

RESOLUTION NO. 2023-R- 08

**Comprehensive Plan Update
Adoption Resolution**

2023 WALESKA COMPREHENSIVE PLAN UPDATE

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, **Waleska** has prepared an **Update** to the **Comprehensive Plan** for the years 2024 through 2028 in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning.

WHEREAS, the **2023 Waleska Comprehensive Plan Update** was transmitted to the Atlanta Regional Commission and the Georgia Department of Community Affairs on May 22, 2023 for review; and

WHEREAS, the **2023 Waleska Comprehensive Plan Update** has been reviewed by Atlanta Regional Commission and the Georgia Department of Community Affairs and deemed to be in compliance with the procedures outlined in the Minimum Standards and Procedures for Local Comprehensive Planning.

NOW THEREFORE BE IT RESOLVED, that **Waleska** hereby adopts the **2023 Waleska Comprehensive Plan Update**.

Adopted this 21st day of August, 2023

Waleska

BY: Mary Helen Lamb

ATTEST: Polyn Smith



OUR CHEROKEE

Planning the Future Together

The City of Waleska Comprehensive Plan

Adopted August 21, 2023



Acknowledgements

THANK YOU...

City of Waleska City Council

Vickie Boswell
Lee Lamb
Kristi Bosch
Dennis Cochran
Jon Costales

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

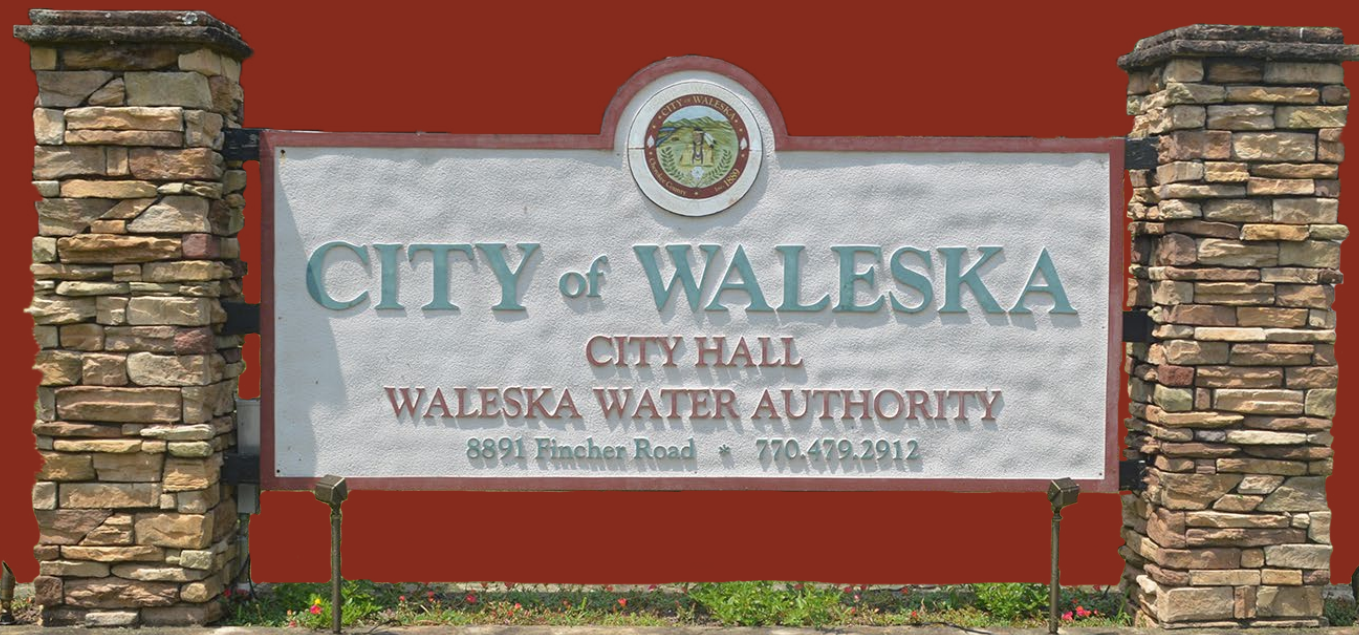


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Executive Summary

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

With four major components, this document provides a summary of the planning process and contains the land use policies that regulate development. First, the document highlights the past, present, and potential future of the County and City with existing conditions and statistics. The City is always evolving and understanding this change is significant to formulating efficient policies. Second, there is a brief overview of the community engagement process that touches on community desires and needs. The third component is a compilation of the updated Character Areas that cover future development on City land. Lastly, the final component of this document highlights the comprehensive annual review process, recent accomplishments, and the Community Work Plan that highlights future projects and tasks. This document is the primary tool to shape the future of the City. In essence, it describes our shared responsibility to implement codes, policies, and regulations that directly coincide with the vision and core values. This is the only way to ensure that the work of the many Waleska residents, business owners, property owners, and stakeholders is utilized to the fullest extent possible, making sure Waleska's future is bright.

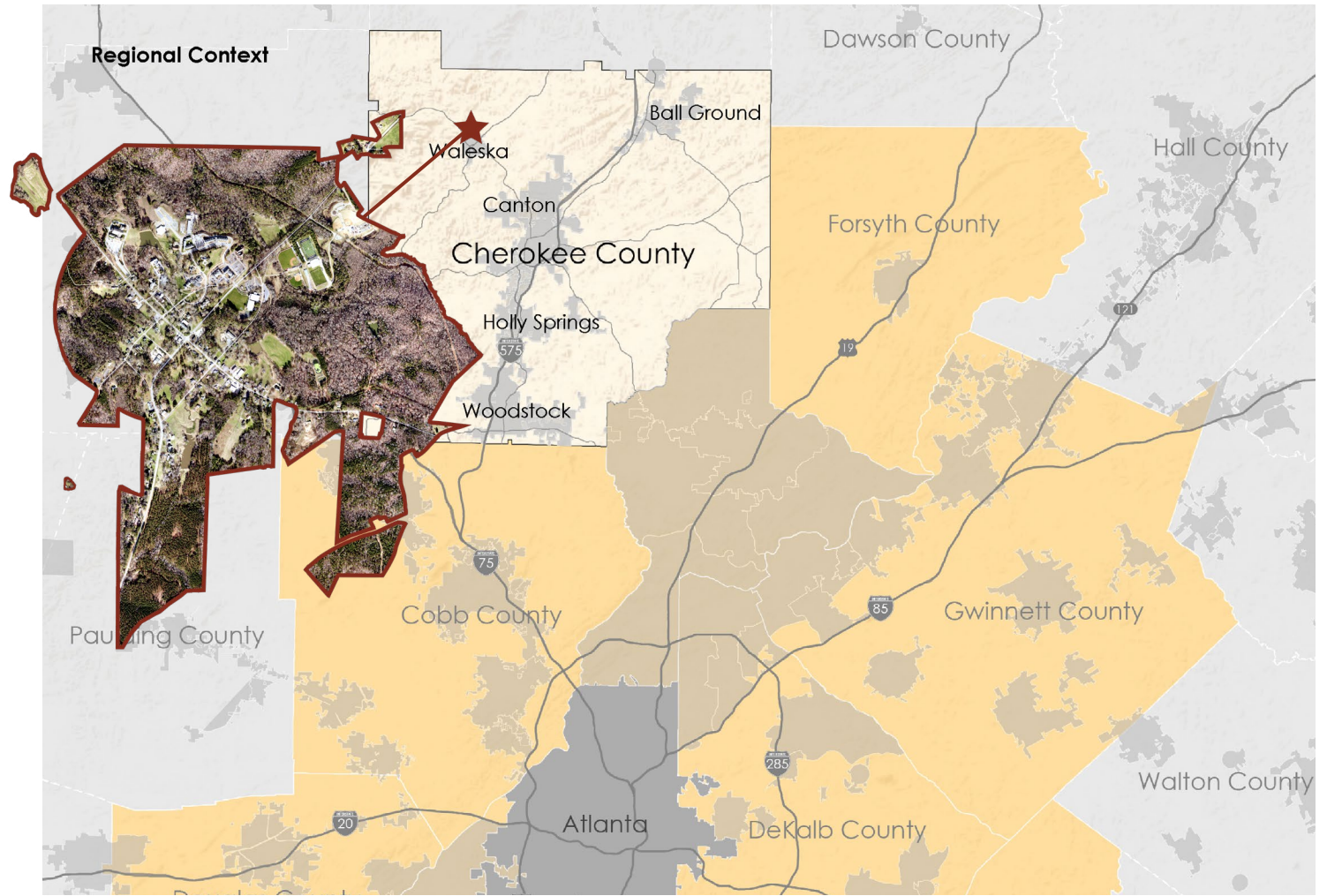
“Together, we believe that Waleska is and will continue to be *one of the best kept secrets in Cherokee County.*”
- 2018 Waleska Comprehensive Plan



1 Cherokee & Waleska Past & Present

Introduction

This part of the 2023 Waleska Comprehensive Plan will cover the past and present of the County and City. It will highlight significant events and milestones across the development of the City and Cherokee County. Then it will touch on major trends in the different profiles. For instance, how the demographics of the City/County has changed across time, how the economy has evolved, changes in housing type, impacts to our transportation infrastructure, and the quantity and quality of basic services and community facilities. The graphs and charts present in the profiles were provided by Pond and are also available in Appendix E with their respected sources.



Cherokee and Waleska Across the 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 with the founding of Reinhardt University in 1882.

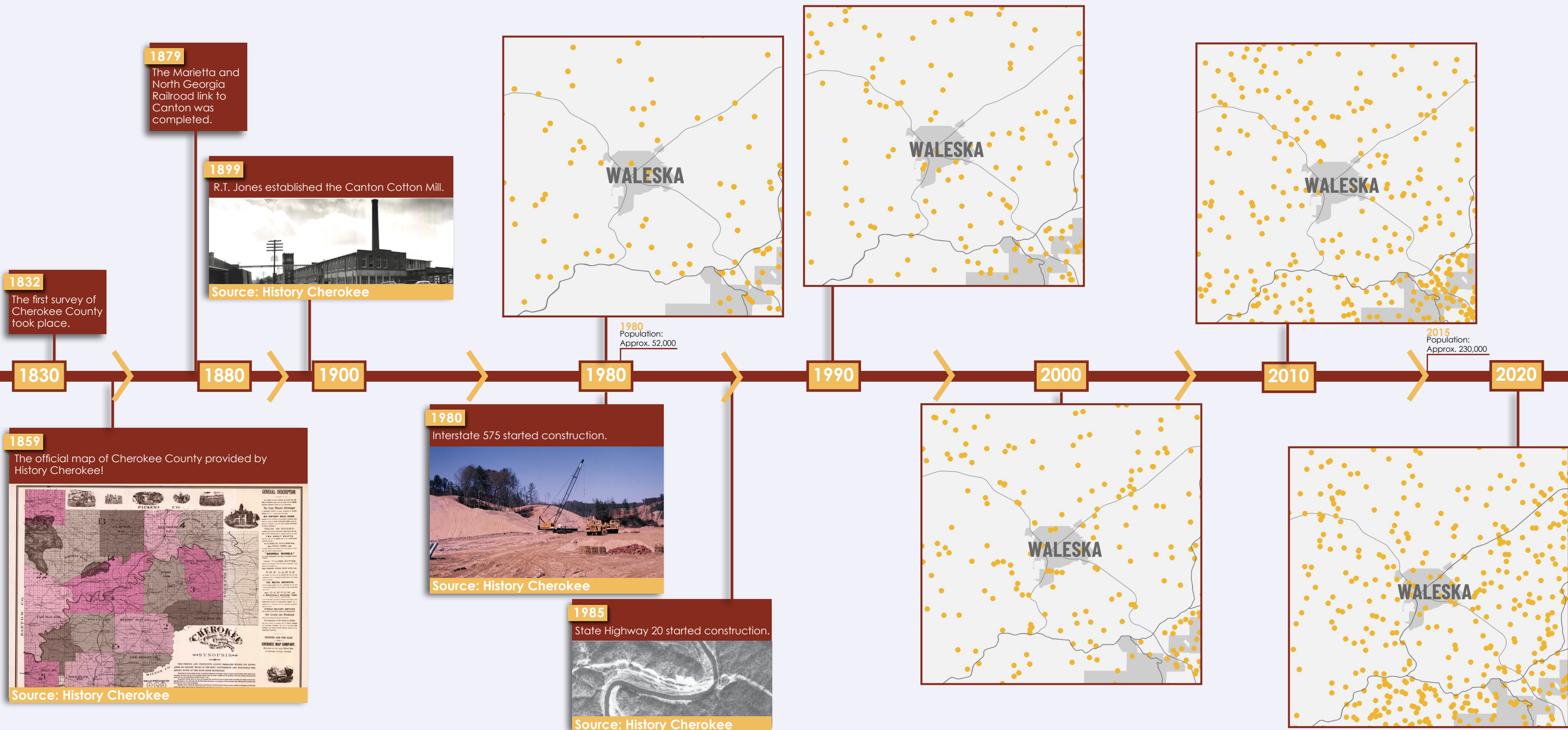
In the early 1900s, Waleska grew slowly but steadily with the expansions of the university and growth at nearby manufacturing businesses. In the 1950s and 1960s, poultry raising and processing became a major industry in Cherokee County. The rise of the poultry industry created much-needed job opportunities for residents in related businesses such as hatcheries, feedstores, rendering plants, processing plants, and equipment manufacturers. Some of these businesses were nearby in Canton.



Beginning in the 1970s, the nearby Lake Arrowhead development has had an impact on the City. These Waleska neighbors have access to all of the cultural opportunities at the University, especially the programs at the Falany Performing Arts Center. In the last 20 years, Reinhardt College has grown into a university with a diverse range of degree programs, sports teams, and on-campus housing options. Today, Waleska is growing with the University while retaining the small-town charm that has earned it the reputation of being one of the “best-kept secrets” in Cherokee County.

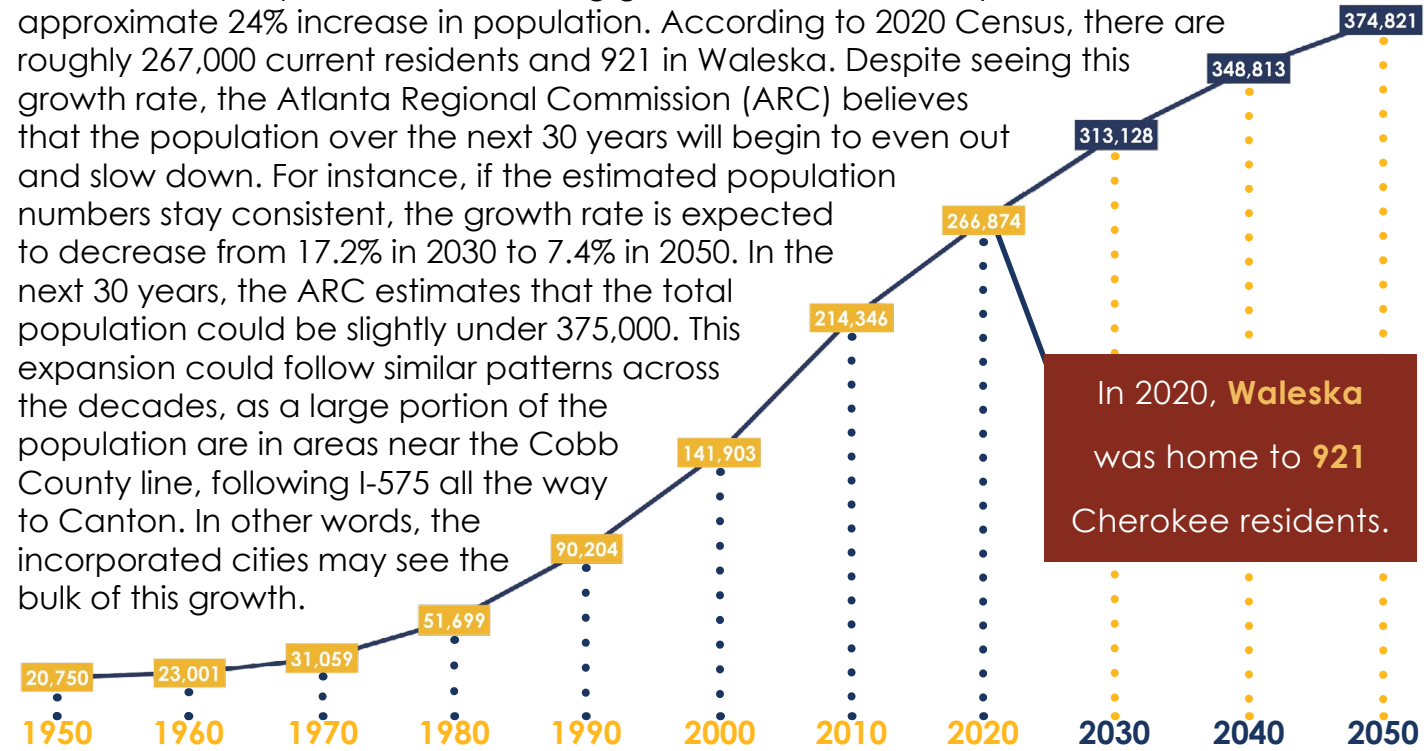


Cherokee and Waleska Across the Years Timeline

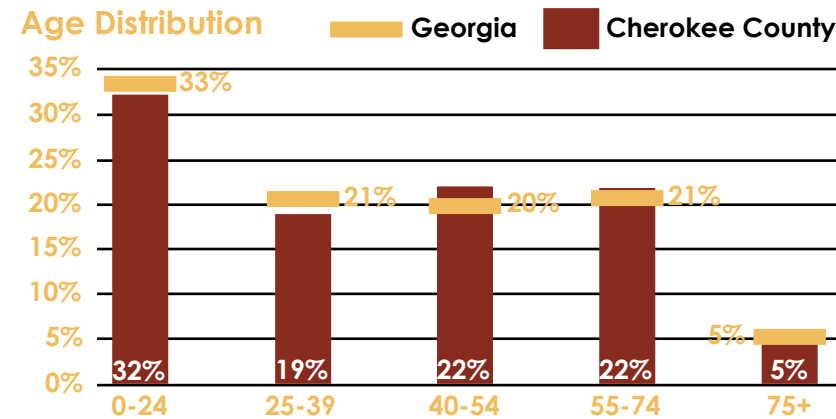


Demographic Profile

Cherokee County has seen increasing growth over the last 10 years with an approximate 24% increase in population. According to 2020 Census, there are roughly 267,000 current residents and 921 in Waleska. Despite seeing this growth rate, the Atlanta Regional Commission (ARC) believes that the population over the next 30 years will begin to even out and slow down. For instance, if the estimated population numbers stay consistent, the growth rate is expected to decrease from 17.2% in 2030 to 7.4% in 2050. In the next 30 years, the ARC estimates that the total population could be slightly under 375,000. This expansion could follow similar patterns across the decades, as a large portion of the population are in areas near the Cobb County line, following I-575 all the way to Canton. In other words, the incorporated cities may see the bulk of this growth.



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



Along with the growth the County has seen, there have been slight

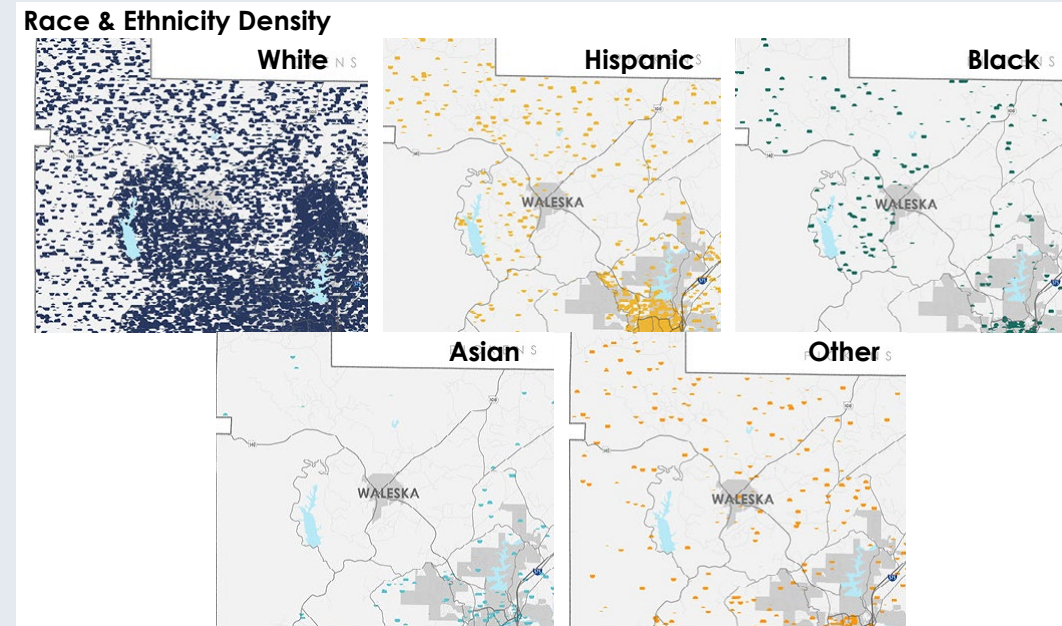
increases in diversity. Despite being predominately white, there have been increases in residents who do not identify as non-Hispanic white. The majority of this population seems to reside in incorporated cities along I-575 and near the Cobb County line. Lastly, the County has a high level of educational attainment, with 45% of the population having an Associate's Degree or higher. As for Waleska, a majority of the population has some form of schooling.

Educational Attainment (18 to 24 years old)

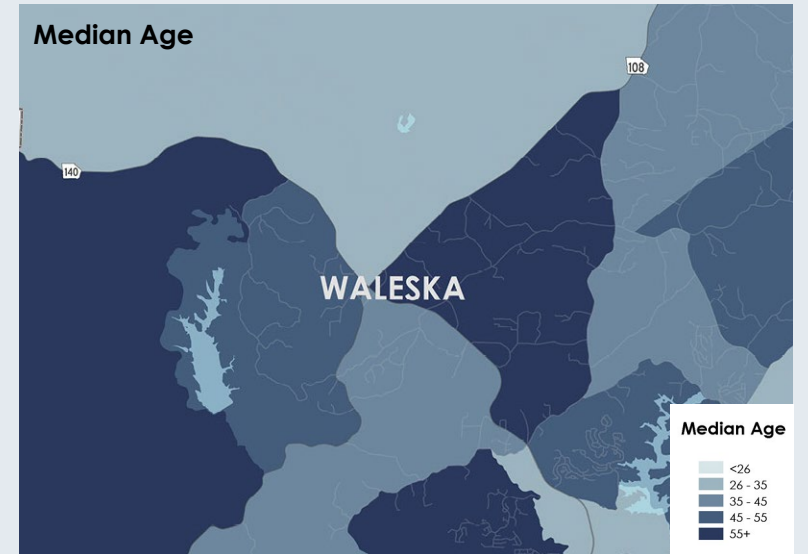
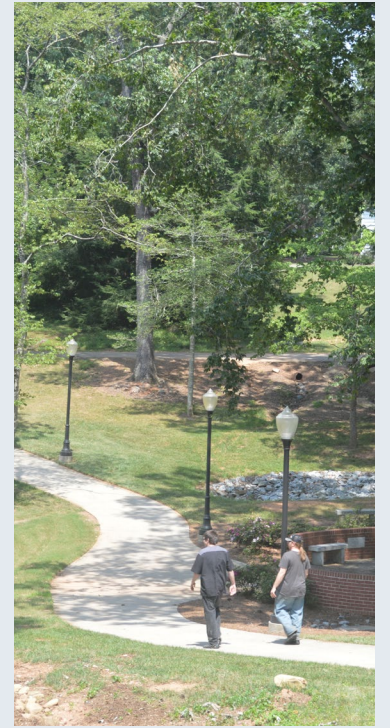
No High School Diploma	0.2%
High School Diploma or Equivalent	7.9%
Some College or Associates Degree	84.3%
Bachelors Degree	7.6%

Educational Attainment (25+ years old)

No High School Diploma	7.8%
High School Diploma or Equivalent	18.1%
Some College, No Degree	27.7%
Associates Degree	22.9%
Bachelors Degree	11.4%
Graduate or Professional Degree	12%



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



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

Native & Foreign-born Population

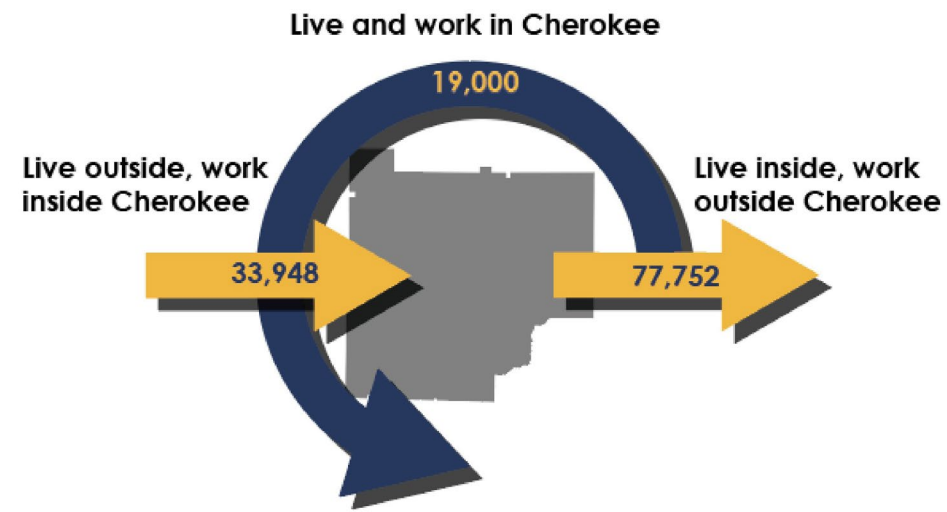


Nearly 90% of Cherokee County's population was born in the US with 46.6% being born right here in Georgia!



Economic Profile

Cherokee County continues to display some of the typical characteristics of a bedroom community as around 78,000 residents live inside the County, but travel outside for work. Most of Cherokee County's workforce travel to other job centers like Kennesaw, Alpharetta, Buckhead, Midtown, and Downtown Atlanta. Meanwhile, about 34,000 workers live outside the county and commute to Cherokee to work. There are only an estimated 19,000 residents who live and work in Cherokee County. In terms of the internal employment density, there are larger hotspots in the incorporated areas, down I-575 near the airport, and along other major roadways.



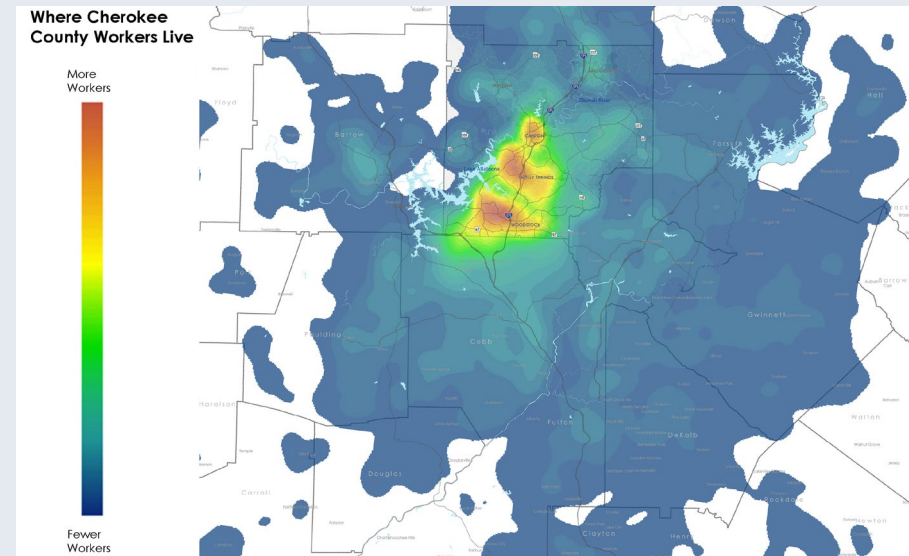
Interestingly, there are a lot of similarities between the Cherokee's employment by industry and our workforce. In both, the most populated industries are Retail, Manufacturing and TCUW, and Other Services. While the Manufacturing and TCUW workforce is very similar in percentage, Retail, and Other Services changed places in the list for Cherokee's workforce. One of the biggest differences is in the Professional, Scientific, and Technical Services with the workforce percentage being almost double the employment in that industry inside the County.

Waleska Industry By Occupation

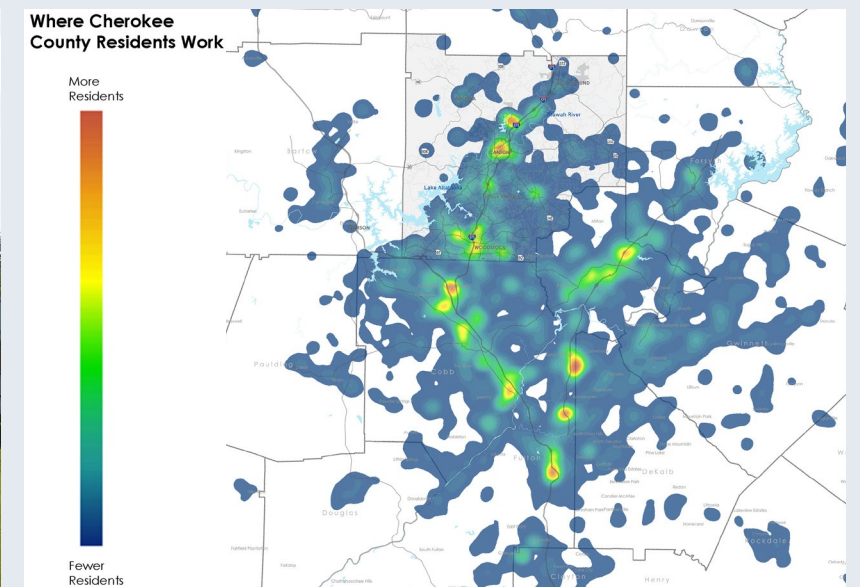
Construction	2%
Manufacturing	2%
Retail Trade	13.4%
Transportation, Warehousing, and Utilities	2.8%
Information	0.4%
Finance, insurance, Real Estate and Rental and Leasing	2%
Professional, Scientific, and Waste Management	19.5%
Educational Services, Health Care, and Social Assistance	44.3%
Arts, Entertainment, and Recreation, and Food Services	6.9%
Public Administration	3.7%
Other Services	2.8%

Cherokee Employment and Workforce

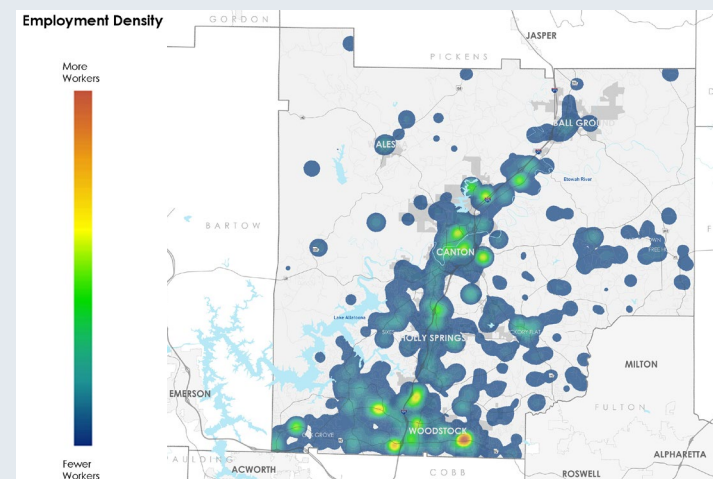
	Employment By Industry	Workforce By Industry
Agriculture, Mining, & Construction	9.8%	8.0%
Health Care & Social Assistance	9.1%	9.7%
Professional, Scientific, & Technical Services	5.6%	10.4%
Accommodation & Food Services	13.3%	9.7%
Administration & Support, Waste Management & Remediation	9.1%	8.0%
Retail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



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



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



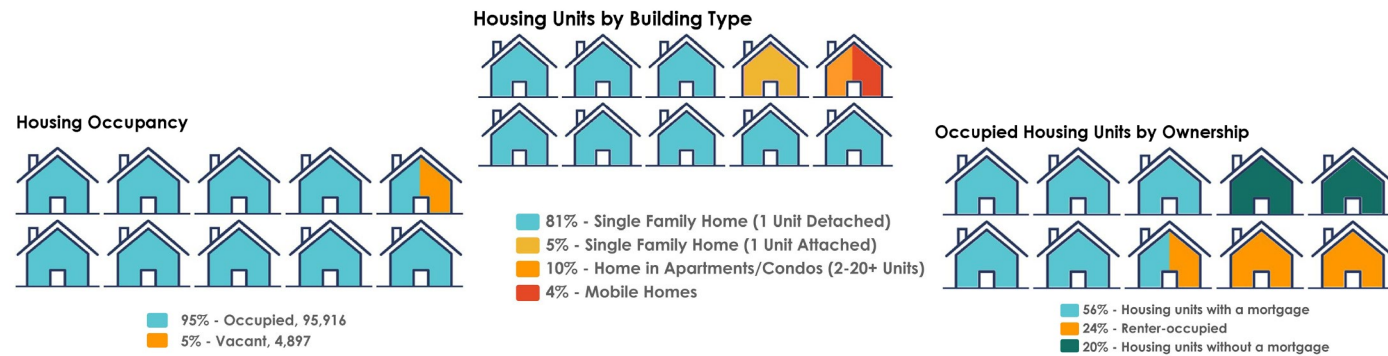
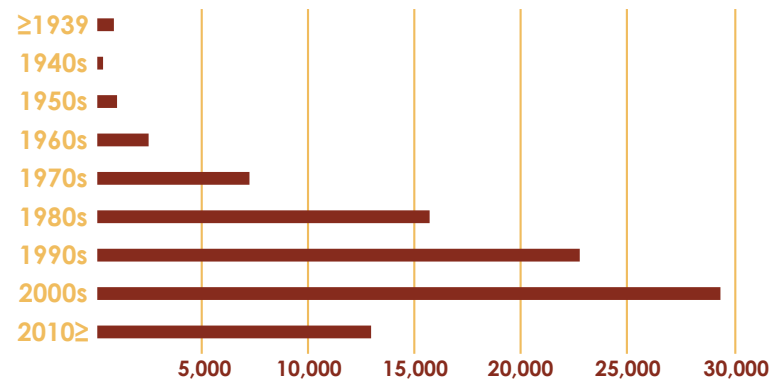
In Cherokee, most jobs can be found in the cities and along major roadways.



Housing Profile

Cherokee County has consistently seen growth in its housing market with the majority of the stock being built after 1980. From 2000 to 2009, the County saw an increase of roughly 30,000 units. From 2010 to now, there has been a noticeable lull in homes built. The number is less than half the growth seen in previous years. In the last four years, approximately 6,800 residential permits were issued in Cherokee County. Amongst these were a variety of single-family subdivisions, townhomes, and apartments. As of the most recent data, the County consists predominately of single-family attached and detached homes at 86%, while apartments and condos only make up 10% of the housing units. Within the occupied housing, 56% are owner-occupied with a mortgage, 20% are owner-occupied without a mortgage, and 24% are renter-occupied.

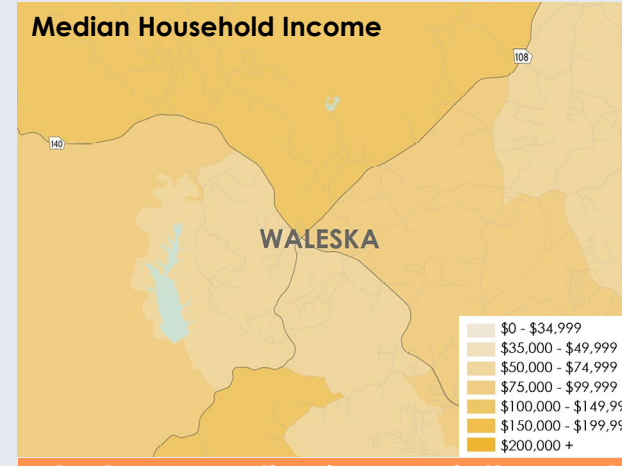
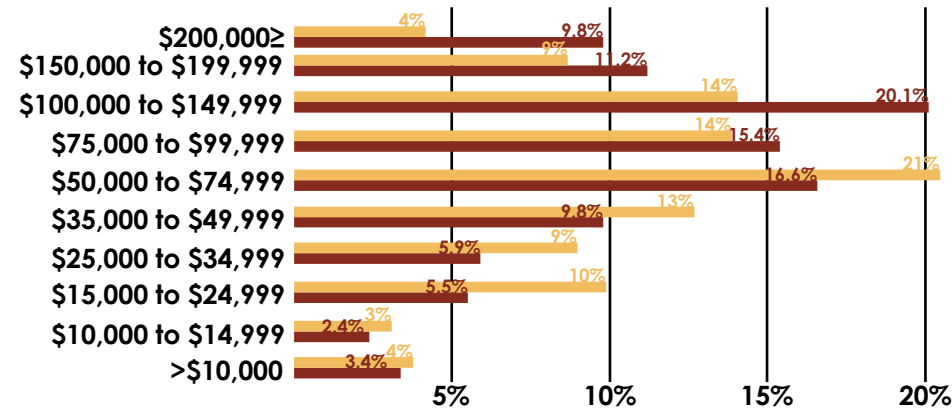
Age of Housing Units by Timeframe



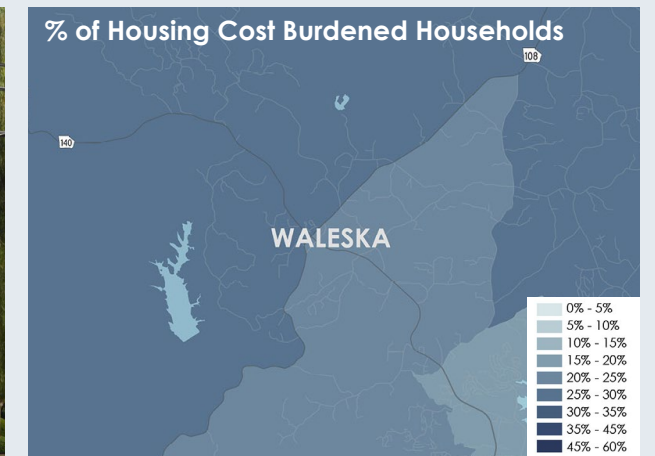
Along with an increase in housing stock, there has been an increase in income. Since 2010, the number of households making \$75,000 or more has increased. Likewise, the number of households making \$74,999 or below has decreased. This change can increase the demand for services and higher-cost housing, but can also be detrimental to those in the lower brackets who may be more housing cost burdened and have limited access to services. According to the data, the more cost-burdened areas are in the approximate locations where the median household income is the lowest. However, in terms of percent of impoverished households, the highest percentage can be found in Canton, south of Waleska, west of Woodstock near Bells Ferry, and south of Lathemtown and Free Home.

Annual Household Income

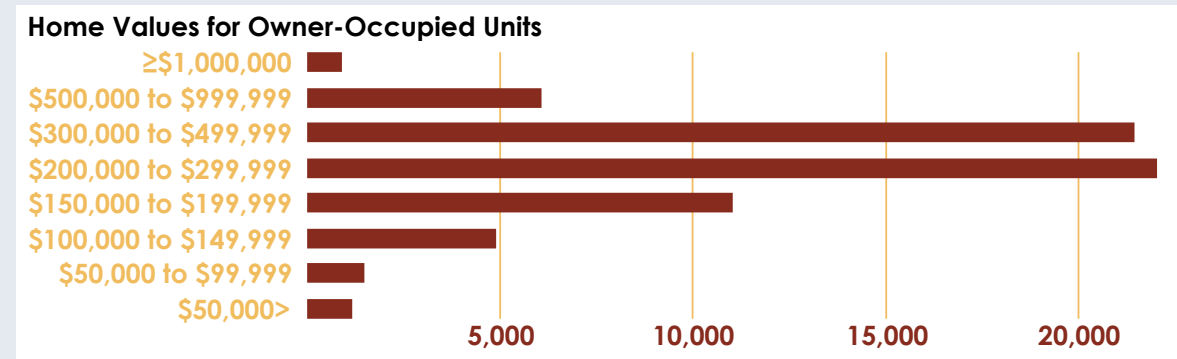
■ 2010 Percent
 ■ 2020 Percent



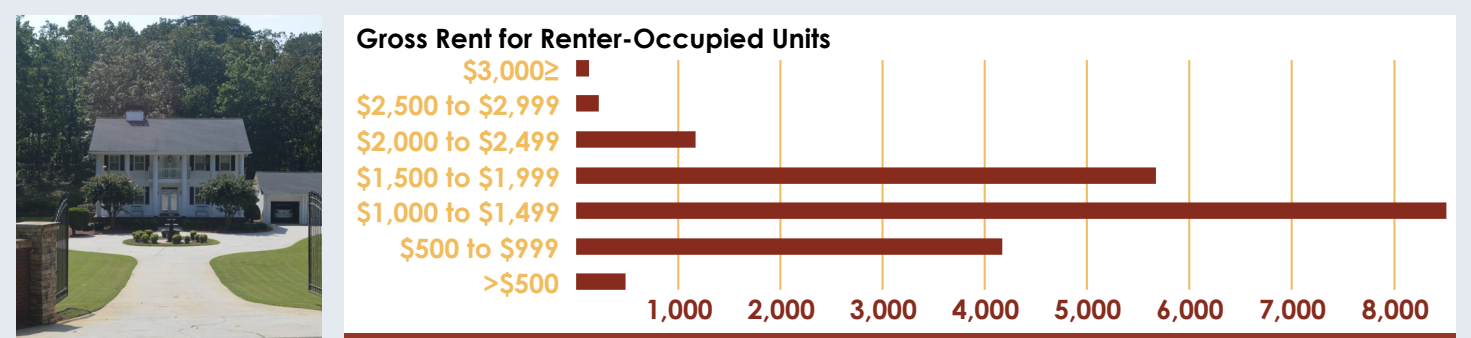
The lower median income is the most present in incorporated areas.



The most cost-burdened residents live within incorporated areas.



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

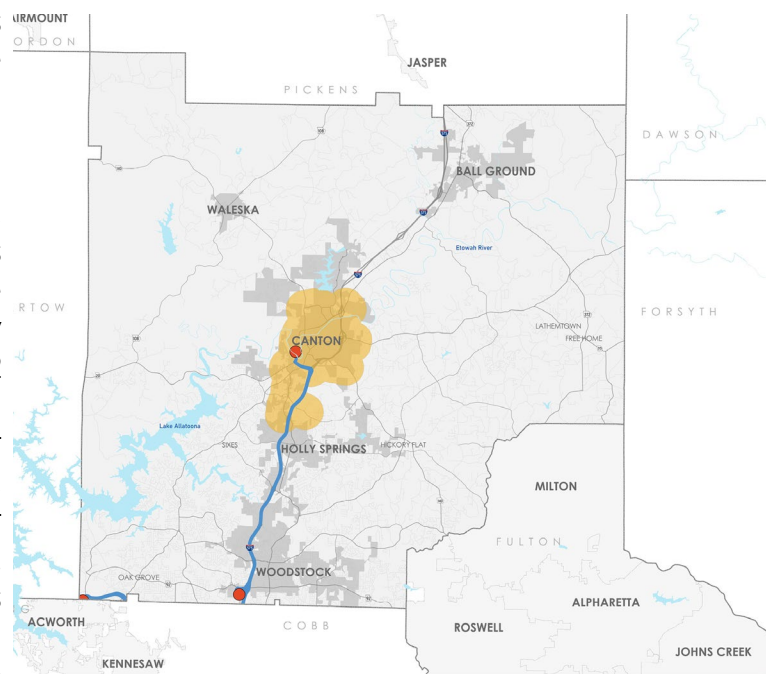


In Cherokee, the gross rent is mostly in between \$1,000 and \$1,999.



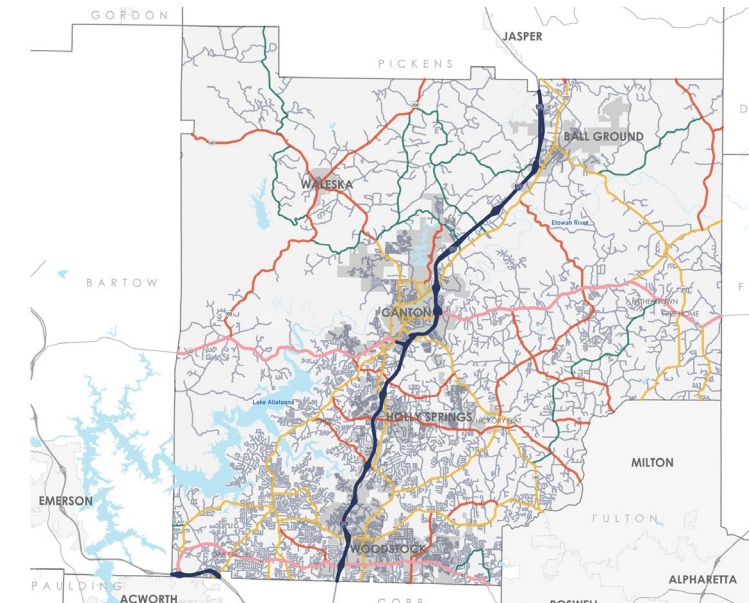
Transportation Profile

Cherokee County residents predominately travel by personal vehicle with the County's expansive local and major routes and connections. From north to south, I-575 connects the County and cities to Kennesaw, Marietta, Atlanta, and other major employment centers. As for the east-to-west connections, State Route 20 provides passage to Bartow and Forsyth County and State Route 92 provides passage to Cobb and Fulton County. Therefore, residents have swift access to outside services, entertainment, and jobs. In terms of alternative transit opportunities, the County is limited. There are currently options like the Xpress Service offered by the Georgia Regional Transportation Authority and the paratransit service offered by Cherokee Area Transportation System in the Canton area. The Xpress Service connects the County to the metro-Atlanta area, whereas the Canton paratransit only operates within a 3/4-mile radius. It is primarily of service to those who cannot travel without assistance to access services and grocery stores. Based on the recent Comprehensive Transportation Plan, the County may transition to a microtransit model.



Regional Transportation

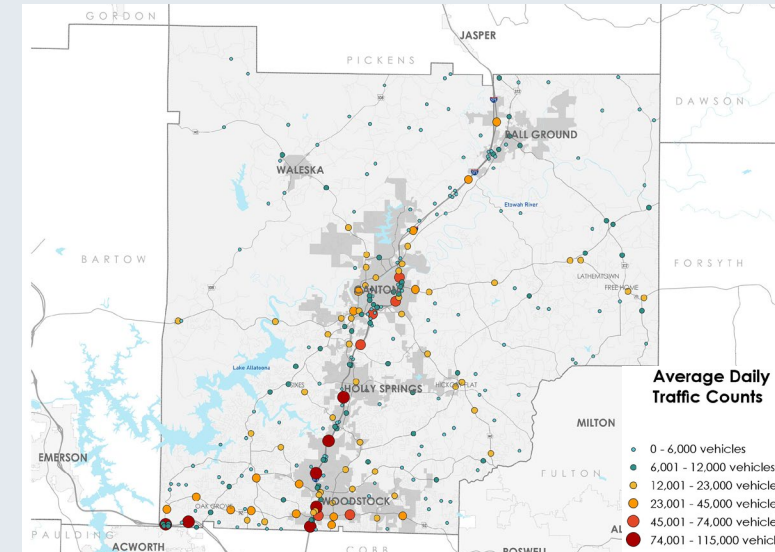
- Park & Ride Location
- State Road & Tollway Authority Route
- Paratransit Coverage



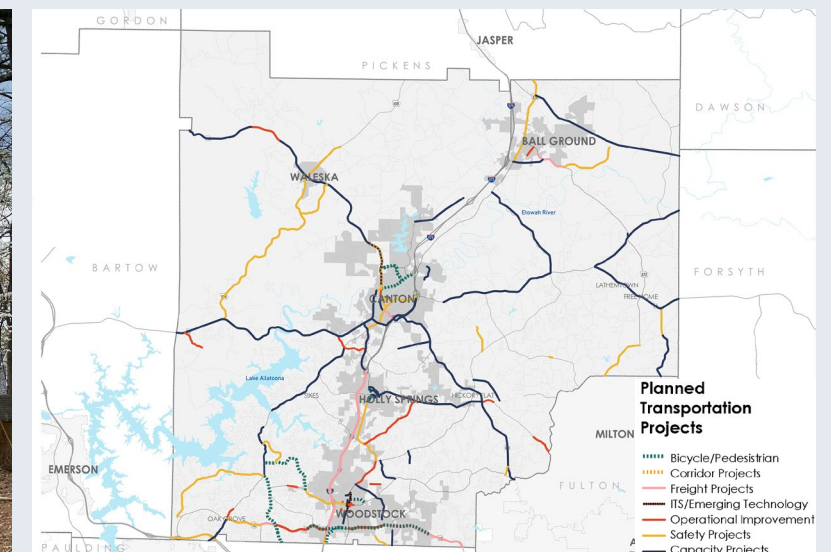
Functional Class

- 1
- 3
- 4
- 5
- 6
- 7

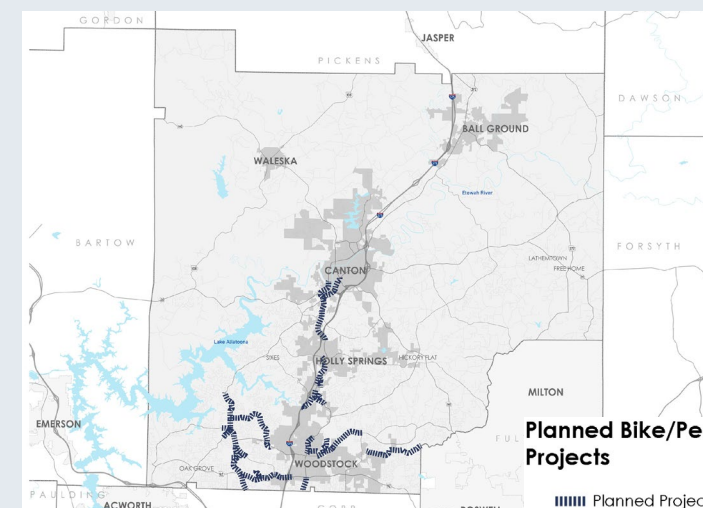
As the County continues to grow, it puts a greater demand on the roadways. On major roads, like I-575, State Route 20, and State Route 92, there are average daily traffic counts between 23,000 to 115,000. Some of the local roads, like Bells Ferry and Hickory Flat Highway, have an average of between 12,000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



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



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

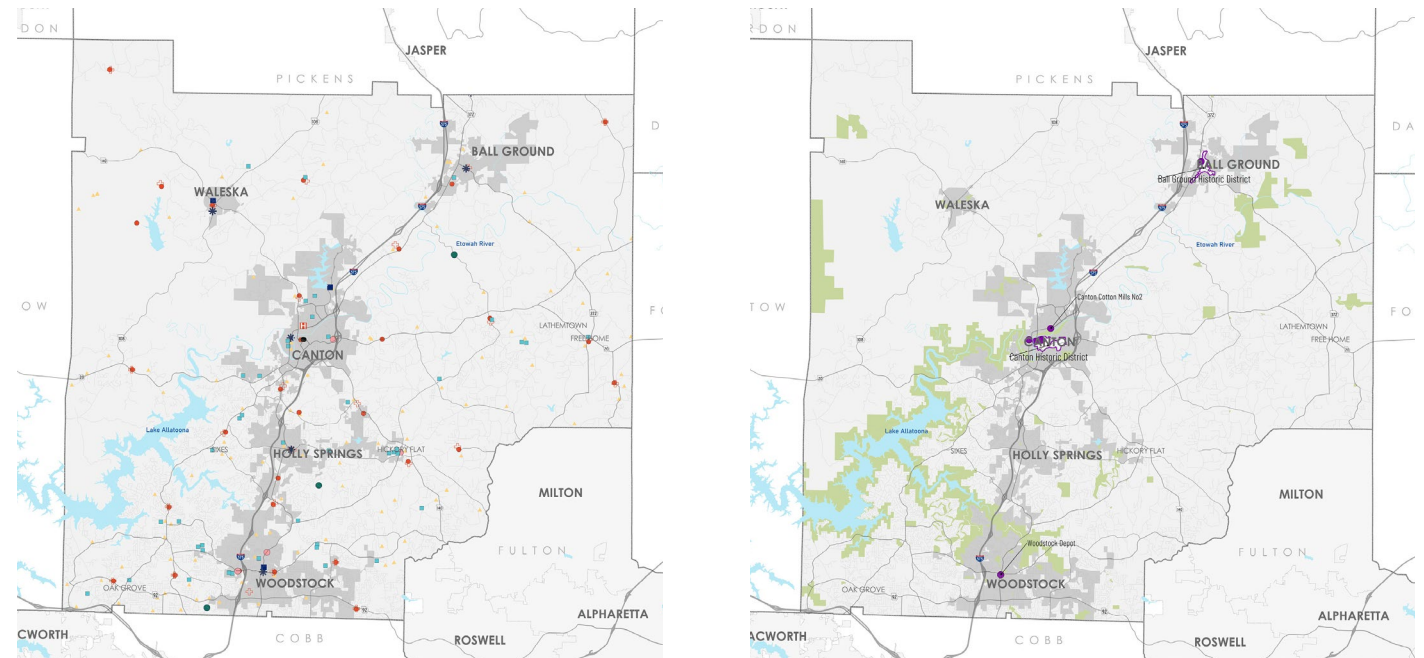


Cherokee plans on expanding the established trail system in multiple areas.



Quality of Life Profile

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



Community Facilities

- College ● Court + EMS ▲ Cell Towers
- School ● Library ● Fire Station
- * City Hall ■ Hospital ● Solid Waste Facility

Parks & Historic Resources

- National Registry ■ Historic District ■ Park
- Historical Resource

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

Broadband Availability

- No Data
- Served Areas
- Unserved Areas





2 Community's Vision for Cherokee

Introduction

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



Comprehensive 4 Step Planning Process

1 Research and Discovery

September 2022 - January 2023

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

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

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



2 Vision

October 2022 - November 2022

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

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



3 Develop

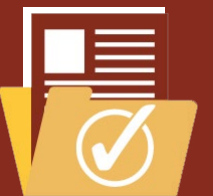
December 2022 - May 2023

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

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

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

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



4 Document

June 2023 - October 2023

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

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

The very last step was to have the Waleska City Council approve and adopt the plan in its entirety. This was done on .

The Important Dates

October 2022

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

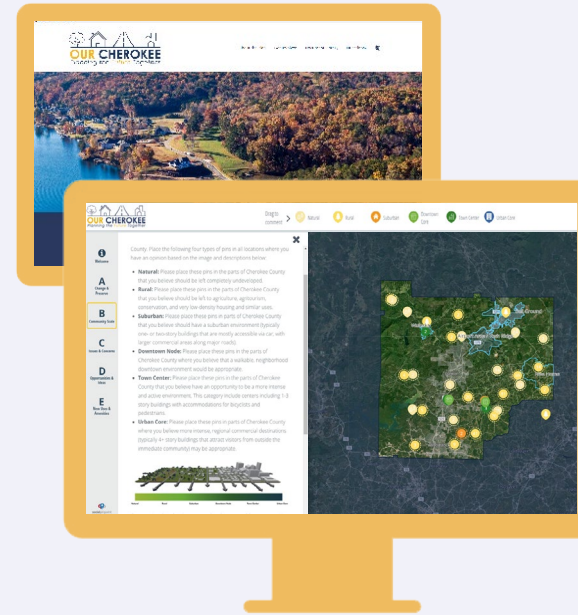
Across our engagement activities, the website, meetings, and surveys, there was a total of **2,273** active residents!

November 2022

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

Community Engagement

As part of the Vision phase of the comprehensive planning process, community engagement was essential to developing a County-wide vision. To gather necessary input, the Project Team held six pre-draft meetings and developed a website that ran in tandem. Two of the meetings focused on Cherokee County as a whole, whereas the remaining 4 focused on some of the Target Areas.



Our Cherokee Website

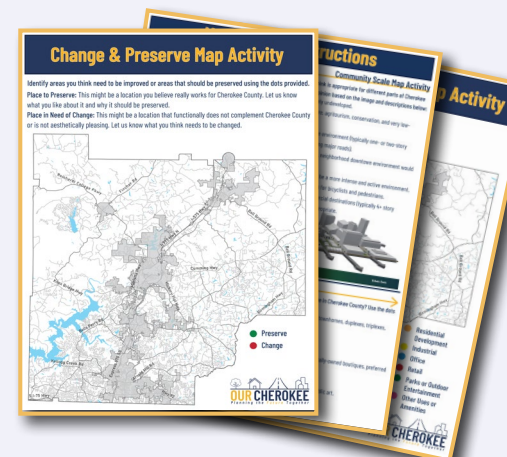
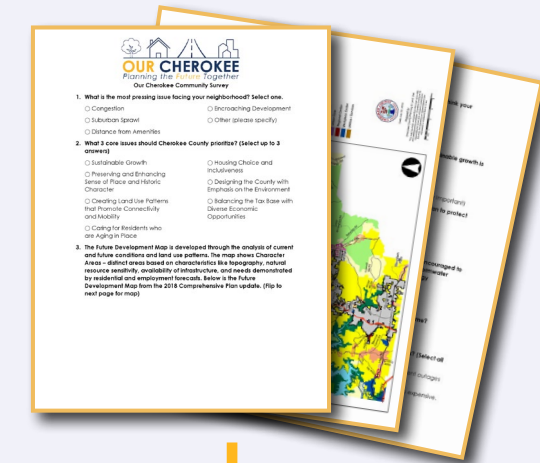
The website, Our Cherokee, acted as a hub for information and community input. On there, residents could see meeting dates, past plans, and participate in our online survey and interactive map tool. The map tool allowed participants to pinpoint portions of the County they find significant. Participants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

Along with the interactive map, the website had a link to a survey. The survey asked generic demographic questions about age, income, and employment. As well, there was a focus on sustainability, broadband, and future land use.

County-Wide Meetings

The 2 County-wide meetings happened on October 11th and October 19th at the Northside Cherokee Conference Center and the WREC Recreation Center.

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



Community Engagement

Waleska Meeting

The Waleska meeting took place on November 3rd at the Waleska Fire Station. The activities were similar to what was on the Our Cherokee website. For instance, issues, concerns, opportunities, and community scale. However, Waleska had their own concerns and issues to focus on.

At this meeting, County and City staff and officials were present. As well, three of the consultant's team were there to help answer questions and guide people through the activities. In Waleska, conversations were centered around commercial growth, connectivity, and housing opportunities. Waleska resident's and staff want to see sustainable growth that enhances their quality of life but does not take away from the small-town feel that everyone enjoys.

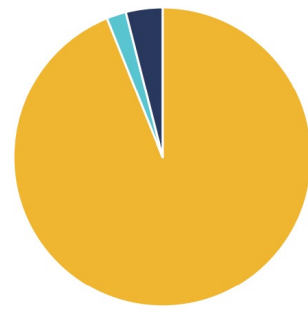


At Waleska's community meeting, there were **20** attendees that participated in the activities and surveys!



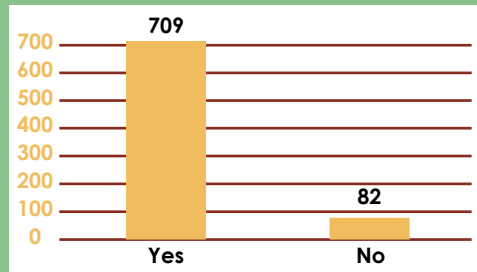
Survey Significant Takeaways

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

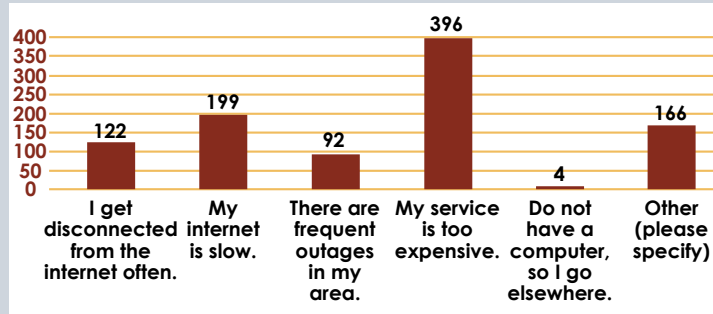


700 respondents believe Cherokee County should look into establishing a sustainability plan to protect Cherokee's natural spaces.

709 respondents said they have access to consistent and reliable internet at home.



When asked about internet access issues, **396** respondents said that their service is too expensive and **199** said that their internet is slow.

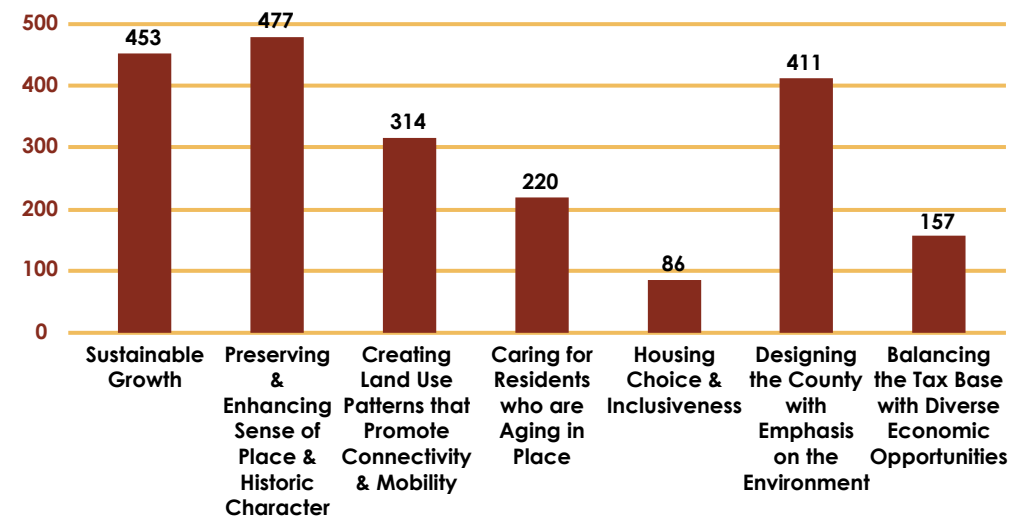


In the other issues category, roughly **110** respondents stated that they do not have many issues. However, multiple respondents made note that there is a limited number of options for providers.



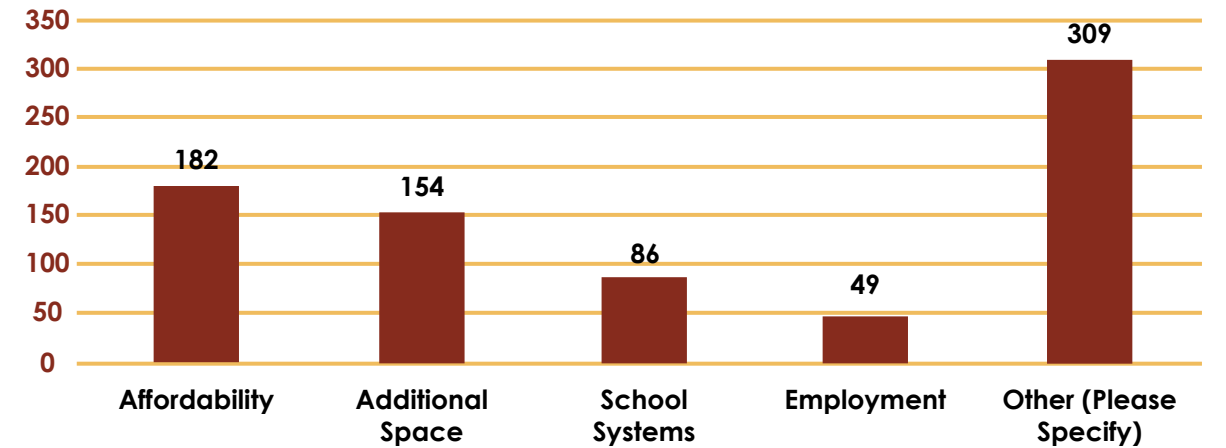
On a scale of 1 to 5, respondents averaged **3.7** when asked to indicate how significant sustainable growth is in Cherokee County.

What 3 core issues should Cherokee County prioritize?



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

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



Some of the other not listed reasons were...

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

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

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

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

The Important Dates

April 2023

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

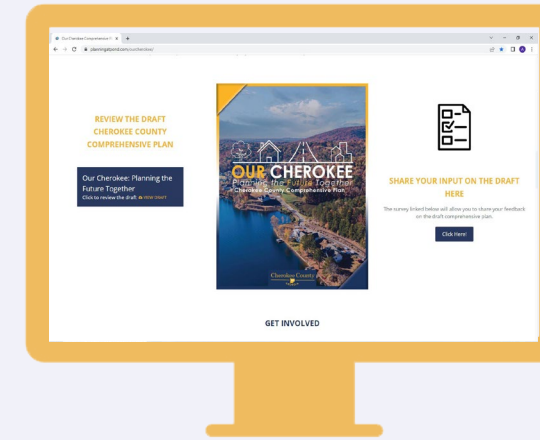
At the Draft Review Community Meeting, there were **20** attendees that participated in the activities and surveys!

May 2023

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

Community Engagement

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



Survey on Changes

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

County-Wide Meeting

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

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



After the Meetings

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

“Waleska has something special. The rural and small-town characteristics draw in people who need a break from the congestion brought from a larger city. It is home to Reinhardt University and has such tremendous economic opportunities.”
 - Our Cherokee Community Survey Comment

Community Vision

A historic small-town nestled in the foothills of the Blue Ridge Mountains, Waleska has the charm, scenic beauty, cultural assets, and strong 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.



3 Core Values

Sense of Place

Guiding Principles

Growth should be guided to preserve and enhance the unique character of our communities.

The County includes natural areas, critical water resources, and animal habitats that should be preserved while respecting the rights of private property owners.



Housing Opportunities

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



Sustainable Growth

The continued economic development of our area depends on a variety of new commercial and industrial development in appropriate locations.

New development should not cause undue burden on public services, infrastructure and community facilities.



Sense of Place

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

Relationship to the 2018 Comprehensive Plan Core Values:

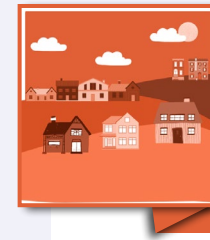
- Promoting Sustainable Growth and Infrastructure
- Preserve and Enhance Sense of Place and Historic Character
- Aging in Place
- Housing Choice and Spirit of Inclusiveness
- Designing with the Environment
- Balanced Tax Base and Diverse Economic Opportunities

Implementation Strategies:

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

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

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



Housing Opportunities

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

Relationship to the 2018 Comprehensive Plan Core Values:

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

Policies that can improve housing opportunities include the following:

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

Implementation Strategies:

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



Sustainable Growth

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

Relationship to the 2018 Comprehensive Plan Core Values:

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

Implementation Strategies:

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

Below are some goals to help achieve that:

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



3 Future Development

What are Character Areas?

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

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

Character Area Highlights:

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

Waleska’s Current Character Areas



Neighborhood Living 50%



Urban Core 50%

Character Areas

Why Use Character Areas?

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

Benefits of Character Areas

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

How it Works

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

Future Development Map

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

Zoning Decision

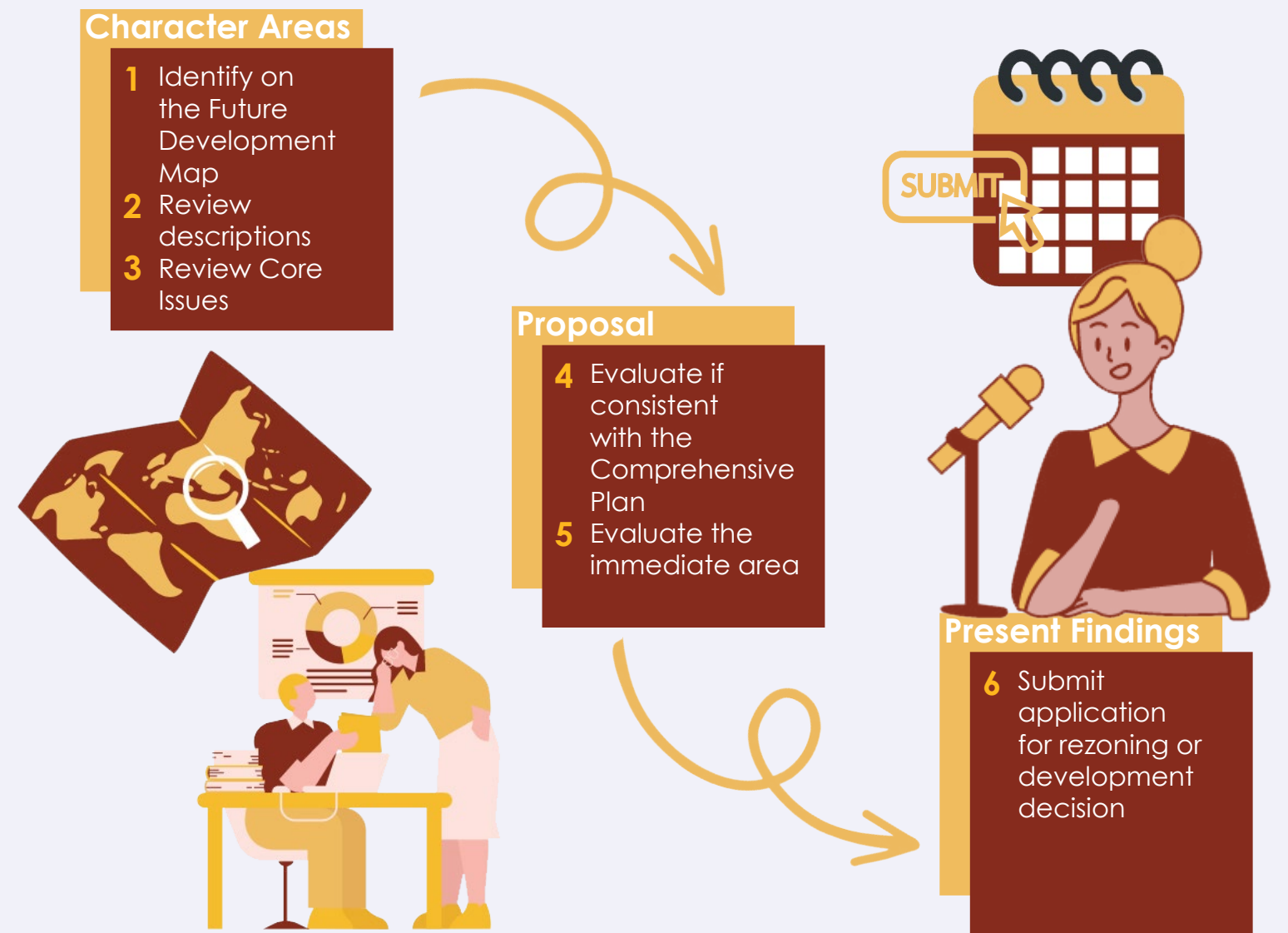
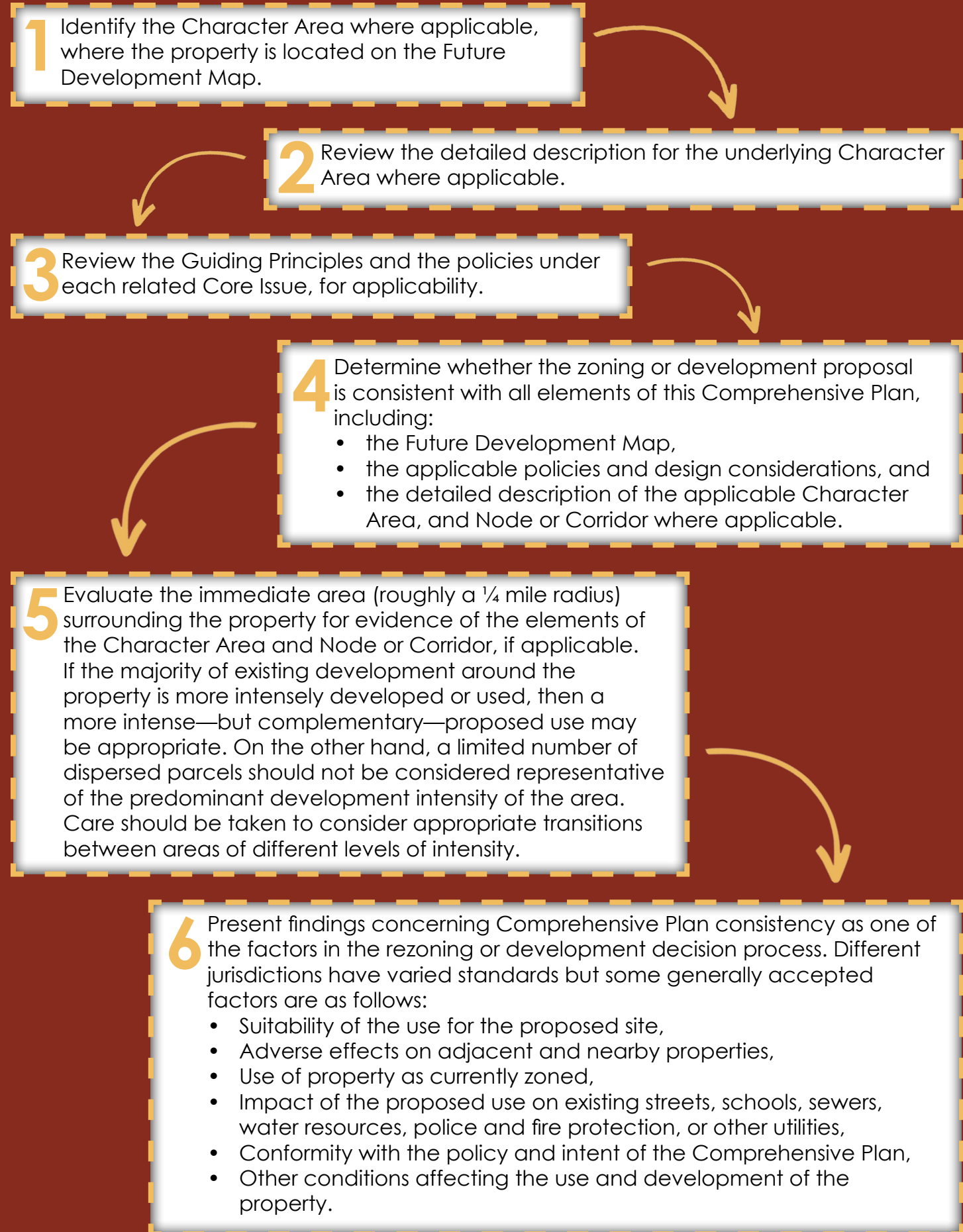
Helps establish where certain land development or a zoning district suits a place or area.

The Future Development Map

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

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

Zoning Decision Process with Character Areas



Interpretation








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

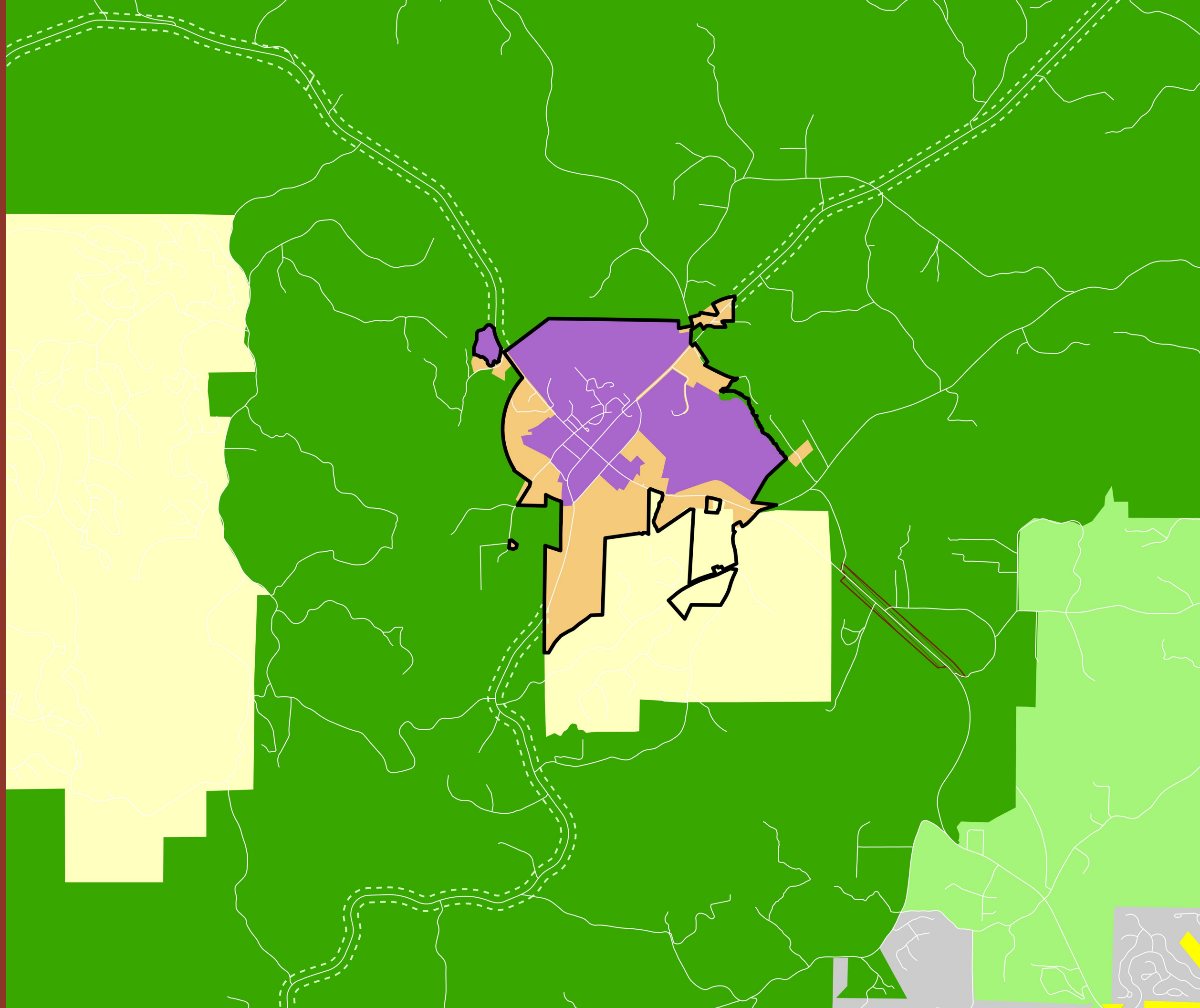
Plan implementation is carried out through the application of regulations such as the Zoning Ordinance and through projects and programs outlined in the Short-Term Work Program. The Board of Commissioners and City Councils administer the Map within their respective jurisdictions, with input from their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

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

Future Development Map

Legend

-  Rural Places
-  Country Estates
-  Suburban Growth
-  Neighborhood Living
-  Urban Core
-  Scenic Corridor
-  Corridor & Nodes





Rural Places

Description

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

Intent

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

Strategies

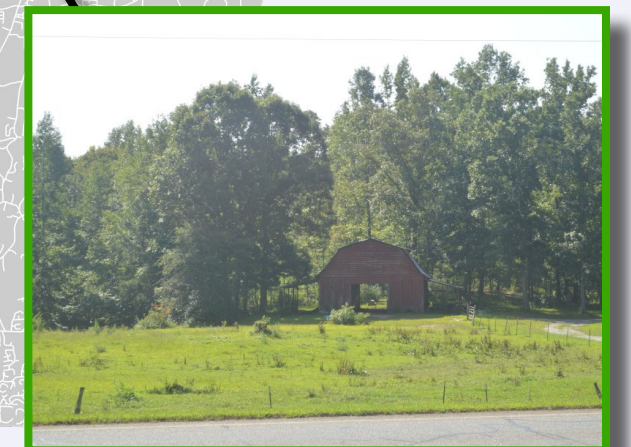
- Preserve undeveloped land so that the natural landscape dominates the majority of the Character Area while identifying appropriate spots for low-density residential homes.
- Manage development along roadways to provide appropriate, compatible, and complimentary transitions from new construction to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

Summary Chart

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

Where in the County can this be found?

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





Country Estates

Description

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

Intent

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

Strategies

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

Summary Chart

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

Where in the County can this be found?

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





Suburban Growth

Description

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

Intent

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

Strategies

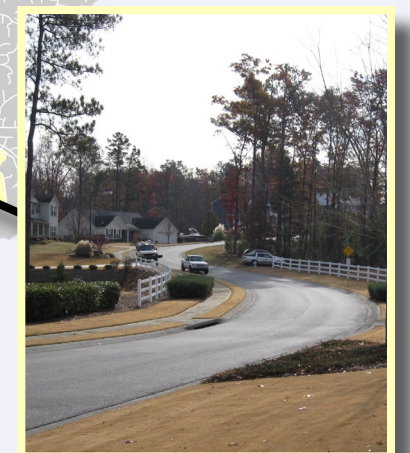
- Create neighborhood focal points by locating schools, community centers, libraries, health facilities, and other services at suitable locations near residential communities.
- Provide suitable, efficient connections and infrastructure to nearby services and land uses for ease of access and quality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

Summary Chart

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

Where in the County can this be found?

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





Neighborhood Living

Description

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

Intent

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

Strategies

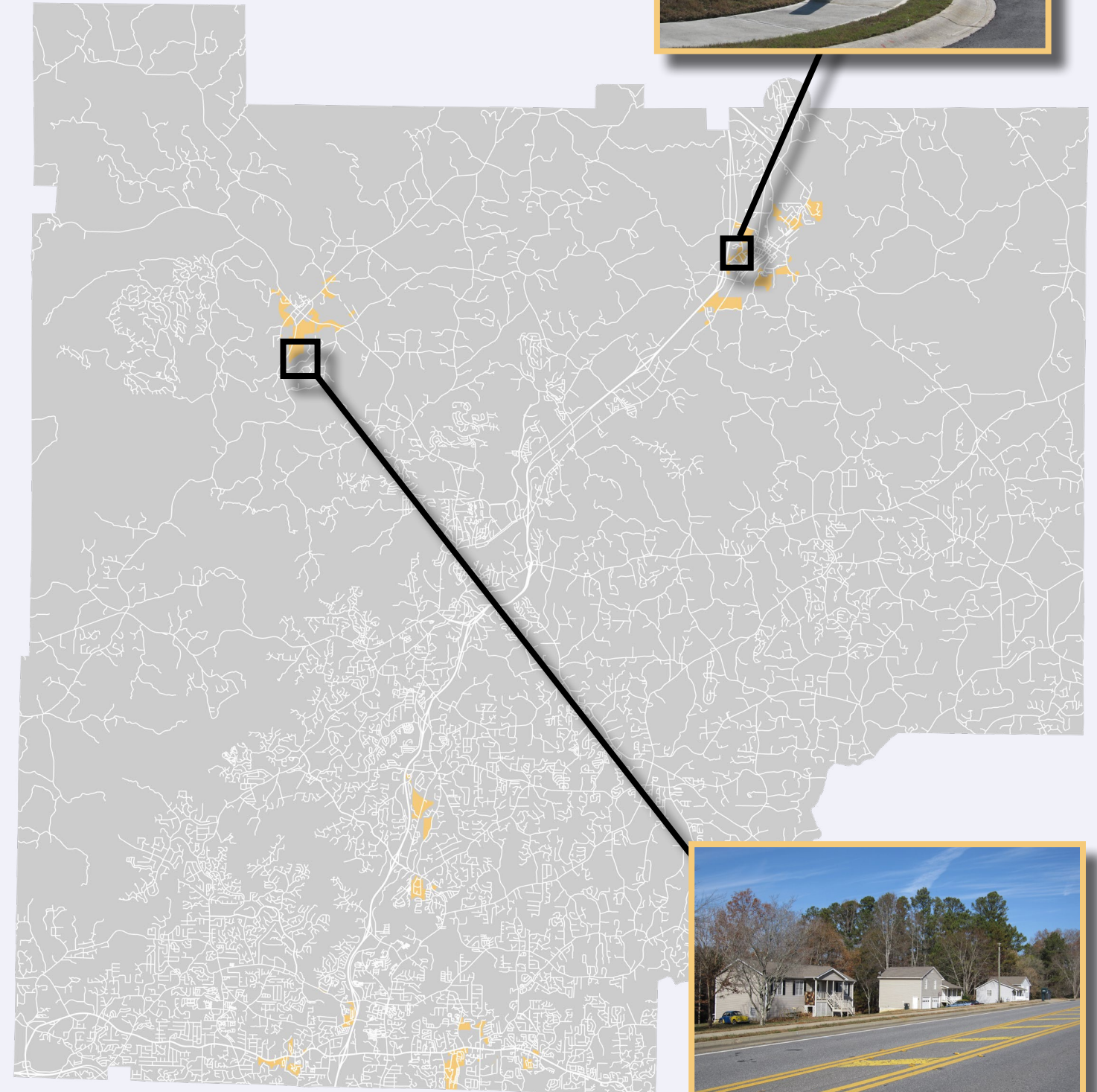
- Integrate commercial establishments such as corner markets and mixed-use buildings as part of new developments to encourage walkability and ease of access to services.
- Locate parks, squares, and other greenspaces close to all new homes so every resident lives in close proximity to recreational activities.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

Summary Chart

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

Where in the County can this be found?

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





Urban Core

Description

The Urban Core Character Area covers the few unincorporated pockets of Urban core areas within Woodstock. As well, it provides an outline of the potential growth of commercial and institutional uses possible in the smaller cities of Ball Ground and Waleska. Overall, Urban Core is characterized by 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, Woodstock, Waleska, and Ball Ground with future development that is compatible and comparable to the existing infrastructure of each individual City. In other words, each city's Urban Core is based on its surrounding characteristics, density, and service capability.

Strategies

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

Summary Chart

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

Where in the County can this be found?

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





Scenic Corridor

Description

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

Intent

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

Strategies

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

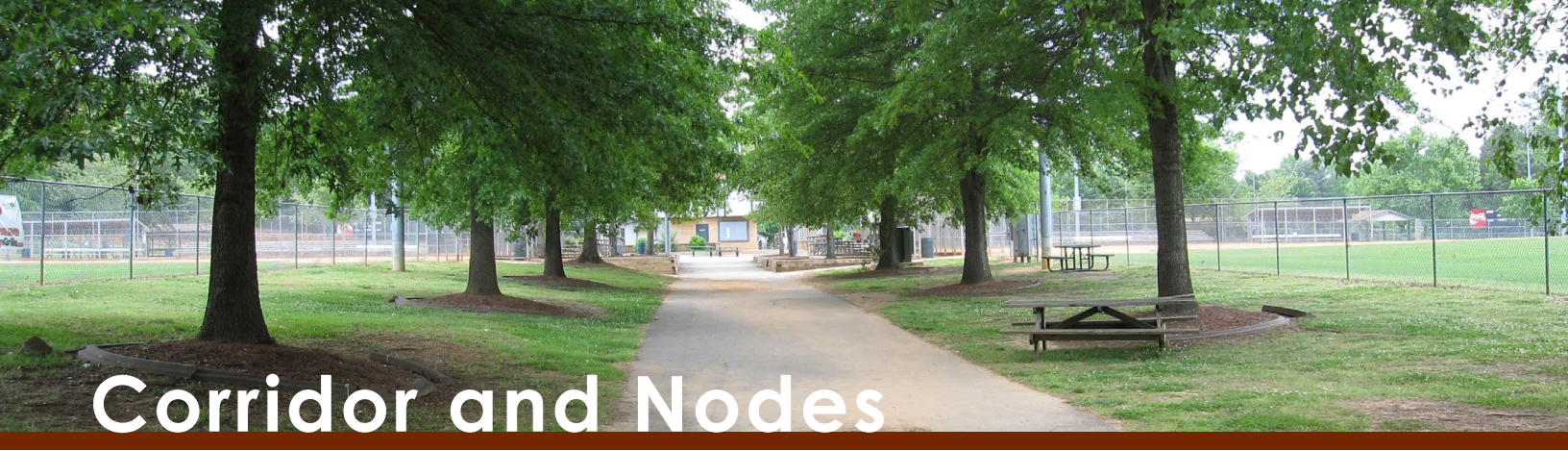
Summary Chart

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

Where in the County can this be found?

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





Corridor and Nodes

Description

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

Intent

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

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

Strategies

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

Summary Chart

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

Where in the County can this be found?

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



Character Area Summary Table

Character Area	Description of Character and Primary Land Uses	Community Facilities & Infrastructure	Suggested Residential Density
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
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
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
Scenic Corridor	Scenic corridors have low intensity development parallel to a viewshed.	Very low level of services and community facilities	0.5 dua max
Corridor & Nodes	Development along roadways is increasingly impacted by growth. They feature a range of uses at varying scales, depending on the underlying character area.	Sidewalks connections Public water is available Sewer may be available depending on location	150% of Character Area

Zoning Connections Matrix

The matrix below demonstrates the exact connections between the Character Areas from the Future Development Map and the Waleska's Zoning Districts further described in the Zoning Ordinance, Article 7 District Uses and Regulations. Within City limits, there are only two Character Areas, Neighborhood Living and Urban Core. However, nearby Character Areas were included on the chart to keep in mind future annexations. Each Character Area is coupled with possible Zoning Districts, primary, secondary, and mixed land use priorities. This is essential to applicants, stakeholders, and the County Board and Committees in determining future development and land uses across the County.

		Character Areas							
		Rural Places	Country Estates	Suburban Growth	Neighborhood Living	Urban Core	Scenic Corridor	Corridor & Nodes	
Suggested Residential Density		0.5 dua max		0.5 - 1.0 dua	3 - 8 dua	3 - 16 dua	0.5 dua max	150% of Character Area	
	Related Zoning Districts	R-80	P	P	P			P	S
	R-40			P	P				S
	R-30				P	M			S
	OI				S	M			P
	NC				S	M			P
	GC					M			P
LEGEND		P	Primary Land Use		S	Secondary Land Use		M	Mix of Land Uses



4 Implementing Our Vision

Implementation Process

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

1 Develop and adopt a Comprehensive Plan.

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

2 Use the Comprehensive Plan to evaluate proposals for rezoning and other approvals.

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

- All new development should relate and coordinate with policy;
- Review general design considerations for consistency with Character Area descriptions;
- Character Areas are not regulations so it allows flexibility during project review.

3 Establish regulatory measures necessary to protect and enhance the character of our communities.

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

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

Plan Review and Update

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

Annual Plan Review

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

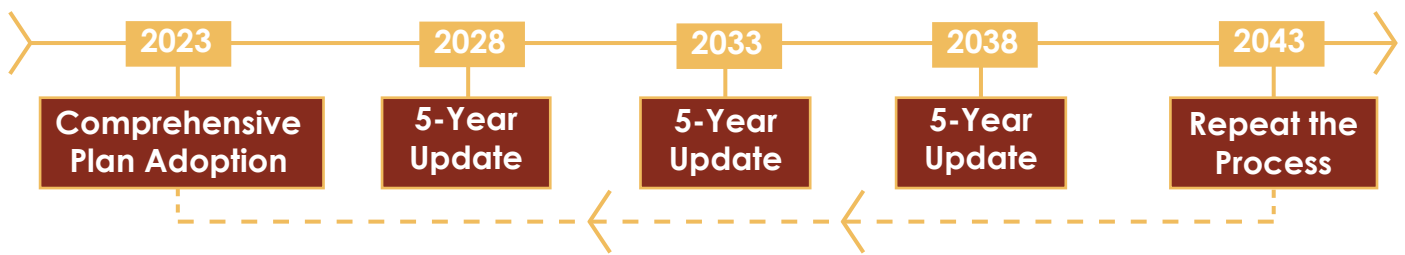
- Pace of growth, in terms of housing units built and land absorbed by nonresidential development.
- Land development approvals over the past year as a scorecard of the Comprehensive Plan's Vision.
- Zoning approvals over the past year in relation to the Future Development Map.
- Future Development Plan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

Minor Plan Amendments

As a result of the annual plan review, amendments to the Comprehensive Plan may be appropriate. If the needed changes are strictly local and not considered to have an effect on another local government, the changes may be adopted as a minor amendment to the Plan at any time during the year by action of the Board of Commissioners or City Council. At the end of each year, along with the annual update to the 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 the preparation of the Plan amendment to the extent warranted by the degree of change that has occurred. Following State procedural guidelines, a public hearing will be held to inform the public of the community's intent to amend the Plan and to seek public participation. The amendment will be submitted to surrounding communities for review in accordance with our agreement under HB 489, and to the ARC for review under the State's requirements, prior to adoption.



Recent Accomplishments Chart

The next few pages contain a complete list of recent accomplishments across the last five years. The items on this list were pulled from the Short-Term Work Plan (STWP), now known as Community Work Plan (CWP), in the 2018 Comprehensive Plan Update.



Each project is organized by different categories: Natural and Historic Resources, Economic Development, Housing, Community Facilities, Parks and Recreation, Transportation, Public Safety, Water, and Land Use. Then, the projects are deemed either Complete, Underway, Postponed, or Not Accomplished.

Legend

-  Completed
-  Underway
-  Postponed
-  Not Accomplished








Natural and Historic Resources



Project Description	Status	Comments
Encourage development of open space for recreation or buffer protection.		Seeking funding.
Expand recycling program to include shredding twice a year.		Seeking funding.


Economic Development



Project Description	Status	Comments
Participate in County-wide economic development efforts.		Seeking funding.
Develop and implement a strategy to recruit service establishments.		
Draft and implement a business incentives policy to entice businesses and retain current ones.		Seeking funding.
Maintain relationships with the City of Canton and Cherokee County Water and Sewer Authority to ensure the availability of adequate water and sewer capacity.		
Pursue avenues for obtaining additional water and sewer capacity.		
Establish a community liaison role with Reinhardt University.		
Review City ordinances and policies and consider options to address local barriers to the provision of broadband services.		No longer a priority.




Housing



Project Description	Status	Comments
Encourage revitalization of substandard housing through the CDBG Senior Home Repair Program.		No longer a priority.

Community Facilities



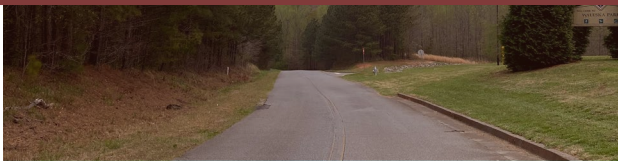
Project Description	Status	Comments
Pursue additional funding for streetscape projects.		Seeking funding.
Restart hosting weddings at City Hall.		Under construction.
Add a gazebo to City Hall property to support outdoor special events.		

Parks and Recreation



Project Description	Status	Comments
Annex new City greenspace property into the City limits.	▶	
Develop plans to build a walking trail behind City Hall.	⏸	Seeking funding.

Transportation



Project Description	Status	Comments
Extend existing sidewalks.	⏸	Working with City Council.

Water



Project Description	Status	Comments
Construct additional water storage facility.	⏸	Seeking funding.
Secure additional water supply.	✓	

Land Use



Project Description	Status	Comments
Develop the master plan for downtown Waleska and consider design guidelines.	▶	Seeking funding.
Coordinate planning efforts with all local governments and other public/private agencies within Cherokee County.	▶	Working with the County on a Growth Boundary.
Update zoning code to allow more compact, village-like development.	▶	Included in County's Unified Development Code.

Legend

✓ Completed

▶ Underway

⏸ Postponed

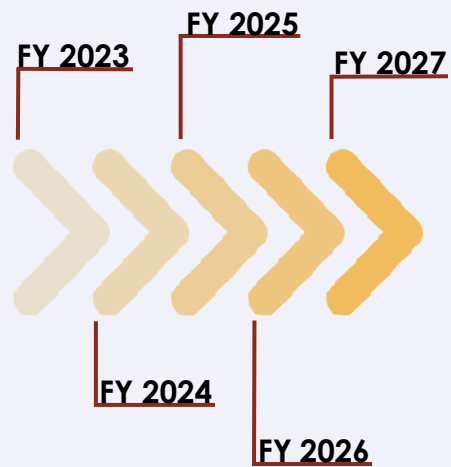
■ Not Accomplished

Community Work Plan (CWP)

The CWP is the City's short list of proposed, ongoing, and desired projects to complete across the 2023-27 Fiscal Year.

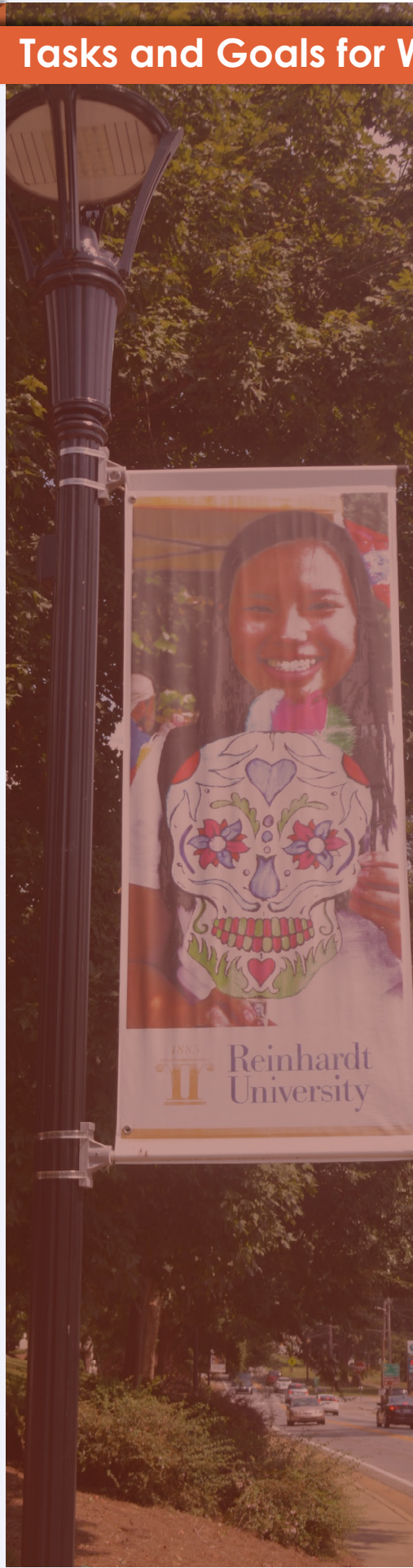
Waleska may be small, but growth is inevitable. So, preparing for and providing for future and current residents is a must. This list will include quality of life improvements, upgrades to services, and basic maintenance. It is significant to keep in mind that this list is not concrete. Tasks can be added, removed, or altered across the five years. Included with the project description is the timeframe, estimated total cost, funding sources, and responsible party.

Legend



Tasks and Goals for Waleska

Project Description	FY	Est. \$\$	Funding	Responsible Party
New water lines from Hickory Nut Dr to Waleska.	▶▶▶▶▶	Staff Time	City	City/County Staff
New water lines from the four way down Fincher (108) to our water line.	▶▶▶▶▶	Staff Time	City	City/County Staff
Replace all old meters 15 years and older.	▶▶▶▶▶	Staff Time	City	City/County Staff
Take steps to become a Broadband Ready Community (Georgia Department of Community Affairs designation).	▶▶▶▶▶	Staff Time	City	City/County Staff
Expand and maintain the sidewalk network.	▶▶▶▶▶	Staff Time	City	City/County Staff
Construct a community gazebo near City Hall.	▶▶▶▶▶	Staff Time	City	City/County Staff
Maintain street lights along the sidewalks and roadways.	▶▶▶▶▶	Staff Time	City	City/County Staff
Adopt Cherokee County's Unified Development Code and zoning revisions.	▶▶▶▶▶	Staff Time	City	City/County Staff
Manage potential growth and annexations.	▶▶▶▶▶	Staff Time	City	City/County Staff
Begin having more event at City Hall and around the City limits.	▶▶▶▶▶	Staff Time	City	City/County Staff
Undertake a Comprehensive Plan update five years after the adoption of this Plan.	▶▶▶▶▶	Staff Time	City	City/County Staff
Conduct mid-point review of the Future Development Map, rezonings, and annexations	▶▶▶▶▶	Staff Time	City	City/County Staff
Continue to search for development of open space for recreation or buffer protection.	▶▶▶▶▶	Staff Time	City	City/County Staff
Expand recycling program to include shredding twice a year.	▶▶▶▶▶	Staff Time	City	City/County Staff



Tasks and Goals for Waleska

Project Description	FY	Est. \$\$	Funding	Responsible Party
Participate in County-wide economic development efforts.	▶▶▶▶▶	Staff Time	City	City/County Staff
Develop and implement a strategy to recruit service establishments.	▶▶▶▶▶	Staff Time	City	City/County Staff
Pursue additional funding for streetscape projects.	▶▶▶▶▶	Staff Time	City	City/County Staff
Pursue avenues for obtaining additional water and sewer capacity.	▶▶▶▶▶	Staff Time	City	City/County Staff
Draft and implement a business incentives policy to entice businesses and retain current ones.	▶▶▶▶▶	Staff Time	City	City/County Staff
Restart hosting weddings at City Hall.	▶▶▶▶▶	Staff Time	City	City/ County Staff
Annex new City greenspace property into the City limits.	▶▶▶▶▶	Staff Time	City	City/County Staff
Develop plans to build a walking trail behind City Hall.	▶▶▶▶▶	Staff Time	City	City/County Staff
Extend existing sidewalks.	▶▶▶▶▶	Staff Time	City	City/County Staff
Construct additional water storage facility.	▶▶▶▶▶	Staff Time	City	City/County Staff
Develop the Master Plan for downtown Waleska and consider design guidelines.	▶▶▶▶▶	Staff Time	City	City/County Staff
Coordinate planning efforts with all local governments and other public/private agencies within Cherokee County.	▶▶▶▶▶	Staff Time	City	City/County Staff
Update zoning code to allow more compact, village-like development.	▶▶▶▶▶	Staff Time	City	City/County Staff

Legend*

*When an arrow is left white, it does not include that year.

FY 2023 
FY 2024 
FY 2025 
FY 2026 
FY 2027 
When full it will look like this: 



5 Appendix

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

Incorporating Related Plans.....A

Community Engagement Materials.....B

Pond Engagement Summary.....C

Pond Existing Conditions.....D

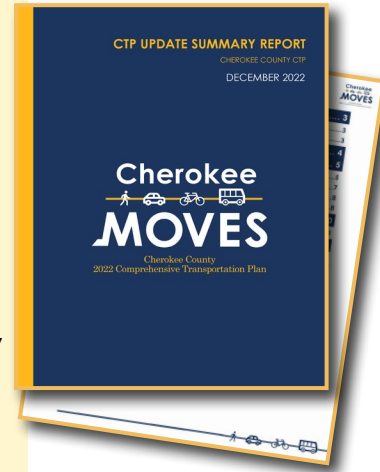
Pond Development Study.....E

Appendix A: Incorporating Related Plans

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

Comprehensive Transportation Plan

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

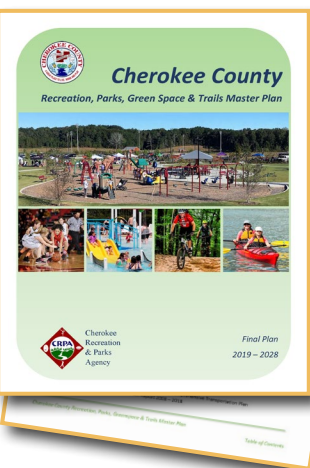


Cherokee By Choice 2.0 - Five Year Strategic Plan

Cherokee County uses Impact Fees to help fund the construction of important facilities for libraries, Parks & Recreation, Sheriff patrol, Fire and Emergency Services, 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 October 2022 for Fiscal Year 2021. The CIE is updated every year with estimated project costs and timelines for design/construction. Information from this plan has been used to supplement the information in the Community Work Program about major capital projects. These projects typically pertain to Public Works, Parks and Recreation, Fire and Emergency Services, as well as enforcement agencies, senior services, and internal government initiatives.

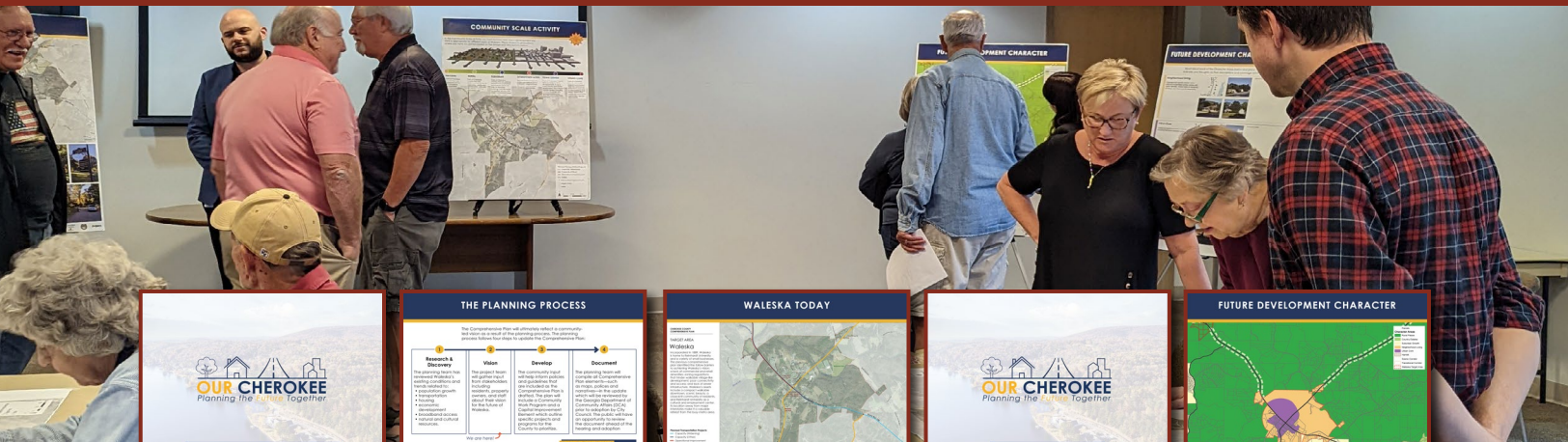
Recreation, Parks, Green Space & Trails Master Plan

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



Appendix B: Community Engagement Materials

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



OUR CHEROKEE
Planning the Future Together

WALESKA TARGET AREA WORKSHOP

Welcome!

cherokeega.com/ourcherokee

THE PLANNING PROCESS

The Comprehensive Plan will ultimately reflect a community's vision for its future. This process involves:

- Research & Discovery:** Gather information about the community.
- Vision:** Develop a shared vision for the future.
- Develop:** Create a plan that addresses the community's needs.
- Document:** Finalize the Comprehensive Plan.

WALESKA TODAY

Current conditions, challenges, and opportunities in the Waleska area.

OUR CHEROKEE
Planning the Future Together

SPREAD THE WORD!

cherokeega.com/ourcherokee

FUTURE DEVELOPMENT CHARACTER

What is the Future Development Map?

FUTURE DEVELOPMENT CHARACTER ACTIVITY

Interactive activity for community members to provide input on future development.

COMMUNITY SCALE ACTIVITY

Activity focusing on the layout and character of the community.

Map showing various development zones and corridors across the Waleska area.

Another map view of Waleska showing development zones and corridors.

RURAL **SUBURBAN** **DOWNTOWN NODE** **TOWN CENTER**

Detailed map with color-coded zones and development corridors.

Hand-drawn map of Waleska with various annotations, lines, and sticky notes attached, representing community input.

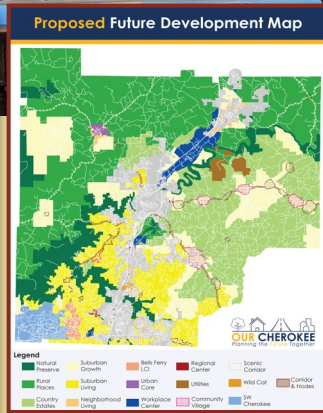
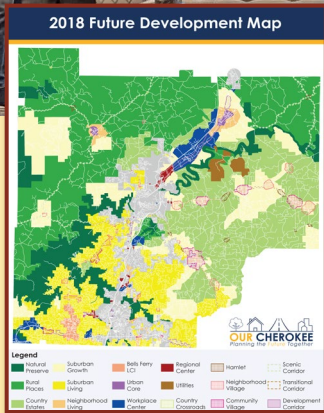
OUR CHEROKEE		Cherokee County	
Waleska Workshop Sign-in Sheet			
November 3, 2022 - Waleska Fire Station Community Room			
Name	City Address	Name	City Address
Robert McNeal	2000...	Mark Shonette Green	
Jane Schwartz		Lucy R. Miller	
Melissa Smith		Julia & Dylan Robertson	
May Holm Lamb		Ross & Lora Ross	
[Signature]		Brandon Collins	
[Signature]			

OUR CHEROKEE
Survey form with multiple choice questions about community preferences.

Survey form with handwritten answers in blue ink.

Survey form with handwritten answers in blue ink, including a date 'Oct 18, 2022'.

Draft Review Community Meeting April 11, 2023 - Northside Cherokee Conference Center



Core Values

Sense of Place
Sense of place is a feeling of connection to a place. It is a sense of belonging and identity. It is a feeling of pride and ownership in a place. It is a feeling of connection to a place that is unique and special.

Housing Opportunities
Housing opportunities are essential for a vibrant and growing community. They provide a sense of stability and security for residents. They also provide a source of income for homeowners and a source of employment for construction workers.

Sustainable Growth
Sustainable growth is growth that meets the needs of the present without compromising the ability of future generations to meet their own needs. It is growth that is economically sound, socially just, and environmentally responsible.

SW Cherokee

Description
SW Cherokee is Cherokee County's only direct connection to I-75 and an important gateway to the county. It is a key location for commercial and industrial development. The area is well-served by major highways and public transit.

Summary Chart

Intensity	Medium Density
Future Development	Medium Density
Land Use	Medium Density
Infrastructure	Medium Density

Wild Cat

Description
Wild Cat is a major employment area, including professional and corporate offices, regional offices, and other commercial uses. It is a key location for business and industry. The area is well-served by major highways and public transit.

Summary Chart

Intensity	Employment Density
Future Development	Employment Density
Land Use	Employment Density
Infrastructure	Employment Density

Corridor and Nodes

Description
Corridor and nodes are key locations for development and growth. They provide a sense of direction and identity for a community. They also provide a source of income for homeowners and a source of employment for construction workers.

Summary Chart

Intensity	Medium Density
Future Development	Medium Density
Land Use	Medium Density
Infrastructure	Medium Density

Plan Review Workshop Sign-in Sheet

April 11, 2023 - Northside Cherokee Conference Center

Name	Email Address
Andy Potts	
Johnnie a. Smith	
Bill Reynolds	
Theresa Sweeney	
Hilena Sweeney	
Millicene Miller	
Kevin Jones	

Plan Review Workshop Sign-in Sheet

April 11, 2023 - Northside Cherokee Conference Center

Name	Email Address
Corey Richee	
Jim Richee	
Jason Johnson	
Angelyn Spraggery	
Susan King	
Paul Cartwright	
Paula Spahn	
Ed McPherson	
Bobby Thomas	

OUR CHEROKEE

Core Values

1. On the scale below, please indicate your level of agreement with the following Core Values based on how well they represent community goals.

1 (I do not agree at all) 2 3 (I completely agree)

Sense of Place

Housing Opportunities

Sustainable Growth

OUR CHEROKEE

Corridor and Nodes

1. On the scale below, please indicate your level of agreement with the following Core Values based on how well they represent community goals.

1 (I do not agree at all) 2 3 (I completely agree)

SW Cherokee

Wild Cat

OUR CHEROKEE

SW Cherokee

1. On the scale below, please indicate your level of agreement with the following Core Values based on how well they represent community goals.

1 (I do not agree at all) 2 3 (I completely agree)

Wild Cat

Corridor and Nodes

Appendix C: Pond Engagement Summary



OUR CHEROKEE PUBLIC ENGAGEMENT SUMMARY

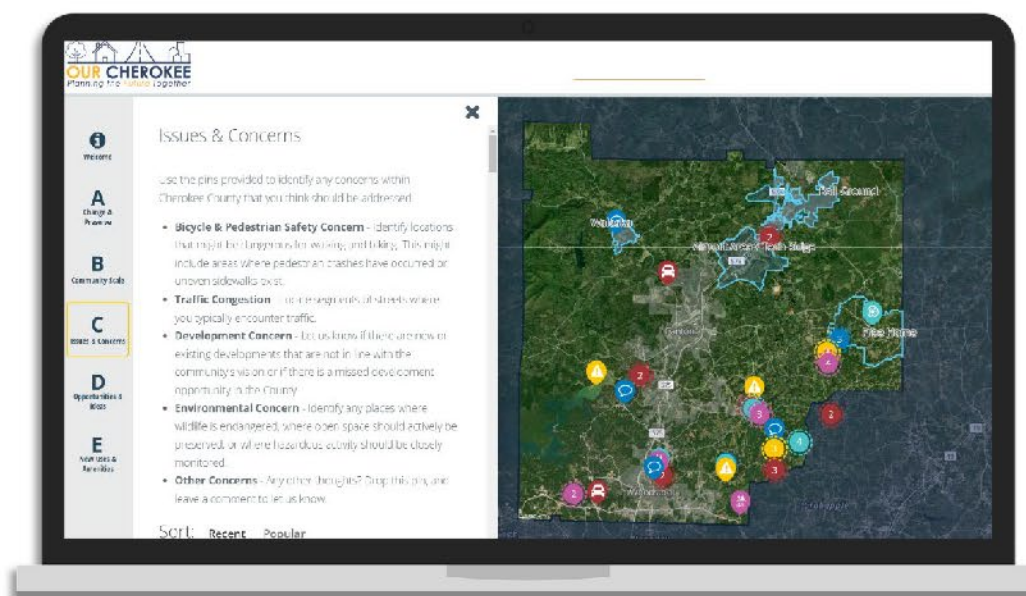
Public input is imperative to the Cherokee Comprehensive Plan update process. To kick off the engagement process, four in-person workshops were held, as the target areas are given special attention in the Comprehensive Plan, and it was important to solicit direct input from the residents and property owners in those areas. In addition to the in-person workshops, an online survey and interactive mapping tool were created and distributed to the public to complete. The online survey garnered 787 responses.

In-person Workshops - Workshops were held in the four target areas including Ball Ground, Waleska, Airport/Tech Ridge, and Freehome. Each workshop had several boards that outlined the planning process,, why the target area was chosen, and activities for participants to share their input on community scale and Character Areas.

Online County-wide Survey - The online survey was developed to ask participants more broad questions about their experiences in Cherokee County. The questions included their thoughts on broadband in the County, sustainability, and character areas.

Online Ball Ground Survey – The City of Ball Ground created a survey with questions specific to the City.

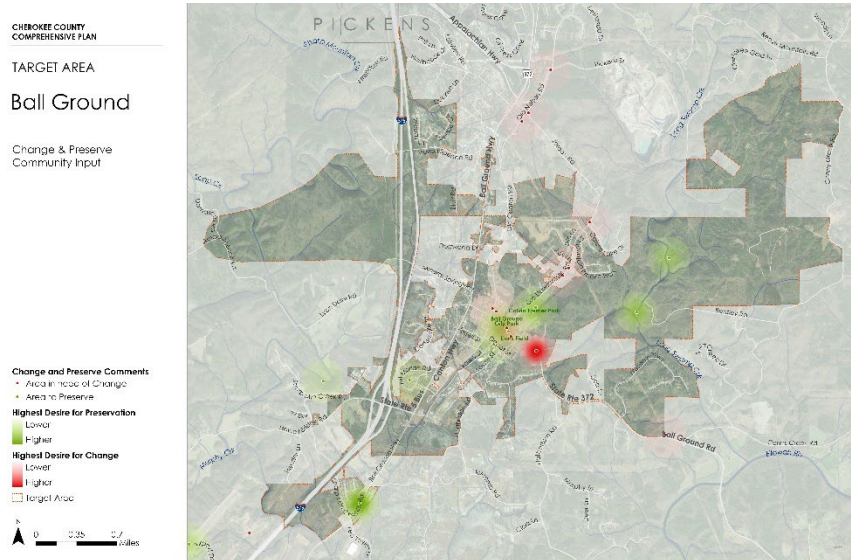
Online Interactive Mapping Tool – Social PinPoint, an online mapping tool, was used to allow participants to ‘drop pins’ in the locations they want to see changed or preserved. They could also identify areas of specific community scales, issues & concerns, opportunities & ideas, and new uses & amenities. This document summarizes key takeaways, see a comprehensive list of community comments in **Attachment A: Online Engagement Comment Inventory**.



WORKSHOP TAKEAWAYS

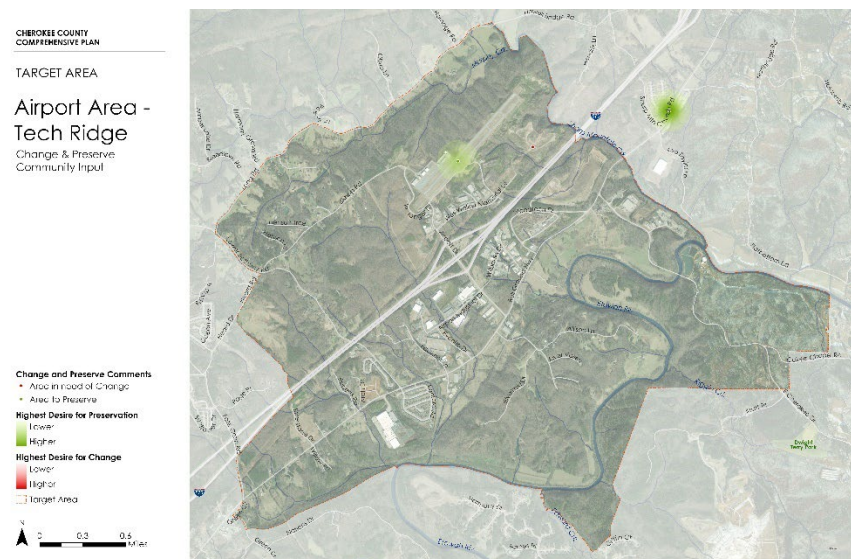
Ball Ground Workshop – The Ball Ground workshop was held on October 25, 2022 at City Hall with 24 people in attendance. Key takeaways in this target area include:

- Growth along Dawsonville Highway may be appropriate and supported once the road is widened.
- Continue to add community spaces and events to downtown Ball Ground.
- Preserve neighborhoods and try to mitigate congestion along Ball Ground Highway.
- Improve the rail crossing at Jordan Road.
- Preserve of wetlands & Long Swamp Creek



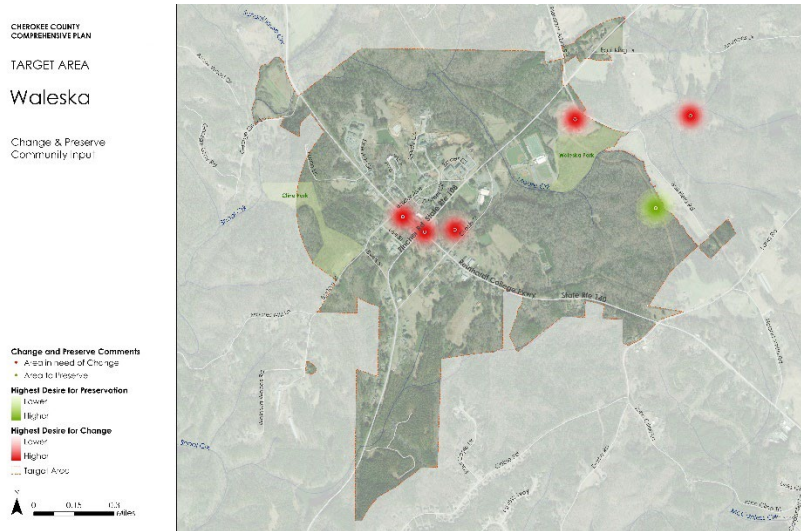
Airport/Tech Ridge Workshop - The Airport/Tech Ridge workshop was held on October 27, 2022 at Fire Station #21 with 2 people in attendance. Key takeaways in this target area include:

- Concerns about congestion if development increases – particularly in the eastern part of Cherokee.
- The County should consider river access in this target area.



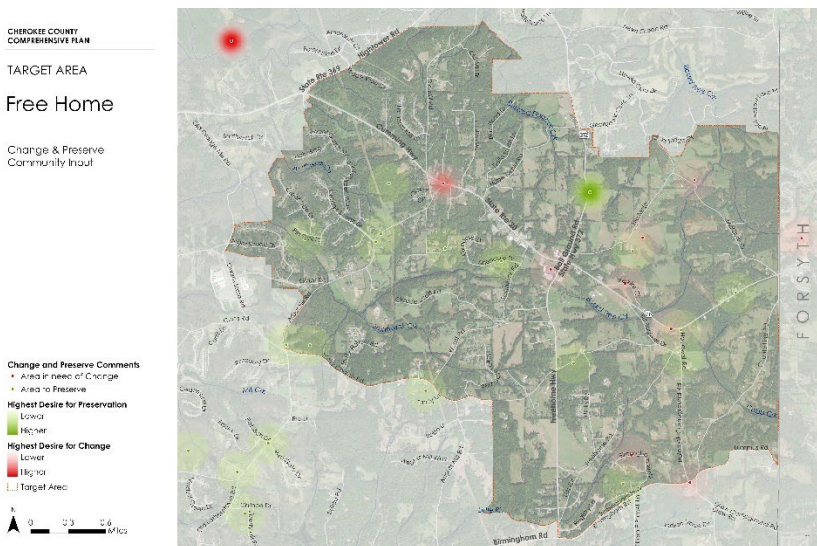
Waleska Workshop – 12 people attended the Waleska Workshop held at Fire Station #12 on November 3, 2022. Key takeaways in this target area include:

- Improvements needed at Fincher Road and Reinhardt College Parkway.
- Splashpad needs a consistent schedule.



Free Home Workshop – The Free Home workshop was held on November 10, 2022 at Fire Station #4. Key Takeaways in this target area include:

- Protected bike lanes, multi-use trails, and sidewalks should be prioritized in Free Home, particularly on Holbrook Campground Road and around the intersection of Cumming Highway and Ball Ground Road.
- Any future development should be of a high quality and well thought out.
- All responses to Community Scale were Rural, and comments illuded to zoning remaining the same and preserving low density sites.
- New commercial development should be concentrated along Highway 20.





Ball Ground Workshop



Airport/Tech Ridge Workshop



Free Home Workshop

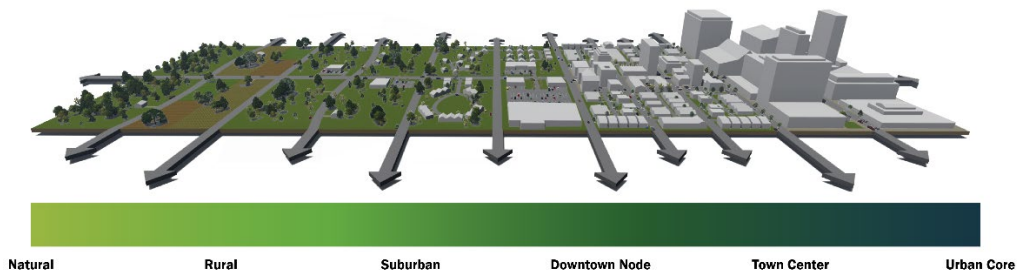


Waleska Workshop

ADDITIONAL INPUT

Because the Comprehensive Plan addresses all unincorporated parts of Cherokee County, not just the target areas, participants could leave comments on the entire map of county. This input is summarized below.

- Community Scale** - The majority of the community scale feedback indicated that participants want to see much of the county remain rural. Pockets of higher density development (Downtown and Town Center) may be appropriate along major corridors and in Hickory Flat. No comments were left in support of the “urban core” community scale. Participants referred to the community scale transect below, and the following maps represent general interest in each scale across the County.

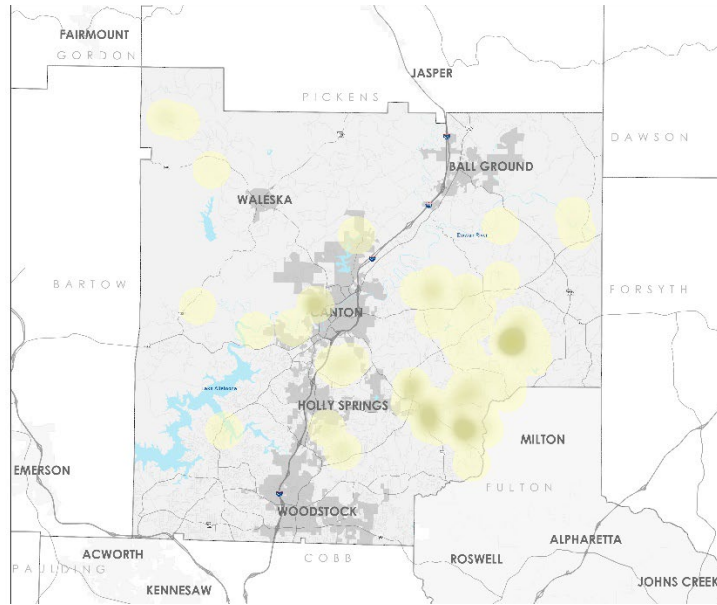


Natural Rural Suburban Downtown Node Town Center Urban Core

Community
Scale Input

"Natural" Scale Comments

Less Support
More Support

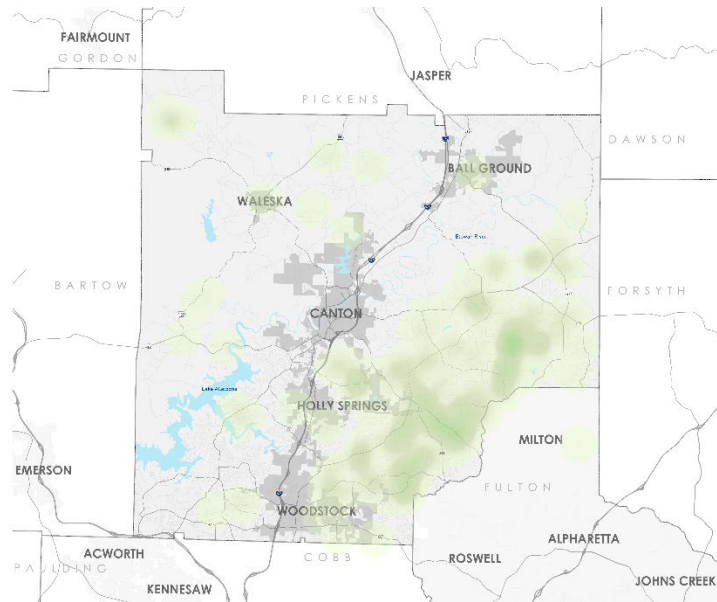


Natural Scale Preference – Parts of Cherokee County respondents believe should be left completely undeveloped.

Community
Scale Input

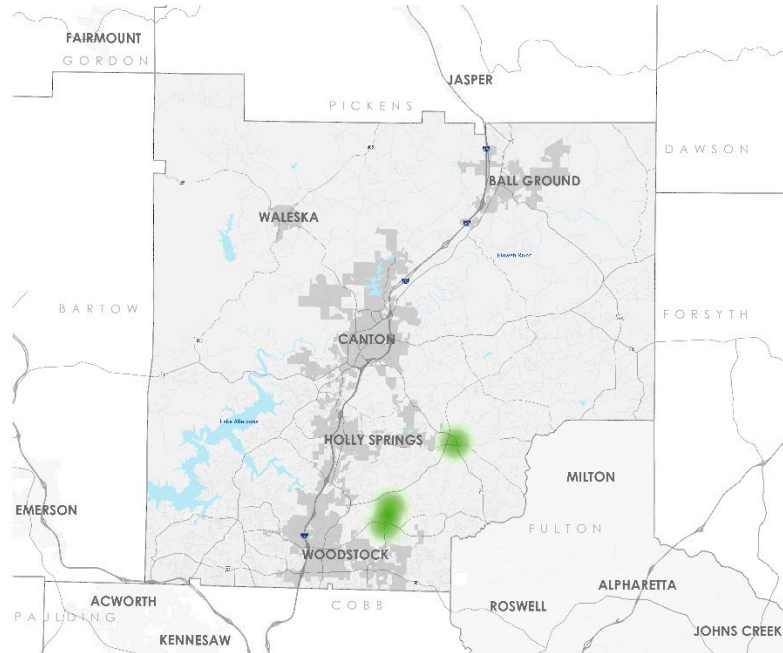
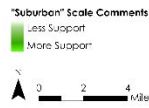
"Rural" Scale Comments

Less Support
More Support



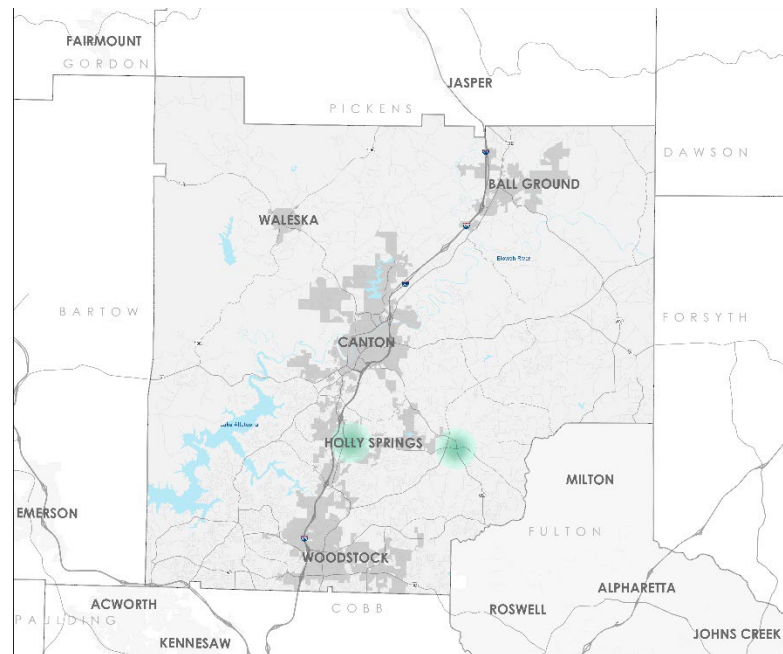
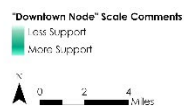
Rural Scale Preference – Parts of Cherokee County respondents believe should be left to agriculture, agritourism, conservation, and very low-density housing and similar uses.

Community Scale Input



Suburban Scale Preference – Parts of Cherokee County respondents believe should have a suburban environment (typically one- or two-story buildings that are mostly accessible via car, with larger commercial areas along major roads).

Community Scale Input

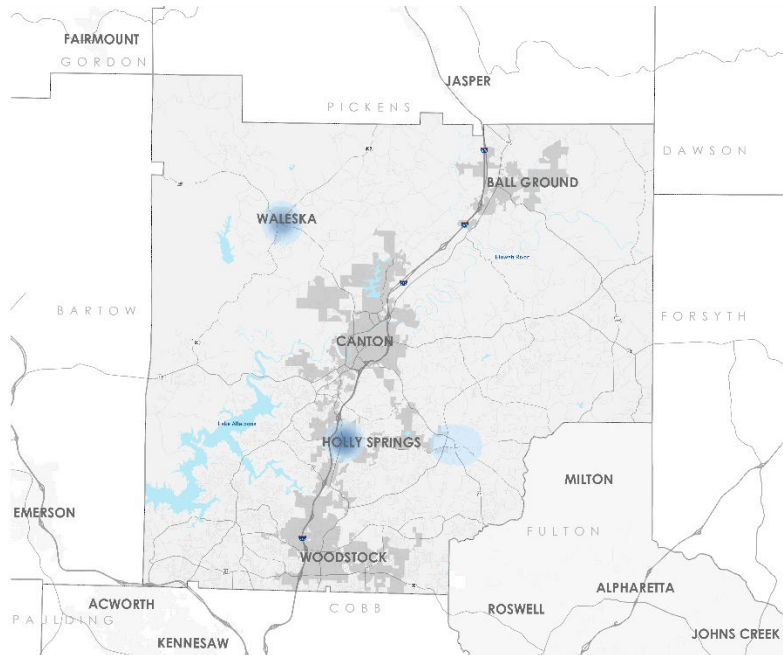


Downtown Node Scale Preference – Parts of Cherokee County respondents believe that a walkable, neighborhood downtown environment would be appropriate.

Community
Scale Input

'Town Center' Scale Comments

Less Support
More Support



Town Center Scale Preference – Parts of Cherokee County where respondents believe have an opportunity to be a more intense and active environment. This category include centers including 1-3 story buildings with accommodations for bicyclists and pedestrians.

- **Change & Preserve** - Responses to the Change/Preserve activity were varied. Many participants said they would like to see additional sidewalks within the county, especially when there is an opportunity to connect schools to residential areas. Most of the 'preserve' pins were on residential and rural areas, where people want to see no new development or low-density compatible development. Refer to the heat map below:

Change &
Preserve
Community
Input

Change and Preserve Comments

Area in need of Change
Area to Preserve

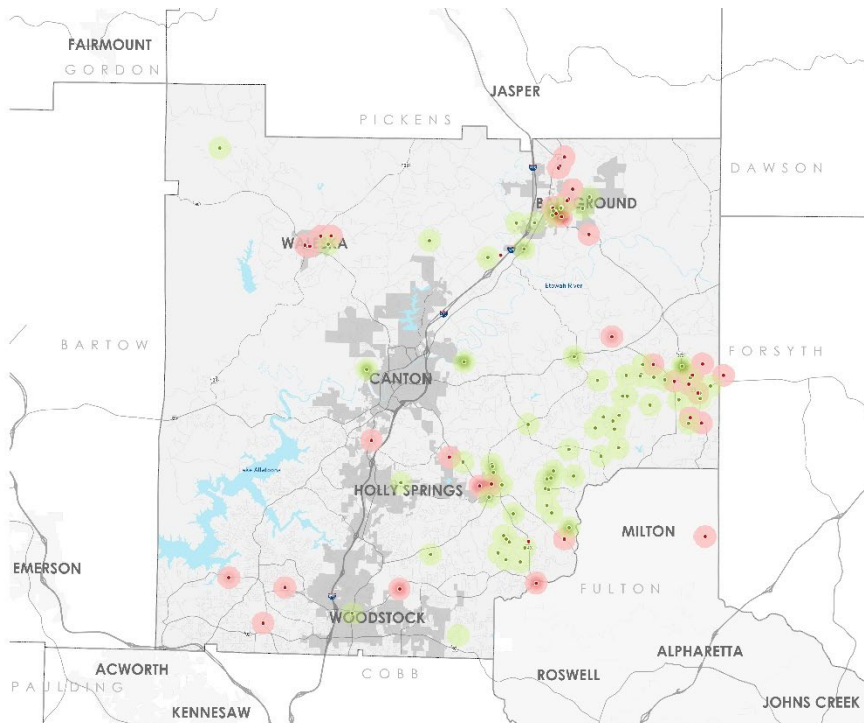
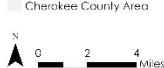
Highest Desire for Preservation

Lower
Higher

Highest Desire for Change

Lower
Higher

County Boundaries
Cherokee County Area



- **Issues & Concerns** - Issues and Concerns from participants centered on a lack of pedestrian and bicycle safety, as well as environmental concerns related to on going and new development respecting the rules and regulations to keep the land, streams, and rivers safe. Development concerns are related to high-density developments that are not compatible with the surrounding area(s).
- **Ideas & Opportunities** – The county residents see more opportunities for parks and open space, as well as bicycle and pedestrian infrastructure that would increase the safety of users.
- **New Uses & Amenities** – Input for new uses and amenities in the county include small businesses in visually appealing buildings. Participants noted they do not want to see more strip malls, and those that already exist and are vacant should be revitalized with better uses more suited to the community.



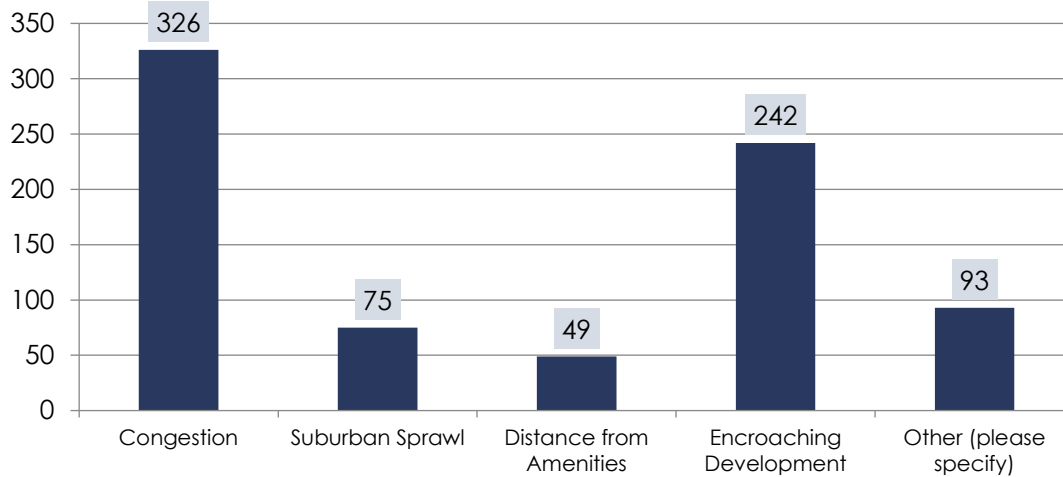
In-person input was provided using tags, so participants could pinpoint their comments to a specific location.

ONLINE SURVEY SUMMARY

The county-wide online survey was shared on social media and through word of mouth ultimately reaching over 750 people.

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

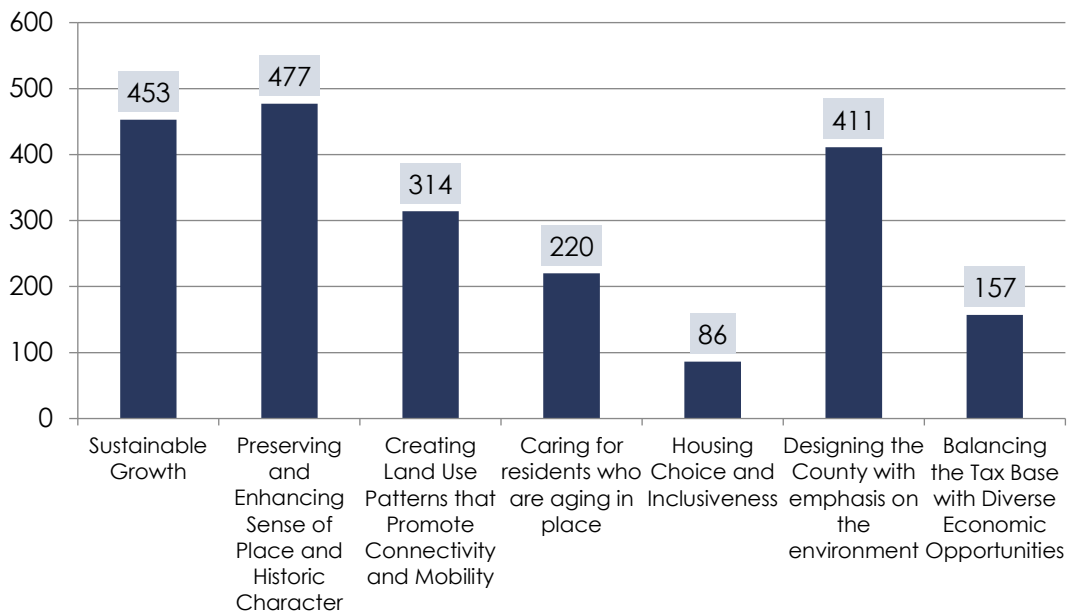
782 responses



See **Attachment B** for a comprehensive list of community comments.

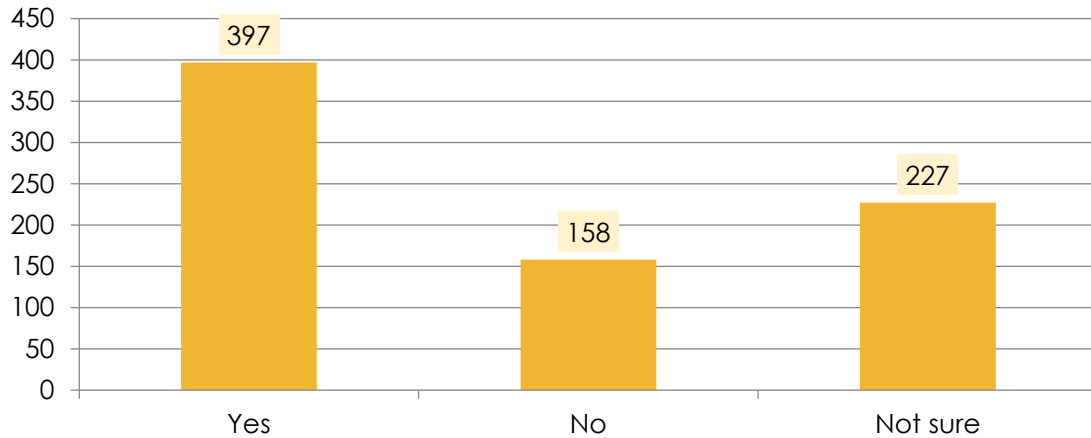
2. What 3 core issues should Cherokee County prioritize? (Select up to three answers)

782 responses



3. The Future Development Map is developed through the analysis of current and future conditions and land use patterns. The map shows Character Areas - distinct areas based on characteristics like topography, natural resource sensitivity, availability of infrastructure, and needs demonstrated by residential and employment forecasts. Below is the Future Development Map from the 2018 Comprehensive Plan update. Based on the Future Development Map (2018) do you think your character area accurately reflects where you live?

779 responses



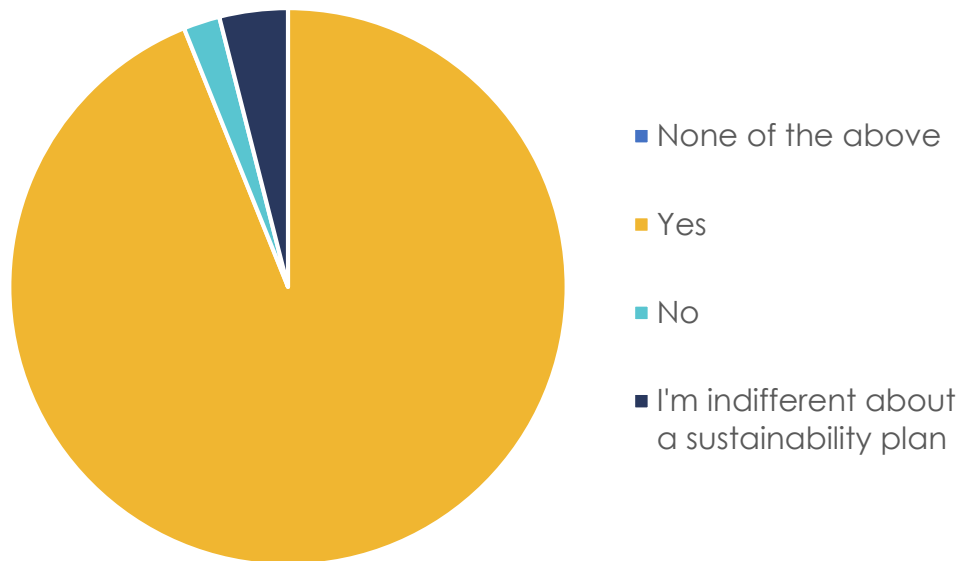
4. On the scale below, please indicate how important sustainable growth is in Cherokee County.

786 responses

Average response: **3.7**

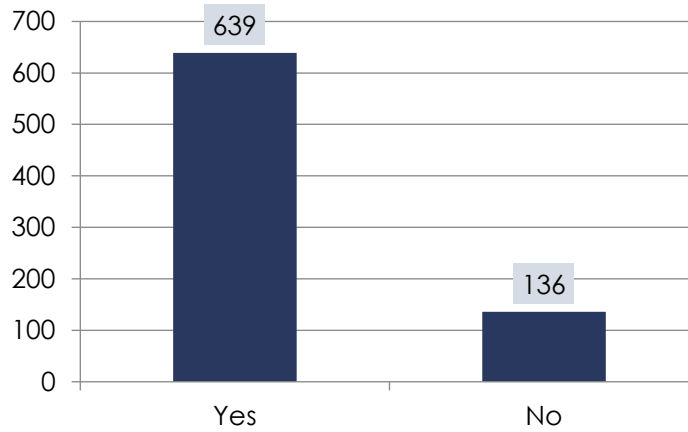
5. Should the county look into establishing a sustainability plan to protect Cherokee County's natural spaces?

784 responses



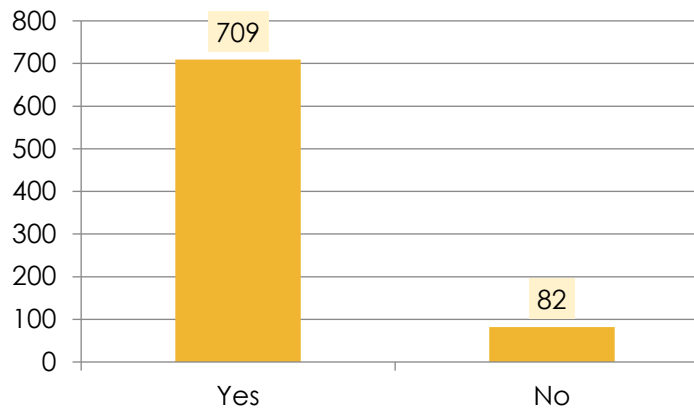
6. As Cherokee County grows, should new development be encouraged to incorporate sustainable building practices? (ie. regional stormwater detention, waste reduction, 'green' building materials, energy conservation measures, etc.)

775 responses



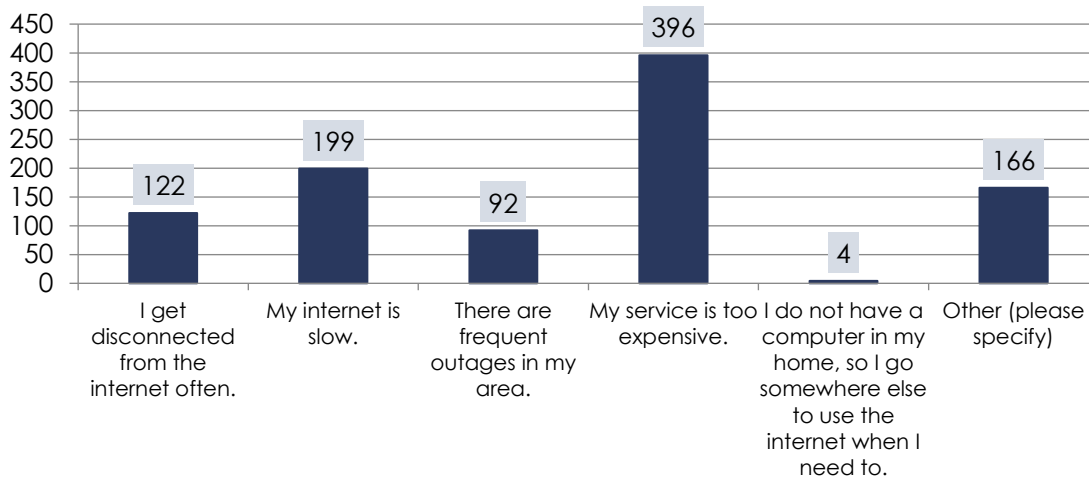
7. Do you have access to consistent and reliable internet at home?

781 responses



8. What issues do you encounter most often with internet access?

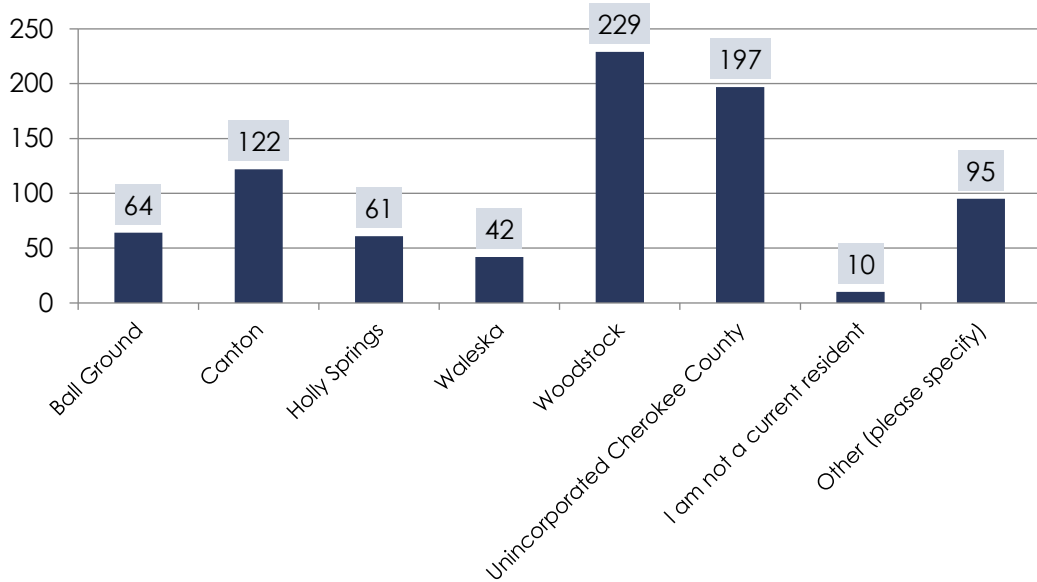
736 responses



See **Attachment B** for a comprehensive list of community comments.

9. Where in Cherokee County do you live?

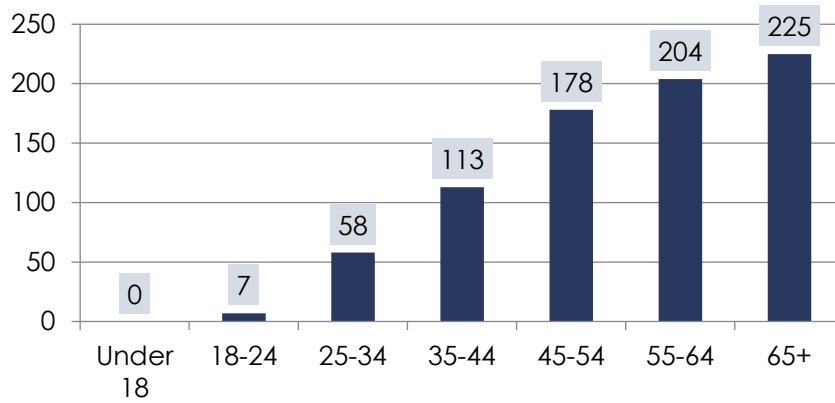
787 responses



See **Attachment B** for a comprehensive list of community comments.

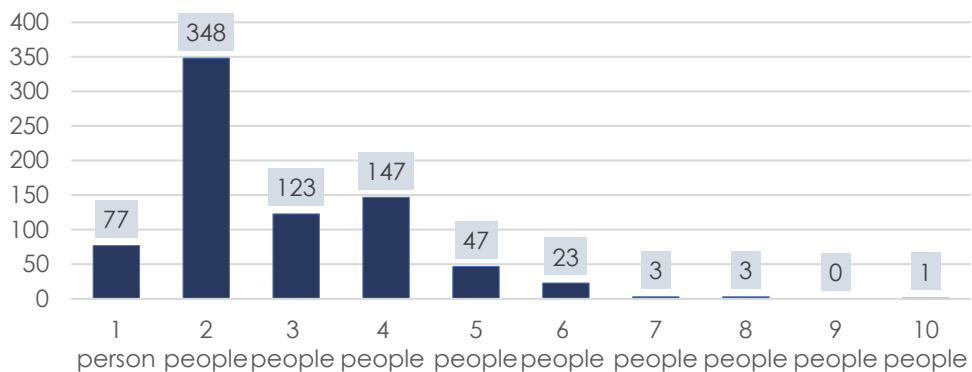
10. What is your age?

785 responses



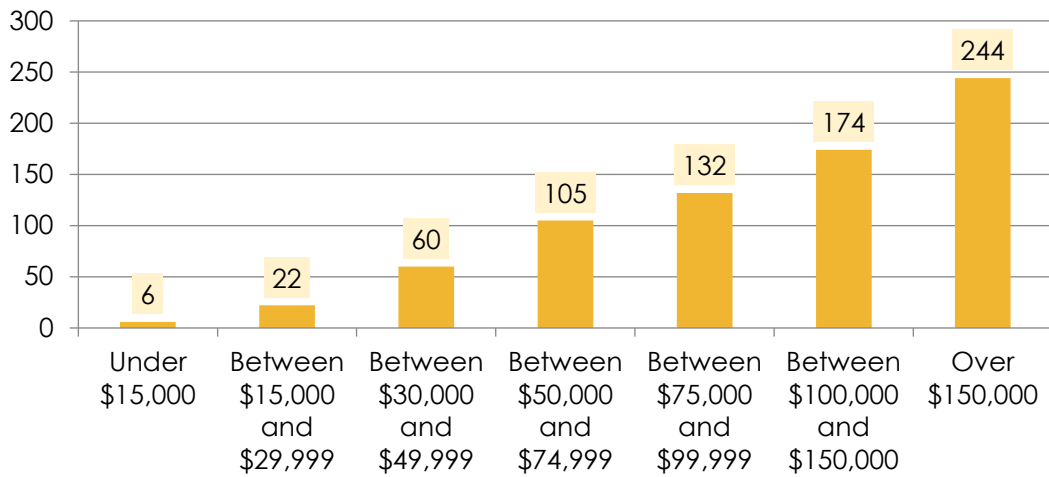
11. Including yourself, how many people live in your household?

773 responses



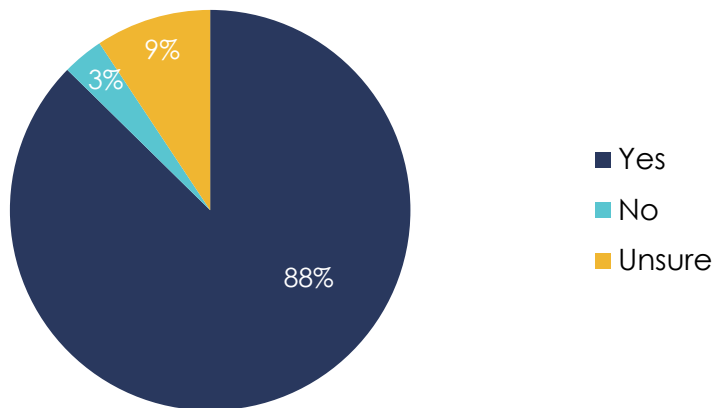
12. Which range accurately describes your income?

769 responses



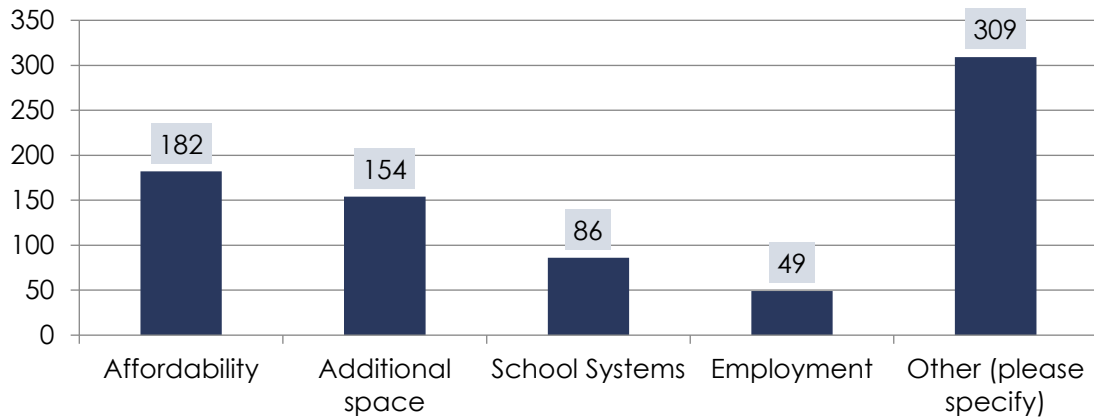
13. Do you plan to make Cherokee County your home for the foreseeable future?

783 responses



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

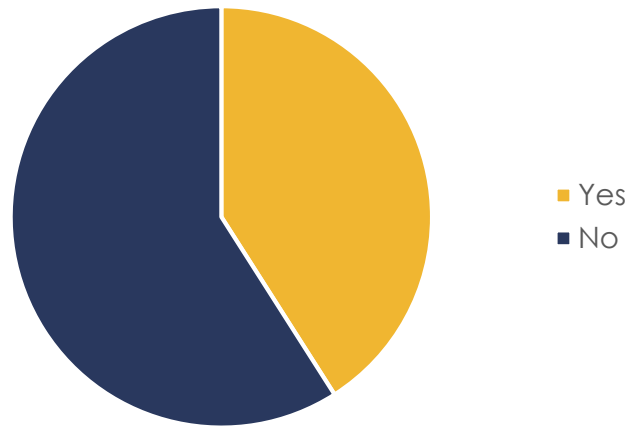
581 responses



See **Attachment B** for a comprehensive list of community comments.

15. If currently employed, do you work within Cherokee County?

775 responses



16. Is there any other information - ideas, issues, concerns - you would like to share with the project team?

Survey respondents made mention of several concerns, some that rose to the top as common responses included:

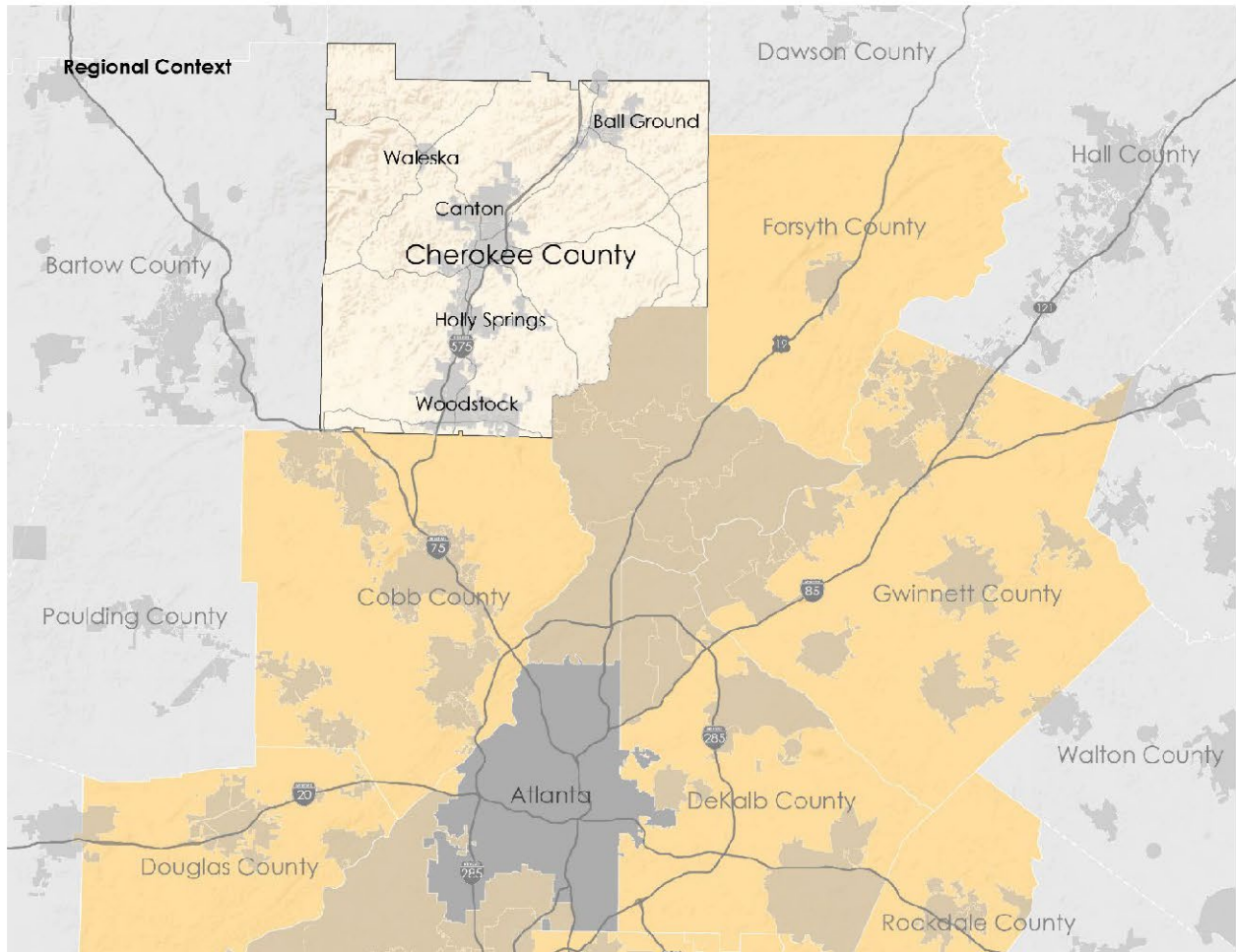
- Traffic Congestion and needed transportation investment throughout the County
- A desire for Cherokee County's rural nature to be preserved
- A need to thoughtfully manage Cherokee County's population growth and development patterns
- A desire for additional recreation opportunities

See **Attachment B** for a comprehensive list of community comments.

Appendix D: Pond Existing Conditions



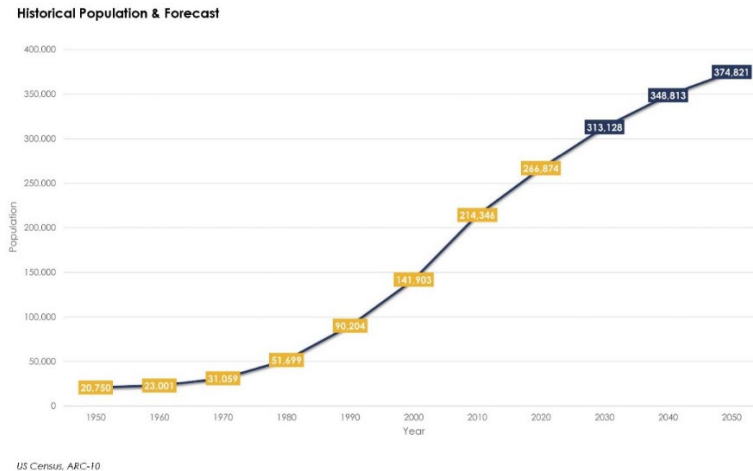
CHEROKEE COUNTY TODAY



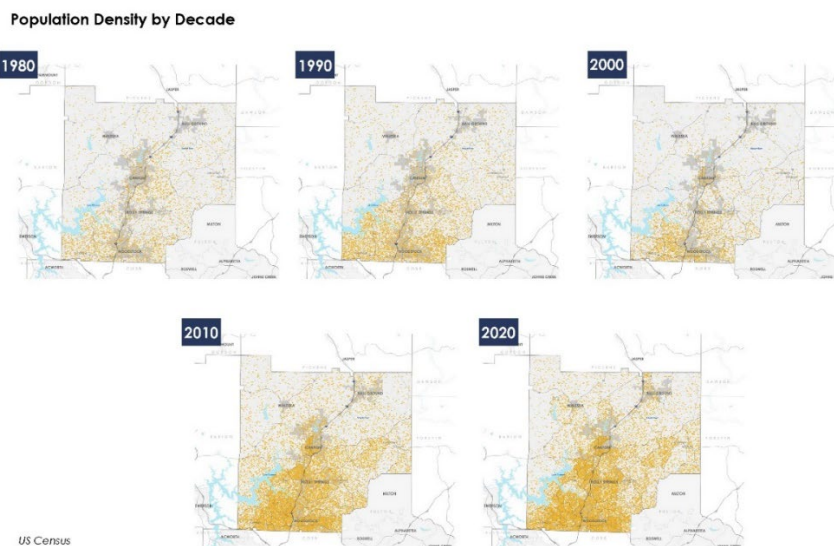
Population Trends

Historical Population Growth & Population Projections

Between 2010 and 2020, Cherokee County saw a 24% increase in population with nearly 267,000 residents counted in the 2020 Census. The population is projected to continue to rise through 2050, when the Atlanta Regional Commission estimates the County will have over 374,000 residents. The graph below suggests that the rate of growth will slow slightly, but the overall number of those moving into and growing their families in the County will continue to rise. As the County's growth continues, it is important to consider how this growth will impact infrastructure, and how the County can plan for the needs of these future residents.



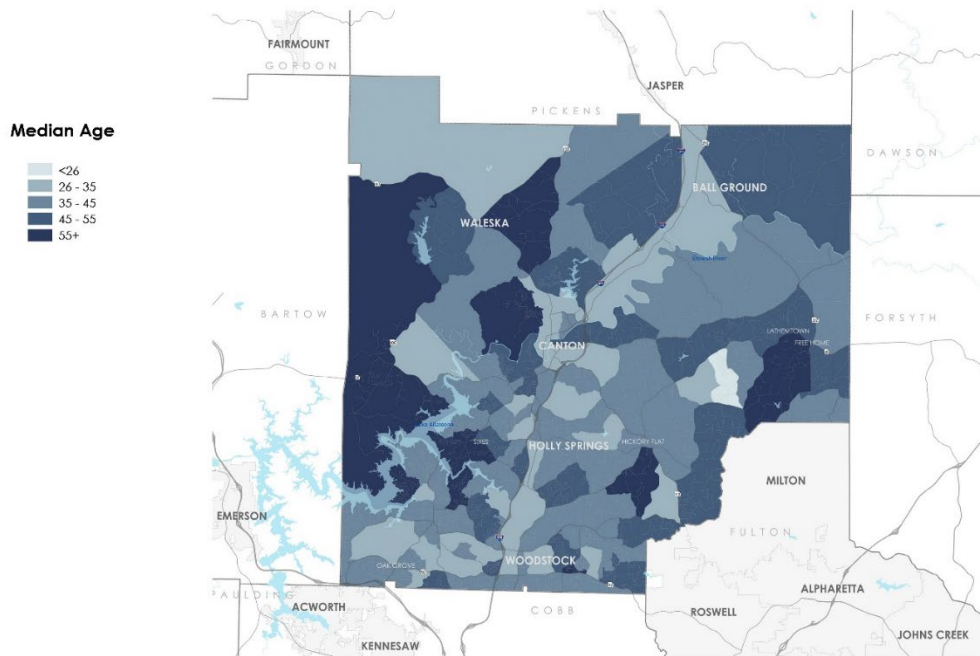
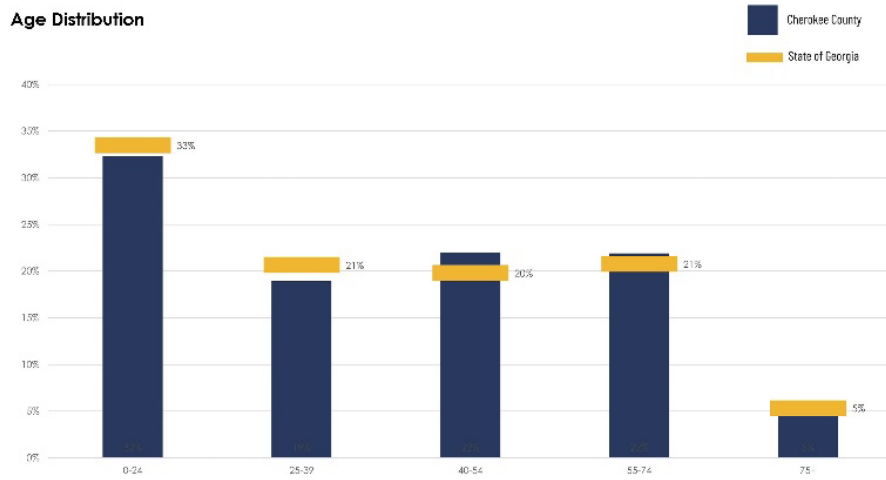
Population by Decade is a great way to determine where in the County people have been moving and may provide insight into where future residents will find their homes. Since 1980, Cherokee has seen tremendous growth in the central and southern parts of the County. People may want the benefits of Cherokee County while remaining close to job centers in Metro-Atlanta. In the northern portion of Cherokee, the population growth has concentrated around incorporated areas like Ball Ground and Waleska. More recently, the population has expanded in east Cherokee, close to Forsyth County.



Who lives in Cherokee County?

Age Distribution

The age distribution chart below compares the percentage of the population in each age group between Cherokee County and the State of Georgia. Cherokee County is almost on par with the State of Georgia, although it skews slightly older. Cherokee County has a lower percentage of residents in their 20's and 30's than the State of Georgia and a higher percentage of residents older than 40. As the population of the County continues to grow and the pandemic shifts the needs and wants of Metro-Atlanta residents, Cherokee County may 'get younger,' but it's important to consider how this older generation will be cared for within the County.

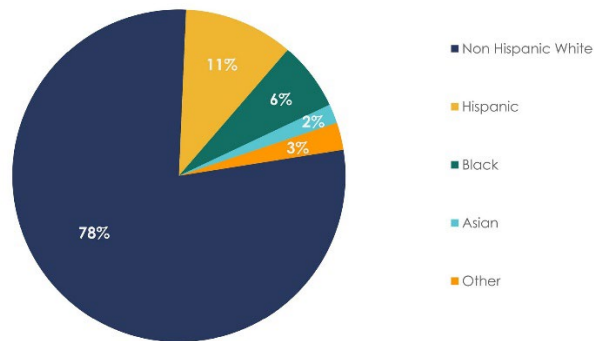


American Community Survey 2016-2020 5-Year Estimate

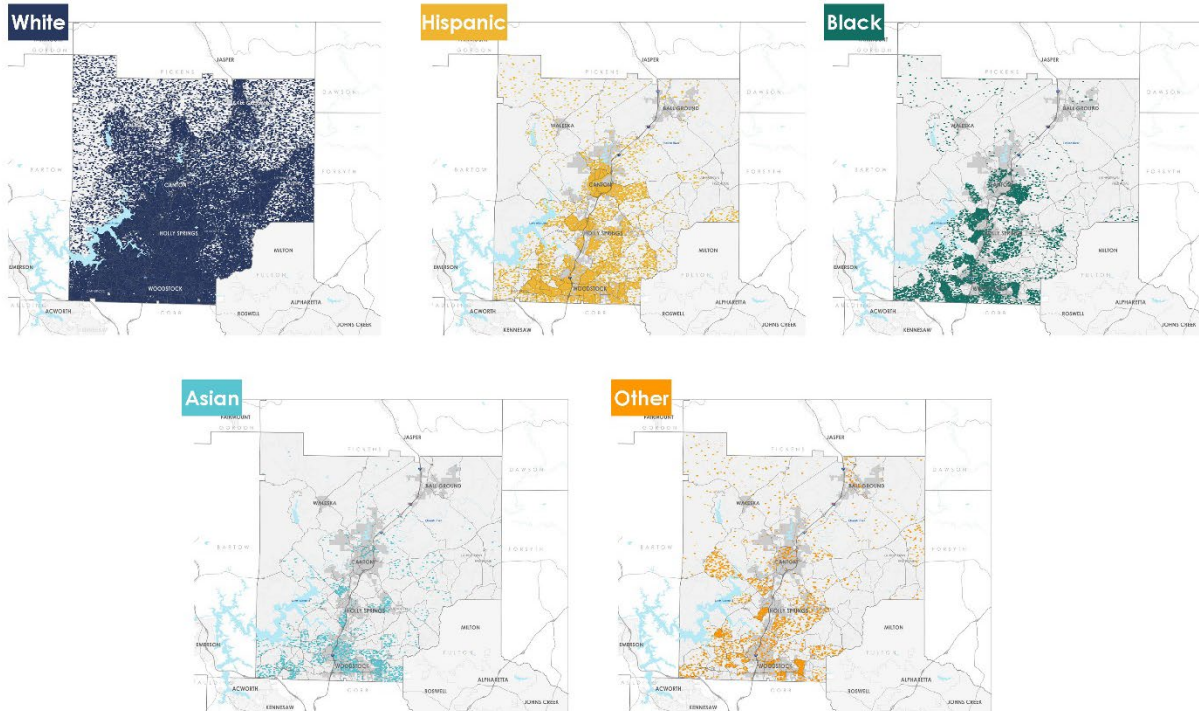
Race & Ethnicity

Cherokee County's population is over 75% Non-Hispanic White, with the next two biggest population groups identifying as Hispanic and Black. The maps below outline that those who identify as Non-Hispanic White are scattered all around Cherokee County, while those who identify as other races includes Hispanic, Black, Asian and Other are concentrated in the southern and central portions of the County. In 2015, the Non-Hispanic White population was over 80%, so this 2020 data illustrates that the County is becoming more diverse.

Race & Ethnicity Distribution



Race & Ethnicity Density

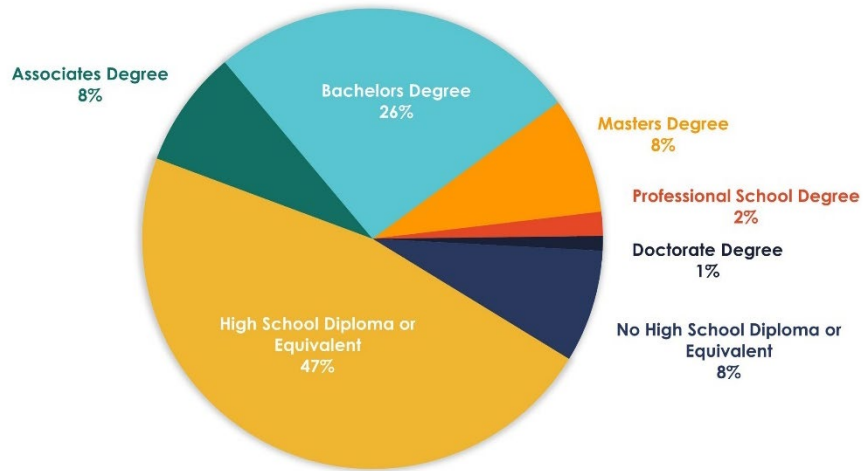


Economic Development Snapshot

Educational Attainment

Cherokee County is highly educated with 45% of the population having an Associates Degree or higher. 47% of the population has a high school diploma or equivalent and just 8% has no high school diploma.

Educational Attainment

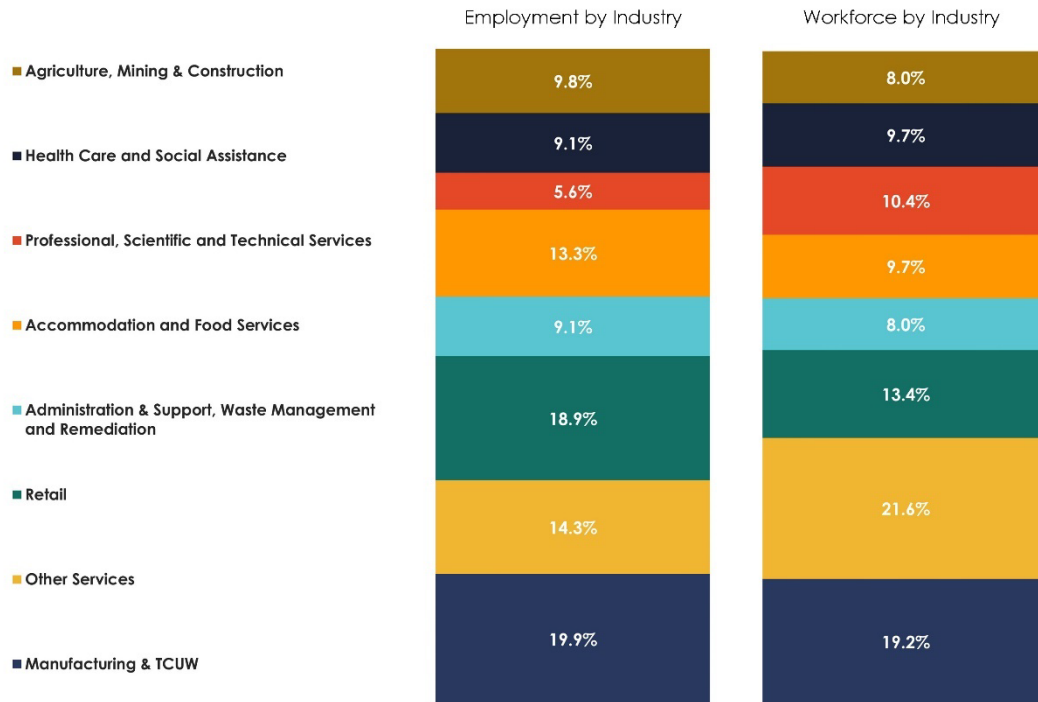


American Community Survey 2016-2020 5-Year Estimate

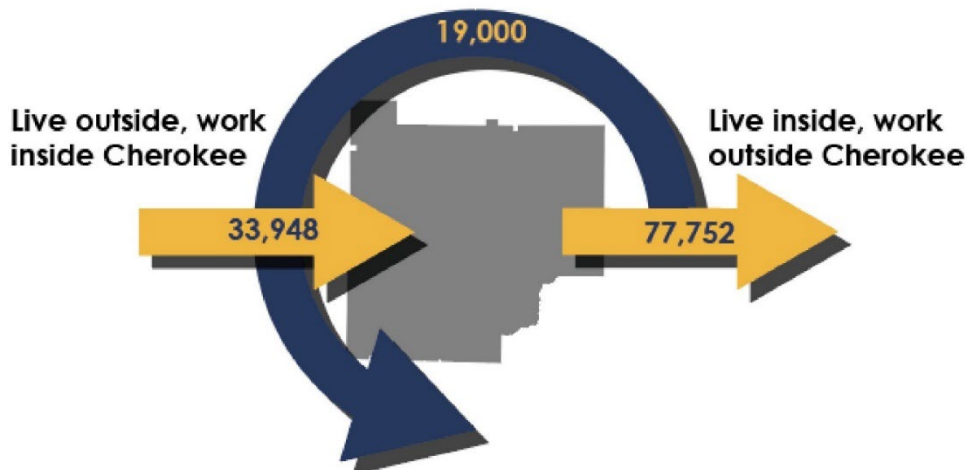
Employment & Workforce by Industry

The jobs that Cherokee County employs and the workforce of Cherokee County residents are vastly similar. The largest industries that locate in Cherokee County include Manufacturing, Administrative Support, Waste Management, and Remediation which together make up 18.9% of Cherokee County's employment. While Cherokee County's workforce has a similar makeup of jobs housed in the County, around 77,000 residents leave Cherokee County to work every day.

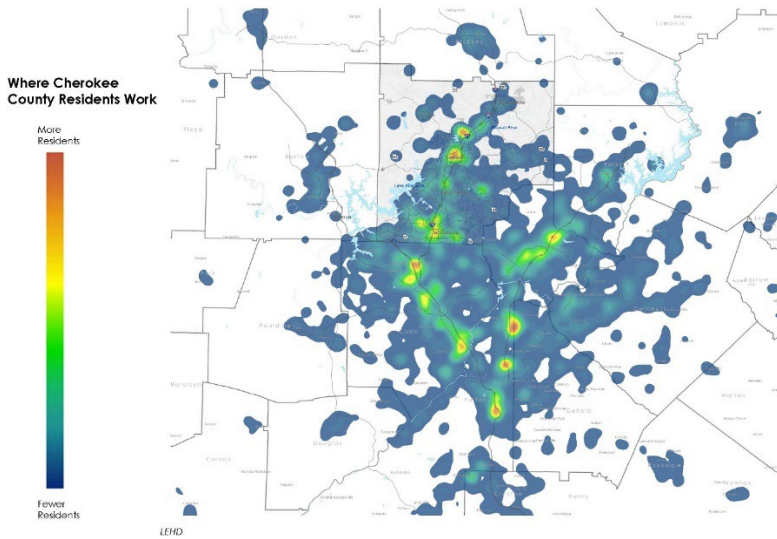
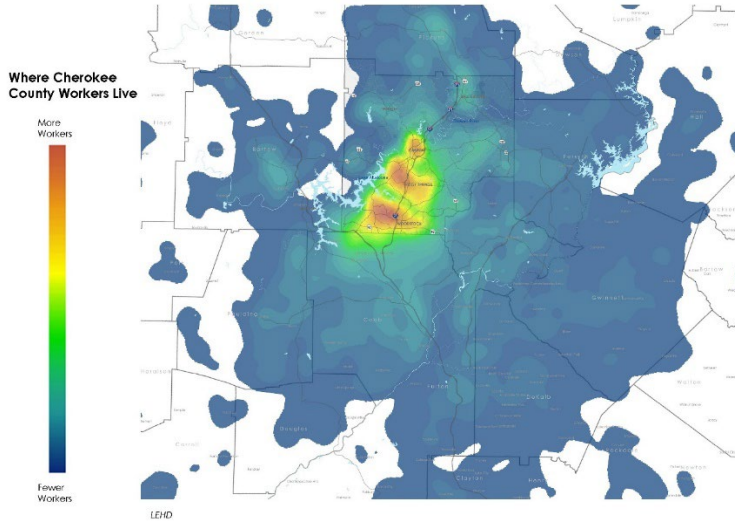
Employment and Workforce



Live and work in Cherokee



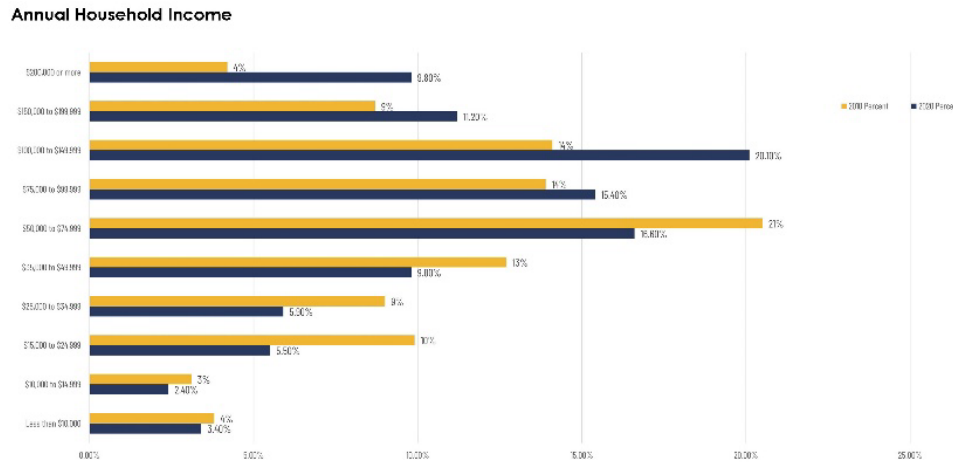
Much of Cherokee County's employees live in Cherokee County, however, some commute from all around the Metro Atlanta area. Most Cherokee residents who work commute to other metropolitan job centers including Kennesaw, Cumberland, Perimeter, Alpharetta, Buckhead, Midtown, and Downtown.



Housing & Households Snapshot

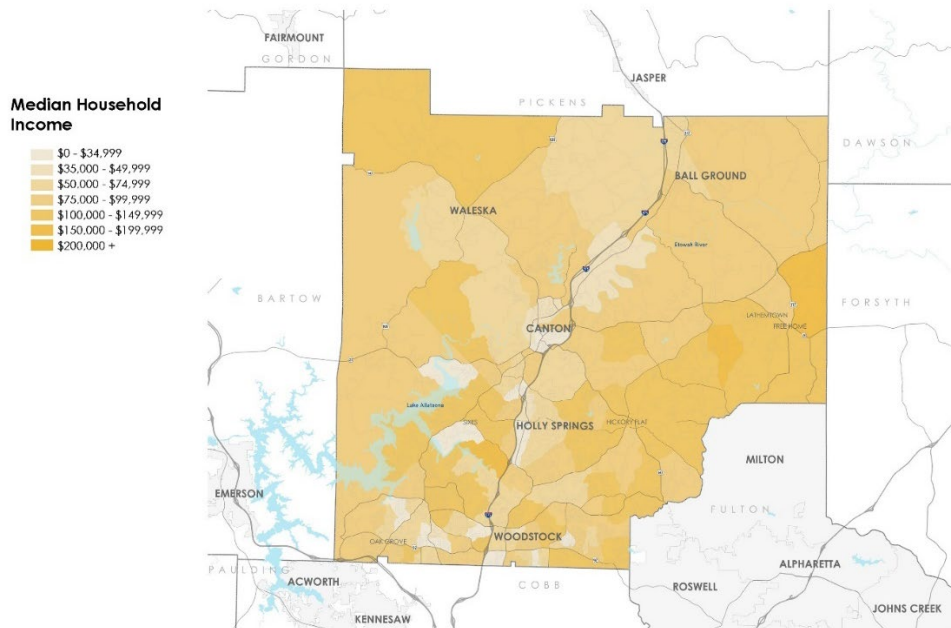
Income

The graph below shows the change in annual income of Cherokee County's population from 2010 to 2020, illustrating that the County has become wealthier. The three highest income brackets, between \$75,000 and \$200,000 or more each saw an increase in the number of people attaining that income, while several of the lower brackets saw a decrease. This change in household income can create more demand for services and high-cost housing and can also present a threat to those with a lower income who may have difficulty finding affordable homes, and services close to their home.



American Community Survey 2016-2020 5-Year Estimate

As growth has primarily been focused in south and central Cherokee County, the median household income has increased in these areas.



American Community Survey 2016-2020 5-Year Estimate

Housing Occupancy

The County has an extremely high occupancy rate at 95%. This shows that the County has met the housing demand for its growing population appropriately and that when a home is available for rent or purchase, Cherokee is demand enough for the home to likely be occupied quickly. Of the 95% Occupied housing, 56% are units where the occupants have a mortgage, while 20% do not have a mortgage. Another 24% live in rental housing.

Housing Occupancy



American Community Survey 2016-2020 5-Year Estimate

Occupied Housing Units by Ownership



American Community Survey 2016-2020 5-Year Estimate

Cherokee County's housing stock is primarily detached single-family homes, with some townhomes (attached) and apartments to meet the demand for rental housing. A small part of the County's housing stock is mobile homes.

Housing Units by Building Type

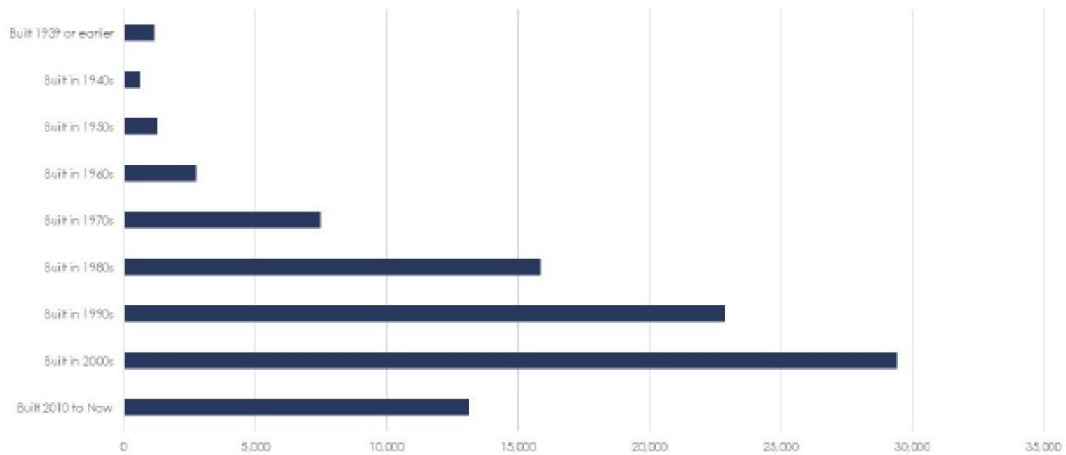


American Community Survey 2016-2020 5-Year Estimate

Age of Housing Units

Much of Cherokee's housing stock was built after 1980. Between 2000 and 2010, almost 30,000 units were constructed, and between 1970 and 2010, there was a steady increase in the number of homes built. After 2010 less homes were constructed, which could be due to the feasibility of construction after the 2008 recession.

Age of Housing Units by Timeframe



American Community Survey 2016-2020 5-Year Estimate

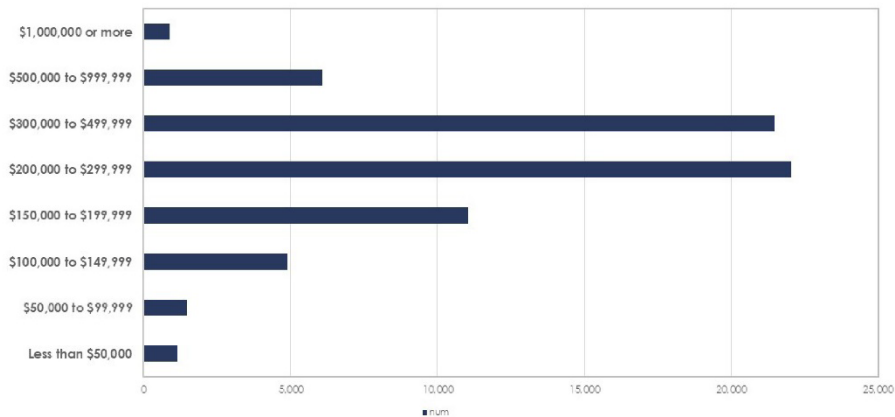
Building Permits

From 2018 to 2022, there were over 6,800 building permits issued for new residential construction in Cherokee County. During 2020, Cherokee accepted over 600 permits, signaling consistent demand for housing during the Covid-19 pandemic.

Home Values & Gross Rent

The chart below illustrates how many households are within each home value bracket. In 2015, the median home value was \$223,200 and in 2020, it jumped to \$271,300 – a 21% increase. This increase is in line with the increase in household income in the County.

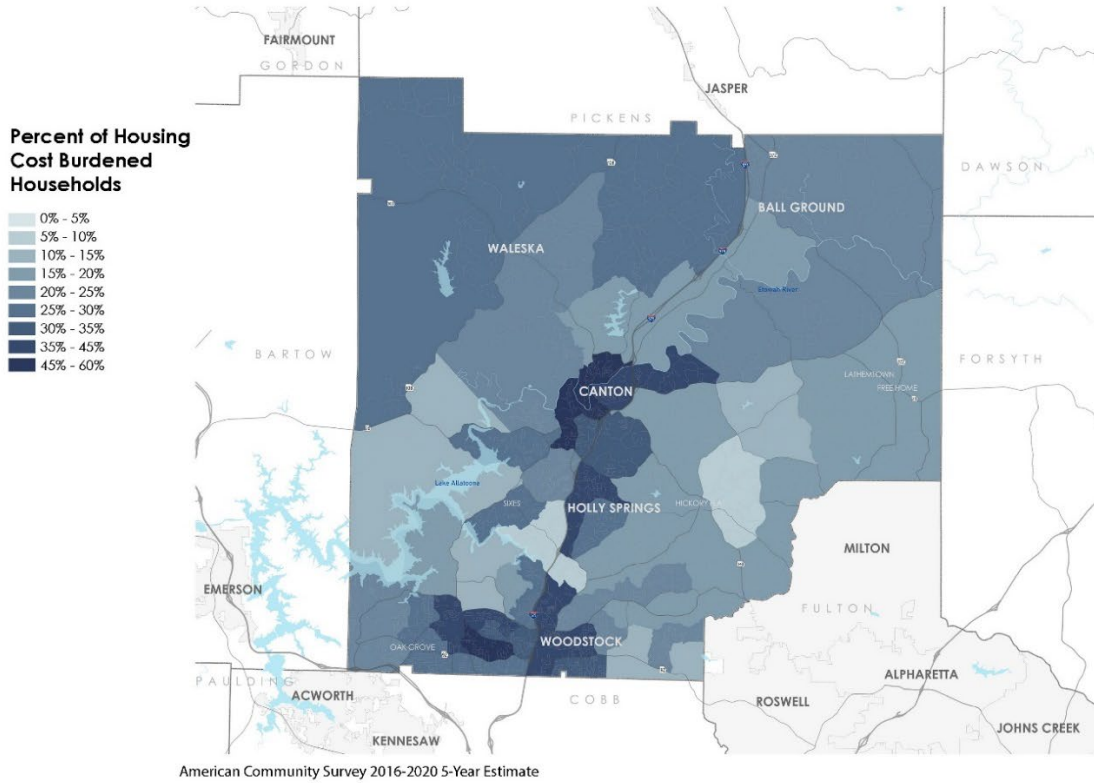
Home Values for Owner-Occupied Units



American Community Survey 2016-2020 5-Year Estimate

Cost-Burdened Households

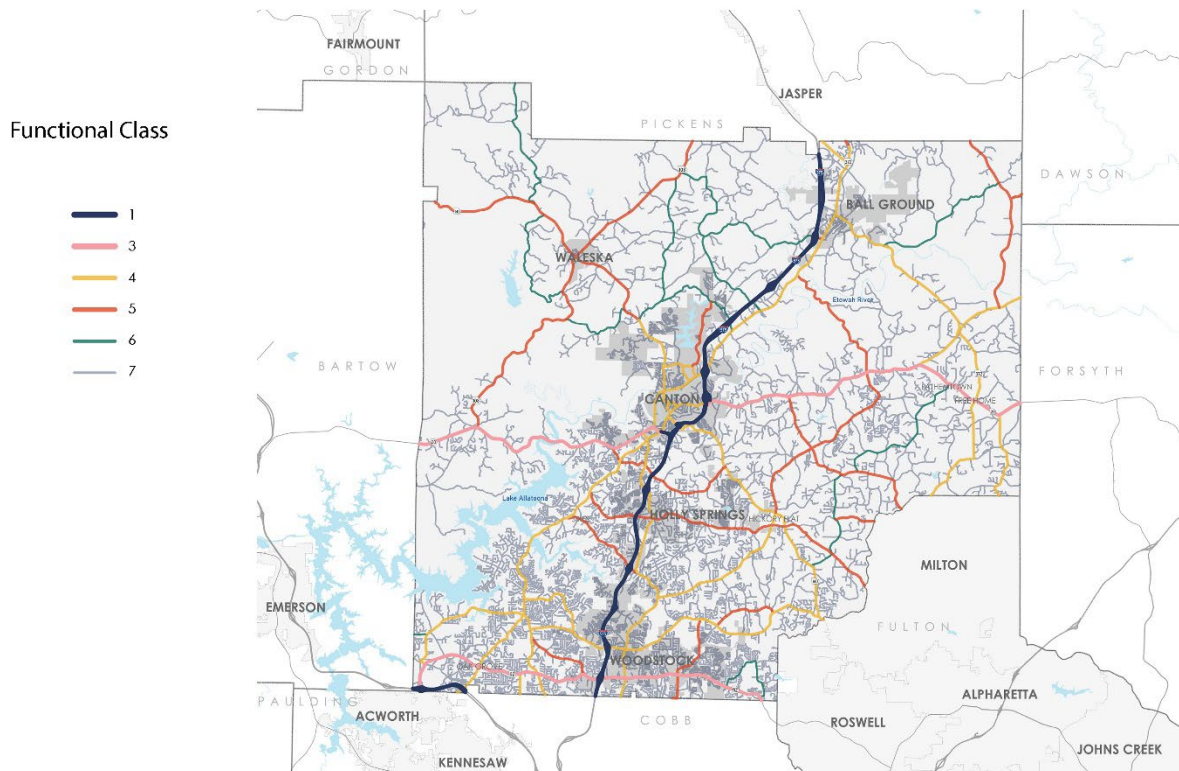
Cost-burdened households are those that spend over 30% of their income on their housing, including rent and mortgages. Homes values in Cherokee County have been increasing rapidly since 2010, and much of the County has 20% or more of the population that is cost burdened by housing. This may also illustrate that rental rates are growing at a rate that is difficult for residents to keep up with. The higher rates of housing cost-burdened households are in central and south Cherokee where much of the population growth has occurred.



Transportation Snapshot

Roadways

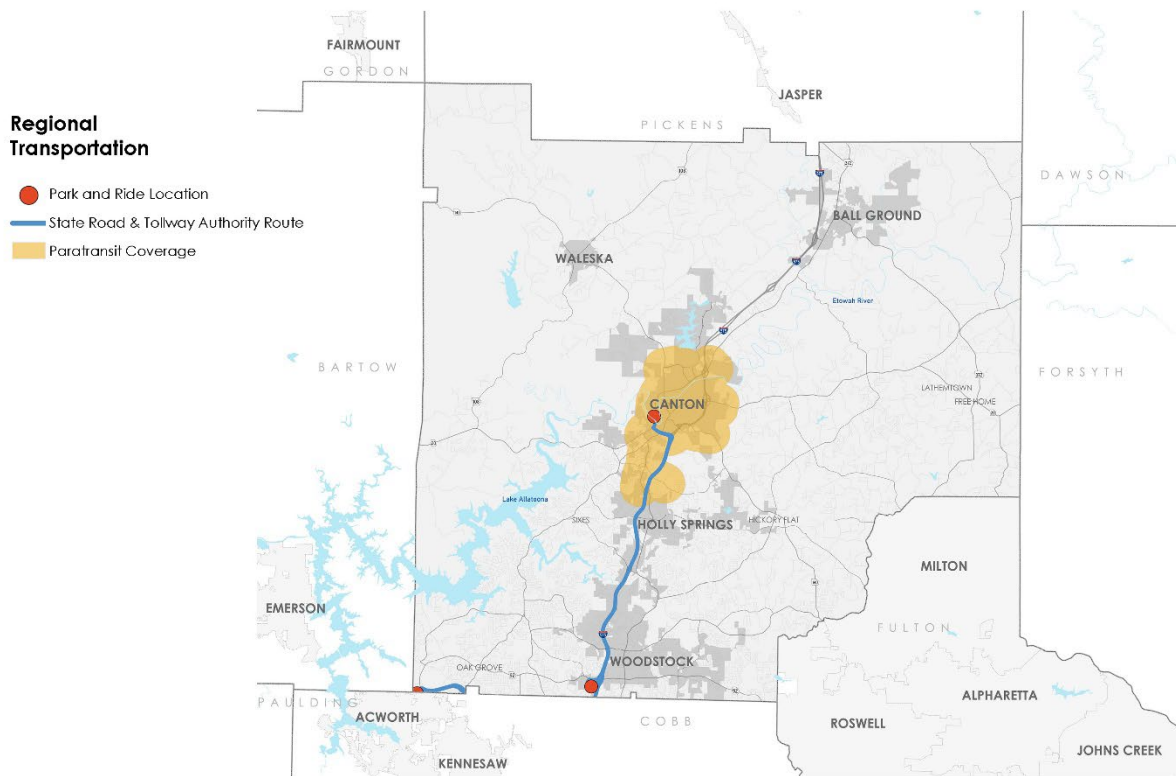
The bulk of Cherokee County residents rely on personal vehicles and local roads to make their trips. I-575 bisects the County and serves as the major route connecting Ball Ground, Waleska, Canton, Holly Springs, and Woodstock to Downtown Atlanta and other major employment centers in the region, including Kennesaw and the Cumberland CID. Major east-west connections include SR-20 through Canton and SR-92 through Woodstock. Generally the remainder of the street network is a mix of suburban-style arterials and local streets.



American Community Survey 2016-2020 5-Year Estimate

Transit

Transit service is currently limited within the County with the exception of Xpress Service by the Georgia Regional Transportation Authority (GRTA) route 491 which is accessible at Molly Lane and SR 92. This makes mass commuting in the Atlanta Metro possible, connecting major job centers such as Downtown Atlanta, Midtown, Buckhead, and Perimeter Center. The Canton area is also serviced by paratransit which operates within a 3/4-mile radius of Canton. This complementary service offers transportation assistance to people who cannot navigate without assistance and those with disabilities, providing access to resources such as medical offices and grocery stores in the area.

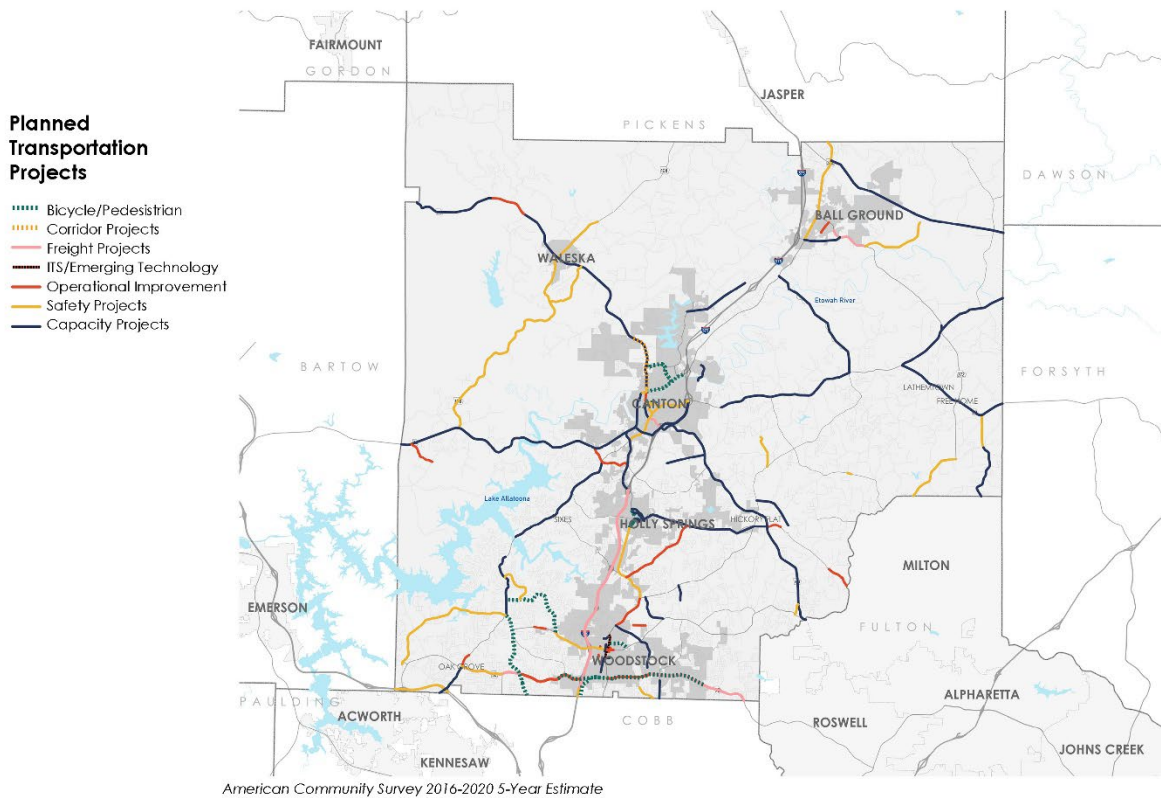


American Community Survey 2016-2020 5-Year Estimate

Planned Transportation Projects

As Cherokee County continues to grow, demand for roadway capacity projects has increased. Several planned capacity projects throughout the County, including the SR 20 widening between Canton and Cumming and along SR 140 in Waleska may change the County's outlook on future development for those corridors, accommodating opportunities for commercial and residential growth.

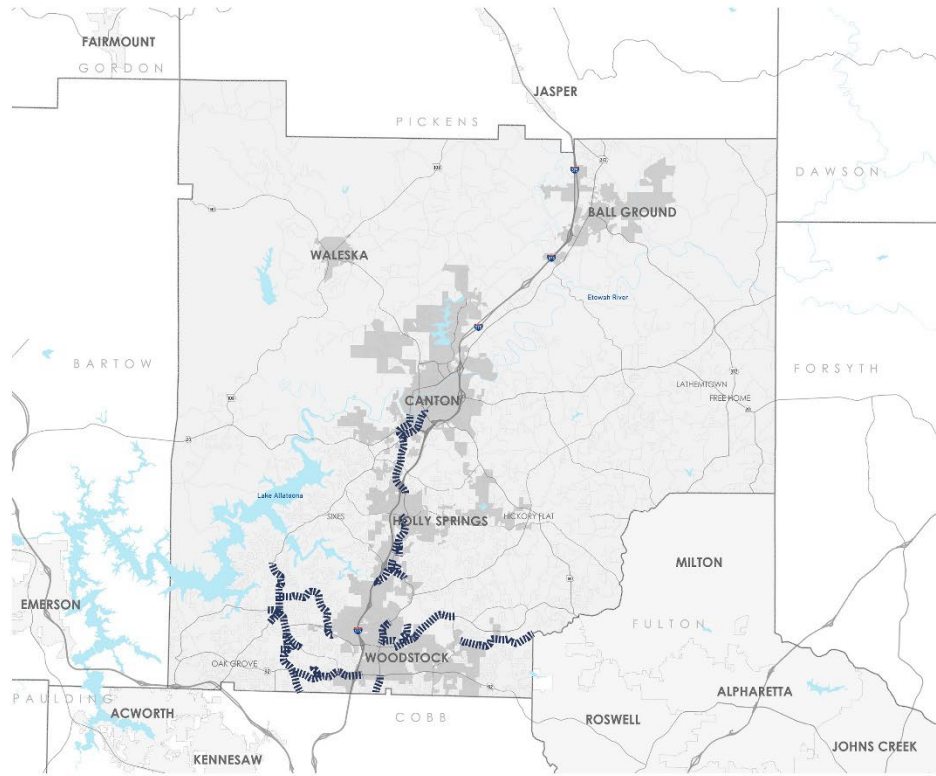
Planned Trail connections west of Woodstock in are planned to form new linkages in addition to the ones currently established in Southwestern Cherokee County, which will create opportunities for recreational use in conjunction with local park improvements. While continued bicycle and pedestrian efforts are important for local mobility, they also provide Cherokee residents with a means for basic health and wellness.



Planned Bicycle Facilities

Planned Bike/Ped Projects

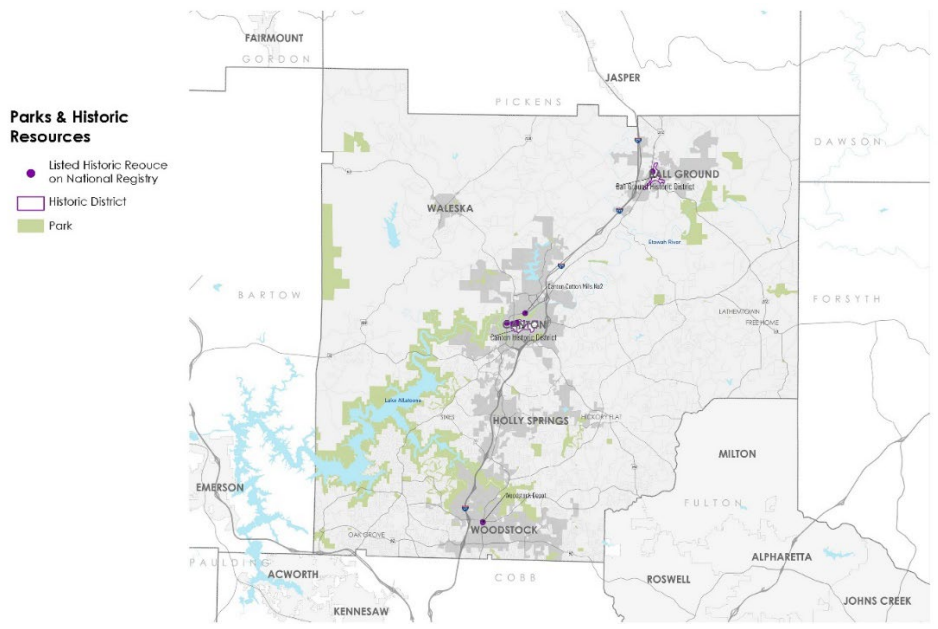
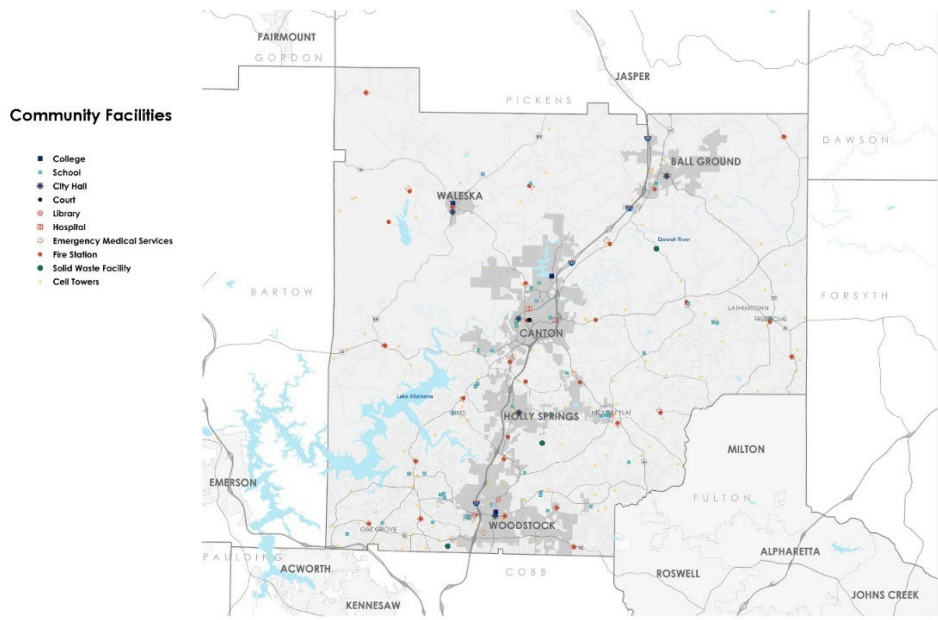
||||| Planned Projects



American Community Survey 2016-2020 5-Year Estimate

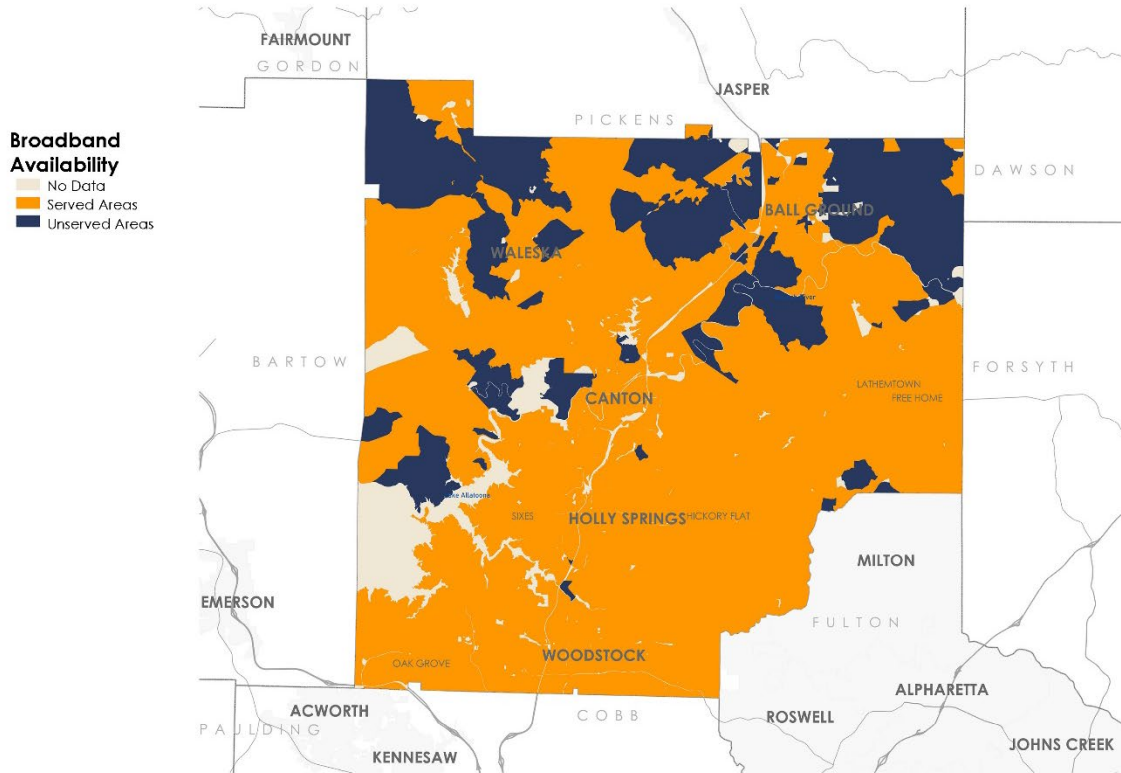
Quality of Life Snapshot

Cherokee County enjoys many local amenities which contribute to a high quality of life for community members. These include outstanding public schools, parks, and healthcare facilities. Partnerships with local communities afford Cherokee County with quality emergency services and community facilities. Most facilities and services are located in close proximity to population centers within Cherokee County. As the County continues to grow, the need for additional or altered facilities may need to be evaluated.



Broadband Access

The map below illustrates where broadband is available in Cherokee County. The majority of the County does have broadband access, but there are a few key areas, like Waleska and Ball Ground that have seen a high rate of population growth, but still do not have broadband access. As more people move into and near these incorporated areas, its important for work, school, and recreation that they have reliable internet.



American Community Survey 2016-2020 5-Year Estimate

Appendix E: Pond Development Study



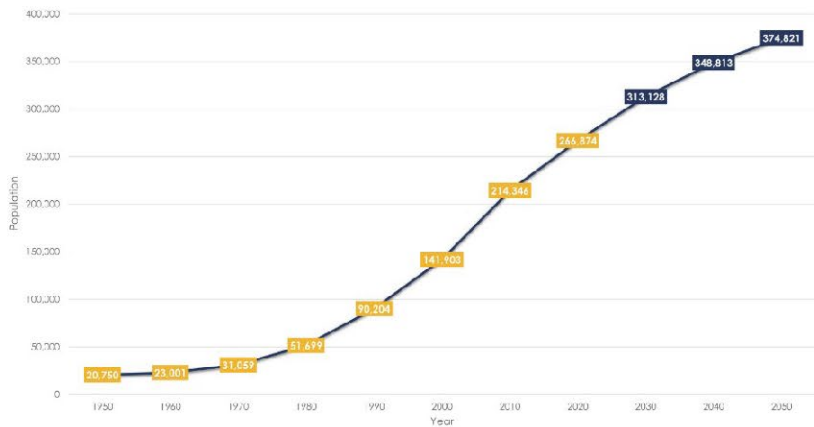
DEVELOPMENT STUDY

Introduction

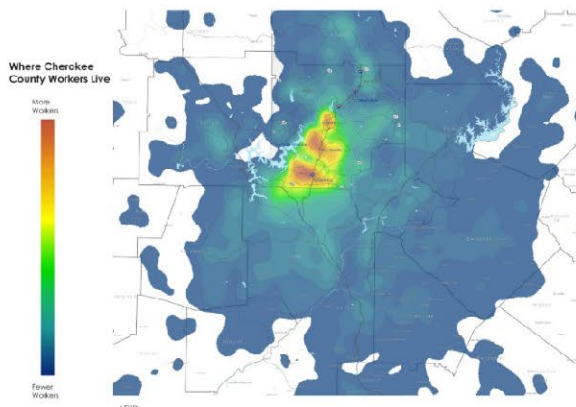
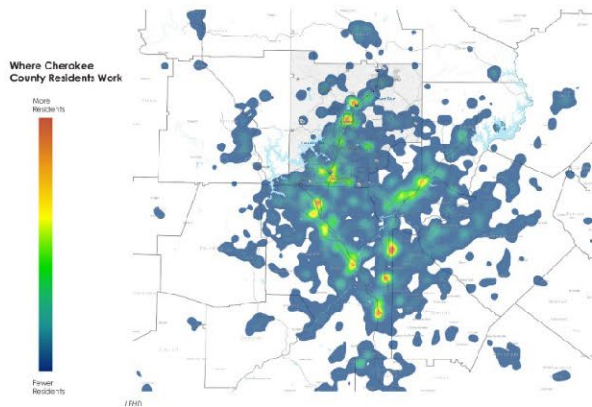
Cherokee County's natural beauty, family-friendly communities, and strategic location in the region continue to make the County an attractive place for new residents and employers. The population of Cherokee County in 2020 was nearly 267,000, representing a 24% percent increase in growth since 2010. Much of the growth has occurred in the central and southern half of the County in Woodstock, Holly Springs,

Canton, and in unincorporated Cherokee County near the Cobb County and Fulton County borders, where residents are able to enjoy Cherokee's offerings while maintaining proximity to job centers within the County and elsewhere in Metro-Atlanta.

Historical Population & Forecast



US Census, ARC-10



Purpose

The development study helps to game out what different development scenarios may look like as it related to future character and land use scenarios. Using GIS spatial analysis, the project team developed high level scenarios indicating population and employment projections to efficiently drive further conversation and discussion on what is appropriate within Cherokee County for future intensity of development patterns.

The outcomes of the development study will inform potential policy changes and updates to the Future Development Map which will guide zoning decisions made by the County Board of Commissioners. As the County continues to grow, this may also act as a guide for devising potential scenarios as conditions continually change.

Methodology

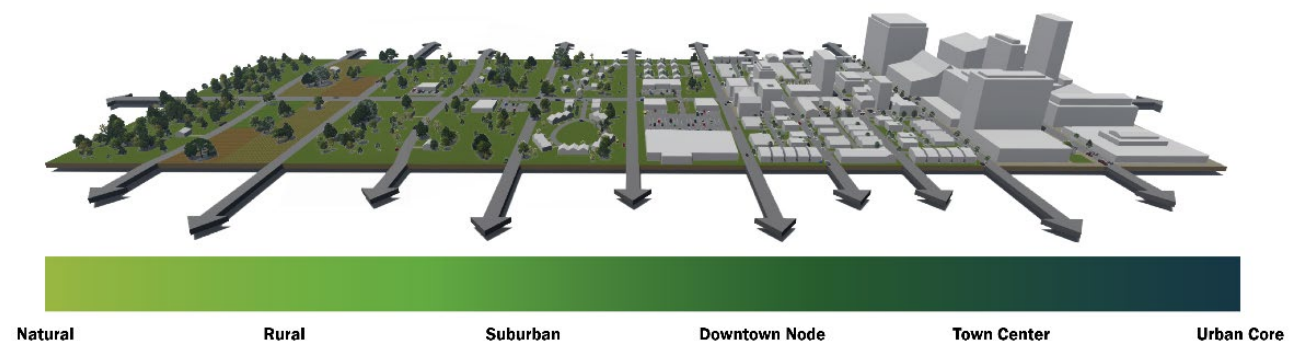
The development study was conducted by the consultant team to form an understanding of where future development opportunities might be focused and prioritized based on community input and technical analysis. By engaging community members, the consultant team was able to identify areas in need of change and areas that should be preserved as well as preference as it relates to the scale of development that takes place throughout the County. Stakeholder consultation with community members and other entities such as the Cherokee County Economic Development departments helped informed the consultant team on current trends and the County's development priorities.

The consultant team also conducted a technical analysis to determine priority focus areas based on development and land use trends, proximity to major routes and future transportation improvements, proximity to existing community amenities, and access to utilities.

Community Scale

The Community Scale activity was designed to understand what types of development and intensity the community believes is appropriate across various area. Using a scale from Natural landscapes to developed Urban Core, participants online and at in-person workshops were able to voice their vision for the future of different parts of Cherokee County.

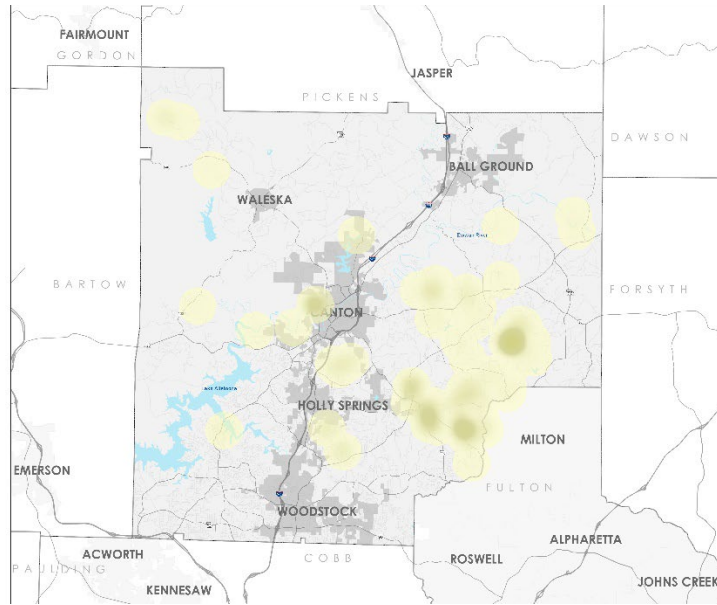
The majority of the community scale feedback indicated that participants want to see much of the county remain rural. Pockets of higher density development (Downtown and Town Center) may be appropriate along major corridors and in Hickory Flat. No comments were left in support of the "urban core" community scale. Participants referred to the community scale transect below, and the following maps represent general interest in each scale across the County.



Community
Scale Input

"Natural" Scale Comments

Less Support
More Support

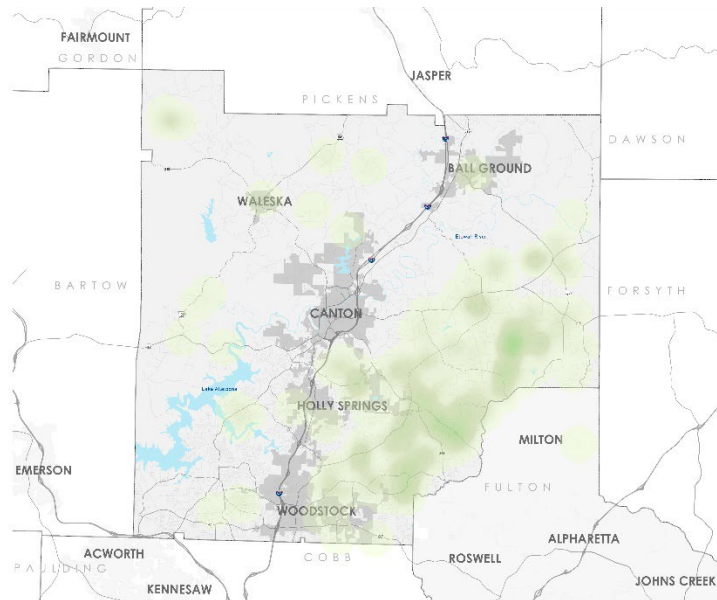


Natural Scale Preference – Parts of Cherokee County respondents believe should be left completely undeveloped.

Community
Scale Input

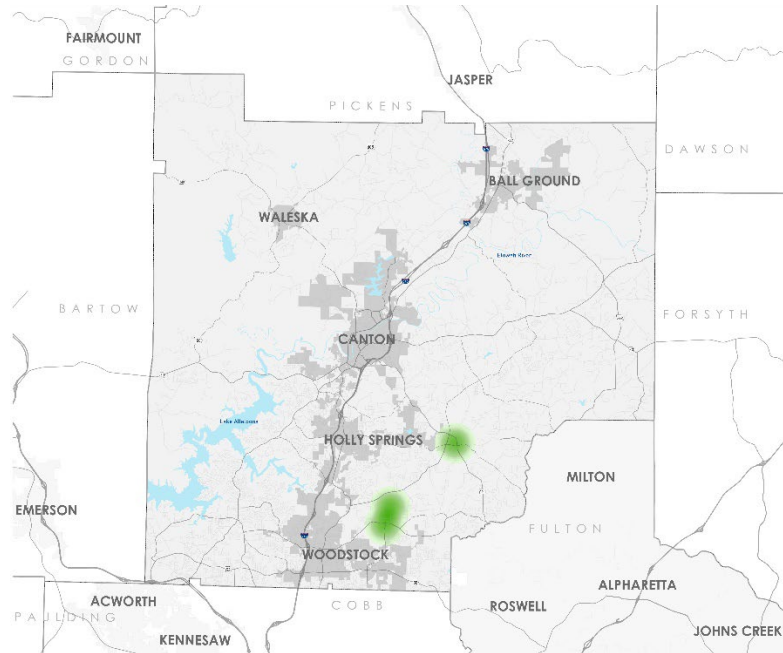
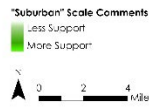
"Rural" Scale Comments

Less Support
More Support



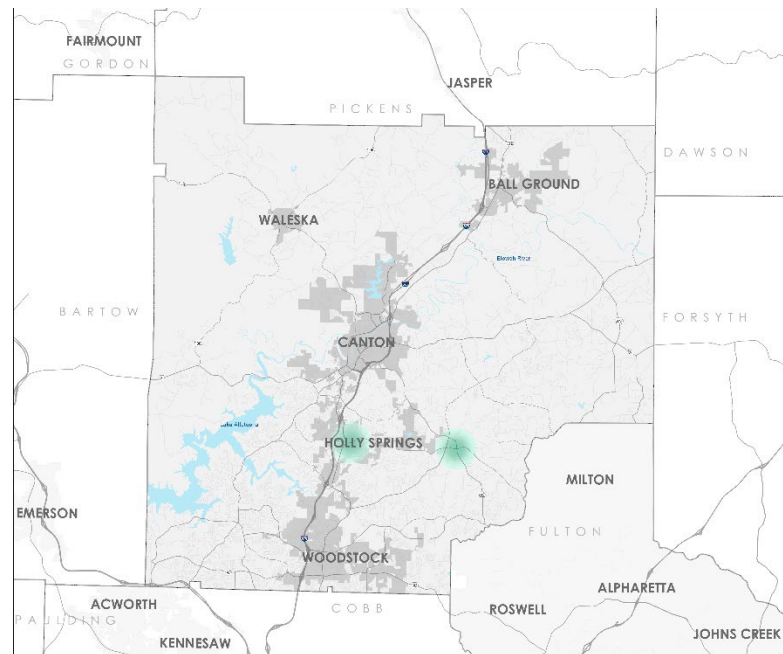
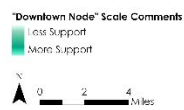
Rural Scale Preference – Parts of Cherokee County respondents believe should be left to agriculture, agritourism, conservation, and very low-density housing and similar uses.

Community Scale Input



Suburban Scale Preference – Parts of Cherokee County respondents believe should have a suburban environment (typically one- or two-story buildings that are mostly accessible via car, with larger commercial areas along major roads).

Community Scale Input



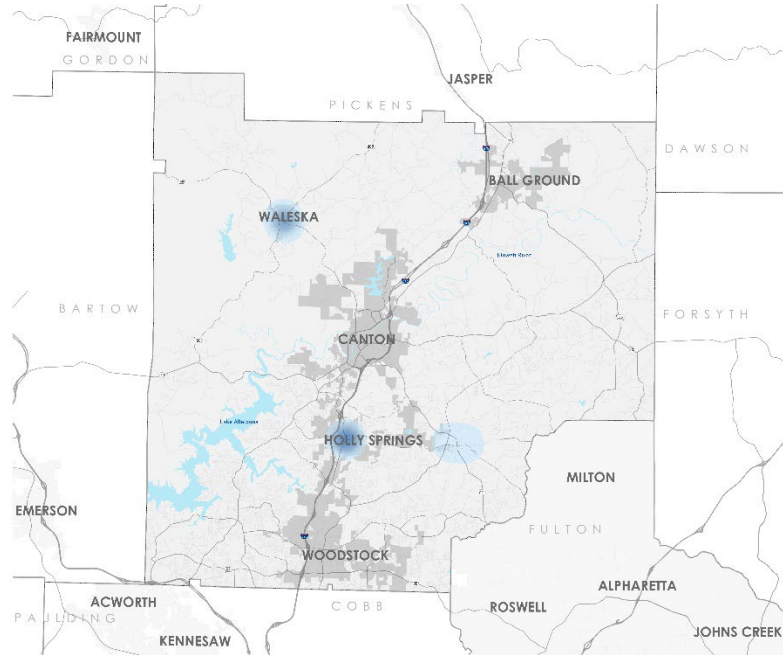
Downtown Node Scale Preference – Parts of Cherokee County respondents believe that a walkable, neighborhood downtown environment would be appropriate.

Community Scale Input

'Town Center' Scale Comments

Less Support

More Support

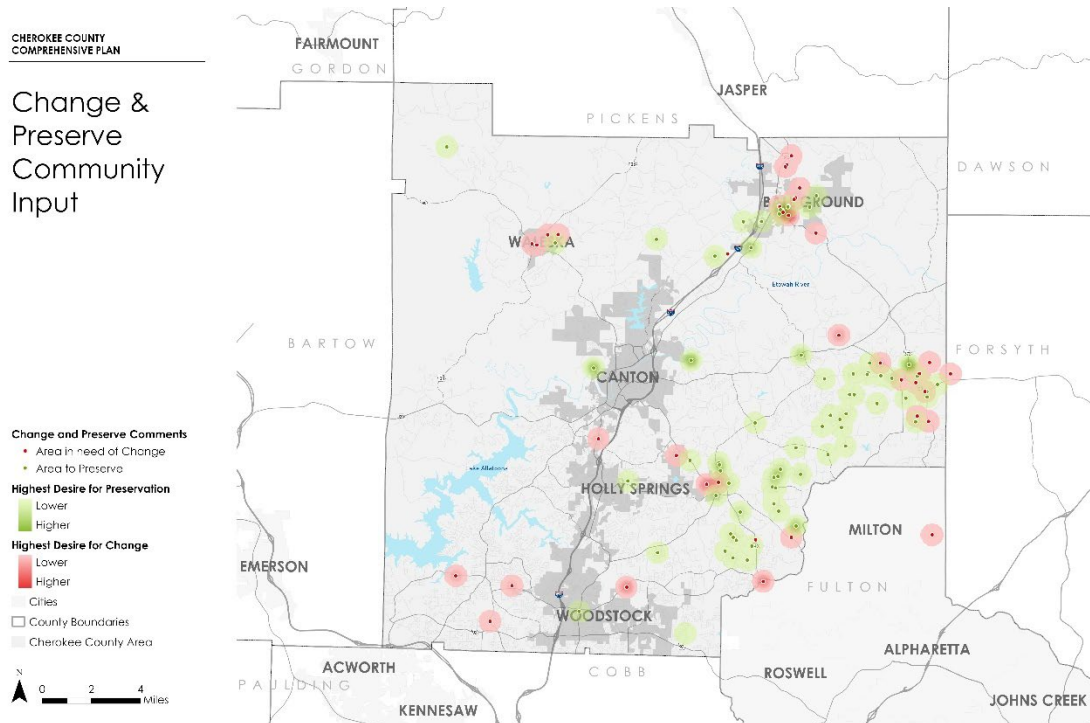


Town Center Scale Preference – Parts of Cherokee County where respondents believe have an opportunity to be a more intense and active environment. This category include centers including 1-3 story buildings with accommodations for bicyclists and pedestrians.

Change & Preserve

Online and in-person community participants were asked to indicate which parts of the community they would like to either preserve as they exist today (with a green pin) or parts of the community where they see an opportunity for change (with a red pin). Pins were placed on maps of the County and analyzed to identify areas in need of attention.

Responses to the Change/Preserve activity were varied. Many participants said they would like to see additional sidewalks within the county, especially when there is an opportunity to connect schools to residential areas. Most of the 'preserve' pins were on residential and rural areas, where people want to see no new development or low-density compatible development. Refer to the heat map below:



Technical Analysis

Overview

In addition to the Community's input, several development and land use factors were considered as a part of this development study:

- The Ball Ground and Airport target areas benefit from **nearby interstate access**, which serves as a draw for new development when considering convenient commutes and the movement of goods and services regionally and nationally.
- There are several **roadway capacity projects planned** for the target area which would potentially draw development interest as the County addresses congestion issues and accommodates future growth opportunities.
- **Large parcels** throughout the County where zoning allows for subdivision welcomes additional mass. With rising property values, property-owners may leverage this right, continuing northward as land in the southern portion of the County becomes scarce.
- Previously established **development nodes lend themselves to potential growth patterns** where land is available. Overlay policy in Hamlets, County Crossroads, Neighborhood Villages, Community Villages, and Development Corridors seek various levels of concentrated growth to accommodate community-oriented uses in a prescriptive manner.
- **Access to utilities**, such as sanitary sewer, indicate future potential for development. Sewer capacity should be further evaluated to ensure it can support future levels of anticipated development.

The following maps indicate patterns related to areas impacted by volume of building permits and transportation project activity throughout the County. These conditions were reconciled to develop an overall assessment of the likelihood for redevelopment in various areas.

Scenario Profiles

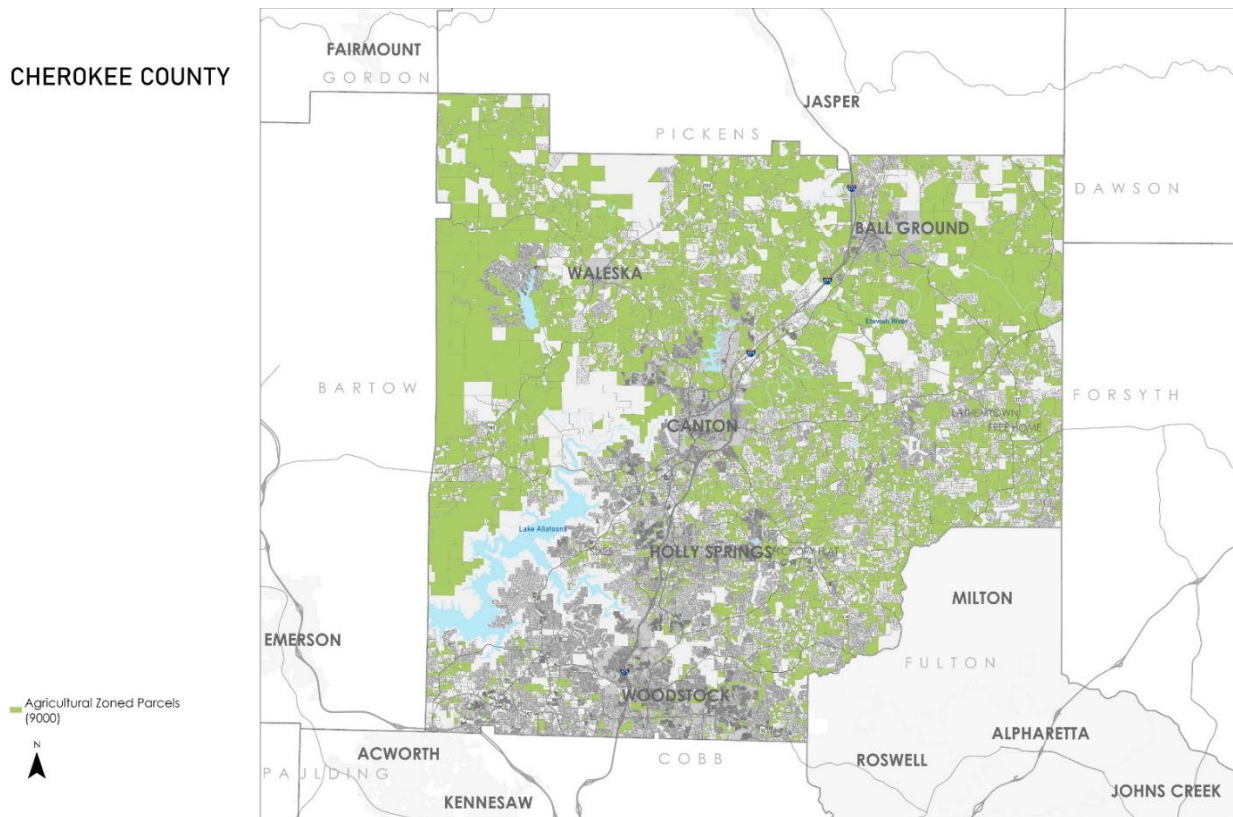
By pairing both input from the community and data-driven technical analysis the consultant team developed build-out scenarios for four potential outcomes, each of which may be influenced by land use policy implemented as a result of this Comprehensive Plan. The project team analyzed the following scenarios:

- A. Status Quo Growth
- B. Aggressive Growth
- C. Focused Growth Alternative
- D. Urban Growth Boundary

Each of the explored scenarios are compared to conditions as of 2020, when the County's population was 266,620 and had 94,867 households county-wide. Each scenario is described in greater detail below.

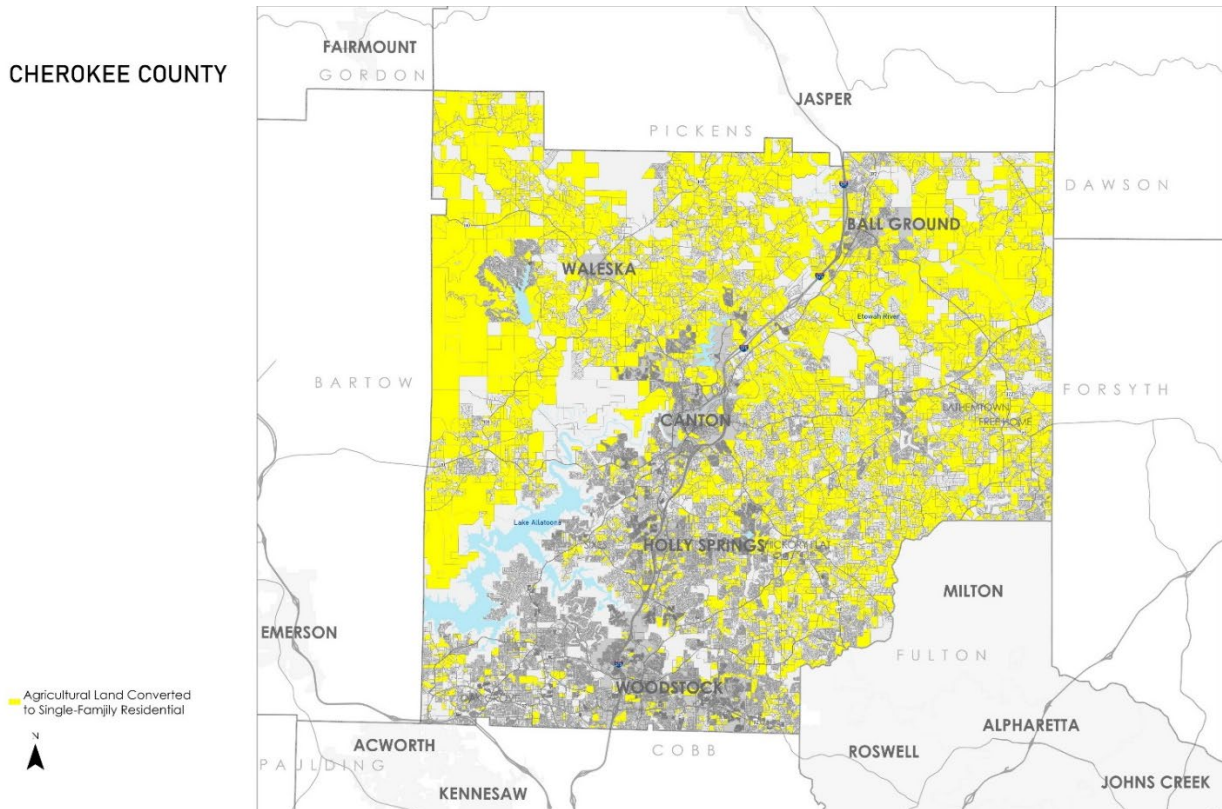
Scenario A: *Status Quo Growth*

Status Quo Growth was analyzed to envision population impacts if Cherokee County were to grow at a "business-as-usual" rate. As a baseline measure, this study considers the 30-year growth projections per Atlanta Regional Commission's (ARC) conclusions at an average annual growth rate of 1.3% since 1990. Status Quo growth is projected to have minimal impact on existing Agricultural lots, with limited subdividing and growth trending in areas that it has historically occurred: within and near City limits and in the south toward Cobb and Fulton Counties. The map below shows Agriculture parcels throughout the County, which would by and large remain preserved.



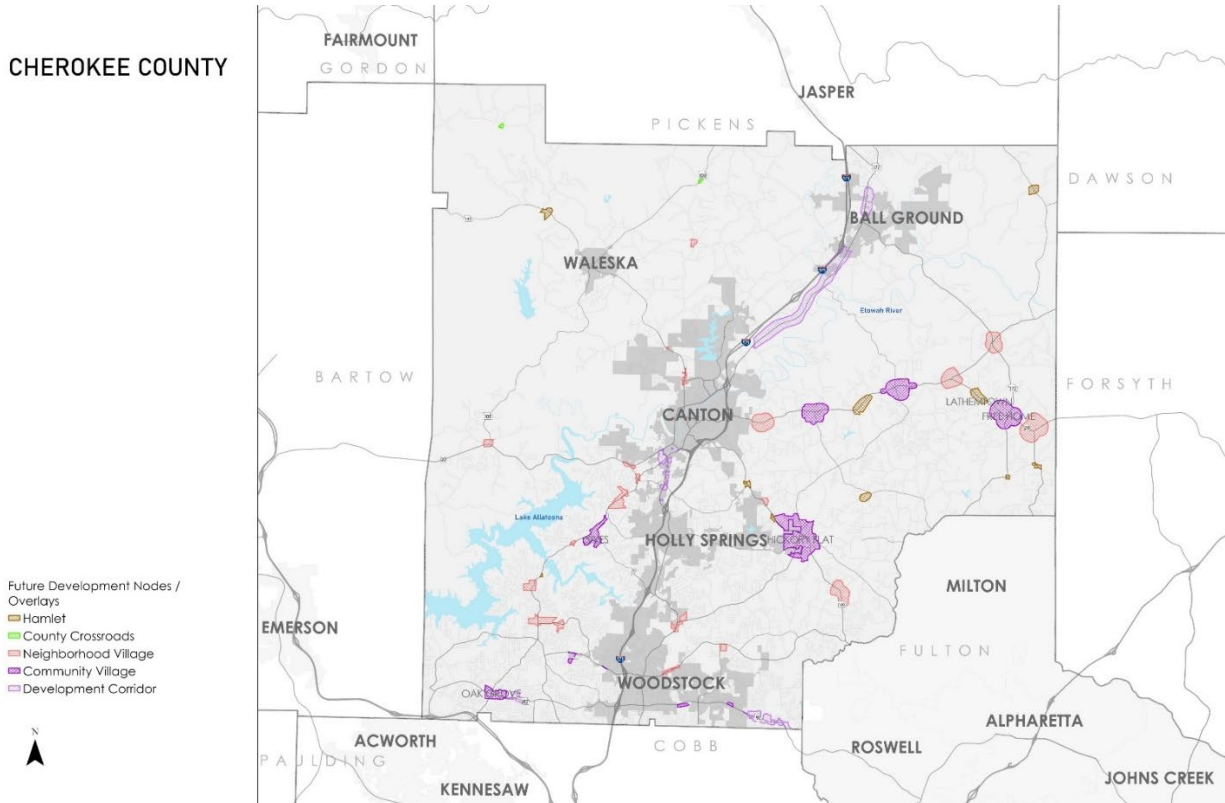
Scenario B: Aggressive Single-Family Growth

Similar to Scenario A, the Aggressive Single-Family Growth scenario also considers ARC's 30-year growth projections while also taking into account the allowable densification of Agricultural parcels. Today, property owners may subdivide agricultural parcels to 2 acres per lot, if the subdivided parcels meeting current development standards, including right-of-way access and lot width and depth, ensuring the lots are developable. Although fairly aggressive, and likely unrealistic, the project team assumed total build-out of all Agricultural land in Cherokee County to be subdivided at a conservative 5 acre lot minimum which yielded a total population of 613,226. At an average annual growth rate of 4.3%, this scenario generates the highest growth projection of all four scenarios. The map below displays all Agricultural land as single-family residences.

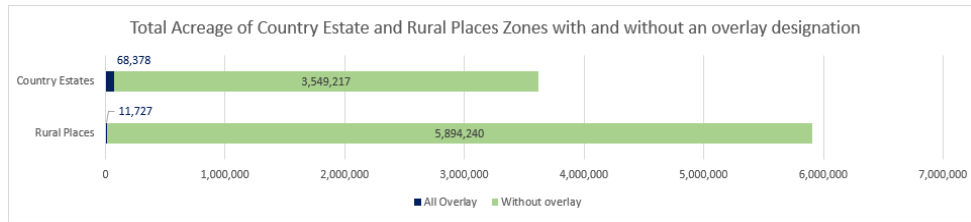


Scenario C: Focused Growth Alternative

The Focused Growth Alternative was developed using existing focus areas that were established in the previous iteration of the Cherokee County Comprehensive Plan. The Plan's Future Development Map was designed to provide strong land use compatibility and transitional standards and to guide the look and feel in various locations around the County. Character Areas within the map also include Development Nodes and Corridors including Country Crossroads, Hamlet, Neighborhood Village, Community Village, Scenic Corridor, Transitional Corridor, and Development Corridor. While Country Crossroads and Hamlet Nodes do not currently encourage residential development, the focused land subdivision and more commercial and residential activity along the corridors and nodes, depicted in the map below.



30-year projections for this scenario yielded a population of about 391,131 people at an average annual growth rate of 1.5%, just .2% above the Status Quo scenario.



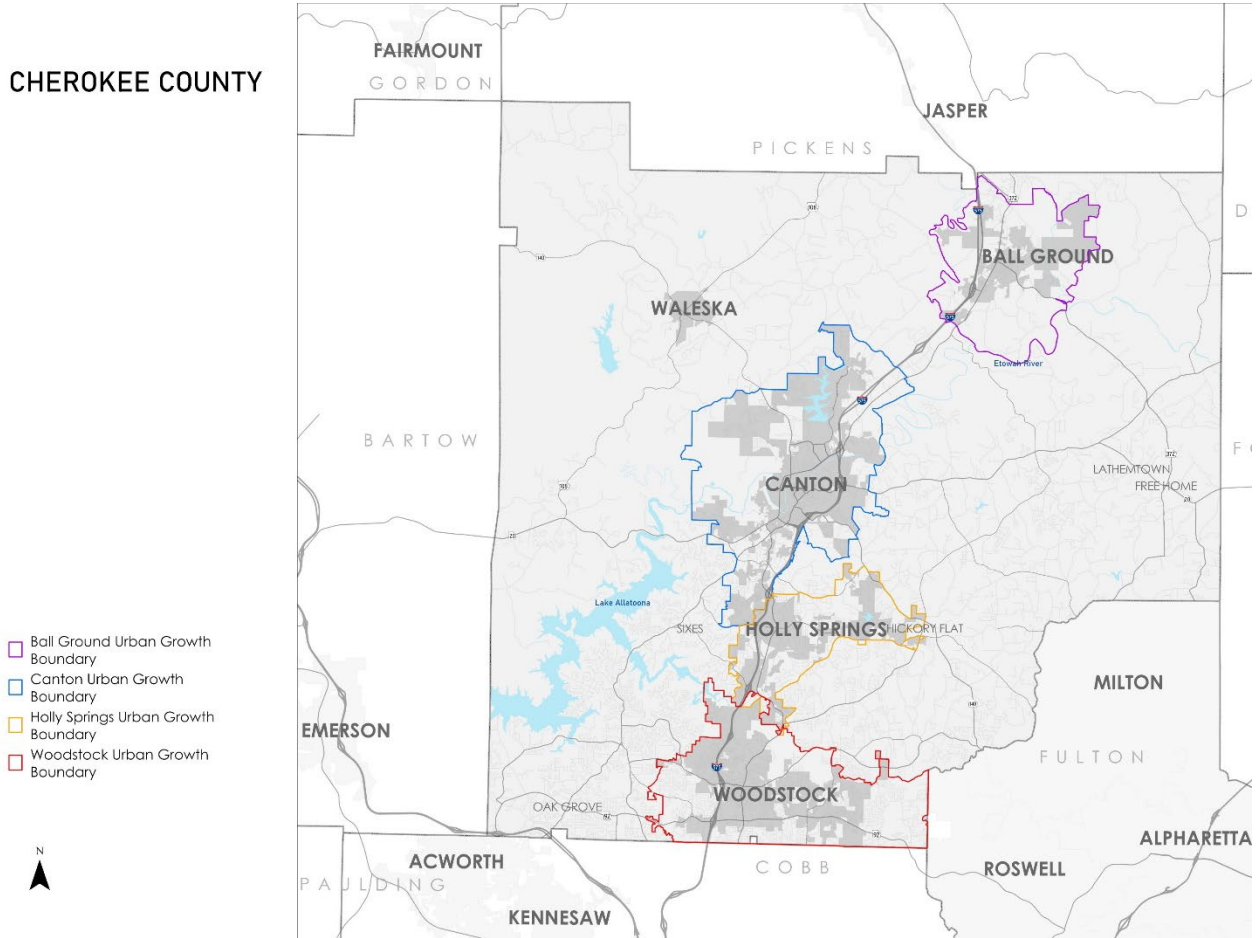
Country Estates and Rural Places within these development nodes are fairly limited. Less than 2% of Country Estates and less than 1% of Rural Places in the County are also in a Development Node or Corridor. Meaning there is a lower ratio of land that is available to subdivide within the nodes, yielding far lower population projections than in Scenario B.

By focusing growth at development nodes and corridors and limiting growth outside of them, the County is able to manage controlled population growth, while still encouraging development in appropriately selected areas. Limiting growth outside of these nodes would require consideration of regulatory changes to restrict aggressive growth from occurring outside of the identified focus areas. As the County updates the Future Development Map, this projected growth may vary as nodes are eliminated or boundaries are adjusted.

Scenario D: Urban Growth Boundary

The County's Urban Growth Boundaries are mutually recognized agreements between the Cities of Ball Ground, Canton, Holly Springs, Woodstock and the County that geographically limit areas which may be annexed or developed. The Urban Growth Boundary scenario tested development potential only occurring within the boundaries, in the map below, through a mix of single-family subdivisions and limited multi-family and mixed-use development.

CHEROKEE COUNTY



30-year population projections for this scenario yielded a population of 418,432 at an average annual growth rate of 1.9%. The moderately higher growth rate than that of Scenario A can be justified by concentrating growth in existing activity centers, limiting development and preserving the existing character of most of unincorporated Cherokee County.

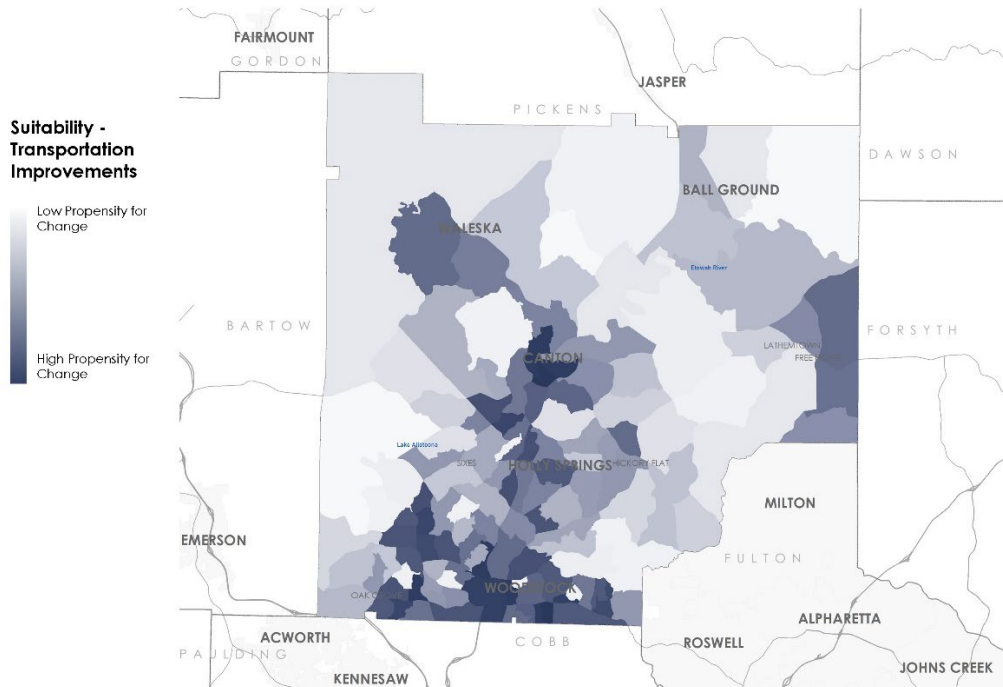
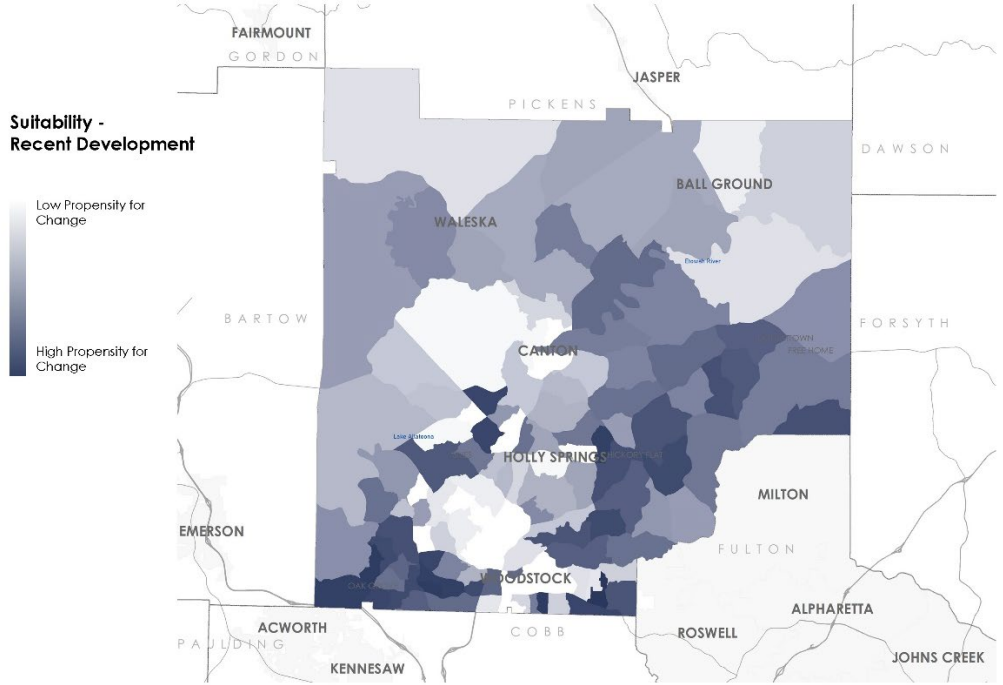
Development Scenario Summary

Each previously described scenario is summarized and compared below. Scenarios C and D, Focused Growth Alternative and Urban Growth Boundary, yield the most conservative growth projections, not far beyond Scenario A's status quo projections.

	A	B	C	D
Scenario	Status Quo	Aggressive Single-Family Growth	Focused Growth Alternative	Urban Growth Boundary
	<i>Given projected population growth</i>	<i>Densification by subdivision of AG properties</i>	<i>Growth focused at existing development nodes</i>	<i>Growth focused within existing Urban Growth Boundaries</i>
Zoning Detail	No change	No change	Small-scale mixed-use, townhomes, and cluster SFR allowed by right.	No change
Population 266,620 as of 2020 <i>(Source: US Census)</i>	374,821	613,226	391,131	418,432
Number of Households 94,867 as of 2020	137,297 dwelling units	249,945 dwelling units	145,194 dwelling units	156,628
% Growth	40.45%	130.7%	46.7%	56.9%
Average Annual Growth Rate	1.3%	4.3%	1.5%	1.9%

Development Node Scoring

The project team developed a scoring mechanism to score each of the Development Nodes established in the previous Comprehensive Plan, adopted in 2017. The scores were developed as a result of analyzing recent trends in building data as well as planned transportation projects that may attract new development.



The scale below indicates development suitability from low propensity for change to high propensity (5) for change. *The table below represents the scores of each development node. The County should use the scores to prioritize development nodes for the updated Comprehensive Plan.*

Node ID	Node Type	Score
29	Development Corridor	5
33	Community Village	5
45	Development Corridor	4
46	Development Corridor	4
52	Development Corridor	4
9	Community Village	3
13	Neighborhood Village	3
14	Hamlet	3
16	Neighborhood Village	3
18	Neighborhood Village	3
19	Neighborhood Village	3
30	Development Corridor	3
38	Community Village	3
56	Community Village	3
2	Neighborhood Village	2
3	County Crossroads	2
4	Neighborhood Village	2
8	Hamlet	2
11	Neighborhood Village	2
12	Hamlet	2
15	Neighborhood Village	2
17	Neighborhood Village	2
21	Neighborhood Village	2
23	Hamlet	2
26	Neighborhood Village	2
27	Neighborhood Village	2
34	Development Corridor	2
43	Hamlet	2
44	Community Village	2
55	Development Corridor	2
1	Hamlet	1

Node ID	Node Type	Score
5	County Crossroads	1
6	Hamlet	1
7	Neighborhood Village	1
10	Neighborhood Village	1
20	Hamlet	1
22	Neighborhood Village	1
24	Neighborhood Village	1
25	Hamlet	1
28	Community Village	1
31	Community Village	1
32	Neighborhood Village	1
35	Development Corridor	1
36	Neighborhood Village	1
37	Neighborhood Village	1
39	Community Village	1
40	Neighborhood Village	1
41	Community Village	1
42	Hamlet	1
47	Development Corridor	1
48	Development Corridor	1
49	Development Corridor	1
50	Development Corridor	1
51	Development Corridor	1
53	Development Corridor	1
54	Development Corridor	1
57	Community Village	1

Based on this analysis, the County may prioritize further policy and regulatory action to encourage development within Development Corridors 29, 45, 46, 52, and 30; Community Villages 33, 9, 38, and 56; Neighborhood Villages 13, 16, 18, and 19; and Hamlet 4 as indicated on the map below. Nodes receiving scores 2 and below have a much lower propensity for change.

Priority Nodes

- Future Development Nodes / Overlays
- Hamlet
 - County Crossroads
 - Neighborhood Village
 - Community Village
 - Development Corridor

