



Cherokee
County
COMPREHENSIVE PLAN

PLANNING COMMISSION MEETING

April 30, 2024

Agenda

- **Planning Process Summary**
- **Comprehensive Plan Highlights**
- **Next Steps**
- **Planning Commission Recommendation**

Planning Process Summary

Three Major Tasks:

- **Develop a new Comprehensive Plan to guide land use and development decisions throughout unincorporated Cherokee County in compliance with state law**
- **Draft Zoning Regulations and prepare updates to the Land Development Regulations**
- **Prepare Zoning Implementation Plan**

Purpose of the Comprehensive Plan

- **Community-based vision for the future**
- **Guide for land use, redevelopment, and growth**
- **Guide for capital investments and community initiatives**
- **Compliance with the State's Planning Enabling Act**

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

Comprehensive Plan

Phase One – Research, Engagement, & Visioning

- **Community Assessment / Research**
- **Listening Sessions**
- **Public Kickoff/Presentation & Community Survey**
- **Planning Commission Meeting**
- **Planning Commission Meeting**
- **Community Input Meeting**

348 Survey
Participants



Comprehensive Plan

Phase Two – Develop Comprehensive Plan

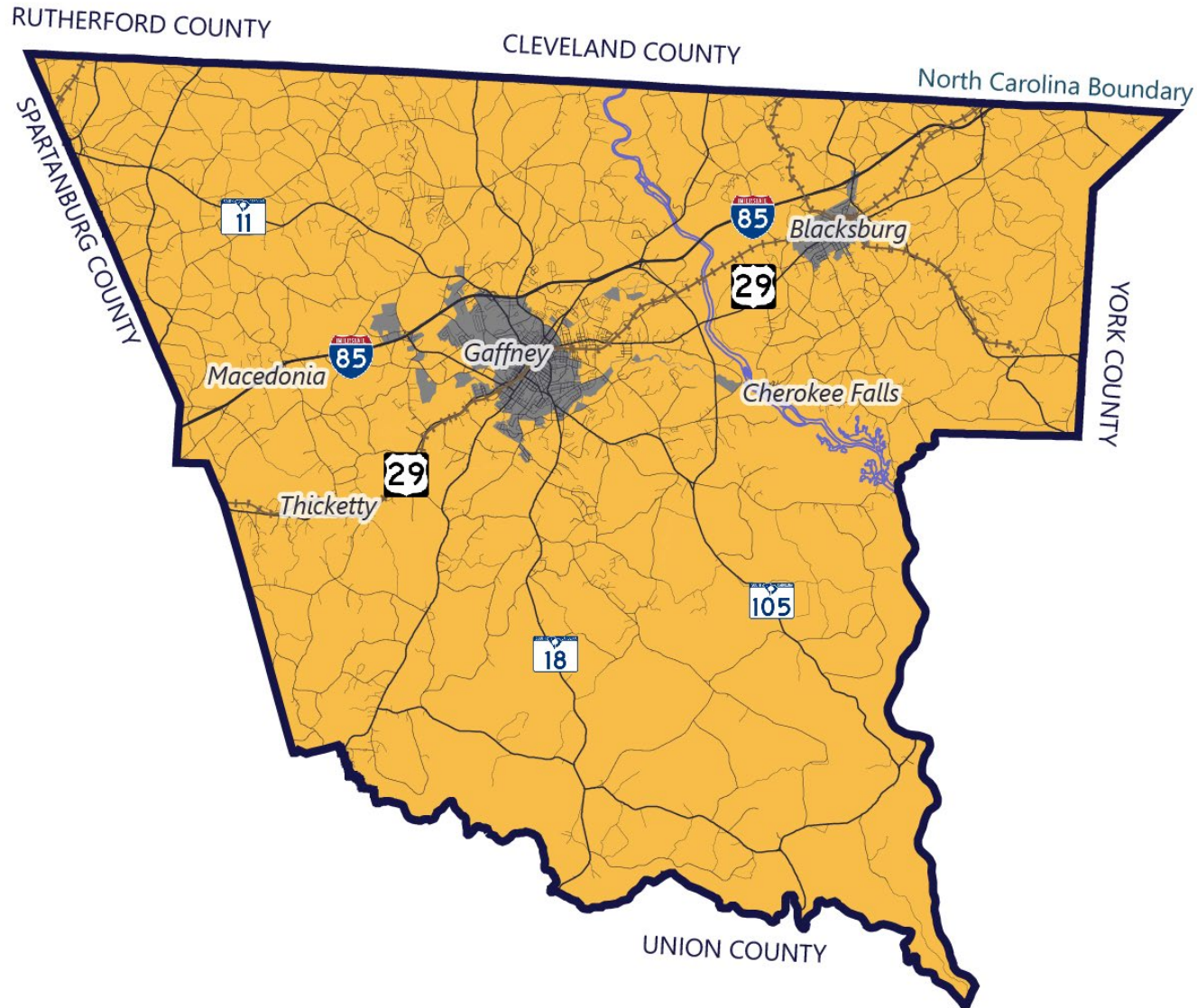
- **Prepare the Draft Plan**
- **Planning Commission Meeting to Review Draft Plan**
- **Draft Plan Available on Website since March 29th**
- **Planning Commission / Public Meeting**
- **Adoption Process**



Comprehensive Plan Highlights



Comprehensive Plan Coverage



- **Applies to unincorporated areas of the County only**
- **Does not apply to:**
 - **Gaffney**
 - **Blacksburg**

Legend

- Highways
- Roads
- Major Rivers
- ++++ Railroad
- Municipalities
- Cherokee County

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Vision and Guiding Principles

VISION STATEMENT

Cherokee County will leverage its many assets to provide a high quality of life and prosperous future for its residents.

GUIDING PRINCIPLES



Plan for development and manage growth



Preserve our rural character and lifestyle



Expand recreational resources and amenities



Protect our natural resources



Cultivate strong local and regional partnerships



Expand and improve our economy



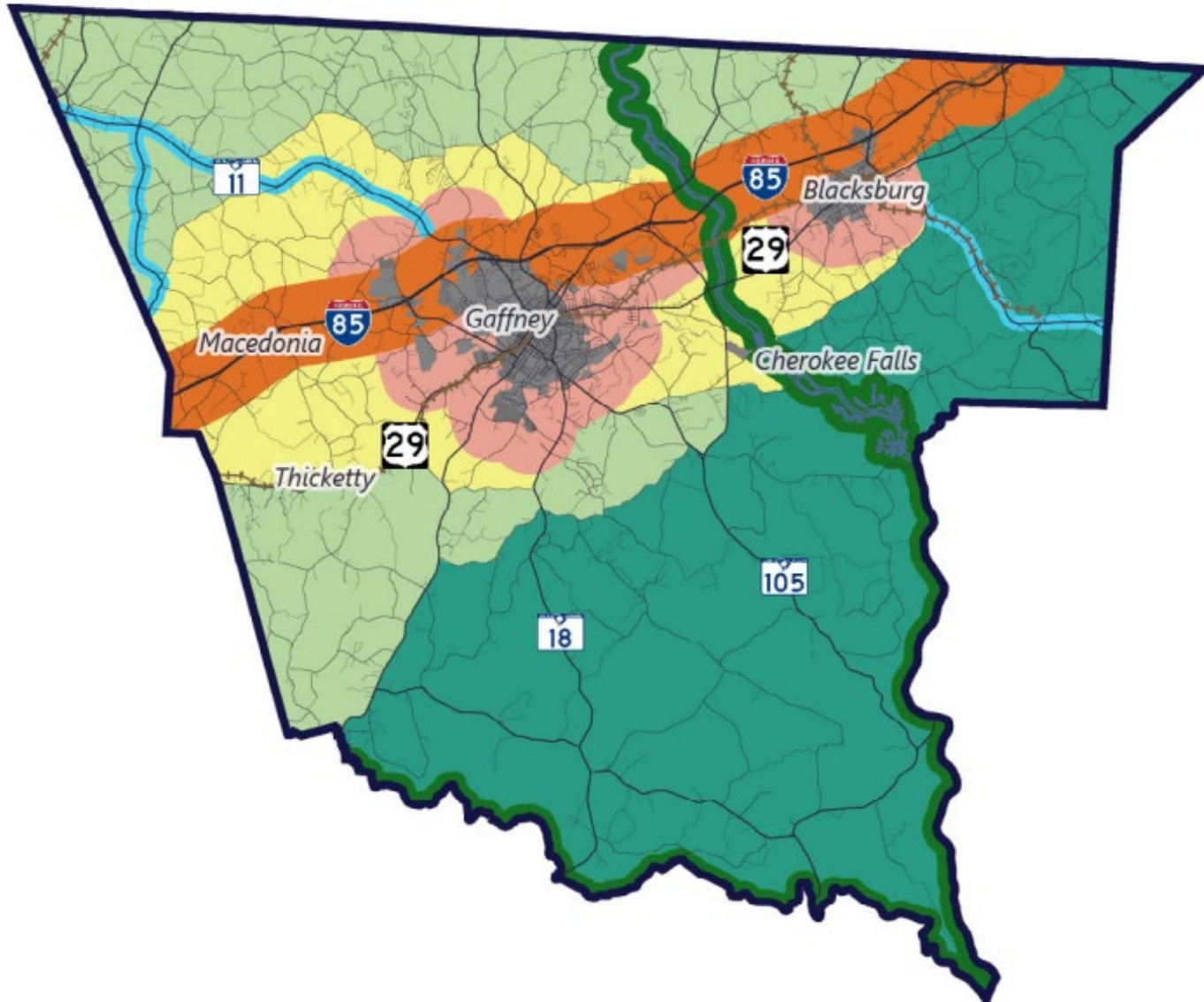
Create a family friendly community



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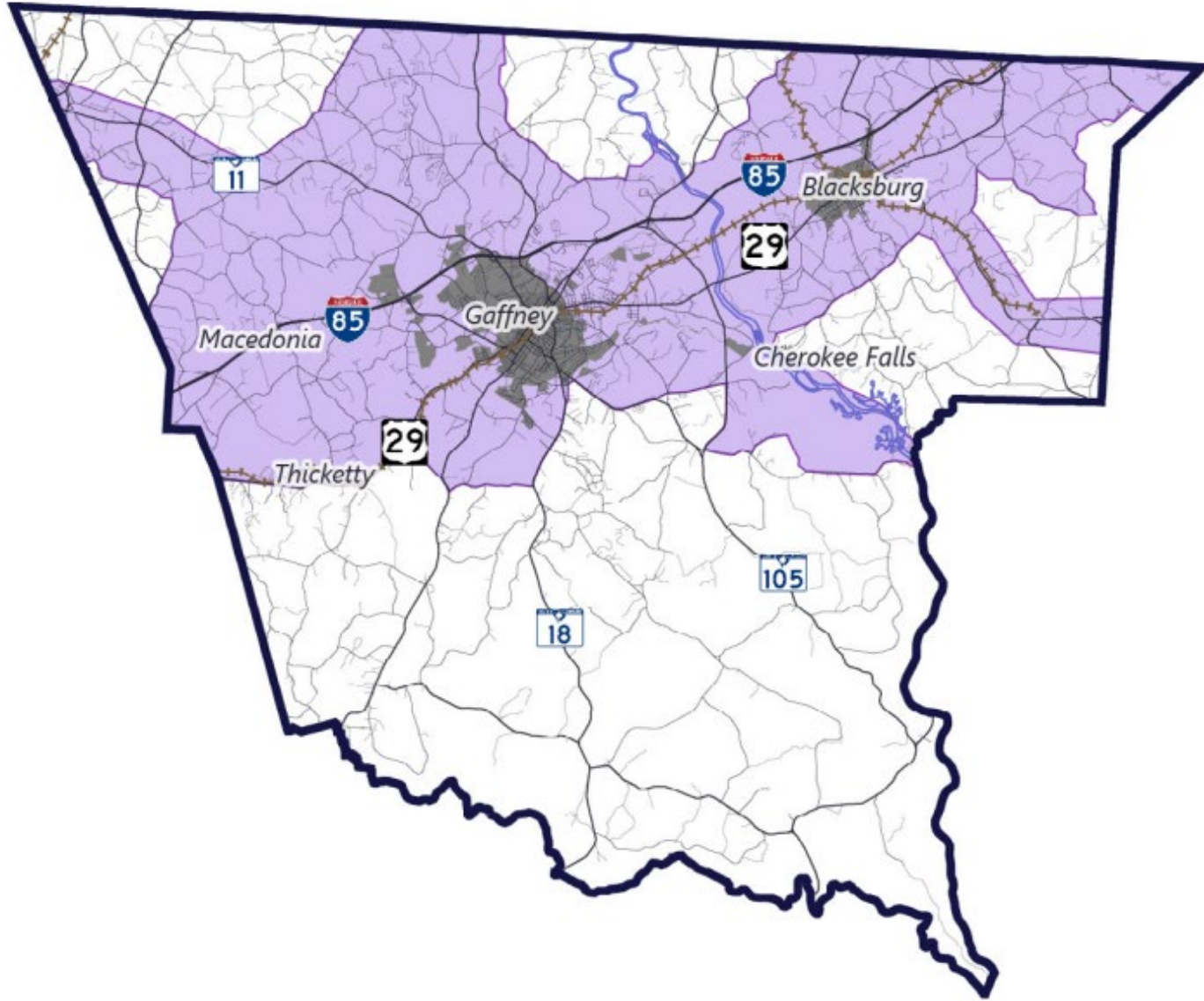
Implementation Strategies

Future Land Use Map



- I-85 Corridor
- Primary Growth Area
- Suburban Growth Area
- Agriculture / Countryside Residential
- Rural Reserve
- Scenic Byways
- River Corridors
- Municipal Jurisdiction

Areas Identified for Potential Zoning



- Includes BPW Sewer Service Area
- Captures Primary Growth Areas and Corridors
- Excludes Gaffney and Blacksburg

Next Steps

- **Comprehensive Plan Adoption Process**
 - **Planning Commission Recommendation (tonight)**
 - **County Council First Reading / Public Hearing**
 - **County Council Second Reading**
 - **County Council Third Reading and Adoption**
- **Plan Implementation**
 - **Draft Zoning Regulations and prepare updates to the Land Development Regulations**
 - **Prepare Zoning Implementation Plan**



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