic	Types of Growth	Published	10	2	0	0	
Forum Topic	Vision for Hickory Flat's Future	Published	9	2	0	0	
Forum Topic	Existing Conditions Assessment	Published	11	1	0	0	
Мар	Hickory Flat	Published	77	14	0	0	
ldeas	Community Vision	Published	17	4	0	0	
ldeas	Opportunities	Published	8	2	0	0	
ldeas	Implementation Strategies	Published	2	1	0	0	
Ideas	Priority Needs	Published	4	0	0	0	

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Hickory Flat Workshop Summary	52	81
Document	Hickory Flat	27	29
Photo	Pics1 042	9	9
Photo	Pics1 035	9	9
Photo	Pics1 034	9	9
Photo	Pics1 051	7	7
Photo	Pics1 052	6	6
Photo	Pics1 040	6	6
Photo	Pics1 036	6	6
Photo	Pics1 054	5	5
Photo	Pics1 047	4	4
Key Dates	deleted key_dates from	2	2

Vision for Hickory Flat's Future

VISITORS 9		CONTRIBUTORS 2	CONTRIBUTIONS 2		
29 Octobe	er 17		F	Family friendly, natural preservation and vil	lage
dpaeta	au				
AGREES	DISAGREES	REPLIES			
1	0	0			

Existing Conditions Assessment

VISITO	VISITORS 11		CONTRIBUTORS 1	CONTRIBUTIONS 1
16 Decem mmch	nber 17 erokee		nly help temporarily but in the end will only ore make everything even worse than it has	nly getting worse. Widening the roads will o y induce demand by "developers" and theref as already become. 2) complete lack of
AGREES DISAGREES REPLIES		REPLIES		mercial area in central Hickory Flat; instead od establishments in a sea of asphalt and lig ve parkland

Target Area Workshop

VISITORS 18			CONTRIBUTORS 2	CONTRIBUTIONS 2
29 October 17			I love all of the parks and planned green sp ks in the future.	paces. I hope to see more trails and sidewal
dpaetau Agrees DISAGREES REPLIES O O O				
06 Noven	nber 17		Love the rural community and feel of the a	rea. Congestion and developments are getti
	CFoster		ng too dense.	
AGREES	DISAGREES	REPLIES		

Growth in Hickory Flat

VISITORS 11			С	ONTRIBUTORS 2	CONTRIBUTIONS	2
29 Octobe	29 October 17			Preserve the natural areas and concentrate growth in areas with existing infrastructur e		
dpaeta	dpaetau					
AGREES	DISAGREES	REPLIES				
0	0	0				
0	0	0				
16 December 17				vation of greenspace, low-density re s in central Hickory Flat and passive	1 7 1	
mmcherokee				prawling blob of depressing strip mal		
AGREES	DISAGREES	REPLIES				
0	0	0				

Types of Growth

DISAGREES REPLIES

0

0

AGREES

VISITORS 10			CONTRIBUTORS 2	CONTRIBUTIONS 2
29 Octobe			Residential	
AGREES	DISAGREES	REPLIES		
16 December 17 mmcherokee			Low-density residential with commercial at.	center and passive park in central Hickory FI

VISITORS 77	CONTRIBUTORS 14	CONTRIBUTIONS 55		
2017-10-29 15:18:08 -0400	This land should be purchased for use as	a park, or green space. With its location dir		
dpaetau		ectly across from the schools there's no need for commercial activity adding to the traf		
CATEGORY	Address: 2537 E Cherokee Dr, Woodstock	, Georgia 30188, United States		
Recreation				

2017-10-29 15:24:11 -0400 dpaetau	There should be sidwalks on both sides of Hickory Road to allow pedestrian access to the park on old Cagle farm. It may also make sense to add a roundabout or light at the entrance to the high school. This would help slow traffic in the school zones and
CATEGORY	make the intersection safer for the students. Address: 4418 Hickory Rd, Canton, Georgia 30115, United States
Pedestrian	

2017-10-29 15:30:13 -0400 dpaetau	Build a concrete trail along Mill Creek similar to Woodstock's "GreenPrints" Start at Se quoyah Park. Address: 310 Old Mill Cv, Canton, Georgia 30188, United States
CATEGORY Recreation	

2017-10-29 15:32:48 -0400 dpaetau	Add an off leash dog park. I am yet to find one close to Hickory Flat. 'Woodstock" in Woodstock is their mos popular public park. Address: 7000 Vaughn Rd, Canton, Georgia 30115, United States
CATEGORY Recreation	

2017-10-29 15:34:39 -0400 dpaetau	Set more stringent architectural guidelines for commercial and retail buildings. Aim for a more cohesive, timeless look. Address: 6118 GA-140, Canton, Georgia 30115, United States
CATEGORY	Address. 0110 GA-140, Oanton, Georgia 30113, Onited States
Community	
Design	

and 2017-10-29 15:38:04 -0400 Appearance dpaetau	Don't allow mega churches! Address: Sunnyside Church of God, 2510 E Cherokee Dr, Woodstock, Georgia 30188, United States
CATEGORY	
Community	
Design	

2017-10-29 15:42:49 -0400 Appearance dpaetau	Connect the sidewalks so they don't dead end all over town. Address: 5114 Hickory Rd, Canton, Georgia 30115, United States

2017-10-29 15:45:16 -0400 dpaetau	Connect the sidewalks coming from OakHaven subdivision to the ones from the Krog er shopping center. Address: 4476 Hickory Rd, Woodstock, Georgia 30188, United States
CATEGORY Pedestrian and	
Bicycle 2017-10-29 15:54:39 -0400 dpaetau	This would be a great place for a dog park. Address: 362 Stringer Rd, Canton, Georgia 30115, United States
CATEGORY Recreation	

2017-10-31 17:05:23 -0400	Needs traffic signal for those turning left onto Stringer. Address: 5047 GA-140, Canton, Georgia 30115, United States
CATEGORY	
Traffic	
Issue	

2017-10-31 17:11:49 -0400 MINKROCH	Needs flashing yellow prior to approach to signal light ahead Address: 5059 GA-140, Canton, Georgia 30115, United States
CATEGORY	
Safety	
Issue	

2017-10-31 17:16:25 -0400	Need sidewalks on both sides of Stringer Road Address: 1224 Stringer Rd, Canton, Georgia 30115, United States
CATEGORY	
Pedestrian	
and	

2017-10-31 17:17:42 -0400 MINKROCH	Need sidewalks along both sides of Stringer Road. Address: 220 Stringer Rd, Canton, Georgia 30115, United States
CATEGORY	
Pedestrian	
and	
Bicycle	
2017-11-01 06:59:34 -0400	Hwy 140 is choked with traffic from 6am - 9am and 4pm-6pm every weekday. It needs

cchudy	to be widened to 4 lanes with a center turn lane from Hickory Flat all the way down to Crabapple, and Rucker should be widened from Crabapple to Old Milton. Please work
CATEGORY	with other county planning offices to relieve this situation before it gets out of hand. Address: 10249 GA-140, Woodstock, Georgia 30188, United States
Traffic	
Issue	

2017-11-01 09:43:33 -0400 herc5	Very hard to make a left turn onto Hwy 140 Address: 8655 GA-140, Woodstock, Georgia 30188, United States
CATEGORY	
Safety	
Issue	
2017-11-03 09:31:10 -0400	I have a piece of property at 546 Tamarack Trail . My husband and I purchased this pr
margaret r sisom	operty for our retirement home because of the beauty of the area and the ease of drivi ng in this area. Since our purchase this area has grown by leaps and bounds and the traffic in the area has become a real problem. The density of the housing has increased and the beautiful countryside is being bulldozed down to bare dirt and filled with houses shoulder to shoulder. The beauty of this rural area is being destroyed and the quality of life we were expecting to enjoy is also being destroyed at an alarming rat
CATEGORY	
Favorite	
Place	e. Developers running roughshod over citizens who have either lived here all their live
	s or moved here for the good life should not be allowed to destroy the essence of this beautiful place for profits with little or no consideration for the people already living he
	re. I understand that times move on and changes are necessary but this county does
	not need any more high density developments. They destroy the beauty of the area, i ncrease traffic problems , overcrowd the schools and offer little in return. If a place mu
	st be developed larger lot sizes has to be a major consideration when making the deci sion.
	Address: 546 Tamarack Trl, Canton, Georgia 30115, United States

2017-11-06 12:42:08 -0500 mycherokee	Can we please have a round about put in this intersection for ease of heavy traffic issues.!!! Address: 2880 E Cherokee Dr, Canton, Georgia 30115, United States
CATEGORY	
Traffic	
Issue	

2017-11-06 12:44:50 -0500 mycherokee	Alpharetta has many successful round abouts that all work great, let us follow their ex ample of forward thinking for traffic flow ease in this much used intersection. This will help our traffic issues that will heavily increase with all the over building in our once s mall community. Cherokee could benefit from round abouts in many busy intersections. Address: 6116 GA-140, Canton, Georgia 30115, United States
CATEGORY Traffic	
Issue	

2017-11-06 14:50:14 -0500 CFoster	sidewalks all the way around the HF Village Shopping Ctr - 140, E Cherokee and Low er Union Hill - was promised when built, never installed. Address: 6297 GA-140, Canton, Georgia 30115, United States
CATEGORY	
Pedestrian	
and	

Bicycle	
2017-11-06 14:51:25 -0500	sidewalks all the way around the Walgreens shopping center and subsequent
CFoster	development - only partially installed. was promised when development was built. Address: 3265 E Cherokee Dr, Canton, Georgia 30115, United States
CATEGORY	
Pedestrian	
and	

2017-11-06 14:53:04 -0500	Connect sidewalks and add where missing on both sides of E. Cherokee from corner
CFoster	of Hickory Flat Rd to Hwy 140. No safe travel by walk/bike to any of schools or library. Address: 2850 E Cherokee Dr, Canton, Georgia 30115, United States
-	
CATEGORY	
Pedestrian	
and	
Bicycle	
2017-11-06 14:53:59 -0500	Sidewalks/bike path in front of all school frontage and to the new home developments
CFoster	and to the park on Hickory Rd. Address: 4470 Hickory Rd, Canton, Georgia 30115, United States
	Address: 4470 Hickory Rd, Canton, Georgia 30115, Onited States
CATEGORY	
Pedestrian	
and	
Bicycle	
2017-11-06 14:55:50 -0500	Should be continuous sidewalks all the way around the HF "Triangle". All this was pro
CFoster	mised each time these shopping developments were approved but were never built. With the schools, library and park down on Hickory Rd, there is no safe way for traveli
	ng by foot or bike for anyone in the community.
CATEGORY	Address: 6769 Hickory Rd, Canton, Georgia 30115, United States
Pedestrian	
and	
Bicycle	
2017-11-06 14:57:36 -0500	E. Cherokee routinely backs up in both directions.
CFoster	Address: 2880 E Cherokee Dr, Canton, Georgia 30115, United States
CATEGORY	
Traffic	
Issue	
2017-11-06 15:00:31 -0500	
	Hwy 140 needs to have a turn lane the FULL length of the road to get left turning traffi c out of the path of forward moving traffic, not just at intersections; and right turn lanes
CFoster	at major intersections such as this one. There is a right turn lane going north, but not
CATEGORY	going south. And none on E Cherokee in either direction. Address: 2880 E Cherokee Dr, Canton, Georgia 30115, United States
Traffic	Address. 2000 E Orieronee Dr. Varitori, Georgia 30113, Utilieu States
Issue	
19900	
2017-11-06 22:24:16 -0500	
	As Traffic is progressively getting heavier it's very difficult to pull off of Quarles Dr ont o East Cherokee.
sonlight702	Address: 3000 Quarles Dr, Canton, Georgia 30115, United States
CATEGORY	
Traffic	
Issue	
.0000	
2017-11-08 08:25:00 -0500	Very busy intersection already
channon1035	Very busy intersection already Address: 2880 E Cherokee Dr, Canton, Georgia 30115, United States
	, , , , , , , , , , , , , , , , , , , ,
CATEGORY	
Traffic	

Hickory Flat

2017-11-08 08:26:32 -0500 channon1035	Lots of traffic on my commute home. Address: 6809 GA-140, Canton, Georgia 30115, United States
CATEGORY	
Traffic	
Issue	

2017-11-08 08:27:08 -0500 channon1035	My favorite store Address: Publix, 6175 Hickory Flat Hwy, Canton, Georgia 30115, United States
CATEGORY	
Favorite	
Place	

2017-11-08 08:28:22 -0500 channon1035	My vet Address: 2939 E Cherokee Dr, Canton, Georgia 30115, United States
CATEGORY	
Favorite	
Place	

2017-11-10 16:42:33 -0500 summerowens	Bicyclers and runners (Sequoyah HS Cross Country team!!) run and ride on Lower Un ion Hill Rd often. Perhaps a bike lane should be added for safety since it is unlikely th at bikers will stop using LUH, despite increasing traffic on the road.
CATEGORY	Address: 378 Lower Union Hill Rd, Canton, Georgia 30115, United States
Pedestrian	
and	
Bicycle	
2017-11-10 16:44:57 -0500	The parcels currently for sale along Lower Union Hill would make a great community
summerowens	park: public walking/running trails, play ground, and open grassy space would be great t for the community.

t for the community. Address: 143 Lower Union Hill Rd, Canton, Georgia 30115, United States

CATEGORY Recreation

2017-11-10 16:45:30 -0500	Make this a park!
summerowens	Address: 433 Lower Union Hill Rd, Canton, Georgia 30115, United States
CATEGORY Recreation	

2017-11-10 16:47:11 -0500 Summerowens	Finish filling in existing retail or commercial area before approving more commercial d evelopment. Address: 6768 Hickory Flat Hwy, Canton, Georgia 30115, United States
CATEGORY	
Shops,	
Restaurants	

Hickory Flat

2017-11-12 07:02:43 -0500 James1946#	If Holly Springs keeps going you can do away with Cherokee County. That is ashame Address: 3031 Quarles Dr, Canton, Georgia 30115, United States
CATEGORY	
Favorite	
Place	

2017-12-16 11:46:24 -0500 mmcherokee	Passive parkland. (Walking path, fly a kite, have a picnic, play informal ultimate frisbe e, etc) Address: Western Union, 6175 HICKORY Flt, Canton, Georgia 30115, United States
CATEGORY Recreation	

2017-12-16 11:47:39 -0500	Walking trail & greenspace
mmcherokee	Address: 2788 E Cherokee Dr, Canton, Georgia 30115, United States
CATEGORY Recreation	

2017-12-16 11:48:23 -0500 mmcherokee	Ugly Address: 6122 Hickory Flat Hwy, Canton, Georgia 30115, United States
CATEGORY	
Community	
Design	

2017-12-16 11:48:52 -0500 Appearance mmcherokee	Asphalt sea, strip mall eyesore Address: Frosty Frog Creamery, 6205 Hickory Flat Hwy, Canton, Georgia 30115, United States
CATEGORY	
Community	
Design	

and2017-12-16 11:51:38 -0500
AppearancemmcherokeeCATEGORYShops,Restaurantsand

mmcherokee	Disaster. Address: 6118 GA-140, Canton, Georgia 30115, United States
CATEGORY	

2017-12-16 11:52:36 -0500 mmcherokee	Minor traffic disaster for those on 140 (real problem is E. Cherokee at 140) but a real headache for those coming west from Alpharetta on Hickory Rd
CATEGORY	Address: 6804 GA-140, Canton, Georgia 30115, United States
Traffic	
Issue	
10000	
2017-12-16 11:53:27 -0500	School traffic makes this intolerable. This has to be improved.
mmcherokee	Address: 2751 E Cherokee Dr, Woodstock, Georgia 30115, United States
CATEGORY	
Traffic	
Issue	
2017-12-16 11:55:17 -0500	No vision or thought whatsoever. This entire central area could have been an aweso
mmcherokee	me commercial and community center for the area. Instead, we get some sprawling st rip malls and then in the one remaining area of this central square we get another coo

	rip malls and then in the one remaining area of this central square we get another coo
CATEGORY	kie-cutter high-density residential eyesore. Address: 2760 E Cherokee Dr, Canton, Georgia 30115, United States
Community	
Design	
and	

2017-12-16 12:00:45 -0500 Appearance mmcherokee	Another eyesore strip mall amidst a sea of asphalt. Parking and shopping are necessary but it can be done well and done conveniently. Another reflection of a com plete lack of vision for development in Hickory Flat which absolutely must change f
CATEGORY	or the remaining areas in central Hickory Flat Address: Starbucks, 6766 Hickory Flat Hwy, Canton, Georgia 30115, United States
Community	
Design	
and	
2017-12-16 12:03:43 -0500	

2017-12-16 12:03:43 -0500 Appearance mmcherokee	Batesville at 372 is a parking lot. This intersection requires a traffic circle (and the ces sation of future dense rezoning which will necessarily exacerbate the problem of traffic on Batesville)
CATEGORY	Address: 1478 Batesville Rd, Canton, Georgia 30115, United States
Traffic	
91122	

2017-12-16 12:05:31 -0500 mmcherokee	Inexplicably dense rezoning Address: Old Batesville Rd, Canton, Georgia 30115, United States	
CATEGORY		
Community		
Design		
and		
2017-12-16 12:08:17 -0500 Appearance mmcherokee	Sea of Asphalt in what could have been an interesting area for community, greenspac e, and commercial development Address: 2860 E Cherokee Dr, Canton, Georgia 30115, United States	

2017-12-16 12:12:31 -0500 mmcherokee	Passive parkland! Fly a kite, enjoy the weather, walk, relax on a blanket reading a boo k, picnic, play catch or frisbee The existing park infrastructure of the county is compl etely geared toward ballparks. Ballparks are fine and serve a purpose. We need passi
CATEGORY	ve parkland and preserved greenspace too for recreation. Address: 3156 E Cherokee Dr, Canton, Georgia 30115, United States

2017-12-16 12:15:29 -0500 mmcherokee	Do not widen 140! It will only temporarily improve traffic. In the end it will make traffic worse! Instead focus on 1) improving bottlenecks 2) developing bypasses for bottlene cks, 3) LIMITING THE QUANTITY AND DENSITY OF RESIDENTIAL REZONINGS 4
CATEGORY) working with Milton and Roswell to improve bottlenecks on 140 in Crabapple area. Address: 7140 GA-140, Canton, Georgia 30115, United States
Traffic	
Issue	

2017-12-16 12:18:22 -0500	Passive parkland
mmcherokee	Address: 263 Lower Union Hill Rd, Canton, Georgia 30115, United States
CATEGORY Recreation	

Without the appropriate infrastructure for roads in Cherokee the growth magnifies the
congestion on smaller "cut through" roads. Lower Birmingham is 35mph however, it is a rare occurrence and makes it difficult for the local citizens to enter/exit homes, and s
ide streets, school buses to pick up students safely and is a definite hazard to the cyclists. The main arteries need to be enlarged to maximize the demands and minimiz
e the safety risks for all. Over 2500+ homes have been approved within the Holly Spri ngs and Hickory Flat area in the last few years. LBH leads right into Milton, and a few
miles from GA400 and Forsyth County. There is very limited access to our neighborin g counties except for these smaller, lower speed roads. Address: 2228 Lower Birmingham Road, Canton, Georgia 30115, United States

2018-01-26 08:57:02 -0500 kakeel	With the increased congestion of development and minimal Major thoroughfares throu gh Southeast Cherokee comes the increase in incidents for accidents and crime in thi s area. I am concerned with the transient movement on the side streets vs larger arteri
CATEGORY	es to get from Cherokee (or north) into Fulton, Cobb and other neighboring counties. Address: 1887 Lower Birmingham Road, Canton, Georgia 30115, United States
Safety	
Issue	

2018-05-18 12:54:05 -0400 marsha.cornelius	We love shopping at Publix, but we must turn left onto Hwy 140 to go home. The traffi c is horrible already. Address: 6132 Hickory Flat Highway, Canton, Georgia 30115, United States
CATEGORY	
Traffic	
Issue	

2018-05-18 12:56:37 -0400	We DO NOT want to be absorbed by Holly Springs. Their goal seems to be 'expand a
marsha.cornelius	s fast as we can to catch up with Canton and Woodstock.' Please tell them to leave u s alone.
	Address: 2740 East Cherokee Drive, Woodstock, Georgia 30188, United States

Implementation Strategies

VISITORS 2		CONTRIBUTORS 1 CONTRIBUTIONS		CONTRIBUTIONS 1
29 October 17				
dpaetau De		Develope	Developed a trail system similar to Woodstock's. Fu	
VOTES	UNVOTES	nd it by h	naving families but	sinesses sponsor 10ft sec
0	0	tions of the Trail with naming plaque		

Community Vision

VISITORS	17	CONTRIBUTORS 4	CONTRIBUTIONS 7
29 October 17 dpaetau		Green, mixed use, Leed o	ertified, active, pedestrian
votes O	UNVOTES	friendly, parks, modern re	tail

31 October 17 MINKROCH	Walking Trails behind Stringer Road homes, add sid ewalks along both sides of Stringer Road
1 0	ewarks along both sides of Stringer Hoad

16 December 17	7
mmcherok	kee
VOTES	UNVOTES
1	0

Natural commercial & community center at crossroa ds - surrounded by low-density residential & rural la nd

Because of the roads that meet in our area, namely E. Cherokee, 140, and Hickory), it is only natural that commercial development will occur at that junction. While a com mercial center of course necessarily means a limited number of jobs, we know from th e studies presented at the community meeting that this commercial center cannot and will not provide the number and nature of the jobs for the residents of our area. This m eans that most of our residents must travel primarily to the larger job centers of the 40 0 Corridor and 575/75. We also know that development of new major arteries to these job centers will not likely occur, and we also know that widening existing roadways is a poor "solution" as it only provides temporary relief but in the end only further increase s traffic congestion. Therefore it is necessary now to maintain low density residential development and the rural character of the area and completely deny any sort of highdensity residential rezoning. (This obviously would include the outright denial of any a pplication for zero-lot-line rezonings.) Recent rezoning decisions of the past few years by both Cherokee County and the City of Holly Springs should be publicly and officially acknowledged as mistakes by the County Commission and City Council in or der to try to limit the damage of the precedent which they have established of allowing high-density development in this area. While there has apparently been no vision up \tilde{t} o now for the completely haphazard "development" of this area, now is the time to fina Ily develop a long-term vision to make this natural commercial and community center i n "central" Hickory Flat the attractive and beautiful area that it should be. So what is th e vision? Limited asphalt coverage (as opposed to a sea of asphalt) which provides w alkable access to both passive parkland and quality, relevant shopping with a mix of q uick-service food establishments and quality restaurants; the natural community & commercial crossroads of central Hickory Flat should be surrounded by agricul tural land and low-density residential development of a rural character. Because of the large area which feeds into central Hickory Flat, a high-quality (though not necessarily upscale) commercial and community center can be sustained even if the County only permitted low density residential development (from Macedonia area down E. Cherok ee, from Holly Springs across Hickory, from Milton across Lower Birmingham & amp; Batesville and up 140, from Canton down 140, and from Woodstock up E. Cherokee).

Community Vision

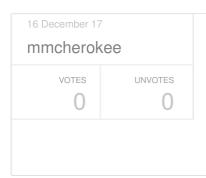
16 December 17 mmcherokee Residenti votes unvotes 1 0

Residential rezonings - minimum of 1/2 acre lot size

Any future residential rezonings should be limited to a minimum of 1/2 acre lot size. A compelling case could be made that a minimum should be even larger than that. It is i mpossible to maintain the rural character and to maintain the low-density necessary fo r this area by continuing to build at the current densities which have been inexplicably supported by the county (not to mention Holly Springs!) during the past several years.

Opportunities

VISITORS 8	CONTRIBUTORS 2	CONTRIBUTIONS 5	
29 October 17			
dpaetau		Now is the time to carve out more green spaces and	
votes unvotes 1	parks before urban sprav ail system like the city of	/l takes over. We need a tr Woodstock.	



Development of alternative roadways instead of wid ening roadways

Within the county, alternative bypasses to major bottlenecks need to be developed no w before it becomes even more difficult later. While some people may find this counte r-intuitive, developing alternatives is preferable to widening our existing roadways. Widening existing roadways only exacerbates the problem of traffic as it generates fur ther development and demand; this is known as the principle of induced demand.

16 December 17 mmcheroł	
VOTES	UNVOTES

Central commercial & park area - not suburban strip mall, asphalt, & fast food sprawl

It is unfortunate that there wasn't a vision years ago for the central area of Hickory Fla t and instead an ever-growing and depressing conglomerate of fast food restaurants a nd strip malls has severely diminished the possibilities for quality commercial and community development in the natural center of our area (bounded by 140, Hickory R d, E. Cherokee). If the county doesn't take action now to develop a long-term vision for the community and invite quality developers to participate in that vision then the curre nt sorry mess will only continue. A central area where people can park and then walk t o quality shopping, fitness, etc and restaurant alternatives and an area to enjoy passiv e parkland would improve the quality of life in area and help build community.

16 December 17 mmcherokee		No residential rezonings for less than 1/2 acre lots.
VOTES	UNVOTES	The title is self-explanatory.

CHEROKEE COUNTY HICKORY FLAT TARGET AREA REPORT

CHEROKEE COUNTY COMPREHENSIVE PLAN SUPPORT July 2018



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HICKORY FLAT

INTRODUCTION

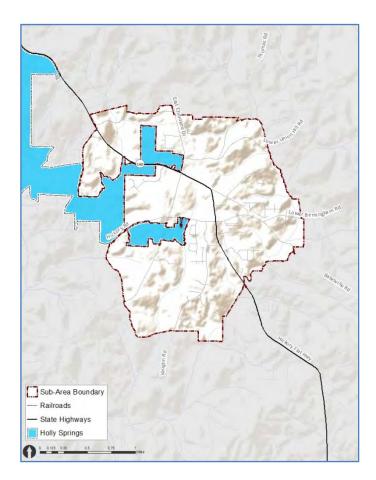
As part of the 2017 Comprehensive Plan Update, Cherokee County identified six target areas for more detailed study: Ball Ground, Waleska, Southwest Cherokee, the Airport Area, Hickory Flat, and State Road (SR) 20. Each of these six areas was selected for different reasons.

The purpose of the target area detailed study is two-fold: to evaluate existing conditions within the target area, and develop a vision and plan forward for the community. This document is divided into the following sections:

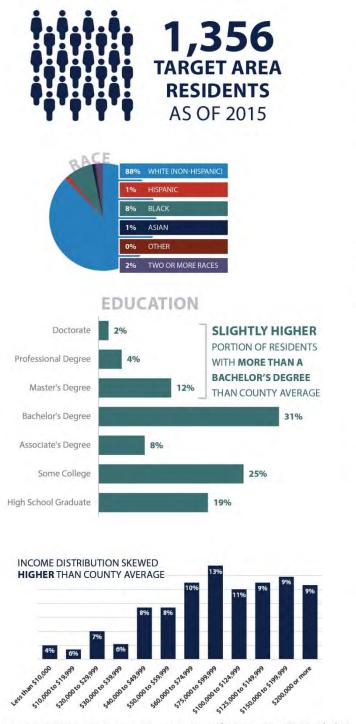
- Introduction
- Who is in Hickory Flat?
- Land Use
- Transportation
- Housing
- Economic Development
- Quality of Life
- Key Issues and Opportunities
- Community Workshop
- Vision
- Implementation

The Hickory Flat Target Area is located at the intersection of Hickory Flat Hwy (SR 140), East Cherokee Drive and Hickory Road / Batesville Road. This area has a long history as a crossroads community with a strong identity that is tied to the local schools and churches. The area changed dramatically when sewer became available in the 1990's. This infrastructure brought rapid suburban style growth with both residential and commercial development. In the past decade, the City of Holly Springs has dramatically expanded eastward annexing well into this target area. Like many rapidly suburbanizing communities, Hickory Flat grapples with serious transportation congestion issues and the threat of loss of identity in the face of Holly Springs' expansion.

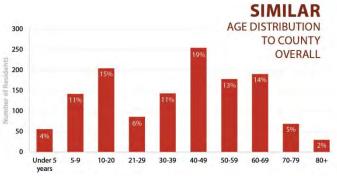
Figure 1: Hickory Flat Target Area Map

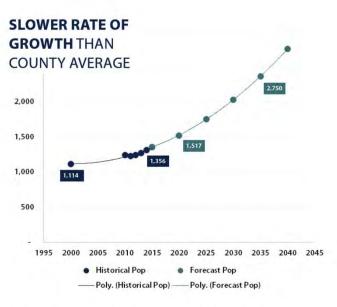


WHO LIVES IN HICKORY FLAT?



75% of HOUSEHOLDS MARRIED-COUPLE FAMILIES





Data Source: 2015 5-year American Community Survey for Census Tract 908.02 - Block Group 3, Census Tract 908.03 - Block Groups 1 and 3, and Census Tract 908.04 - Block Group 1. Historical data from previous ACS surveys.

LAND USE - EXISTING CONDITIONS

Most of the land within the 3,235-acre (5.05-square-mile) Hickory Flat target area is currently used for one of four purposes: 1) agriculture, forestry, fishing, and hunting; 2) residences; 3) education, public administration, healthcare and institutional; and 4) general sales or services.

Agricultural, forestry, fishing, and hunting uses are the prevalent land use in Hickory Flat (46 percent total land area) and are woven throughout the target area. Of this rural land, 786 acres is already zoned for higher intensity use.

Residential uses are also pervasive, accounting for 24 percent of land area and taking the form of both older,

large lots homes dotting rural corridors and newly built, more compact subdivisions. Education, public administration, healthcare, and institutional uses make up 10 percent of total land area and include several local schools and places of worship. A higher share of the land in Hickory Flat is used for general sales or service (8 percent) than in the other study areas.

These uses typically take the form of suburban shopping centers and are concentrated in the center of the target area and along three major roads: Hickory Flat Highway, Hickory Road, and East Cherokee Drive.

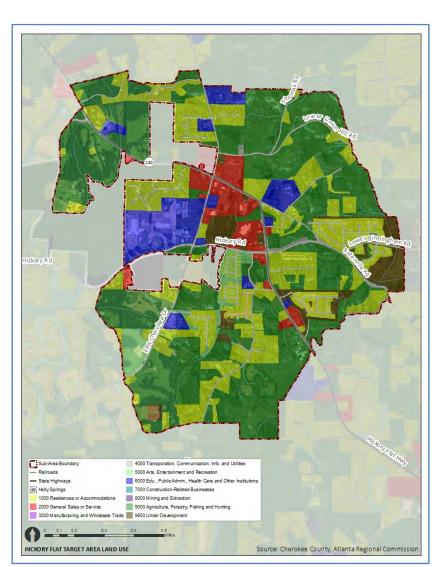


Figure 2: Hickory Flat Existing Land Use Map

	Currently highest share agriculture, forestry, fishing, and hunting
46%	Agriculture, Forestry, Fishing, and Hunting
24%	Residences or Accommodations
10%	Education, Public Administration, Healthcare and Institutional
8%	General Sales or Services
6%	Transportation, Communication and Utilities
4%	Under development
2%	Arts, Entertainment, and Recreation

LAND USE - ZONING

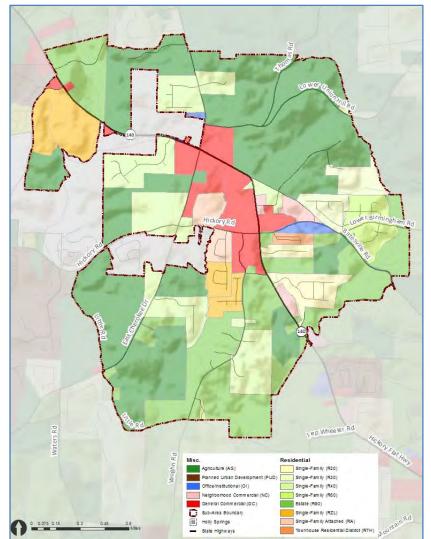
The Hickory Flat target area is part of unincorporated Cherokee County and falls under the jurisdiction of the county zoning ordinance; it does not include the adjacent City of Holly Springs.

Most of the land (60 percent) is zoned General Agriculture (AG), permitting agricultural, livestock, and restricted residential uses on lots of two acres or more.

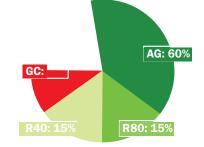
Estate Residential categories (R80 and R60) are also prevalent, making up 17 percent of the target area. These districts allow low-density, single family homes (0.7 du/ac or less) and limited agricultural uses. Higher density residential uses are also found within the target area, including singlefamily detached housing in R40, R30, R20, and RZL and single-family attached homes in RA and RTH.

Commercial zoning has been limited to the core area of Hickory Flat. General Commercial (GC) makes up 10 percent of the total land area and is applied primarily to existing commercial development along Hickory Flat Highway. Lower intensity commercial uses are also permitted, including Neighborhood Commercial (NC) parcels along Hickory Flat Highway and Batesville Road and a couple of Office/Institutional (OI) parcels. There are no industrial uses permitted within the target area.

Figure 3: Hickory Flat Zoning Map



78 percent of total land area falls under one of **four zoning categories**: AG, R40, R80, and GC



TRANSPORTATION

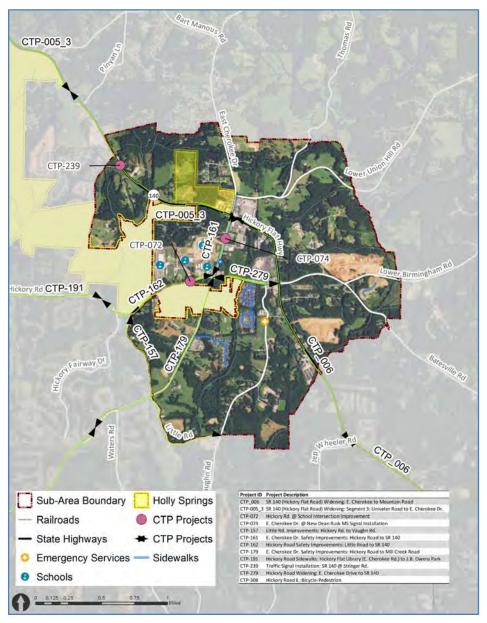
The Hickory Flat area is served by several principal roads, including East Cherokee Drive, Hickory Road, Lower Union Hill Road, Batesville Road, and Hickory Flat Highway (SR 140). Hickory Flat Highway provides critical connectivity to North Fulton, a core job center for area residents. In the center of Hickory Flat, these roads are lined by shopping centers, schools, and higher density senior housing, transitioning to more rural, sparsely developed roads around the fringes. The area has attracted a number of new residential subdivisions in recent years, most of which have been designed with a single access point to the broader road network.

The few sidewalks that currently exist within the target area are located within newer subdivisions and along part of East Cherokee Drive. There are no dedicated bicycle facilities or fixed route transit service.

None of the roads in the study area are designated Regional Truck Routes, according to the Atlanta Regional Commission, but they do experience local truck traffic. On East Cherokee Drive, 12 percent of the 10,300 daily trips are truck traffic.

Planned transportation improvements in the area, according to the Cherokee County Comprehensive Transportation Plan, are shown in Figure 4. These include the widening of Hickory Flat Highway (SR 140) and Hickory Road, intersection improvements, safety improvements, and bicycle and pedestrian improvements.

Figure 4: Hickory Flat Key Comprehensive Transportation Plan Projects



KEY PLANNED PROJECTS

CTP-005 & CTP-006: SR 140 Widening (Mountain Rd to Univeter Rd)

CTP-279: Hickory Rd Widening (E Cherokee Dr to J.B. Owens Park)

CTP-191: Hickory Rd Sidewalks (Hickory Flat Library to J.B. Owens Park)

HOUSING

Housing in the Hickory Flat target area is dominated by new, suburban-style single-family detached homes. A very high percentage (97.5 percent) of homes in the area is single- family detached units; occupancy figures are comparable to the county as a whole, with a slightly higher proportion of units being owner occupied as opposed to rentals.

Homes in Hickory Flat tend to be very new, with a high percentage constructed between 2000 and 2009. A large number of residences have been built in 2017 or are underway, many of which have been purchased even before they are completed. Both median housing values and rents are considerably higher in the target area than the county as a whole, and the gap is likely to increase given the sales prices of homes in the new communities.

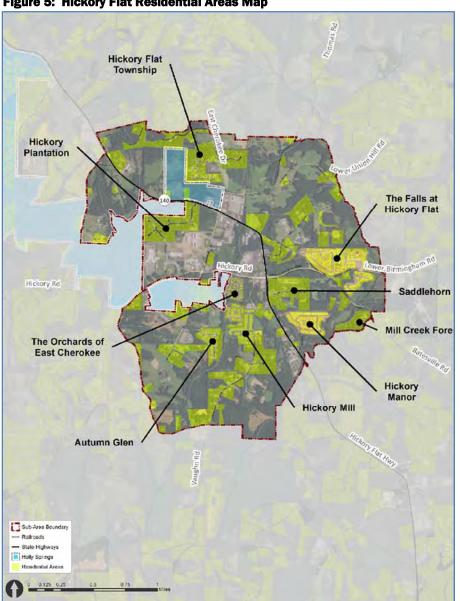


Figure 5: Hickory Flat Residential Areas Map





Examples of housing in the target area

46% of housing within the target area was built between 2000 and 2009.

ECONOMIC DEVELOPMENT

Hickory Flat is increasingly becoming a suburban-style community of single-family residential communities and shopping centers focused on local services. There is no industry in the target area; major employers in Hickory Flat are the three Cherokee County schools and anchor tenants in the shopping centers such as Kroger and Publix.

Workers in the target area enjoy a low rate of unemployment— almost half that of the county as a whole in 2015. There is a comparatively large percentage (7.7 percent) of workers who are self-employed, and a smaller proportion of the labor force (4.4 percent) works in the government sector. Workers are primarily in white collar industries such as Finance, Finance/Insurance/Real Estate, Professional/Scientific/ Management/Admin/Waste Management, and Education and Health Care. Small percentages of the labor force work in Construction, Retail Trade, and Arts, Entertainment, Recreation, and Hospitality. The low proportion of workers participating in Retail Trade suggests that most of the employees at the local shopping centers do not live within the target area.



Hickory Flat Commons Shopping Center

Hickory Flat Village Shopping Center



Retailers in Hickory Flat serve a broader trade area of



people, including residents in northern areas of the county without grocery stores

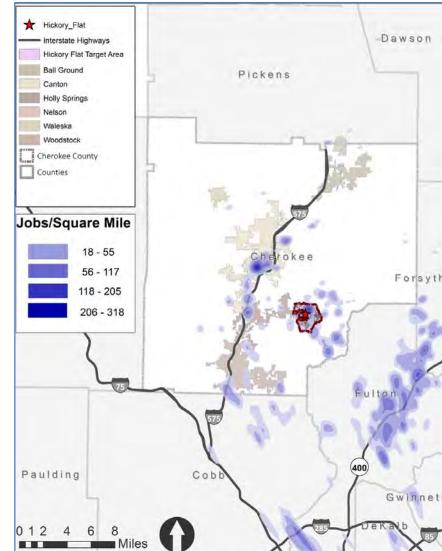


Figure 6: Hickory Flat Employment Destinations

QUALITY OF LIFE

Hickory Flat is in the middle of a transition from a rural community to a modern suburban center. Although this shift has resulted in a loss of traditional character and open space, the area has benefitted from the presence of three strong public schools, a number of parks, and easy access to goods and public safety services.

The target area is served by the Cherokee County Sheriff's Office Hickory Flat Precinct on Vaughn Road. It is also co-located with Cherokee County Fire Station #23. Hickory Flat has three excellent public schools, all colocated with one another: Hickory Flat Elementary School, Dean Rusk Middle School, and Sequoyah High School. All three schools consistently perform above state averages, particularly Sequoyah High School. The target area also is home to the Hickory Flat Library.



Dean Rusk Middle Schoo

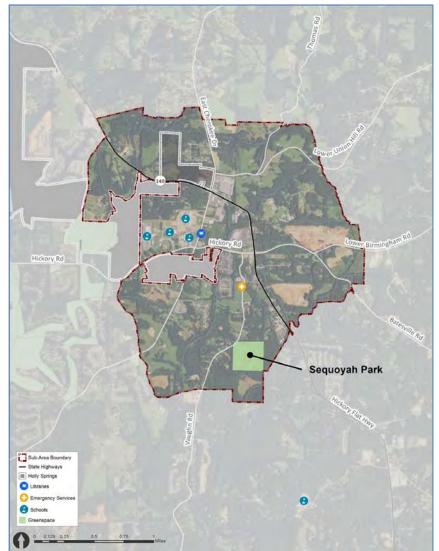




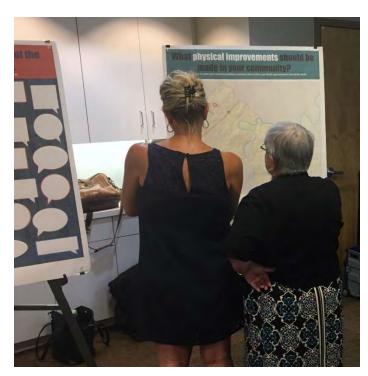
Sequoyah Park



Figure 7: Hickory Flat Quality of Life Map



COMMUNITY WORKSHOP



Members of the Hickory Flat community met to develop a shared vision; provide feedback on the Future Development Map; and analyze strengths, weaknesses, opportunities, and threats (SWOT). Key themes included:

VISION

- Enhance the area's natural character, supporting rural living in a sparsely developed, forested, pastoral context
- Incorporate a charming, local-serving village component
- Cultivate a peaceful, cohesive, artistic, and sustainable environment
- Maintain ease of mobility in an automobile-oriented area
- Allow residents to age in place

FUTURE DEVELOPMENT MAP

Participants reviewed the 2030 Future Development Map and character area descriptions. Recommended changes to the map boundaries are shown in Figure 8 on page 13. Recommended modifications to the character area descriptions included:

- Country Estates: Preserve a minimum zoning of R80; add "equestrian lifestyle"; apply to undeveloped areas (instead of Suburban Growth)
- Suburban Growth: Increase open space and landscaping to maintain rural character; include sidewalks with new development; only apply to existing subdivisions
- Community Village: Dislike the potential for dense housing or high-density, mixed-use development
- Transitional Corridor: Need to better define the width of the corridor

LOVE

- Natural beauty with horses and open space
- Country feel
- Peaceful setting
- Two-acre minimum lots

CHANGE

- Slow the pace of growth
- Reduce high density zoning
- Add upscale restaurants and shopping
- Require traffic studies for development

PHYSICAL IMPROVEMENT

- Repave existing roads
- Parks and walking trails
- Wayfinding and place making
- Improve traffic flow, especially Hwy 140

COMMUNITY WORKSHOP

SWOT ANAYLSIS

Curren

Positive

Negative

STRENGTHS

- Scenic, natural beauty
- Agricultural and equestrian uses
- Large, mature residential lots
- Safe and quiet neighborhoods
- Quality schools
- Limited commercial that meets community needs
- No four-lane highways
- Well connected to nearby destinations
- Access to healthcare

WEAKNESSES

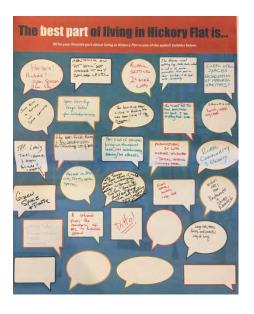
- Uncontrolled growth, especially high density
- Not following land use plan
- Traffic congestion
- Lack of sidewalks and bicycle facilities
- Schools over capacity
- Infrastructure not concurrent with development
- Poor tree protection
- Too much focus on increasing tax revenue

OPPORTUNITIES

- Preserve existing rural character
- Increase pedestrian access
- Fix existing roads before expanding infrastructure
- Promote conservation easements
- Support agribusiness, startups, and unique local businesses
- Large tracts of land available for green space
- More medical services near hospital

THREATS

- Holly Springs annexation
- Excessive commercial development
- Dense development, especially residential
- Clearcutting and pollution
- Insufficient water capacity
- Additional traffic congestion
- Impact fees are too low
- Elected official and developer interests







KEY ISSUES AND OPPORTUNITIES

Through the existing conditions analysis and public engagement, a number of issues and opportunities were identified.

ISSUES

- **Traffic Congestion.** The cul-de-sac style of residential development that is so prevelant in the study area, directs traffic onto a few local collectors and arterial roadways. There are very few alternatives for the growing local traffic to take at peak times.
- Annexation. The City of Holly Spring has a history of active annexation in and around the study area, resulting in a degree of uncertainly with regard to land use controls. Without close intergovernmental coordination, county land use policies can be changed by the city at the time of annexation.
- Lack of pedestrian and bicycle facilities. There are few alternatives as to how to make local trips in the study area. Investment into more sidewalks and bike paths could help to alleviate local traffic congestion and provide more recreational opportunities for local residents.
- Poor tree protection and loss of rural character. The Hickory Flat community has undergone a transformation from a rural crossroads community to a suburban bedroom community on the edge of expanding residential growth. As a result, of new construction and loss of agricultural or passively used land, much of the tree cover that attracted people to the area has been lost.
- Strained public services due to rapid suburban growth. The rapid influx of new residents to the community has placed growing demands on public services, particularly local schools, emergency services and recreational facilities.

OPPORTUNITIES

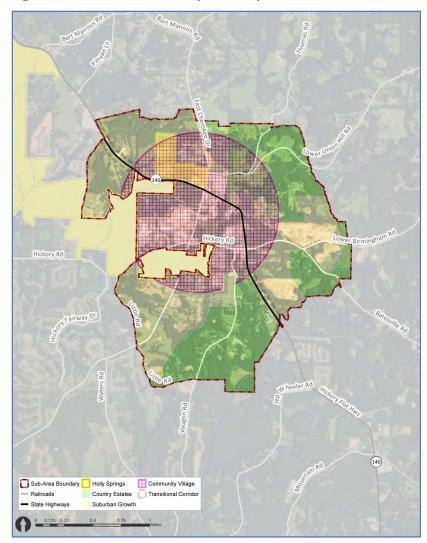
- **Preservation of community character.** Many of the factors that help define the community, such as the strong local identity, large tracts of lands, scenic vistas, and local agricultural uses are still in place and can to some degree remain if properly planned for.
- Increased pedestrian access. Thanks to large front setbacks, low density development, and existing right-of-way, there is room to allow for the construction of new sidewalks and trails. If considered a priority, funding for such facilities should be programmed and planned.
- Fix existing roads before expanding infrastructure. The general sentiment expressed participants in the public involvement process was that operational improvements to the local road network would be more effective than expansion or widening of existing routes.
- **Promote conservation easements.** Cherokee County is known as leader in the use and application of conservation subdivisions, and local land trusts are in place to help preserve the greenspace that helps define the area.
- Support agribusiness, startups, and unique local businesses. Hickory Flat is fortunate to have a strong agricultural heritage and several local land owners are part of the agribusiness economy.
- More medical services near hospital. The recent construction of the new Northside Hospital just down the road along SR 140, Hickory Flat Highway, should open up new opportunities for expanded medical services in the area and increase the demand for more professional services and office space.

VISION

Character areas are the physical expression of the community's vision statement. Participants in the engagement process reviewed and provided feedback on the descriptions and boundaries of the five character areas present within the Hickory Flat target area. Figure 8 shows an updated character map based on land use changes since the last Comprehensive Plan, input from the public, and alignment with the revised vision. For the

Figure 8: Revised Future Development Map

most part, little is different from the current Future Development Map, since overall sentiment from the public engagements process was one of controlled growth rather than accommodating new growth. The target area is still centered on a community village with a Transitional Corridor running down Hickory Flat Highway, yet some additional suburban growth areas were added to recognize existing residential development.



Input from community members shaped the vision statement for the Hickory Flat target area, shown below.

"A peaceful, family-friendly community with natural beauty and sustainable practices, supported by a commercial center serving local needs."

IMPLEMENTATION

The following policies are recommended to both address the identified issues in the Hickory Flat target area and capitalize on opportunities

POLICY 1: Proactively collaborate and coordinate with the City of

Holly Springs. Work with the City to ensure a shared vision for the area with Future Development Maps that are closely aligned. This will help to reduce uncertainly about the future within the community. Eliminating significant differences will also put the City and County on a level playing field with developers. A land use policy agreement concerning the zoning of annexed property should be explored through the Service Delivery Strategy (SDS) between the City and the County.

POLICY 2: Preserve the rural and natural character of the Hickory

COMMUNITY. As development occurs in and around Hickory Flat, the remaining rural character needs to be preserved, and sprawl-like patterns of development need to be discouraged. Conservation subdivisions and logical growth patterns should dictate rezoning decisions, with the highest concentration of development within the Community Village.

POLICY 3: Encourage the development of a mixed-use community

village center. Like so many suburban crossroads communities, there is a lack of center to the Hickory Flat community, a place where everyone would agree was the heart and meeting place of the community. As indicated on the Future Development Map, the area between East Cherokee Drive, SR 140 and Hickory Road should be center of community where public facilities and infill mixed-use developments should be encouraged. Suggested businesses for the area that were offered by participants include restaurants, professional offices, unique shops, and agribusiness oriented markets.

POLICY 4: Invest in a strong system of parks and green spaces.

The Hickory Flat area is lacking in public recreational facilities. There are private subdivision recreational areas, but few public. The system could be strengthened by a master plan for the parks, and improved access recreation in both programmed and passive natural areas.

POLICY 5: Move forward with short- and long-term transportation

improvement projects. The widening of Hickory Flat Highway is a long-term project that will require time to resolve issues in Fulton County. In the meantime transportation investments in the area should be focused on adding turn lanes, improving signal timing and providing logical short road connections that could improve peak time level of service.

POLICY 6: Develop a system of interconnected sidewalks and

trails. New developments should be linked with existing neighborhoods, schools, and parks by a network of sidewalks and trails. Such a network could help to alleviate traffic and offer new recreational opportunities for local residents and workers.

WORK PLAN

No.	Action	Year					Responsibility	Cost	
NO.		2018	2019	2020	2021	2022	Responsionity		
HF-1	Service Delivery Strategy Update - Incorporate land use agreements with regards to annexations with Holly Springs.	x					Cherokee County / Holly Springs	Staff Time	
HF-2	Pursue operational transportation improvements in accordance with the Cherokee Transportation Plan (on-going)	x	x	x	x	x	Cherokee County Engineering	Staff time plus acquisition and development costs	
HF- 3	Apply for a joint LCI Study with the City of Holly Springs for the Hickory Flat Area		x				Cherokee County / Holly Springs	Staff Time	
HF-4	Develop a transfer of development rights program		x				Cherokee County Planning	Staff time plus consultant fees	
HF-5	Pursue the acquisition of land for a nature park/preserve (on- going)	x	x	x	x	x	Cherokee County	Staff time plus acquisition and development costs	
HF-6	Create a pedestrian and bicycle master plan for the Hickory Flat area or as part of overall county planning effort					X	Cherokee County Planning / Engineering	\$80,000	







Airport Area Target Area Workshop



Airport Area Target Area Workshop



August 29, 2017



AIRPORT AREA COMMUNITY WORKSHOP



Please <u>return this form</u> before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

Room was tough for being able to hear presentation / discussion

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Airport area? If so, please note the project and location you have in mind.

More corporate growth, need for supporting vetail prestaurant

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Utilin land for mixed use business growth

Breakout Groups

Community Vision

Note any additional comments you have regarding the Airport area community vision.

tect from vesidential growth that is overtaking the county. 1 to balance residential growth with businesses to itz tay base. Protect area [workplace center...where can it go if not on the interstate next to The airport?



Priority Needs and Opportunities Exercise

Note any strengths, weaknesses, opportunities, or threats you think should be considered in planning for the future of the Airport area.

STRENGTHS	WEAKNESSES
OPPORTUNITIES	THREATS

Character Area Exercise

Do you have any additional comments about the character areas present in the Airport area, including their descriptions and the locations to which they are applied?

Country Estates:	
Natural Preserve:	
Rural Places:	
Suburban Growth Area:	
Waste Management:	
Workplace Center: XXX Keep!	



AIRPORT AREA COMMUNITY WORKSHOP



Please <u>return this form</u> before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved. ALSN loould Herran OY

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Airport area? If so, please note the project and location you have in mind.

ide more

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

n

Breakout Groups

Community Vision

Note any additional comments you have regarding the Airport area community vision. Sorel



Priority Needs and Opportunities Exercise

Note any strengths, weaknesses, opportunities, or threats you think should be considered in planning for the future of the Airport area.

STRENGTHS LOW TRACFIC Access to 575	WEAKNESSES Not Enough Retail/ commarces/ Lack of Quality employees
OPPORTUNITIES ARPORT	THREATS

Character Area Exercise

Do you have any additional comments about the character areas present in the Airport area, including their descriptions and the locations to which they are applied?

Country Estates:	
Natural Preserve:	
Rural Places:	
Suburban Growth Area:	
Waste Management:	
Workplace Center:	



AIRPORT AREA COMMUNITY WORKSHOP



Please return this form before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

Develop healthy balance of resu	dential to support two using a
services to superint res	deliute + Industry

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Airport area? If so, please note the project and location you have in mind.

Compliance of all businesses within it.

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Breakout Groups

Community Vision

Note any additional comments you have regarding the Airport area community vision.

PROVIDE A well Planing Industry, Service, - Residential - program will public service backing.

Project Report 22 May 2017 - 04 July 2018

Land Use Plan Airport Area

engagement ho

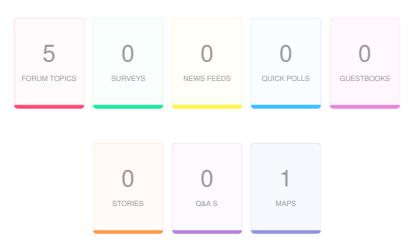
Visitors Summary

Highlights



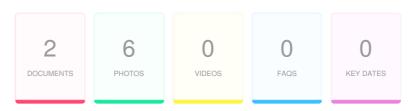
Aware Participants 49		Engaged Participants	0		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	49		riogiotoroa	envenied	
Informed Participants	26	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	0	0	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	7	Participated in Quick Polls	0	0	0
Downloaded a document	8	Posted on Guestbooks	0	0	0
Visited the Key Dates page	0	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	21	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	0				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Forum Topic	Existing Conditions Assessment	Published	3	0	0	0
Forum Topic	Growth in Airport Area	Published	2	0	0	0
Forum Topic	Vision for Airport Area	Published	1	0	0	0
Forum Topic	Target Area Workshop	Published	1	0	0	0
Forum Topic	Types of Growth	Published	1	0	0	0
Мар	Airport Area	Published	6	0	0	0
ldeas	Implementation Strategies	Published	1	0	0	0
ldeas	Opportunities	Published	1	0	0	0
ldeas	Priority Needs	Published	1	0	0	0
ldeas	Community Vision	Published	1	0	0	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Airport Area Workshop Summary	7	8
Document	Airport Area Presentation	5	5
Photo	Photo Aug 29 6 34 26 Pm	7	7
Photo	Pics3 021	2	2
Photo	Pics3 020	2	2
Photo	Pics3 014	2	2
Photo	Pics3 007	2	2
Photo	Pics3 015	1	1

CHEROKEE COUNTY AIRPORT TARGET AREA REPORT

CHEROKEE COUNTY COMPREHENSIVE PLAN SUPPORT July 2018



JACOBS ENGINEERING GROUP INC. Ten 10th Street, NW, Suite 1400 Atlanta, Georgia 30309 United States T +1.404.978.7600 F +1.404.978.7660 www.jacobs.com

AIRPORT

INTRODUCTION

As part of the 2018 Comprehensive Plan Update, Cherokee County identified six target areas for more detailed study: Ball Ground, Waleska, Southwest Cherokee, the Airport Area, Hickory Flat, and Highway 20 East. Each of these six areas was selected for different reasons.

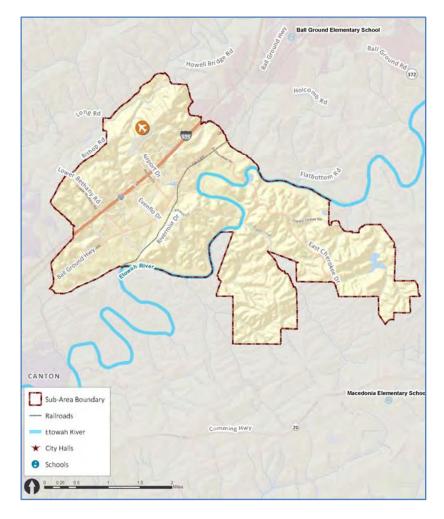
The purpose of the detailed target area study is two-fold: to evaluate existing conditions within the target area, and develop a vision and plan for the community. This document is divided into the following sections:

- Introduction
- Who is in the Airport Area?
- Land Use
- Transportation
- Housing
- Economic Development
- Quality of Life
- Key Issues and Opportunities
- Community Workshop
- Vision
- Implementation

This Target Area was the subject of a previous Master Planning effort, the Cherokee County Airport Area Master Plan completed in May 2010. The findings of that Study, the Airport Area Community Workshop, and a county-wide Market Study undertaken by Jacobs help to inform the recommendations of this study.

The area lies between the Cities of Canton and Ball Ground, and is divided into three very distinct subareas by I-575 and the Etowah River; (1) the airport/industrial subarea to the northwest of the

Figure 1: Airport Target Area Base Map



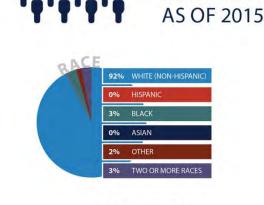
I-575, (2) the development corridor along Ball Ground Highway, and (3) the area east of the Etowah River which is very rural in character and dominated by several utility facilities.

WHO LIVES IN THE AIRPORT AREA?

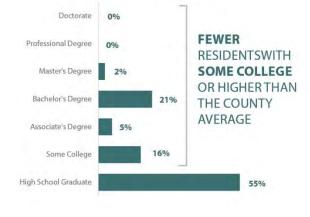
535

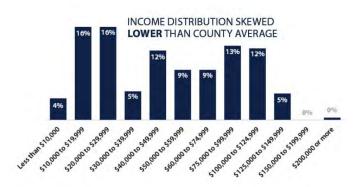
TARGET AREA

RESIDENTS

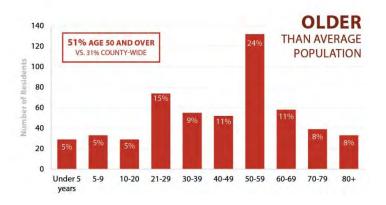


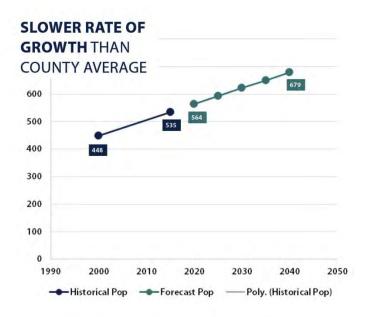
EDUCATION









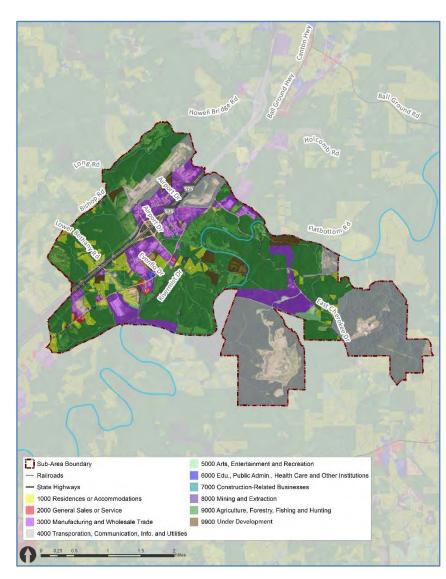


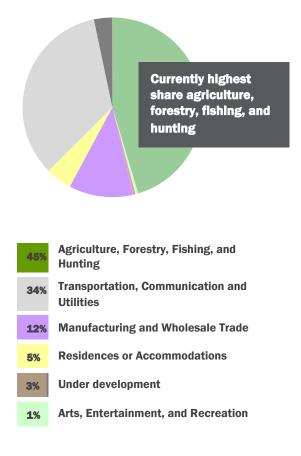
Data Source: 2015 5-year American Community Survey for Census Tract 901 - Block Group 4, Census Tract 904 - Block Group 1, and Census Tract 905.1 - Block Group 2. Historical data from previous ACS surveys.

LAND USE - EXISTING CONDITIONS

Existing land use within the 7,651-acre (11.95-squaremile) Airport target area is dominated by three categories; 1) agriculture, forestry, fishing, and hunting, 2) transportation, communication, and utilities, and 3) manufacturing and wholesale trade. Agriculture, forestry, fishing, and hunting uses make up 45 percent of the total land area and are spread out across the target area with concentrations surrounding the Etowah River and to the west and southwest of the airport. The target area has a higher than average share of transportation, communication, and utilities uses (34 percent) as a result of the Cherokee County Airport, landfill, and Atlanta Gas Light property. Manufacturing and wholesale trade account for 12 percent of total land area and are concentrated around I-575 and the airport, which provide the regional connectivity needed to support these uses. Existing residences within the target area are a mix of older, large lot, single-family homes and a couple of newer, higher density single-family subdivisions along Ball Ground Highway. General sales or service uses are limited (less than 1 percent total land area) and located along Ball Ground Highway.

Figure 2: Airport Area Existing Land Use Map





LAND USE - ZONING

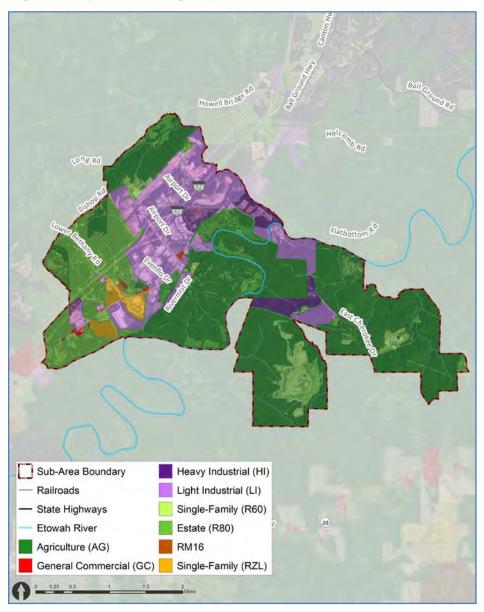
The target area is entirely located within unincorporated Cherokee County. Most property falls under three zoning categories: 1) General Agriculture (AG), 2) Light Industrial (LI), and 3) Estate Residential (R80).

More than half of the target area (60 percent) is zoned for agricultural use (AG), including most of the land southeast of the railroad. This district encourages agricultural and livestock production uses, with restricted residential use permitted. Within the target area, this district is also applied to the landfill (not typically permitted within AG) and Atlanta Gas Light property (a restricted, allowable use within AG).

Light Industrial (LI) is the dominant zoning district for the airport and its immediate vicinity. It accounts for 21 percent of the total land area and allows lower intensity industrial, manufacturing, and warehousing uses conducted entirely indoors that do not negatively impact adjacent properties. Heavy Industrial makes up an additional 4 percent of land area and includes higher intensity uses with both indoor and outdoor operations.

Estate Residential (R80) is the main residential zoning district in the target area. It makes up 12 percent of the total land area, applied to the westernmost portion of the target area. The district allows large lot, single-family homes with a maximum density of 0.5 du/ac, as well as limited agricultural uses. Smaller portions of the target area (2 percent) have been zoned for higher density single family residential (RZL) or multifamily (RM16) along Ball Ground Highway.

Figure 3: Airport Area Zoning Map





93 percent of total land area falls under one of **three zoning categories**: AG, LI, and R80

TRANSPORTATION

The Airport Area boasts significant, multi-modal, regional transportation access. The Cherokee County Airport anchors the area's economy, covering 160 acres adjacent to I-575 and operating 82 aircraft daily. The airport has a fixed base operator, flight training, aircraft maintenance, and charter flights. Following the recent Airport Expansion Project, the airport is now one of the top ten in the state for business aircraft and generates an economic output of \$12.7 million annually, according to the Georgia Department of Transportation.

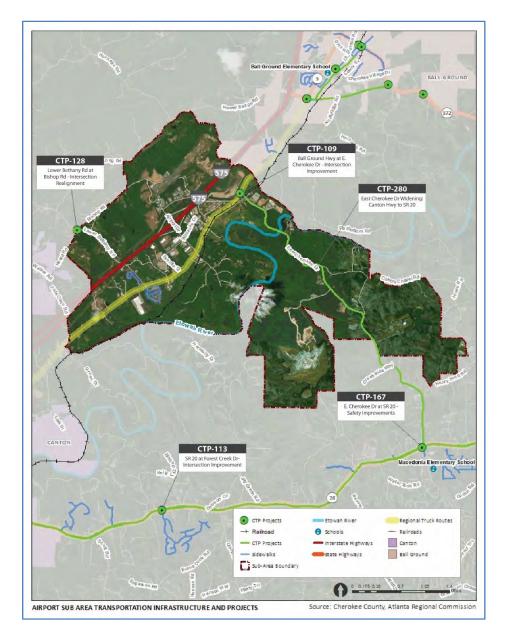
I-575 and Ball Ground Highway, a **Regional Truck Route, run roughly** parallel to one another in the western portion of the target area, providing regional ground transportation access to the airport and surrounding warehouse and light industrial users. The road network is largely dependent on these two routes, with some additional connectivity from East **Cherokee Drive and Lower Bethany** Road. Most of the remaining roads are disconnected and dendritic. serving warehouses or residents in the western half of the target area. East of the Etowah River, roads are few and far between.

A railroad operated by the Georgia Northeastern Railroad Company runs roughly parallel on the south side of Ball Ground Highway.

The only sidewalks in the target area are found in newly built subdivisions off Ball Ground Highway. There are no bicycle facilities or fixed route transit service in the area.

Three planned transportation improvements are located within the target area, according to the Cherokee County Comprehensive Transportation Plan, as shown in Figure 4.





KEY PLANNED PROJECTS

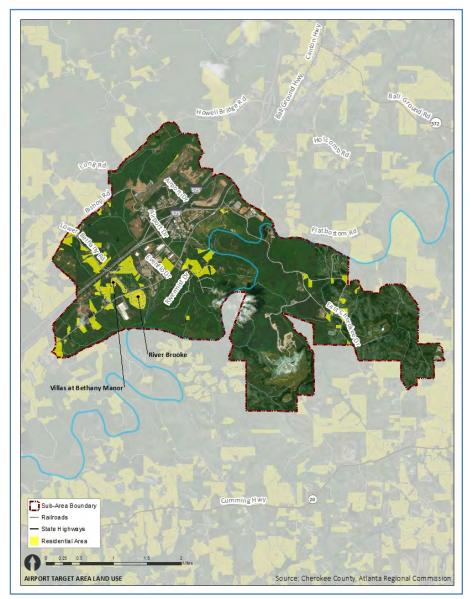


HOUSING

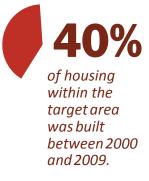
The Airport Target Area has a relatively low amount of housing, particularly in terms of new, suburban-style developments.

Like most of the county, the majority (84.5 percent) of housing in the target area is single-family, detached units. The occupancy rate (90.0 percent) is lower than county-wide figures, with a lower proportion of owneroccupied housing than the county as a whole. The majority of housing was built in 1980 or later, with a particularly large spike (39.6 percent) between 2000 and 2009. Both the median rent and median home value within the Airport target area are significantly below Cherokee County as a whole.

Figure 5: Airport Area Residential Areas Map







ECONOMIC DEVELOPMENT

The Airport target area is one of Cherokee County's major areas of industrial activity. The construction of the airport in 1968 helped spur industrial development along Airport Drive in the 1970s. The area's economic growth was further bolstered by the construction of I-575's Exit 24 as a full diamond interchange. The combination of easy access to the Interstate, airport, and Georgia Northeastern Railroad line has made the target area particularly attractive to a diverse range of businesses. There was a surge in industrial facility construction in the 1990s and early 2000s, with more developments underway.

Throughout the target area, and particularly between the airport and Ball Ground Highway, there is a large variety of

light industrial facilities that offer employment opportunities.

However, the Census data shows that unemployment in the area is higher than elsewhere in the county (8.6 percent versus 6.3 percent), and that the primary industries residents are employed in are largely not those that dominate the target area. This suggests that workers are coming primarily from outside the target area, and that residents largely commute to work elsewhere. A relatively high proportion of workers (9.4 percent) are self-employed.

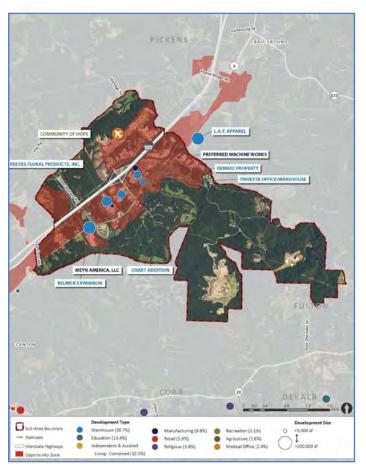


Figure 6: Recent Land Disturbance Permits (2009-2017 YTD)

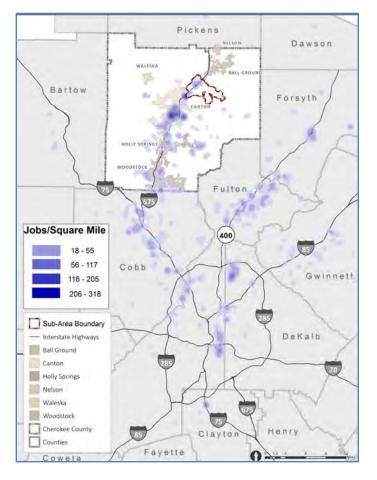


Figure 7: Airport Area Employment Destinations

QUALITY OF LIFE

Quality of life in the Airport target area is largely rooted in the rural character still present east of Ball Ground Highway and the large investments in public services/utility infrastructure. The Etowah River is also a major natural feature and amenity in the area, but access is limited.

Cherokee County Water Authority has made significant facility investments within the target area. The Authority's Riverbend Environmental Complex includes a new 0.5 million gallons per day (MDG) treatment plant located on the Etowah River. One mile to the southeast is the Etowah River Water Treatment Plan, which can produce 38 million gallons of drinking water per day.

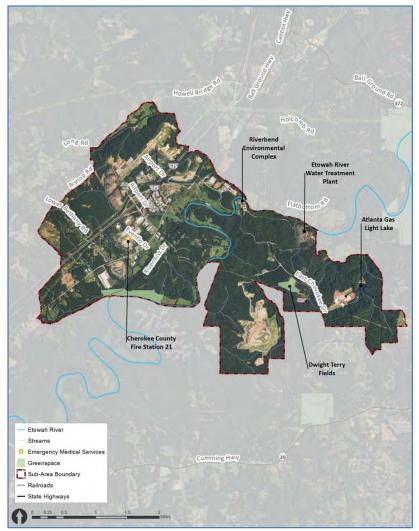
Within the target area there are two public parks and recreation facilities: Dwight Terry Fields, and Atlanta Gas Light Lake. Cherokee County owns and operates Dwight Terry Park, a 30-acre community park. This park contains multiple baseball/ softball diamonds, a playground, and a walking path. Nearby, Atlanta Gas Light's LNG Plant has a lake that is accessible to the public, and has a fishing pier and boat ramp facility.





Access to the Etowah River

Figure 8: Airport Area Quality of Life Map





COMMUNITY WORKSHOP



LOVE

- Easy access, but pleasantly distant
- Low traffic
- Close to commercial businesses



CHANGE

- Restaurants and convenience store
- Enlarge airport
- Develop more industrial and commercial

PHYSICAL IMPROVEMENT

- Better internet
- More businesses along Ball Ground Hwy
- Roadway connection between airport and the Bluffs, as shown in 2010 master plan

Members of the Airport Area community met to develop a shared vision; provide feedback on the Future Development Map; and analyze strengths, weaknesses, opportunities, and threats (SWOT). Key themes included:

VISION

Overall, workshop participants supported the existing vision from the 2010 Airport Area Master Plan:

"The Airport Area will be developed into a hub for business in Cherokee County that will attract and retain firms with quality employment opportunities and maximize the public investment in the Airport Expansion and other infrastructure."

- Affirmed the area as an industrial area, job center and economic anchor, but should expand vision to include quality housing, services, and sustainability
- Agreed that "Business" should include shops and restaurants

FUTURE DEVELOPMENT MAP

Participants reviewed the 2030 Future Development Map and character area descriptions. Recommended changes to the map boundaries are shown in Figure 9 on page 12. Recommended modifications to the character area descriptions included:

- Workplace Center: Encourage mixed uses, including starter homes; discourage clearcutting
- Natural Preserve: Support existing description
- Rural Places: Support existing description, but with less focus on accommodating residential growth
- Country Estates: Support existing description, disagreement over appropriateness of large lot subdivisions
- Suburban Growth: Support existing description
- Waste Management: Encompass a broader range of utilities, not only waste management. Rename the character area to Utilities and include the AGL and other government utilities in the area.

COMMUNITY WORKSHOP

SWOT ANAYLSIS

Existing

Potentia

Positive

Negative

STRENGTHS

- Access to I-575
- Little roadway congestion
- Available property
- Airport design minimizes potential impact on neighbors
- Airport expansion project made it one of the top 10 in the state for business aircraft

WEAKNESSES

- Airport running out of hangar space
- Lack of sewer northwest of I-575
- No local-serving retail
- Lack of modest housing for local employees
- Landfill scent
- Lack of sewer

OPPORTUNITIES

- Increase volume of freight air traffic and business users
- Freight transfer center for trucks
- Truck fueling center

THREATS

- Traffic from nearby areas
- Residential development taking up some of the County's most prime industrial land
- Disruptive infrastructure improvements
- Noise from airport
- Young people leaving the area



KEY ISSUES AND OPPORTUNITIES

Through the existing conditions analysis and public engagement a number of issues and opportunities were identified.

ISSUES

- Lack of local retail and services. Residents and employees are frustrated by the lack of commercial development. They want a nearby convenient retail uses, a gas station, and restaurants to serve the weekday lunch crowd.
- **Businesses need employees.** Industrial, distribution, and warehousing companies have had a hard time finding qualified employees to meet demand. Job training and matching programs are needed to help fill the void.
- Employees need nearby housing options. Available housing in the area doesn't match the profile of the typical area worker. Modest starter homes are missing from the mix.
- **Mismatch between residents and jobs.** Despite the large amount of jobs and industry, the target area has a relatively high rate of unemployment among residents.

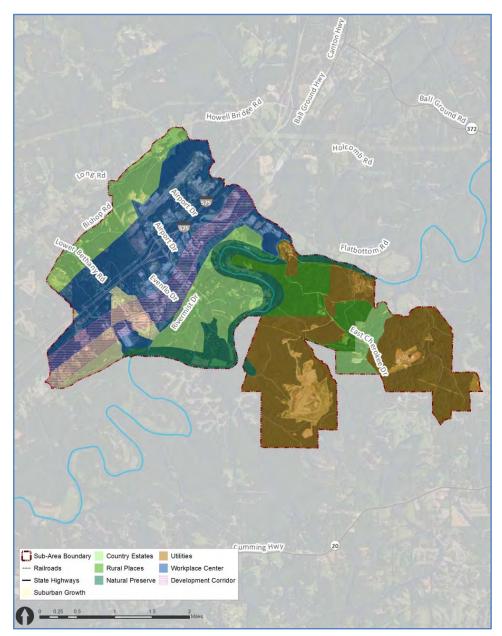
OPPORTUNITIES

- Ideal location for industrial growth. The target area is well suited for industrial uses with good access to the major transportation facilities and utilities.
- Potential for expansion. Much of the area is undeveloped and can accommodate more growth, including retail and housing in support of local industries.
- Significant public Investment. Between the expansion of the Airport, improvements to the local road network, and investments made by the County Water and Sewer Authority, the Airport Target area has received significant public investment that has and will continue to serve as a catalyst for further private investment.
- **Improving access to the Etowah River** will provide unique opportunities for outdoor recreation.

VISION

Character areas are the physical expression of the community's vision statement. Participants in the engagement process reviewed and provided feedback on the descriptions and boundaries of the six character areas present within the Airport Area target area. Figure 9 shows an updated character map based on land use changes since the last Comprehensive Plan, input from the public, and alignment with the revised vision. As stated earlier the Target Area has three distinct subareas: (1) the airport/industrial area north of I-575, which the Future Development Map characterizes as Workplace Center and Country estates, (2) the Development corridor along Ball Ground Highway which is envisioned to contain more retail, shopping and housing opportunities, and (3) the area East of the Etowah River which is very rural in character but dominated by several large utility facilities.

Figure 9: Revised Future Development Map



Input from community members at the Airport Area workshop informed an updated vision for the area, shown at right, which builds on the vision from the 2010 Airport Area Master Plan, below.

"A hub for business and opportunity in Cherokee County that maximizes regional infrastructure investments to foster quality, sustainable jobs supported by the local services, housing choices, and natural amenities that will make it a destination of choice for companies and residents alike."

<< It should be noted that the recommended FDM to the left includes what was formerly entitled "Waste Management" in a broader classification of "Utilities" to account the large tracts of land east of the Etowah River that are used for this purpose.

IMPLEMENTATION

The following policies are recommended to address the identified issues in the Airport target area and capitalize on opportunities.

POLICY 1: Encourage more local retail and services within the Workplace Center Character Area. One of the biggest needs for residents and employees is additional commercial development, in particular convenience stores, gas stations, and restaurants to serve the weekday lunch crowd. To achieve this, a market study should be done to determine the types of businesses that can have long-term success in the community.

POLICY 2: Preserve prime industrial land with good transportation

access for industrial uses. There is an inherent land use struggle between the desire for more housing and retail space and the preservation of prime land for industrial uses to support the county tax base and the operation of the airport. Rezoning to residential uses along Ball Ground Highway and around the airport should be strongly discouraged.

POLICY 3: Create a stronger sense of place and identity. As pointed out in the Airport Area Master Plan, the overall area lacks a sense of character that could be improved through greater investment in gateway features, wayfinding, and streetscape improvements.

POLICY 4: Support the development of recreation options and

pedestrian amenities. The Airport Area is lacking in pedestrian and bicycle facilities for both recreation and alternative modes of travel. Better access to the Etowah River would also increase these opportunities.

POLICY 5: Support job training and matching programs. To meet the demand for qualified and skilled employees in the Airport area, the county needs to continue its support of job training and matching programs.

POLICY 6: Encourage greater housing options. Available housing in the area doesn't match the profile of the typical area worker. Modest starter homes are missing from the mix and should be encouraged close to Canton and Ball Ground.

WORK PLAN

No.	Action			Year			Responsibility	Cost
NO.	AGUUII	2018	2019	2020	2021	2022	Responsionity	USL
A-1	Amend the Zoning Ordinance by creating a Regional Airport Area District (RAAD)	x	х				Cherokee County Planning / Airport Authority / COED	Staff Time
A-2	Develop an Airport Area Market Study			x			Cherokee County Planning / COED	\$25,000
A-3	Gateway monument, wayfinding and sign design study		x				Cherokee County Planning / COED	\$20,000
A-4	Gateway Improvements and maintenance			X	х	x	Cherokee County Planning / COED	TBD (see A-3)
A-5	Develop a cohesive marketing strategy for the greater Airport area				х		Cherokee County Planning / COED	\$25,000
A-6	Create a pedestrian and bicycle master plan for the Airport area or as part of an overall county planning effort					X	Cherokee County Planning / Engineering / Parks & Rec	\$80,000
A-7	Pursue the acquisition of land for a nature park/preserve (on- going)	x	x	x	x	x	Cherokee County Planning / Parks & Rec	Staff time plus acquisition and development costs
A-8	Develop existing county property for active recreation uses				х	x	Cherokee County Parks & Rec	TBD







SW Cherokee Target Area Workshop



SW Cherokee Target Area Workshop





SOUTHWEST CHEROKEE COMMUNITY WORKSHOP



Please return this form before you leave. Thank you for your input!

General Comments

Share any comments on the workshop overall or ideas for how it could be improved.

Perif well done. Margaret de a gust jok. Thank-yw for inviting inpit

Arrival Activities

Do you have any ideas for physical improvements that could be made to the Southwest Cherokee area? If so, please note the project and location you have in mind.

Emprove appearance of History 72

Existing Conditions Assessment

Did you note any existing conditions information regarding land use, housing, economic development, transportation, or quality of life that may be incorrect? If so, please note it here and the team will review.

Breakout Groups

Community Vision

Note any additional comments you have regarding the Southwest Cherokee area community vision.

Eccurage nixed se while mantering quelit of living



Land Use Plan SW Cherokee

engagement ho

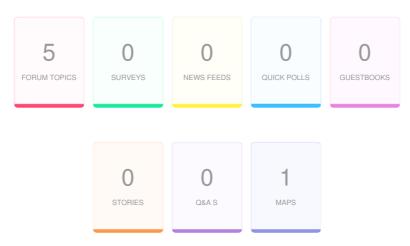
Visitors Summary

Highlights



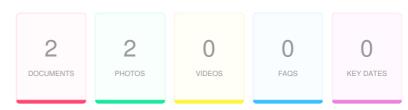
Aware Participants	218	Engaged Participants		11	
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	218		riegiotorea	004	, alony mode
Informed Participants	124	Contributed on Forums	6	0	0
Informed Actions Performed	Participants	Participated in Surveys	0	0	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	11	Participated in Quick Polls	0	0	0
Downloaded a document	39	Posted on Guestbooks	0	0	0
Visited the Key Dates page	0	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	7	0	0
Visited Multiple Project Pages	102	Contributed to Ideas	4	0	0
Contributed to a tool (engaged)	11				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors		Contributors	
				Registered	Unverified	Anonymous
Forum Topic	Vision for SW Cherokee	Published	14	6	0	0
Forum Topic	Types of Growth	Published	14	5	0	0
Forum Topic	Growth in SW Cherokee	Published	10	3	0	0
Forum Topic	Target Area Workshop	Published	6	0	0	0
Forum Topic	Existing Conditions Assessment	Published	5	0	0	0
Мар	SW Cherokee	Published	69	7	0	0
ldeas	Community Vision	Published	14	4	0	0
ldeas	Priority Needs	Published	4	1	0	0
ldeas	Implementation Strategies	Published	1	0	0	0
ldeas	Opportunities	Published	1	0	0	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	SW Cherokee Presentation	29	31
Document	SW Cherokee Workshop Summary	24	26
Photo	Questions	9	9
Photo	Presentation by Jacobs	9	9

FORUM TOPIC

Growth in SW Cherokee

VISIT	ORS 10		CONTRIBUTORS 3	CONTRIBUTIONS 4
27 Noven	nber 17		Continue with residential and commercial e surrounding residents, without changing	growth. Growth that serves and supports th g the zoning or set plans
AGREES	disagrees	REPLIES		
20 March			Residential Projects should be incorporat help attract more people to the area.	ed. Commercial growth should also occur to
AGREES	DISAGREES	REPLIES		

FORUM TOPIC

Types of Growth

VISITO	DRS 14			CONTRIBUTORS 5	CONTRIBUTIONS 8
03 Novem			N	Nixed use developments and residential su	upporting uses
AGREES	DISAGREES	REPLIES			

AGREES DISAGREES REPLIES	cial growth, particularly to attract (and retain) property and sh aboring Cobb County.		15 Novem
		DISAGREES REPLIES	AGREES

24 Decem Theba			Residential, Commerical
5	DISAGREES	REPLIES	
0	0	0	

FORUM TOPIC

Vision for SW Cherokee

VISITO	DRS 14			CONTRIBUTORS 6	CONTRIBUTIONS 18
03 Novem			Γ	Nixed-use Village, Family Friendly, Comm	unity Oriented
agrees	disagrees	REPLIES			

ddufek
s DISAGREES REPLIES

24 December 17 Thebahas		
	DISAGREES	REPLIES
1	0	0

20 March 18 ef10099			Suburban Living, High End, Safe, Connected, Walkable, Green space, Convenient, F amily Friendly, Residential,
AGREES	DISAGREES	REPLIES 0	

ENGAGEMENT TOOL: MAP

SW Cherokee

VISITORS 69	CONTRIBUTORS 7	CONTRIBUTIONS 20	
2017-11-16 09:34:30 -0500	With the development of more homes down Woodstock Road towards Kellogg Creek and the onslaught of commercial business moving into the area Woodstock road and Hwy 92 are going to become worse and worse. Address: 5874 Vicktory Rd, Acworth, Georgia 30102, United States		
Concerned Acworth			
Resident CATEGORY			
Traffic			
Issue			
2017-11-16 09:37:03 -0500	This area has become dangerous with the trucks parking on the street overnight and also parking in the center median area. They are also using Priest Road to get back a nd forth to Baker Road even with signage stating no trucks. Address: 5280 Priest Rd, Acworth, Georgia 30102, United States		
Concerned Acworth			
Resident			
Safety			
Issue			
19904			
2017-11-16 09:39:51 -0500	With the amount of residential homes	along Woodstock road in both directions why ca	
Concerned Acworth	With the amount of residential homes along Woodstock road in both directions why ca n sidewalks and bike lanes be put in? I love to ride my bike however I do not feel safe and have to take my chances on Woodstock Rd. to get to Hwy 92 and then ride on wh at sidewalks along hwy 92. Address: 5684 Vicktory Rd, Acworth, Georgia 30102, United States		
Resident			
CATEGORY			
Pedestrian			
and			
Bicycle 2017-12-24 13:00:13 -0500			
Thebahas		ubdivisions in the Oak Grove area, I would lo a area. Currently my family of 5 shops and di	
THEDAHAS	dollars in Cherokee county would be benefit us all. Address: 5861 Vicktory Rd, Acworth, Georgia 30102, United States		
CATEGORY			
Shops,			
Restaurants			
and			
2017-12-24 15:44:44 -0500 Entertainment		icult to pull out of Little Ridge Road and turn left rs and on weekends when traffic is heavier or	
Gageogirl	chaotic.		
CATEGORY	Address: Little Ridge Rd, Acworth, Georgia 30102, United States		
Traffic			
Issue			
2017-12-26 23:19:28 -0500		to improve flow of traffic and safety entering an	
Mbrezins		d exiting Centennial Lakes SD. Deter thru traffic between 92 and Baker Rd. Address: 5686 Vicktory Rd, Acworth, Georgia 30102, United States	
CATEGORY			
Safety			
Issue			
2018-03-11 23:30:24 -0400	Traffic signal people to be installed at t	his intersection. It is becoming more and more c	

2010-03-11 23.30.24 -0400	Traffic signal needs to be installed at this intersection. It is becoming more and more d
cadt46	ifficult to make a left turn onto Hwy. 92 from Little Ridge Rd.
oddirio	Address: 6009 Priest Road, Acworth, Georgia 30102, United States

Page 7 of 12

ENGAGEMENT TOOL: MAP

SW Cherokee

2018-03-20 08:49:45 -0400	This Complex looks very rundown and unappealing to the area. It should be improved	
ef10099	so that it looks more modern and appealing to today's standards. Address: 5950 Hwy 92, Acworth, Georgia 30102, United States	
CATEGORY	· · · · · · · · · · · · · · · · · · ·	
Safety		
Issue		
2018-03-20 08:59:25 -0400		
	It seems that there are many drivers who are using Centennial Lakes as a way of cros sing through to go to Clark Creek Elementary School. We can also see that there are	
ef10099	many drivers who tend to drive way over the speed limit. The neighborhood should no	
CATEGORY	t be used as an access road for the school. Address: 140 Centennial Lakes Parkway, Acworth, Georgia 30102, United States	
Traffic	Address. 140 Ochteninal Lakes Farkway, Adworth, Georgia 60102, Orhed Otales	
Issue		
15500		
2018-03-20 10:13:36 -0400		
	New Sidewalks should be added along Priest Road. As there are numerous residents in the area, it would allow people to walk to and from Clark Creek Elementary.	
ef10099	Address: 5722 Priest Road, Acworth, Georgia 30102, United States	
CATEGORY		
Pedestrian		
and		
Bicycle 2018-03-21 09:01:25 -0400		
ef10099	It would be nice to connect Woodstock Road with Sidewalks, which would go from y. 92/ Alabama Road to the Cobb County Line. It would help to access future deve	
6110099	ments, since there are people who are walking on the side of the road, which is the en	
CATEGORY	dangerment to the public. Address: 5226 Woodstock Road, Acworth, Georgia 30102, United States	
Pedestrian	Address. S220 Woodstook Hoad, Adworth, Georgia 30102, Ohited States	
and		
Bicycle 2018-03-21 09:05:29 -0400		
ef10099	It would benefit the area if there were Restaurants in this area, since it seems that the options for dining is to go to either head near Wade Green Road, or head over to Cob	
6110033	b County. Also, there should be building codes that should make the complex look ap	
CATEGORY	pealing. It is at an ideal intersection, and there are many residents within this proximity.	
Shops,	Address: 4210 Hwy 92, Acworth, Georgia 30102, United States	
Restaurants		
and		
2018-03-23 08:35:28 -0400 Entertainment	We should bring in more retail and restaurants to Northpoint Parkway, especially in th	
ef10099	e Cabela's complex. It would be even nice if something like a movie theater to this are	
6110033	a, so that entertainment demand scan be fluffed, as Cherokee County can earn mone	
CATEGORY	y from both Cherokee and Cobb County, as well as travelers on the I-75. Address: 1212 Hwy 92, Acworth, Georgia 30102, United States	
Shops,	A second referring of, nonorm, doorgid oo roe, onnod oldido	
Restaurants		
and 2018-03-23 08:44:48 -0400 Entertainment	1.75 is usually around with twoles and ushiples. There was don't he simples for the day	
Entertainment kulasekara	I-75 is usually crowed with trucks and vehicles. There needs to be signage for trucks t o not take up the travel lanes, which usually causes issues. These tractor trailers are	
nuiastrala	hogging the left lanes. It would also be nice to add another lane of each side, in order	
CATEGORY	to suit the demands of Cherokee and Other Metro Atlanta with their growth, as this str etch gives access to Bartow and Paulding County.	
Traffic	Address: Larry Mcdonald Memorial Highway, Acworth, Georgia 30102, United States	

ENGAGEMENT TOOL: MAP

SW Cherokee

2018-03-23 08:46:59 -0400	Adding Trees between Highway 92 would help the road look nice and appealing, as it		
kulasekara	would benefit the appearance of the area. It would add a nice aesthetic to the area, an d make it look more developed. A great example of this is seen on Towne Lake		
CATEGORY	Parkway. Address: 4235 Hwy 92, Acworth, Georgia 30102, United States		
Community			
Design			
and			
2018-03-23 08:50:14 -0400 Appearance kulasekara	Compared to other areas, Highway 92 is very dark and there is not a lot of lighting alo ng the road. It would benefit the area if Highway 92 would be lighted, as to adding stre et lights along the road, since it is a major road in the County itself. It would look attra		
CATEGORY	ctive to drive through as well as add safety to the community, since this is very dim in the night.		
Community	Address: 4881 Hwy 92, Acworth, Georgia 30102, United States		
Design			
and			
2018-04-26 09:05:35 -0400 Appearance ef10099	The Interstate is very loud to the surrounding Residential Areas. It is very disrupting a nd the noise of the vehicles coming from I-75 is really impacting the local communities. There should be sound barriers added both Northbound and Southboun		
CATEGORY	d on I-75, so that the noise levels do not impact this suburban area. Address: I 75, Acworth, Georgia 30102, United States		
Traffic			
Issue			
2018-04-26 09:07:42 -0400	It would benefit the local residents if there was a park near this area, due to the fact th		
ef10099	at the closest one is located all the way near Kellog Creek. It would make the area k more family friendly and attractive.		
CATEGORY	Address: Clark Creek Road, Acworth, Georgia 30102, United States		
Recreation			
2018-04-26 09:12:51 -0400	Priest Road has lacks in safety due to the lack of a clear separation of the road (Doubl		
ef10099	e Yellow Line has faded away). Also, this road looks like it needs to be re patched or repaved due to the condition of the road itself.		
CATEGORY	Address: 5380 Priest Road, Acworth, Georgia 30102, United States		
Safety			
Issue			
2018-06-28 15:48:23 -0400	It seems that there are constant jay-walkers crossing the road to and from the Hamilto		

2018-06-28 15:48:23 -0400 kulasekara	It seems that there are constant jay-walkers crossing the road to and from the Hamilto n Inn. I have almost had a near collision with one and I think that this poses a threat si nce they seem to be always crossing here since there isn't any enforcement of them
CATEGORY	crossing. Address: 5475 Wade Green Road, Acworth, Georgia 30102, United States
Safety	
91122	

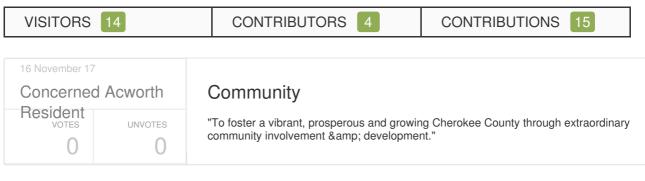
IDEAS

Priority Needs

VISITORS 4	CONTRIBUTORS 1	CONTRIBUTIONS 1
16 November 17 Concerned Acworth Resident VOTES 0 0	Health & Excersize Add improvements to the roads to allow for	bike riders to ride safely.

IDEAS

Community Vision



24 December 17 Kristi31558	
votes 2	UNVOTES
	0

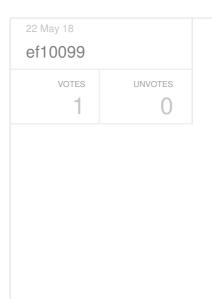
Live/work/play community village

We need to promote commercial which includes retail in the area now that the area ha s the residential to anchor these types of businesses. We have enough industrial in th e area. If you continue to flood this market with industrial you will completely change t he area from what was planned for it and what the residents that live and work income risk this area want it to be to more of an logistic industrial area. As it stands th e existing industrial warehouses have many vacancies. Please help promote business es in this area that are good for community and that will benefit us and the county.



Residential rezonings - minimum of 1/2 acre lot size

Any future residential rezonings should be limited to a minimum of 1/2 acre lot size. A compelling case could be made that a minimum should be even larger than that. It is i mpossible to maintain the low-density necessary for this area by continuing to build at the current densities which have been inexplicably supported by the county.

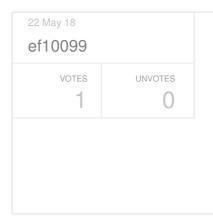


Rezone Areas so that Industrial zones do not fall too close to Residential Areas

We need to regulate the amount of Industrial zones that we are allowing in Southwest Cherokee, especially the ones that fall way to close to local neighborhoods (Woodstock Road and Highway 92). This area should be developed to allow for appealing commercial zones and things such as restaurants. Also, we need to make sure that Industrial zones stay near the Cherokee 75 Corporate Park. The issue is tha t we have companies that see that they can get cheaper land by simply moving more east on Highway 92. The issue with that is it is coming in proximity to many residential areas. Allowing for these companies to establish Industrial Zones would ha ve a big impact on the local population. With Highway 92 already having heavy traffic, especially during the morning hours, it would make the traffic situation worse than it al ready is. We need to make sure that Industrial Zones are not established East of the i ntersection of Highway 92 with Priest Road/Little Ridge Road. We should rezone thes e land so that they do not bring these companies, which will lead to local property valu es to drop.

IDEAS

Community Vision



Limit the Amount of Townhomes and smaller housin gs from being built

We need to limit the amount of Townhouses being built in the area as well as massive projects that seem to building huge subdivisions with high density. This woul d impact the area since it would bring more traffic to the area and it seems that develo pers try to build as much as possible just to earn more profit. We need to preserve Ch erokee County, including Acworth, since it is a very Strategic and appealing spot to b e in as it has easy access towards I-75, especially for the commuters to Atlanta. We a lso need to realize that there seems to be a correlation with lower-income families moving into town homes, and it leads to more issues like crime and drugs in the area.

UNVOTES O

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Acworth Park/Greenway Creation

I would suggest to make a Park that would be beneficial for the whole area. Patriots P ark was just built and it is only a mile away from Hobgood Park. A Park should be con sidered to be built in the area or a Greenway that would connect future developments. This would help the area a lot. There should also be facilities like Basketball courts. It seems that some people outside of certain subdivisions constantly trespass into other neighborhoods that have amenities. It would also help to require new home builders t o establish amenities so that these problems would not become an issue in the future. If we establish these facilities, it would make the community more attractive to new re sidents, and therefore, boosting house prices.

22 May 18 kulasekara								
VOTES	UNVOTES							

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CHEROKEE COUNTY

SOUTHWEST CHEROKEE TARGET AREA REPORT

CHEROKEE COUNTY COMPREHENSIVE PLAN SUPPORT July 2018



JACOBS ENGINEERING GROUP INC. Ten 10th Street, NW, Suite 1400 Atlanta, Georgia 30309 United States T +1.404.978.7600 F +1.404.978.7660 www.jacobs.com

SOUTHWEST CHEROKEE

INTRODUCTION

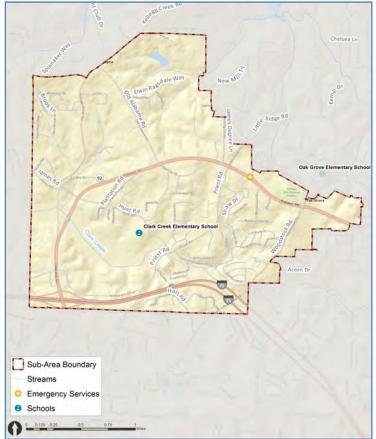
As part of the 2017 Comprehensive Plan Update, Cherokee County identified six target areas for more detailed study: Ball Ground, Waleska, Southwest Cherokee, the Airport Area, Hickory Flat, and Highway 20 East. Each of these six areas was selected for different reasons.

The purpose of the target area detailed study is two-fold: to evaluate existing conditions within the target area, and develop a vision and plan forward for the community. This document is divided into the following sections:

- Introduction
- Who Is In Southwest Cherokee?
- Land Use
- Transportation
- Housing
- Economic Development
- Quality of Life
- Key Issues and Opportunities
- Community Workshop
- Vision
- Implementation

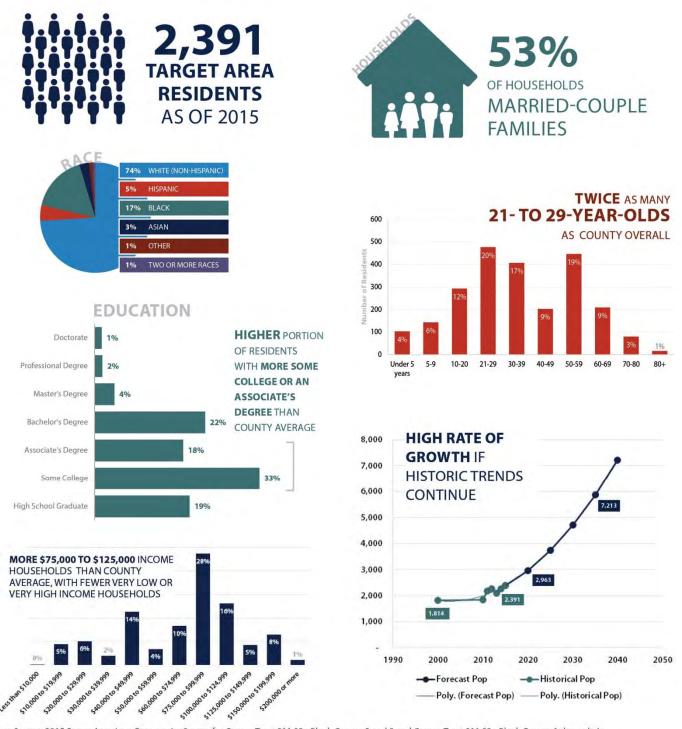
Figure 1: Southwest Cherokee Target Area Map

Since the adoption of the 2008 Comprehensive Plan, this area



of Cherokee County has changed dramatically. During the last decade, residential construction has remained strong but industrial development has taken off. This was fueled by the creation of the SW Cherokee Opportunity Zone, the availability of land/roads/sewer and the Cherokee 75 Business Park, developed by the Cherokee Office of Economic Development. The area is now home to household names, such as Adidas, Papa Johns and Cabela's. The target area vision needs to be update to reflect these changes.

WHO LIVES IN SOUTHWEST CHEROKEE?



Data Source: 2015 5-year American Community Survey for Census Tract 911.02 - Block Groups 2 and 3 and Census Tract 911.03 - Block Groups 1 through 4. Historical data from previous ACS surveys.

LAND USE - EXISTING CONDITIONS

The 4,244-acre (6.63-square-mile) Southwest Cherokee target area has a more diverse mix of existing uses than many of the other target areas, including large shares of residential, agricultural, and transportation, communication, and utilities uses. Residences make up 33 percent of the total land area and are spread out throughout the target area, including some lower density, older neighborhoods and higher density, newly built subdivisions. Agriculture, forestry, fishing, and hunting uses are 27 percent of the total land area and located primarily in the northern part of the target area on either side of Old Alabama Road, with pockets of agricultural use interspersed elsewhere.

Of this rural area, 1,200 acres are already zoned for higher intensity development. Transportation, communication, and utilities account for 14 percent of land area, most of which is roadways. The remaining 26 percent of the target area is a mix of uses, including recreational areas around Clark Creek, manufacturing and wholesale trade adjacent to I-75 and Highway 92, commercial uses along Highway 92, local schools, and several undeveloped commercial sites already prepped and ready for construction.

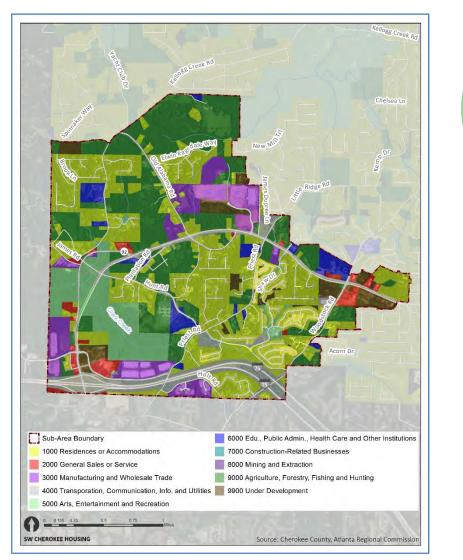
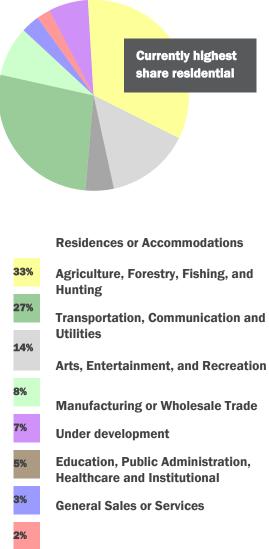


Figure 2: Southwest Cherokee Existing Land Use Map



DRAFT LAND USE - ZONING

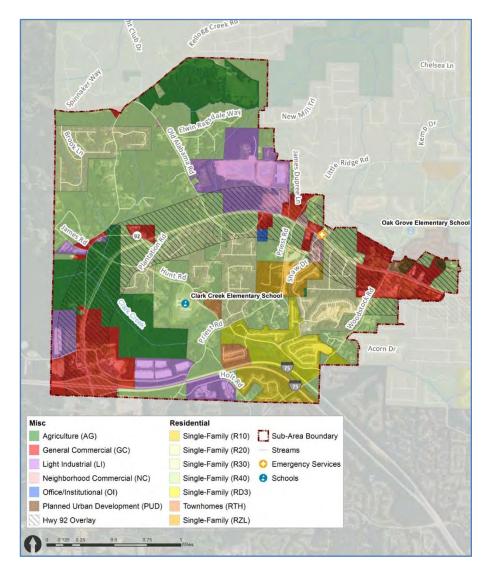
The entire target area is unincorporated, falling under the jurisdiction of Cherokee County zoning. It includes a variety of zoning districts, with low-density, single- family residential categories (R40, R30 and R20) making up the largest share. These categories allow neighborhoods with densities between 1.08 and 2.18 du/ac, front setbacks of 30' to 50', and maximum lot coverage of 30 percent. Several other, higher density singlefamily detached zoning districts are allowed within the target area, including R10, RD3, and RZL, along with the townhome district, RTH.

General Agriculture (AG) applies to a significant portion of the target area, but is concentrated in two locations: the land surrounding Clark Creek (U.S. Army Corps property) and a tract near the intersection of Old Alabama Road and Kellogg Creek Road.

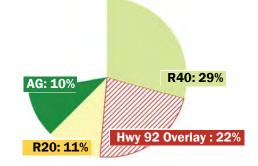
Commercial uses are permitted surrounding the I-75 interchange and along portions of SR 92, including General Commercial (GC), Light Industrial (LI), and a limited amount of Office/Institutional (OI). Heavy Industrial (HI) is not permitted.

Much of the target area (22 percent) also falls under the Highway 92 Village Ordinance, an overlay district along SR 92 that provides development standards applied in conjunction with permitted uses and other regulations of the underlying base zoning districts. Its intent is to encourage mixed use development, rather than strip commercial development, along the Highway 92 corridor. The overlay encourages master planned development and requires buildings to be constructed in eighteenth and nineteenth century architectural styles with large buffer zones adjacent to residential neighborhoods. Additional regulations include streetscaping requirements, underground utilities, required building materials, and signage restrictions.

Figure 3: Southwest Cherokee Zoning Map



73 percent of total land area falls under one of **four zoning categories**: R40, Hwy 92 Overlay, R20, and AG



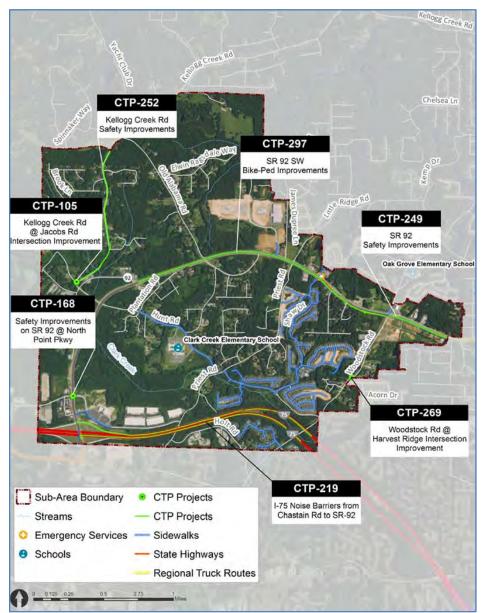
TRANSPORTATION

The Southwest Cherokee target area features the only direct connection to I-75 in Cherokee County. located at Exit 277 on Highway 92. I-75 is a designated **Regional Truck Route and** significant source of passenger traffic with 94,000 vehicles passing by each day. The access point has already attracted some highwayoriented development-- such as big box retail. hotels. and warehouses-and undeveloped land near the highway presents additional commercial development opportunity. There are no airports or railroads in or adjacent to the target area.

Other major roads within the target area include Highway 92, Woodstock Road, Hunt Road, and Old Alabama Road. Older residential areas typically have dendritic, disconnected road networks. Newer subdivisions often have organic, connected internal road networks, but are connected to the broader road network by a single access point.

Sidewalks have been built in new subdivisions within the target area, along Hunt Road, and along Hwy 92 but are largely missing in older neighborhoods and along most major roads. There are no existing on-road or off-road bicycle facilities.

Figure 4 shows the planned transportation improvements outlined by the Cherokee County Comprehensive Transportation Plan. Most of the planned projects are intersection improvements, safety improvements, or pedestrian and bicycle improvements. Barriers to prevent noise from I-75 from carrying into the target area will be constructed between Highway 92 and Chastain Road. Figure 4: Southwest Cherokee Key Comprehensive Transportation Plan Projects



KEY PLANNED PROJECTS

CTP-249: Highway 92 Safety Improvements
 CTP-252: Kellog Creek Rd Safety Improvements
 CTP-249: Highway 92 Safety Improvements

HOUSING

Housing is the dominant land use within the Southwest Cherokee target area. It is a mix of older, well-established neighborhoods and newer developments, with Centennial Lakes dominating the market for newer construction.

The majority of housing (91.5 percent) within the target area is single-family detached, with small amounts of single- family attached units and mobile homes. Occupancy is extremely high at 99.1 percent, with 89.8 percent of those units occupied by owners. According to dates when units were built, there were large spikes in housing construction between 1980 and 1989, and between 2000 and 2013.

Housing values are considerably lower than the county as a whole.

Kellogg Creek R. Twin Pines Ide Cedar Creek McCollum Acres Crawford Vineyard Chelseal Salem Woods Centennial Lakes (North) imberlake North entennial Lakes (East) Centennial Lakes (South) odcreek **Plantation Walk** Emerald Forest East Emerald Oaks stwood Station Sub-Area Boundary Residential Uses 0.125 0.25 0.5 0.75

Figure 5: Southwest Cherokee Residential Areas Map





Examples of housing in the target area



ECONOMIC DEVELOPMENT

Target area residents have a high percentage of labor force participation (75.4 percent), and a low rate of unemployment (4.5 percent). Most residents are private wage or salary workers, and there is relatively low proportion of workers who are self-employed. Comparatively large percentages of workers participate in Retail, Professional/Scientific/Management/Administration/Waste Management, and Arts, Entertainment, Recreation, and Hospitality.

Industry and business is primarily located in two parts of the target area: near the I-75 exit (Exit 277) at SR 92 and along Northpoint Parkway, and at Cherokee 75 Corporate Park, located at SR 92 and Cherokee Parkway. These locations primarily consist of light industrial uses, with an emphasis on warehousing and logistics.

Retail is not a major component of the target area, but this could be changing. In 2014, a 100,000-square foot Cabela's opening near the I-75 exit. This massive retail outlet employs approximately 200 people, and is a regional shopping draw.



Cabela's Retail Store



Inalfa Roof Systems

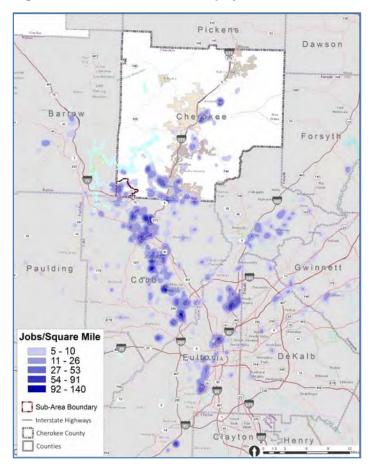


Figure 6: Southwest Cherokee Employment Destinations

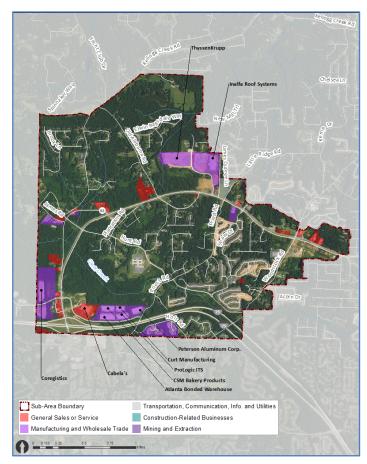


Figure 7: Southwest Cherokee Economic Development

QUALITY OF LIFE

Quality of life in the target area primarily centers on access: access not only to I-75, but also to regional amenities such as Lake Allatoona, located just to the west. The area also benefits from the highly-rated Clark Creek Elementary School, and public safety services provided by Cherokee County's Sheriff's Office/Fire Station 19.

Aside from recreation facilities associated with private residential developments, there are no parks within the target area. However, Lake Allatoona is located immediately to the west, and is easily accessible for a variety of water- and land-based recreation activities.



Clark Creek Elementary



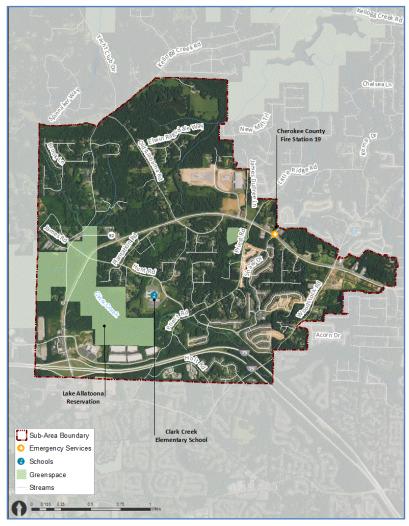
Lake Allatoona



Cherokee County Fire Station



Figure 8: Southwest Cherokee Quality of Life Map



COMMUNITY WORKSHOP



LOVE

Proximity to natural areas

Convenient regional access

CHANGE

- Get rid of impound lot at Victory Drive and Kellogg Creek Road
- Build less

PHYSICAL IMPROVEMENT

- Improve appearance of SR 92
- Signal improvements at SR 92 and Bells Ferry Road
- Add gateway feature at I-75 interchange
- "No trucks" sign at SR 92 and James Dupree Lane

Members of the Southwest Cherokee community met to develop a shared vision; provide feedback on the Future Development Map; and analyze strengths, weaknesses, opportunities, and threats (SWOT). Key themes included:

VISION

- Some disagreement between residents and the business community over the future of the area
- Both groups agreed the area should be environmentallyfriendly, promote access to nature, and feature recreational amenities that support an outdoor lifestyle
- Neighborhoods should be protected as quiet, safe, community-oriented, and suburban in nature
- Commercial areas should be an economic anchor and growth center within the county, supporting an innovative and entrepreneurial spirit; they may include a mixeduse village, corporate corridor, and family-friendly entertainment.
- Transportation should be safe, multi-modal, and supportive of a healthy lifestyle

FUTURE DEVELOPMENT MAP

Participants reviewed the 2030 Future Development Map and character area descriptions. Recommended changes to the map boundaries are shown in Figure 9 on page 12. Recommended modifications to the character area descriptions included:

- Workplace Center: Consider guidelines for locations of high-intensity residential uses and add transition and buffer requirements around intense uses; support mixeduse development and road improvements
- Natural Preserve: Support existing description
- Suburban Growth: These areas have been built out more since the description was written, so "limited existing development" may no longer be appropriate
- Suburban Living: Large senior housing may not be appropriate
- Community Village: Add access management as an implementation measure
- Development Corridor: Allow vertical mixed use and pay special attention to access management to minimize intrusion of freight on nearby residential neighborhoods

COMMUNITY WORKSHOP

SWOT ANAYLSIS

Positive

Negative

STRENGTHS

- Only direct access to I-75 in Cherokee County
- Lack of congestion
- Proximity to Lake Allatoona and Red Top Mountain
- Good schools
- Nearby shopping
- Employment opportunities
- Tree cover
- Strong housing demand

OPPORTUNITIES

- Leverage proximity to Chattahoochee Technical College and Kennesaw State University
- Room for growth
- Close to Lakepoint
- Preserve remaining natural areas
- Update zoning to protect residential areas
- Encourage mixed-use development

WEAKNESSES

- Aging and abandoned housing
- Lack of bicycle facilities and parks
- High vehicular speeds and few streetlights
- Poor architectural standards in the Highway 92 Overlay
- Roads, especially I-75
- Perception of crime and drug usage
- Lack of retail, restaurants, and hotels

THREATS

- Traffic, especially freight traffic
- Road safety
- Decline in quality of residential neighborhoods
- Unintended consequences of the Highway 92 Overlay
- Clearcutting



Current

KEY ISSUES AND OPPORTUNITIES

Through the existing conditions analysis and public engagement a number of issues and opportunities were identified.

ISSUES

- Aging and abandoned housing. Much of the housing in the target area was developed back in the 1980's, and is in need of reinvestment. The poor condition of the housing also feeds the common perception of crime in the area.
- Lack of blcycle facilities and parks. The target area does contain a number of private recreation facilities and is in close proximity to Lake Allatoona, but there is a need for trails to link everything together.
- Traffic Congestion, high vehicular speeds and few streetlights. Highway 92 can often be a barrier to pedestrian and cyclists due to its high volume of truck traffic and high design speed. Few streetlights also makes it difficult for vehicles to enter the highway.
- Vague architectural standards in the Highway 92 Overlay. The Highway 92 overlay is difficult to administer and calls for 18th and 19th century architecture without any guidance on specific styles.
- Lack of retail, restaurants, and hotels. Workers and visitors to the growing Cherokee 75 Corporate Park lack supportive retail and hospitality services in close proximity. There are facilities closer to the the interstates in Acworth and to the east, but nothing very convenient.

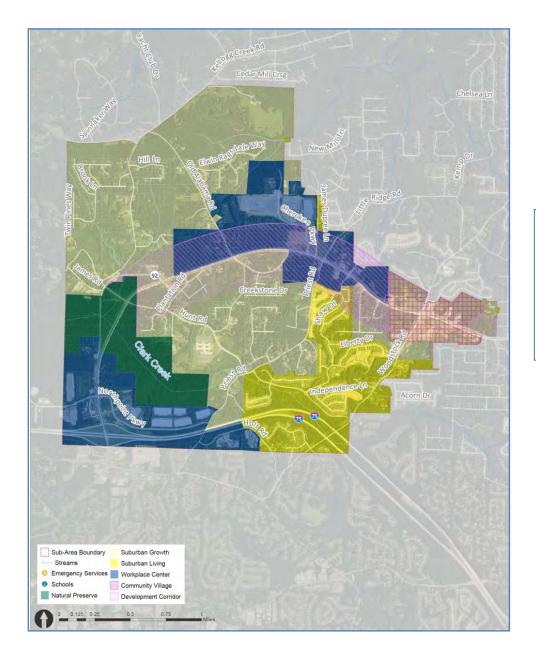
OPPORTUNITIES

- Job Training. Employers in the target area should leverage their proximity to Chattahoochee Technical College and Kennesaw State University to recruit skilled workers.
- Room for growth. Much of the Target Area is still undeveloped, offering an opportunity to preserve natural areas and accommodate appropriate new development. Its proximity to regional job centers and the interstate will attract further development.
- **Close to regional amenities.** The target area is relatively close to Lake Allatoona and the rapidly growing LakePoint Sporting Community in Bartow County just north on I-75.
- Land use controls. There is an opportunity to update the zoning ordinance to protect residential areas, and encourage mixed-use development.

VISION

Character areas are the physical expression of the community's vision statement. Participants in the engagement process reviewed and provided feedback on the descriptions and boundaries of the six character areas present within the Southwest Cherokee target area. Figure 9 shows an updated character map based on land use changes since the last Comprehensive Plan, input from the public, and alignment with the revised vision. Changes in the map reflect the realignment of SR 92, and desire to enhance the established residential areas between SR 92 and I-75, and the growth of the Cherokee 75 Corporate Park and the retail center at the intersection of I-75 and SR 92.

Figure 9: Revised Future Development Map



Input from community members shaped the vision statement for the Southwest Cherokee target area, shown below.

"A balanced community with both innovative, mixed-use nodes and quiet residential neighborhoods, economic growth and environmental preservation, and convenient access to the outdoors and the metro area."

IMPLEMENTATION

The following policies are recommended to both address the identified issues in the Southwest Cherokee target area and capitalize on opportunities.

POLICY 1: Encourage more supportive retail, hospitality, and

mixed-use along the SR92 Corridor. One of the biggest needs for residents and employees in the area is additional commercial development, in particular retail, personal services, and restaurants. To achieve this, additional housing will need to be built in the area to create a larger market for these uses.

POLICY 2: Preserve prime land with good transportation access

for industrial uses. There is an inherent land use struggle in this character area between the need for housing and retail space to support local industry and the preservation of prime land for industrial uses to support the county tax base.

POLICY 3: Encourage greater housing options. Most of the available housing in the area is single-family homes that will not necessarily support the corporate parks or nearby colleges. In addition, more options would support a greater range of households and lifestyles.

POLICY 4: Support job training and matching programs. To meet the demand for qualified and skilled employees, the county needs to continue its support of job training and matching programs and good relationships with local colleges.

POLICY 5: Support the construction of pedestrian and bicycle

facilities. The SW Cherokee Target Area is lacking in pedestrian and bicycle facilities for both recreation and alternative modes of travel between local housing and industry.

POLICY 6: Support the development of parks and amenities. The SW Cherokee area is lacking in parks for active and passive recreation. There is a need for sports fields and playgrounds to serve the growing number of young families. This area is also on the edge of Lake Allatoona but there is limited access to the Corps property. There is a great opportunity to connect residents and employees to this natural asset.

WORK PLAN

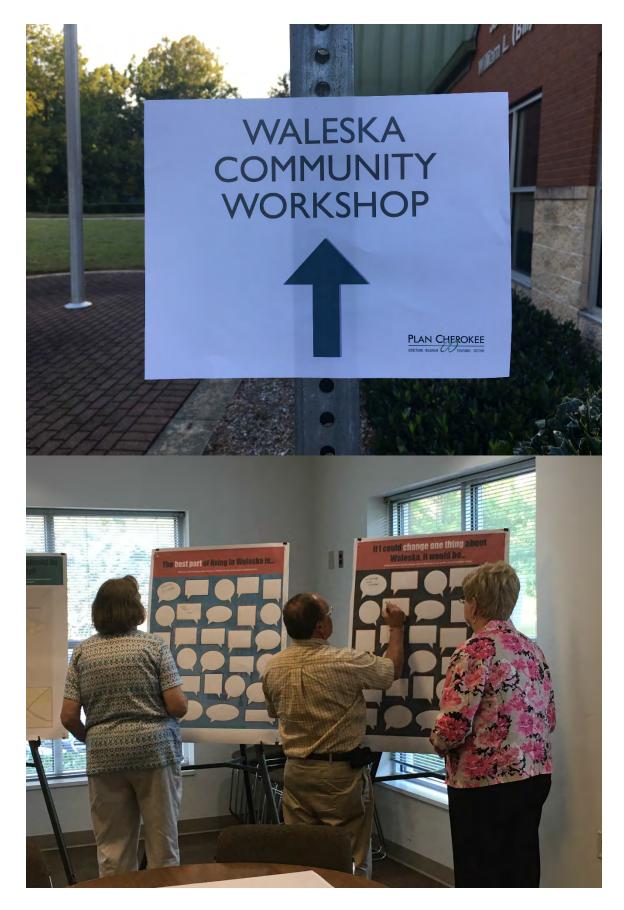
No.	Action	Year					Responsibility	Cost
		2018	2019	2020	2021	2022		
SW -1	Critical assessment of the SR92 Overlay District- within the target area.	х	х				Cherokee County Planning	Staff Time
SW-2	Develop an SW Cherokee Market Study to assess retail and service needs			x			Cherokee County Planning / COED	\$25,000
SW-3	Create a pedestrian and bicycle master plan for the SW Cherokee Area or as part of an overall county planning effort			x			Cherokee County Planning / Engineering	\$80,000
SW-4	Pursue the acquisition of land for an active park (on-going)	x	x	х	х	x	Cherokee County Parks and Recreation	Staff time plus acquisition and development costs
SW-5	Connect public facilities with trails and natural corridors	x	x	X	Х	х	Cherokee County Parks and Recreation / COED	Staff time plus acquisition and development costs



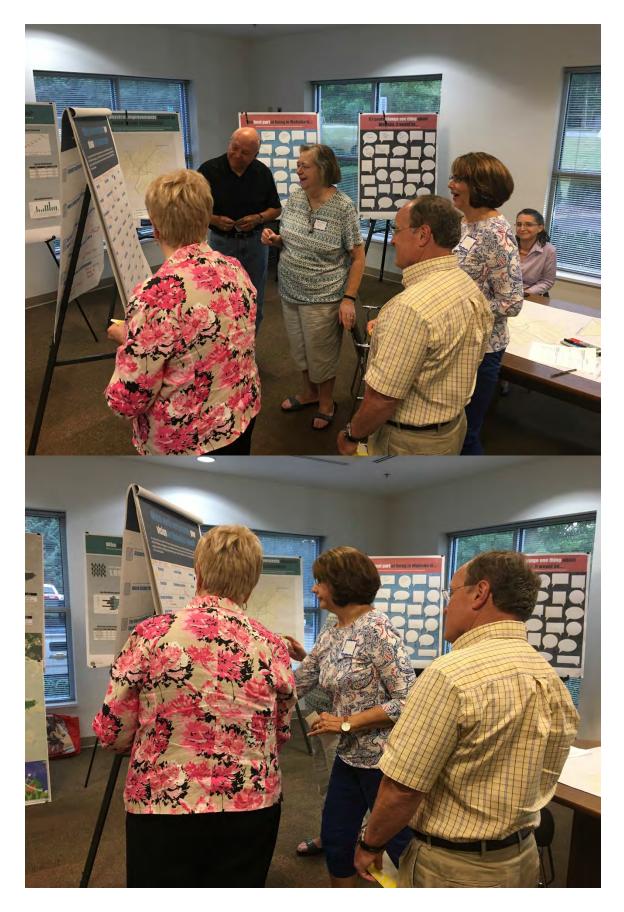




Waleska Target Area Workshop



Waleska Target Area Workshop



Project Report 22 May 2017 - 04 July 2018

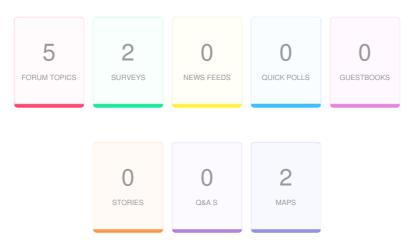
Land Use Plan Waleska

engagement ho

Visitors Summary Highlights MAX VISITORS PER DAY TOTAL VISITS 100 5 196 NEW REGISTRATIONS 50 6 ENGAGED INFORMED AWARE VISITORS VISITORS VISITORS 1 Jul '18 1 Jul '17 1 Jan '18 5 83 151 Visitors Pageviews **New Registrations**

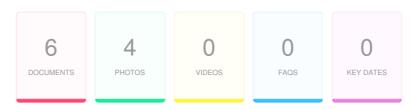
Aware Participants	151	Engaged Participants		5	
Aware Actions Performed	Participants	Engaged Actions Performed	Registered Unverified		Anonymous
Visited a Project or Tool Page	151		riogiotoroa	envenied	, nonymous
Informed Participants	83	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	5	0	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	5	Participated in Quick Polls	0	0	0
Downloaded a document	27	Posted on Guestbooks	0	0	0
Visited the Key Dates page	19	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	61	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	5				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors		Contributors	
		Toor Status	VISICOIS	Registered	Unverified	Anonymous
Forum Topic	Target Area Workshop	Published	3	0	0	0
Forum Topic	Vision for Waleska's Future	Published	3	0	0	0
Forum Topic	Existing Conditions Assessment	Published	2	0	0	0
Forum Topic	Types of Growth	Published	2	0	0	0
Forum Topic	Growth in Waleska	Published	1	0	0	0
Мар	Downtown Waleska	Published	14	0	0	0
Мар	Reinhardt Campus	Published	4	0	0	0
Survey Tool	Waleska Survey	Archived	18	5	0	0
Survey Tool	Waleska Survey-for preview use only	Draft	1	0	0	0
ldeas	Community Vision	Published	2	0	0	0
ldeas	Implementation Strategies	Published	1	0	0	0
ldeas	Opportunities	Published	1	0	0	0
ldeas	Priority Needs	Published	1	0	0	0

INFORMATION WIDGET SUMMARY



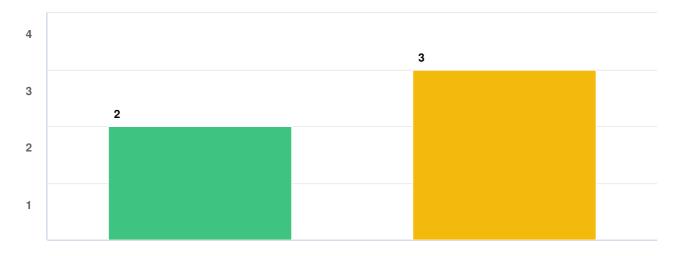
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Key Dates	Key Date	19	19
Document	Waleska Future Development Map	10	11
Document	Cheorkee Snapshot	10	15
Document	Waleska Workshop Summary	9	11
Document	Kick-off Presentation	8	10
Document	Joint Comprehensive Plan	7	8
Document	Waleska Workshop Presentation	0	0
Photo	Photo Sep 21 7 28 52 Pm	5	5
Photo	Photo Sep 21 7 28 35 Pm	5	5
Photo	Photo Sep 21 6 27 16 Pm	4	4
Photo	Photo Sep 21 6 27 51 Pm	3	3

ENGAGEMENT TOOL: SURVEY TOOL

Waleska Survey

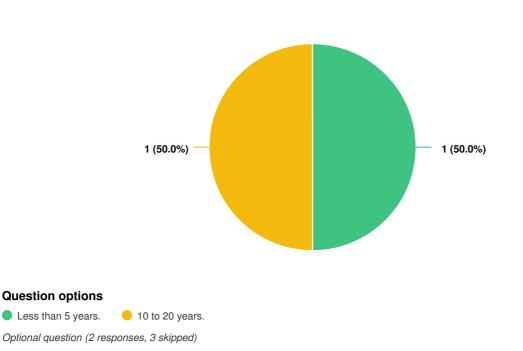


What is your relationship with Waleska? Select all that apply.



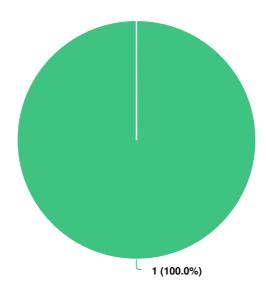
Question options





How long have you lived in the city of Waleska?

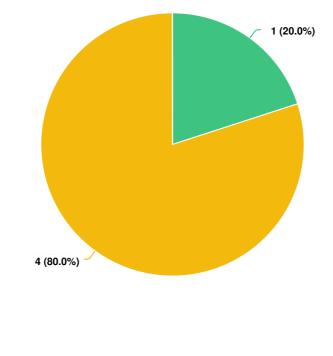
If you moved to the city from elsewhere, what brought you to Waleska?



Question options

Housing affordability and value

Optional question (1 responses, 4 skipped)



Are you familiar with Waleska's Future Development Map?

Optional question (5 responses, 0 skipped)

Question options

🔴 No

Yes

2 Guide growth 1 1 1 Improve infrastructure 1 2 1 Ensure housing options 1 3 Provide community 2 1 1 services Attract and support 2 1 businesses 1 2 3 4 5 6 **Question options** Excellent Very Good Average Below Average Poor

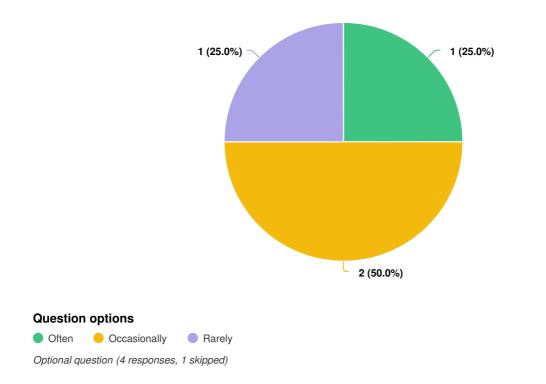
How well does Waleska?

Optional question (5 responses, 0 skipped)



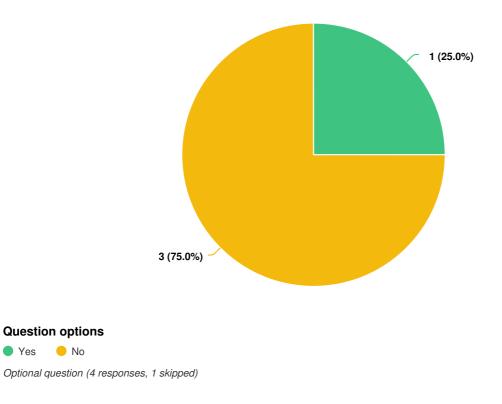
What are the top areas for Waleska to focus on in the future?

Top Priority
 2nd
 3rd
 Optional question (5 responses, 0 skipped)



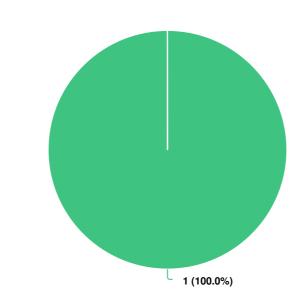
How often do you buy goods and services in the city of Waleska?

When you are in Waleska, is your home, business or school located in walking distance to nearby amenities?



Yes



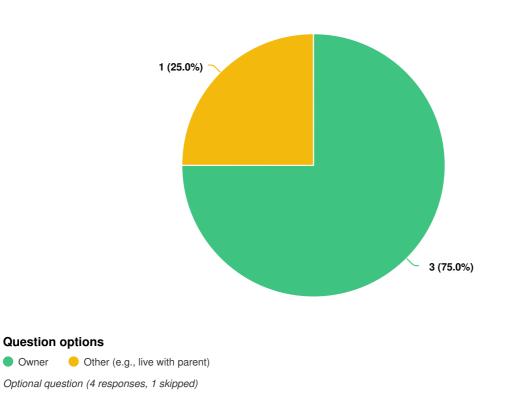


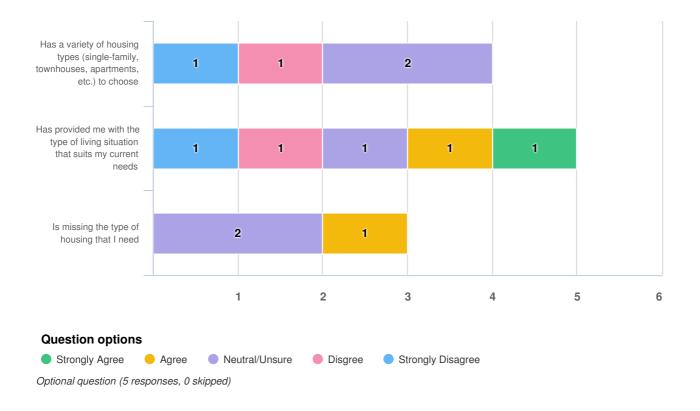
I am currently a(n):

Question options

No

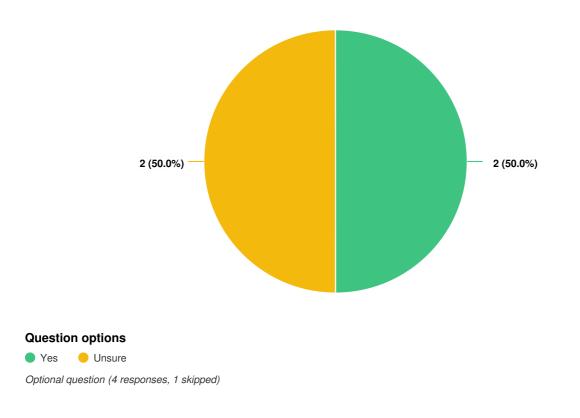
Optional question (1 responses, 4 skipped)

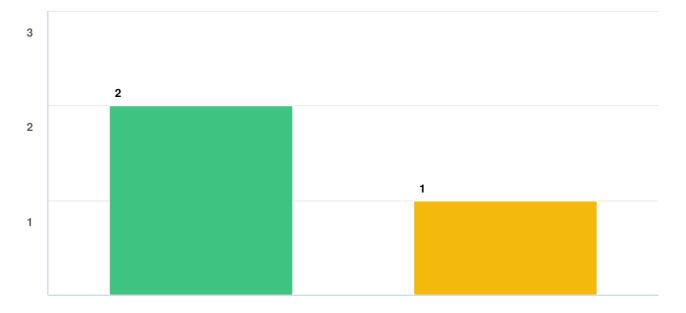




I believe that Waleska:

Do you plan to make Waleska your home for at least the next 20 years?



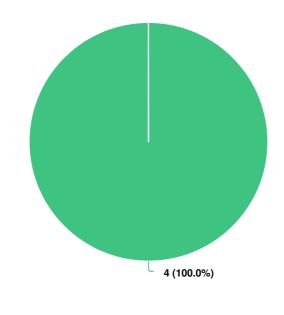


What reasons would push you to leave Waleska? Select all that apply.

Question options

Missing services/shopping
 Other
 Optional question (5 responses, 0 skipped)

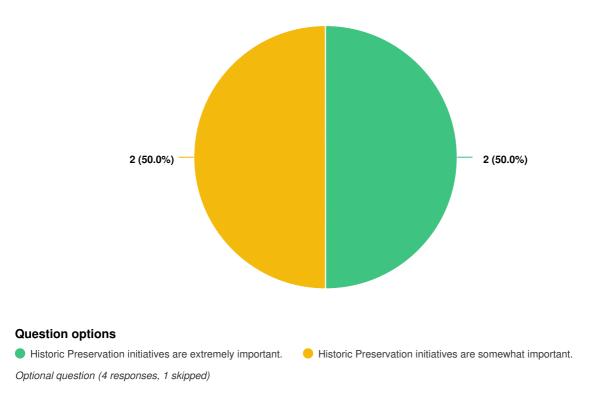
How well does the city of Waleska provide opportunities for seniors to participate in the community? I.e., senior activitie...



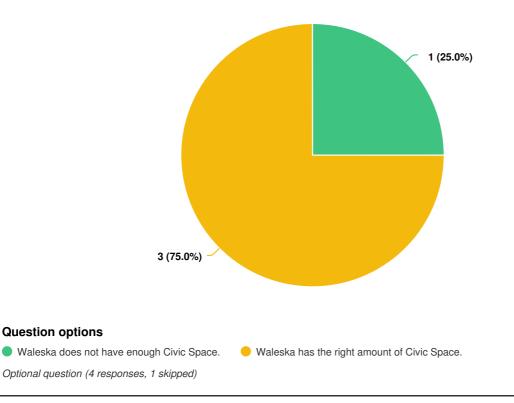
Question options

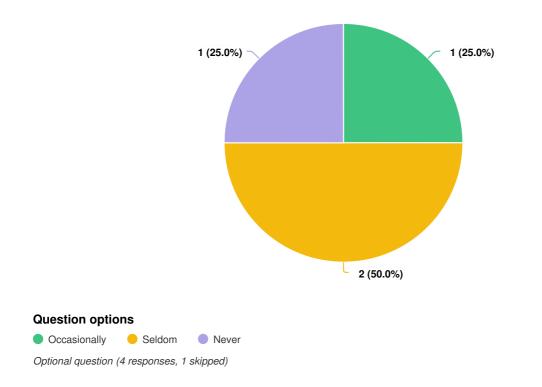
Neutral
 Optional question (4 responses, 1 skipped)

Historic Preservation seeks to retain older structures (homes, commercial buildings, etc.) and sites to maintain the histor...



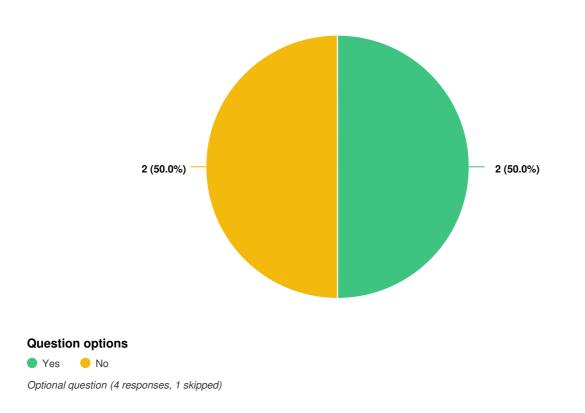
Civic Spaces include public parks, plazas, squares, recreational areas, trails, or greens. Which statement do you agree wi...

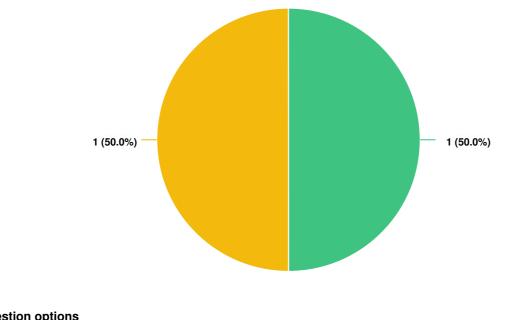




How often do you visit any of the civic spaces within Waleska?

Are you aware of any of the career development programs in Cherokee County, such as Mobile Career Lab, Cherokee Career Expo...





Have you taken advantage of any of these career programs?

Question options

😑 No

Yes

Optional question (2 responses, 3 skipped)

CHEROKEE COUNTY WALESKA TARGET AREA REPORT

CHEROKEE COUNTY COMPREHENSIVE PLAN SUPPORT May 2018



JACOBS ENGINEERING GROUP INC. Ten 10th Street, NW, Suite 1400 Atlanta, Georgia

30309 United States T +1.404.978.7600 F +1.404.978.7660 www.jacobs.com



INTRODUCTION

As part of the 2017 Comprehensive Plan Update, Cherokee County identified six target areas for more detailed study: Ball Ground, Waleska, Southwest Cherokee, the Airport Area, Hickory Flat, and Highway 20 East. Each of these six areas was selected for different reasons.

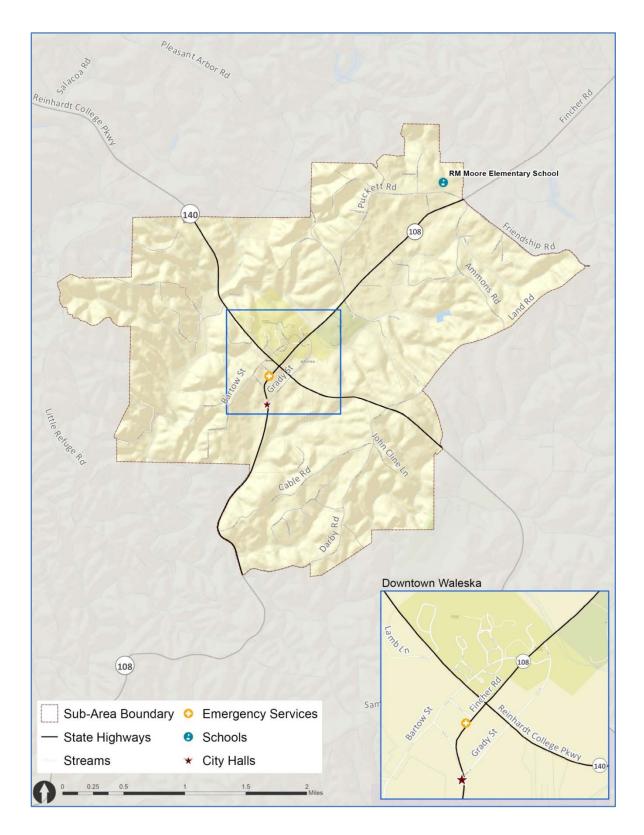
The Waleska target area was selected because it is a distinct place in the county. Although it is an incorporated municipality, Cherokee County serves as planning staff for the City of Waleska. Figure 1 illustrates the target area, which includes all of the incorporated area of Waleska as well as contiguous areas that are likely to see growth over the next 10 to 20 years.

Incorporated in 1889, Waleska is named after Warluskee, the daughter of a Native American chief who lived in the area. Historically, the town was home to diverse industries, including grist mills, timber businesses, tobacco manufacturing, and mineral development. In addition, Waleska was always a college town—Reinhardt University was founded in 1883. The purpose of the target area detailed study is two-fold: to evaluate existing conditions within the target area, and develop a vision and plan forward for the community. This document is divided into the following sections:

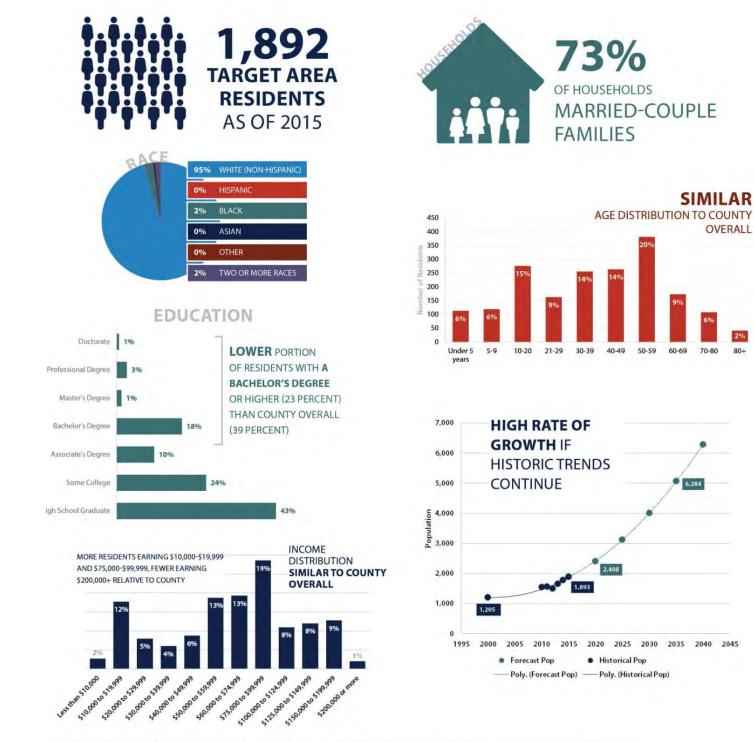
- Introduction
- Who Is In Waleska?
- Land Use
- Transportation
- Housing
- Economic Development
- Quality of Life
- Key Issues and Opportunities
- Community Workshop
- Vision
- Implementation

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Figure 1: Waleska Target Area Map



WHO LIVES IN WALESKA?



Data Source: 2015 5-year American Community Survey for Census Tract 902 - Block Groups 1, 2, and 3. Historical data from previous ACS surveys.

80+

LAND USE - EXISTING CONDITIONS

The Waleska target area encompasses 5,128 acres (8 square miles) of land, including the 941 acres within the City of Waleska and 4,187 acres in the surrounding area. The principal existing land use within the target area is agriculture, forestry, fishing, and hunting, accounting for 54 percent total land area. Residences comprise 27 percent of the total land area and are primarily single-family detached homes on large lots, often with

substantial tree buffers between parcels. A higher than typical share of the land within the target area is dedicated to education, public administration, healthcare, and institutional uses (11 percent total land area) due to the presence of Reinhardt University, a major landowner in the core of Waleska. General sales or service uses are sparse and concentrated around SR 140 and SR 108, making up less than one percent of the total land area.

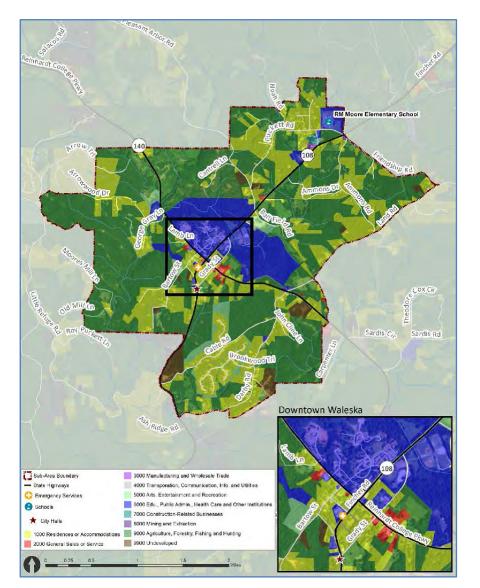


Figure 2: Waleska Existing Land Use Map

	Most common use is agriculture, forestry, fishing, and hunting				
54%	Agriculture, Forestry, Fishing, and Hunting				
27%	Residences or Accommodations				
11%	Education, Public Administration, Healthcare and Institutional				
3%	Transportation, Communication and Utilities				
2%	Undeveloped				
2%	Arts, Entertainment, and Recreation				
<1%	General Sales or Services				

LAND USE - ZONING

Because the target area includes both the City of Waleska and portions of unincorporated Cherokee County, two sets of zoning regulations govern land use within the area. Of the 2,779 acres currently used for agriculture, forestry, fishing, and hunting, 600 acres are zoned for more intensive development.

Within the City, the majority of land (56 percent) is zoned Office/Institutional (01), most of which is Reinhardt University. Estate Residential (R80) is the second most prevalent city zoning category (26 percent of total land area), allowing single-family homes with a maximum density of 1 dwelling units per two acres (du/ac). The development standards for all city zoning districts require deep setbacks (35' to 75' front setbacks) and low lot coverages (25 to 30 percent), discouraging compact development.

Most of the land in the unincorporated area (78 percent) is zoned General Agriculture (AG), promoting rural character, agriculture, and livestock production and discouraging suburban residential or commercial development. Low density residential zoning districts account for most of the remaining unincorporated land (22 percent), including Estate Residential (R80 and R60) and Single-family Residential (R40). Development standards for these residential categories are similar to the equivalent city districts.

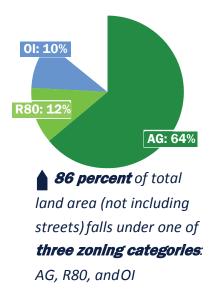
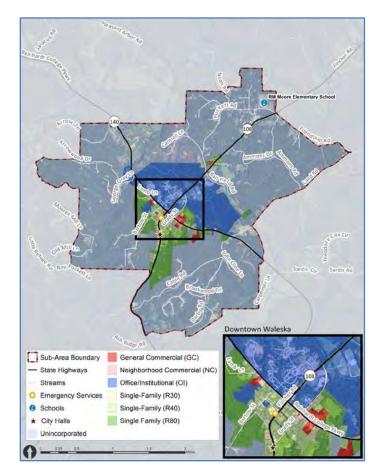
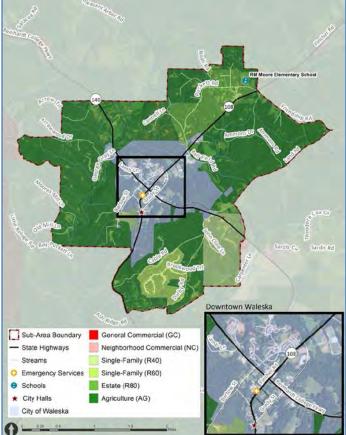


Figure 3: Waleska Zoning Maps: City (Left) and County (Right)





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TRANSPORTATION

The main thoroughfares in the target area are Reinhardt College Parkway (SR 140) and Fincher Road (SR 108), both two-lane state routes operating below their carrying capacity. Their intersection forms the historic crossroads of the community and continues to be the center of business, civic, and educational activity in Waleska. Beyond the core, most roads are disconnected, branching, residential streets. There are no traffic signals within the target area.

The target area does not have direct access to an interstate, and there are no designated Regional Truck Routes through the area, according to the Atlanta Regional Commission There are no railroads or airports in or adjacent to Waleska.

Sidewalks are prevalent in Downtown Waleska, around Reinhardt University, and in newer subdivisions, but are typically missing in older and more rural residential areas. There are no dedicated on-road or off-road bicycle facilities in the target area. Fixed route transit does not operate within the target area, but the Cherokee Area Transportation System (CATS) does allow residents to make advance reservations for on-demand transit service.

Several planned transportation improvements have been identified in the recent Cherokee County Comprehensive Transportation Plan and the Regional Transportation Plan, as shown in Figure 4. The majority of planned projects are intersection improvements or realignments, additional sidewalks near the downtown core, and safety improvements. The bridge on George Gray Lane over Shoal Creek is scheduled for replacement.

Figure 4: Waleska Key Comprehensive Transportation Plan Projects

CTP-206 Grady St Sidewalks CTP-205 Elem tary Schoo Fincher Rd Sidewalks 140 CTP-147 Replace Bridge on George Gray Lane over Shoal Creek CTP-330 SR 140 Sidewalks CTP-130 Intersection Realignment SR 140 @ Darby Rd/Land Rd Sardis Ci, Sardis Rd **CTP-118** CTP-259 Safety Improvements: Intersection Improvement: Reinhardt College Pkwy Darby Rd from SR 140 to Fincher Rd @ Fincher Rd/College St CTP-276 Intersection Improvement: SR 108 @ Cable Rd Sub-Area Boundary State Highways **CTP** Intersectiion Projects C Emergency Services CTP Road and Sidewalk Schools Projects ★ City Halls Sidewalks

KEY PLANNED PROJECTS

CTP-118: Intersection Improvement at Reinhardt College Pkwy and Fincher Rd
 CTP-205: Fincher Rd Sidewalks
 CTP-330: Reinhardt College Pkwy Sidewalks



HOUSING

Housing in the Waleska target area is similar to other parts of Cherokee County: the vast majority of units are singlefamily detached (84.1 percent), with a small percentage of mobile homes (12.1 percent). Occupancy rates are high (98.0 percent) as is homeownership (82.6 percent). These are very high owner-occupancy rates for a town with a large student population. Approximately 800 students live on-campus at Reinhardt University. The age of housing units in the target area closely mirrors that of Cherokee County as a whole: almost two-thirds of all units were built between 1990 and 2009, and very few units (1.5 percent) were constructed in 1949 or earlier. Rental costs are lower than the County as a whole, but housing values are slightly higher.

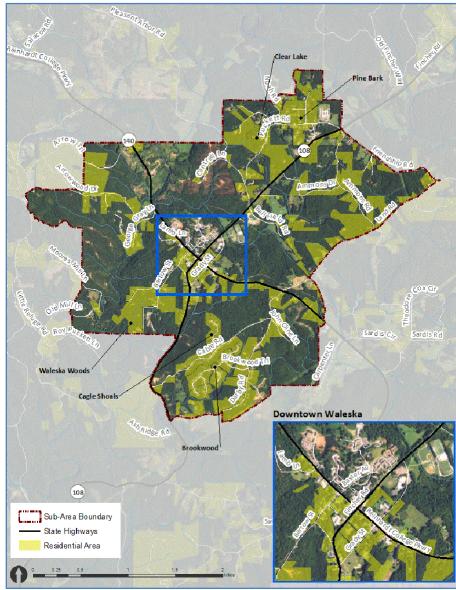
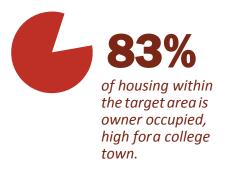


Figure 5: Waleska Residential Areas Map





Examples of housing in the target area, including dorms at Reinhardt College (bottom)



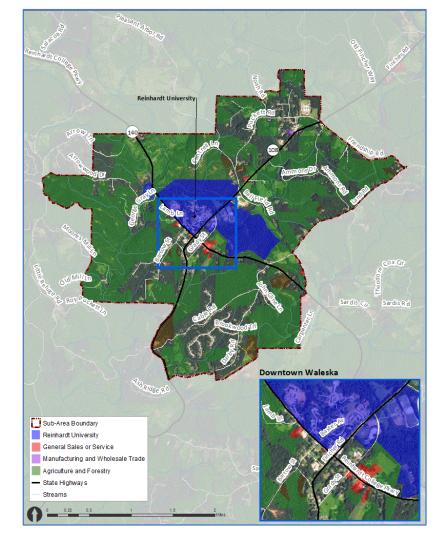
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ECONOMIC DEVELOPMENT

Reinhardt University is the major economic engine of Waleska. The university, founded in 1883, is a private, religious-based undergraduate university of approximately 1,400 students. The university offers over 40 programs of study, and is particularly strong in the arts and humanities. In addition to the economic activity generated through education, the campus also contains a number of destinations for visitors.

As a college town with many students, Waleska's labor force participation is low (60.3 percent). Also expected,, there is a high proportion (22.3 percent) of residents working in education and health care. Other industries with strong representation include arts, entertainment, recreation, and hospitality.

Beyond the university, RM Moore Elementary School is also a significant employer in the target area. In addition, there is a substantial amount of acreage that is in agricultural or timber use.







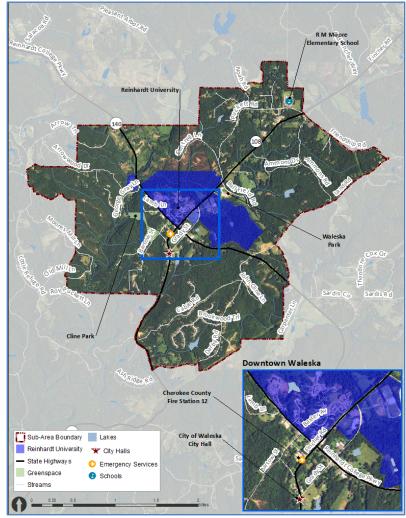
QUALITY OF LIFE

Like many aspects of living in Waleska, quality of life is heavily influenced by the presence of Reinhardt University. The campus contains a number of community amenities, including the Funk Heritage Center, the Falany Performing Arts Center, and the Fincher Visual Arts Center. Notably, the Falany Performing Arts Center brings world-class artists to the community. The university's athletics program, particularly baseball and football, also draws many visitors to Waleska every year.

Outside of Reinhardt University, Waleska is served by Cherokee County Fire Station Number 12, RM Moore Elementary School, Waleska Park, and Cline Park.



Figure 7. Waleska Quality of Life Map





Falany Performing Arts Center



R.M. Moore Elementary School



Reinhardt University Sports

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COMMUNITY WORKSHOP



LOVE

- Friendly neighbors
- Small town feeling
- Rural living with convenient access
 to Canton

Members of the Waleska community met to develop a shared vision; provide feedback on the Future Development Map; and analyze strengths, weaknesses, opportunities, and threats (SWOT). Key themes included:

VISION

• Overall, there is support for the City's existing vision statement:

"A historic small town in the foothills of the Blue Ridge Mountains where lasting friendships and personal connections are valued. The future will build upon the cherished relationship with Reinhardt University through the spirit of a main street village that has as its heart a college town ambience through a mixture of housing, commercial, and entertainment opportunities."

- Desires to be a desired location for small businesses, but they have historically had a hard time establishing and sustaining such businesses in Waleska.
- Consider themselves the best kept secret in the area and want to continue to grow as a small, charming college town surrounded by nature and full of community resources
- Continue to be a walkable, pedestrian-friendly place

FUTURE DEVELOPMENT MAP

Participants reviewed the 2030 Future Development Map and character area descriptions. Recommended changes to the map boundaries are shown in Figure 8 on page 13. Recommended modifications to the character area descriptions included:

- Urban Core: Add "building on the historic center"; support wide sidewalks and small front setbacks, but limited by utility poles and zoning ordinance
- Neighborhood Living: Unsure about higher densities; commercial development only appropriate along SR 140 and SR 108; prefer "mixture of uses" to "mixed-use environments"
- Suburban Growth: Support existing description
- Rural Places: Support existing description
- Transitional Corridor: Fine with existing description, but do not want in Waleska

CHANGE

More businesses, especially small grocery, laundry, and hardware stores

Create a sign ordinance

PHYSICAL IMPROVEMENT

- Red light at intersection of SR 108 and SR 140, if design would not require the demolition of adjacent buildings
- Add a sewer system

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COMMUNITY WORKSHOP

SWOT ANAYLSIS

Positive

Curren

Negative

STRENGTHS

- Reinhardt University as an employment, cultural, and entertainment center
- City's water system as a revenue source
- Convenient access to Atlanta and North Georgia
- Scenic beauty
- Connected network of friendly, long-term residents
- New, joint Waleska Library at Reinhardt
- Sidewalks and compact scale-- inherently walkable
- Rural retreat from busy metro area

OPPORTUNITIES

- Metro Atlanta residents looking for a small-town or rural, agricultural environment
- Enhance partnership with Reinhardt (community liaison on board, connect with alumni, community- oriented events on campus)
- Open a university bookstore or student art store in the community (not on campus)
- Create a public gathering space on the cityowned lot next to City Hall
- Capitalize on football game patrons and motorcyclists passing through

WEAKNESSES

- Lack of local-serving businesses
- Much of the land is owned by a few families and needs to change hands for changes to occur
- Imbalanced tax base, dependent on residential
- No transit service
- Reinhardt as a "suitcase college" (students go home on weekends)
- No community gathering space, other than college
- Zoning prohibits small front setbacks
- Lack of sewer infrastructure-- Reinhardt's sewer system limited to school use only.

THREATS

- Regional competition for small businesses; entrepreneurs more likely to choose Canton
- Loss of charm
- Disconnected new development; should be walkable and tied to existing community, especially senior developments
- Demolition of buildings, if GDOT were to expand state routes
- Unexpected higher density development



KEY ISSUES AND OPPORTUNITIES

Through the existing conditions analysis and public engagement, a number of issues and opportunities were identified.

ISSUES

- Heavy Reliance on Reinhardt University. The university is the major economic engine of the town, amd houses many of the quality of life amenities. Sewer is limited to school property only.
- Lack of commercial/retall/local services. There are very few businesses in town that provide basic local services such as groceries, laundry, and dining.
- City zoning does not support village-like development. Current zoning contains deep building setbacks and buffers that hinders village-like development.
- **Poor transportation access.** Waleska is "off the beaten path" of the interstate system.
- Disconnected transportation network. Many local roads are dead ends, and neighborhoods do not connect. Also, the sidewalk system is limited and there are no bicycle lanes or trails.
- Land ownership is concentrated in the hands of a few. Aside from Reinhardt University, much of the land in the target area is owned by a smalll number of families.
- Imbalanced tax base. The lack of commercial and industrial uses, coupled with Reinhardt University being tax-exempt, has resulted in an imbalanced tax base reliant on residential property taxes.

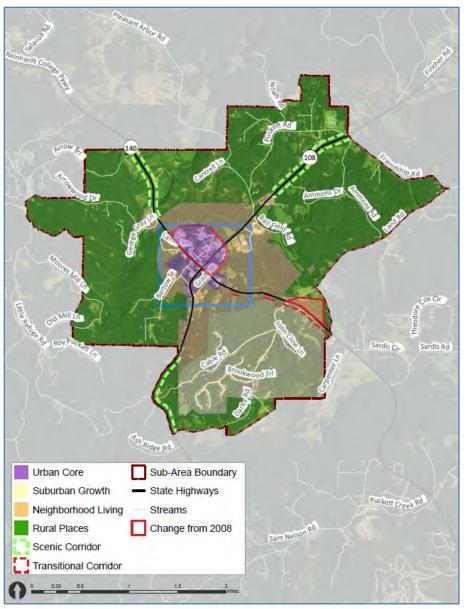
OPPORTUNITIES

- Improved Integration with Reinhardt University. The relationship between Waleska and the university could be strengthened, as the two operate fairly independent from one another. There is an opportunity to jointly plan for projects that will improve quality of life for both residents and university students, staff, and faculty.
- Abundance of undeveloped land. Much of the land in the target area is used for agricultural or timber purposes. There is still a rural feeling to Waleska. This is an opportunity to ensure that regulations are in place to protect rural character, and that encourages small-town growth that is in-tune with the community.
- Improvements to SR 108 and 140. Improving the key intersection of Waleska provides an opportunity to plan for a village center to serve both the university and city residents.
- **Capitalize on visitors to Reinhardt University**. The university draws visitors with its arts institutions and sporting events. There is an opportunity to keep visitors in Waleska longer by connecting them to other experiences in the area.
- **Proximity to Lake Arrowhead**. Waleska is very close to the community of Lake Arrowhead, and could benefit from improved connections.

VISION

Character areas are the physical expression of the community's vision statement. Participants in the engagement process reviewed and provided feedback on the descriptions and boundaries of the six character areas present within the Waleska target area. Figure 8 shows an updated character map based on land use changes since the last Comprehensive Plan, input from the public, and alignment with the revised vision. Changes from 2008 are highlighted in red. The changes mostly reflect an effort to depict existing conditions along SR140.

Figure 8: Revised Future Development Map



Input from community members shaped the revised vision statement for the Waleska target area, shown below.

"An historic small town nestled in the foothills of the Blue Ridge Mountains, Waleska has the charm, scenic beauty, cultural assets, and strong community bonds that make it one of Georgia's best kept secrets. A mix of housing, small businesses, and community gathering spaces, anchored by the city's cherished relationship with Reinhardt University, will continue to grow the college town energy in the walkable center of the crossroads community. "

IMPLEMENTATION

The following policies are recommended to both address the identified issues in the Waleska target area and capitalize on opportunities.

POLICY 1: Proactively collaborate with Reinhardt University.

Town- gown relations need to improve for both the university and Waleska to prosper. More residents need to be actively involved in the university, and students need to feel more connected to the community beyond campus.

POLICY 2: Encourage the development of a village center.

The Waleska target area needs a stronger center of town with a mix of businesses to serve local needs. The village center can be developed with a public space that encourages community interaction and could host local events.

POLICY 3: Support improvements to SR 140 and SR 108 that are compatible with the community vision. Any roadway projects considered for SR 140 and 108 should adhere to the vision of a town center with improved walkability and safety components.

POLICY 4: Ensure the connectivity of roads, sidewalks and trails

to link new development into the City. The existing network of sidewalks within Waleska and its compact pattern of development, are a strong foundation for a walkable community. The City and County should work to expand the sidewalk network and develop a system of trails to improve walkability. Streets and sidewalks of new developments should connect into the city to improve pedestrian and vehicular access throughout the area.

POLICY 5: Encourage a broader diversity of housing options.

Despite the proportionately large student community, housing is limited to mostly singlefamily units. A broader diversity of housing types should be encouraged.

POLICY 6: Strengthen connections with the Lake Arrowhead

COMMUNITY. The Lake Arrowhead community is somewhat self-contained; however, its residents represent a boost to the potential customer base for future businesses in Waleska, and stronger ties--both physical and figurative--should be forged between the two communities.

POLICY 7: Preserve the rural and natural character of the

surrounding area. As development occurs around Waleska, the surrounding rural character needs to be preserved, and sprawl-like patterns of development should be discouraged.

WORK PLAN

No.	Action	Year					Responsibility	0	
		2018	2019	2020	2021	2022	Responsibility	Cost	
W-1	Establish a community liaison role with Reinhardt University	x					City of Waleska	N/A	
W-2	Restart hosting weddings at City Hall	x	x				City of Waleska	N/A	
W-3	Add a gazebo to City Hall property to support outdoor special events		x	x			City of Waleska	\$30,000	
W-4	Expand recycling program to include shredding twice a year	x	x				City of Waleska	Cost for On-Site Service	
W-5	Develop plans to build a walking trail adjacent to City Hall					x	City of Waleska / Parks and Recreation	\$8,000	
W-6	Update zoning code to allow more compact, village-like development				x	x	City of Waleska / Cherokee County Planning	Staff time	









C - Public Forums

CRITICAL ISSUES FORUMS

WOODSTOCK

Tuesday, June 27, 2017 — 5:30pm - 7:30pm Cherokee County Recreation Center 7545 Main Street, Woodstock, GA 30188

CANTON Thursday, June 29, 2017 — 6pm - 8pm Northside Cherokee Conference Center 1130 Bluffs Parkway, Canton, GA 30114

Stop in to give feedback anytime during a forum or visit the website to give 24/7 input.

WHAT ARE THE BIGGEST ISSUES FOR CHEROKEE COUNTY? WHAT SHOULD THE COUNTY LOOK LIKE IN THE FUTURE?

WWW.ENGAGECHEROKEEGA.COM



HELP SHAPE THE COMPREHENSIVE PLAN UPDATE

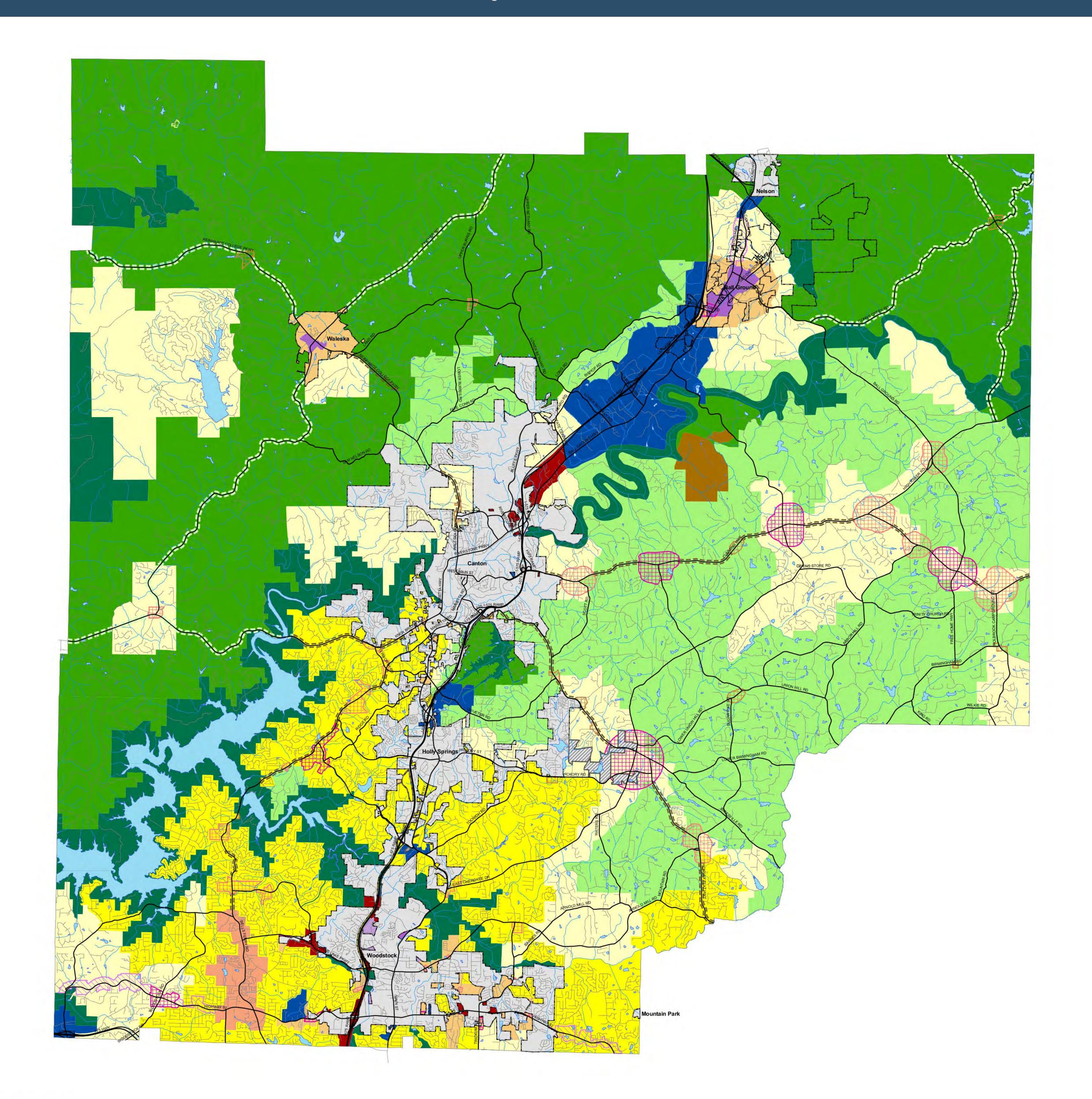


SPONSORS Cherokee County City of Ball Ground City of Waleska





2008 Comprehensive Plan



Miles

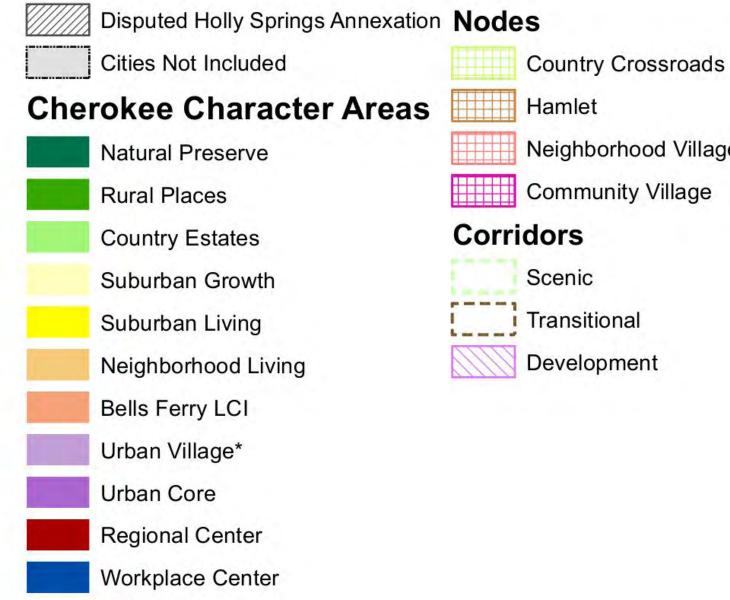
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Legend

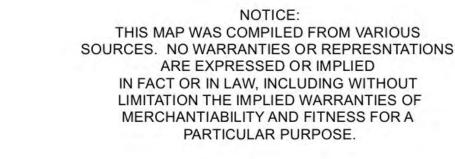


Hamlet Neighborhood Village

Community Village Corridors

Scenic Transitional Development





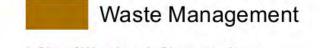
Drawing Prepared by: CHEROKEE COUNTY PLANNING & ZONING DEPT. CANTON, GEORGIA DATE: 08/19/2008







>E





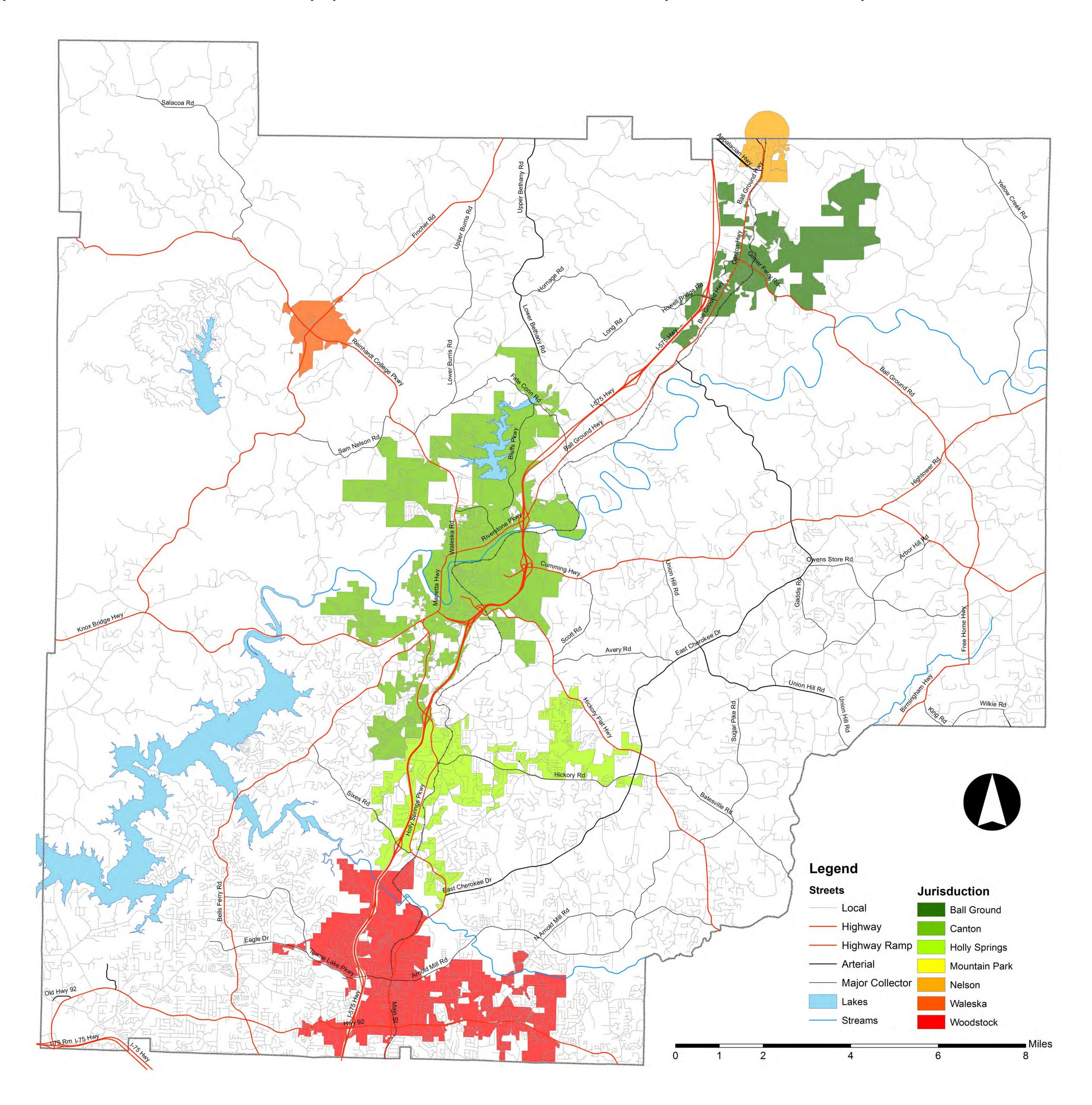
Cherokee County Planning and Land Use



Where do you live/work?

Step 1 — Place a <u>Yellow or Red</u> dot where you <u>live</u>.

Step 2 — **Place a** <u>**Blue or Green dot where you work.**</u> If you work outside the county, put the dot outside the county in the direction you travel to work.

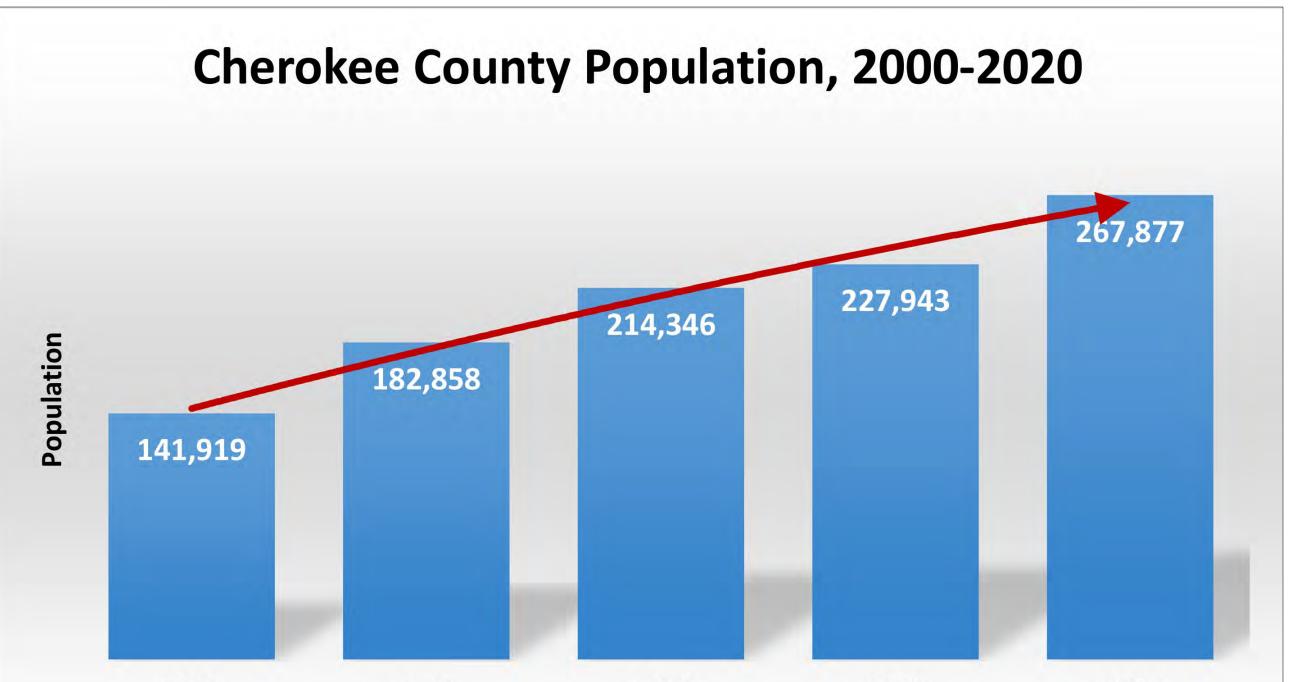




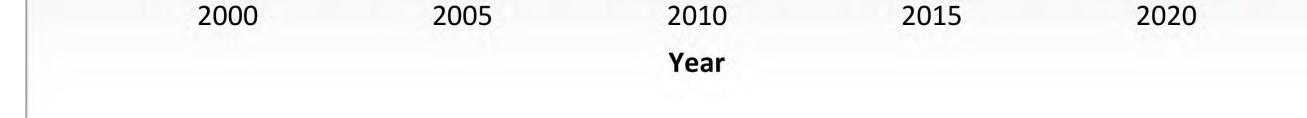
Cherokee at a Glance

How have we changed? Where are we headed?

3

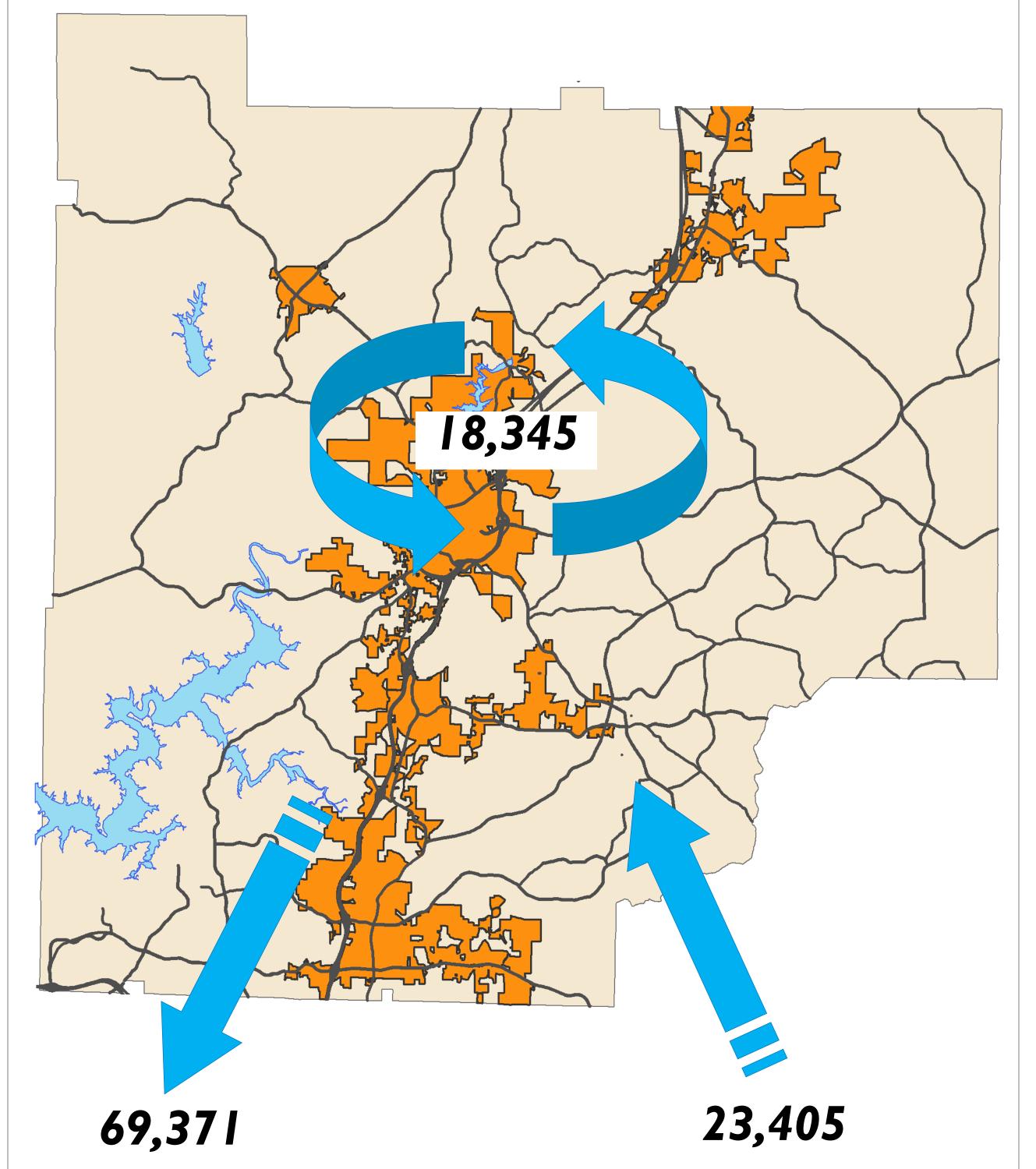


- Between 2000 and 2015, Cherokee County grew by over 60%.
- County projected to grow to 267,877 by 2020 and 2.1% per year until 2040.

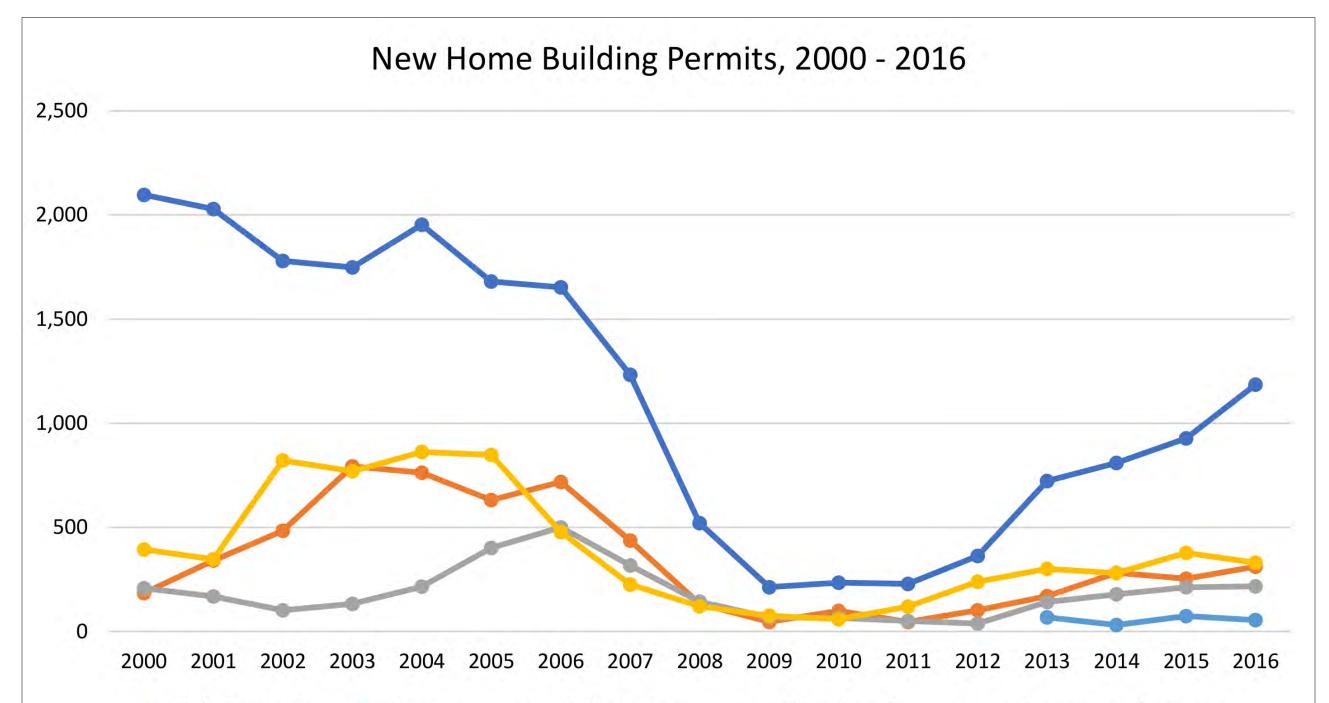


- Approximately 79% of employed Cherokee **County residents commute outside the county** for work.
- The county brings in over 20,000 employees from other counties to work in Cherokee.
- More than 18,000 current residents work within the county.

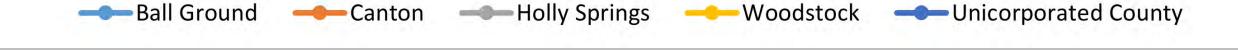
Cherokee County Commuting Patterns, 2015



Pick up a copy of Cherokee Snapshot for more interesting statistics.



- New home permits significantly declined in **Unincorporated Cherokee County between** 2006 and 2011 with a low of 213 in 2009.
- Since 2011, permits have returned to higher levels with increasing numbers in the county but more stable rates in the cities.

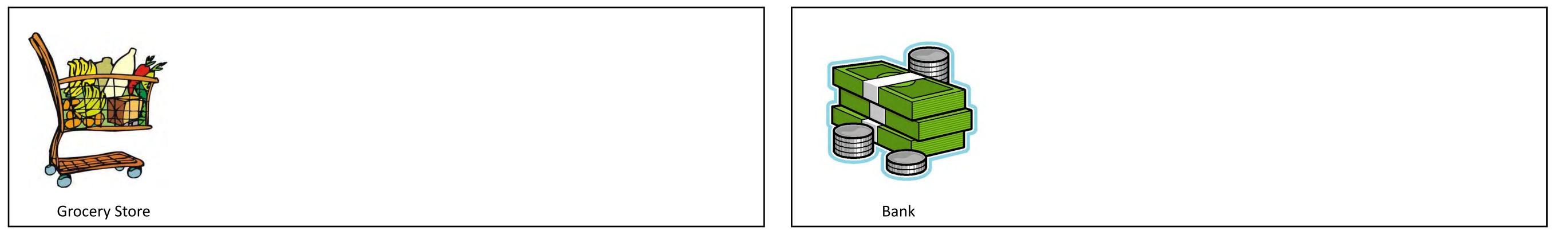


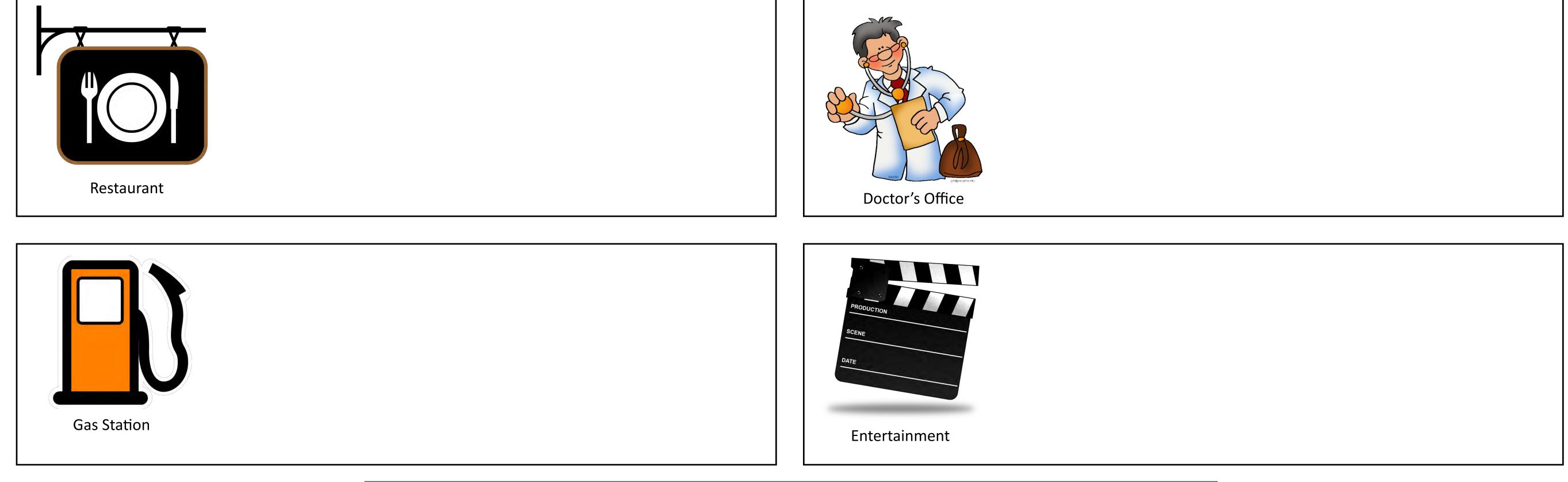


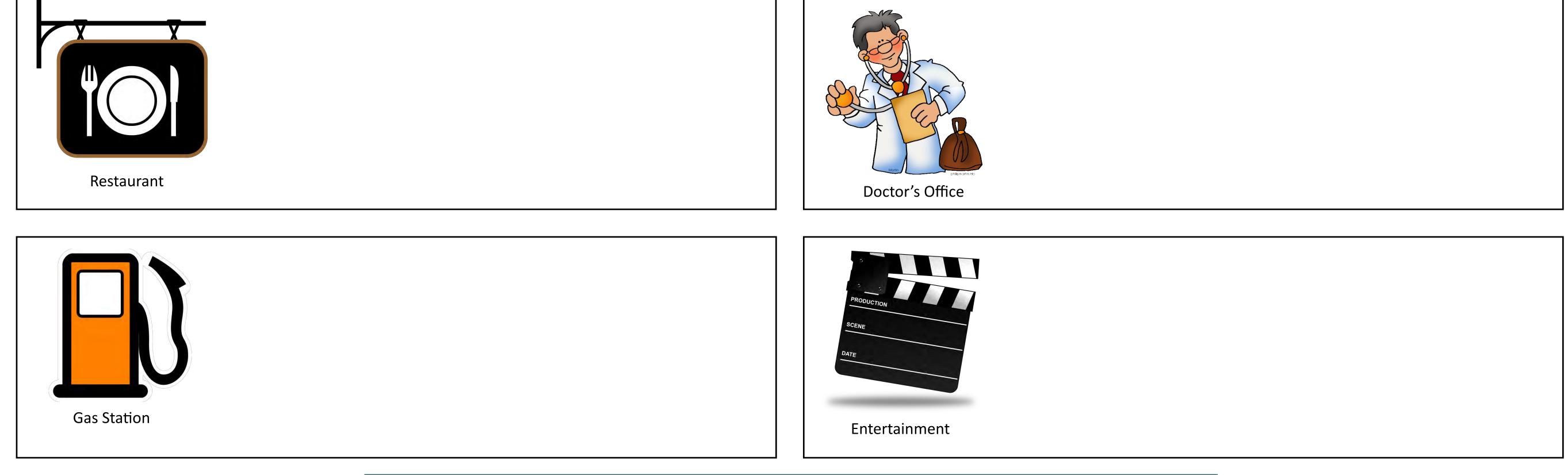




Put dots next to the amenities you want to be close to or the amenities that are farthest away.







What else? Tell us on an idea card!

Which style of commercial development would you ideally like to see in or near your neighborhood? Place a dot next to your preferred style.

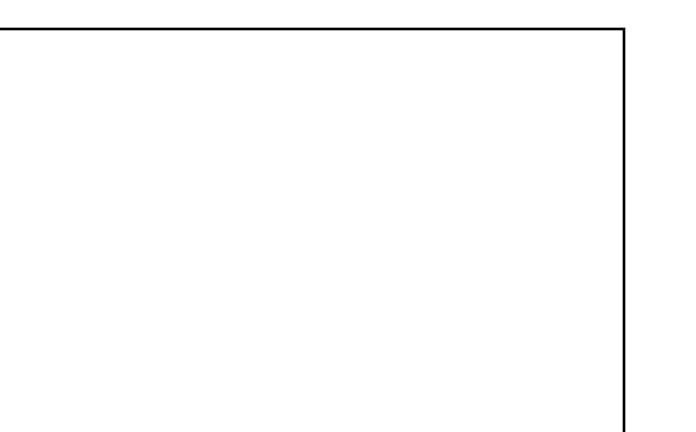
RURAL	<image/>	
SUBURBAN	<image/>	
MAIN STREET	<image/>	
URBAN	<image/>	





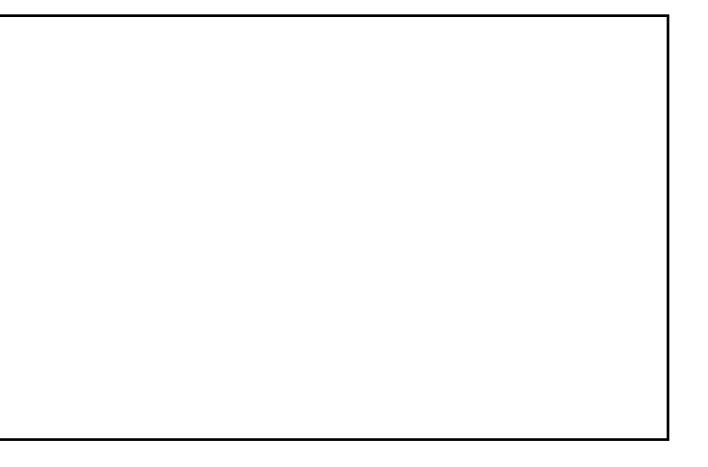
Place dots in the spaces next to housing types needed in Cherokee County.













Did you know Cherokee is changing?

• Since 2000, the average household size in Cherokee County has declined to 2.80.

• At the same time, the number of non-family households has increased by nearly 3,000.

• By 2040, the percentage of residents 65+ years old will increase from 12% to 21%.

Changing demographics mean changing housing needs.

Place dots in the spaces below the development patterns we should have in Cherokee County.









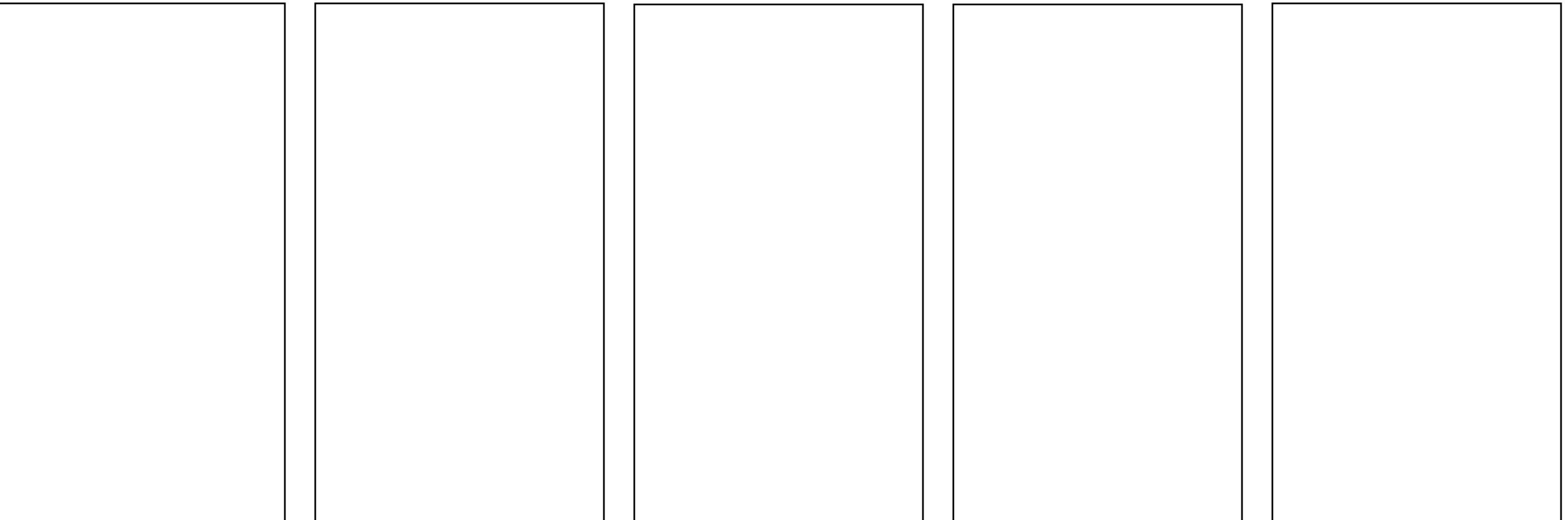






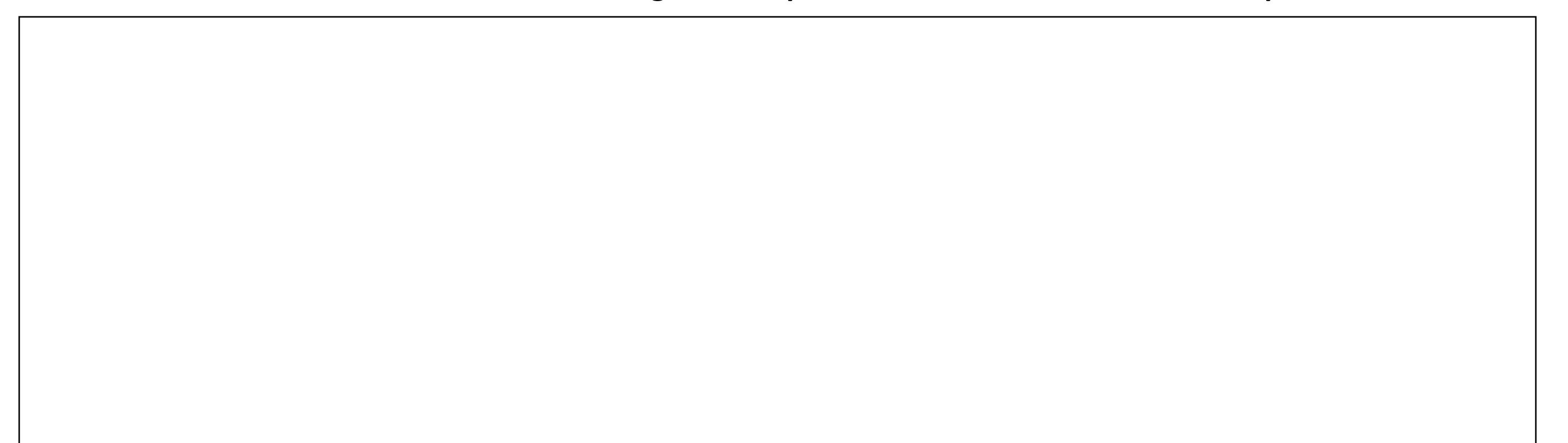




Photo courtesy of Google Maps

http://www.cherokeega.com/Senior-Services/photos/

How well do we care for our seniors? How might we improve senior services? Tell us on a post-it note below!

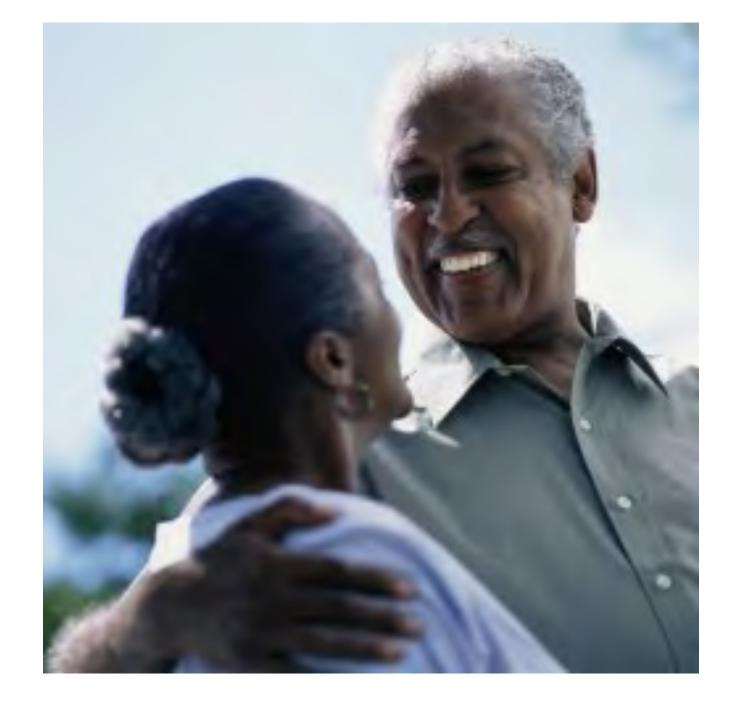




Did you know?

Residents 65 and over are projected to make up approximately 20% of Cherokee County's population by 2040!

6

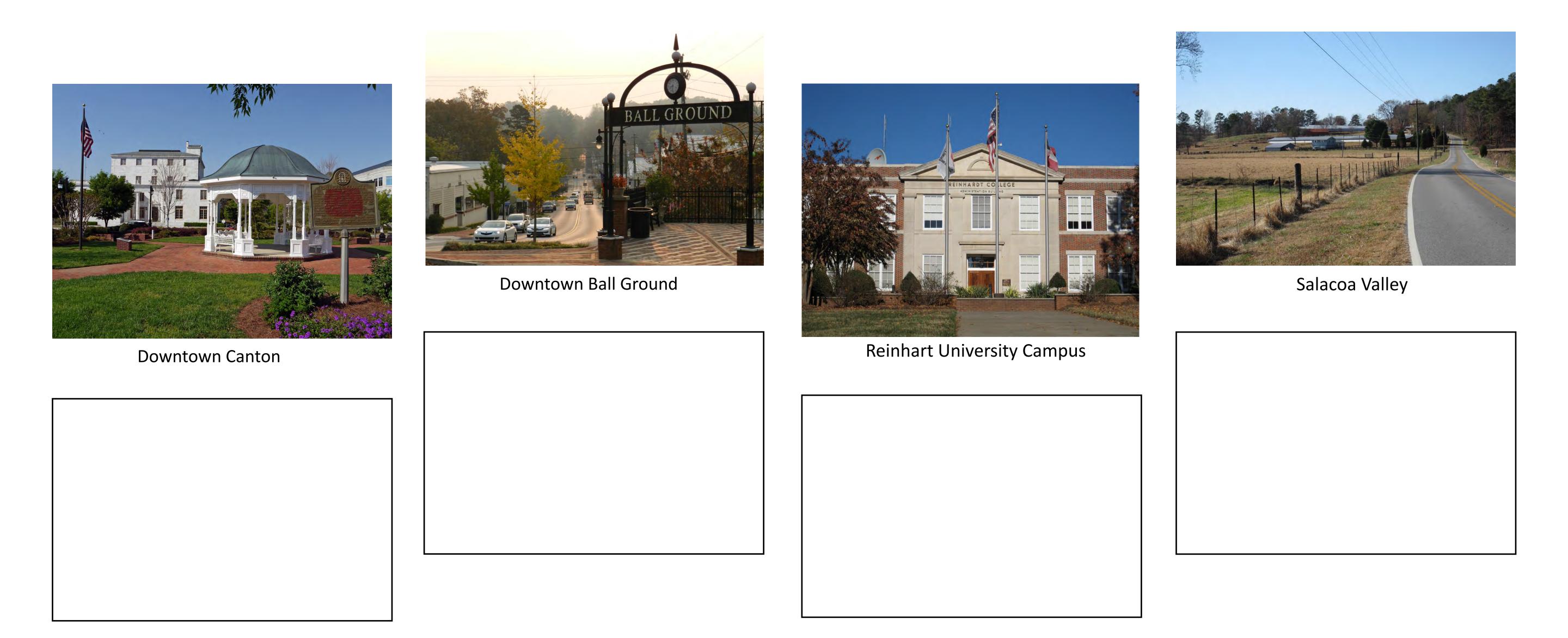


Cherokee County Planning and Land Use





What are your favorite historic resources in Cherokee? What should be protected? Place a dot under the ones you value most, or tell us your own favorites in the space below.



Did you know?

The Ball Ground and Canton National Register Districts boast a combined total of more than 500 historic structures!

Where else? Tell us on a post-it note below!



Downtown Woodstock



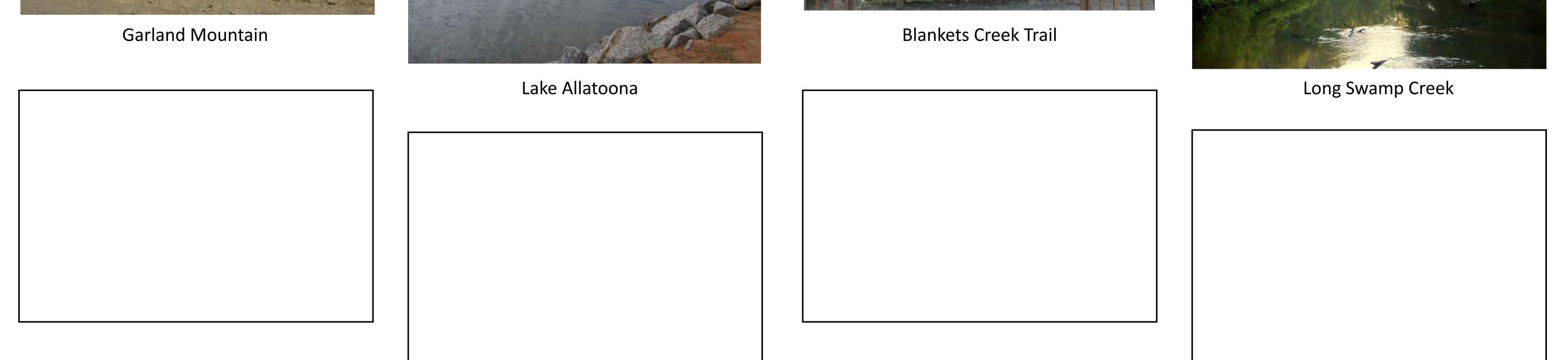
Free Home



Nature in Cherokee Preserving and promoting access to our natural resources

What are your parks and natural resources in Cherokee? What should be protected? Place a dot under the ones you value most, or tell us your own favorites in the space below.





Did you know?

Cherokee County has nearly 2,500 acres of parkland distributed around the county!

Where else? Tell us on a post-it note below!





Pine Log Mountain



Brick Mill Falls



Made in Cherokee

Supporting businesses to ensure opportunities for residents

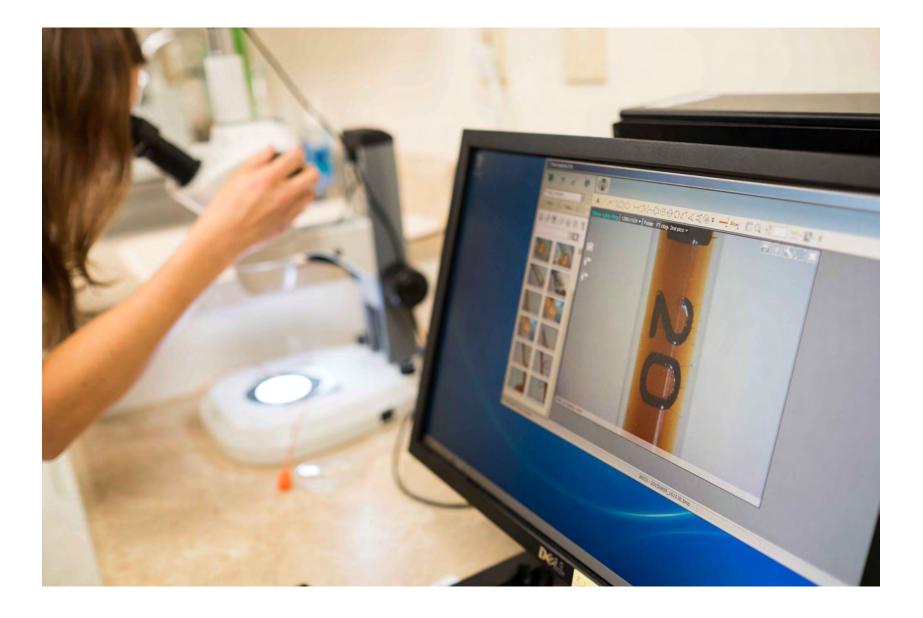


Did you know?

Nearly 80 % of Cherokee County residents commute **outside the county** for work.

How can we change this?









Building Careers

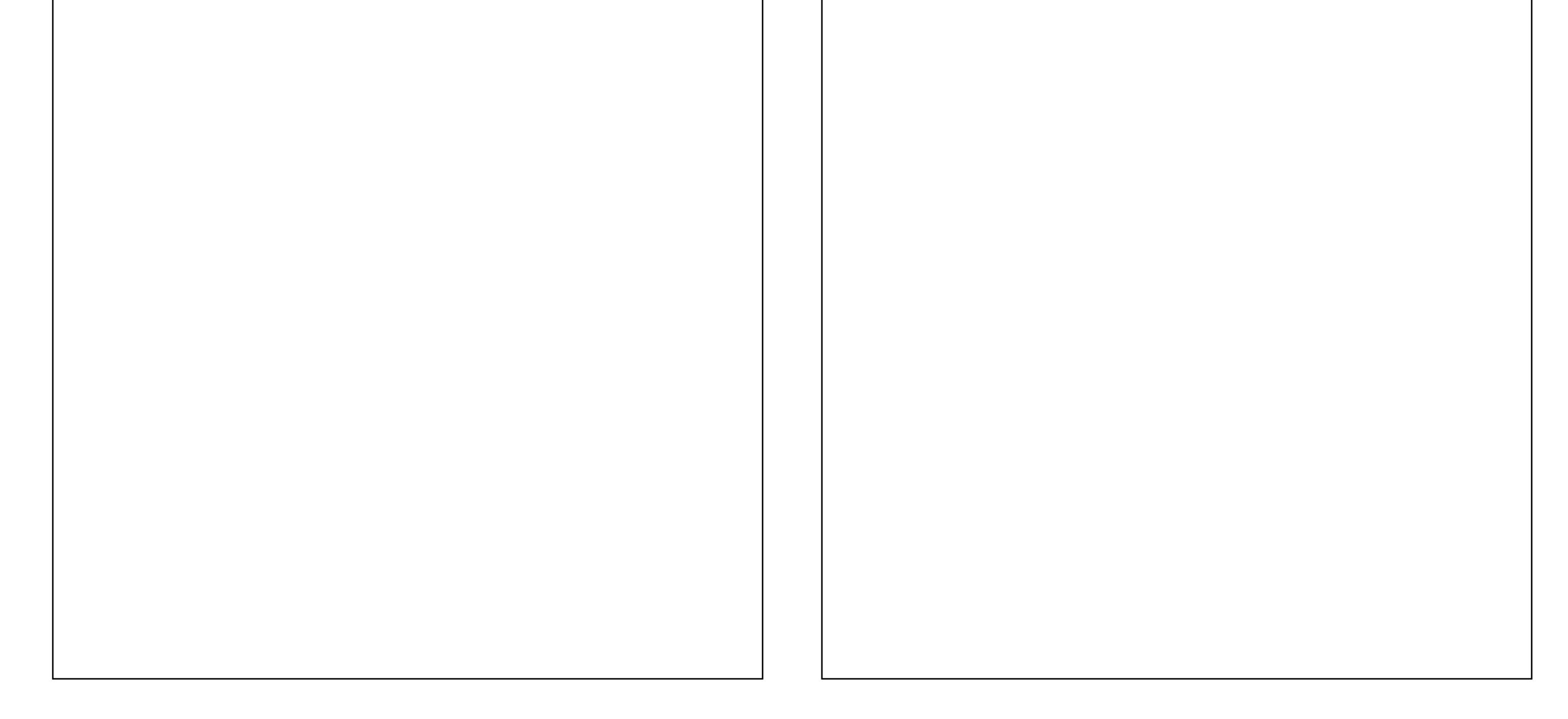
Growing Businesses

Cherokee County offers an array of career development programs, such as Mobile Career Lab, Cherokee Career Expo and Pathways to Employment in Cherokee County Schools. How else might we connect Cherokee residents with good local jobs?

Tell us on a post-it in the space below!

Cherokee County supports existing businesses and attracts new ones with a range of programs, such as Existing Industry Meetings, Customized Employee Training and The Circuit. How else might we support our business owners in Cherokee?

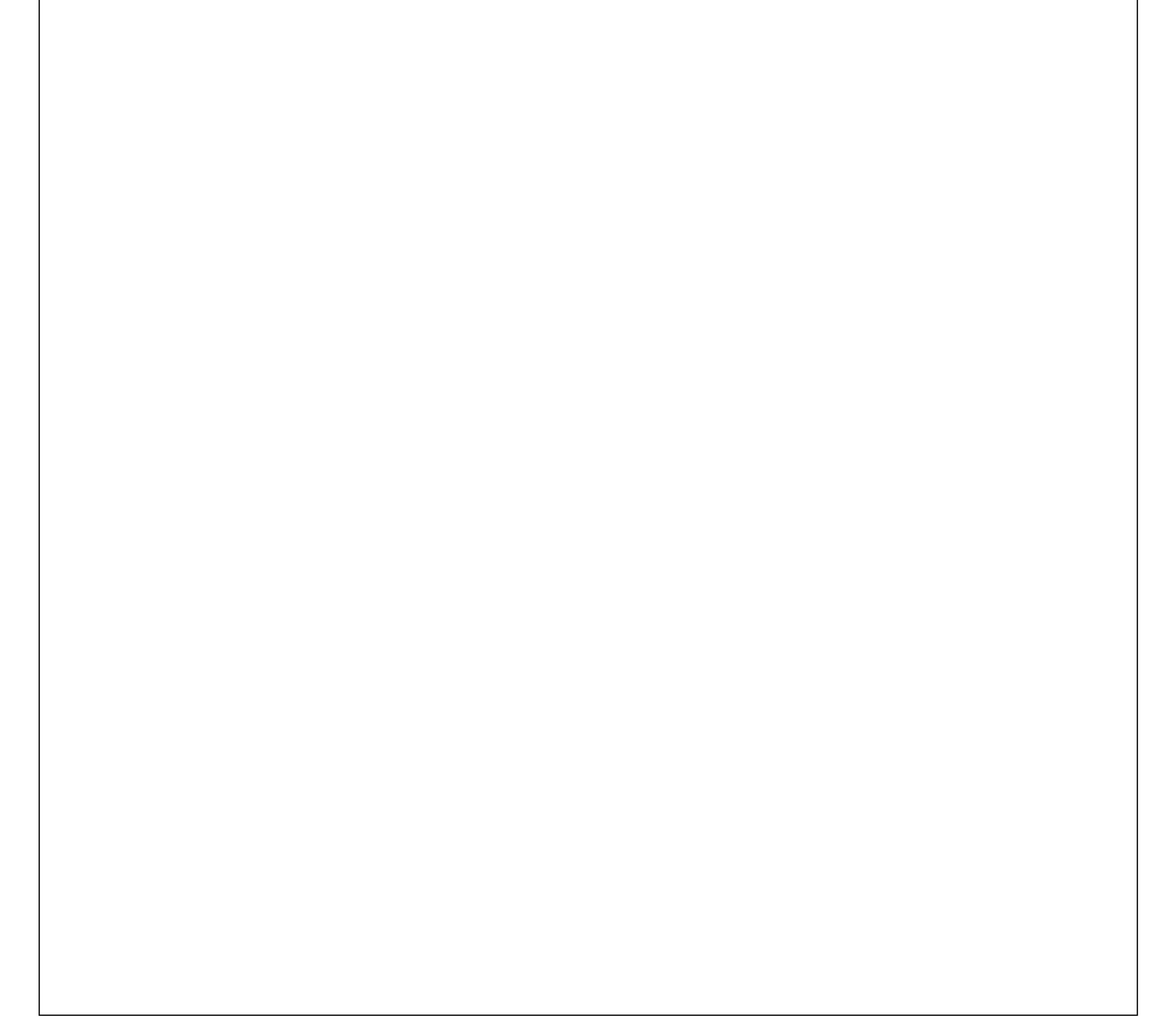
Tell us on a post-it in the space below!







On a post-it note, tell us what we need to do better and place it on the space below!





Canton Critical Issues Form





http://www.tribuneledgernews.com/local_news/critical-issues-forum-for-comprehensive-land-use-plandraws-a/article_005eb2c4-5ece-11e7-beee-dfa87e9055e9.html

Critical issues forum for comprehensive land use plan draws a crowd

Sampson Jenkins Jul 1, 2017



Linda Bell places a colored dot sticker on a board at the critical issues forum representing what she thinks is a historic resource in the county and what needed to be preserved.

Interactive boards and concerned residents were spread across the county administrative building at the Bluffs on Thursday night at the second of two critical issues forums for the update of the county's comprehensive land use plan.

About 30 residents attended to discuss the future of Cherokee and offered ideas of what they would like to see as the county continues to grow.

Steve Epperson, who lives along Highway 20, said he attended Thursday's forum to "see what the future holds."



"There's some things in mind that I don't like to see, including high-density housing in places and a lot of commercial businesses," he said. "I live off of Highway 20 and there's a big issue with 20 being widened and I think the six lanes are unreasonable."

Epperson said the state has not been able to explain why they are widening the road to six lanes and more in some areas.

"I think the state is planning on doing what they want to do and I don't want the county to go with a lot of commercialism along there," he said. "I was trying to get an idea to what the county's plans were for that."

Kendall Jones, program director at MUST Ministries, said he attended the forum to make sure the update to the comprehensive plan "provides affordable housing for all the citizens in Cherokee County." "I appreciate the fact that they are doing this to have a chance to talk to people and have input," he said. "It's a huge task."

Donna Hillhouse said she wanted the county to keep its rural feel.

"I just want them to try to remember to keep more agricultural areas in the county, she said. "I think it's always good to get the opinion of the public. I go to quite a few information meetings from builders and all and I don't like to see all of the developments going up. Being a rural county is what draws people up here in the first place because of the green, open spaces and farms, but they are getting rid of them all."

Cherokee County principal planner Margaret Stallings said they have gotten great feedback at the forums and hope residents will continue to visit engagecherokeega.com to interact in the discussion forums and take a "brief" survey that will help the county in the planning phase of the update to the plan.

There are many similarities between the interactive boards at the critical issues forums and the questions on the online survey, Stallings said.

"We will be looking at the responses we get, collating that information together and then presenting that information in a report that will be given to the advisory committee and board of commissioners so they get a sense of what people are thinking are our biggest issues," she said. "Once we do that, we can focus our efforts."

Stallings said a kick-off meeting occurred Friday with a consultant for the "target areas" in Cherokee County and the public will be able to interact in August and September for those areas.

Dot Martin said she attended Thursday's forum to "see what the county is thinking."

"I think Cherokee County has made a real effort to engage their citizens and listen," she said.

The county's Director of Planning and Land Use, Jeff Watkins, said he hoped more people would take advantage of the online discussion boards and surveys to "stay involved from the comfort of their home."

"If a resident thinks of something over the weekend or late at night they can hop online and jot down that idea," he said. "It's a great venue for everyone to participate."

Cherokee County commissioners unanimously agreed to partner with the cities of Ball Ground and Waleska at a joint public hearing in April about the update of the comprehensive plan.

The deadline for the final draft of the updated comprehensive plan is Oct. 31, 2018.



Steve Epperson attended Thursday night's forum to see how the county is handling high-density housing.



Kendall Jones, program director at MUST Ministries, looks at a 'Cherokee is Changing' board at the critical issues forum to see if the county will have more affordable housing in the future.



Cherokee County principal planner Margaret Stallings discusses the update to the comprehensive plan to Steve Epperson, who was concerned with the widening of Highway 20.

Cherokee County is updating its Comprehensive Land Use Plan and about 30 residents attended the county administration offices at the Bluffs on Thursday night to weigh in on what they want to see in Cherokee moving forward.

Buy Now

You Might Also Like



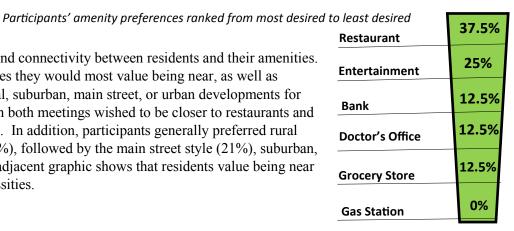
Cherokee County Critical Issues Forums

Introduction

Critical issues forums for the 2018 Comprehensive Plan were held on June 27 in Woodstock and June 29 in Canton. Both meetings produced different results and had a slightly varying attendance. Using post-it notes and dots, participants expressed their preferences on housing and development types, density levels, senior citizen services, historic and natural resource preservation, and overall improvements on community engagement "posters" that covered core topics of the plan.

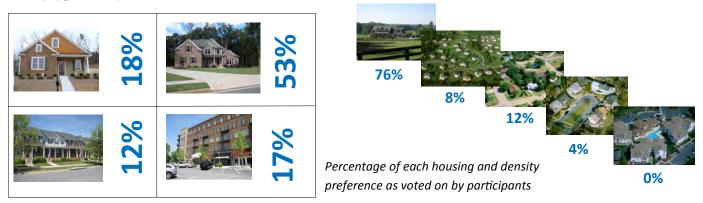
Connected in Cherokee

This topic addresses land use and connectivity between residents and their amenities. Residents noted which amenities they would most value being near, as well as whether they would prefer rural, suburban, main street, or urban developments for these amenities. Participants in both meetings wished to be closer to restaurants and various forms of entertainment. In addition, participants generally preferred rural commercial developments (54%), followed by the main street style (21%), suburban, and urban (both 12.5%). The adjacent graphic shows that residents value being near 'experiences' rather than necessities.



Established in Cherokee

This section addresses participants' housing and residential development preferences. Residents used dots to specify their ideal housing type (single-family, townhome, or apartment) and chose their housing density preferences from a selection of five aerial views that showed varying units per acre. A slight majority chose the larger single-family home (53%) as shown in the chart below. The overwhelming majority of attendees generally preferred the least dense housing development. Interestingly, 17% of participants preferred apartments, yet none voted for multifamily type density.



Aging in Cherokee

Senior citizens are valued in Cherokee, and this section enabled residents to provide feedback on county's services for its senior population, along with potential ideas for improvement. Participants suggested transportation services, such as medical transportation for elderly residents unable to drive. Home visits by doctors was also recommended. Participants also noted the need for affordable housing for older residents on a fixed income, additional senior centers, more handicapped parking spots. Attendees of both meetings stressed having adequate recreation activities for senior residents. Recreation and medical access, along with housing, were primary themes in this section.

Heritage in Cherokee

This poster allowed residents to denote their favorite historic sites and buildings in the county. Using dots and post-it notes, participants recognized places like downtown Canton and Ball Ground, Reinhart University campus, Salacoa Valley, Downtown Woodstock, and Free Home. Downtown Ball Ground received the most votes from participants, Participants also recognized the Hickory Flat area, the Sixes Mine Lake Allatoona, Dowda Bridge, Gresham Mill, and Cagle Farms—to name a few—as additional historic resources the county should value. Overall, participants valued a wide array of historic resources, reflecting diverse opinions on what is considered 'historic', as well as areas which residents perceive are threatened with development

Downtown Ball Ground: 25% Free Home: 24% Downtown Canton: 18% Salacoa Valley: 15% Reinhart University: 11% Downtown Woodstock: 7%

Lake Allatoona: 23% Garland Mountain: 19% Blankets Creek Trail: 16% Brick Mill Falls: 15% Long Swamp Creek: 14% Pine Log Mountain: 11%

Nature in Cherokee

Similar in concept to the *Heritage* poster, this poster highlighted residents' favorite natural resources in the county. Residents placed dots next to iconic parks and natural resources including Garland Mountain, Lake Allatoona, Blankets Creek Trail, Long Swamp Creek, Pine Log Mountain, and Brick Mill Falls. Support for these resources was evenly spread across the attendees for both meetings. A Woodstock attendee declared that all the county's natural resources help make it great, and is the reason why they moved here. Residents also mentioned Rope Mill Park, and the Sixes Mine as critical resources to preserve.

Employed in Cherokee

This poster pertains to economic development in the county, particularly relating to attracting new employers, supporting existing employers, and helping county residents in career development. Residents stressed the need for additional evening classes for various trades, and the importance of local businesses to help drive Cherokee's economy. Canton participants wanted to see additional post offices in East Cherokee and more restaurants in the Macedonia area to increase business activity. Participants also proposed partnerships between businesses and Chattahoochee Tech to provide additional training programs for students.

Use our economic development programs to tie new companies to training programs through Chattahoochee Tech!





Improving Cherokee

In this section, residents recorded their ideas for improving the county on post-it notes and attached them to the poster. In both meetings, participants emphasized the need to control growth, preserve rural areas and historic buildings, and to promote agritourism while supporting farming—a declining industry in the county. Both meeting participants specified traffic improvements such as roundabouts and deceleration lanes. One Canton participant suggested encouraging young professionals to run for city council.

DRAFT PLAN FORUMS

CANTON

Tuesday, July 17, 2018 — 6pm - 8pm Northside Cherokee Conference Center 1130 Bluffs Parkway, Canton, GA 30114

WOODSTOCK

Thursday, July 19, 2018 — 5:30pm - 7:30pm Cherokee County Recreation Center 7545 Main Street, Woodstock, GA 30188

Stop in to give feedback anytime during a forum or visit the website to give 24/7 input.

ANY FINAL TWEAKS TO THE NEW PLAN? WHAT PROJECTS SHOULD WE WORK ON FIRST?

WWW.ENGAGECHEROKEEGA.COM



HELP SHAPE THE COMPREHENSIVE PLAN UPDATE



SPONSOR Cherokee County



Recapping the Core Issues

2018 Comprehensive Plan



Sustainable Growth and Infrastructure

Cherokee County's increasing development pressure makes it crucial to focus growth where there is adequate infrastructure and promote roadway improvements, alternative transportation modes, and connected communities.

Examples of Policies

- Focus denser levels of growth within existing City boundaries and targeted growth areas within the County where there is adequate infrastructure.
- Public facilities and infrastructure should be designed to support new development and redevelopment efforts, particularly in the areas of circulation, access and linkages.

Examples of Implementation Strategies

- Develop master plans for growth pressure areas such as the Sixes Road Interchange and Hickory Flat to better coordinate land use with infrastructure.
- Continue to maintain and update a 5-Year Capital Improvements Plan.
 Increase pedestrian safety by developing specific roadway types and pedestrian related facilities based on character area.
- Design roadways that match the appropriate character area and land use where they will be developed.



Preserve and Enhance Sense of Place and Historic Character

The preservation of historic, rural, and cultural resources is critical to maintaining Cherokee County's heritage and enhancing its sense of place.

Examples of Policies

- Preserve the County's unique historical resources including buildings, structures, neighborhoods, and areas of cultural significance.
- Develop historic downtowns and major corridors s lively, interactive mixed-use environments that allow for live/work/play lifestyles.
- Focus new growth into appropriate character areas, lifting development pressure from farming and rural communities.

Examples of Implementation Strategies

- Coordinate redevelopment of potential National or State historic register properties to encourage rehabilitation of historic buildings.
- Explore preservation incentives and tools such as easements, transfer of development rights, and overlay zoning.
- Design and incorporate appropriate street and sidewalk layout into development regulations for each character area.

Aging in Place

With one-fifth of Cherokee County residents projected to be age 55 or over by 2040, there will be an increasing need for lower-maintenance housing and accessible services for this ever-growing demographic.

Examples of Policies

- Support innovative public, private and non-profit efforts in the development of housing for seniors with limited incomes.
- Encourage senior housing in areas that have walkable access to services, medical facilities, and other commercial areas.
- Consider senior rental housing as part of a mixed-use community, especially within downtown areas and the Bells Ferry Corridor.

Examples of Implementation Strategies

- Develop a comprehensive strategy to address a 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 services are accessible.
- Encourage a greater medical presence in areas that are "senior-friendly," especially along development nodes.

Take a look at the above core issue descriptions...

Is anything missing or unclear? Tell us on an idea card and place it in the envelope. below.





Recapping the Core Issues 2018 Comprehensive Plan

Housing Choice and Spirit of Inclusiveness

As more people call Cherokee County home, it is crucial that the county contain a variety of housing choices to accommodate people of diverse economic means and households.

Examples of Policies

- Ensure the county has a variety of housing densities and types to support growth, especially as employment opportunities diversify.
- Encourage a variety of housing stock to serve a range of incomes, age groups, and lifestyles to provide choice and opportunity.
- Promote affordable housing development by exploring funding

Examples of Implementation Strategies

- Use creative planning techniques such as mixed-use development, master plans, and overlay zones to enhance housing diversity.
- Identify areas that would suit affordable housing targeted at singles and young family households, such as lofts and townhouses.
- Encourage the utilization of first-time homebuyer financing programs.

sources, appropriate locations, and analyzing the zoning/development process.

Designing with the Environment

Natural resources are invaluable to Cherokee County and it is important to be proactive in preserving the county's rural character by incorporating "green" practices in development.

Examples of Policies

- Proactively preserve Cherokee County's character by protecting prime agricultural and forestlands with incentives and land use regulation.
- Encourage civic spaces in communities that encourage healthy exercise habits and social interaction.
- Identify conservation areas and greenways so preserved land may interconnect with other protected lands in existing and new developments.

Examples of Implementation Strategies

- Adopt regulations to require open space to be set aside, along with connections to existing trail systems in each new development.
- Document and map sensitive environmental areas, acquired and planned greenspace and other significant resources.
- Through partnerships, educate the public, local elected officials, developers, etc. about resource conservation and protection.

Balanced Tax Base and Diverse Economic Opportunities

Cherokee County's growing population must be balanced with commercial and industrial growth to continue thriving.

Examples of Policies

- Create regional job centers that contain a mix of commercial and industrial uses.
- Strive to attract higher paying professional jobs through housing diversity, quality education, and amenities such as the arts and greenspace.
- Spur redevelopment along major corridors such as Bells Ferry, Highway 5, and Highway 92 to utilize existing infrastructure.

Examples of Implementation Strategies

- Enhance Cherokee County Regional Airport as an economic development asset and job center.
- Continue marketing campaign that targets industries identified in **Opportunity Cherokee.**
- Coordinate and streamline permitting processes and development regulations across the county.

Take a look at the above character area description...

Is there anything missing or unclear? Tell us on an idea card and place it in the envelope below.

2







2018 Comprehensive Plan

How would you grade the core issues for this year's plan, in terms of information and conciseness?

Place a dot under the number you feel best represents each core issue's grade.

	Needs Work				Great!
Core Issue	1	2	3	4	5

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		

3

Cherokee County Planning and Land Use



Overview of the Character Areas

2018 Comprehensive Plan

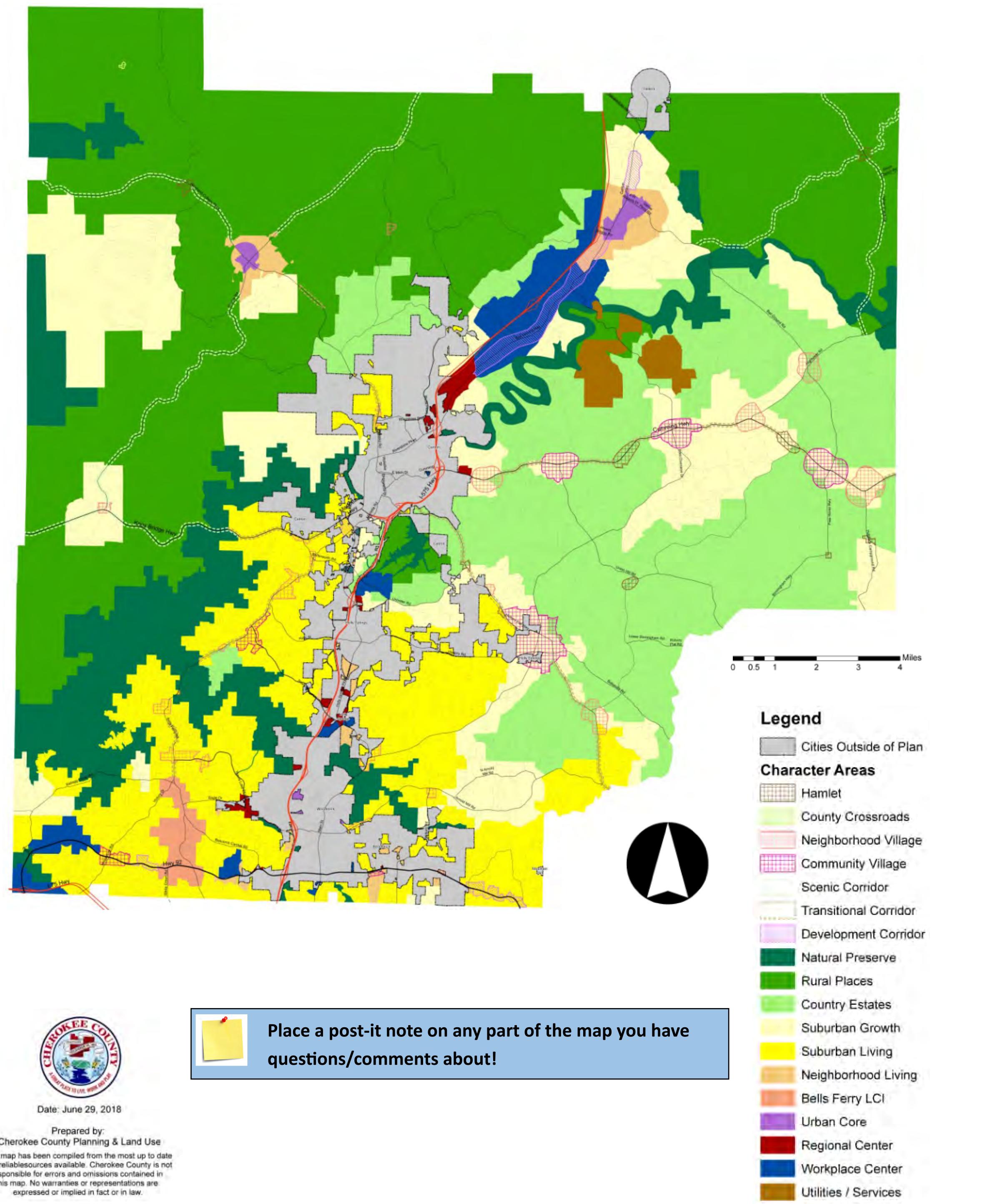
Future Development Map Symbol		Description of Character and Primary Land Uses	Community Facilities & Infrastructure	Suggested Residential Density	Suggested Floor Area Ratio
	Natural Preserve	Undeveloped natural lands with significant natural features that currently have some form of protection from development.	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 single- family 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	1.0 – 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	0.75 – 2.0 FAR
	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	0.75 – 2.0 FAR
	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	1.0 – 3.0 FAR
	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	3 – 16 dua	0.1 – 1.5 FAR
	Regional Center	Regionally oriented large scale commercial, office, retail, entertainment and recreational development, often with a residential component.	Full urban services	3 – 16 dua	0.5 – 1.5 FAR
	Utilities / Services	Major facilities for utilities or services to Cherokee County.			
	Country Crossroads	This commercial activity node is envisioned as a restricted commercial node located at existing commercial "crossroads" locations within the rural areas. 5,000sf Maximum.	Limited Levels of Service, Based on existing commercial development		0.1 – 0.5 FAR
	Hamlet	Hamlets are places where small-scaled commercial uses are arranged in a village-like setting. 17,500sf Maximum.	Limited Levels of Service		0.1 – 0.5 FAR
	Neighborhood Village	Small-scaled commercial designated to serve a single neighborhood with access and size restrictions. May be part of a residential development. 50,000sf Maximum.	Public water is available & sewer may be available. Good transportation access.	Underlying Character Area plus 1.0 dua	0.1 – 1.0 FAR
	Community Village	Medium-scaled commercial designated to serve several neighborhoods. 80,000sf Maximum.	Public water is available & sewer may be available. Good transportation access.	Underlying Character Area plus 1.0 dua	0.1 – 1.0 FAR
	Scenic Corridor	Scenic corridors have low intensity development parallel to a viewshed.	Very low level of services and community facilities	0.5 dua max.	
	Transitional Corridor	This corridor is designed to allow more intensive compatible residential uses and limited compatible nonresidential uses along major roadways. Limits are parcel-specific, but should allow a smooth transition to	Linear transitional areas along major transportation corridors.	Underlying Character Area plus 1.0 dua	0.1 – 0.5 FAR
	Development Corridor	Areas that extend along a major thoroughfare that have or are experiencing major development of retail, office or industrial land use and associated housing. These areas function as town centers.	Full urban services	3 – 10 dua	0.5 – 1.5 FAR

4





Future Development Map





Cherokee County Planning & Land Use This map has been compiled from the most up to date and reliablesources available. Cherokee County is not responsible for errors and omissions contained in this map. No warranties or representations are

5





Short Term Work plan 2019-2024

2018 Comprehensive Plan

Place dots next to the most critical items on the Short Term Work Plan. Use a post-it note at the bottom of the board to add any items you think are missing.

6

Natural and Historic Resources	
Implement Parks and Rec Master Plan	
Develop Historic Property Resource Kit that includes Tax Credit Basics	

Encourage the construction of affordable	
housing for a range of residents	
Develop housing guidelines for seniors and	
disabled persons	
Identify areas with adequate infrastructure to	
provide workforce housing opportunities.	
Facilitate County-wide meetings to encourage	
cooperation on workforce housing financing	
from federal and state sources.	
Organize affordable housing education forums	
for the public	
Review development ordinances to identify	
constraints and barriers to providing affordable	
housing.	
Community Facilities	
Periodically review Service Delivery strategies,	
level of services, and develop a plan to provide	
services to accommodate new growth.	
services to accommodate new growth.	
Continue to identify, fund and implement Bells	
Ferry LCI projects	
Expand Cherokee County Adult Detention	
Center	
Parks and Recreation	
Build multigenerational Center at Veterans	
Park	
Park Evaluate sites for multigenerational park facility	
Park Evaluate sites for multigenerational park facility	
Park Evaluate sites for multigenerational park facility in SW Cherokee	
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Develop Historic Resources Map	Ident
Continue to update the Cemetary Location Map as needed	provi
Develop water supply watershed overlay district	Facil coop
Undertake Architectural survey that documents building types and styles along Highway 20	from
	Orga
Economic Development	for th
Explore potential for a National Register nomination for the Reinhardt Campus area in Waleska as a historic district	Revie cons hous
Continue the focused marketing campaign targeting industries identified in Opportunity Cherokee	Com
	level
Enhance the entrepreneurship and small business support programs with a comprehensive range of financial assistance,	servi
training, networking, professional advice and	Cont
educational opportunities.	Ferry
	Expa Cent
Continue the Business Expansion and Retention Program and advocacy for existing industries	Park
1 1091am and advocacy for Existing industries	

Focus resources on supporting and expanding the Cherokee Workforce Collaborative

Develop Marketing studies for County Target Areas

Housing

Continue to evaluate/upgrade dilapidated Housing

Use CDBG funds for the Cherokee County Home Repair Program targeted for low-income seniors and veterans





Short Term Work plan 2019-2024

2018 Comprehensive Plan

Place dots next to the most critical items on the Short Term Work Plan. Use a post-it note at the bottom of the board to add any items you think are missing.

Transportation	
Roadway Improvements	
Develop character area-specific roadway standards	

School System	
Construct New Schools	
Construct Additions to Existing Schools	

Continue support of Ride-Share Program	
nstall 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	
Fire Station 5 Renovation	
Fire Station 13 Replacement Station	
Fire Station 15 Relocation & Replacement Station	
Build new Future Fire Stations	
Purchase property for Future Fire Facilities	
Build New Airport Crash Truck	
_adder Truck	
Fire Apparatus Replacement Program	
EMS Squad Replacement Program	
Small Fleet Replacement Program	
Consolidate Fire Service into one (1) Agency	
Library Services	
_ibrary Collection Materials	
Water and Sewage	
Expand Sewer Service Area	
Consolidate Water/Sewer Operations into one (1) Agency	
_ink county GIS data with CCWS GIS data for easy oublic use	

Develop and promote alternative transportation to schools	
Land Use & GIS	
Create small area plans for areas experiencing significant growth pressures or infrastructure issues.	
Revise State Route 92 Corridor standards and regulations.	
Continue to update annually the 5-year Capital Improvements Plan and STWP.	
Conduct annual review of Future Development Map, rezonings and capital projects for plan & map adjustments.	
Create map showing transportation improvements with off- street trails	

dertake a Comprehensive Plan update five yea option of this Plan.	ars after
date zoning ordinance to add Regional Airport A strict (RAAD) and to allow for more housing variowing parts of county	
velop a joint plan with city of Holly Springs for t kory Flat area	the

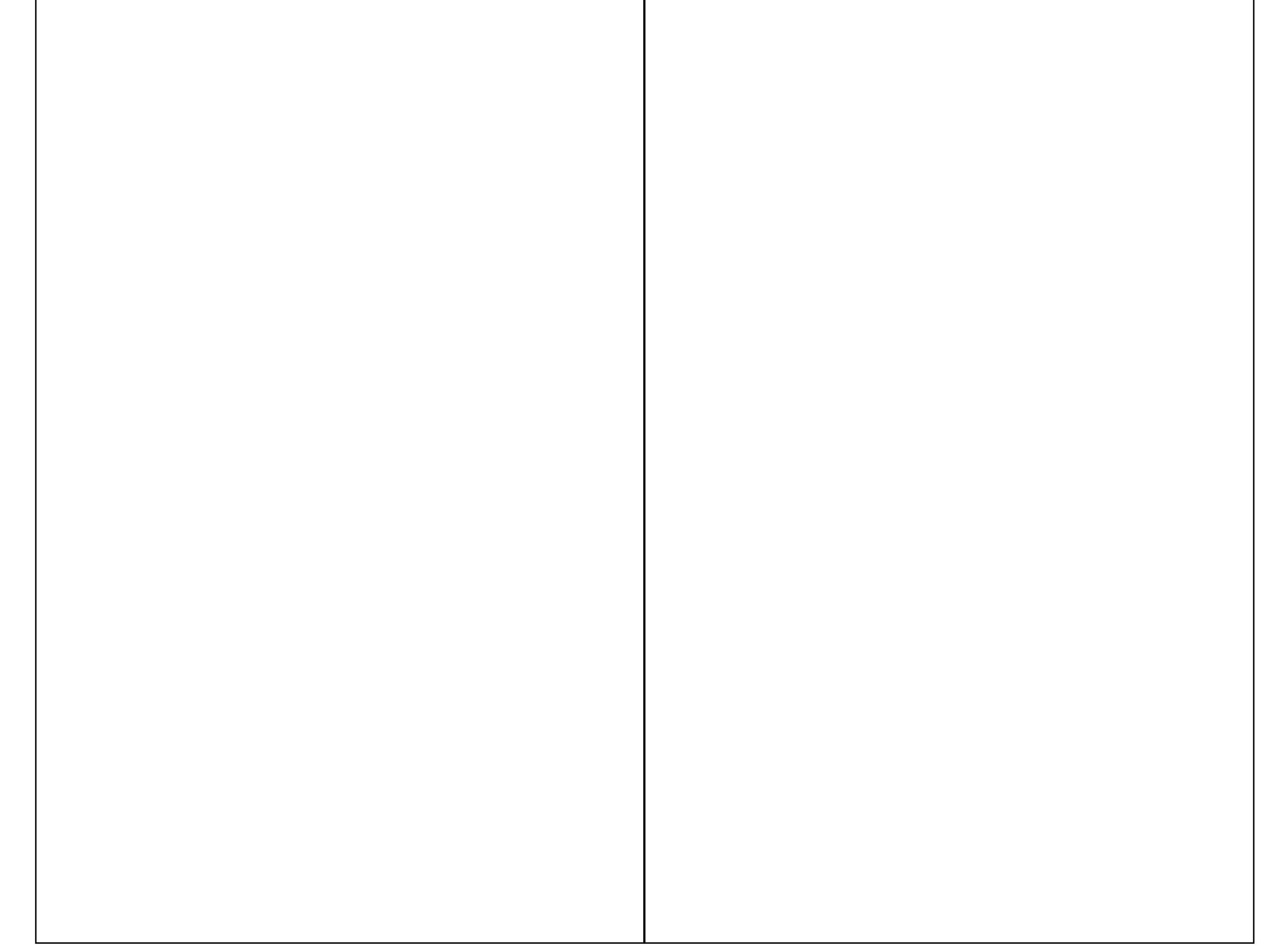




How Have We Done?

Place a dot under "Yes" or "No" to tell us if the draft is ready for final review.

YES	NO



Got something specific? Tell us on an idea card and place it in

8

the envelope below!

Cherokee County Planning and Land Use



Canton Draft Meeting



Canton Draft Meeting Results

Comments on each Core Issue overview

Sustainable Growth and Infrastructure

FALSE STATEMENT

Connect all the four lane roadways

Mass public transit to ATL and surrounding areas, not buses! Mass transit sounds great but who will pay? VERY EXPENSIVE. Buses are cheaper and more flexible Stop Holly Springs

Need to control large deveopments in high traffic areas-example Hwy 140 and Hwy 20

Preserve and Enhance Sense of Place and Historic Character

This is so important; Implementation should include through assessment of "existing conditions," natural resources, affected terrain, etc. this enhances Cherokee

We have destroyed Cherokee's Logo with Development; "Where the City Meets the Mountains," really?

YES PLEASE! We're losing it quickly!

Base all decisions on "sense of place." You can't replicate this with any development.

Aging in Place

Seniors walking to medical facilities? Everyone I know is aging in place--in their

home

Mass transit to allow seniors access to services that aren't in Cherokee

Need transportation (Uber?) for aging-inplace seniors

Designing with the Environment	Should have a "Tree Ordinance" and "Green Area" Encorcement (with fines) for no upkeep!	No sewers except in business areas!
Mixed-use developments are not suited for rural	How about saving some trees/and topography?	Promote electric vehicles by making them standard for county vehicles
areasall rural and agricultural areas are vanishing High density produces big problems	Do away with conservation zoning. All it is is density. The "conversed" land is unbuildable anyway.	Minimum of 3 trees planted (or saved) on property for all new residential development. If that hinders high density housing then
Maintain/promote rural areas Don't overplan it, part of the character of the country	Get rid of "conservation zoning" classification-code word for density	good! Some areas are being overdeveloped when
and its cities was created organically	No clear-cutting allowed for residential development	they are not suited to such growth and devel- opment. Please leave some greenspace that is
Save our rural areas; Yes! Strive for further protection of "invasion" of Holly Springs	Try to work with/around nature/green areas. Don't destroy then replant, or grade then haul in "Artificial Natural Structures or Terrain"	more appealing.
-2010	Not all areas are suitable to develop, much less high density or higher density! Some areas left alone en-	Housing a
Achieve ARC Green Community Status	hance others! Without services required.	Housing for you

Balanced Tax Base and Diverse Economic Opportunities	Need sewer to all Cherokee especially south of Hwy 20	
Don't forget that Agriculture has many, many	Infrastructure cannot support what we have now. What can be done?	
entrepreneurial opportunities, too! This has a bonus of helping preserve the County's rural character.	Include "passive" greenspace in park develop- ment instead of only ball fields. Think Piedmont Park. Protect, maintain, encourage, and incentize agricultural land usage	
Huh? It's the county's job to provide me a job nearby?		
No sewer except business areas. Sewers = uncon-		

Housing and Inclusiveness

lousing for young adults also

Plan for median \$ homes not just expensive communities

"Affordable Housing" to whom? I can afford mine.

We are in a housing crisis; No affordable houses are being built.

Avg earners need to leave the county

Dense housing needs to be in cities--Agree! Agree!

We should have affordable housing with greenspace. But do not force on inappropriate areas.

Affordable housing does not imply dense housing

"Housing Choice" sounds too much like code for an excuse for high density

No sewer--brings development

trolled growth

Feedback from Idea Cards

Hwy 108 from Waleska to Hwy 20 is designated as Rural Places, yet most of the large land tracts are for sale. How will the plan be enforced?

The Waste Management Plan mentions recycling, yet recycling drop points have closed in Waleska and Canton. I am only aware of one in the south part of the County. Will there be more?

In response to Preserve and Enhance: You state that you want to preserve the "rural" resources, yet none of your policies" address this--you should have a specific policy about this How would you grade the core issues for this year's plan, in terms of information and conciseness? (totals in each field represent # of votes)

	Needs Work				Great!
Core Issue	1	2	3	4	5
Promoting Sustainable Growth and Infrastructure	8	4	0	2	0
Preserve and Enhance Sense of Place and Historic Character	9	3	2	4	0
Aging in Place	0	2	3	7	0
Housing Choice and Spirit of Inclusiveness	1	4	0	6	0
Designing with the Environ- ment	13	2	0	4	0
Balanced Tax Base and Diverse Economic Opportunities	7	0	2	3	0

Future Development Map Comments

Where is the Transitional Corridor? Hwy 20

Thank God for Brick Mill Rd. and Univeter Rd. area citizens participating in all land use plans

Development Corridor should be able to go to 20 DUA or more

More community parks/greenspace in transitional areas between zonings

So much Hwy 108 land is for sale--please keep this rural! Keep Univeter Road free from higher (and high) density

development. It is a "critical services corridor".

Please keep rural places and natural preserve areas. These areas fit the terrain/nature and enhance the county and don't require as many services

Please encourage developers to have trees

Keep density under R-80 to cities

Please change Old Country Place to Country Estates

Let's have Country Estates here (Hwy 140 at Chadwick Farm Rd), not Conservation. This is not a city area. Allowing conservation in this area is only a way of allowing high density. No conservation in this area.

Please keep Country Estates and Rural Place. 140 @ Arnold Mill should be Suburban Growth not Suburban Living

Please maintain rural spaces

Minimize high density development outside of current city limits (Woodstock, Canton, Ball Ground, etc.)

Comments from Idea Cards

Lots of discussion of growth and more people. Need more language about maintaining rural areas, natural areas, and low density. Answer is <u>not</u> more people!

Need to support better roads and density (residential and commercial) within Hickory Flat Area

Need sewer/water mster plan to support ultimate county build-buildout

Need to develop 4-lane roadway circulation plan fully connected (no gaps) countywide

Need to find areas along Development Corridor that allow much higher densities (20 dua+) subject to quality development

Need cleaner picture that helps present quality of life beyond 5 years-to quick a turnaround @ 5 years

Is the plan ready for review?		
Yes	No	
7	10	

Vote tally of which Short Term Work Plan items were most critical to meeting participants

Natural and Historic Resources	# of Votes
Implement Parks and Rec Master Plan	1
Develop Historic Property Resource Kit that includes Tax Credit Basics	5
Develop Historic Resources Map	6
Continue to update the Cemetery Location Map as needed	3
Develop water supply watershed overlay district	5
Undertake Architectural survey that documents building types and styles along Highway 20	1
Economic Development	
Explore potential for a National Register nomination for the Reinhardt Campus area in Waleska as a historic district	1
Continue the focused marketing campaign targeting industries identified in Opportunity Cherokee	3
Enhance the entrepreneurship and small business support programs with a comprehensive range of financial assistance, training, networking, professional advice and educational opportunities.	2
Continue the Business Expansion and Retention Program and advocacy for existing industries	4
Focus resources on supporting and expanding the Cherokee Workforce Collaborative	2
Develop Marketing studies for County Target Areas	1
Housing	
Continue to evaluate/upgrade dilapidated Housing	3
Use CDBG funds for the Cherokee County Home Repair Program targeted for low-income seniors and veterans	1
Encourage the construction of affordable housing for a range of residents	5
Develop housing guidelines for seniors and disabled persons	2
Identify areas with adequate infrastructure to provide workforce housing opportunities.	4
Facilitate County-wide meetings to encourage cooperation on workforce housing financing from federal and state sources.	1
Organize affordable housing education forums for the public	
Review development ordinances to identify constraints and barriers to providing affordable housing.	3
Community Facilities	1
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	2
Expand Cherokee County Adult Detention Center	1
Parks and Recreation	
Build multigenerational Center at Veterans Park	1
Evaluate sites for multigenerational park facility in SW Cherokee	
Build Park Maintance Facility	
Connect existing trails and develop linear parks/greenways to connect high priority areas	5
Develop additional multipurpose fields for a wider variety of activities	3
Develop Thacker Property (Alison Lane)	1

Transportation	# of Votes
Roadway Improvements	12
Develop character area-specific roadway standards	1
Continue support of Ride-Share Program	
Install Park/Ride Lots	2
Develop linkages between trails, sidewalks, and amenities/ services	3
Study alternate route for trucks going through downtown Ball Ground	1
Develop access management and interparcel access guidelines/regulations	2
Public Safety	
Fire Station 5 Renovation	1
Fire Station 13 Replacement Station	
Fire Station 15 Relocation & Replacement Station	
Build new Future Fire Stations	1
Purchase property for Future Fire Facilities	2
Build New Airport Crash Truck	
Ladder Truck	
Fire Apparatus Replacement Program	
EMS Squad Replacement Program	
Small Fleet Replacement Program	
Consolidate Fire Service into one (1) Agency	
Library Services	
Library Collection Materials	
Water and Sewage	
Expand Sewer Service Area	6
Consolidate Water/Sewer Operations into one (1) Agency	2
Link county GIS data with CCWS GIS data for easy public use	1

School System	# of Votes
Construct New Schools	2
Construct Additions to Existing Schools	4
Develop and promote alternative transportation to schools	4
Land Use & GIS	
Create small area plans for areas experiencing significant growth pressures or infrastructure issues.	5
Revise State Route 92 Corridor standards and regulations.	1
Continue to update annually the 5-year Capital Improvements Plan and STWP.	2
Conduct annual review of Future Development Map, rezonings and capital projects for plan & map adjust- ments.	4
Create map showing transportation improvements with off-street trails	2
Undertake a Comprehensive Plan update five years after adoption of this Plan.	4
Update zoning ordinance to add Regional Airport Area District (RAAD) and to allow for more housing variety in growing parts of county	
Develop a joint plan with city of Holly Springs for the Hickory Flat area	11

Comments from Post-It Notes

Develop architectural standards for Hickory Flat

Want uncontrolled growth? Add sewers, widen roads--look at Hwy 92

Transportation: Encourage and plan for mass transit into Metro ATL. Having mass transit encourages changes/shifts in traffic flow and volume

Need 4-lane road circulation plan that is all connected

Why add sewers? More sewers= more growth=high density

Woodstock Draft Meeting Results

Comments on each Core Issue overview

Housing and Inclusiveness I would like to see Provisions for "tiny house" accommodations. This is especially good for seniors. Permanent foundations only? Maybe on trailers could be allowed. An area designed way better than senior assisted living!

How would you grade the core issues for this year's plan, in terms of information and conciseness? (totals in each field represent # of votes)

	Needs Work				Great!
Core Issue	1	2	3	4	5
Promoting Sustainable Growth and In- frastructure	1			1	
Preserve and Enhance Sense of Place and Historic Character	3			1	
Aging in Place				1	
Housing Choice and Spirit of Inclusive- ness	1				
Designing with the Environment	3				
Balanced Tax Base and Diverse Eco- nomic Opportunities	1				

Future Development Map comments
Suburban Livingno redevelopment oppor- tunities in this area; .5-1 dua
Suburban Living3 units per acre; TOO MANY for Suburban Living! 2 max
Suburban Living should NOT exceed 2 dua
Move southern Community Village node to Holly Springs boundary
Change Old Country Place to Country Es- tates (presently Suburban Growth)

Is the plan ready for review? Yes No 0 2

Vote tally of which Short Term Work Plan items were most critical to meeting participants

Natural and Historic Resources	# of Votes
Implement Parks and Rec Master Plan	
Develop Historic Property Resource Kit that includes Tax Credit Basics	
Develop Historic Resources Map	
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Develop water supply watershed overlay district	
Undertake Architectural survey that documents building types and styles along Highway 20	
Economic Development	
Explore potential for a National Register nomination for the Reinhardt Campus area in Waleska as a historic district	
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 and Retention Program and advocacy for existing industries	
Focus resources on supporting and expanding the Cherokee Workforce Collaborative	
Develop Marketing studies for County Target Areas	
Housing	
Continue to evaluate/upgrade 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 guidelines for seniors and disabled persons	1
Identify areas with adequate infrastructure to provide workforce housing opportunities.	
Facilitate County-wide meetings to encourage cooperation on workforce housing financing from federal and state sources.	
Organize affordable housing education forums for the public	
Review development ordinances to identify constraints and barriers to providing affordable housing.	
Community Facilities	2
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	
Build multigenerational Center at Veterans Park	
Evaluate sites for multigenerational park facility in SW Cherokee	
Build Park Maintance 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)	

Transportation	# of Votes
Roadway Improvements	1
Develop character area-specific roadway standards	
Continue support of Ride-Share Program	2
Install Park/Ride Lots	5
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	-
Fire Station 5 Renovation	
Fire Station 13 Replacement Station	
Fire Station 15 Relocation & Replacement Station	
Build new Future Fire Stations	
Purchase property for Future Fire Facilities	
Build New Airport Crash Truck	
Ladder Truck	
Fire Apparatus Replacement Program	
EMS Squad Replacement Program	
Small Fleet Replacement Program	
Consolidate Fire Service into one (1) Agency	
Library Services	
Library Collection Materials	1
Water and Sewage	
Expand Sewer Service Area	1
Consolidate Water/Sewer Operations into one (1) Agency	
Link county GIS data with CCWS GIS data for easy public use	1

School System	# of Votes
Construct New Schools	
Construct Additions to Existing Schools	
Develop and promote alternative transportation to schools	
Land Use & GIS	
Create small area plans for areas experiencing significant growth pressures or infrastructure issues.	1
Revise State Route 92 Corridor standards and regulations.	
Continue to update annually the 5-year Capital Improvements Plan and STWP.	
Conduct annual review of Future Development Map, rezonings and capital projects for plan & map adjustments.	3
Create map showing transportation improvements with off-street trails	1
Undertake a Comprehensive Plan update five years after adoption of this Plan.	2
Update zoning ordinance to add Regional Airport Area District (RAAD) and to allow for more housing variety in growing parts of county	
Develop a joint plan with city of Holly Springs for the Hickory Flat area	4

Comments from Post-It Notes

Too many workforce housing conditions

Keep affordable housing out of Suburban Living

Workforce housing=apartments=high density; NO

Federal funding has too many strings attached! Limit

NO MARTA

Holly Springs should NOT be in charge of Hickory Flat

Holly Springs needs to be <u>controlled</u>. HS should stop w/ their greedy annexing!

Holly Springs needs to be controlled. STOP ANNEXING!

TRIBUNELEDGERNEWS.COM

Comprehensive plan, land use map updates in final stages

By Thomas Hartwell thartwell@cherokeetribune.com

Updates to the county's comprehensive plan and future land use map, including Ball Ground and Waleska city limits, are in the final stages of planning and public input. Cherokee County planning staff released a draft of the plan updates earlier this month.

The last comprehensive plan updates for unincorporated Cherokee and the cities of Ball Ground and Waleska was in 2008. The plan updates have been in the

works since early 2017, when county staff began data collection, according to the draft posted on the county website. The 72-page document asserts that the proposed updates and future land use map have gone through phases of public input, advisory committees and workshops, and, before adoption, will be sent to the state's Department of Community Affairs and the Atlanta Regional Commission for final review.

Margaret Stallings of Cherokee County Planning and Land Use said Thursday the plan's implementation should be within the t next few months.

"The County Plan is on the next to last step in the process. The last step is to submit the document to DCA and ARC for review and adopt the plan," Stallings said. She said that submittal will come after the public hearing at the Cherokee County Board of Commissioner's meeting on Aug. 7 and another review by the commissioners on Aug. 21.

Stallings said input from the community has been helpful, and 30 people showed up to the public forum on the draft in Canton on Tuesday. The final public forum was held in Woodstock on Thursday night.

L.B. "Buzz" Ahrens, chairman of the Cherokee County Board of Commissioners said Thursday that the 2018 update will likely roll out more smoothly than 2008's. A decade earlier, he said, the new format including use of character areas had just been introduced, and he inherited changes in terminology and "development status" in the county one year prior.

Ahrens said the 2018 updates provide the first real test of the

new planning concepts, since up until about 2015, "development was practically non-existent."

"In the (economic) rebound, development is busting out all over," Ahrens said. "We are playing catchup, both in potential development areas and scope, as well as infrastructure demands. Thus, the test phase is rapid. Also, we have seen huge positive development in the Southwest (Ga. Highway 92) corridor from Woodstock Road west to Interstate 75 ... These challenge

SEE PLAN, A3

PLAN

From A1

us to look forward broadly and deeply."

He said plans are still not complete, and officials can always use more input from the community throughout the process, even as the plan awaits approval.

"We have lots of flexibility and can basically make 'minor changes' whenever we determine," he said.

Stallings said the changes made so far from the 2008 to 2018 map are just "tweaks" and make up about 10-15 percent of the 2018 land use map.

The comprehensive plan update document, which focuses primarily on "preserving the unique character" of the different regions of the county and ensuring responsible growth, identifies several "core issues" to address to achieve those goals: promoting sustainable growth and infrastructure, preserving and enhancing sense of place and historic character, aging in place, housing choice and spirit of inclusiveness, designing with the environment and balancing tax base and diverse economic opportunities.

The document and future land use map further sections the county into "target areas" and identifies goals for each area:

AIRPORT AREA

County officials said the Cherokee County airport area has been identified as an area that has not developed as much as planned. According to plan documents, the airport area is a "relatively undeveloped" portion of the county with mainly agricultural uses. Based on public input and stakeholder meetings, county staff indicates that airport target area is an "ideal location for industrial growth that could provide jobs and housing that encourage residents to live and work in the county."

BALL GROUND

The comprehensive plan indicates that the Ball Ground and airport target areas are interrelated, but identifies the city as an area ripe for continued growth in the coming decades, contingent on the addressing of some of the city's current challenges.

"(Challenges) include the lack of a grocery store and other daily (retail) needs, the need for more housing options and the challenge of managing truck traffic through downtown," the document reads. "For the future, Ball Ground has many strengths such as the unique, authentic character of the historic downtown, the growing local tourism and manufacturing industries, and strong transportation connections through I-575 or the nearby Cherokee Airport."

WALESKA

Like Ball Ground, county plans address several challenges for Waleska, which, if overcome, would lead the city to "realize its vision," according to the comprehensive plan draft.

"These include their reliance on Reinhardt University, lack of commercial/ retail/local services, barriers to village-like development in the zoning ordinance and an imbalanced tax base," the draft reads.

The Waleska section recommends that the city develop around the intersection of Reinhardt College Parkway and Fincher Road and suggests that the proximity to the Lake Arrowhead planned unit development could support business development in the city.

HICKORY FLAT

This target area focuses around the intersection of Hickory Flat Highway (Ga. Highway 140) and East Cherokee Drive at Hickory Road and Batesville Road. The comprehensive plan describes the Hickory Flat character area as "a close-knit community that emphasizes agriculture, forestry, fishing and hunting, (which) has seen increasing congestion and suburban-style development in recent years, particularly residential subdivisions.

The document's identification of the area's challenges also include that those challenges are compounded by annexations by municipalities in the area and the type of development those cities choose.

According to the plan, primary goals identified by community workshops include creation of a more "connected community that encourages the protection of natural resources, supports agribusinesses and other local amenities, works to fix existing infrastructure prior to approving additional development and increases pedestrian access via sidewalk construction and trails." The document continues that

realizing those goals will help Hickory Flat grow responsibly and preserve the area's character.

HIGHWAY 20

This target area includes parts of Canton and the communities of Buffington, Macedonia, Lathemtown and Freehome, up to the Forsyth County line. The 12-mile stretch of the Highway 20 character area highlights the portion of the county expected for increased commercial development connected to the incoming widening of the highway. According to the plan, the area's communities include a mix of history, some commercial uses and small, suburban shopping centers, as well as mid-density residential uses.

The document identifies the area's main challenges as traffic congestion, lack of community facilities and potential for uncontrolled, rapid development connected to the highway widening.

"Therefore, it is crucial to maintain the character of the target area's historic communities, advocate for historic structure reuse, improve transportation access to nearby employment centers and be proactive about planning via target studies," the plan reads.

SOUTHWEST CHEROKEE

The Southwest character area is identified by the plan as "one of the denser areas of the county," as well as the sole direct connection to I-75. The region consists of a mix of the county's "older neighborhoods," new residential development and large industry headquarters.

The plan indicates resident concern centers around traffic speeds on Ga. Highway 92 and lack of pedestrian connectivity along the corridor. Other named concerns also include "aging and abandoned housing, congestion and the lack of retail amenities."

According to the plan draft, the Southwest Cherokee region is a prime area for growth, which also brings the need for "job training, better connectivity and transportation options and greenspace," (the area currently has no parks).

The future land use map included in the 2018 draft shows a split of proposed development in the county, with the majority of suburban living, community village and other projected areas of more dense development focused on the south end. The map suggests that the north and east remain mostly natural preserve and country estates with small areas of community and neighborhood villages (shops and services) along major roads. The city centers of Waleska and Ball Ground show a suggested urban core center with neighborhood living surrounding the city limits and step-down zoning leading eventually back to more rural land use planning.

For more information on the land use plan, the future development map, target areas and definitions of each land use, visit cherokeega.com or www. engagecherokeega.com.

D - Surveys & Online Engagement

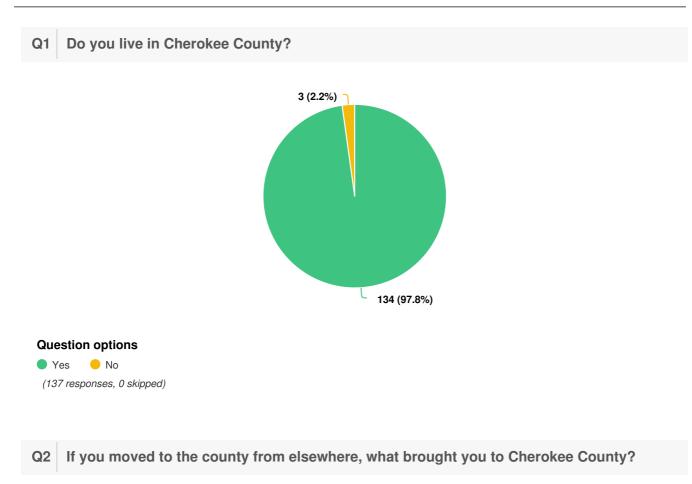


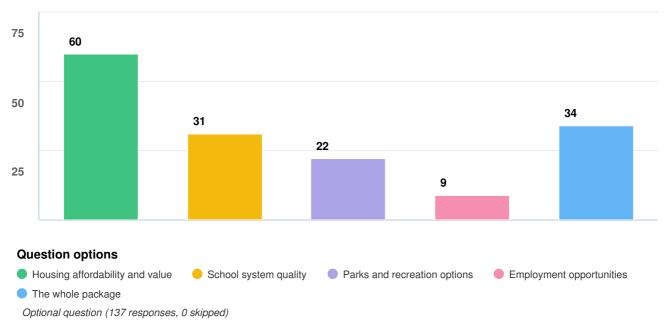
Cherokee County Survey

PROJECT: Cherokee County

Land Use Plan







Q3 In what part of the county do you live?

danielledbarnes 6/06/2017 08:58 AM	Canton address but closer to Waleska
johnd 6/08/2017 02:36 PM	Free Home
Shady Oaks 6/09/2017 12:39 PM	hickory flat
rick bell 6/09/2017 01:38 PM	hickory flat
Jburton467 6/09/2017 01:47 PM	Macedonia on Collett between E Cherokee and Arbor Hill
Storybookfarm 6/09/2017 03:11 PM	Macedonia area
darsquag 6/09/2017 03:53 PM	Hickory Flat
Tdrunbu 6/09/2017 03:53 PM	Hickory Flat
kjgiordano 6/09/2017 04:07 PM	Southeast section, nearest crossroads of Sugar Pike and Bailey Rd Country Estates
Tsackel 6/09/2017 10:33 PM	Mitchell Farms in East Cherokee
Ihamrick62 6/10/2017 09:47 AM	Woodstock - Hickory Flat Area
E038771 6/10/2017 04:41 PM	Southeast corner (Hickory Flat)
Dbarfield 6/10/2017 09:15 PM	Near Milton off Sugar Pike
karichards24 6/11/2017 05:39 PM	Off Trinity Church Road, about 2 miles from Creekland/Creekview schools
Cburchell 6/11/2017 08:49 PM	Southeast cherokee
johnsr 6/12/2017 01:49 PM	Hickory Flat
Tommy Hughes	Hickory Flat. What brought me to the county was the rural setting. The high

6/13/2017 09:44 AM	density development is what (if not curbed) will cause me to leave the county for another place that wants to preserve it's rural feel.
rlvoigt	Southeast - Near SR140 and Arnold Mill Road
6/13/2017 08:02 PM	
LisaTressler	Sixes community
6/13/2017 11:09 PM	
woodsgal 6/14/2017 10:28 AM	Hickory Flat
THil 6/14/2017 05:00 PM	Buffington Community
HuskeyL2017 6/14/2017 10:07 PM	East Cherokee Drive - Woodstock
tommybeicher 6/15/2017 03:37 PM	107 Manor Ridge Drive, off of Batesville Road and Rowe Road
marsha.cornelius 6/16/2017 07:36 PM	Hickory Flat
deborah 6/19/2017 03:53 PM	Hickory Flat
ef10099 6/21/2017 08:20 PM	Acworth, South Cherokee
teaflowers 6/22/2017 05:46 PM	Ball Ground
sjrdyruslaw 6/23/2017 01:21 PM	Canton
kevinldixon 6/23/2017 02:20 PM	Northern Cherokee County
cergle 6/23/2017 03:31 PM	Off of Batesville road, close to the Milton property line
kahuna2007 6/23/2017 10:39 PM	Unincorporated Woodstock (Wiley Bridge Rd.)
KSell1020 6/25/2017 08:33 PM	canton- off of E. Cherokee
BKC 6/26/2017 09:46 PM	Free Home
brt837 6/26/2017 09:46 PM	Towne Lake Woodstock

Lena Painter 6/27/2017 06:59 AM	Clayton Community
ccurtis3 6/27/2017 10:12 AM	I live at 403 Magnolia Springs Cove Canton GA
Buster 6/27/2017 11:36 AM	Sutallee
NancyChizek 6/27/2017 12:57 PM	right now in the county - between East Cherokee and North Arnold Mill
Bcornelius 6/27/2017 01:47 PM	Hickory Flat
ehoneycutt 6/27/2017 02:05 PM	Hickory Flat area
cskline77@bellsouth.net 6/27/2017 02:17 PM	Dawson Creek subdivision, Ball Ground
KimAdams25 6/27/2017 03:37 PM	Currently living on Holly Street close to Bells Ferry and planning to move to Cumming with the incoming apartment approved by Holly Springs.
rmednikow 6/27/2017 03:37 PM	Hickory Flat - Batesville and Sugar Pike
Cherokee 2017 6/27/2017 05:12 PM	Towne Lake
RonnieC 6/27/2017 06:19 PM	Hickory Flat
Junebug58 6/27/2017 06:44 PM	Buffington
helenasavenius 6/27/2017 08:18 PM	NONE of above. We chose Cherokee County because it offers semi-rural lifestyle. HICKORY FLAT. Do not change the land use plan.
kafka93 6/27/2017 09:18 PM	Hickory Flat
DW 6/27/2017 09:50 PM	Hickory Flat
Courtney1586 6/28/2017 07:05 AM	Towne Lake
Michael9218 6/28/2017 07:29 AM	Holly Springs area.
kovacs.bryan 6/28/2017 10:53 AM	I have been a property owner in SE (Hickory Flat area) Cherokee County since 1978

cherekee obuilty curvey . curvey hepe	on 101 22 May 2017 to 14 August 2016
hbanks 6/28/2017 01:55 PM	Mountain View subdivision in Canton
lesleyb 6/28/2017 10:17 PM	Univeter Road
Jbadd99 6/29/2017 01:46 AM	Canton
Suzistandridge 6/29/2017 04:19 AM	Woodstock
dontruincherokee 6/29/2017 07:41 AM	Sixes
bret0812 6/29/2017 03:17 PM	Southwest corner
Kaj 6/29/2017 03:31 PM	We decided to purchase property in East Cherokee, close to Hickory Flat, due to the unique semi-rural character of the area. With it's equestrian properties, farm land and winding country roads it was a welcome change to East Cobb
cbuuck 6/29/2017 06:07 PM	Hickory Flat
Pittbro 6/29/2017 10:16 PM	Canton/Holly Springs
mowsterbowster 6/30/2017 10:07 AM	Southeastoff 140 near Milton line
8347ZR 6/30/2017 06:22 PM	Southeastern corner. This is a poorly constructed question.
Will832 7/02/2017 08:54 AM	Waleska
barnzo1 7/02/2017 09:35 AM	Macedonia, Woodmont
rosie 7/04/2017 12:44 PM	canton- off butterworth road
Jdfox 7/04/2017 07:46 PM	Ball Ground
kdennis17 7/05/2017 03:30 PM	Woodstock Towne Lake
avamarie 7/06/2017 02:57 PM	canton

jaysev 7/06/2017 08:18 PM	Holly Springs
Dhhartley 7/06/2017 10:05 PM	Hickory Flat area
Rpcabe 7/07/2017 08:04 AM	Southwestern area, near Little River Marina
Sweetie2643	Hickory Flat
Nluc1djc 7/07/2017 07:04 PM	Alpharetta (southeastern corner)
Melissa 7/07/2017 10:25 PM	Northwest Canton
Akdedicatoria 7/08/2017 07:24 AM	I live near liberty grove
Kenny Morris 7/08/2017 05:11 PM	Avery / Hickory Flat
Lindenkrebs 7/08/2017 06:12 PM	Hickory flat/south cherokee
Samdavi 7/08/2017 07:26 PM	Hickory Flat area
Punkie21 7/08/2017 07:37 PM	Holly Springs
GD 7/10/2017 08:32 AM	Woodstock
jleeatl311 7/10/2017 09:31 AM	Univeter Road
jfuder 7/10/2017 09:38 AM	Ellenwood Rd. on N. side of Univeter
rlc213 7/10/2017 09:51 AM	Southeast (south of Hickory Flat - near 140/Arnold Mill)
snapfish02 7/11/2017 09:08 AM	Oak Grove Community
Jstaver28 7/11/2017 09:51 AM	District 3
Charrye10 7/11/2017 02:59 PM	Hickory Flat

Carol	southeast, woodstock
7/11/2017 04:38 PM	
sttopjd@gmail.com 7/11/2017 09:16 PM	Downtown Woodstock
northstarhomeimprove@gmail.co 7/12/2017 08:21 AM	onsouth
tomkowalski 7/12/2017 11:30 AM	outer Ball Ground, 3 mi les east on Hwy 372
Jrenning 7/12/2017 02:36 PM	South
michrickaband 7/12/2017 05:47 PM	Ridgewalk Parkway
SolutionBuilt 7/13/2017 09:42 AM	Canton, Sixes Rd
srf99 7/13/2017 11:47 AM	Off of Sixes Rd
mleblanc 7/13/2017 11:57 AM	central
Eastridge 7/13/2017 03:22 PM	Sixes road
mcpizzano 7/14/2017 03:33 PM	Hickory Flat
fitz1131 7/16/2017 09:55 PM	Off of Univeter Road by 140.
byersphyllis28 7/17/2017 12:08 AM	Indian Knoll Subdivision
Jettjock 7/17/2017 09:11 AM	Off 140 on Jep Wheeler Road
Zellman123!@# 7/17/2017 09:11 AM	Off of Univeter
Helen Marshall 7/17/2017 02:22 PM	Hickory Flat
MStallings 7/18/2017 09:03 AM	Brick Mill Road
MStallings 7/18/2017 09:12 AM	Off of Univeter and Hwy 140

MStallings 7/18/2017 09:18 AM	Indian Knoll / Univeter
MStallings 7/18/2017 09:24 AM	Univeter Road
MStallings 7/18/2017 09:50 AM	Univeter Road Area
MStallings 7/18/2017 12:40 PM	Univeter Road Area
MStallings 7/18/2017 12:48 PM	Univeter Road
MStallings 7/18/2017 12:54 PM	South of Canton (Univeter Rd.)
MStallings 7/18/2017 01:05 PM	Univeter Road
MStallings 7/18/2017 02:47 PM	Brick Mill Road Canton
MStallings 7/18/2017 02:54 PM	Brick Mill Road
MStallings 7/18/2017 05:39 PM	Brick Mill Road
MStallings 7/18/2017 05:43 PM	Brick Mill Road
MStallings 7/19/2017 09:57 AM	Univeter - Brick Mill Road Community
MStallings 7/19/2017 10:18 AM	Born and raised in Northern Cherokee County, but lived in the Hickory Flat/Indian Knoll area for the last 40 plus years.
MStallings 7/19/2017 11:38 AM	Univeter Road Area
MStallings 7/19/2017 01:56 PM	Salacoa - Pleasant Arbor Road
MStallings 7/19/2017 03:19 PM	Salacoa
MStallings 7/19/2017 03:24 PM	Salacoa Valley
MStallings	Salacoa Valley, just north of Waleska.

7/19/2017 03:33 PM

MStallings 7/19/2017 03:59 PM

MStallings 7/19/2017 04:02 PM

MStallings 7/19/2017 04:09 PM

MStallings 7/21/2017 11:06 AN

MStallings 7/21/2017 11:15 AM

MStallings 7/21/2017 12:23 PM

MStallings 7/21/2017 12:33 PM

DCGreenberg 7/21/2017 02:41 PM

DCGreenberg 7/21/2017 02:58 PM

DCGreenberg 7/21/2017 04:11 PM

DCGreenberg 7/21/2017 05:30 PM

(134 responses, 3 skipped)

Salacoa Salacoa Valley - Waleska Buffington Community Buffington Community Holly Springs

Northwest Section

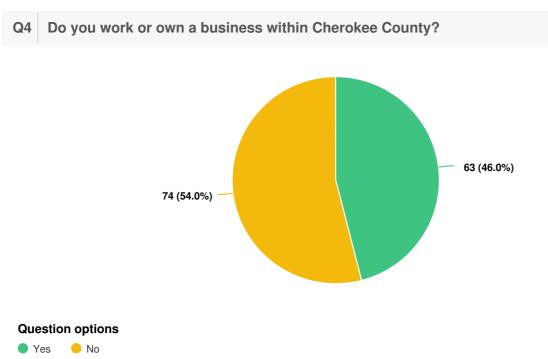
1058 Brickmill Rd.

Central part of eastern side

Off Univeter Road--S. McCollum Dr.

North Canton--County

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(137 responses, 0 skipped)

Q5 In what part of the county do you work?

danielledbarnes 6/06/2017 08:58 AM	On our farm
rick bell 6/09/2017 01:38 PM	all over
Storybookfarm 6/09/2017 03:11 PM	Work at home in macedonia area
darsquag 6/09/2017 03:53 PM	Home business
karichards24 6/11/2017 05:39 PM	Bus driver for Cherokee County School District.
LisaTressler 6/13/2017 11:09 PM	Towne Lake
woodsgal 6/14/2017 10:28 AM	at home
HuskeyL2017 6/14/2017 10:07 PM	Canton - at Exit 19
galibraryguy 6/15/2017 09:31 AM	Canton; near 575 and HWY 20
deborah 6/19/2017 03:53 PM	Hickory Flat
teaflowers 6/22/2017 05:46 PM	northern part. Chart
sjrdyruslaw 6/23/2017 01:21 PM	Canton
kevinldixon 6/23/2017 02:20 PM	Northern Cherokee County
kahuna2007 6/23/2017 10:39 PM	Holly Springs
Lena Painter 6/27/2017 06:59 AM	Canton
ccurtis3 6/27/2017 10:12 AM	Canton
Buster	Downtown Canton

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6/27/2017 11:36 AM

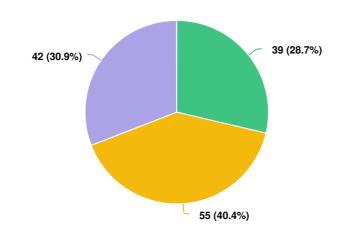
6/27/2017 11:36 AM	
Bcornelius 6/27/2017 01:47 PM	Hickory Flat
ehoneycutt 6/27/2017 02:05 PM	I work from home in Hickory Flat
cskline77@bellsouth.net 6/27/2017 02:17 PM	Work at home
RonnieC 6/27/2017 06:19 PM	From the home
Junebug58 6/27/2017 06:44 PM	Home-based business
helenasavenius 6/27/2017 08:18 PM	HICKORY FLAT
DW 6/27/2017 09:50 PM	Hickory Flat
lesleyb 6/28/2017 10:17 PM	from home
Jbadd99 6/29/2017 01:46 AM	All
dontruincherokee 6/29/2017 07:41 AM	Woodstock
Pittbro 6/29/2017 10:16 PM	Canton/Woodstock
6/30/2017 10:07 AM	At home (southeast Cherokee)
Will832 7/02/2017 08:54 AM	Canton
barnzo1 7/02/2017 09:35 AM	Macedonia
allew 7/03/2017 10:49 AM	Downtown Woodstock
kdennis17 7/05/2017 03:30 PM	Downtown Woodstock
avamarie 7/06/2017 02:57 PM	canton

Nluc1djc 7/07/2017 07:04 PM	Alpharetta (southeastern corner)
Melissa 7/07/2017 10:25 PM	Northwest Canton
Samdavi 7/08/2017 07:26 PM	Downtown Canton
GD 7/10/2017 08:32 AM	Woodstock
rlc213 7/10/2017 09:51 AM	Southeast
Jstaver28 7/11/2017 09:51 AM	Home
sttopjd@gmail.com 7/11/2017 09:16 PM	Woodstock
northstarhomeimprove@gmail.cd 7/12/2017 08:21 AM	omall
Eastridge 7/13/2017 03:22 PM	Canton city limits
fitz1131 7/16/2017 09:55 PM	Area of 140 and Bart Manous
Jettjock 7/17/2017 09:11 AM	Out of home
Helen Marshall 7/17/2017 02:22 PM	Canton and Holly Springs
MStallings 7/18/2017 09:18 AM	Holly Springs
MStallings 7/18/2017 12:48 PM	Telecommute, work from home.
MStallings 7/18/2017 02:54 PM	All over
MStallings 7/18/2017 05:43 PM	City of Canton
MStallings 7/19/2017 09:57 AM	Univeter - Brick Mill Road Community
MStallings 7/19/2017 11:38 AM	Woodstock / Hwy 92

MStallings 7/19/2017 11:45 AM	Canton area
MStallings 7/19/2017 01:56 PM	All over
MStallings 7/19/2017 03:24 PM	County-wide
MStallings 7/19/2017 03:59 PM	Downtown Canton
MStallings 7/19/2017 04:02 PM	Sutallee
MStallings 7/19/2017 04:09 PM	Salacoa Valley - Waleska
MStallings 7/21/2017 12:33 PM	Sixes Road Area
DCGreenberg 7/21/2017 02:41 PM	All over
DCGreenberg 7/21/2017 02:58 PM	all parts
DCGreenberg 7/21/2017 04:11 PM	At home-"tele-work"
DCGreenberg 7/21/2017 05:30 PM	North

(63 responses, 74 skipped)





Question options

Yes
 No
 Somewhat
 Optional question (136 responses, 1 skipped)

Q7 In a few words, what do you like most about living or working in Cherokee County?

danielledbarnes 6/06/2017 08:58 AM

johnd 6/08/2017 02:36 PM

Shady Oaks 6/09/2017 12:39 PM

rick bell 6/09/2017 01:38 PM

Jburton467 6/09/2017 01:47 PM

Storybookfarm 6/09/2017 03:11 PM

darsquag 6/09/2017 03:53 PM

Tdrunbu 6/09/2017 03:53 PM

Tsackel 6/09/2017 10:33 PM

Ihamrick62 6/10/2017 09:47 AM

E038771 6/10/2017 04:41 PM

Dbarfield 6/10/2017 09:15 PM

karichards24 6/11/2017 05:39 PM

Cburchell 6/11/2017 08:49 PM The rural nature of northern Cherokee & lack of congestion and traffic

I like to own a small farm. that is the primary reason we moved to Cherokee county

Beautiful land, country environment.

open space

Taken directly from the Cherokee County Comm Mission Statement... The Cherokee County Board of Commissioners is dedicated to providing a " Superior Quality of Life" for its residents. OUR GOAL: To preserve the Beauty, Unique Character, and Desirability of the Community where we live, work, and play. The beauty of the open landscapes, the unique character of the geography, and to escape what other metro counties have allowed in uncontrolled growth- these are why I moved my family here. DON'T DESTROY what so many other metro counties have. Beautiful terrain, fertile soil. Friendly people. Away from concrete jungle. Beautiful horse farms and country estates.

Rural/suburban combination of living. Lots of large residential acreage with dense wooded lots and yet relative close proximity to shopping.

Love the downtown areas such as Woodstock and the feeling of space for less money than surrounding areas, yet still great schools and great people and businesses and outdoor. The people and the beautiful land.

The space. The feel of a small town with the amenities of a large city.

Friendly to seniors with country style living

I like the bigger lots, trees, and pastures. I don't like the newer neighborhoods in hickory flat where all the trees are getting wiped out to build the same two or three style homes on tiny lots. I like the rural aspect and not being far from shopping, medical facilities, and being involved in the horse community.

Country living, large lots, wildlife, reasonable taxes and many benefits for retirees

johnsr 6/12/2017 01:49 PM

Tommy Hughes 6/13/2017 09:44 AM

rlvoigt 6/13/2017 08:02 PM

LisaTressler 6/13/2017 11:09 PM

woodsgal 6/14/2017 10:28 AM

THil 6/14/2017 05:00 PM

HuskeyL2017 6/14/2017 10:07 PM

tommybeicher 6/15/2017 03:37 PM

marsha.cornelius 6/16/2017 07:36 PM

deborah 6/19/2017 03:53 PM

ef10099 6/21/2017 08:20 PM

teaflowers 6/22/2017 05:46 PM

sjrdyruslaw 6/23/2017 01:21 PM

kevinldixon 6/23/2017 02:20 PM

cergle 6/23/2017 03:31 PM

kahuna2007

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rural lifestyle

I moved here from the city of Atlanta. We bought a house on 6 acres. We loved the rural feel of the county. if the high density development in the surrounding Hickory Flat areas does not stop, we will move to an area that wants to preserve the rural setting.

Rural feel. Less intense development than other suburban counties. Good schools. Low crime rate.

It hasn't completely lost the small town feel- still some undeveloped land, friendly people, traffic not too bad except the major corridors.

Rural environment, access to political input on local changes.

I have lived in Cherokee County for 46 years and have witnessed much change. I like the low density and open spaces. I like the concept of the Character Areas and the Nodes and corridors and hope this revision/update can add additional clarity and stronger commitment to the concepts. I have lived in Cherokee County my whole life - 54 years! I'm not enjoying it now because of the crazy traffic. I love Cherokee County and would hate to leave but my husband and I are thinking of moving in the next few years. Beautiful land without all the mess of Atlanta.

The scenic countryside and the peace and quiet. When we first moved here, I was driving from Sandy Springs. The moment I hit the bridge at Little River, my foot eased off the gas, the tension in my shoulders relaxed, and I swear it felt 20 degrees cooler in the summer.

Rural feel with urban convenience, safety, schools, people.

We really like the affordable new housing as well as the school systems that compete with with new developing counties such as Forsyth and North Fulton, except housing is much of a lower cost. It is also more accessible to both Nature and the city, with the development taking place. people are nice. local police and fire dept close to me.

Community character with amenities of suburban area

Beautiful areas, reasonable taxes, great cities

We love the rural setting, that is what attracted us to this part of the county. We have all the conveniences we need close by, however, the beauty and ambiance of estate lots all around us are what will keep us here. I enjoy the county's location. While close to other great areas of metro

6/23/2017 10:39 PM

KSell1020 6/25/2017 08:33 PM

BKC 6/26/2017 09:46 PM

brt837 6/26/2017 09:46 PM

Lena Painter 6/27/2017 06:59 AN

ccurtis3 6/27/2017 10:12 AN

NancyChizek 6/27/2017 12:57 PM

Bcornelius 6/27/2017 01:47 PM

ehoneycutt 6/27/2017 02:05 PM

cskline77@bellsouth.net 6/27/2017 02:17 PM

KimAdams25 6/27/2017 03:37 PM

rmednikow 6/27/2017 03:37 PM

RonnieC 6/27/2017 06:19 PM

Junebug58 6/27/2017 06:44 PM Moved to be closer to family. Love the country feel.

I enjoy the rural, open spaces and the small communities. I appreciate the fact that we still have agricultural areas. I can drive through the county without the heavy traffic that areas in Fulton, Cobb, Gwinnett and other counties have. I feel we have an excellent school system. Safe neighborhoods, good schools.

The fact that the north end of the county isn't person on top of person (wish the whole county was still more like this)

The mixture of rural and suburban atmosphere plus easy access to 575.

We did like the RURAL atmosphere and large lots being built on in the area. The traffic was manageable when we moved here but I know the old "saw" we've got to have PROGRESS. But at a miserable price!! The rural feeling although being close enough to a large city to take advantage of both.

How spacious it is with natural areas around homes.

I love it that the subdivisions are zoned where each house has plenty of yard. I like that it isn't too crowded and that people are courteous. I like it that when zoning issues come up, the people are listened to and most time the people are heard. Please keep our land use plan spacious for houses. Please don't start putting several houses per acre. That makes for bad neighbors.

Currently we are planning to move to Cumming/Vickery Creek area for accessibility to unique restaurants, shopping and other things close by. We are also very disappointed with the growth of Holly Springs and adding multiple apartment complexes along Holly Street near the end of the Sixes. I feel that overall this will ultimately have a negative impact on the surrounding Sixes Community and the schools as well.

Beautiful open farm settings with housing on acreage. Moved from East Cobb 15 years ago. Stongly interested in maintaining small acreage open settings in this part of the county for the investments we all made in our properties to live in this environment. Controlled managed growth without losing the nature and character for why we're here. All the rural area. minimal neighborhoods.

I like the small-town feel of my part of the county. Somewhat rural, but still close to lots of business opportunities.

helenasavenius 6/27/2017 08:18 PM

kafka93 6/27/2017 09:18 PM

DW 6/27/2017 09:50 PM

Courtney1586 6/28/2017 07:05 AM

Michael9218 6/28/2017 07:29 AM

kovacs.bryan 6/28/2017 10:53 AM

hbanks 6/28/2017 01:55 PM

lesleyb 6/28/2017 10:17 PM

dontruincherokee 6/29/2017 07:41 AM

Kaj 6/29/2017 03:31 PM We all have a strong feel of community in Hickory Flat. We all invested in this semi rural lifestyle and want to protect our investment. We do not want to have track home subdivisions over here. They belong to the city and near major roads, but not in our pristine area and winding country roads. Quality of living - beautiful countryside, peacefulness, wildlife. Downtown Atlanta is accessible but still a world away.

Minimize over development. Keep high density housing close to the Interstate I-575. Keep 2 acre lot size in Hickory Flat. Stop allowing developers to scalp the land of large trees and replant with 2 inch trees. Trees filter the air and we already are having air quality problems in Atlanta and surrounding area. Improve traffic problems on Hwy 140, Batesville and Sugar Pike.

It's just far enough away from the hussle and busses of Cobb and Fulton, yet close enough to everything if we need something in the city. I love the different outdoor options: trails, markets, fishing, etc.

That there is concern regarding uncontrolled growth. I like the community involvement and the fact that the county has interest in hearing the communities concerns.

I love the balance or rural and quality of life issues. Low density with reasonable growth is my primary interest. On Cherokee's Home page it says "Where the city meets the mountains". With responsible growth, this can still be possible. Otherwise it will become "where the city meets the city". Ugh!! The damage done to county by the irresponsible/reckless annexation actions of Holly Springs needs to be stopped. They are destroying the county. The following of the Land Use Plan has responsible growth possible. When variances take place, we wind up with the problems we have. A New Comprehensive Land Use Plan (strictly complied with) will go a long way in shaping Cherokee County for generations to come.

I enjoy Canton because it feels safe and I find so much beauty in the untouched land, the livestock I see when I drive anywhere, and views of the mountains in the distance. I also enjoy that, though we feel like Canton is a retreat from the city, there is easy access to stores and restaurants. I did like the fact that Cherokee was developing slowly and there was not much traffic. I love the beauty of the rolling hills and the natural landscape. I like the parks that exist for hiking, biking ,and playing outside. I like that it is somewhat rural. PLEASE DO NOT TURN THIS INTO MARIETTA!!! Downtown Woodstock has already been ruined. Have some sense of honor and stop worrying about money (like the horrible HOLLY SPRINGS town council) and keep Cherokee County RURAL as possible. We chose Cherokee county and especially East Cherokee for its unique semi-rural feel while still relatively close to Alpharetta/Roswell and I-575. Hickory Flat is a wonderful community with horse farms and agricultural land and should be kept as such. All of us who live here, chose this lifestyle and we do not want to see it turn to another metro Atlanta area with subdivisions and shopping malls. Cherokee county should preserve the unique character of Hickory Flat.

cbuuck 6/29/2017 06:07 PM

Pittbro 6/29/2017 10:16 PM

mowsterbowster 6/30/2017 10:07 AM

8347ZR 6/30/2017 06:22 PM

Will832 7/02/2017 08:54 AM

barnzo1 7/02/2017 09:35 AM

allew 7/03/2017 10:49 AM

rosie 7/04/2017 12:44 PM

Jdfox 7/04/2017 07:46 PM

kdennis17 7/05/2017 03:30 PM

avamarie 7/06/2017 02:57 PM

jaysev 7/06/2017 08:18 PM

Dhhartley 7/06/2017 10:05 PM

Rpcabe 7/07/2017 08:04 AN

Sweetie2643 7/07/2017 04:52 PM

I love the country feel, the pastures, trees, horses. Schools have been good.

Many parts of the county maintain a rural feel and a focus on the history of the area.

This wasn't an option on the first question about why we moved here, but: the peaceful way of life, natural beauty, rural character, and large lot sizes. We wanted to get away from the city!

We moved here because of the natural beauty, rural character, small town feel, country estates, and low density lifestyle that make it distinct and special. We love the area's "horse country" equestrian lifestyle and rural character created by the area's farms and pastures. We also appreciate the openness of the area which includes rural estates (subdivisions with large lots – multiple acres) and not being right on top of our neighbors. The rural areas are what I love about the county. Garland Mountain horse trails are great! More areas like this would be great. Less high density subdivisions I would love to see more green spaces in city centers. Rural charm but close enough to shopping

Accessibility, vibrant community, natural features.

small town atmosphere, safe area, location in the state, shopping. the roads must be improved before any more building is allowed. It has gotten to be as hard to get around here as in Atlanta. infrastructure must come before building, not years later. example; towne lake, 92, Marietta hwy., butterworth are getting so packed you cannot get any place - including getting on to any of those and other roads during rush hours.

We love the rural part of Northern Cherokee. We are not happy about proposed schools on Flatbottom Rd. Currently such a nice area.

Landscape and downtown Woodstock and proximity to lake

I like that it is RURAL. NOT A LOT OF PEOPLE. NOT A LOT OF CRIME. NOT A LOT OF TRAFFIC. NOT A LOT OF HOUSES BEING BUILT 2 INCHES FROM EACH OTHER.

Low density but that is fast changing as multiple housing units are built on a single acre

Location; community resources; school system; people; responsiveness of county staff

I love the country feel. When moving here 16 years ago there were numerous farms. Lots of green and open spaces.

I enjoy the green space and the opportunity to be able to travel easily to activities and larger stores and entertainment without them being in my

Nluc1djc 7/07/2017 07:04 PM

Melissa 7/07/2017 10:25 PM

Akdedicatoria 7/08/2017 07:24 AN

Kenny Morris 7/08/2017 05:11 PM

Lindenkrebs 7/08/2017 06:12 PM

Samdavi 7/08/2017 07:26 PM

Punkie21 7/08/2017 07:37 PM

GD 7/10/2017 08:32 AM

jleeatl311 7/10/2017 09:31 AM

jfuder 7/10/2017 09:38 AM

rlc213 7/10/2017 09:51 AN

snapfish02 7/11/2017 09:08 AM

Charrye10 7/11/2017 02:59 PM

Carol 7/11/2017 04:38 PM

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backyard. The parks and playgrounds are wonderful, although I do think more consideration should be made towards installing shade covers like many of the elementary school playgrounds now have. I can see the stars at night (translation: no city light pollution). Outdoor living, being able to take my dog places. Beekeeping, gardening, NO HOA. I can take a picture of my home an no other homes are also in the photo. Low density zoning; agriculture zoning.

The beautiful views, greenspace, light traffic, park and rec opportunities.

I love how rural is is. I love that not every single corner is developed into a neighborhood

It is home. Many generations of my family born & raised here.

The large lots (1+acre) the peace and quite, when I get home from work it feels like I have escaped to the country-away from all the city hustle and bustle.

The rural small town feel

Rural feel. Farmland and green space. Close to the city but no big city feel.

The country feel- large lot sizes with away from city congestion.

Cherokee county has beautiful landscapes and is situated in an area far enough out from the hustle of city living to be considered "country", but close enough to still also be a bit metropolitan. We have access to some of the most recognized stores for all of our shopping needs, yet are still laid back and able to appreciate the quiet, conservative aspects of southern living. The school system is above par and the overall quality of life has been good. I love the convenience of proximity to the metro area and that Cherokee has everything that I need without having to go elsewhere for shopping etc. Cherokee has beautiful scenery that I am concerned is being disregarded for "development".

The beautiful land, rolling hills, and natural scenery. To have all of this and be close enough to shopping and dining is THE reason we live here. The continued approval of high density housing developments is ruining Cherokee County.

Country feel although with urban attributes.

Conservative well governed county with plenty of shopping and recreation opportunities.

We moved here in 1980. We don't live in a subdivision. Several have been built within a radius of one mile. It was rural and green, little traffic in 1980.

	When we had to travel to and from work, the trip was worth it because of the
	peace, solitude and quiet once we got home. Because we have 4+ acres, we
	can still enjoy those qualities. When we leave home, it's a different story.
sttopjd@gmail.com	Quality of life including but not limited to, mountain bike trails, outdoor
7/11/2017 09:16 PM	recreation, quality of schools and low crime rate.
northstarhomeimprove@gmail.co 7/12/2017 08:21 AM	mCommunities, recreation. Trails, rivers, lakes.
tomkowalski	It's still rural where we live. We can hear the whippoorwhils at night, and
7/12/2017 11:30 AM	have lots of birds an wildlife. Roads are not congested. A short distance away
1/12/2017 11:00 / W	in Canton are all the services we need. It's a prosperous county with little
	crime or poverty too.
langening	
Jrenning	I like that there is still open land and large undeveloped park land. It feels
7/12/2017 02:36 PM	safer and less developed than the other metro counties .
SolutionBuilt	I like how you can go out to events in Canton and Woodstock.
7/13/2017 09:42 AM	
srf99	It's a perfect blend between city and country. It doesn't feel overpopulated
7/13/2017 11:47 AM	and overdeveloped right now. We just closed on a house in the area last
//13/2017 11.47 AM	
	week, and I would be really disheartened to see overdevelopment in this
	area where we chose to buy our forever home.
mleblanc	I was originally attracted to the area because it is far enough from the Metro
7/13/2017 11:57 AM	Atlanta area, yet has all that my family needs. We look forward to raising our
	young children here.
Eastridge	I like the thought put into development. I also like the amount of green space
7/13/2017 03:22 PM	that is protected.
mcpizzano	The sense of community. The rural setting. Small town feel with city
7/14/2017 03:33 PM	amenities within a reasonable distance.
byersphyllis28	low taxes, relatively good schools, mostly Christian people who attend
7/17/2017 12:08 AM	church and help in the community
/////2017 12.06 AIVI	church and help in the community
Jettjock	WE moved here 29 years ago when there wa far less traffic and
7/17/2017 09:11 AM	development
Zellman123!@#	I love the rural beauty. The open spaces. The friendly atmosphere. The
7/17/2017 09:11 AM	slower pace of life.
////2017 03.11 AW	
Helen Marshall	The element that brought us to cherokee county 35 years ago was the
7/17/2017 02:22 PM	combination of community and the balance of rural and agricricultural life
	with urban life. The clean air, the nature and ecological green space and the
	community commitment to the land and its' people over many places where
	development at all cost for profit destroyed the environmental and social
	quality of life.
MStallings	Rural atmosphere still present. Farming communities still present. County is
7/18/2017 09:03 AM	attractive because of this. It will all go away with uncontrolled growth. You
	can't make this up. We still have it for now.

MStallings 7/18/2017 09:12 AM

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MStallings 7/19/2017 09:57 AM

MStallings 7/19/2017 10:18 AM

MStallings

We moved here to be away from the traffic, noise, and high-density of other Atlanta suburbs. While we understand growth is an eventual necessity, it seems to be occurring rather quickly with no rhyme or reason to the developments and without the proper infrastructure in place to support the growth.

I love the people and I love the way the area in which I live is laid out with farmland.

Rural country living.

 Rural & open acreage; estate lots; nature - Low traffic (Holly Springs ruined this too!) - Agriculture / Horses / Cows / Farmlands - Great people - Strong County Commissioners & Sheriff Department. Good leadership from them but needs continued positive growth for continued improvement.
 Rural open space environment. Friendly environment. Professional Sheriff's Dept.

I moved here for the rural/country lifestyle. The low volume of traffic and horse-friendly area drew me to buy and renovate a home with acreage so I could have a farmette.

Low density in primarily AG and R-80 areas.

The things I liked the most about living in Cherokee are rapidly disappearing because the elected officials are more interested in raising revenue than protected the environment & open spaces that we grew up with. Mostly, I've lived in rural Cherokee County as I do now, but I also lived in historic district of Canton - love both.

Small town

Small town atmosphere

The small town feel.

There is still a sense of community in rural places. There is still a small town feel in Canton, Waleska and Ball Ground cities.

 Rural/country atmosphere that made this such a beautiful area while being within a driveable distance of the more congested/urban cities. Sadly, this is going away and Cherokee County is becoming a congested area. 2) Less traffic congestion - this is also going away. 3) Good school system. 4) Low crime rate. 5) I do not want my area to become another downtown Woodstock!! Cherokee county is good at providing community services with new parks, etc. and attracting new businesses.
 Rural country living (that is going away!) Less traffic (again going away!)

7/19/2017 11:38 AM

MStallings 7/19/2017 11:45 AM

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MStallings 7/19/2017 04:09 PM

MStallings 7/21/2017 11:06 AM

MStallings 7/21/2017 11:15 AN

MStallings 7/21/2017 12:23 PM

MStallings 7/21/2017 12:33 PM

DCGreenberg 7/21/2017 02:41 PM

DCGreenberg 7/21/2017 02:58 PM

DCGreenberg 7/21/2017 04:11 PM

DCGreenberg 7/21/2017 05:30 PM I lived in Cherokee County my entire live until I got married four years ago. When I was younger, I enjoyed the farms and woods around where I lived. Sadly, most of this is gone now due to developments around the area. Rural atmosphere Community minded people throughout Different county communities Can still hunt, fish and farm Work in county

It gives me the ability to live close tot he job opportunities in metro Atlanta and still live in a rural setting.

The rural lifestyle. Lack of traffic most days.

In the community I live in, there are a lot of farms and it has basically been untouched by development.

The family atmosphere in the community County is doing well at addressing traffic issues

Salacoa Valley has always been my for over 70 years. Was always very peaceful & quiet until Garland Mtn Sporting Clays. Gunfire has spoiled the quality of life in the most beautiful part of Cherokee County. Family & Friends Nearby Delights of Atlanta Nearby - Intellectual; Cultural; Social; Architectural; Culinary; etc.

I like the rural feel in many areas and also the feel of lively town life in Woodstock, Canton and Ball Ground. Good schools area a great plus.

Family lives here

As a lifelong resident, I have a strong bond to Cherokee County.

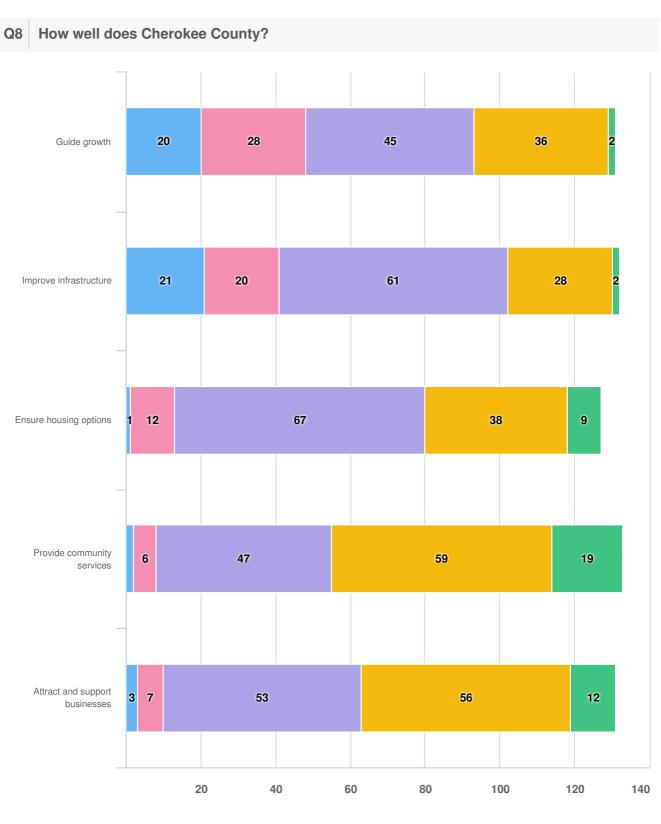
Family; open space; city that has historic values; not over-built

Schools (doing well); Taxes and annexation from Holly Springs (improve on); Area of south; people stop annexation of City of Holly Springs

Still rural areas; public involvement

Good mix of land use

Optional question (126 responses, 11 skipped)



Question options

Excellent
 Very Good
 Average
 Below Average
 Poor
 Optional question (137 responses, 0 skipped)

Q9 What do you foresee as the biggest challenge that Cherokee County will face in the near future?

danielledbarnes	Keeping the rural qualities while absorbing new growth
6/06/2017 08:58 AM	
johnd	Growth without the required infrastructure and the planning organization to
6/08/2017 02:36 PM	protect the property values and health and welfare of its citizen. Smart growth is not measured based on how big the lots are, but rather what kind of communities you built that improve the quality of life and protect property values.
rick bell	infrastructure to support growth
6/09/2017 01:38 PM	
Jburton467	Developers. Over-building inappropriate to the communities where they
6/09/2017 01:47 PM	acquire land. Seeking the balance of increasing revenue to make need infrastructure improvements while not allowing uncontrolled growth by developers who stack the decks against residents.
Storybookfarm	Urban encroachment from Atlanta developers who don't appreciate the
6/09/2017 03:11 PM	beautiful land. The type of developer who wants to come in and grade the land and raze the trees to put in cheap homes without a care in the world for the environment and surrounding areas. Obviously, traffic too.
darsquag	Traffic continuing to grow with no real options for widening, especially Hwy
6/09/2017 03:53 PM	140 from Canton to the county line.
Tdrunbu 6/09/2017 03:53 PM	I feel overcrowding is already happening and adding stress to those who live here due to traffic and homes and businesses popping up in areas where it used to be trees and beautiful areas.
Tsackel 6/09/2017 10:33 PM	Unfettered growth
Ihamrick62 6/10/2017 09:47 AM	Re-Zoning and Traffic.
E038771 6/10/2017 04:41 PM	High density housing and road improvement
Dbarfield 6/10/2017 09:15 PM	Roads/congestion
karichards24 6/11/2017 05:39 PM	Approval of too many subdivisions without improvement of infrastructure.
Cburchell 6/11/2017 08:49 PM	Infrastructure
johnsr	overcrowding controlling any more growth

6/12/2017 01:49 PM

Tommy Hughes Managing the growth. Do not get sucked into being Atlanta. Be unique. If you stop the high density development in areas outside of commercial areas...1 mile radius? You can still have affordable housing in dense areas,& the charm of a rural area outside of those areas. Controlled the growth and traffic, schools, utilities, etc. will all be much easier to manage going forward. If the high density development continues, it will be a disaster. rlvoigt Responsible and appropriate residential and commercial growth. LisaTressler Growth. Particularly sprawl and bedroom communities, which destroy the 6/13/2017 11:09 PM natural beauty of the county and add to the massive daily exodus to jobs outside the county. woodsgal Overdevelopment which destroys the reasons people move here. Traffic 6/14/2017 10:28 AM management. Public transportation for those who can no longer drive. THil Maintaining the integrity of the Character Areas, Nodes and Corridors and 6/14/2017 05:00 PM limiting high density developments to areas with the infrastructure to support the development. Rapid growth without planning for upgrades to the roads and other HuskeyL2017 6/14/2017 10:07 PM infrastructures. The roads and infrastructure are not keeping up with growth; growth is out of galibraryguy 6/15/2017 09:31 AM control in terms of residential property tommybeicher Infrastructure roads and bridges to handle the growth of housing and 6/15/2017 03:37 PM businesses. Only 2 roads out of Cherokee into Fulton and Milton, and both are becoming bottlenecks. Batesvilles road is already over capacity, as well as Arnold Mill Road. Batesville backs up at Birmingham worse each year. Arnold Mill backs up at the river worse each year. Hickory Flat roads are gridlock at Sequoia High School, Krogers and Publix Shopping centers, up around Cherokee Drive. The roads in our part of Cherokee county are 10 years behind development. marsha.cornelius Land developers want to gobble up property and squeeze as many homes as they can for the highest profits. They don't care about increased traffic problems, the need for more schools, or the guarantee of added burden to our police and fire departments. deborah The associated challenges that result from overdevelopment. 6/19/2017 03:53 PM ef10099 Developing already Low Income areas in order to make Cherokee County a 6/21/2017 08:20 PM better place to live in and attract more people to move into the county. For example, places like Acworth where there are some nice housing projects being done, but the lower income surrounding the area seems to keep the

teaflowers 6/22/2017 05:46 PM

sjrdyruslaw 6/23/2017 01:21 PM

Growing responsibly.

schools.

prices at level that doesn't benefit the home owner.

too many people from other countries moving here. overcrowding our

kevinldixon 6/23/2017 02:20 PM

cergle 6/23/2017 03:31 PM

kahuna2007 6/23/2017 10:39 PM

KSell1020 6/25/2017 08:33 PM

BKC 6/26/2017 09:46 PM

brt837 6/26/2017 09:46 PM

Lena Painter 6/27/2017 06:59 AM

ccurtis3 6/27/2017 10:12 AM

Buster 6/27/2017 11:36 AN

NancyChizek 6/27/2017 12:57 PM

Bcornelius 6/27/2017 01:47 PM

ehoneycutt 6/27/2017 02:05 PM

cskline77@bellsouth.net 6/27/2017 02:17 PM

rmednikow 6/27/2017 03:37 PM

Cherokee 2017 6/27/2017 05:12 PM

RonnieC 6/27/2017 06:19 PM Growth leading to pressure on the school system, the roadways, infrastructure and undeveloped land

Infastructure. There are too many high density developments going in with no planning for traffic. Schools were added, but in a very congested area to begin with. We are captive in our subdivision now between 3:30 pm and 7:00pm because we can't get out on Batesville because of the traffic. Traffic. Most of the county experiences significant traffic issues within the cities during peak traffic times.

To keep the country feel- make sure to keep the balance.

Maintaining open spaces, small communities, and respecting our agricultural communities.

Traffic

The roads - especially 20. When road projects have been done in the county they have only made a bigger mess - I ex. Canton Market Place area (maybe the city that led to this not are who all was involved). Dealing with overcrowded schools and roadways due to over development within the county.

Traffic, keeping up with growth, maintaining quality growth

High density over development in what is supposed to be kept rural and treed.

Obviously population growth and all that goes with that: traffic, crowding, crime, infrastructure challenges.

Managing growth in a responsible way.

This proposed 6 lane highway down Highway 20 seems like a big challenge to me. I don't think we need 6 lanes and I think it will kill a lot of little communitit's. These little communities are what keep Cherokee County the friendly, caring place it is. This new highway will make Cherokee County feel more like Gwinnett--not nearly as nice as place to live. Controlled managed growth without losing the nature and character for why we're here.

To manage rapid growth effectively.

high density neighborhoods and lack of infrastructure.

Junebug58 6/27/2017 06:44 PM

helenasavenius 6/27/2017 08:18 PM

kafka93 6/27/2017 09:18 PM

DW 6/27/2017 09:50 PM

Courtney1586 6/28/2017 07:05 AM

Michael9218 6/28/2017 07:29 AM

kovacs.bryan 6/28/2017 10:53 AM

hbanks 6/28/2017 01:55 PM

lesleyb 6/28/2017 10:17 PM

Jbadd99 6/29/2017 01:46 AM

dontruincherokee 6/29/2017 07:41 AM

bret0812 6/29/2017 03:17 PM Increased traffic from Hwy. 20, which will be more like an interstate than anything else.

The biggest challenge in Hickory Flat: Protecting the picturesque areas from low end track home developments. They do not fit in the rural lifestyle and pristine nature of Hickory Flat. There is a tremendous need and market for mini farms in our area.

Avoiding the typical Atlanta pitfall of looking for "growth" and "progress" for their own sakes and becoming another homogenized suburbia.

Services relative to growth. For example, traffic.

Keeping the small town feel (when cutting down trees, etc) and traffic.

Maintaining the rural setting. What attracts people to Cherokee County will ultimately erode that rural feeling.

Uncontrolled Development! Holly Springs is the biggest offender. If we "Stick With The Land Use Plan" developers must put for zoning request consistent with what the vast majority of existing homeowners and property want. The Zoning Application process needs to be tightened-up and strictly complied with. Far too often developers start the process, get "huge" push back from many surrounding community members and "make last minute changes/extension requests", putting the Board of Commissioners at huge disadvantage. The Zoning Process is being updated by Jeff Watkins team...and that's great! Applicants must comply with it. If the make last minute changes, they need to start the whole process over again. In short if they put forth an application in compliance with the Land Use Plan, it should get approved.

With the addition of the new hospital in Canton, I believe there will be much growth in the area. Roads will need expanding, more traffic lights installed, and the rural feel that I was so attracted to might fade to accommodate the larger businesses.

Keeping the development at a slow pace and not giving in to developers who want to change zonings that are not consistent with the planned uses

Infrastructure issues from accelerated growth and poor planning.

TRAFFIC and too many people. Business and apartment complexes are going up everywhere. Stop it!!!!!!! We don't need a nail salon and dunkin donuts on every corner. Stop the madness. Keep the trees. Stop ruining this county. Get rid of Holly Springs town council. I am directly affected by their discussions but am outside the limits and cannot vote them out of office. What is wrong with that picture? traffic

Kaj 6/29/2017 03:31 PM

cbuuck 6/29/2017 06:07 PM

Pittbro 6/29/2017 10:16 PM

mowsterbowster 6/30/2017 10:07 AM

8347ZR 6/30/2017 06:22 PM

Will832

barnzo1 7/02/2017 09:35 AM

allew 7/03/2017 10:49 AM

rosie 7/04/2017 12:44 PM

Jdfox 7/04/2017 07:46 PM

kdennis17 7/05/2017 03:30 PM

avamarie 7/06/2017 02:57 PM

jaysev 7/06/2017 08:18 PM

Dhhartley 7/06/2017 10:05 PM Biggest challenge is how to manage responsible growth in the county. Metro Atlanta growth is threatening to turn Hickory Flat and surrounding areas into another sub-division filled area, where traffic jams and crowding impacts negatively our lives. The county should stick to the Land Use Plan, whenever deciding on a development in any particular area. Therefor this effort by the county to develop a Land Use Plan for the next 10 years is very important and I applaud the county for seeking input from its residents. deciding whether to altar what makes our county so beautiful and unique whether to allow unchecked new high-density housing

Poorly controlled Commercial and Industrial growth.

Overdevelopment! The threat of ruining our prized way of life here in Cherokee through overdevelopment by high-density builders who see our county as their next cash cow.

In two words "smart growth". There has been a wave of new housing. However, the area's infrastructure lacks sufficient capacity to handle the related additional traffic which ultimately threatens property values by making the area less desirable. Not a healthy formula. Economic growth (job opportunities) are needed. Implement incentives to attract business. Over doing high density subdivisions and too many large shopping centers at the exspence of green space and the lost of the rural feel of the county.

Managing growth while maintaining green space

Increased need of four-lane roads

the roads must be improved before any more building is allowed. It has gotten to be as hard to get around here as in Atlanta. infrastructure must come before building, not years later. example; towne lake, 92, Marietta hwy., butterworth are getting so packed you cannot get any place - including getting on to any of those and other roads during rush hours. Becoming too busy and built up forcing longtime residents out. We don't want developments that our roads can't handle. We don't want big box stores or apartments in the northern part of the county. Roads and transportation

I think you guys are trying to cram as many people in every available space you can. THAT SUCKS. I will be moving.

Overcrowding, Traffic, Poor Development (unsightly, cheap, and poorly planned)

Traffic management; zoning issues; balance between business growth & maintaining Cherokee's character & beauty

Rpcabe 7/07/2017 08:04 AM

Sweetie2643 7/07/2017 04:52 PM

Nluc1djc 7/07/2017 07:04 PM

Melissa 7/07/2017 10:25 PM

Kenny Morris 7/08/2017 05:11 PM

Lindenkrebs 7/08/2017 06:12 PM

Samdavi 7/08/2017 07:26 PM

Punkie21 7/08/2017 07:37 PM

GD 7/10/2017 08:32 AM

jleeatl311 7/10/2017 09:31 AM

jfuder 7/10/2017 09:38 AM

rlc213 7/10/2017 09:51 AM Roads. Lots of traffic on two-lane roads. Way too many subdivisions being built.

Roads. I grew up in East and then West Cobb. It was horrendous when the neighborhoods were slammed into every space possible and then the roads were upgraded. The schools couldn't keep up with the population. They actually had to create a temporary school for the 8th graders from one middle school and the 9th graders out of the high school just to house everyone safely until more schools could be built. Cherokee must not repeat what Cobb Co. did in the manner of roads and schools.

Greenspace. You completely confused me when you tore down trees to build a park, then you leave the park a barren wasteland (Veterans park). What a mess. How about save an old tree instead of planting three new saplings. How about keep it green, how about keep cherokee rural. If I wanted to live in the city, I'd move south.

Not enough well thought out development. All of the green space is being mowed down to make high density neighborhoods. Woodstock did great with their walkable and active downtown area. The rest of the county will look like the south side of Atlanta soon if we are not careful about our development. Rapid growth without much forethought about its impact.

Over crowding, over stressed roads, increase in crime if the county goes ahead with all the high density developments that are being presented

Losing beautiful rural spaces that set it apart and traffic especially in Hickory Flat/Holly Springs.

Population growth that outpaces infrastructure and school capacity.

Maintaining the rural community structure, while creating opportunity for housing development with responsible land use. Subdivisions with small lot sizes will diminish the rural landscape. Providing adequate infrastructure to handle the growth.

The rapid growth is going to be a big challenge for the County, in my opinion. As one of the fastest growing counties in the nation, Cherokee County will have to be very careful in how it moves forward in terms of growth. The residents I have known are all for growth and development at a reasonable and conservative pace. The quiet country living on the outskirts of the Metro area are what draws the masses to our area, and without close supervision and careful management of how we grow, we could quickly become gobbled up in the furor of development that we see in many of the areas south and east of where we live.

Balancing growth and development with part of the allure of the county which is the scenery and excellent infrastructure and community resources like schools, fire and police.

Congestion. Traffic is already very bad on 140 and people who work in Atlanta are facing longer and longer commutes. Soon, it will not be feasible

	to live in Cherokee and work in Atlanta which will obviously negatively
	impact our property vales.
snapfish02	Actually listening to local resident's input on issues and acting on them.
7/11/2017 09:08 AM	
Charrye10	Controlling growth and managing infrastructure improvements so that our
7/11/2017 02:59 PM	quality of life is maintained.
Carol	High density rezoning, trying to rezone for city-like residences in still rural,
7/11/2017 04:38 PM	pastoral areas is a big issue. Growth should be from the current city centers
	outward. I don't want to see a "build it and they will come" attitude of
	rezoning middle of nowhere areas to accommodate high density, zero lot line
	subdivisions and having amenities rise up around them.
sttopjd@gmail.com	Transportation and infrastructure to keep up with growth.
7/11/2017 09:16 PM	
northstarhomeimprove@gm	ail.comExpanding north along 575 corridor.
7/12/2017 08:21 AM	
tomkowalski	Keeping the growth under control and keeping the county green. We need
7/12/2017 11:30 AM	intelligent growth, not haphazard development. Density issues will be a
	problem. Public transportation is virtually non-existent, resulting on too many
	crowded roadways.
Jrenning	Cherokee is making the same mistakes as Cobb and Gwinnett . Growing too
7/12/2017 02:36 PM	fast and lowering the quality of life for he existing residents. The developers
7/12/2017 02.30 FW	appear to be running he county. Too much low quality housing growth on tiny
	lots. This burdens infrastructure and services. The schools and roads are
	becoming crowded . The quality of life has gone down greatly in the past 10
	years. The growth is not sustainable .
michrickaband	Traffic. You need to stop building in the Ridgewalk area. I like in Magnolias at
7/12/2017 05:47 PM	Ridgewalk-we have only one way out of community. Sunday mornings can
	be rough.
SolutionBuilt	Having to own up to decisions that were already made in forms of attracting
7/13/2017 09:42 AM	big chains over small businesses. Increasing density and tax dollars instead.
srf99	With being so close to Atlanta, it will be a challenge to maintain what
7/13/2017 11:47 AM	everyone loves about Cherokee County (green space, nature, not as much
	development).
mleblanc	Traffic is getting worse on a weekly basis.
7/13/2017 11:57 AM	
Faatridaa	Kaaping up with the desire of growth
Eastridge	Keeping up with the desire of growth.
7/13/2017 03:22 PM	
mcpizzano	Too many new housing developments which are creating overcrowded
7/14/2017 03:33 PM	schools and overcrowded streets.
6-1101	
fitz1131	Unlimited annexation by surrounding municipalities.
7/16/2017 09:55 PM	

byersphyllis28 7/17/2017 12:08 AM

Jettjock 7/17/2017 09:11 AM

Zellman123!@# 7/17/2017 09:11 AM

Helen Marshall 7/17/2017 02:22 PM

MStallings 7/18/2017 09:03 AM

MStallings 7/18/2017 09:12 AM

MStallings 7/18/2017 09:18 AM

MStallings 7/18/2017 09:24 AM

MStallings 7/18/2017 09:50 AM

MStallings 7/18/2017 12:40 PM

MStallings 7/18/2017 12:48 PM

MStallings 7/18/2017 12:54 PM

MStallings 7/18/2017 01:05 PM Too many new subdivisions too fast for the current infrastructure Traffic congestion

the roads and infrastructure being overwhelmed by by high density development

Overgrowth, traffic, loss of natural beauty and resources. Destroying the county's beauty in the name of progress.

The biggest challenge will be growth without planning a proper infrastructure of roads to support all the traffic created by so many new houses. There will be a strain on water supply. The green space of the county which makes it unique will be totally compromised and thus will stop drawing the people and business that will come here because of what Cherokee County has been. If we are not careful in keeping rural and agricultural, conservation of natural waters and also historical sites in balance with urban growth, we will lose the very Cherokee County that we all love to live in.

Overpopulation - absorbing all the over-development Loss of farm land and damage to natural resources Uncontrolled growth

At the rate Cherokee County is growing, it is losing its small-town feel and becoming another extension of Cobb or Fulton counties. Traffic and overpopulation will become challenges as well as losing its appeal to those looking for an escape from high-traffic, overpopulated areas. I foresee at least two major issues: 1. Too dense of housing. 2. Infrastructure that is not able to handle the population.

Controlled growth.

1. Housing Density! This is not Cobb or Fulton County & hopefully never Gwinnett County! 2. Infrastructure is currently unable to keep up with the growth, especially residential. Don't need apartments!! No tax growth!! 3. Fire & Police - Crime Increasing; Drugs Increasing; - All of these have a large impact on public schools as well as all infrastructure & utilities. - Need greater restrictions on new growth, construction & zoning in our Rural area. -Need larger / stronger fire protection - Cities destroy the work of the county. Too much annexation & grabbing from the county. Residential Growth Adverse political influence from special interest.

Being swallowed up by Holly Springs and other cities that want to bring more and more people to the area with no infrastructure to support them.

Resisting high density development in existing low density areas (AG & R-80). Infrastructure development consistent with area.

Becoming another Cobb or Gwinnett County. We need to maintain our rural areas & open areas. One reason we have an air pollution problem is development cuts down all of the trees. Look at the number of trees you cut

MStallings 7/18/2017 02:47 PM

MStallings 7/18/2017 02:54 PM

MStallings 7/18/2017 05:39 PM

MStallings 7/18/2017 05:43 PM

MStallings 7/19/2017 09:57 AM

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MStallings 7/19/2017 11:38 AM

MStallings 7/19/2017 11:45 AM

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MStallings 7/19/2017 03:19 PM

MStallings 7/19/2017 03:24 PM

MStallings 7/19/2017 03:33 PM

MStallings

for the ball fields across from the jail. - Preserve history - historic buildings - Preserve rural areas - Preserve natural habitat & spaces Roads too small Over growth Traffic gridlock Overcrowded roads & overcrowded schools Protecting water recharge areas. Retaining farming areas and farm agribusiness. Over-development and traffic. Inappropriate locations for high

"urban areas" forced upon Cherokee rural areas. 1) High density residential developments - need to have more variety of developments, such as estate type that will attract more professionals. 2) Control commercial developments - maybe remodel some of the existing "empty" strips that became eyesores. 3) Roadway and traffic control improvements. 4) Crime rate is increasing due to some of the "cracker box" developments. 5) Battle between county and local cities for rezoning and annexations. 6) Need to maintain as much of the rural zonings as possible. This is not going to be easy with the opening of the new hospital but current residents should be considered. 7) Provide as much greenspace and buffers as possible with approved developments. Improvements are needed on the roadways and dangerous intersections. Roads/highways should be improved prior to large developments, such as the Hwy 20 project. Also improvements are needed to control both housing and commercial growth.

density and subdivisions throughout County. Increased crime from misplaced

High density neighborhoods Battles between city and county about rezoning Preserve rural area Not letting Holly Springs take over *Don't want to live in another Downtown Woodstock!!!

I feel that all the rural areas will be taken over by development (most already have been in my hometown area) and the county can't support the growth it is creating with this monster, especially the Univeter Road / Brickmill Rd / Hickory Flat / Scott Rd area.

Water Traffic Over-development Loss of Natural Resources

Overcrowding in schools. Highways that can handle the influx of even more drivers/commuters.

Growth - Traffic Working with cities to stop annexation

Handling traffic issues that are being created by all of the growth.

- Increase in population without providing enough personnel resources to

7/19/2017 03:59 PM	support it in infrastructure Allowing county staff in zoning office to allow to
	approve gun ranges on top of a mountain in a rural area. It is ridiculous and
	does not represent what our area is about County could improve
	communication with residents when changes are coming, especially on
	zoning.
MStallings	Services keeping up with growth
7/19/2017 04:02 PM	
Metalling	Leading the growth Need more mublic input into property upgers
MStallings	Handling the growth Need more public input into property useage
7/19/2017 04:09 PM	
MStallings	Transportation; Traffic; No Transit; Provincialism; Outdoor Target Practice
7/21/2017 11:06 AM	Near other people; Other self serving messes like the one at Exit 19 - Hasty
	Town
MStallings	We should control subdivisions and strip malls.
7/21/2017 11:15 AM	
	T (0)
MStallings	Traffic
7/21/2017 12:23 PM	
MStallings	The increasing traffic of the Atlanta metropolitan area and its impact on
7/21/2017 12:33 PM	Cherokee County. Need to get the cities to work with county to follow one
	land use plan.
DCGreenberg	Road and Rivers and Lake; Infrastructure; Parks overcrowding
7/21/2017 02:41 PM	
DCGreenberg	Traffic on Cherokee County highways
7/21/2017 02:58 PM	
DCGreenberg	Too much growth; lack of green spacenatural resources
7/21/2017 04:11 PM	5 , 8
DCGreenberg	Guiding growth; Infrastructure; Preserving natural areas
7/21/2017 05:30 PM	

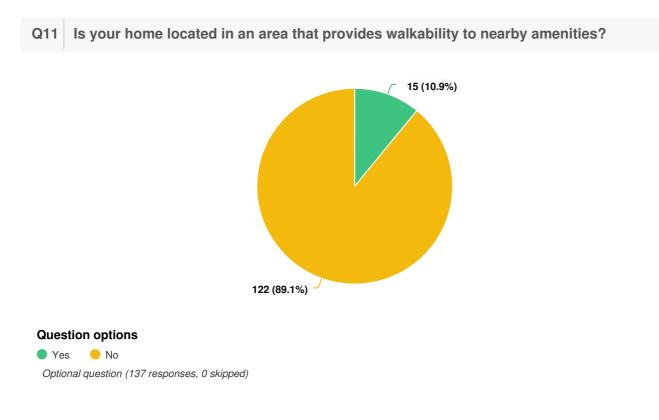
Optional question (131 responses, 6 skipped)



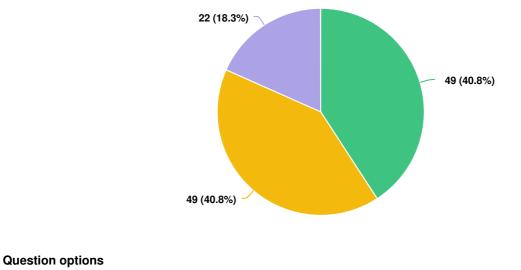
Question options

Top Priority – 2nd – 3rd

Optional question (137 responses, 0 skipped)



Q12 If your neighborhood amenities were within a reasonably walkable distance from your home, would you be more likely to walk ...



Yes
 No
 Unsure
 Optional question (120 responses, 17 skipped)

Q13 How far, in terms of miles, would you be willing to walk to everyday amenities/services such as the grocery store, bank, doctor's office, etc?

johnd 6/08/2017 02:36 PM	2 miles
Storybookfarm 6/09/2017 03:11 PM	I'd be willing to walk one mile each way. Would be willing to bike or golf cart many miles if it was on paths away from traffic.
Tdrunbu 6/09/2017 03:53 PM	1 to 1.5 miles
Tsackel 6/09/2017 10:33 PM	3
E038771 6/10/2017 04:41 PM	Less than a mile
karichards24 6/11/2017 05:39 PM	I don't want to be that close to those facilities. For example, Canton Marketplace is a traffic nightmare and not friendly to pedestrians.
Tommy Hughes 6/13/2017 09:44 AM	This is not applicable to where I live. If i wanted an urban core, I would have moved to Midtown. THis is only applicable in 1-2 mile radius of commercial areas.
LisaTressler 6/13/2017 11:09 PM	1/2 mile
HuskeyL2017 6/14/2017 10:07 PM	Probably only one miletoo hot in the summer to walk much further.
ef10099 6/21/2017 08:20 PM	We would walk within 0.5 to 1.5 miles.
sjrdyruslaw 6/23/2017 01:21 PM	3/4 mile
kevinldixon 6/23/2017 02:20 PM	1 mile
kahuna2007 6/23/2017 10:39 PM	3/4 of a mile
KSell1020 6/25/2017 08:33 PM	one mile
Buster 6/27/2017 11:36 AM	One
Bcornelius 6/27/2017 01:47 PM	One mile

Page 38 of 101

KimAdams25 6/27/2017 03:37 PM	Up to a mile
lesleyb 6/28/2017 10:17 PM	I don't live in the 'city' so I don't need to walk to those type of amenities
Jbadd99 6/29/2017 01:46 AM	1
bret0812 6/29/2017 03:17 PM	1-2 miles
cbuuck 6/29/2017 06:07 PM	I live in a country setting and do not want amenities close enough to walk to
Pittbro 6/29/2017 10:16 PM	Less than 1/2 mile
8347ZR 6/30/2017 06:22 PM	1 mile or less.
Will832 7/02/2017 08:54 AM	2
barnzo1 7/02/2017 09:35 AM	1 mile each way
allew 7/03/2017 10:49 AM	2 Miles
rosie 7/04/2017 12:44 PM	1 mile
jaysev 7/06/2017 08:18 PM	1
Rpcabe 7/07/2017 08:04 AM	Less than 1 mile
Melissa 7/07/2017 10:25 PM	1-2 miles
Akdedicatoria 7/08/2017 07:24 AM	5
Lindenkrebs 7/08/2017 06:12 PM	1/2 - 1 mile
rlc213 7/10/2017 09:51 AM	1-2
Charrye10 7/11/2017 02:59 PM	One mile

tomkowalski	Half a mile.
7/12/2017 11:30 AM	
srf99	2 miles
7/13/2017 11:47 AM	
mcpizzano 7/14/2017 03:33 PM	.25
fitz1131 7/16/2017 09:55 PM	.25 miles
Jettjock	1 to 2 miles
7/17/2017 09:11 AM	
MStallings	1 mile
7/18/2017 09:03 AM	
MStallings 7/18/2017 09:24 AM	Never
MStallings	1 mile
7/18/2017 12:40 PM	
MStallings	2 miles
7/18/2017 02:54 PM	
MStallings 7/19/2017 03:24 PM	2 miles
MStallings 7/19/2017 04:09 PM	No reasonable locations in the "country".
MStallings	3-4 miles round trip
7/21/2017 11:06 AM	
MStallings	Quarter of a mile.
7/21/2017 11:15 AM	
MStallings 7/21/2017 12:33 PM	1 mile

Optional question (48 responses, 89 skipped)

Q14 What amenities/services are missing from the area near your home?

danielledbarnes 6/06/2017 08:58 AM

johnd 6/08/2017 02:36 PM

rick bell 6/09/2017 01:38 PM

Jburton467 6/09/2017 01:47 PM

Storybookfarm 6/09/2017 03:11 PM

darsquag 6/09/2017 03:53 PM

Tdrunbu 6/09/2017 03:53 PM

kjgiordano 6/09/2017 04:07 PM

Tsackel 6/09/2017 10:33 PM

Dbarfield 6/10/2017 09:15 PM

karichards24 6/11/2017 05:39 PM

Cburchell 6/11/2017 08:49 PM

johnsr 6/12/2017 01:49 PM

Tommy Hughes 6/13/2017 09:44 AM

LisaTressler 6/13/2017 11:09 PM

woodsgal 6/14/2017 10:28 AM There is nothing close to where we live

Freehome is totally neglected by the County. There are no amenities or services located in our community other than a police/Fire station and an Elementary School. nothing - that's what i like

None! I like farm life and have easy access to all my needs. I DON'T want a strip mall at every intersection!

Better bike lanes (the bike packs are a nuisance and dangerous on such narrow roads) I'd enjoy biking around here but I worry about getting hit. Id like to see more linear parks in my area. More fast food/restaurant options.

Community pool or splash pad would be nice

Casual dining and boutique shops

None, I don't want closer amenities

None. I like the rural nature of sugar pike

None. I prefer this area stays rural.

None, i don't mind driving to amenities and services

none

Nothing is missing.

There are none within a 1/2 mile; quite a few within 1 1/2 miles. No parks, sewer, transit, library

I have more amenities than I need. Too many drug stores, gas stations, pizza shops, etc.

THil 6/14/2017 05:00 PM

HuskeyL2017 6/14/2017 10:07 PM

tommybeicher 6/15/2017 03:37 PM

marsha.cornelius 6/16/2017 07:36 PM

deborah 6/19/2017 03:53 PM

ef10099 6/21/2017 08:20 PM

kevinldixon 6/23/2017 02:20 PM

cergle 6/23/2017 03:31 PM

kahuna2007 6/23/2017 10:39 PM

KSell1020 6/25/2017 08:33 PM

Lena Painter 6/27/2017 06:59 AM

ccurtis3 6/27/2017 10:12 AN

Buster 6/27/2017 11:36 AM

NancyChizek 6/27/2017 12:57 PM

Bcornelius 6/27/2017 01:47 PM

ehoneycutt 6/27/2017 02:05 PM

cskline77@bellsouth.net 6/27/2017 02:17 PM

KimAdams25 6/27/2017 03:37 PM None. I live in an area where most properties are 2 acres or larger. Do not want amenities closer than Veterans Park.

There isn't anything to walk to within five miles of my house.

We live 4 miles from Hickory Flat shopping center. We are in an older established area with 6 acre lots.

We are not missing any amenities. And I take a walk every day in our beautiful tree-lined community. This is much more important than being able to walk to a gas station for cigarettes. None

Closer grocery shops, resturants, recycling centers, sidewalks, bike paths

All amenties - we leive in a nature preserve and I prefer it remain that way

We have everything we already need close at hand if the traffic does not get any worse than what it is.

None are within safe walking distance due to lack of sidewalks and walking distance.

Store variety

We are happy with living in the rural area and hope it remains this way.

Bus access

Grocery Store

We love it the way it is !!!

Parks, sidewalks

I choose to live in an area so that amenities are not near me.

No amenities but have 2 acres and don't need anything more

As I do not live in a neighborhood, there are no sidewalks along Holly Street that would support me walking to the grocery store. Also, there needs to be

rmednikow 6/27/2017 03:37 PM

Cherokee 2017 6/27/2017 05:12 PM

RonnieC 6/27/2017 06:19 PM

Junebug58 6/27/2017 06:44 PM

helenasavenius 6/27/2017 08:18 PM

kafka93 6/27/2017 09:18 PM

DW 6/27/2017 09:50 PM

Courtney1586 6/28/2017 07:05 AM

Michael9218 6/28/2017 07:29 AM

kovacs.bryan 6/28/2017 10:53 AM

hbanks 6/28/2017 01:55 PM

Jbadd99 6/29/2017 01:46 AM

dontruincherokee 6/29/2017 07:41 AM

bret0812 6/29/2017 03:17 PM

Kaj 6/29/2017 03:31 PM

Pittbro 6/29/2017 10:16 PM additional dining. None

Let's slow construction. We are losing some of our quality of life through so much new housing of all types in our county. We don't need another live, work, play combo in our county at this time. none

I am pleased with the availability and variety of amenities and services near my home.

This survey is misleading. You are trying to feed your ideas and put words in our mouths. We live in an unincorporated area. People in our area do not want to have county amenities nearby. WE all chose a semi rural lifestyle for a reason.

Not really amenities or services; it's more that there aren't sidewalks.

None

A good kids park

None. I live in an equestrian area. Large lots. One expects to drive to amenities.

Bike paths on roads. Homes zoned in AG and R80 have plenty of amenities in their own yards. That is why many people bought and live in AG and R80 areas. That is what they are trying preserve. In short with larger lot sizes, no amenities are needed. None

.....

All

I don't want any!!!!! Keep Cherokee RURAL. (as possible)

everything

None. Hickory Flat is a semi-rural area with enough services to support our rural lifestyle. Alpharetta/Roswell with its diverse shopping and restaurant choices is within 10 miles, as is Woodstock, Canton and the I-575 commercial corridors.

We have all required amenities within a short driving distance.

None! We chose to live "out here" because that's what we wanted--unlike the mowsterbowster city, we don't need a ton of amenities on our doorstep. We head to downtown 6/30/2017 10:07 AM when we want to walk to restaurants and shops. 8347ZR Restaurants, medical services, and parks. 6/30/2017 06:22 PM barnzo1 More Restaurants Sidewalks, Bike lanes, allew 7/03/2017 10:49 AM none rosie 7/04/2017 12:44 PM Jdfox Perfect the way it is which is why we chose the location. 7/04/2017 07:46 PM kdennis17 Greenways and parks 7/05/2017 03:30 PM I DON'T WANT AMENITIES. I WANT LAND. SPACE. PEACE. avamarie 7/06/2017 02:57 PM all jaysev 7/06/2017 08:18 PM Dhhartley Acceptable access by car to area amenities 7/06/2017 10:05 PM Rpcabe None 7/07/2017 08:04 AM Sweetie2643 We wouldn't walk to any amenities as our home is tucked far into a wooded 7/07/2017 04:52 PM neighborhood and I enjoy the immerse green space between my home and the nearest retail/amenities. I can get to a local park, library, store, and many restaurants within a 4 min dr Nluc1djc Dog park; public Forest areas to hike WITH DOG 7/07/2017 07:04 PM Melissa Everything but we are in the woods and we like it here :) 7/07/2017 10:25 PM Akdedicatoria Nothing 7/08/2017 07:24 AM Kenny Morris None 7/08/2017 05:11 PM Lindenkrebs None 7/08/2017 06:12 PM

Samdavi 7/08/2017 07:26 PM	Restaurants that are not chain/nonfranchise
GD 7/10/2017 08:32 AM	Quality restaurants and dining choices, post office
jleeatl311 7/10/2017 09:31 AM	None.
jfuder 7/10/2017 09:38 AM	Gas lines are not available in my neighborhood.
rlc213 7/10/2017 09:51 AM	Parks
snapfish02 7/11/2017 09:08 AM	I live in a rural area of the county.
Jstaver28 7/11/2017 09:51 AM	None that aren't within 10 minutes driving.
Charrye10 7/11/2017 02:59 PM	None
Carol 7/11/2017 04:38 PM	Everything I need is within 4-8 miles. I neither want nor need anything closer.
sttopjd@gmail.com 7/11/2017 09:16 PM	Multi use paths to get to grocery store and shopping
northstarhomeimprove@gmail.co 7/12/2017 08:21 AM	mtrails
tomkowalski 7/12/2017 11:30 AM	all of them. Nothing within 3 miles.
Jrenning 7/12/2017 02:36 PM	Bike lanes
michrickaband 7/12/2017 05:47 PM	Grocery Store
SolutionBuilt 7/13/2017 09:42 AM	Nothing. I can go to town when needed. I don't need town to overspill around me.
srf99 7/13/2017 11:47 AM	I would love to have a park within walking distance.
Eastridge 7/13/2017 03:22 PM	I would like for blankets creek to connect to rope mill park. If possible it would be nice to connect Sixes road to towne lake through a walking and/or biking trail
mcpizzano 7/14/2017 03:33 PM	none that i need or want

_

fitz1131 7/16/2017 09:55 PM

byersphyllis28 7/17/2017 12:08 AM

Zellman123!@# 7/17/2017 09:11 AM

Helen Marshall 7/17/2017 02:22 PM

MStallings 7/18/2017 09:03 AM

MStallings 7/18/2017 09:12 AN

MStallings 7/18/2017 09:24 AM

MStallings 7/18/2017 12:40 PM

MStallings 7/18/2017 12:54 PM

MStallings 7/18/2017 01:05 PM

MStallings 7/18/2017 02:47 PM

MStallings 7/18/2017 02:54 PM

MStallings 7/19/2017 09:57 AM

MStallings 7/19/2017 10:18 AM

MStallings 7/19/2017 01:56 PM

MStallings 7/19/2017 03:19 PM

MStallings 7/19/2017 03:24 PM None that I require

Grocery store

If I wanted to walk to the amenities I would have chosen to live where that was provided. Instead I choose a rural county so I could walk where there are trees and farm properties. we are fairly well positioned...the only problem I can see coming is excess traffic congestion due to all the development on Stringer Rd and Bart manous RD and Hwy 140. None

None. We specifically moved to our home in Cherokee County to be away from high-density neighborhoods and the noise and light pollution from "services". Park - Walking Path

Choices in DSL service. Presence of law enforcement on routine basis.

None, as far as I am concerned.

I don't like this type of growth - I'm not lazy, but I don't want to walk to these.

None

None

None. I live on a farm in a rural area. Such amenities are better in a city or urban environment, not plunked down out in the country.

Non-All areas cannot be developed in this manner. We must maintain a balance of urban along with rural/farming areas.

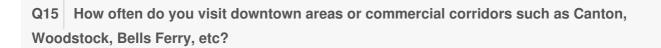
None

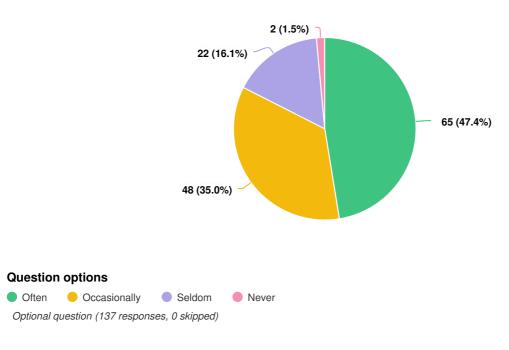
Decent internet access. Cable. Better cell coverage.

None here, but we are ok with that.

MStallings 7/19/2017 03:33 PM	Nothing. We like it to stay rural.
MStallings 7/19/2017 03:59 PM	good telephone and internet service. Frontier communications is awful service.
MStallings 7/19/2017 04:02 PM	high speed internet (reliable)
MStallings 7/19/2017 04:09 PM	all
MStallings 7/21/2017 11:06 AM	Almost All
MStallings 7/21/2017 11:15 AM	Nothing within a short drive
MStallings 7/21/2017 12:33 PM	The amenities will be built in the next few years
DCGreenberg 7/21/2017 02:41 PM	Keeping roads intact
DCGreenberg 7/21/2017 04:11 PM	None really

Optional question (111 responses, 26 skipped)



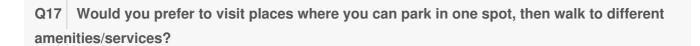


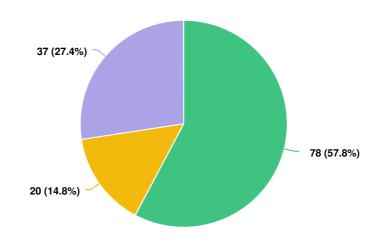
Q16 What is keeping you from visiting?

tommybeicher 6/15/2017 03:37 PM We live too far from those areas. We are closer to Milton and Crabapple and Alpharetta.

bret0812 6/29/2017 03:17 PM traffic

Optional question (2 responses, 135 skipped)





Question options

Yes
 No
 Maybe/Unsure
 Optional question (135 responses, 2 skipped)

Q18 Where in the County should those places be located?

Jburton467 6/09/2017 01:47 PM

Storybookfarm 6/09/2017 03:11 PM

darsquag 6/09/2017 03:53 PM

Tdrunbu 6/09/2017 03:53 PM

kjgiordano 6/09/2017 04:07 PM

Tsackel 6/09/2017 10:33 PM

E038771 6/10/2017 04:41 PM

Tommy Hughes 6/13/2017 09:44 AM

rlvoigt 6/13/2017 08:02 PM

LisaTressler 6/13/2017 11:09 PM

woodsgal 6/14/2017 10:28 AM

HuskeyL2017 6/14/2017 10:07 PM

galibraryguy 6/15/2017 09:31 AM

tommybeicher 6/15/2017 03:37 PM

marsha.cornelius 6/16/2017 07:36 PM

teaflowers 6/22/2017 05:46 PM In city centers where adequate infrastructure exists. Woodstock/92 corridor. Riverstone Pkwy. Bluffs Pkwy. ABSOLUTELY NOT on 20 UNTIL THE AREA IS IMPROVED TO HANDLE TRAFFIC FLOW! Downtown canton should have a cute trolley service. Activities along the river. Promote kayaking and maybe small sightseeing boat. The river should be one of the main attractions in canton. Renovate the neat old mill and open up that part of river. Not sure

Should be one near ball ground, 1 near Woodstock, 1 near East Cherokee near Hickory Flat/Canton to give everyone something close.

Within cities (Woodstock, Canton, etc.) and planned commercial areas

The city centers

Downtown areas

ONLY in the existing commercial areas. It is not feasible to put them everywhere.

City Centers, major traffic corridors (4 lanes minimum), Interstate interchanges

Besides the cities, at major crossroads.

Downtown centers near restaurants, entertainment, shopping.

Canton & Woodstock

downtown areas

In established business commercial areas.

In current urban areas like Canton and Woodstock. The only problem they are facing now is inadequate parking.

Canton

kevinldixon 6/23/2017 02:20 PM

Lena Painter 6/27/2017 06:59 AM

Buster 6/27/2017 11:36 AN

Bcornelius 6/27/2017 01:47 PM

KimAdams25 6/27/2017 03:37 PM

RonnieC 6/27/2017 06:19 PM

kafka93 6/27/2017 09:18 PM

kovacs.bryan 6/28/2017 10:53 AM

hbanks 6/28/2017 01:55 PM

bret0812 6/29/2017 03:17 PM

mowsterbowster 6/30/2017 10:07 AM

8347ZR 6/30/2017 06:22 PN

Will832 7/02/2017 08:54 AM

barnzo1 7/02/2017 09:35 AM

allew 7/03/2017 10:49 AM

Jdfox 7/04/2017 07:46 PM

kdennis17 7/05/2017 03:30 PM

jaysev 7/06/2017 08:18 PM

Canton, Woodstcok

Within the cities that are already there - many of them have empty buildings so please refurbish and use those.

Centers of communities

Downtown areas are fine.

These should be within each community so that people living in the area can gather ... kind of like a town center.

within city limits canton, woodstock, holly springs

Where development is accessible, would prefer nice live/work-style options in already built-up areas - e.g. around downtown Woodstock.

Big towns. Woodstock, Town Lake, Canton, etc.

Downtown Canton should be revamped to be similar to downtown Woodstock.

spread around based on housing numbers

Only in the towns: Woodstock (which is already great for this), Canton etc

Don't know.

Canton

Along SR 20

Hot spots along 92, bells ferry, arnold mill.

South

Towne Lake 575 92 Holly Springs

Downtown Canton, Woodstock, Waleska, Ballground, Holly Springs

Melissa 7/07/2017 10:25 PM

Lindenkrebs 7/08/2017 06:12 PM

Punkie21 7/08/2017 07:37 PM

jleeatl311 7/10/2017 09:31 AM

jfuder 7/10/2017 09:38 AM

rlc213 7/10/2017 09:51 AM

snapfish02 7/11/2017 09:08 AM

Charrye10 7/11/2017 02:59 PM

Carol 7/11/2017 04:38 PM

sttopjd@gmail.com 7/11/2017 09:16 PM All of the developed retail/business areas should be planned that way

Downtown

Downtown

Downtown areas and shopping centers should allow for ease of connectivity and access via sidewalks. Having trails along the back side of these areas that connect to parks and a network of adjoining trails would be fantastic. town centers

In and around the current business districts. We have enough "downtown" areas that can be further developed or expanded.

Commercial urban sprawl should not be allowed. Centralized locations that contain commercial business should be encouraged.

Canton, Holly Springs, Woodstock, Ball Ground

As indicated earlier, these places should grow outward from already existing towns/cities. When it seems another "amenities" center is needed, start one and continue moving outward. Woodstock

northstarhomeimprove@gmail.comAny new developments should include walking paths 7/12/2017 08:21 AM

development nodes

tomkowalski 7/12/2017 11:30 AM

SolutionBuilt 7/13/2017 09:42 AM

srf99 7/13/2017 11:47 AM

Eastridge 7/13/2017 03:22 PM

fitz1131 7/16/2017 09:55 PM

byersphyllis28 7/17/2017 12:08 AM Downtown Woodstock, Canton, Ballground

Unsure

Riverstone to market place and Sixes to Woodstock

Somewhere where there is sufficient parking.

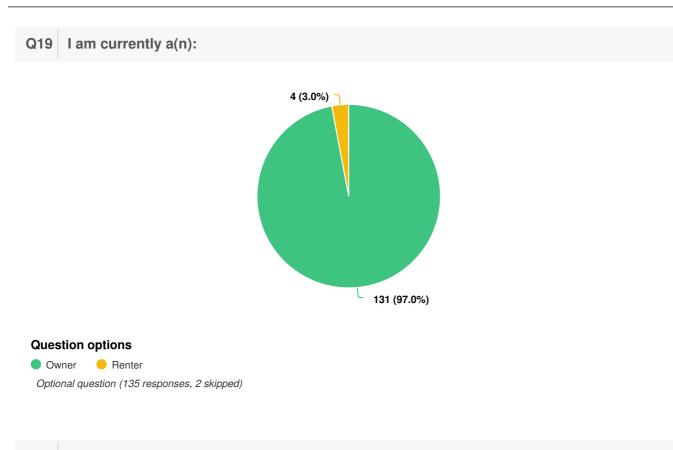
I think for the most part, Cherokee County already has these areas with the Canton Marketplace, Riverstone, Outlets of Atlanta, etc. I don't think I would want to many shopping centers to be right next door to my neighborhood.

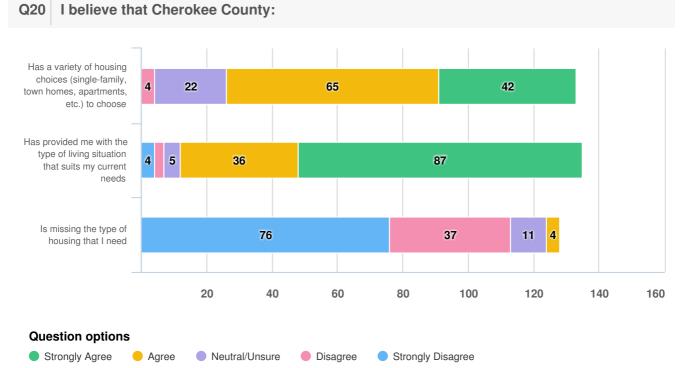
Helen Marshall	Any area where there is a collection of businesses and not enough
7/17/2017 02:22 PM	parkingit would make it easier to frequent business clusters like this such
	as Woodstock if the traffic flow and parking were better.
MStallings	In the city - downtown areas
7/18/2017 09:03 AM	
MStallings	In logical commercial zones - not in residential areas or rural areas.
7/18/2017 09:24 AM	
MStallings	Downtown Canton & Woodstock
0	Downlown Ganton & Woodstock
7/18/2017 12:40 PM	
MStallings	Along major corridors
7/18/2017 02:47 PM	
Metalliago	
MStallings	Close to downtown
7/18/2017 02:54 PM	
MStallings	In "downtown cities"! By "downtown", I mean established city core, not within
7/19/2017 09:57 AM	an outlying "annex at any cost" city limits.
MStallings	City
7/19/2017 01:56 PM	
MStallings	Where there is already a lot of retail development, preferably on the South
7/19/2017 03:33 PM	end of the county.
7/10/2011 00:00 F M	
MStallings	Exits off of 575 and downtown municipal cities
7/19/2017 03:59 PM	
MStallings	Near downtown areas
7/19/2017 04:09 PM	Near downlown areas
7/19/2017 04.091 W	
MStallings	Depends on population density; charm; variety
7/21/2017 11:06 AM	
Metallingo	In towns and evicting communities
MStallings	In towns and existing communities
7/21/2017 11:15 AM	
MStallings	City Downtown areas and interchanges on 575
7/21/2017 12:33 PM	
DCGreenberg	Town areas; Woodstock has developed nice; Canton needs the same
7/21/2017 02:41 PM	
DCGreenberg	City
7/21/2017 02:58 PM	
DCGreenberg	In cities
7/21/2017 04:11 PM	
DCGreenberg	Downtown areas
2 C GI COI IDOI Y	

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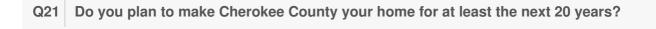
7/21/2017 05:30 PM

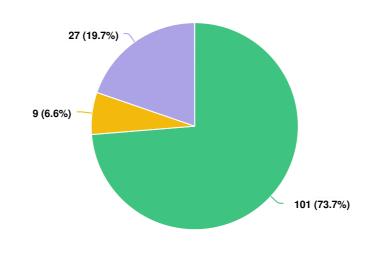
Optional question (69 responses, 68 skipped)





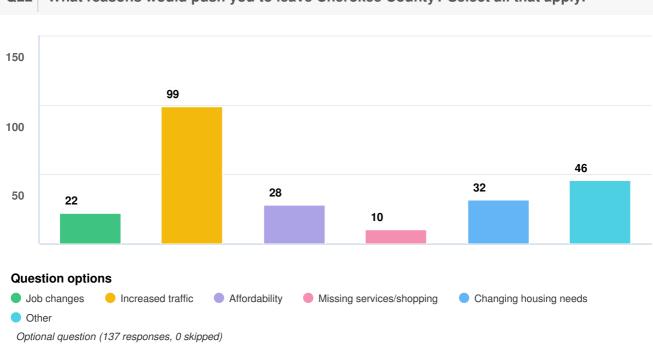
Optional question (137 responses, 0 skipped)





Question options

Yes
 No
 Unsure
 Optional question (137 responses, 0 skipped)



Q22 What reasons would push you to leave Cherokee County? Select all that apply.

Q23 If other, please specify.

Jburton467 6/09/2017 01:47 PM

Storybookfarm 6/09/2017 03:11 PM

LisaTressler 6/13/2017 11:09 PM

THil 6/14/2017 05:00 PM

ef10099 6/21/2017 08:20 PM

BKC 6/26/2017 09:46 PM

NancyChizek 6/27/2017 12:57 PM

rmednikow 6/27/2017 03:37 PM

Junebug58 6/27/2017 06:44 PM

kovacs.bryan 6/28/2017 10:53 AM

dontruincherokee 6/29/2017 07:41 AM

Pittbro 6/29/2017 10:16 PM

mowsterbowster 6/30/2017 10:07 AM

8347ZR 6/30/2017 06:22 PM

jaysev

If development is allowed to bulldoze every square inch of property. Great wisdom has been displayed in the Jep Wheeler, Collett, 140 project/rezoning denials. DON'T let developers continue to skirt the rules and bully with threats of lawsuits. Too much cheap subdivision development.

I don't foresee moving, this is my hometown, I plan on retiring here.

Increased density leading to increased traffic adversely impacting livilability.

Being closer to more places that can provide more shops and resturants as well as bigger housing projects

I hope that we maintain our rural atmosphere and respect for nature and agriculture. I hope we encourage planning that includes these. A county that does not do this would be an unpleasant place to live. If we die

County does manage growth and preserve what we came for in Hickory Flat

An increase in crime, brought about by unfettered, uncontrolled growth.

Uncontrolled growth has and is destroying Cherokee County. Stick with Land Use Plan. If people want high density, do it in designated areas. Or, get closer to Atlanta. People moved here to get away from Density. Apartments are the worse thing that.

I currently feel called (if you are a church goer you know what I mean. If you are not, then go to church. That might solve half of these problems) Anyway, I feel called to live here right now. If I ever feel that call change, then I would leave.

Continued commercialization and growth of the available land.

We would leave Cherokee if we felt high-density development encroaching into our backyard. The threat is already there but we and our neighbors are doing our best to hold on.

Change in the area's character. More desirable place to retire.

Cheap housing, ugly development, too much commercial spread out and well

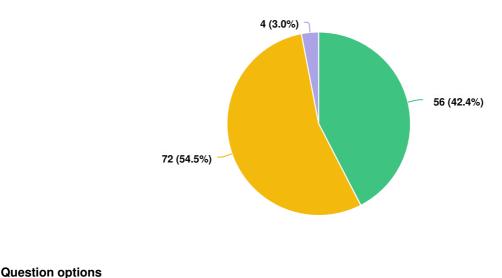
7/06/2017 08:18 PM	planned, over development
Rpcabe	Retiring to farm in TN
7/07/2017 08:04 AM	
Nluc1djc	Ability to see stars at night or increased subdivisions where open land space
7/07/2017 07:04 PM	is not available
Punkie21	Services for handicapped child transitioning into adult
7/08/2017 07:37 PM	
northstarhomeimprove@	gmail.conweather. cooler seasons north of us.
7/12/2017 08:21 AM	
tomkowalski	overdevelopment, high density, right-wingers
7/12/2017 11:30 AM	
michrickaband	Chopping down all the trees
7/12/2017 05:47 PM	
SolutionBuilt	More apartments and density increases.
7/13/2017 09:42 AM	
srf99	Increase in crime, reduced home values, general vibe of area
7/13/2017 11:47 AM	
fitz1131	Encroachment by Holly Springs
7/16/2017 09:55 PM	
byersphyllis28	I will be an empty nester soon.
7/17/2017 12:08 AM	
Zellman123!@#	If the county sells out to developers and becomes another overpopulated
7/17/2017 09:11 AM	bedroom community of Atlanta.
MStallings	Too much uncontrolled growth and its consequences.
7/18/2017 09:03 AM	
MStallings	Continuing to build high-density neighborhoods in rural areas that do not
7/18/2017 09:12 AM	support the changes.
MStallings	Over building and over-development of former/current ag areas. Extreme
7/18/2017 09:18 AM	traffic congestion.
MStallings	Over development - uncontrolled growth
7/18/2017 09:24 AM	
MStallings	Holly Springs has ruined & continues to destroy our county with junk housing,
7/18/2017 09:50 AM	crime, sidewalks to nowhere and inefficient services. They have destroyed
	the goodness or our county!! We do not need thousands of apartments and
MStallings	dense housing as HS wants! Holly Springs continued annexation of unincorporated property. Changes in
7/18/2017 12:40 PM	housing density from 1 house / 2 acres to 1 house per 1/4 acre in our area.

Impact on my property value. The loss of the country-lifestyle would force me to look elsewhere. Rural **MStallings** living is why I moved here. Don't want to live in city!! **MStallings** High density development 7/18/2017 12:54 PM **MStallings** High density rezoning. Loss of forest, traffic increases. Allocation of water 7/18/2017 01:05 PM use. **MStallings** Over growth **MStallings** Death. I'll be buried on my farm! However there is too much high density development planned or allowed in areas that would be better if left rural or low density. We are under no obligation to invite or house future hundreds of thousands of people. **MStallings** High density developments and/or commercial developments that would result in zoning changes of which I am strongly against - we need to mantain as much rural zoning as possible to keep Cherokee County attractive. The Hickory Flat/Univeter Rd/Brick Mill **MStallings** Population growth, lack of rural area, high density, crime rate, keep farmland area of Hickory Flat. I prefer rural areas for my horses. **MStallings MStallings** Loss of habitat for farming, Over population Too much growth **MStallings** 7/19/2017 03:24 PM The county is allowing people in the zoning office to approve businesses **MStallings** 7/19/2017 03:59 PM without considering or allowing residents to voice their opinion in such matters. The Garland Mtn Sporting Clays gun noise could cause our family to leave. **MStallings** Provincialism; Suspicion of newness, new people; Right-wing politics & **MStallings** leadership; Self-serving local politicians - see Hasty Town mess at exit 19 **MStallings** I plan on living here the rest of my life.

Optional question (46 responses, 91 skipped)

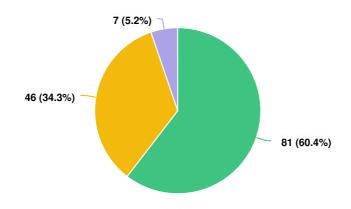
7/21/2017 12:33 PM

Q24 How well does Cherokee County provide opportunities for seniors to participate in the community? i.e. senior center activit...



Good
 Neutral
 Poor
 Optional question (132 responses, 5 skipped)

Q25 Historic Preservation seeks to retain older structures (homes, commercial buildings, etc.) and sites to maintain the histor...



Question options

Historic Preservation initiatives are extremely important.

Historic Preservation initiatives are somewhat important.

Historic Preservation initiatives are minimally important.
 Optional question (134 responses, 3 skipped)

Q26 Historic Downtown Canton, Georgia National Cemetery, and Lake Allatoona are just a few 'Regionally Important Resources' in Cherokee County. What additional resources (buildings, landscapes, etc.) do you think should be added to this list?

johnd 6/08/2017 02:36 PM

Shady Oaks 6/09/2017 12:39 PM

rick bell 6/09/2017 01:38 PM

Jburton467 6/09/2017 01:47 PM

Storybookfarm 6/09/2017 03:11 PM

darsquag 6/09/2017 03:53 PM

Tdrunbu 6/09/2017 03:53 PM

kjgiordano 6/09/2017 04:07 PM

Tsackel 6/09/2017 10:33 PM

karichards24 6/11/2017 05:39 PM

Cburchell 6/11/2017 08:49 PM

johnsr 6/12/2017 01:49 PM

Tommy Hughes 6/13/2017 09:44 AM Holbrook Campground, Freehome Elementary School.

Keeping Hickory Flat green and less dense.

all rivers and bold streams

Cherokee County is horse country. Horse Central, actually. Cherokee County would benefit from having an Equestrian facility where shows and competitions could be held. The facility in Conyers has limited food and almost no lodging in proximity. Areas away from the park are not safe. Build a facility and they will come. Horse shows generate substantial revenue. The 75/575 arteries make Cherokee easily accessible. Seriously consider this! More access to kayaking and trails along etowah. A bridle path connecting some of the dirt roads in horse country areas near Milton. I'd really like to see the county build an equestrian center since Alpharetta is determined to close wills park. I don't know.

Downtown Woodstock

Downtown Woodstock and Ballground

Horse country in East Cherokee

Downtown Ball Ground. Probably the new Veterans Park once it opens. Certainly preserving a working/living life for farming and horse farms.

Nature centers , Peserve the trees and wildlife. Build up towns or cities and keep the rural areas in tack. Limit high density in these areas

preserving the rural atmosphere

The Hickory Flat area should have limited development of all kinds. This would "preserve" something historic. Once a neighborhood is developed. That is it. It cannot be undone. You have taken a beautiful rural area and turned it into a Suburban area. There is a place for this. it is Dunwoody.

rlvoigt 6/13/2017 08:02 PM

LisaTressler 6/13/2017 11:09 PM

woodsgal 6/14/2017 10:28 AM

THil 6/14/2017 05:00 PM

HuskeyL2017 6/14/2017 10:07 PM

marsha.cornelius 6/16/2017 07:36 PM

kevinldixon 6/23/2017 02:20 PM

cergle 6/23/2017 03:31 PM

BKC 6/26/2017 09:46 PM

brt837 6/26/2017 09:46 PM

ccurtis3 6/27/2017 10:12 AM

Bcornelius 6/27/2017 01:47 PM

ehoneycutt 6/27/2017 02:05 PM

cskline77@bellsouth.net 6/27/2017 02:17 PM

RonnieC 6/27/2017 06:19 PM

Junebug58 6/27/2017 06:44 PM

helenasavenius

Cobb County. etc. This kind of lack of "historic preservation" will create an avalanche of infrastructure problems going forward....... Little River watershed. Etowah River watershed. Reinhardt University.

Rural landscapes, Blankets Creek Bike Trails, expansion of Greenprints trails, Gibbs Gardens, Aquatic Center, downtown Woodstock, and I think downtown Ball Ground is emerging. Walking trails, parks, natural resource areas

Ball Ground, Waleska, various historic areas related to county history and historical events.

I believe that Downtown Woodstock used to be an historic area but there have been many changes to the look and feel of the area.

When land developers come into the area, why must they bulldoze every living thing? Some of the oaks and magnolias and dogwoods have been here for a long time. Please don't let them be torn down to be replace with spindly Bradford pears and bushes that provide no shade. Historic Downtown Ball Ground

None

We should include our rural and farm areas.

Outdoor YMCA

Farm lands, historical business sites, green spaces, and smaller communities. There are too many urban developments which has ruined the small town atmosphere that existed less than 15 years ago The reservoir near Riverstone.

Natural parks that don't exist just to have ballfields with grass but rather exist to have nature (native vegetation, butterflies, birds).

No opinion

none

The houses on Main Street, between upper downtown and exit 19.

Hickory Flat in our neighborhood has several historically and culturally

important areas worth preserving for the future generations: 1. the Nix Family Pumpkin Farm on Sugar Pike. 2. The Sim's Family Farm, a collection of preserved historic buildings from the area on Sugar Pike Road. 3. The old historic post office at the crossing of the Sugar Pike crossing and Batesville Road. The Whole Sugar Pike and Batesville corridor with rolling farm land that is unique for our area. kafka93 I'm still getting to know the area, but in general Cherokee should avoid the 6/27/2017 09:18 PM pattern that Atlanta's typically followed of ignoring/neglecting its landmarks (e.g. civil rights-era buildings/monuments). And let's avoid having every last farm become a subdivision named "So-and-so Farm Subdivision". DW None 6/27/2017 09:50 PM Courtney1586 Buildings in downtown Woodstock. Michael9218 The beautiful roads and large open expanses of land. kovacs.bryan Any developments must have properly maintained buffers and retention ponds (they need to be cleaned out when they fill with debris). Many of these buffers/retention ponds have been treated as a "no-mans land". They have

hbanks 6/28/2017 01:55 PM

dontruincherokee 6/29/2017 07:41 AM

Pittbro 6/29/2017 10:16 PM

mowsterbowster 6/30/2017 10:07 AM

Will832 7/02/2017 08:54 AM

barnzo1 7/02/2017 09:35 AM

allew

birds, walk in trees. CLOSE TO HOME. I am not talking about parks. I am talking about open, undeveloped land. They need to SEE it on their drive to school. They need to see space. We are taking away space in our world both

insure they are maintained.

Free Home, Ball Ground, the old brick building on the northwest side of the 140/E Cherokee Dr intersection in Hickory Flat, historic farms and homesteads along Sugar Pike/Jep Wheeler/Gantt etc. The rural feel of the county is important to me. I was born here and have seen a lot of change in a short time. I see a lot of green spaces being replaced with huge subdivisions and large shopping centers. I understand growth is good but it must be not be at the exspence of the natural beauty of the county. I had rather see forests and fields than concert and row after row of cookie cutter houses. Don't know, I'm new to the area

become a "dumping ground" for all sorts of items. With no-one mainlining them. Financial Fines should be charged against the developers/owners to

TREES. Open spaces. Kids need a place where they can see the sky, hear

All parks, including Etowah River Park and Ropes Mill.

physically and mentally. Keep Cherokee RURAL.

Available green space and open areas

Preserve the noonday creek area.

7/03/2017 10:49 AM

rosie 7/04/2017 12:44 PM

kdennis17 7/05/2017 03:30 PM

avamarie 7/06/2017 02:57 PM

jaysev 7/06/2017 08:18 PM

Sweetie2643 7/07/2017 04:52 PM

Nluc1djc 7/07/2017 07:04 PM

Melissa 7/07/2017 10:25 PM

Kenny Morris 7/08/2017 05:11 PM

Lindenkrebs 7/08/2017 06:12 PM

Samdavi 7/08/2017 07:26 PM

jleeatl311 7/10/2017 09:31 AM

jfuder 7/10/2017 09:38 AM

snapfish02 7/11/2017 09:08 AM

Jstaver28 7/11/2017 09:51 AM

Charrye10 7/11/2017 02:59 PM

Carol 7/11/2017 04:38 PM

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keep trees and green areas, keep road signs clean and visible and remove road work signs when they are done, enforce codes on eye sore property.

Dixie Speedway

LAND THAT IS UNDEVELOPED.

Our river ways, park and rural settings

A community nature preserve such as those in our surrounding counties (Dunwoody Nature Center or Chattanooga Nature Center), more conservation grants offered to historic farms lands Old barns, old buildings like brick shop at east Cherokee and hickory flat road, pasture land, smaller roads, old houses, old churches

All of the wooded areas

Maintaining the rural atmosphere.

Agriculture, farm ownership, the rural integrity of the county

Preservation of old buildings and farmsteads around the county such as the old brick building at the intersection of 140 and East Cherokee.

The "Country Estates" character for single-family residential homes should be retained wherever possible. Large, wooded lots that preserve the character of the area are a big part of what draws families to the area. This "Cut and Fill" mentality whereby developments strip the land of it's beauty to make way for high density neighborhoods detracts from the appeal and desire for many of us to live here.

Farms, open spaces, pastures, forests, and wooded lots. Etowah River!

Once an Historic location is "compromised" it can never be restored.

You left out Ball Ground, Woodstock etc.

Unsure

I can't name buildings and locations, but there are knowledgeable people who can research and identify such sites. We don't need to ignore Cherokee

	Co. history for the sake of a new shopping center or subdivision. Once gone
	the buildings, landscapes are lost for all time.
sttopjd@gmail.com	Historic homes and buildings in Woodstock, Holly Springs, Ballground and
7/11/2017 09:16 PM	Waleska
northstarhomeimprove@gmail.co	mSuttallee Trail along Etowah River. Native American signage along Etowah
7/12/2017 08:21 AM	above canton.
tomkowalski	Ball Ground center
7/12/2017 11:30 AM	
Jrenning	blankets creek, rope mill, allatoona wma, pine log wma, core of engineer
7/12/2017 02:36 PM	lands. There is too much low quality high cost housing being built near
	natural areas.
michrickaband	Historic homes in Cherokee Countyplease stop destroying them and
7/12/2017 05:47 PM	putting in town homes. We have enough town homes.
SolutionBuilt	Anything of historic value. Mill Village, Canton Mill Lofts, etc.
7/13/2017 09:42 AM	
Eastridge	Etowah river.
7/13/2017 03:22 PM	
fitz1131	Open spaces or green spaces. I moved away from city congestion and do
7/16/2017 09:55 PM	not wish to see neighborhoods that have houses 10' APART.
byersphyllis28	I honestly don't know.
7/17/2017 12:08 AM	
Zellman123!@#	I think the farms, the oak trees, Brick Mill Road. The natural beauty of this
7/17/2017 09:11 AM	area needs to be preserved. Somehow the Bird Preserve on 5 was plowed
	over for a WalMart. We need to preserve what we have in terms of natural
	beauty or it won't matter how many buildings you restore. It will be to hard to
	get to them. Univeter is already becoming a traffic jam and the new
	constructions on 140 and the homes behind Indian Knolls are not even
	completed. Listen to the people. I have not spoken with anyone who is happy
	about the explosion of housing and traffic at the expense of the farms and
	open spaces. Even these questions are geared towards a suburban lifestyle.
	Who moved to Cherokee County for that?!?!
Helen Marshall	Brick Mill Rd,all natural waterways,water wildlife,greenspace with trees and
7/17/2017 02:22 PM	natural terrain
MStallings	Brick Mill farming community and waterfall Old mill site - Scott Mill Salacoa
7/18/2017 09:03 AM	Valley Sixes Mill Other old mill sites & mines Farming communities Bennetts
	Store Stancils Store
MStallings	The mill on Sixes Road
7/18/2017 09:12 AM	
MStallings	Rural appeal of country living

7/18/2017 09:24 AM

MStallings 7/18/2017 09:50 AM

MStallings 7/18/2017 12:40 PM

MStallings 7/18/2017 12:48 PM

MStallings 7/18/2017 12:54 PM

MStallings 7/18/2017 01:05 PM

MStallings 7/18/2017 02:47 PM

MStallings 7/18/2017 02:54 PM

MStallings 7/18/2017 05:39 PM

MStallings 7/18/2017 05:43 PM

MStallings 7/19/2017 09:57 AM

MStallings 7/19/2017 10:18 AM

MStallings 7/19/2017 11:38 AM

MStallings 7/19/2017 11:45 AM

MStallings 7/19/2017 01:56 PM

MStallings 7/19/2017 03:24 PM

MStallings

There are many historical structures along Hwy 20 that will be destroyed due to road widening. Many of these old stores and houses should be preserved.

Historic Holly Springs and Woodstock.

Wild lands and green spaces need to be preserved. Potential battlegrounds of historical value should not be turned into subdivisions and parking lots.

Not sure.

Maintain R-80 zonings in County. Manage growth so we don't outstrip our water resources. County must start legal challenges to annexations that are not in the best interest of the counties' residents and current zonings. It's possible some of these land transfers are not completely legal. Etowah river access for recreational use needs to be expanded.

Farms & Natural Areas

buildings landscapes

Gresham Mil on Sixes Road

Current agricultural corridors. Low density, rural land use areas. Agricultural communities. Refer to book that categorizes all of the historical cemeteries. Old mill sites (Rope Mill, Brick Mill/Scott Mill, Dowda Mill, Orange Mill, etc...). Quarry-Marble(only site with green marble - one of the few worldwide). Indian villages, gold mines, sixes holly springs. County-wide surveys should be taken and then sites categorized.

All streams/creeks and rivers (Etowah River/Brick Mill Creek & Waterfalls)
 The old Northside Cherokee Hospital 3) Any existing "workable" farms 4)
 Preserve historic buildings within the county and/or cities instead of additional new buildings that might eventually be left vacant and become eyesores.
 Brickmill Rd creek Etowah River

Etowah River

Mines Mills Schools Churches Cemeteries Stores Indian Villages

Older homes.

Anything that can be directly related to having played an important part in

shaping the growth and history of Cherokee County. 7/19/2017 03:33 PM **MStallings Reinhardt University** 7/19/2017 04:02 PM Reinhardt University - Funk Heritage Center **MStallings** 7/19/2017 04:09 PM Etowah River; Walks along river; Tree cover **MStallings** 7/21/2017 11:06 AM The Etowah River with its parks & trails **MStallings** Historic Mill Sites **MStallings** 7/21/2017 12:23 PM Cemeteries Mill Sites Barns **MStallings** 7/21/2017 12:33 PM DCGreenberg Farms and historical sites; areas developers are ruining. 7/21/2017 02:41 PM DCGreenberg Rural landscapes; Brick Mill Farm area--waterfall; Old time country 7/21/2017 04:11 PM communities i.e. Union Hill Salacoa, Modeto, Indian Knoll, Clayton, Oak Grove, etc; Historic cemeteries DCGreenberg Rural landscapes-Salacoa-Brick Mill; Natural areas; Old churches--7/21/2017 05:30 PM cemeteries; Stores-Bennett-Stancil

Optional question (97 responses, 40 skipped)

Q27 In your opinion, how might Cherokee County be involved with Historic Preservation initiatives?

johnd 6/08/2017 02:36 PM

Shady Oaks 6/09/2017 12:39 PM

rick bell 6/09/2017 01:38 PM

Jburton467 6/09/2017 01:47 PM

Storybookfarm 6/09/2017 03:11 PM

darsquag 6/09/2017 03:53 PM

Tdrunbu 6/09/2017 03:53 PM

karichards24 6/11/2017 05:39 PM

Cburchell 6/11/2017 08:49 PM

Tommy Hughes 6/13/2017 09:44 AM

rlvoigt 6/13/2017 08:02 PM

LisaTressler 6/13/2017 11:09 PM

woodsgal 6/14/2017 10:28 AM

THil 6/14/2017 05:00 PM

HuskeyL2017 6/14/2017 10:07 PM

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Allocate funds or allow tax credits to properly maintain and repair historic properties.

Just continue to make smart initiatives that benefit the residents and the beauty of the counties natural resources.

identify sites and plan accordingly

Offer incentives for the developemnt of the old factories of Canton. Require structures be saved. City of Marietta has enacted ordinances that require preservation and not total tear-down and rebuild.

make it more difficult to tear down historic homes and barns by developers who care not one whit about our county and its past. Grants to those willing to preserve our history.

More wide spread information about historical buildings, etc. I know very little about these and I have lived in Cherokee since 1995.

Make the community me aware and involved. People would care if they found a connection to a certain project.

Develop a better plan than adding more subdivisions.

Historic clubs

Do not limit this to just buildings. Consider the land use (i.e. lack of density) as a form of HIstoric Preservation. The HIckory Flat area for example should have limited developement. This could be a beautiful way to create true "Historic Pres"

Giving the historical society a chance to comment on Site Resource Maps before the date of Planning Commission Work Sessions

Compile list of historically significant properties and provide tax incentives for them. Support efforts of Historical Society. Contribute to a revolving fund for renovation of deteriorated historic properties. Value/maintain government owned propertie

By limiting development, banning clear cutting

include historic signifiance descriptions as an item in landuse/planning/zoning applications. Coordinate with the Historical society.

I'm not sure how to answer this questions. Are you talking about residents or the government?

tommybeicher 6/15/2017 03:37 PM

marsha.cornelius 6/16/2017 07:36 PM

ef10099 6/21/2017 08:20 PM

sjrdyruslaw 6/23/2017 01:21 PN

kevinldixon 6/23/2017 02:20 PM

cergle 6/23/2017 03:31 PM

BKC 6/26/2017 09:46 PM

brt837 6/26/2017 09:46 PM

ccurtis3 6/27/2017 10:12 AM

Buster 6/27/2017 11:36 AM

Bcornelius 6/27/2017 01:47 PM

cskline77@bellsouth.net 6/27/2017 02:17 PM

RonnieC 6/27/2017 06:19 PM

helenasavenius 6/27/2017 08:18 PM

DW 6/27/2017 09:50 PM

kovacs.bryan 6/28/2017 10:53 AM

hbanks 6/28/2017 01:55 PM Preserve the beauty of the land and buildings when possible.

I think the current Historic Society is doing a good job, at least in Canton. If we can just keep profit mongers from gaining access to our city and county government, I think we'll be able to preserve the integrity of the community. They would be able to preserve more to show that Cherokee County is an historic place too.

The county should assist in distinguishing historically significant structures from those that are just "old"

Engage experts in the area to identify the resources that shopuld be identified as historic

Don't change our rural county to a cookie cutter high density residential nightmare.

Continuing to providing tax programs that respect agriculture and encourages open spaces. Plan roads and new communities so that they do not take away from the character of our small communities. Partnership with private industry to jointly work to preserve sites.

By reaching out to local elders to help understand what Canton use to be like to gain insight into community needs.

Tax/other incentives for property owners

Support the historic society and help promote it and their agenda for preserving Cherokee.

No opinion

just preserve government owned facilities

Studying the area from the preservation perspective and designing the comprehensive land use plan so that the future generations can enjoy the unique character of Hickory Flat, especially the old Batesville and Big Springs area. Leave things as is.

What is old is good in my opinion. Where possible historic site should be maintained.

Not sure

dontruincherokee 6/29/2017 07:41 AM

Pittbro 6/29/2017 10:16 PM

Will832 7/02/2017 08:54 AM

barnzo1 7/02/2017 09:35 AM

allew 7/03/2017 10:49 AM

rosie 7/04/2017 12:44 PM

jaysev 7/06/2017 08:18 PM

Dhhartley 7/06/2017 10:05 PM

Nluc1djc 7/07/2017 07:04 PM

Melissa 7/07/2017 10:25 PM

Kenny Morris 7/08/2017 05:11 PM

Lindenkrebs 7/08/2017 06:12 PM

Samdavi 7/08/2017 07:26 PM

GD 7/10/2017 08:32 AM

snapfish02 7/11/2017 09:08 AM

Charrye10 7/11/2017 02:59 PM

Carol 7/11/2017 04:38 PM

sttopjd@gmail.com

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Stop trying to get businesses to come to Cherokee. Stop builling those unwanted by everyone apartments.

communicate historic properties for sale and protect the surrounding areas around historic structures/areas

Saving the character of the county.

?

Nature preservation with historical trail and use info

laws and code enforcement

Embrace the historic architecture (especially downtown and barns) and renovate/restore

Appears to have strong program

Don't drop an old house or barn just to create a McMansion or McMansion subdivision. No streetlights they hurt stargazing.

Not sure

Let common sense be the driving force in any decisions rather than someones monetary profit.

Deny high density zoning, develop more parks/green space

Identify historical properties around the county and set forth some guidelines for preservation similar to those protecting properties in historical downtown Canton. Prevent developers from destroying historical buildings or homes. Restore buildings when possible and repurpose them to enhance the character of the community.

Clear list of endangered sites and locations.

Unsure

Preservationists should be supported with tax dollars. Our governing bodies must respect the hisory and keep it from destruction.

Work closely with the local government with incentives for businesses and

7/11/2017 09:16 PM	other property owners to keep and preserve historical structures.
northstarhomeimprove@gm 7/12/2017 08:21 AM	ail.comLocate and preserve areas for visitor viewing
tomkowalski 7/12/2017 11:30 AM	tax incentives to preserve or repurpose historic structures
Jrenning 7/12/2017 02:36 PM	Preserving the rural quality of life that once existed here.
michrickaband 7/12/2017 05:47 PM	Start limiting the amount of new dense housing.
SolutionBuilt 7/13/2017 09:42 AM	Hopefully they work with the Cherokee Historical Society
srf99 7/13/2017 11:47 AM	we could have community clean up days or "get to know this structure/historical site" days to bring out families
fitz1131 7/16/2017 09:55 PM	Propose zoning laws that would require preservation.
byersphyllis28 7/17/2017 12:08 AM	Keep abreast of what is going on and work hard to help those who are trying to preserve what are believe to be historic landmarks.
Jettjock 7/17/2017 09:11 AM	Dont let developers and land speculators abuse the treee setaside and then scrape the land outside the set aside to the bare earth for high density development
Zellman123!@# 7/17/2017 09:11 AM	Say no to developers who want to destroy the natural beauty.
Helen Marshall 7/17/2017 02:22 PM	Initiate collecting information on all important historic pieces of Cherokee County and creating a plan to establish them as important sites of Cherokee County historymaking this information available to the public and making it possible for people to
MStallings 7/18/2017 09:03 AM	Pay attention to local knowledge of these places. List them. Protect them.
MStallings 7/18/2017 09:24 AM	Logical & control growth
MStallings 7/18/2017 09:50 AM	Establish written policies for all of Cherokee County to include Canton, Woodstock, Ball Ground & Holly Springs. Must be the same for all cities and county areas.
MStallings 7/18/2017 12:40 PM	Establish reasonable county-wide policy. Make it known and work closely with potential businesses to achieve goals for both.
MStallings 7/18/2017 12:48 PM	Benchmark other successful programs, both in and out of Georgia. Work with others.
MStallings	Not sure.

7/18/2017 12:54 PM

MStallings 7/18/2017 02:47 PN

MStallings 7/18/2017 02:54 PM

MStallings 7/19/2017 09:57 AM

MStallings 7/19/2017 10:18 AM

MStallings 7/19/2017 01:56 PM

MStallings 7/19/2017 03:24 PM

MStallings 7/19/2017 03:33 PM

MStallings 7/19/2017 03:59 PM

MStallings 7/19/2017 04:09 PM

MStallings 7/21/2017 12:23 PM

MStallings 7/21/2017 12:33 PM

DCGreenberg 7/21/2017 02:41 PM

DCGreenberg 7/21/2017 02:58 PM

DCGreenberg 7/21/2017 04:11 PM

DCGreenberg 7/21/2017 05:30 PM Purchase property of historic significance

Keeping historic buildings intact

County-wide survey diligently executed and sites cataloged. Development community must be cognizant of these locations. Get public involved.

Offer tax initiates; try to obtain more citizen participation.

Document all above sites

Purchase older homes to save.

By assisting with preservation efforts of notable properties.

Renovate old buildings to modernize interior but keep exterior historic looking.

Do not let gun ranges such as Garland Mtn. Sporting Clays to come in without any public hearings or input.

Tax incentives for preservation

Buildings and site will be preserved only if make economically viable. Only by incentives to preserve can their future be made certain.

Ask longtime owners who have lived here all their lives.

Offer financial incentives to preserve

Financial incentives-recognition; tax incentives

Inventory-Tax Benefits

Optional question (82 responses, 55 skipped)

Q28 What is the most important environmental resource to preserve as Cherokee County develops?

danielledbarnes 6/06/2017 08:58 AM	Water
johnd 6/08/2017 02:36 PM	Water is the most important resource for Cherokee county. Our Rivers, streams and wetlands must be protected.
Shady Oaks 6/09/2017 12:39 PM	Land
rick bell 6/09/2017 01:38 PM	rivers and bold streams
Jburton467 6/09/2017 01:47 PM	Allatoona and the the entire watershed. There are many creeks, streams, and small lakes that are being threatened by over-crowding and developement.
Storybookfarm 6/09/2017 03:11 PM	Etowah river and its tributaries and the wetlands that feed it.
darsquag 6/09/2017 03:53 PM	Natural water ways and forests.
Tdrunbu 6/09/2017 03:53 PM	Trees, we need to stop taking down all the beautiful trees. All new homes and businesses leave just small bushes and small trees. It will take a long time to see the lushness again.
kjgiordano 6/09/2017 04:07 PM	Historic sites located in downtown Woodstock and Ballground, as well as Shingle House, Franklin-Creighton Gold mine. Natural scenic beauty and "country feel" of the county
Tsackel 6/09/2017 10:33 PM	Land and water
E038771 6/10/2017 04:41 PM	The land. Do not change zoning to permit high density up in rural areas
Dbarfield 6/10/2017 09:15 PM	Trees and lakes
karichards24 6/11/2017 05:39 PM	Farm life, horse farms, green space, sustainable living such as tiny home communities that accommodate seniors and minimalists.
Cburchell 6/11/2017 08:49 PM	Wild life, limit high density housing in rural areas
johnsr 6/12/2017 01:49 PM	slow development and environmental resources will be preserved
Tommy Hughes 6/13/2017 09:44 AM	Simply Land. It is the most limited resrouce we will ever have.

rlvoigt 6/13/2017 08:02 PM

LisaTressler 6/13/2017 11:09 PM

woodsgal 6/14/2017 10:28 AM

THil 6/14/2017 05:00 PM

HuskeyL2017 6/14/2017 10:07 PM

galibraryguy 6/15/2017 09:31 AM

tommybeicher 6/15/2017 03:37 PM

marsha.cornelius 6/16/2017 07:36 PM

deborah 6/19/2017 03:53 PM

ef10099 6/21/2017 08:20 PM

teaflowers 6/22/2017 05:46 PM

sjrdyruslaw 6/23/2017 01:21 PM

kevinldixon 6/23/2017 02:20 PM

cergle 6/23/2017 03:31 PM

BKC 6/26/2017 09:46 PM

brt837 6/26/2017 09:46 PM

Lena Painter 6/27/2017 06:59 AM

ccurtis3

OPEN SPACE. Increase buffers (and decrease variances for buffers in the absence of true "hardships" and promote "tree saved" buffers rather than new immature plantings that do not screen anything for many years. Maintaining greenspace, once it's lost/developed you rarely get it back. Growth boundaries should be set, concentrated on major transportation corridors (575, 20, 92), have significantly reduced density elsewhere. Trees, rivers and wildlife

Natural Resources including open spaces

Trees and open spaces

water supply

Beauty of the land. Cherokee County is blessed with wonderful land and should not be poorly managed or developed to create another urban mess.

Our woodlands. I know several hunters but when you have destroyed all the natural habitats, my friends will have no place to hunt.

Water

Our lakes and waters as well as our forests.

parks, lakes

Etowah River

Green space-undeveloped land

Our rural landscape. It is what makes Cherokee County so different from every other over developed suburbs.

Our farm lands are important environmental resources along with our river, creeks, and open spaces that provide homes for wildlife.

Lake Allatoona

The Etowah River

Our trees (green spaces), agriculture, along reduction of sound and light

6/27/2017 10:12 AM	pollution.
Buster 6/27/2017 11:36 AM	Greenspace
NancyChizek 6/27/2017 12:57 PM	The rural atmosphere and our waterways
Bcornelius 6/27/2017 01:47 PM	Access to clean water
ehoneycutt 6/27/2017 02:05 PM	Natural areas that already exist, preserve them and make them reasonably available to people.
cskline77@bellsouth.net 6/27/2017 02:17 PM	Land
KimAdams25 6/27/2017 03:37 PM	Greenery
rmednikow 6/27/2017 03:37 PM	acreage tracts, green space, natural resources, etc.
Cherokee 2017 6/27/2017 05:12 PM	Our trees
RonnieC 6/27/2017 06:19 PM	traffic reduction
Junebug58 6/27/2017 06:44 PM	Hickory Log Reservoir and the new parks
helenasavenius 6/27/2017 08:18 PM	Can not name only one. Rare spieces of flora and fauna. Endangered spieces of birds and bats to name few. Springs and seeps that provide clean water supply. Forested areas filter pollutants. They all need to be protected.
kafka93 6/27/2017 09:18 PM	Clean air and water
DW 6/27/2017 09:50 PM	Water
Courtney1586 6/28/2017 07:05 AM	Trees
Michael9218 6/28/2017 07:29 AM	The balance of accomodating growth, yet keeping the rural feeling in the county.
kovacs.bryan 6/28/2017 10:53 AM	The developers "Clear Cutting of every tree" during development. This results in "huge run-off" impacting neighbors, streams and watershed area. It is a disaster. A "strict" development site plan must approved saving as may trees as possible.
hbanks	Parks, Lake Altoona

6/28/2017 01:55 PM

lesleyb 6/28/2017 10:17 PM

Suzistandridge 6/29/2017 04:19 AM

dontruincherokee 6/29/2017 07:41 AM

Kaj 6/29/2017 03:31 PM

cbuuck 6/29/2017 06:07 PM

Pittbro 6/29/2017 10:16 PM

mowsterbowster 6/30/2017 10:07 AM

8347ZR 6/30/2017 06:22 PN

Will832 7/02/2017 08:54 AM

barnzo1 7/02/2017 09:35 AN

allew 7/03/2017 10:49 AM

rosie 7/04/2017 12:44 PM

Jdfox 7/04/2017 07:46 PM

kdennis17 7/05/2017 03:30 PM

avamarie 7/06/2017 02:57 PM

jaysev 7/06/2017 08:18 PM

Rpcabe 7/07/2017 08:04 AM lakes, streams, hills, green space

Water and trees

Empty space. TREES. Open grass. I think planning commissions like to call it GREEN SPACE.

Green space, farm land, rural character of Hickory Flat is important to me. Lake Allatoona is a very important recreational resource for the county residents. No clear cutting of trees should be allowed when approving subdivisions.

land itself, to preserve more rural areas

Green space and open area(s)

Our forests and waterways: Little River, Etowah River, etc.

Trees and bodies of water.

The Etowah River and green spaces.

Green space and walking trails

Nature and waterways

letting us know of what is available.

Natural Green space

water

LAND. OPEN SPACE. LESS PEOPLE.

Farms, River and Streams

Trees

Sweetie2643 7/07/2017 04:52 PM

Nluc1djc 7/07/2017 07:04 PM

Melissa 7/07/2017 10:25 PM

Akdedicatoria 7/08/2017 07:24 AN

Kenny Morris 7/08/2017 05:11 PM

Lindenkrebs 7/08/2017 06:12 PM

Samdavi 7/08/2017 07:26 PM

GD 7/10/2017 08:32 AN

jfuder 7/10/2017 09:38 AM

rlc213 7/10/2017 09:51 AM

snapfish02 7/11/2017 09:08 AM

Charrye10 7/11/2017 02:59 PM

Carol 7/11/2017 04:38 PM

sttopjd@gmail.com 7/11/2017 09:16 PM Green space and water.

Open pasture land on units of 40 plus acres in one space.im not asking you to do another Veterans park; leave the land open and natural so I can walk, hike, bike, ride horse in land that is native to area- not "cityfied" Our wooded areas and our waterways

The open land, the lakes, the parks

Adequate clean drinking water supply.

The rolling hills, trees and landscape

Large tracts of lands. There are few left. When they're all gone, the entire feel of the county is compromised.

Open spaces to keep the rural feel,

Etowah River, Little River, and the numerous creeks that feed them. Farms and wooded areas.

Water (clean lakes and streams) and Air (more people = more pollution)

clean air

Natural areas that support wildlife and passive recreation

The river and trees.

Greenpeace for parks and multi use trails. Also, more mountain bike trails

northstarhomeimprove@gmail.conNatural corridors and trails. 7/12/2017 08:21 AM

tomkowalskiEtowah River, Smithwick Creek, McGraw Ford Wildlife Management area7/12/2017 11:30 AMJrenningJrenningPine log wma. Allatoona wma .without large open tracts of land, It straddles7/12/2017 02:36 PMbartow and Cherokee. All river and lake corridorsmichrickabandTrees

7/12/2017 05:47 PM

SolutionBuilt 7/13/2017 09:42 AM

srf99 7/13/2017 11:47 AM

mleblanc 7/13/2017 11:57 AM

Eastridge 7/13/2017 03:22 PM

fitz1131 7/16/2017 09:55 PM

byersphyllis28 7/17/2017 12:08 AM

Jettjock 7/17/2017 09:11 AM

Zellman123!@# 7/17/2017 09:11 AM

Helen Marshall 7/17/2017 02:22 PM

MStallings 7/18/2017 09:03 AM

MStallings 7/18/2017 09:12 AM

MStallings 7/18/2017 09:18 AM

MStallings 7/18/2017 09:24 AM

MStallings 7/18/2017 09:50 AN

MStallings 7/18/2017 12:40 PM

MStallings 7/18/2017 12:48 PM

MStallings 7/18/2017 12:54 PM Our water ways. It's unbelivable to me that people are considering building a gas station on sixes road near the stream that feeds into Allatoona. Also Allatoona is filled with trash and needs to have a regular shoreline cleanup. Green space

lakes and trails

All the parks. We need to continue to develop and maintain our parks. It would be a plus to connect some of the parks. Etowah and Hertiage connection was a wonderful idea. OPen spaces

Water

The safety and usability of the smaller country roads

The land, the oak trees. the farms. the open spaces.

Green space, natural terrain, natural waterways, air quality, agriculture, balance of agricultural, rural, natural with urban development

Farming communities. Creeks, woods. Preserve nature through out county not just in one place.

All waterways, farming and agricultural land

Trees and land. Over-development is wiping these out.

Green space & the beauty of nature, woods, hills, streams & lakes

1) Water 2) Trees 3) Farmlands 4) Greenspace. Current over-development is destroying portions of Cherokee County!

Water, trees/greenpaces

Greenspace preservation allows the saving of multiple resources to be helped - land, water, wildlife, vegetation, history

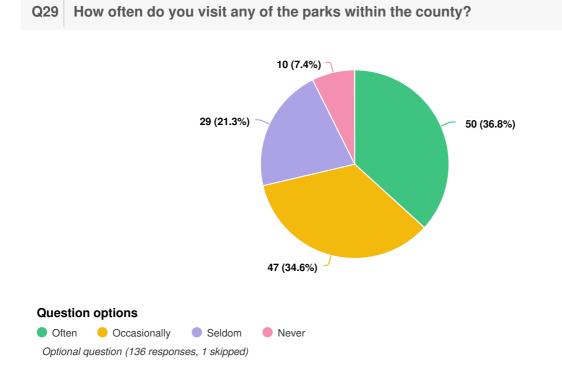
The rural character and existing topography.

Limited water resources. The Etowah & Little Rivers are the only water **MStallings** 7/18/2017 01:05 PM sources available. Our forested areas Natural habitats **MStallings** 7/18/2017 02:47 PM **MStallings** Lands **MStallings** natural waterways 7/18/2017 05:39 PM Brick Mill Water Falls **MStallings** 7/18/2017 05:43 PM Waterways, ground water, water table - recharge areas, steep slopes. **MStallings** Terrain is varied and severe with wooded slopes. Our forests, waterways and terrain all in together. This is something Cherokee County has been lax about. one-size fits all does not. **MStallings** Natural creeks/ streams/ rivers - need to be protected from pollution that 7/19/2017 10:18 AM would result from high density developments. Maintain as much of our forests and wooded areas as possible. Streams, creeks, waterways - Greenspace **MStallings** 7/19/2017 11:38 AM Protecting our creeks, streams, and forest from over-development and **MStallings** 7/19/2017 11:45 AM pollution **MStallings** Water - Over development destroys water resource areas 7/19/2017 01:56 PM **MStallings** Greenspaces, forests, water resources 7/19/2017 03:19 PM **MStallings** Lakes and streams **MStallings** farm land, cattle, horse, & chicken farms. 7/19/2017 03:33 PM **MStallings** greenspace 7/19/2017 03:59 PM **MStallings** Beauty of area - Peace & Quiet of rural areas. 7/19/2017 04:09 PM River; Urban Scale; Convenient Roads & Transit **MStallings MStallings** Rivers, Streams and Forests

7/21/2017 11:15 AM

MStallings 7/21/2017 12:23 PM	Watershed
MStallings 7/21/2017 12:33 PM	Watershed / Water Table
DCGreenberg 7/21/2017 02:41 PM	Lakes and farms; countryside
DCGreenberg 7/21/2017 02:58 PM	Historic structures; water resources
DCGreenberg 7/21/2017 04:11 PM	Water
DCGreenberg 7/21/2017 05:30 PM	Water!

Optional question (126 responses, 11 skipped)



Q30 What do you use the parks for? (Fitness, recreational sports, enjoying nature, etc.)

johnd 6/08/2017 02:36 PM	Enjoy nature
rick bell 6/09/2017 01:38 PM	horseback riding
Jburton467 6/09/2017 01:47 PM	Fitness
Storybookfarm 6/09/2017 03:11 PM	I use the boat launch and pavilions at the county park on allatoona. I enjoy festivals at the canton parks. I'm looking forward to veterans park on ga 20. Not many parks near me but I live on a beautiful piece of land with a lake and woodlands on site.
darsquag 6/09/2017 03:53 PM	Nature and dog walking.
Tdrunbu 6/09/2017 03:53 PM	Enjoying nature
kjgiordano 6/09/2017 04:07 PM	Fitness and enjoying nature
Tsackel 6/09/2017 10:33 PM	Enjoying nature
Ihamrick62 6/10/2017 09:47 AM	Walking, Riding Bikes, Dog Walking
E038771 6/10/2017 04:41 PM	Fitness and recreation
Dbarfield 6/10/2017 09:15 PM	Enjoying nature
karichards24 6/11/2017 05:39 PM	Fitness and walking my dogs. I used to walk in my neighborhood, but housing growth has made the traffic too dangerous for walking. Most new
Cburchell 6/11/2017 08:49 PM	developments here don't include sidewalks. Enjoying nature
Tommy Hughes 6/13/2017 09:44 AM	Kids enjoy them. Sports. Fitness, etc.
rlvoigt 6/13/2017 08:02 PM	Sports, walking trails.
LisaTressler 6/13/2017 11:09 PM	I use for enjoying nature the most; my kids for recreational sports

woodsgal 6/14/2017 10:28 AM

THil 6/14/2017 05:00 PM

HuskeyL2017 6/14/2017 10:07 PM

galibraryguy 6/15/2017 09:31 AM

marsha.cornelius 6/16/2017 07:36 PM

ef10099 6/21/2017 08:20 PM

teaflowers 6/22/2017 05:46 PM

sjrdyruslaw 6/23/2017 01:21 PM

kevinldixon 6/23/2017 02:20 PM

kahuna2007 6/23/2017 10:39 PM

KSell1020 6/25/2017 08:33 PM

BKC 6/26/2017 09:46 PM

Lena Painter 6/27/2017 06:59 AM

ccurtis3 6/27/2017 10:12 AM

Buster 6/27/2017 11:36 AM

NancyChizek 6/27/2017 12:57 PM

Bcornelius 6/27/2017 01:47 PM

ehoneycutt

Walking, bird watching, enjoying the outdoors and meeting like minded people there Fitness Walking and enjoying nature Fitness I live on 5 wooded acres, so I live in a park. I get my fitness by walking thorough my neighborhood which is all 5 acre wooded lots. I can enjoy nature from my deck. Enjoying nature, recreational sports, camping, weekend meetings walking, enjoying nature Fitness, recreational sports, leisure Enjoying nature, socail events Disc golf, exercise, baseball Hope to visit the new park off Hwy 20 when it is open Fitness, enjoying nature and time with family and friends. All - wish more of the parks on the river had canoe launches and the one at Etowah River Park had a better design that wasn't mud filled. Walking, take neice and nephew to play on eqiptment, play frisbee, meet up with old friend, and kite flying. Walking, enjoying nature Taking the grandchildren to play

Enjoying nature, photography

Enjoying nature

6/27/2017 02:05 PM

cskline77@bellsouth.net 6/27/2017 02:17 PM

KimAdams25 6/27/2017 03:37 PM

rmednikow 6/27/2017 03:37 PM

Cherokee 2017 6/27/2017 05:12 PM

RonnieC 6/27/2017 06:19 PM

Junebug58 6/27/2017 06:44 PM

kafka93 6/27/2017 09:18 PM

DW 6/27/2017 09:50 PM

Courtney1586 6/28/2017 07:05 AM

Michael9218 6/28/2017 07:29 AM

kovacs.bryan 6/28/2017 10:53 AN

hbanks 6/28/2017 01:55 PM

lesleyb 6/28/2017 10:17 PM

Jbadd99 6/29/2017 01:46 AM

Suzistandridge 6/29/2017 04:19 AM

dontruincherokee 6/29/2017 07:41 AM

cbuuck 6/29/2017 06:07 PM Playgrounds and walking trails

Enjoying nature, activities

fitness, sports, nature

Enjoying nature

fitness

Fitness; walking; festivals

Running, walking, enjoying nature.

Taking great nephew.

Fitness and a place for our kids to play.

Cycling, hiking.

Walking. Frisbee golf. Play equipment.

Enjoying nature, walking, having picnics

enjoying nature, fitness

Animals

Recreation, enjoying outdoors

All of the above.

Walking, recreational sports, nature

Pittbro Play for kids and enjoying nature 6/29/2017 10:16 PM mowsterbowster 6/30/2017 10:07 AM 8347ZR Will832 7/02/2017 08:54 AM barnzo1 allew rosie

Jdfox 7/04/2017 07:46 PM

7/04/2017 12:44 PM

kdennis17 7/05/2017 03:30 PM

jaysev 7/06/2017 08:18 PM

Dhhartley 7/06/2017 10:05 PM

Sweetie2643 7/07/2017 04:52 PM

Nluc1djc 7/07/2017 07:04 PM

Melissa 7/07/2017 10:25 PM

Akdedicatoria 7/08/2017 07:24 AM

Kenny Morris 7/08/2017 05:11 PM

Lindenkrebs 7/08/2017 06:12 PM

Samdavi 7/08/2017 07:26 PM Fitness, enjoying nature

Fitness, recreational sports, enjoying nature, and kayaking.

Enjoying nature

Walking and enjoying nature

Enjoying nature

all of the above

Enjoying nature

fitness and nature

Enjoy nature, fitness, sports, play, etc

Walking; spectator at youth sports

Enjoying nature, playing in the shade, fitness

Walk with DOG, Hike with dog, escape traffic, cellphones, civilization

Fitness, nature

Taking kids to play

Recreational events and group socials.

Enjoying nature

Fitness and nature

Punkie21 7/08/2017 07:37 PM	Nature, recreation, leisure
GD 7/10/2017 08:32 AM	Have only lived here a short time. Still exploring.
jfuder 7/10/2017 09:38 AM	walking and recreation
rlc213 7/10/2017 09:51 AM	Fitness, nature, family acitivities
snapfish02 7/11/2017 09:08 AM	hike, walk, tennis
Charrye10 7/11/2017 02:59 PM	Walking, photography, nature
Carol 7/11/2017 04:38 PM	I have my own 4+ acres and enjoy them tremendously.
sttopjd@gmail.com 7/11/2017 09:16 PM	Mountain biking and boating
northstarhomeimprove@gmail.cor 7/12/2017 08:21 AM	Mountain Bike Riding, running, kayaking, fishing, boating.
tomkowalski 7/12/2017 11:30 AM	McGraw Ford WMA, andour own 50 acres whiuch abut it
Jrenning 7/12/2017 02:36 PM	Fitness, mountain biking , nature, sports
michrickaband 7/12/2017 05:47 PM	Fitness, recreation
SolutionBuilt 7/13/2017 09:42 AM	Sports
mleblanc 7/13/2017 11:57 AM	mountain biking
Eastridge 7/13/2017 03:22 PM	Fitness
mcpizzano 7/14/2017 03:33 PM	recreational sports
fitz1131 7/16/2017 09:55 PM	Fitness and recreation.
byersphyllis28 7/17/2017 12:08 AM	Walking

Zellman123!@# Walking, hiking, relaxing 7/17/2017 09:11 AM Enjoying nature, quiet time with family and friends. **MStallings** All of the above. **MStallings** 7/18/2017 09:18 AM **MStallings** Fitness & enjoying nature 7/18/2017 09:24 AM **MStallings** Exercise, Rec. Sports, Beautiful outdoor space, ball fields, lakes & rivers. Great for children, parents & grandparents! **MStallings** Fitness 7/18/2017 12:40 PM **MStallings** Enjoying nature and undisturbed terrain. 7/18/2017 12:48 PM **MStallings** Enjoying the undeveloped land. All of the above. **MStallings** 7/18/2017 02:47 PM **MStallings** All of the above. 7/18/2017 02:54 PM Sports and Games **MStallings** 7/19/2017 03:24 PM **MStallings** horseback riding, enjoying nature. **MStallings** Enjoying nature. 7/19/2017 04:09 PM **MStallings** Nature 7/21/2017 11:06 AM **DCGreenberg** Fitness/enjoyment 7/21/2017 02:41 PM **DCGreenberg Recreational sports** 7/21/2017 02:58 PM

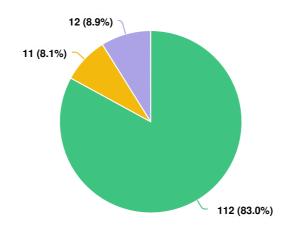
Optional question (103 responses, 34 skipped)

Q31 What would entice you to visit the parks more often?

Shady Oaks 6/09/2017 12:39 PM	The beauty of the wooded land and rolling hills in my community is a park and costs the county's taxpayers nothing. Let's control the growth to keep these wooded areas and rolling hills as a viable signature of the county and it's beauty!
helenasavenius 6/27/2017 08:18 PM	The only desire: community wide bridle trail system (green space) and equestrian friendly parks. No ball parks. Passive parks!
srf99	We just moved to the county and still need to explore the parks. With two
7/13/2017 11:47 AM	really young kids, having a lot of green space is really important to us, but the
	convenience of location is important
MStallings	The last time I took my wife to view sunset at Fields Land it cost us \$2.00.
7/18/2017 01:05 PM	Never again will I pay to visit County property.

Optional question (4 responses, 133 skipped)

Q32 Providing public access to parks and greenspace is a major priority for the county. Would you support setting aside public...



Question options

Yes
 No
 Unsure
 Optional question (135 responses, 2 skipped)

Q33 The current economic development strategy for Cherokee County involves supporting existing businesses, attracting new ones, connecting residents to jobs and fostering local entrepreneurship. In a few words, tell us if there is something else we should be doing to enhance our economic development efforts.

johnd 6/08/2017 02:36 PM

rick bell 6/09/2017 01:38 PM

Jburton467 6/09/2017 01:47 PM

Storybookfarm 6/09/2017 03:11 PM

Tdrunbu 6/09/2017 03:53 PM

kjgiordano 6/09/2017 04:07 PM

Dbarfield 6/10/2017 09:15 PM

karichards24 6/11/2017 05:39 PM

Cburchell 6/11/2017 08:49 PM

Tommy Hughes 6/13/2017 09:44 AM

LisaTressler 6/13/2017 11:09 PM Cherokee county has the potential to become a high-tech center, and an educational center. Neighboring high Tech centers such as Alpharetta and providing great natural beauty it can easily attract the business that will provide high paying jobs to our young people. Doing a good job with economic development

SUPPORT EXISTING BUSINESSES! I've watched three working barns close in recent months after those owners challenged developers who wanted their property. They fight then coincidentally they have repeated visits from Cherokee Marshals or Fire Inspectors who always find violations. STOP WORKING FOR THE DEVELOPERS

focus should be on adding businesses to city of canton. Cherokee should NOT be considered another bedroom community for Atlanta. Canton has the one resource no other city in the metro area has: a river flowing through it. We should try to capitalize on that unique aspect. For example: The river walk in Columbus has absolutely transformed that once downtrodden city. I think just letting the community know all that is being done. I honestly wouldn't know about much that goes on in our county unless I was searching specifically for it.

Emphasis on fostering local entrepreneurship

Better restaurants

Assistance to people in agriculture, whether existing businesses or new. So fewer farms are selling out to developers.

Improve roads, keep business in industrial areas

Consider creating some "small" Industrial parks along 20. Not Heavy Industrial. Light Industrial. Many business owners are leaving the county to find this kind of space.

I think the industrial parks have been a great improvement. I think encouraging more white collar business parks close to existing amenities (restaurants and retail) would be attractive (outlet mall, Riverstone, Canton Marketplace). Something similar to Perimeter and Galleria but smaller scale. Partner with Georgia Tech, Emory, Georgia State for locating startups and emerging technologies here. Transit always an issue.

woodsgal 6/14/2017 10:28 AM

THil 6/14/2017 05:00 PM

HuskeyL2017 6/14/2017 10:07 PM

galibraryguy 6/15/2017 09:31 AM

tommybeicher 6/15/2017 03:37 PM

marsha.cornelius

6/16/2017 07:36 PM

ef10099

6/21/2017 08:20 PN

I don't know how the strategies cited are being implemented and managed so I really can't say what more should be done.

Increased support/promoting Cherokee County Public Libraries. Use of libraries is increasing and many are reaching capacity. Many employers look to the availability and adequacy of this resource when evaluating a community for location.

I would like some sort of public transportation in the county.

Roads are in need of expansion; Canton Marketplace should not have been built on a two lane road

Continue with smart growth in the proper corridors. Do not rezone land to build too many houses or a business that is not consistent with smart growth and smart zoning. Changing zoning to overbuild on property will only destroy the purpose of the zoning. Be aware of the impact on traffic and roads and character of Cherokee county.

Don't be so eager to issue business permits to chains and corporations. All local entrepreneurs to serve their community. Large chains do very little to support our community activities such as sports teams, local fundraisers, scouting, etc.

They should try to invest more money to lower income areas to make them more attractive for newcomers. For example, many people would like to live in Acworth area, specifically Oak Grove area, but there is not enough high end single family housing being built as well as the area is revered as not the best because of the "shadiness of the area." This happens to places, for example, where a nice single family neighborhood is set right next to a trailer park. This makes newcomers not willing to move to the area. One of the reasons we decided to move from Cobb to Cherokee is because of the proximity to Atlanta versus other areas such as Milton, which seems more attractive than Acworth. Another big reason was the proximity to the Oak Grove Master Plan. We loved the idea of walking to this area to shop and dine and it would have boosted growth in the area, but instead others around the county that we have communicated with say that the area is very poor and they would rather have a longer commute on I-575 than move here. They say even for example in neighborhoods such as Autumn Ridge and Centennial Lakes, there are many people who try and misuse the ammenities such as jumping over the fence to use the pool and using the basketball courts, which are for residents only. We lived in this county for more than a decade and this problem happens all the time, with first hand experience. Another issue we had is that the neighborhood has too many houses for 1 amenity complex. It has a projected 914 houses for only one pool. This has become a big issue and many people of the neighborhood are cross to see the county approved this many homes for 1 subdivision, especially to all share 1 pool. These mega neighborhoods should be either restricted or have codes that tell the builders to make more amenities. It is pretty sad to hear this, even though we know that Cherokee County can offer

something better for us. We would like it if more high end housing projects, such as 4-6 bedroom houses were to be built in order to raise property values. It would also help if buisnesses such as the ones on Wade Green and Highway 92 would look a little nicer, since we have heard that many people sadly call this area a disgusting place to drive around, and also looks very dangerous. If the county fixes the Southwest part of the county, it would lead more people looking for more affordable housing than Cobb, so to therefore better help out schools and community as a whole. ask business to hire more people who live in this county. less people who dont live here

Need to be more open to commercial growth.

Be very selective about the development that is allowed to yield a balance between development and retaining the qualities of Cherokee County.

You can't have economic development if you strangle the roads with more traffic than it can handle.

tax breaks to veterans- seniors to have them come to Cherokee county- to support business.

I do hope that we remember our farmers.

Preserve historical buildings like the Jones building in downtown canton to provide a more community feel over building street malls and stick builds. Too often major businesses ruin small family owned companies before they can even get started. the county is doing a good job.

You're accomplished too much already.

Continue to support local entrepreneurs

No opinion

more greenspace for people to use and relax like Forsyth parks.

If you follow the example of Forsyth County no one will want to move here or start a business here because of the horrible congestion and adverse living conditions. Slow the growth! Plan carefully! There is a huge demand for mini farms and small farm products. People want to know where their food come from. We feel that Cherokee County approves track home developments in AG area and destroys permanently

teaflowers 6/22/2017 05:46 PM

sjrdyruslaw 6/23/2017 01:21 PM

kevinldixon 6/23/2017 02:20 PN

cergle 6/23/2017 03:31 PM

KSell1020 6/25/2017 08:33 PM

BKC 6/26/2017 09:46 PM

ccurtis3 6/27/2017 10:12 AM

Buster 6/27/2017 11:36 AM

NancyChizek 6/27/2017 12:57 PM

Bcornelius 6/27/2017 01:47 PM

cskline77@bellsouth.net 6/27/2017 02:17 PM

RonnieC 6/27/2017 06:19 PM

Junebug58 6/27/2017 06:44 PM

helenasavenius 6/27/2017 08:18 PM

sustainable farming concept in our area. The next two questions do not offer an option to explain. As a small business owner I think county should not spend tax payers' money for these kind of programs. Those kind of programs serve only a few, grow bureaucracy, amount of county employees, and the county expenditure exponentially. Those should be privately run services not county services.

As a small business owner, I've previously looked for viable 'cool' office space in Cherokee, but haven't found too much available (especially with decent parking). Perhaps looking at converting some older/disused buildings into loft-style office space.

No

NA

Just do development in compliance with the Land Use Plan. Spot zoning, whether commercial or residential, can cause bad precedent setting.

No suggestions

Stop attracting new businesses!!!!!!!!! Stop trying to get people to move here. Seriously. Do you like Marietta? Then move there. Stop bringing that nonsense up here. Downtown Woodstock is ruined. Maybe support more work from home or telecommuting type of stuff to keep traffic low. I encourage the responsible invitation to new business(es) while utilizing the areas that have space currently (open storefronts) and maintaining the available land. It's irresponsible to let developed land sit idle and sell undeveloped land for attracting a new business.

I am not knowledgeable enough on this topic to comment extensively, but I would just suggest that "way of life" has enormous economic value to Cherokee County, and that it may be unwise to model our economic development strategy on that of adjacent counties.

Sounds like a balanced plan to me. Please continue the property tax breaks for seniors.

Allowing business to grow sustainably and well planned.

developing general business work corridors or nodes with commercial and mixed use features

DON'T MAKE US ANOTHER TOWNE LAKE.

Concentrate on restoring vitality of central business districts in downtown areas

Have a shared or commercial kitchen option that local farmers can use to

kafka93 6/27/2017 09:18 PM

DW 6/27/2017 09:50 PM

Michael9218 6/28/2017 07:29 AM

kovacs.bryan 6/28/2017 10:53 AM

hbanks 6/28/2017 01:55 PM

dontruincherokee 6/29/2017 07:41 AM

Pittbro 6/29/2017 10:16 PM

mowsterbowster 6/30/2017 10:07 AM

barnzo1 7/02/2017 09:35 AN

allew 7/03/2017 10:49 AN

kdennis17 7/05/2017 03:30 PM

avamarie 7/06/2017 02:57 PM

jaysev 7/06/2017 08:18 PM

Nluc1djc

7/07/2017 07:04 PM

Melissa 7/07/2017 10:25 PM

Samdavi 7/08/2017 07:26 PM

jleeatl311 7/10/2017 09:31 AM create their products to take to market or sell to local boutiques. A cottage license only goes so far. We need a commercial LOCAL kitchen farmers like me can use to create and sell. I currently drive to three hours to a commercial kitchen to have goods made to be able to wholesale them. https://www.ted.com/talks/james_howard_kunstler_dissects_suburbia/up-next This short video sums it up beautifully.

Supporting small businesses even more!

Businesses draw larger tax revenues than housing does. I would like to see more development in the way of a business district for professionals. Places with lots of office space for call centers, headquarters, doctor's offices, and other businesses of the like. Drawing in large companies serving the areas where many of their workers already live would provide an amazing opportunity to live and work in close proximity would be enormously appealing. I know many residents who travel more than an hour to work each way, causing us to spend at least 2 hours a day driving in heavy traffic. The north and northeast ends of the county would be wonderful locations for business parks and light industrial development. Bring more higher paying jobs to the County, and develop estate homes on large lots, for maximum staying power. If I could work, live, and have my children in great schools all within about 10 miles of home, my quality of life would improve drastically. Improving the infrastructure - particularly the roads.

rlc213 7/10/2017 09:51 AM

Charrye10 7/11/2017 02:59 PM Unsure

northstarhomeimprove@gmail.c 7/12/2017 08:21 AM	ontax breaks or incentives for guide services or outfitters to market the heritage of the county
tomkowalski 7/12/2017 11:30 AM	Public transportation
Jrenning 7/12/2017 02:36 PM	Moderate business growth would be benificial, but there is too much housing development. This leaves older neighborhoods with uncared for rentals. If business development involves tearing down a forest to build another strip mall, I am against it. Future growth must be in in redevelopment of existing structures. These old strip malls are an eyesore and bring crime to an area. Cherokee cannot be allowed to develops like Cobb county.
SolutionBuilt	Focus on small businesses, give them cool places to innovate and kickoff
7/13/2017 09:42 AM	startups. The office spaces in Canton really are mediocre. Repurpose the Jones building in downtown Canton.
srf99	Carefully consider the types of businesses we want to attract
7/13/2017 11:47 AM	
mleblanc 7/13/2017 11:57 AM	These all sound great. I think it is important to manage growth because of the traffic issues.

?

fitz1131 7/16/2017 09:55 PM

byersphyllis28 7/17/2017 12:08 AM

Jettjock 7/17/2017 09:11 AM

Helen Marshall 7/17/2017 02:22 PM

MStallings 7/18/2017 09:03 AM

MStallings 7/18/2017 09:24 AN

MStallings 7/18/2017 09:50 AM

MStallings 7/18/2017 12:40 PM

MStallings 7/18/2017 12:54 PM

MStallings 7/18/2017 01:05 PM

MStallings 7/18/2017 02:54 PM

MStallings 7/19/2017 09:57 AM

MStallings 7/19/2017 10:18 AM

MStallings 7/19/2017 11:38 AM These strategies sound awesome. I am not sure what else you could do other than letting people know of the opportunities and ways to network especially for home based businesses. Rational Development that respects the limitations of the existing

infrastructure,

In attracting business and creating jobs, always consider the total impact of development on the environment, the quality of residential life, the contribution to ecology through greenspace and agri-business, being mindful of clean development so as we grow we lose nothing only enhance the essential nature of what has always made Cherokee County unique. Let's not be ordinary, let's be extraordinary in intelligent planning. Preserve our rural character. Protect natural resources. You can't go back once you're Gwinnett county.

I agree with the above.

- To get from point A to B to C - you need Good Roads - not public transportation - but Good Roads! - Adequate avenues of increased water availability, natural gas, utilities. Plan actively for the future!! - Increased police & fire protection to all

Road improvements. Allow new entrepreneurs to get up and running (establish reasonable steady cash flow) before taxing them to death. This mostly applies to those who want to locate in the city zones (Canton, Woodstock, etc.).

Not sure.

Some of the business that have received tax incentives to locate in Cherokee have left when the incentives expired. What did this do to help Cherokee residents?

Help and encourage young people to start their own businesses by helping to fund startup businesses

Keep agriculture and rural and use a viable land use. Agriculture is full of entrepreneurial opportunities. Growing agribusiness/rural land use will keep Cherokee (green) attractive and mesh well with other businesses. Encourage farming! Sustain Agribusiness! Farming does not place the demand for services (increase taxes) that other businesses and residential building does. Improvement in current roadways will in turn help with traffic congestion, which will encourage people to come to our county and enhance economic growth.

Help maintain small businesses. Don't continue to build stripmall-typebuildings to leave them sitting empty in a few years as eyesores - Examples:Publix at Holly Springs - Winn Dixie at Hickory Flat - Harmony on the Lakes

MStallings 7/19/2017 11:45 AM

MStallings 7/19/2017 01:56 PM

MStallings 7/19/2017 03:33 PM

MStallings 7/19/2017 04:09 PM

MStallings 7/21/2017 11:15 AM

MStallings 7/21/2017 12:23 PM

MStallings 7/21/2017 12:33 PM

DCGreenberg 7/21/2017 02:41 PM

DCGreenberg 7/21/2017 02:58 PM

DCGreenberg 7/21/2017 04:11 PM

DCGreenberg 7/21/2017 05:30 PM County and State roadways need to be improved.

Promote farming - rural land use Makes Cherokee attractive Promote outdoor activity businesses Make Cherokee a destination for rural and outdoor enjoyment Best of both worlds - Market rural Cherokee Not sure.

Misti Martin is doing a great job in helping Cherokee to attract business & grow in the right way.

Support good schools and improve infrastructure

Increase economic incentives for business relocation

Improving job prospects within the County will solve a multitude of problems we face! The Development Authority does a good job of bringing business to the county.

High-tech jobs are needed.

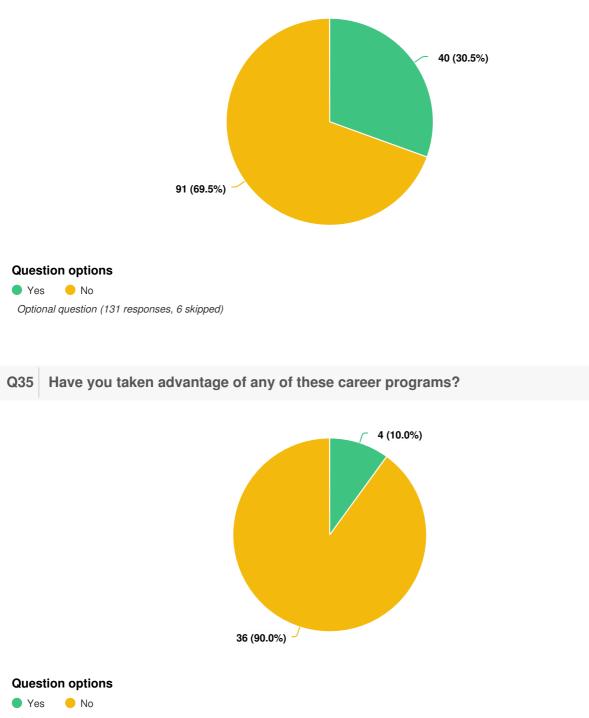
Stop Holly Springs from annexation of parts of the county.

Encourage economic diversity

Support all kinds of businesses NOT JUST high tech- white collar

Optional question (82 responses, 55 skipped)

Q34 Are you aware of any of the career development programs in Cherokee County, such as Mobile Career Lab, Cherokee Career Expo...



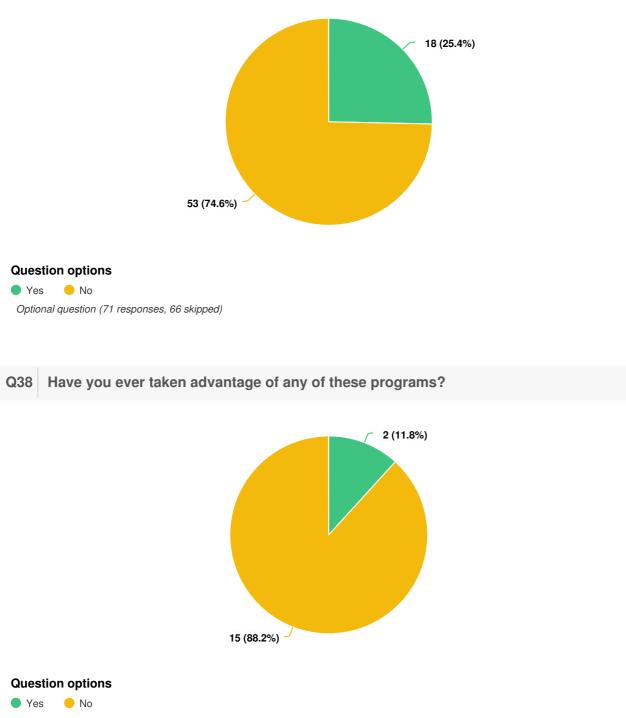
Optional question (40 responses, 97 skipped)

Q36 Please let us know which program has been most helpful.

ccurtis3 6/27/2017 10:12 AM	Mobile Career Lab
MStallings 7/18/2017 02:47 PM	Employment services through MUST ministries, where I volunteer to assist families in need.
DCGreenberg 7/21/2017 05:30 PM	Pathways to Employment

Optional question (3 responses, 134 skipped)

Q37 If you are a business owner in Cherokee County, are you aware of the existing business support and employee training progra...



Optional question (17 responses, 120 skipped)

Q39 Please let us know which program has been most helpful.

northstarhomeimprove@gmail.concustomized training 7/12/2017 08:21 AM

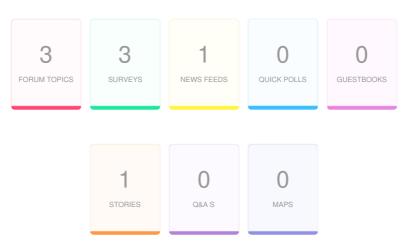
Optional question (1 responses, 136 skipped)



Aware Participants	1,858	Engaged Participants		135		
Aware Actions Performed	ware Actions Performed Participants E		Registered	Unverified	Anonymous	
Visited a Project or Tool Page	1,858		1109.010104	enrenned	, alony mode	
Informed Participants	1,192	Contributed on Forums	40	0	0	
Informed Actions Performed	Participants	Participated in Surveys	109	0	0	
Viewed a video	0	Contributed to Newsfeeds	0	0	0	
Viewed a photo	0	Participated in Quick Polls	0	0	0	
Downloaded a document	765	Posted on Guestbooks	0	0	0	
Visited the Key Dates page	261	Contributed to Stories	1	0	0	
Visited an FAQ list Page	0	Asked Questions	0	0	0	
Visited Instagram Page	0	Placed Pins on Places	0	0	0	
Visited Multiple Project Pages	926	Contributed to Ideas	0	0	0	
Contributed to a tool (engaged)	135					

New Registrations

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors			
		1001014440	Tiolitorio	Registered	Unverified	Anonymous	
Forum Topic	Land Use & Transportation Connection	Archived	169	25	0	0	
Forum Topic	Cherokee County Assets	Archived	114	23	0	0	
Forum Topic	Draft Plan Comments	Published	61	6	0	0	

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Cherokee County Draft Plan 07-01-2018	381	541
Document	Cherokee County Future Development Map	270	290
Document	deleted document from	159	171
Document	Joint Comprehensive Plan	136	165
Document	deleted document from	116	124
Document	Cherokee County Draft Plan 08-01-2018	57	64
Document	Proposed Map - High Res with Parcels	53	62
Document	SW Cherokee Workshop Documentation	0	0
Document	Hwy 20 East Workshop Documentation	0	0
Document	Hickory Flat Workshop Documentation	0	0
Document	Airport Area Workshop Documentation	0	0
Document	Market Study Addendum	0	0
Document	Market Study	0	0
Key Dates	Key Date	261	295

Draft Plan Comments

VISITORS 61			CONTRIBUTORS 6	CONTRIBUTIONS 10	
14 July 18 mrmcball			Is there an online link to the .pdf document	Is there an online link to the .pdf documents?	
AGREES DISAGREES REPLIES		REPLIES 1			
	14 July 18 MStallings		A pdf of the draft can be found in the Reading Room. This widget shows on the right si de of the screen with a regular browser or toward the bottom on a mobile device. Tha nks, Margaret Stallings.		
AGREES	AGREES DISAGREES REPLIES				
			Yes, thank you. Also, I found this link as we herokee_County/documents	ell: https://www.engagecherokeega.com/C	
agrees	disagrees O	REPLIES			

Draft Plan Comments

19 July 18 aliciadavis08		Thank you for allowing feedback throughout this process. My comments relate specifi cally to the SW Corridor, as that is where I live. But first I want to say that I agree the Bells Ferry area needs to be re-designed to allow for better traffic flow as well as bett
AGREES DISAGREES	REPLIES	er use of the buildings and space. For the SW Corridor, I believe that we first need to start with the county changing the picture on-line for that area. That picture of a wareh ouse if very discouraging considering all the push for changes in zoning lately that the residents here DO NOT WANT. That is not what this area is about. As a densely pop
		ulated area, and an area with homeowners who have been here for decades as well as those that just moved here, this is our home and we had no intention of living near an industrial area. I agree and support the fact that we need more supportive retail an d hospitality that would serve those who live in this area. We would love to see retail and restaurants in the area and there are enough homeowners to support those busin esses. In terms of the point to preserve prime land with good transportation access fo r industrial and office uses, I vote NO to continued industrial growth. We already have enough industrial in this area. The amount of homes being built in addition to all the n ew industries down 92 speak to the need of greater developments for dealing with traf fic, yes, so that would be great, but not furthering industrial growth. Our kids live and p lay in this area, we do not want industrial zoning brought any closer to our homes. Let' s plan for restaurants, grocery stores, parks, doctor's offices, and other stores that wo uld serve our community and the residents who live here. As for greater housing optio ns, I believe we need more higher-end housing. More homes that have land with the m. We do not need apartment complexes that bring in 500+ cars to this area. I highly support the last two bullets of this plan, to provide more pedestrian and bike areas an d to also provide for parks. Thank you again for hearing us. Please consider ways to i mprove our area for the residents who live here, not just ways to bring in higher income for the county. Thank you!

Draft Plan Comments

	13 August 18 kulasekara		I believe in everything that was highlighted by aliciadavis. We would like to see more retail and restaurants that would benefit us as a community. We do not want to have Truck loading bays and Industrial zones sitting right in our backyards, especially at H
AGREES	DISAGREES	REPLIES	wy 92 and Woodstock Road where it was once planned to have the Oak Grove Maste r Plan, which fell through years ago. If the the Oak Grove Plan had been implemented, it probably would have put the area in a better position than it is in right now. Now we are stuck with an R.V. Dealership that seems to bringing in more and m
			ore inventory that makes the overflowed parking lot feel strange in an area like this. Al so, the R.V dealership is now using Woodstock Road as their main access point, whic h causes more traffic on a road 2 Lane road that accommodates for around 6,000 car s per day. Plus, this dealership doesn't support the locals who live in this Zip Code, as not all of us are needing RVs. We need to discourage the building of Industrial Zon es. Industrial is not what the people here want, it looks like the only ones who want it is the County just so they can get the tax money. We also need to make sure that the County reviews new developments. The view in our area is that the County seems to approve every development for the sake of tax revenue. Also, the Highway 92 overlay should be strictly followed, as it seems that developers try to ask and change much of what the Overlay has implemented, so we ask that you stick accordingly to the policies implemented and change them so that they can benefit us. We need to make sure we make high end housing with lower densities, and avoiding Town-homes/Apart ment complexes. There should be plans that will help implement more streetlights in t he area, especially along the 92, since it would give the area a nicer appearance. The County/State needs to also place Noise/Sound Barriers along I-75 between Chastain Road and SR-92 (CTP-219), since the Interstate is really loud it is a constant nuisance to us as residents. If I-575 gets to have sound barriers, why can't we have t hem. We need to actually get something done this time. I always feel like the county s ays "We need to do this" as a way of reassuring that it will happen, but it usually is tab led back for the future. For example, many of the Road/Intersection Improvements ha ve been tabled off to 2031-2040, when we will have congested roads everywhere. It s eems like they will only do something once there are big problems, instead of address ing them beforehand. So for us, for the residents of South-West Cherokee's sake, ple ase help

Cherokee County Assets

VISITO	ORS 114		CONTRIBUTORS 23	CONTRIBUTIONS 55	
09 June 1	7		Like the horse farms on beautiful acreage	near Milton. Like how canton city is beginni	
Storyb			ng to revitalize. Like lake allatoona. Like Gibbs gardens. Like the views of the north G eorgia mountains you can see in certain places.(there used to be a nice one on ga 2		
AGBEES		BEPLIES	0 but it's been ruined by a new shopping c	enter.) like the relatively low crime. Like th	
AGREES	DISAGREES	REPLIES	e fact that Cherokee still has time to develop properly and not become anothe		
	0	0	ett county. I think ballground is really cute but I sure wish the rock shops would open as a museum or go away.		

26 June 1 BKC	26 June 17 BKC		I enjoy our rural areas and our small communities. I enjoy driving down the road a eeing cows, horses, and gardens. I enjoy knowing that children still have open spa in which to play. I like being able to see wildlife still roaming free. I like the fact that
AGREES	DISAGREES	REPLIES	eel comfortable driving on the two lane roads that are still here.
9	0	0	

uly 17 rnzo1	
AGREES REPLIES	DISA
0 0	

08 July 17 easyride1997	
DISAGREES REPLIES	

Cherokee County Assets

	12 July 17 michrickaband		I "liked" the small town feel of Woodstock. The mountain bike trails are amazing. I am afraid the small town feel is disappearing. I like that I am so close to the north Georgia Mountains and can go to a Braves/Falcons game at the same time.
AGREES	DISAGREES	REPLIES	
2	0	0	
22 August	frieden		The Sixes Community, our historic sites, (additional benefit of preserving "era/period" filming locations! \$ for County), greenspaces, trees, low crime, traffic is moderate, se nse of community between neighors and neighoring communities.
AGREES	DISAGREES	REPLIES	
0	1	0	
22 August	17		
alice	0		I like the community feel and that the area (as of yet) is not over-built. I am very concerned about the progress this county is making by allowing so many building p ns that are unnecessary for this area.
AGREES	DISAGREES	REPLIES	
3	0	0	
	22 August 17 Maggiez		I love the balance of services and natural beauty that is found in Cherokee County. K eeping this balance should be the priority as development occurs. Historical markers, especially those surrounded by nature such as the mill on Sixes Road, are important t
AGREES	DISAGREES	REPLIES	o preserve for future generations.
1	0	0	

Cherokee County Assets

23 August 17 awoszczy			I love that we are a quiet and tranquil stretch of neighborhoods nestled all along Sixes Road. We have Lake Allatoona and the beautiful old mill and the old house by Sixes Elementary, all of which are vital assets to the members of the community. We have a		
AGREES	disagrees	REPLIES	wonderful bicycle trail at Blankets Creek, which attracts riders from all over the area, ut which is unobtrusive and part of the natural beauty of the surrounding areas. I love hat I can get on 575 and drive north or south and quickly get to eating places or shop ing/malls or high schools or Starbucks. I love that I can drive across the bridge to QT		
			and Kroger and Urgent Care and Home Depot. I love having all of that close by but N OT ON TOP OF US. I love winding down Sixes Road and seeing all of the trees and n eighborhoods and naturally rolling hills - without any commercial development. That's why I moved to Cherokee County and the Sixes Road area. We have been able to ke ep our natural beauty while developing the area, but with mostly residential developm ent - neighborhoods with low-density housing and opportunities for large lots and rete ntion of green space. The mill is an iconic symbol of the area. If it was no longer on Si xes Road, it would be a tremendous loss. If big box stores showed up on the western side of 575 at Sixes Road, it would not be the same. Our neighborhood environment would become something entirely different. That's why I ask our community leaders to plan properly and preserve the Sixes area - and all of Cherokee County. If developme nt is allowed in our beautiful, quiet, and tree-lined neighborhoods, I ask that communit y leaders create a thoughtfully developed long-term plan (with input from residents) th at maintains green space, preserves sidewalks and bicycle and walking trails, mandat es low-profile signage for any commercial development, and requires limited lighting of commercial establishments, particularly after 9pm or 10pm. I ask that a long-term d evelopment plan consider retaining green areas as a high priority, even while concedi ng that retail establishments may appear in the area. Please don't get rid of the old mil I and the other historically significant landmarks in our neighborhoods, and please cre ate a plan that appreciates the natural beauty of the area and preserves as much as p ossible of the charm of our neighborhoods. It's what drew so many of us here, and we don't want large-scale commercialization to reduce the beauty of our Sixes neighborh oods and the desirability of living in Cherokee County! Thank you for asking for comm unity input and for considering our concerns as you develop long-term plans		

24 August 17					
elizabethm					
AGREES	DISAGREES	REPLIES			
1	0	0			

I like the small town rural feel of the community mixed with access to Atlanta and shop ping centers. The schools, while overcrowded, provide a quality education and it is ge nerally safe. Access to trails, parks, and nature. Seeing horses and cows.

Cherokee County Assets

06 November 17 M. Catarineau			Being in the country yet accessible to Atlanta and the airport. I like seeing horses and cows, although diminishing wildlife as too many subdivisions are being built. I hope th ere is some balance between development and the rural, small town feel. Don't want	
AGREES	disagrees O	REPLIES	Cherokee to become another Cobb or Gwinett County.	
-	18 May 18 Kath6630		I love the city of canton!! I love that new restaurants and shops that are starting to ope n. My only concern is that the residential homes along Main Street are being allowed t o turn commercial. We need to keep the old homes for residential and build some mor	
AGREES DISAGREES REPLIES		REPLIES	e residential. How many law firms, insurance, and doctors offices do we really need in the downtown area? I think there's enough and we need to preserve all the residential homes so that these restaurants and shops have residents that can walk at night to vi sit them. I would also like to see some kind of public transportation so that people that don't like with walk at night a distance are area in the downtown area at night. The	
			don't live within walking distance can come into the downtown area at night. The parking is limited in the the downtown area and when more businesses open I think p ublic transportation would increase pedestrian traffic and substain the night life in the city.	

Land Use & Transportation Connection

VISIT	ORS 169		CONTRIBUTORS 25	CONTRIBUTIONS 60		
karichards24			dditional police staffing are what's needed i ar out-pacing improvements. A new county	Sorry, can't think of any location on my side of the county. Major improvements and a Iditional police staffing are what's needed in my area. The influx of new residents is f ar out-pacing improvements. A new county officer should be hired with the approval of		
agrees	disagrees O	REPLIES 0	each new development.			
21 June 1 ef100			any commuters heading to Atlanta each an dents moving into Cherokee with the Cobb	t seems that the area along I-575 needs to be improved traffic wise since there are m any commuters heading to Atlanta each and everyday. Those are the type of new resi dents moving into Cherokee with the Cobb County Property values increasing. Many		
AGREES	disagrees	REPLIES O	I have communicated wanted to move to the area of Cherokee County along I-575, specifically Towne Lake Parkway and Ridgewalk Parkway, but instead decided on oth er areas due to the bad traffic and there only being 2-3 lanes.			
23 June 17 cergle			No where. Especially Batesville Road, Hwy 140 and the entire Hickory Flat area. More people are using these roads, than they were meant to handle. The more high density developments the county allows, will only be more expensive for the county in the			
AGREES	disagrees O	REPLIES	long run to operate.			
29 June 17 helenasavenius		S	Great points. The county has approved high density developments in the Batesville a nd Low Birmingham area that are not in compliance with the current Land Use Plan. Even though the new developments have not been finished yet, they have already put tremendous pressure on our picturesque surface roads. In addition to that congested			
AGREESDISAGREESREPLIES600						
easvride1997			when making improvements, look at Peach paths or bicycle lanes for other modes of tr	ansportation. Build the paths to the stores,		
AGREES DISAGREES REPLIES 2 3 1		REPLIES	schools and shopping and this could reduce	e the traffic on the roads.		

Land Use & Transportation Connection



Land speculators and developers are taking advantage of the entire process and if left unchecked the average home owner and all that he has worked for are subject radical change in lifestyle and loss of property value and overburdened roads and infrastructu re. Every step of the way the developers play games with the residents and the rules. Last minute and incomplete notice of a meeting between residents and developer are the norm. Multiple Last minute postponements and and inconvenient reschedule date s are purposely chosen by the developer to wear down the opposition. At a planning c ommission meeting the protocol dictates letting the Developer Speak, then the opposition and then the developer gets a chance for rebuttal. I have heard some of th e most outrageous comments and lies during those rebuttals. The opposition is definit ely at a disadvantage during that aspect of the meeting Simply put......Ample notice to home owners and tighter controls on the last minute postponements Ever increasing t ime penalties for failure to abide by the rules. Threats of taking the county to Court sh ould be taken seriously and be well fought Once developers learn that they cannot bul ly the county with threats of lawsuits it is realistic to believe the number of threats and actual lawsuits will diminish.



The recent rush for rezoning AG properties for RZL (zero property line) for age-target ed and/or restricted residential development in rural locations is out of place with the s urrounding land-uses, inconsistent with the current land-use plan and places senior h ousing in locations absent of needed senior services. Further this will result in addition al travel for these services on rural roads that are currently experiencing significant he avy traffic. This thought process is seriously flawed and does not serve the current res idents or future residents of Cherokee County well. Maintain our existing rural places f or rural and low density uses in the upcoming comprehensive plan, and encourage de velopers to be consistent with the comprehensive plan in their plans

Land Use & Transportation Connection

23 August 17 I really cannot think of a single place where it seems that things have been done well. As we've been saying for decades -- growth in Cherokee shouldn't be at the whim of ScottRoad Canton developers. The longer I live here, the harder it is to get around. Aging in this county will be terrifying. We need more sidewalks, more public transportation -- and outlawin DISAGREES AGREES REPLIES g dead-ends (aka 'cul de sacs') should happen IMMEDIATELY. Traffic patterns here a re hindered by the lack of true engineering, when developing new roads (not to menti on the on-again population explosion). There's no easy way to get anywhere, and all o ur tried and true "shortcuts" are becoming thoroughfares! It used to take me 10 minute s to get to shopping -- now, the shopping is much closer, but it takes me 20 minutes t o get there! 24 August 17 We specifically decided against moving to this specific area due to the poor planning of the mall and surrounding areas. We chose to go further north instead. Most "openjsmark01 air" malls that I've seen are designed with the storefronts on the exterior to allow you t o park near the stores that you need. This mall is designed to trap you inside with AGREES REPLIES only a few entrances to the inner area. We rarely see this mall because it is a cluster of poor traffic management. The neighborhood at the end of Ridgewalk gets a gold star for completely ruining access and expansion possibilities of an Interstate junction by placing a few houses in a dead-end fashion. Now you get a mall and shopping on one side and no through street to let traffic out the other side. 24 August 17 Our transportation issues are the result of too many people commuting out of Cheroke e to find work because we do not have enough white collar or tech jobs. We need mo elizabethm



Our transportation issues are the result of too many people commuting out of Cheroke e to find work because we do not have enough white collar or tech jobs. We need mo re mixed use communities in walkable downtown city centers, and we do not need to turn any more agricultural land into large single family residential homes in East Cher okee. We need farm land. Many residents want that to remain farm land. It is built into the culture of our community. There is going to be a surplus of single family residential in 25 years, and since our county has an upside down tax base the drop in value will h urt services. Roads do not make money for the County and are expensive to maintain. We do not need bigger roads or more roads, we need starter homes under \$150,000 near downtowns mixed in with office and retail that is designed well.

31 August 17 RevJPH					
AGREES	disagrees	REPLIES			

Nowhere... The County and the towns are allowing far too much building. And to add t o the problem they are approving mass building sights on tiny plots of land! It would b e nice to see a uniform minimum of at least .5 - 1 acre of land per single family living... and that apartment complexes were approved on postage stamp sized parcels!

Land Use & Transportation Connection

03 September 17 jsmark01			I was with you for a bit on this. However, I don't agree that there will be a surplus of si ngle family homes. I can't say that I've talked to anyone in real estate that feels that w ay either. Older homes will be replaced by newer homes. The market is constantly pu		
AGREES	disagrees	REPLIES	shing for newer and newer as technology and style changes. Also, When you say "sta rter home", I hear "rental home". If i wanted to live in Decatur or East Point, I'd move t here. I paid more because I expect more. There are plenty of areas that I can't afford t o live in and I don't try. If "starters" can't afford to live near me they should find somepl ace else. My property value shouldn't suffer because someone else is failing to keep up.		
24 Februa	-		Do we want to be Peachtree City, or Cherokee County?		
AGREES	AGREES DISAGREES REPLIES				
21 March	18				
Rea05			Woodstock was under development to attract young and new families and posed to b e a safe and upcoming location for families. However more 55 and older housing developments as well assisted living centers are being built at an alarming pace. As o ne who grew up in Pinellas County Florida and has young Children I am well aware of what the outcome will be. Where does one find the justification for allowing this. It will only be a matter of time before the Downtown Woodstock activities are gone and the e arly bird specials signs go up. Very disappointing.		
AGREES	disagrees O	REPLIES			
OO Mov 19	5				
Moye	22 May 18 Moye		I like the idea of walking and bike paths. It will not only cut down on traffic and pollution, but will encourage people to walk and bike the city, shop and encourage a h ealthy way of living for our community.		
AGREES	disagrees	REPLIES			
	01 June 18 Sweber		We keep moving farther and father out. Four years ago we moved from Woodstock to north Canton, but within those four years nearly everything we loved about our area h as been destroyed. We moved here for the views, the trees, the small town feel. We li		
AGREES	disagrees O	REPLIES	ve near Reinhardt College Parkway. The amount of development is mind blowing. A o nce beautiful area has been stripped bare and we are once again talking about movin g.		

STORY TELLING TOOL

Once upon a time....

author: jpaigepost2

Once upon a time I lived in a small town called Woodstock. I loved to visit Olde Towne Woodstock and go to the shops . When it was time I moved out of my parents house. Sometime later I decided to visit Woodstock again. I didn't know where I was. So much construction had gone on, completely RUINING my hometown. Houses built on top of houses. B usiness everywhere. Overcrowded schools. Now my beloved "historic district" is being torn down one by one just to wi den the road and build more crap. More houses keep going up. Woodstock is not the town I once loved. I am sad to se e what these developers are doing. They don't care about what the public thinks, do they? I live in Acworth now (on the Cherokee County side) and it is so depressing to see all these "for sale" signs on vacant land so more houses and bus inesses can go in. I moved here because I did NOT want to be around all this stuff. Please put people's thoughts into c onsideration. Everywhere I turn now, it's a "for sale X acres for lease" or whatever. It's just sad. Please quit ruining Ch erokee County. I don't want this to be the next Marietta, Kennesaw or even worse, Atlanta. Please leave green space. My child will never know the beauty of it if all these things keep getting built around us.

VISITORS 22	CONTRIBUTORS 1	CONTRIBUTIONS 1				
No Responses						

E - Advisory Committee





Comprehensive Plan Update Advisory Committee Meeting #1

August 21, 2017 - 7:30 PM

- **1** Comprehensive Planning Background
- 2 Our Comprehensive Plan Update Process
- 3 Role of the Advisory Committee
- 4 Results from Critical Issues Forums & Online Survey
- 5 Upcoming Events - Target Area Meetings (Aug 16 – Sept 12)
- 6 Discussion



Cherokee County Planning and Land Use

Comprehensive Plan Update Advisory Committee Meeting - August 21, 2017



Outline

- Comprehensive Planning Background
- Our Comprehensive Plan Update Process
- Role of the Advisory Committee
- Results from Critical Issues Forums & Surveys
- Upcoming Events
- Discussion





What is a Comprehensive Plan?

 Document that describes the community's vision for the future including strategies to address issues and reach desired goals for land use, transportation, housing, economic development, etc.







How Does the Plan Work?

- Plan includes a vision for the physical future of the jurisdiction:
 - <u>Vision and Goals</u>
 - <u>Character Area Descriptions</u>
 - Future Development Map
- Plan identifies strategies and specific steps for implementation:
 - <u>Short Term Work Plan</u> 5 year prioritized list of projects and initiatives
 - <u>Capital Improvement Element</u> detailed assessment of needed capital investments in the County for the next 10 years and sources of funding





Georgia Minimum Planning Standards

2008 Requirements

- Public Participation Plan
- Community Assessment
- Community Agenda
 - Vision
 - Character Areas
 - Future Development Map
 - Short Term Work Plan (STWP)

Current Requirements

- Mandatory Elements
 - Population & Housing
 - Transportation
 - Land Use
 - Economic Development
 - Capital Improvements (CIE)
 - Short Term Work Plan (STWP)
- Optional Elements
 - Natural Resources
 - Historic and Cultural Resources
 - Recreation & Greenspace
 - Solid Waste Management
 - Education





Georgia Minimum Planning Standards

Significant Changes from 2008

- Major Update Cycle (10 years to 5 years)
- Reduced Data Assessment Requirements
 - Basic data provided by Regional Commission
- More Flexible Format Optional Elements
- "Design-Your-Own" Public Engagement





General Planning Process







Our Update Process









Public Engagement Opportunities







Advisory Committee

• Purpose:

- Build partnerships and share information with stakeholders/community
- Serve as a check and balance during process

• Role:

- Help to guide project
- Provide input
- Represent the larger community
- Make a recommendation to the Board of Commissioners





Overall Committee Plan

- August Meeting
 - Introduction
 - Results from Survey / Critical Issues Forums
- October Meeting
 - Market Study
 - Target Areas
- February Meeting Elements
- April Meeting Draft Plan





Website



- Launched May 30, 2017
- Areas for each jurisdiction
- Visible to general public
- Must register to submit survey and other feedback
- Promotion underway



Website Activity



	All Projects	Cherokee County	Ball Ground	Waleska
Total Visits	871	690	229	67
Max. Visitors Per Day	58	45	22	5
New Registrations	167	83	80	4
Engaged Visitors	130	113	16	5
Informed Visitors	505	399	138	32
Aware Visitors	681	548	191	50

Results from May 22, 2017 to August 21, 2017





Survey Results - Who Responded

Responses

- Cherokee County 137 total
 - 107 online, 30 paper
- Ball Ground 16 total
 - 15 online, 1 paper
- Waleska 5 total

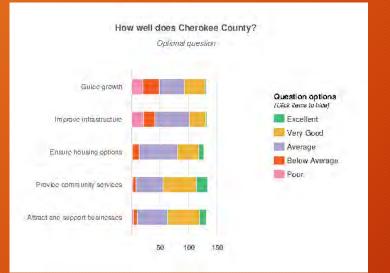
Characteristics

- County Residents (97.8%)
- Work or Own Business in the County?
 - Yes 46.0%
 - No 54.0%
- Familiar with FDM?
 - Yes 28.7%
 - Somewhat 30.9%
 - No 40.4%





Survey Results - Priorities



Areas for Future

- Top Priority
 - Preserving the county's natural resources
 - Preserving county's sense of place and historic character

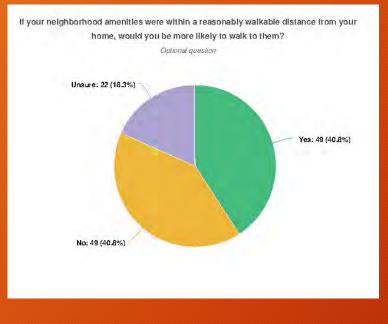
• 2nd Choice

- Promoting sustainable growth
- Creating land use patterns that ensure connectivity and mobility





Survey Results - Walkability



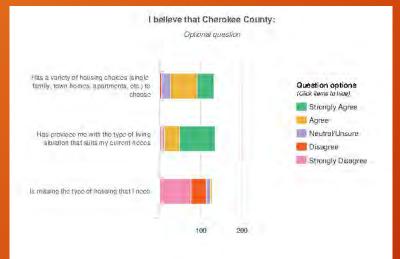
Walk to Amenities?

- Only 10.9% live in area that is walkable to amenities.
- 40.8% would be more likely to walk if amenities were within a reasonable distance.
- Gap between actual and desired environment





Survey Results - Housing Choices



Generally Satisfied

- Agree with housing variety and meeting needs
- Strongly Disagree that county is missing type of housing needed
- 97.0% of responses from homeowners
- Increased Traffic and Loss of Character were top reasons for leaving in the future





Survey Results - Resources

Historic

 94.7% - Historic Preservation initiatives are extremely or somewhat important

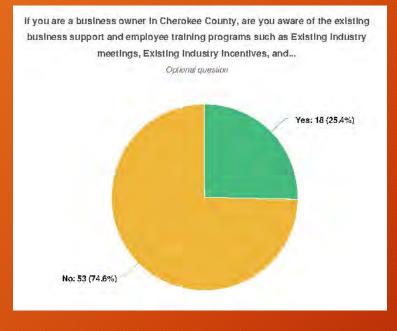
Natural

- 71.4% visit parks in the county often or occasionally
- 83.0% would support using public funds to provide access to parks and greenspace





Survey Results - Business



Programs

- 25.4% of business owners aware of support and training programs
- Only 11.8% of those aware, have taken advantage of them





Critical Issues Forums

- June 27-Woodstock & June 29-Canton
- 26 people signed-in
- Similar Content to Survey







Critical Issues Results

Connected

- Top amenities desired nearby
 - Restaurants 37.5%
 - Entertainment 25%
- Lowest
 - Grocery Store 12.5%
 - Gas Station 0%

Established

- Ideal Housing Type
 - Single Family (1acre+) 53%
 - Single Family (small lot) 18%
 - Townhouses 12%
 - Multi-Family 17%





Critical Issues Results

Aging

- Primary Issues
 - Transportation
 - Medical Access
 - Recreation
 - Affordable Housing

Historical Resources

- Important Places
 - Downtown Ball Ground 25%
 - Free Home 24%
 - Downtown Canton 18%
 - Salacoa Valley 15%
 - Reinhardt University 11%
 - Downtown Woodstock 7%





Critical Issues Results

Natural Resources

- Important Places
 - Lake Allatoona 23%
 - Garland Mountain 19%
 - Blankets Creek Trail 16%
 - Brick Mill Falls 15%
 - Long Swamp Creek 14%
 - Pine Log Mountain 11%

Employment

- Key Themes
 - More evening trade classes – Chat Tech
 - Help local businesses drive local economy
 - Post Offices & Restaurants important to community businesses





Next Steps

• 5 Target Area Workshops

- Hwy 20 East August 23
- Hickory Flat August 24
- Airport Area August 29
- SW Cherokee August 31
- Waleska September 12





Discussion







Cherokee County Planning and Land Use

Comprehensive Plan Update Results from Forums & Surveys - August 21, 2017



Outline

- Website Activity
- Survey Results
- Critical Issues Forum Input
- Advisory Committee
- Next Steps





Website Activity



	All Projects	Cherokee County	Ball Ground	Waleska
Total Visits	660	538	145	44
Max. Visitors Per Day	48	45	12	3
New Registrations	150	80	66	4
Engaged Visitors	129	112	16	5
Informed Visitors	383	312	88	23
Aware Visitors	505	419	119	37

Results from May 22, 2017 to August 06, 2017





Survey Participation

- Cherokee County 137 total
 - 107 online, 30 paper
- Ball Ground 16 total
 - 15 online, 1 paper
- Waleska 5 total

Note:





Online Survey

Shape (Cherokee		
Home » Cherokee County	y » Cherokee County Survey		11.10
	Cherokee County Survey	6060	
	Welcome! Please take a few minutes to voice your opinior Cherokee County. As you probably know, the county is gr input so we may guide the county in a direction that benef will help us make Cherokee County even better!	owing and we need your	
	Approximate time: 10 - 15 minutes		
	You need to be logged in to take this survey.	Sign In	
	0-0-0-0-0-		
	General		
	Tell us a little about yourself!		
	Do you live in Cherokee County? *		
	O Yes O No		
	Do you work or own a business within Cheroke	e County? *	
	O Yes O No		
	Are you familiar with Cherokee County's Future	e Development	

- Areas for questions:
 - General Information
 - Strengths and Challenges
 - Sustainable Growth and Infrastructure
 - Housing Choice and Aging in Place
 - Preserve Sense of Place and Historic Character
 - Designing with the Environment in Mind
 - Balanced Tax Base and Diverse Economic Opportunities





Critical Issues Forums

- In-person Open House
 - Drop-in any time during time period
- Activities will address same county-wide topics as Surveys/Website
- Dates & Locations
 - Woodstock June 27, 2017 5:30 to 7:30pm Rec. Center
 - Canton June 29, 2017 6 to 8pm Conference Center

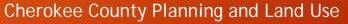




Advisory Committee

- Purpose
 - Help guide the project, provide input and represent the larger community.
- Meeting Focus
 - Consensus building on critical issues, changes to the FDM, and implementation steps.
- 4 to 5 meetings (July to March)







Proposed Members





Next Steps

- Continue to publicize Website
- Finalize Advisory Committee
 - Planning Commission
 - 1 Elected Official Minimum
 - Development Authority Representative
- Prepare for Critical Issues Forums in late-June
- Market Study Development
 - Working with our consultant Jacobs







DRAFT AGENDA

Comprehensive Plan Update Advisory Committee Meeting #2

October 16, 2017 - 7:30 PM

- 1 Target Area Workshop Results
- 2 Additional Public Engagement
- 3 Stakeholder Meetings
- 5 Upcoming Meeting - Monday, January 22, 2018 (Tentative)
- 6 Discussion



Cherokee County Planning and Land Use

Comprehensive Plan Update Advisory Committee Meeting - October 16, 2017



Outline

- Target Area Workshops
- Additional Public Engagement
- Stakeholder Meetings
- Upcoming Meeting
- Discussion





Target Area Workshops

August 16 - September 21, 2017



DECISIONS · DESTINY



Ball Ground

August 16, 2017

- Sign-in: 40 people (ex. staff & consultants)
- Refined Vision
 - Word association small town, innovative, safe, environmentally-friendly, healthy, charming & affordable.
- Character Areas
 - Focused on tweaks to Neighborhood Living, Urban Core, Development Corridor & Workplace Center
- Biggest Issues
 - Lack of a grocery store
 - Truck traffic on Gilmer Ferry (SR 372) Bypass?
 - Continued expansion of sidewalks/trails
 - Digital connectivity (Internet & cell service)





Hwy 20 East Corridor August 23, 2017

- Sign-in: 40 people (ex. staff & consultants)
- Refined Vision
 - Word association mixed-use village, industrial center, growth center, crossroads, hamlet, rural living, scenic, community oriented and safe.
- Biggest Issues
 - Significant traffic today
 - Impact of Hwy 20 widening (10-20 years)
 - Lack of retail & services in corridor
 - Preserving and enhancing unique community centers
 - Need for sewer infrastructure
- Character Areas
 - Focused on the location and designation of the existing nodes
 - Not satisfied with Transitional Corridor or Suburban Growth descriptions





Hickory Flat August 24, 2017

- Sign-in: 65 people (ex. staff & consultants)
- Refined Vision
 - Primary sparsely developed, natural, natural preservation, forested, rural living, quiet, scenic, undeveloped and pastoral.
 - Secondary village, aging in place, sustainable, charming, local-serving, family-friendly, ease of mobility, residential (large lot), bedroom community, peaceful, cohesive, automobile-oriented & self-sufficient.
- Biggest Issues
 - Lack of shared vision with City of Holly Springs
 - Traffic on major roads (Hickory Flat Hwy, Hickory Rd & East Cherokee Dr)
 - Need for sidewalks/trails
 - How to maintain rural character with strong suburban growth pressure
 - Concerns about infrastructure and connectivity
- Character Areas
 - Focused on tweaks to Suburban Growth, Community Village and Transitional Corridor





Airport Area August 29, 2017

- Sign-in: 18 people (ex. staff & consultants)
- Refined Vision
 - Table 1 industrial center, opportunity and residential
 - Table 2 natural, forested, agricultural, rural living and residential
- Biggest Issues
 - Excellent access to I-575 & top Airport
 - Lack of retail & services
 - Industrial & residential development conflicts
 - Need for affordable housing
- Character Areas
 - Focused on tweaks to Workplace Center, Rural Places, & Waste Management





SW Cherokee

August 31, 2017

- Sign-in: 11 people (ex. staff & consultants)
- Refined Vision
 - Table 1 mixed-use village, growth center, economic anchor, entrepreneurial, innovative, community-oriented, environmentallyfriendly, sustainable, access to nature, multimodal, diverse and safe.
 - Table 2 safe, quiet, rural, community-oriented, residential and suburban living.
- Biggest Issues
 - Access to I-75 and Lake Allatoona / Red Top Mountain SP
 - Lack of retail, restaurants & hotels
 - Close to Chatt. Tech and KSU
 - History of Crime & Drugs
- Character Areas
 - Alternate visions of map changes
 - Some areas need to change from Suburban Growth to Living
 - Need to think about use of Community Village and Development Corridor





Waleska September 21, 2017

- Sign-in: 5 people (ex. staff & consultants)
- Refined Vision
 - Word association small town, innovative, safe, environmentally-friendly, healthy, charming & affordable.
- Character Areas
 - Focused on tweaks to Neighborhood Living, Urban Core, Development Corridor & Workplace Center
- Biggest Issues
 - Lack of a grocery store
 - Truck traffic on Gilmer Ferry (SR 372) Bypass?
 - Continued expansion of sidewalks/trails
 - Digital connectivity (Internet & cell service)



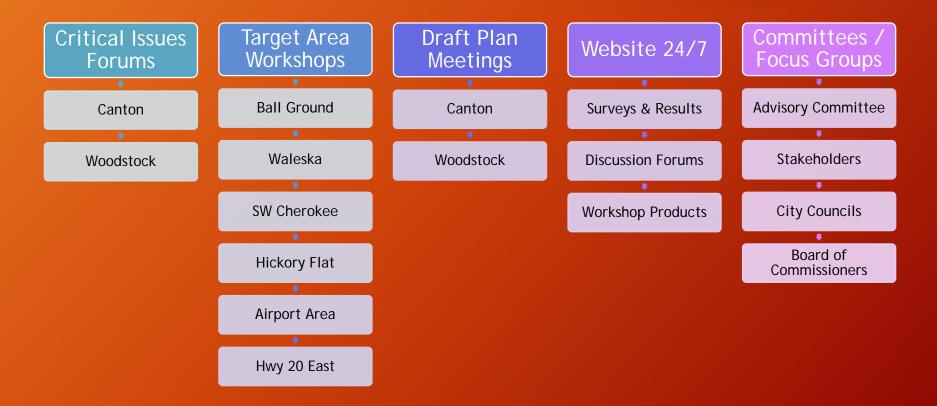


Additional Public Engagement





Public Engagement Opportunities



PLAN CHEROKEE

DECISIONS + DESTINY

DIRECTIONS - DIALOGUE



Online Engagement – Phase 2

• Website Updated

- New sections for each of the Target Areas
- Workshop Summaries are posted
- Open until November 15th for comments
- Reinhardt University
 - Developing surveys for student body & faculty/staff
 - Further information from focus group discussions







Potential Stakeholders

- Major Homeowners Associations
 - Examples: Towne Lake, Bridgemill, Woodmont, Centennial Lakes
- Developers
- Realtors
- Chamber of Commerce
- Cherokee County Water and Sewer
- Cherokee County School District
- Cherokee County Senior Services







Next Meeting

Advisory Committee
January 22, 2018





Discussion







AGENDA

Comprehensive Plan Update Advisory Committee Meeting #3

February 19, 2017 - 7:30 PM

- 1 Market Study
- 2 Map Analysis
 - Suburban Living
 - Suburban Growth
 - Country Estates
 - Rural Places
- 3 Upcoming Meetings
 - Monday, March 19, 2018
 - Monday, April 16, 2018
- 4 Discussion



Cherokee County Planning and Land Use

Comprehensive Plan Update Advisory Committee Meeting - February 19, 2018



Agenda

- Market Study
- Map Analysis
 - Method
 - Suburban Living
 - Suburban Growth
 - Country Estates
 - Rural Places
- Upcoming Meetings
- Discussion





Market Study

Presented to BOC on December 19, 2017





Major Findings

• 2008 Comp. Plan Forecasts

- Great Recession changed growth trajectory
- Population Changes
 - More Diverse & Aging

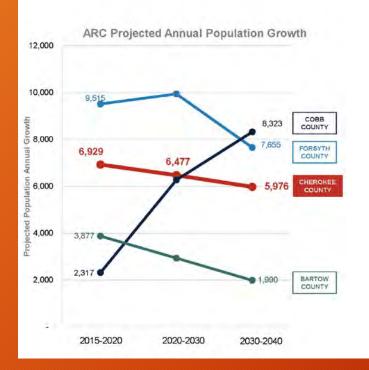
Population / Jobs Mismatched

- Highly Skilled & Educated Residents
- Few Jobs Match Residents
- Housing Recovery
 - Back up to 60-70% of peak
 - Demand for Smaller Lots



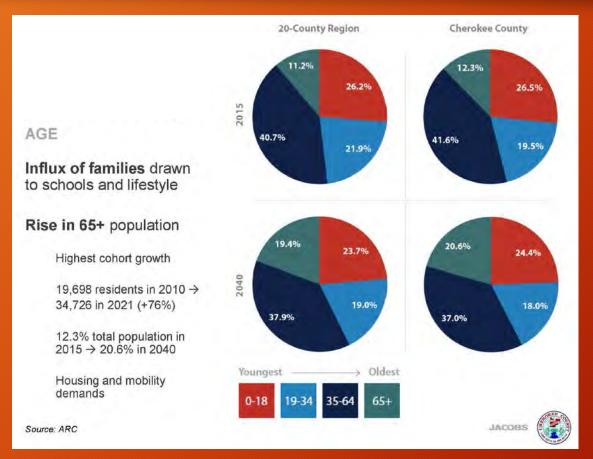


Projected Population Growth



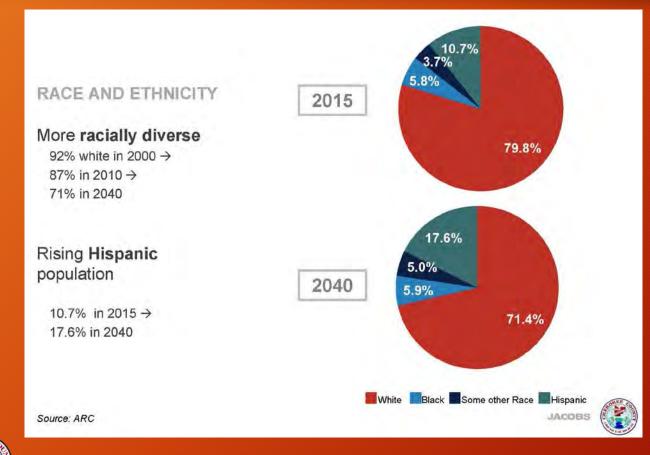


Changing Population



PLAN CHEROKEE DIRECTIONS - DIALOGUE DECISIONS - DESTINY

Changing Population





Employment

EMPLOYMENT DYNAMICS

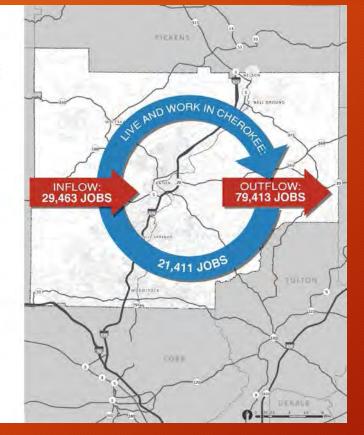
COMMUTE

Educated, higher paid residents commute out

Lower wage manufacturing & retail employees commute in

Look for opportunities to attract higher-end jobs that match resident profile; SW county and Airport area well suited for this

Source: Census LEDS







Employment

EMPLOYMENT DYNAMICS

ACCESS

Employers attracted to I-75 access

Promote high-density job center in SW Cherokee

Protect potential business and industrial zones near the airport and I-575

Opportunity Zones have been a successful tool and should be extended if possible







Housing

HOUSING MARKET PRODUCT SHIFT

2030 FDM allocates most land to ~2 acre lots (Agricultural)

Majority of home sales within last 12 months <1/2 acre

Post-recession builders want existing infrastructure and dense clusters











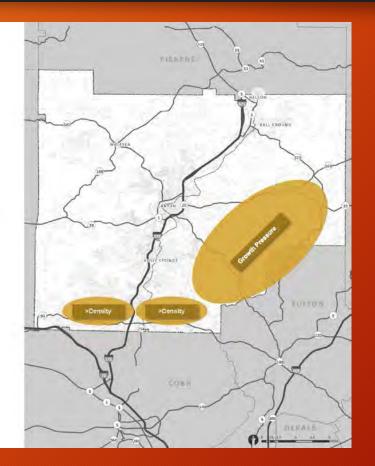
Housing

HOUSING MARKET **OPPORTUNITIES**

Demand increasing for smaller lots bordering Milton, Forsyth

Balancing this demand with preservation of rural character is key

Nodes of walkable, multi-family or dense SF housing popular near commuter routes to Cobb and Fulton Counties







Commercial Development

- Warehouse / Industrial is the top category since 2008.
- Retail
 - Hyper-competitive industry
 - Need interesting places (ie mixed use or main street environment)
 - Lack of grocery stores in the Ball Ground or Waleska areas impacts quality of life
- Office
 - Need local-serving office (10,000 to 20,000 sqft)
 - Most will be located in the cites except HF & SW





Map Analysis





Method

- Isolate residential parcels within each character area
- Identify non-residential uses
 - Parks and Greenspace (including major private areas)
 - Schools, Churches and Institutions
 - Industrial Property
 - Commercial Property
- Color-code the residential parcels and zoning
 - Clearly identify areas within and outside the character of the area







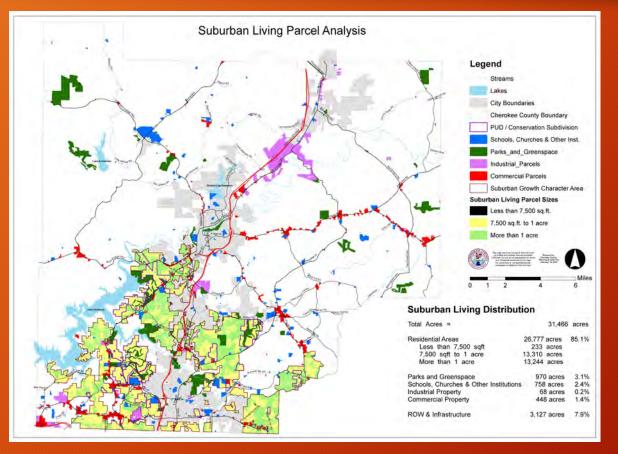
Suburban Living – Key Elements

- Established Residential Neighborhoods
 Opportunities to fill-in with additional residential
- Includes Complementary Retail, Institutions & Parks as Secondary Land Uses
- Density Range = 1 to 3 units per acre





Suburban Living - Lot Size

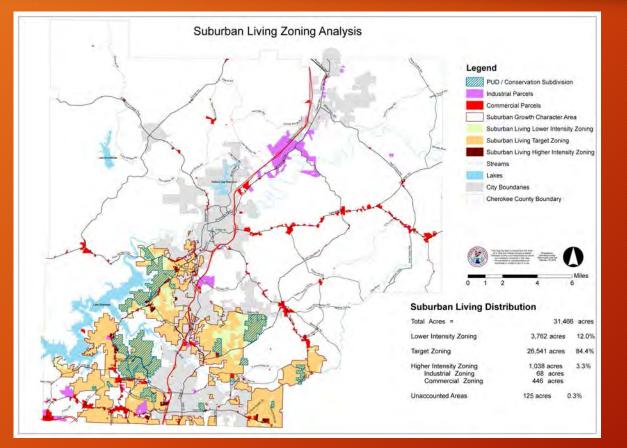


- Small Lot Clusters
 Hwy 92 East
 - Bells Ferry
- Target & Larger Lots
 50/50 Split





Suburban Living - Zoning



- Lower Intensity 12%
- Target Zoning 84.4%
- Higher Intensity 3%
 - Hwy 92
 - Bells Ferry
 - Sixes Rd
- Unaccounted City Annexations





Suburban Growth - Key Elements

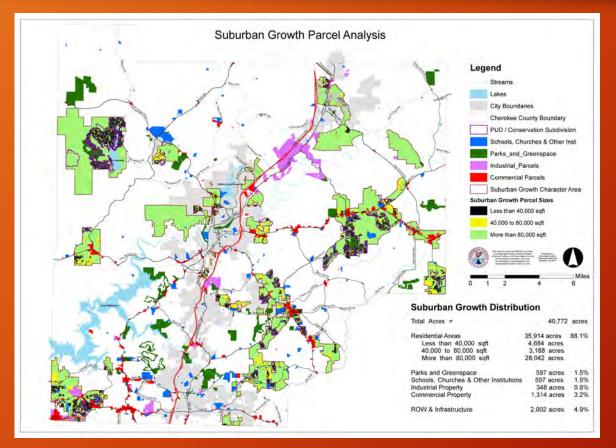
- Pockets of Existing Development
 - Area in transition from rural to suburban
 - Greatest growth pressure due to available infrastructure
- Includes Complementary Retail, Institutions & Parks as Secondary Land Uses
- Density Range = 0.5 to 1 unit per acre







Suburban Growth - Lot Size



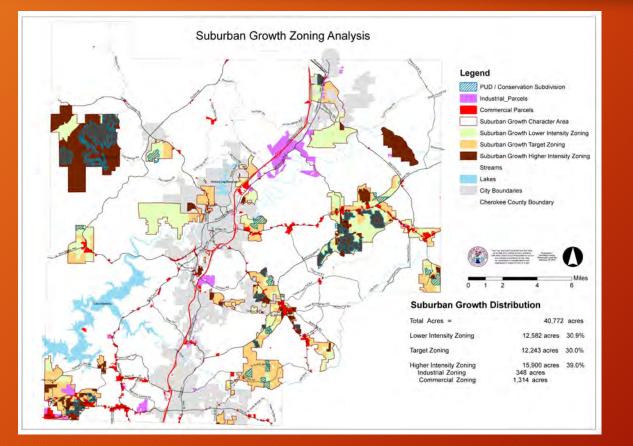
- Small Lot Clusters
 - SW Cherokee
 - Hickory Flat
 - Woodmont & Mill
 Creek
 - Lake Arrowhead
- Majority Larger Lots







Suburban Growth - Zoning



- Lower Intensity 31%
- Target Zoning 30%
- Higher Intensity 39%
 - SW Cherokee
 - Hickory Flat
 - Woodmont / Mill Creek
 - Lake Arrowhead
 - Belmont Downs
 - Etowah







Country Estates – Key Elements

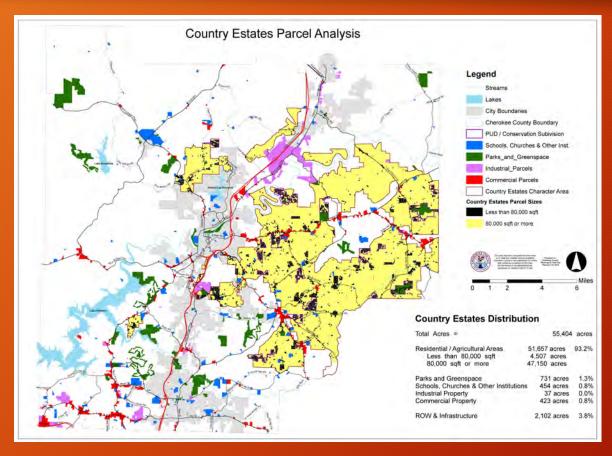
Sparsely Developed & Containing

- Active Agricultural Production
- "Estate Farms"
- Large-lot Subdivisions
- Includes Institutions & Passive Recreation Areas as Secondary Land Uses
- Density Range = min. 0.5 unit per acre





Country Estates - Lot Size



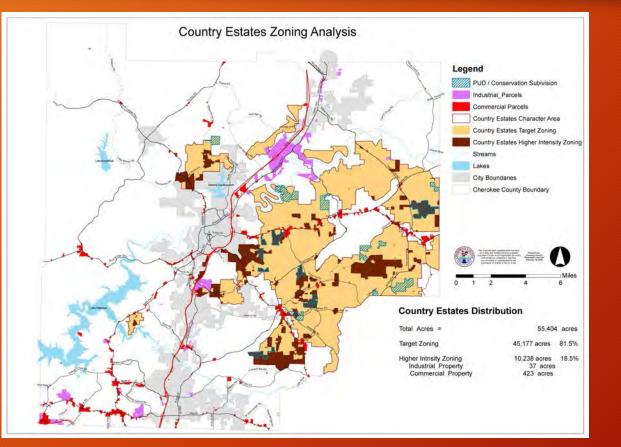
- Small Lot Clusters
 Conservation Subs
 - PUDs
- Majority Larger Lots

PLAN CHEROKEE

DIRECTIONS - DIALOGUE



Country Estates - Zoning



- Target Zoning 81.5%
- Higher Intensity 18.5%
 - Near Cities
 - Mitchell Farms
 - Union Hill @ East Cherokee
 - Arnold Mill





Rural Places - Key Elements

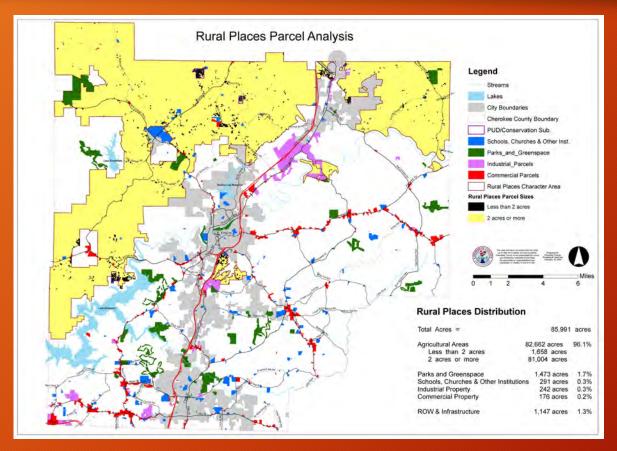
- Balance between Nature and Human Uses
 - Low Density Residential
 - Farms
 - Managed Forests
- Includes Institutions, Outdoor Recreation, Small-Scale Commercial and AG-related Industrial as Secondary Land Uses
- Density Range = min. 0.5 unit per acre







Rural Places - Lot Size



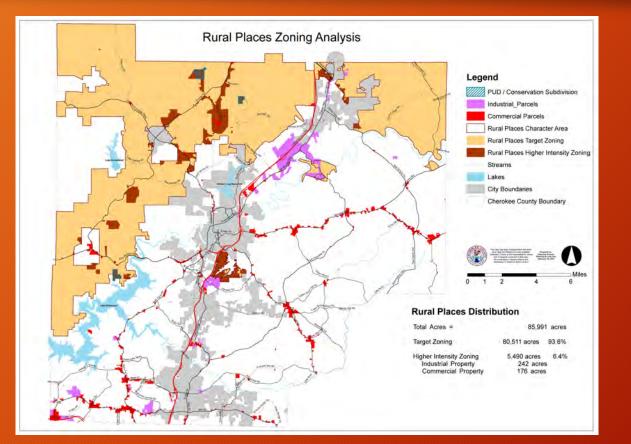
- Small Lot Clusters
 Conservation Subs
 - Near Cities
- Majority Larger Lots

PLAN CHEROKEE

DIRECTIONS - DIALOGUE



Rural Places - Zoning



- Target Zoning 93.6%
- Higher Intensity 6.4%
 - Near Cities
 - Clayton
 - Brickmill
 - Fincher Road





Upcoming Meetings

Advisory Committee

- March 19, 2018
- April 16, 2018

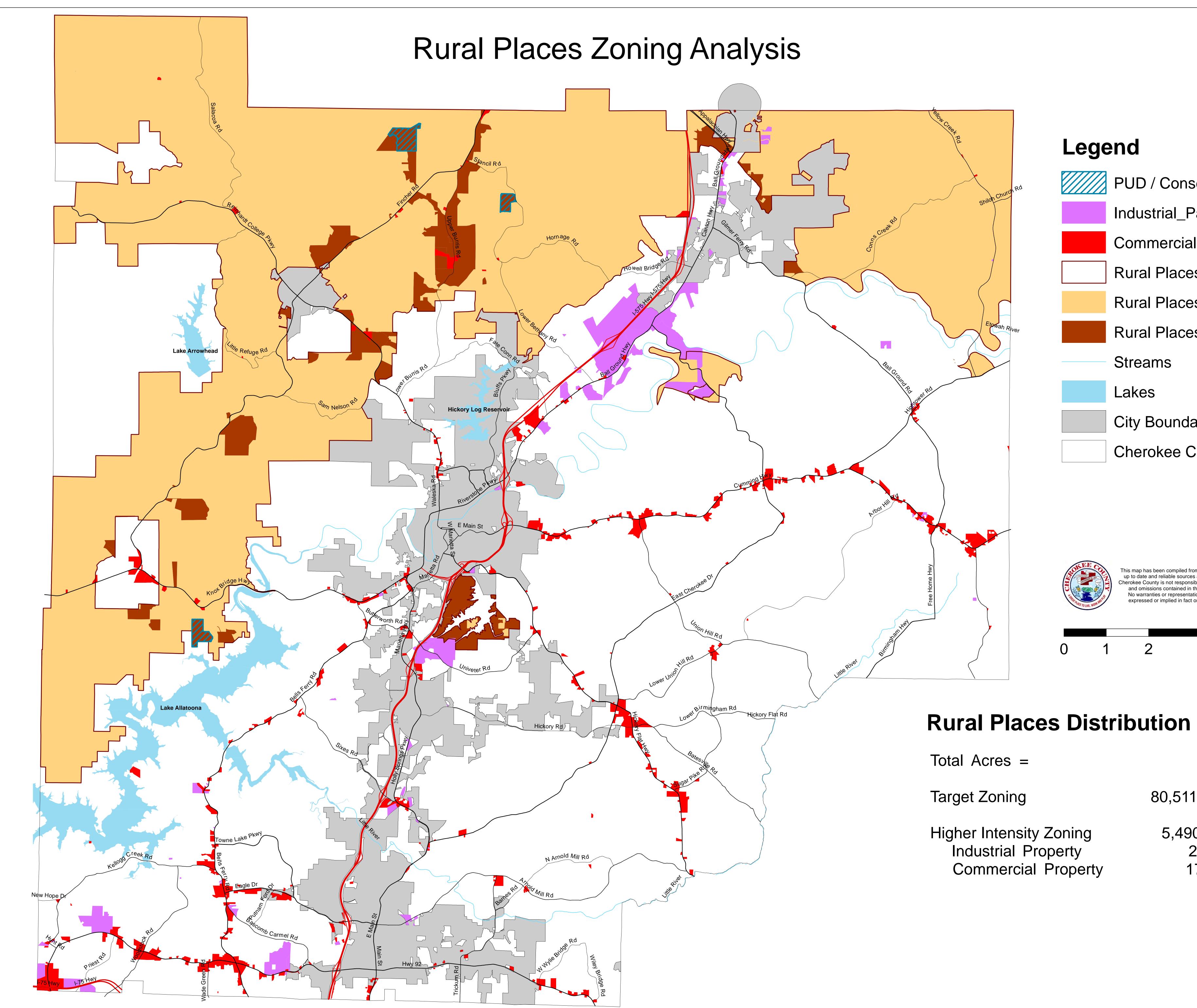




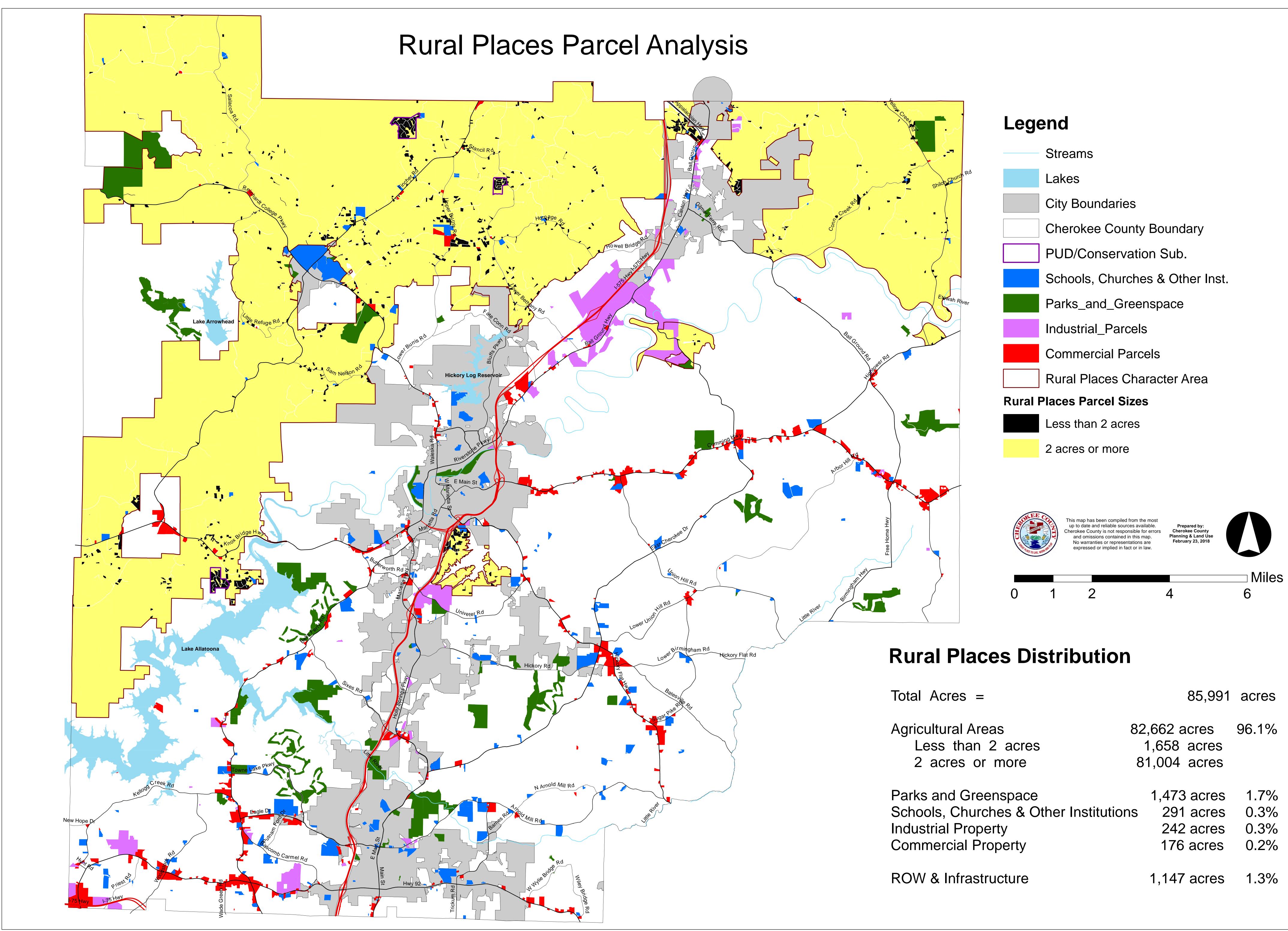
Discussion

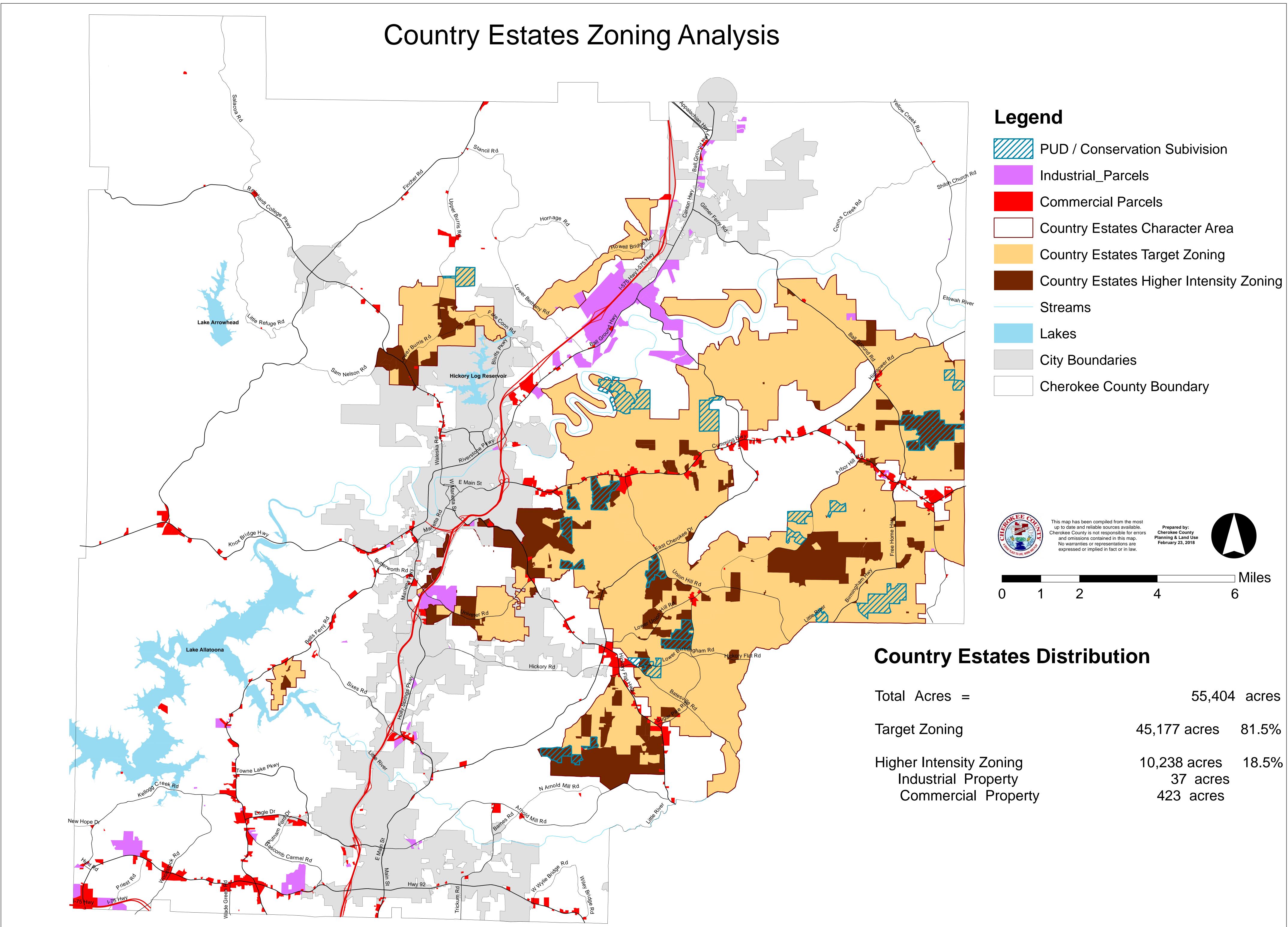


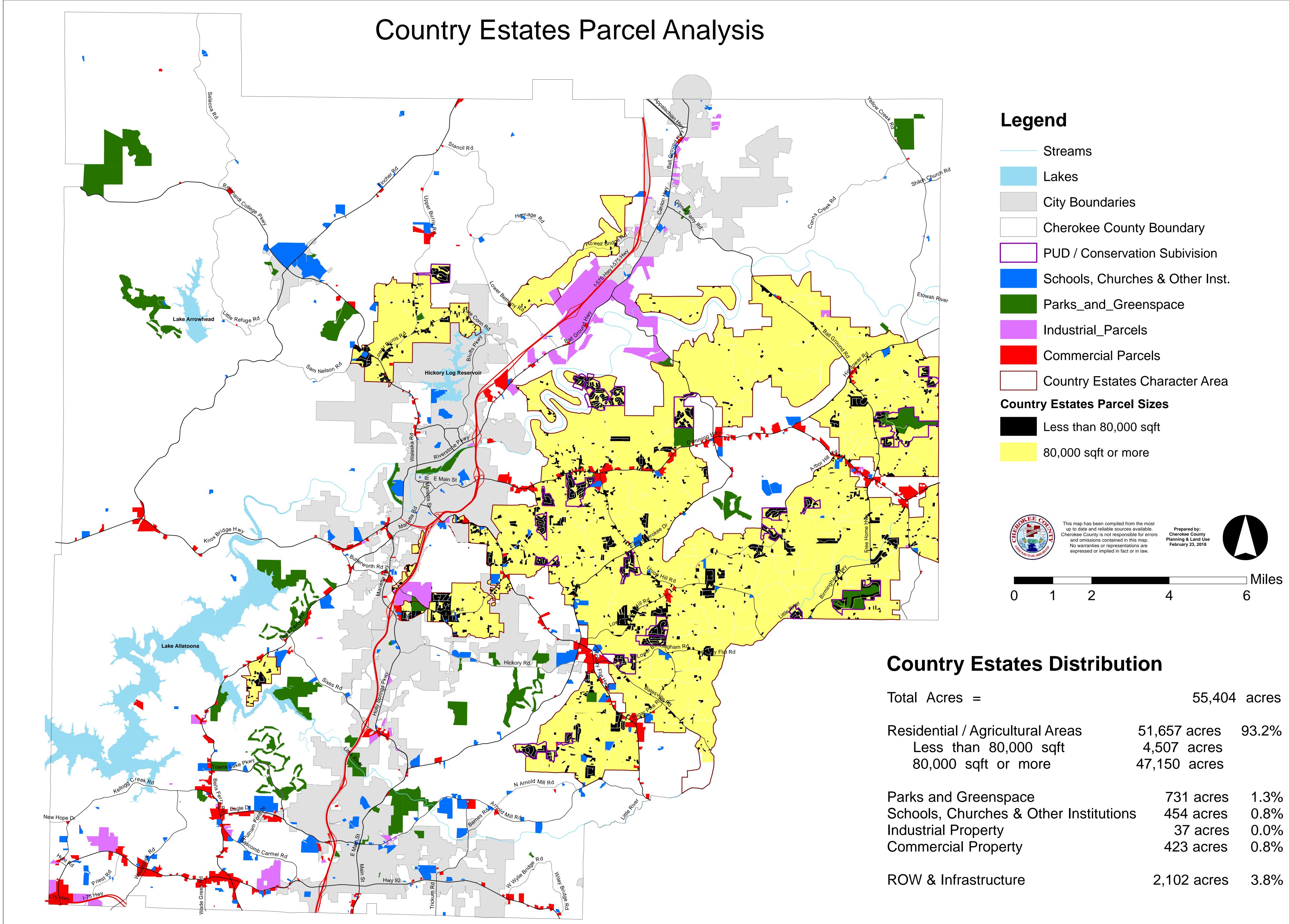


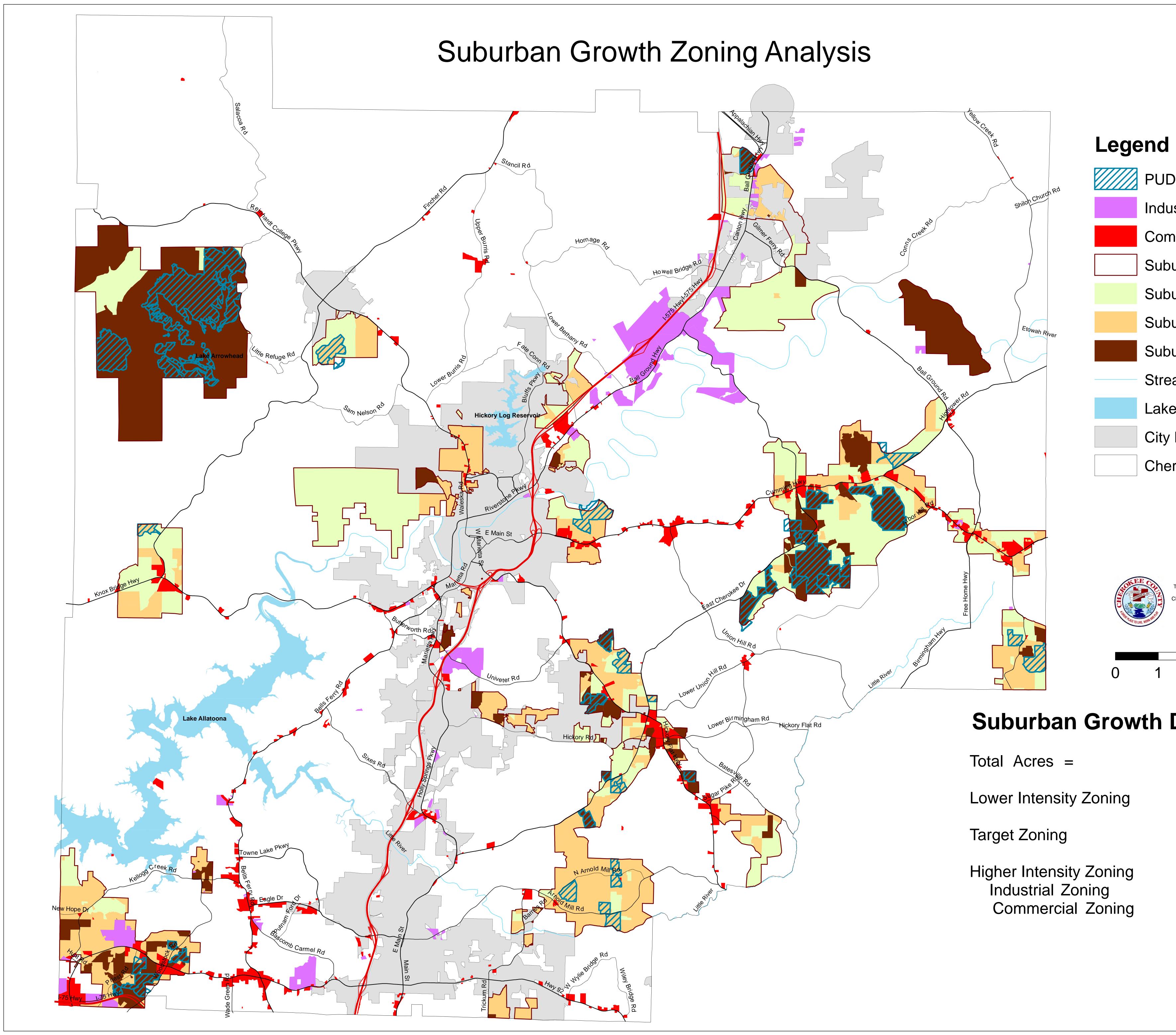


PUD / Conservation Subdivision Industrial_Parcels **Commercial Parcels Rural Places Character Area** Rural Places Target Zoning Rural Places Higher Intensity Zoning Streams Lakes **City Boundaries** Cherokee County Boundary This map has been compiled from the most up to date and reliable sources available. Cherokee County is not responsible for errors **Cherokee County** Planning & Land Use February 23, 2018 and omissions contained in this map. No warranties or representations are expressed or implied in fact or in law. Miles 2 6 85,991 acres 80,511 acres 93.6% 5,490 acres 6.4% 242 acres 176 acres







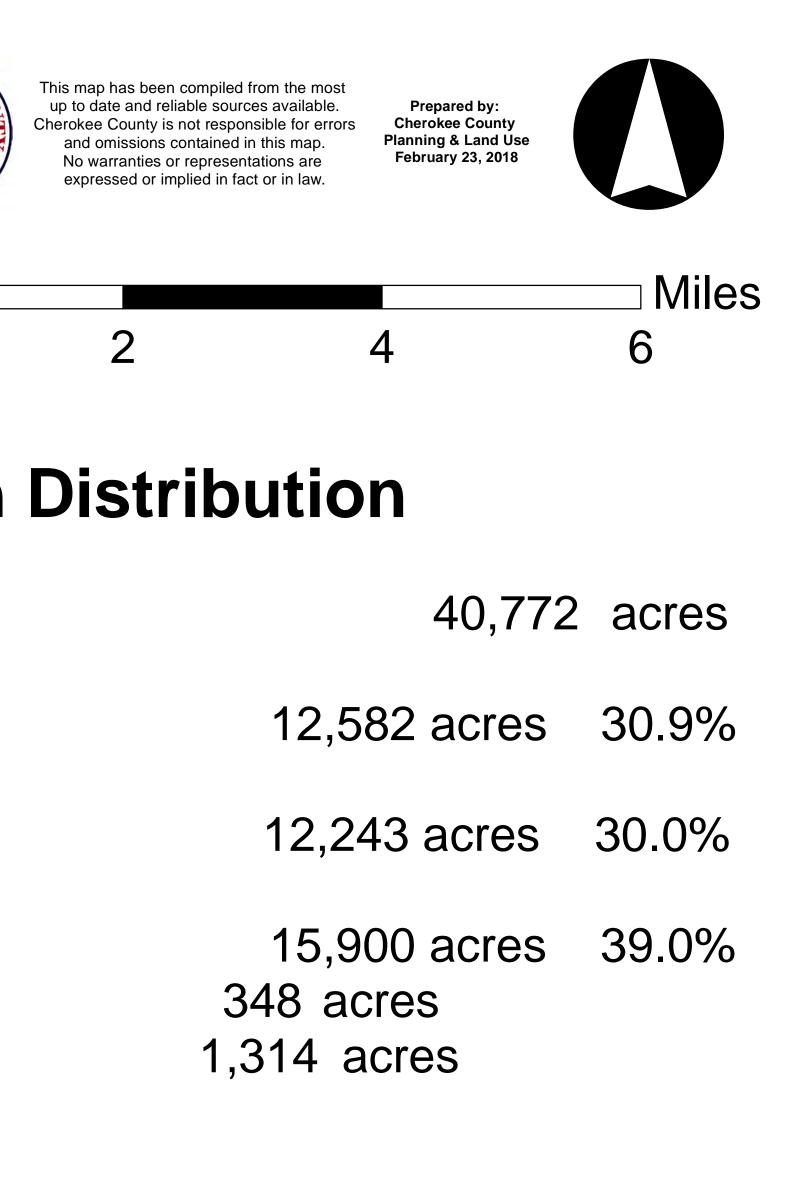


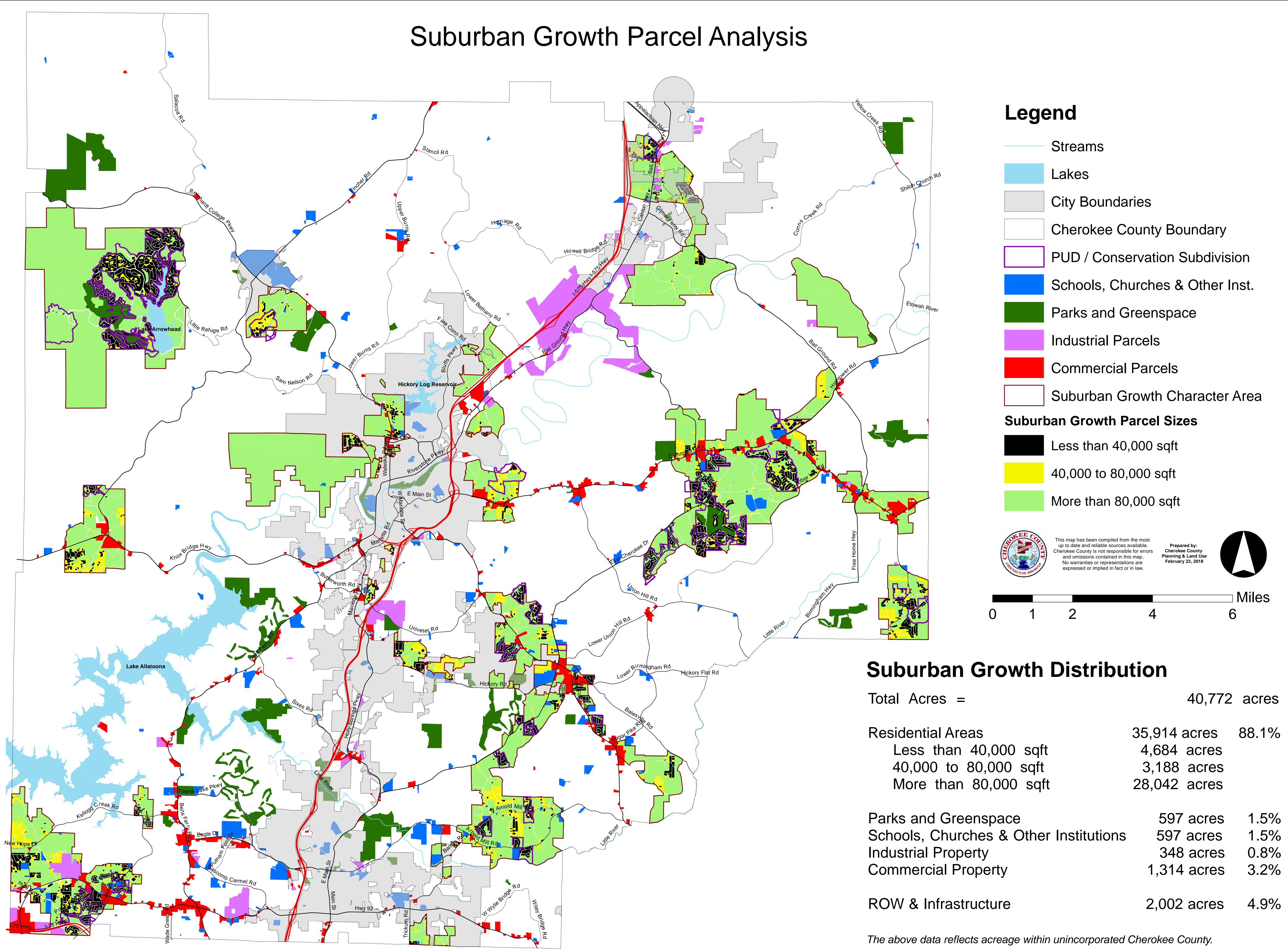
Suburban Growth Distribution

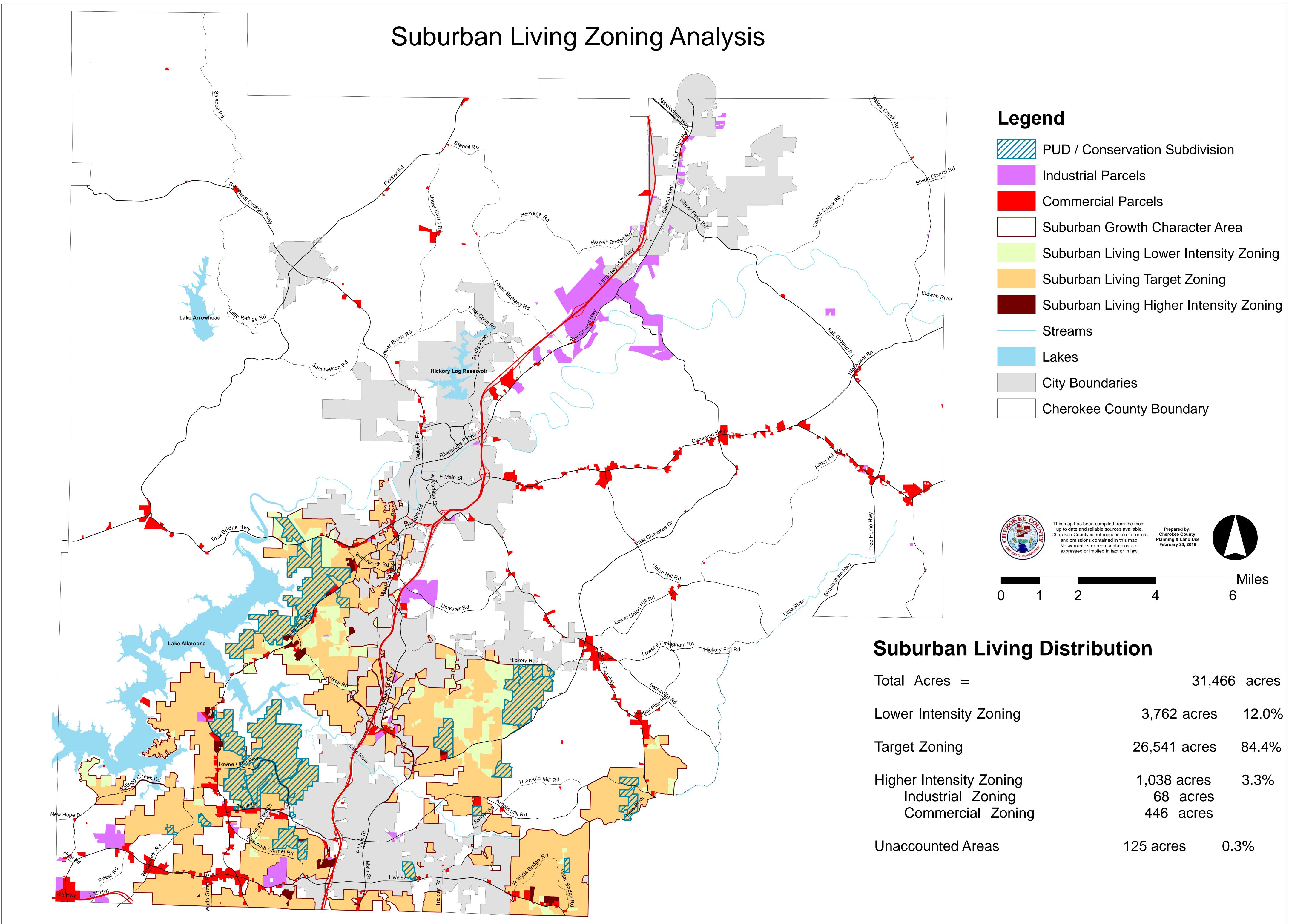
PUD / Conservation Subdivision

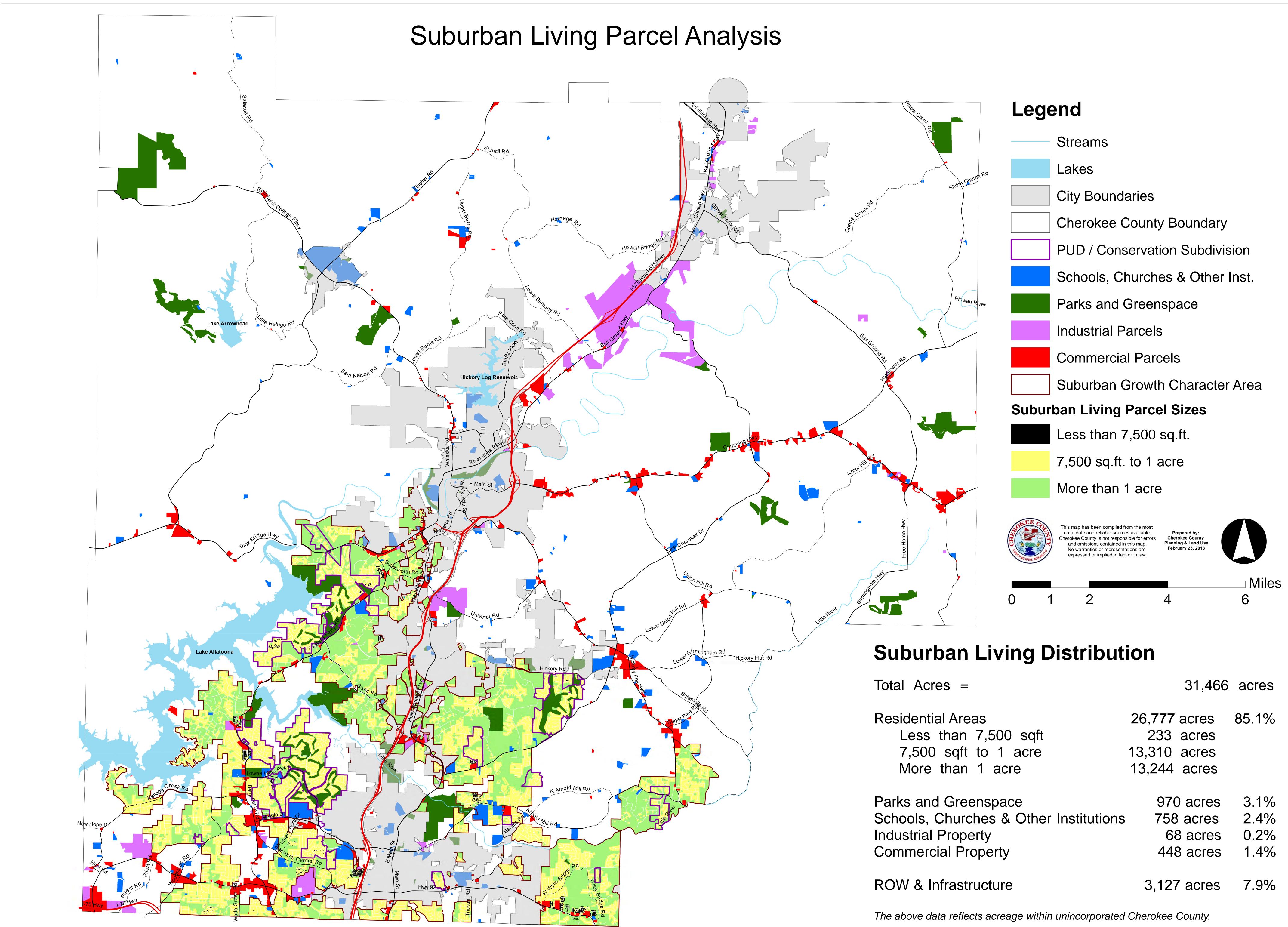
- Industrial Parcels
- **Commercial Parcels**
- Suburban Growth Character Area
- Suburban Growth Lower Intensity Zoning
- Suburban Growth Target Zoning
- Suburban Growth Higher Intensity Zoning
- Streams
- Lakes
- **City Boundaries**

Cherokee County Boundary













Comprehensive Plan Update Advisory Committee Meeting #4

April 16, 2018 - 7:30 PM

1 Stakeholder Meetings

2 Target Areas

- Airport Area
- Hickory Flat
- Hwy 20 East
- SW Cherokee
- 3 Discussion
- 4 Upcoming Meetings - Monday, May 21, 2018



Cherokee County Planning and Land Use

Comprehensive Plan Update Advisory Committee Meeting - April 16, 2018



Agenda

- Stakeholder Meetings
- 4 Target Areas
 - Airport Area
 - Hickory Flat
 - Hwy 20
 - SW Cherokee
- Discussion
- Upcoming Meeting





Stakeholder Meetings

Held between March 9 to 23, 2018





City of Holly Springs – March 9

• Hickory Flat

- Need to coordinate vision & maps
- New HS character area compatible with Suburban Growth

• Sixes Road Interchange

- County map should be updated to show compatible development
- Possible joint planning effort with County & 2 cities
- Other City Initiatives
 - Update zoning ordinance and development regulations
 - Downtown Pedestrian Master Plan





City of Canton – March 13

Annexations

- Checking City Boundaries with Annexation Records
- Focus on unincorporated islands in future

Residential Growth

- 20 years of residential development already zoned
- Trying to attract "Class A" Apartments
- Other City Initiatives
 - LCI studies & updates
 - Riverwalk Study





Senior Services – March 14

New Centers

- Studying new centers in Ball Ground, Waleska and Bells Ferry
- Looking into separate senior recreation needs

• Affordable Housing

- Increasing rents and closing of mobile home parks
- Need to increase supply for both independent and assisted living
- Transportation
 - Limits on CATS affect Seniors
 - Can't leave Cherokee County
 - Wait list and 2-week lead time for trips





Chamber of Commerce – March 15

Legislative Survey of Business Owners

- Key Issues: public safety, quality education, health insurance options, and transportation.
- County should continue to expand services to be convenient to business and residents
- Need to keep rural feel / natural landscape
- Concerns about housing density
- Roadway Beautification
 - Set Cherokee County apart
 - Should work with GDOT to keep more trees or treat I-575 walls
- Housing
 - Missing Entry-Level Options
 - Needed to attract new businesses





School District – March 16

• Trends

- Boom in students as economy recovers
- Higher price housing attracting families with older children

• Challenges

- Growth in SW Cherokee surprising
- No new schools in current SPLOST due to debt service
- Opportunities
 - Improve pedestrian connections to schools
 - Hickory Road planning underway
 - Encourage entry-level homes
 - School needs easier to predict (5 year delay)





City of Woodstock – March 20

- Hwy 92 Corridor
 - Feels segmented, "three different Highway 92s"
 - Need for a plan possibly including Roswell, Cobb & County
- Focus on Downtown
 - Variety of spaces need to foster small business development
 - Transportation, vehicles and pedestrian, is important
- Affordable Housing
 - Concerns about displacement
 - Need for public education
 - Common understanding of issues
- Land Use Coordination
 - Should continue to ensure "united front"





CCWSA – March 21

• Planning for the future

- Plenty of capacity both water and sewer
- Lines only extended for customers not speculative
- Zoning still dictates development
- New Riverbend Wastewater Plant
 - East Cherokee Drive at Etowah River
 - Will be complete in the next few months
 - Ball Ground will be switching to be served by this plant
- Opportunities
 - Easements could be used for trails Examples in Woodstock as example





COED – March 22

- SW Cherokee
 - Will continue to support development in this area
 - Need to add mixed-use development, diversify housing options and quality of life improvements
- Emerging Areas
 - Highway 20 East & West
 - Highway 92 East
- Opportunities to Partner
 - SW Cherokee FDM changes
 - More detailed study for Quality of Life
 - Parks & Greenspace
 - Retail & Restaurants
 - Lodging





Parks and Recreation – March 23

- Needs
 - Funding for park development, i.e. fields, playgrounds, etc.
 - Land in certain areas of the County, SW Cherokee & Airport Area
- Changing Preferences
 - Strong support for trails from all county residents
 - Millennials seeking disk golf and volleyball
 - Seniors looking for pickleball
- Opportunities
 - Building neighborhoods that are ready to connect to a trail system





4 Target Areas





Airport Area

Implementation

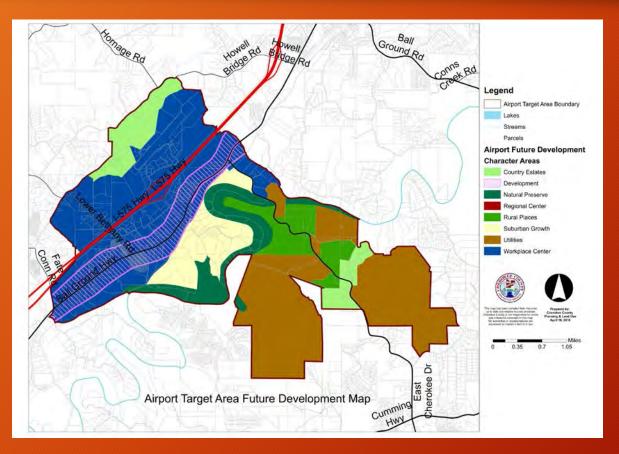
- Encourage more local retail and services
- Preserve rural and natural character
- Encourage mixed-use village center
- Invest in parks and greenspaces
- Job training
- Housing options

- 5-year Work Plan
 - Create RAAD overlay
 - Airport Area Market Study
 - Gateways & wayfinding
 - Cohesive Marketing Strategy
 - Bike / Ped plan
 - Develop a park





Airport Area Map Changes



- Suburban Growth along Etowah River
- Alison Lane Property added to Natural Preserve
- Development Corridor added to encourage retail & services
- Utilities Character Area





Hickory Flat

Implementation

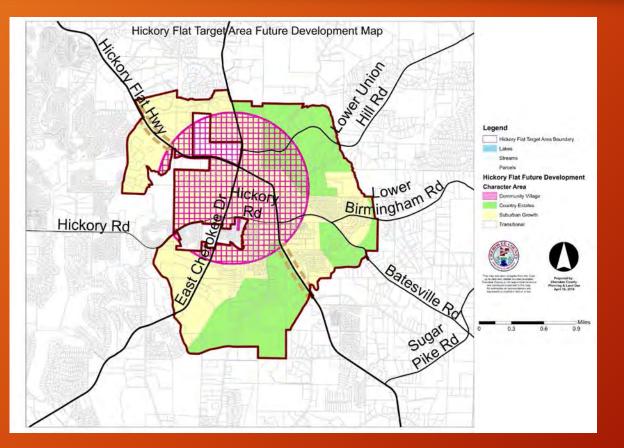
- Collaborate with HS
- Preserved prime Industrial land
- Create a stronger sense
 of place
- Develop more parks & recreation options
- Implement transportation projects
- Add Sidewalks and trails

- 5-year Work Plan
 - Land use agreement with HS
 - Transportation improvements
 - Joint LCI with HS?
 - Transfer of development rights program
 - Purchase land for nature park
 - Bike / Ped plan





Hickory Flat Map



- Holly Springs Cut-out
- Expanded Suburban Growth along Lower Birmingham Road





Hwy 20 East

Implementation

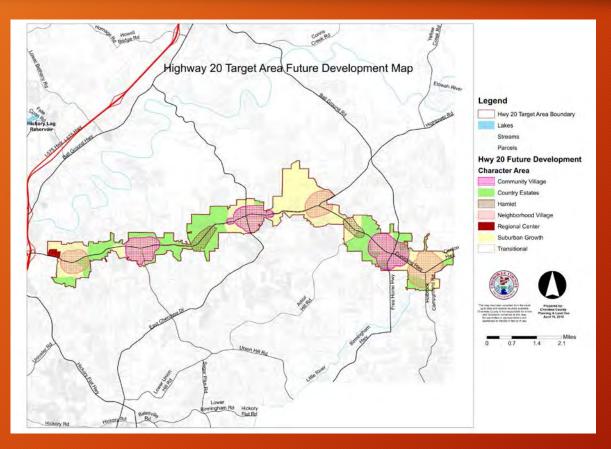
- Encourage nodal development
- Target appropriate businesses
- System of parks & greenspaces
- Enhance sense of place
- Maintain open dialogue about road widening project

- 5-year Work Plan
 - Information sessions on SR 20 project
 - Access Management Guidelines
 - Document existing architecture
 - Gateways & wayfinding
 - Greenway master plan
 - Acquire land for pedestrian connections
 - Market Study





Hwy 20 Map



- Reshaped Nodes
 - Hamlet (Johnson Brady to Beavers)
 - Macedonia
 - SR 369 / Hightower
- Lathemtown changed to Hamlet
- Regional Center for Canton Exchange





SW Cherokee

Implementation

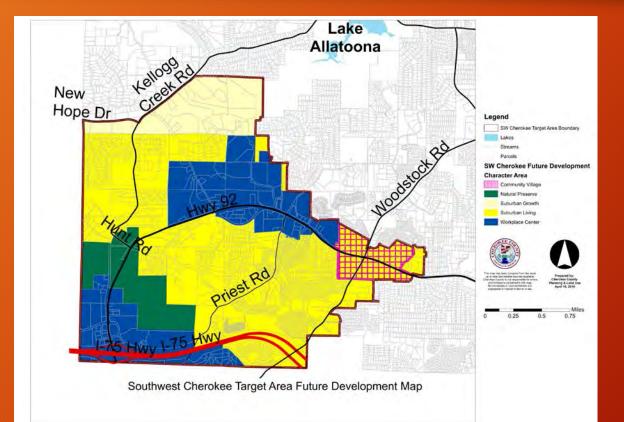
- Encourage retail, hospitality & mixed-use
- Preserve prime land for Industrial
- Support housing options
- Job training
- Bike & Ped facilities
- Develop parks & amenities

- 5-year Work Plan
 - Assessment of 92 Overlay
 - Market Study
 - Bike / Ped Plan
 - Purchase land for active park
 - Trails & natural corridors





SW Cherokee Map



- Increased Suburban Living
- Workplace Center added around new Park
- Removed
 Development Corridor





Discussion





Upcoming Meetings

• Advisory Committee

• May 21, 2018











Comprehensive Plan Update Advisory Committee Meeting #5

May 21, 2018 - 7:30 PM

- 1 City Target Areas
 - Ball Ground
 - Waleska

2 Map Update

- SW Cherokee Options
- Preliminary Draft Map

3 Character Area Descriptions

4 Discussion

5 Final Meeting

- Monday, June 18th?



Cherokee County Planning and Land Use

Comprehensive Plan Update Advisory Committee Meeting - May 21, 2018



Agenda

- City Target Areas
 - Ball Ground
 - Waleska
- Map Work
 - SW Cherokee Options
 - Preliminary Rough Draft of FDM
- Character Area Descriptions
- Discussion
- Upcoming Meeting





City Target Areas

Ball Ground & Waleska





Ball Ground

Implementation

- Grocery store
- Housing options
- Pedestrian facilities
- Support adaptive reuse of existing buildings
- Invest in parks and greenspaces
- Build industrial base
- Tourism strategy
- Control land use along 372 bypass.

- 5-year Work Plan
 - Market study for retail
 - Infill & redevelopment properties
 - Truck route changes
 - Acquire property for nature park
 - Update downtown residential standards
 - Parks & rec masterplan
 - Tourism strategy
 - Evaluate alcohol ordinance





Ball Ground Map Changes

Ball Ground Target Area Future Development Map (Draft) Legend Ball Ground City Boundary Ball Ground Target Area Boundary Parcels Lakes Stream **Ball Ground Future Development** Character Area Country Estates atural Preservy uburban Growt Urban Core Workniace Cente 1.35

 Changes at Howell Bridge Rd at BG Hwy

- Removed Workplace Center at north end of BG Hwy
- May have additional changes from the LCI Plan



Waleska

Implementation

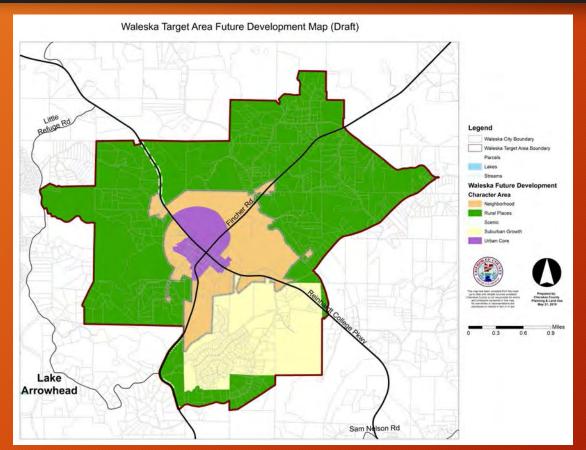
- Collaborate with Reinhardt University
- Encourage a Village Center
- Compatible improvements to SR 140 and SR 108
- Connectivity for roads, sidewalks and trails
- Housing options
- Connections to Lake Arrowhead
- Preserve surrounding rural & natural areas



- 5-year Work Plan
 - Community Liaison to Reinhardt
 - City Hall Events
 - Expand recycling
 - City Hall walking trail
 - Update to Zoning Code for village-like development



Waleska Map



- Added Reinhardt Campus to Urban Core
- Removed Transitional Corridor on Reinhardt College Pkwy





Hwy 20 East

Implementation

- Encourage nodal development
- Target appropriate businesses
- System of parks & greenspaces
- Enhance sense of place
- Maintain open dialogue about road widening project

- 5-year Work Plan
 - Information sessions on SR 20 project
 - Access Management Guidelines
 - Document existing architecture
 - Gateways & wayfinding
 - Greenway master plan
 - Acquire land for pedestrian connections
 - Market Study





Map Update





SW Cherokee Options

<u>Option A</u> – Adds more WC area along Hwy 92 that is already in the Opportunity Zone

<u>Option B</u> - Expands WC north and west of the Opportunity Zone

<u>Option C</u> - Extends WC north to Kellogg Creek Road



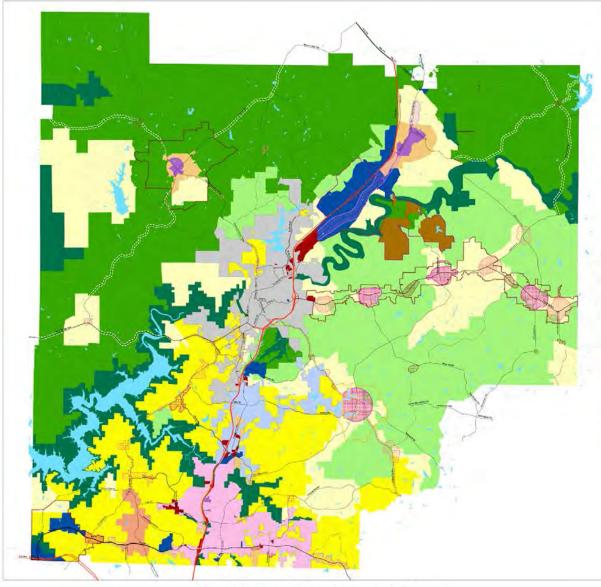


Preliminary Draft Map

- Target Areas inserted into remaining map
- Improved City boundaries
- Better coordinated character areas around the edges of the big 3 cities – Canton, Holly Springs & Woodstock







Draft Future Development Map

Legend **BG** Target Area Waleska Target Area Airport Target Area Hwy 20 East Target Area Hickory Flat Target Area Lakes Streams Cities Canton Holly Springs Woodstock Future Development Map **Character Areas** Hamlet County Crossroads Neighborhood Village Community Village Scenic Corridor Transitional Corridor Development Corridor Natural Preserve Rural Places Country Estates Suburban Growth Suburban Living Neighborhood Living Bells Ferry LCI Urban Core **Regional Center** Workplace Center Utilities / Services This map has been compiled from the most up to date and reliablescurces available. Cherokee County is not responsible for errors and omissions contained in this map. No warranties or representations are expressed or implied in fact or in law.

0.75 1.5



Prepared by: Cherokee County Planning & Land Use May 17, 2018

Character Area Descriptions





Summary of Changes

- Renamed / revised Waste Management to be Utility/Services
- New condensed format with images
- Converted suggested zoning districts to residential density and floor area ratio (FAR)







Discussion





Upcoming Meetings

• Advisory Committee

• May 21, 2018











Comprehensive Plan Update Advisory Committee Meeting #6

June 18, 2018 - 7:30 PM

- **1** Comp Plan Update Highlights
 - Community Introduction
 - Our Vision
 - Plan for the Future
 - Implementation
- 2 Map Update
 - Hickory Flat Options
- 3 Update Timeline
- 4 Discussion



Cherokee County Planning and Land Use

Comprehensive Plan Update Advisory Committee Meeting - June 18, 2018



Agenda

Comp Plan Update Highlights

- Community Introduction
- Our Vision
- Plan for the Future
- Vision Into Action
- Map Update
 - Hickory Flat Options
- Update Timeline
- Discussion







Comp Plan Update Highlights





Community Introduction

Brief History	Updated and condensed
Demographic Snapshot	New summary of statistics - includes data from Market Study
Putting Together the Plan	Brief description of Public Engagement
Incorporating Related Plans	Summary of Plans - under development





Our Vision

Overall Vision	Updated and condensed
Guiding Principles	New Summary of Statistics - includes data from Market Study
Core Issues	Updated and condensed Combined - Sustainable Growth and Connectivity / Mobility
Target Areas	Summaries of Target Area Reports - under development





Plan for the Future

The Power of Character Areas	Updated and condensed version of Land Development Patterns
Character Area Summary Table	Updated with Residential Density and Floor Area Ratio
Future Development Map	Updated - nearly complete
Character Area Descriptions	 Refined and condensed Links to Core Issues Images Updated table





Vision Into Action

Implementation Process	 Combined development process and managing the plan Eliminated amendment process discussion
List of Accomplishments	Finalizing
Short Term Work Plan	Updated - nearly complete







Map Update





Hickory Flat Options

<u>Option A</u> - Reshaped "Circle" of Community Village + Suburban Living

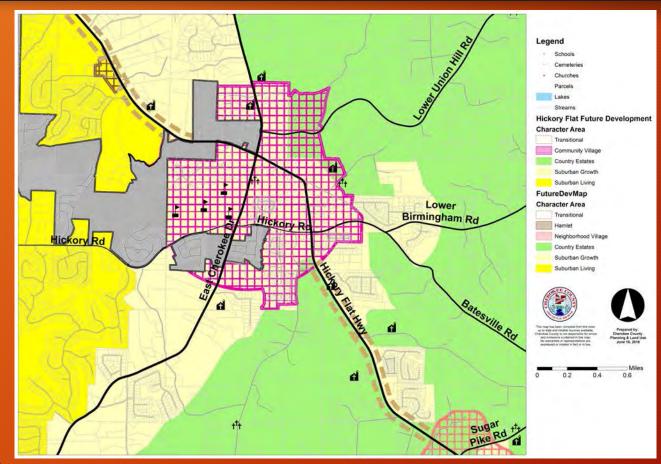
<u>Option B</u> - Expanded Community Village areas along Hickory Flat Hwy replacing Transitional Corridor







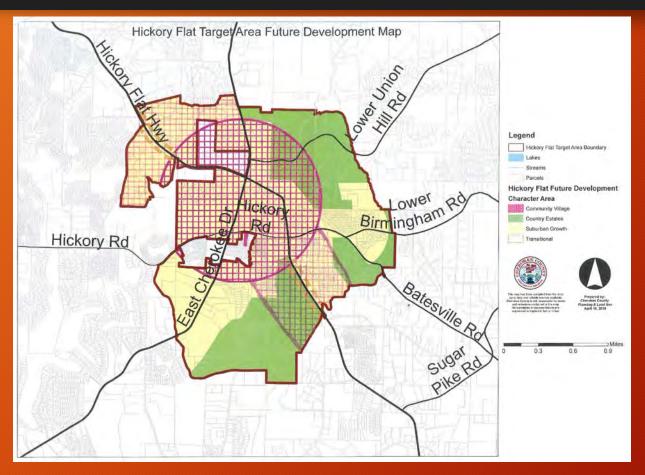
Hickory Flat - Option A







Hickory Flat - Option B







Update Timeline



DECISIONS - DESTINY



Key Dates

Individual Meetings with Commissioners	Week of July 9 - 13
Draft Plan Forums	Week of July 16 - 20
BOC Work Session	August 7, 2018
BOC Public Hearing for Transmission	August 21, 2018
DCA & ARC Review	August - September - October
BOC Adoption	October 16, 2018





Discussion



