

# Cherokee Ridge Comprehensive Plan

# PUBLIC INPUT FINDINGS



## Overview

The public input process for Cherokee Ridge's new comprehensive plan has involved a variety of engagement methods and provided valuable insights into the community's vision for the future of the town. Methods of outreach have included target meetings with the project leadership team, a public meeting for residents of the town, and an online community survey. The feedback received throughout the public outreach process has been used to define the community's vision, which determines the general direction and goals of the plan.

190

online survey  
responses

50+

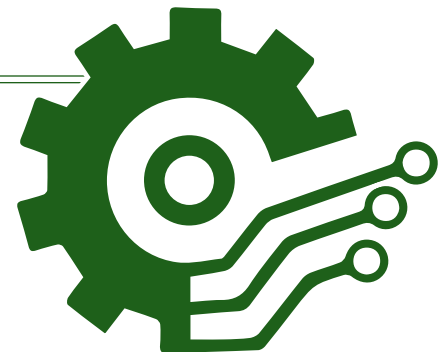
public meeting  
attendees

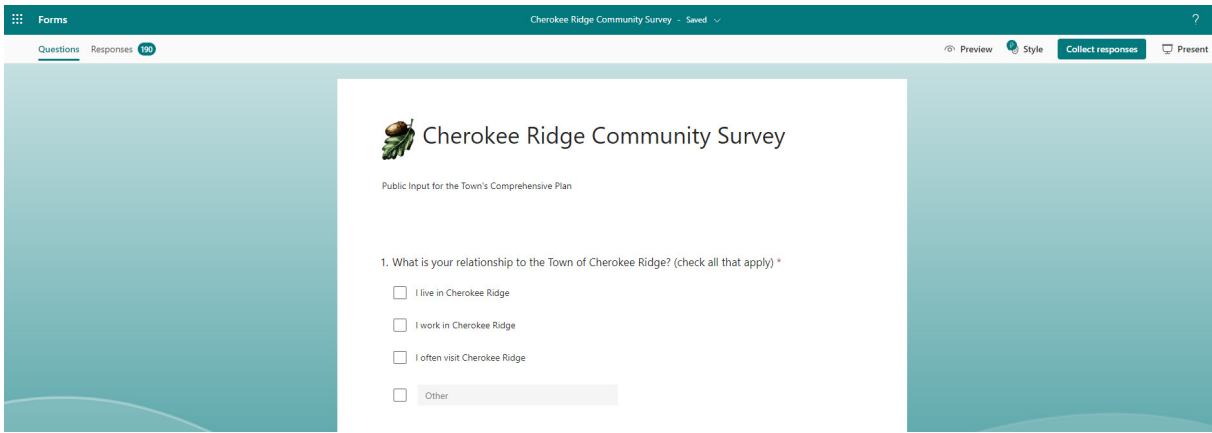
## Community Vision

“Cherokee Ridge envisions a **vibrant community** where families enjoy a **high quality of life** amidst scenic beauty and a **variety of recreational opportunities**. The needs of current and future residents are prioritized through **enhanced infrastructure, well-rounded land use, and preservation of our scenic environment**. We embrace new **growth that enhances the character** of our small-town community. ”

## Emerging Themes

- Quality of life
- Recreational opportunities
- Managed growth
- Community access
- Infrastructure
- Walkability
- Land use diversification
- Commercial/ retail access
- Building codes/ standards
- Extraterritorial jurisdiction
- Fiscal sustainability
- Zoning



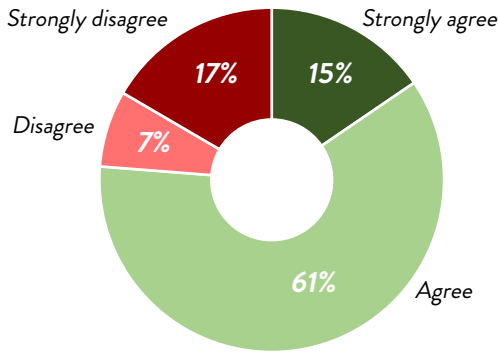


# Community Survey

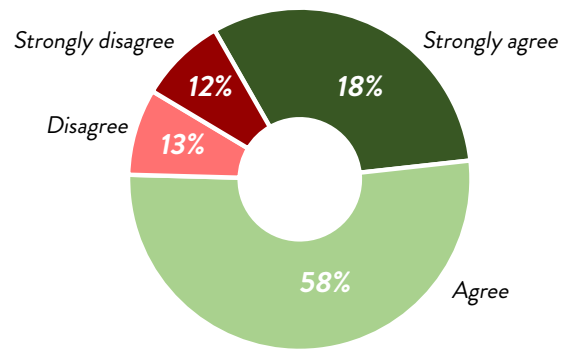
The residents of Cherokee Ridge participated in an online community survey to supplement in person engagement activities. This survey was completed by 190 residents, or roughly half of the town's total population. The high response rate yielded the most in depth insights into the community's vision and opinions on a variety of topics including development typologies, recreation, growth management, and others. [Read below for major findings from the survey.](#)



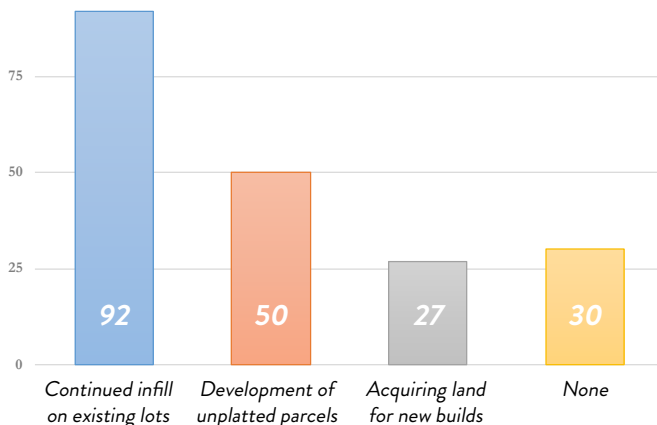
**Cherokee Ridge should support continued residential growth/ development.**



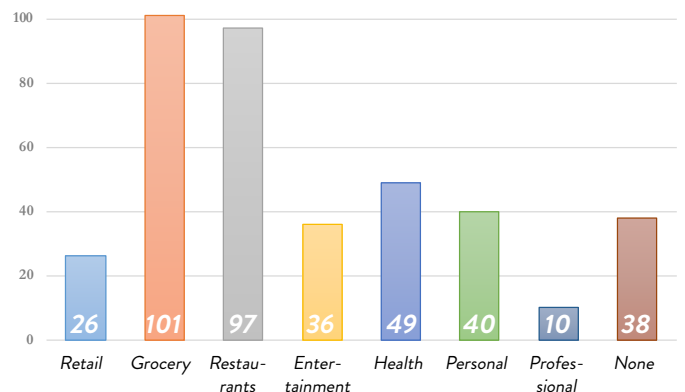
**Cherokee Ridge should support commercial/ retail development.**



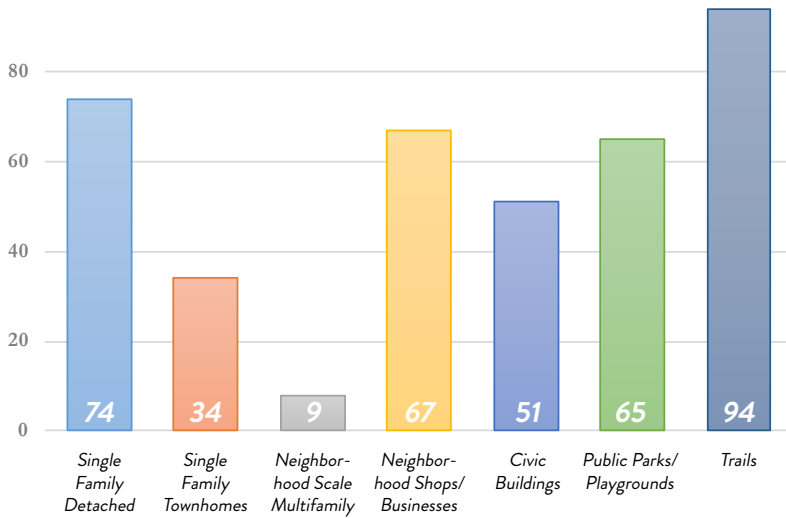
**What kind of residential development, if any, do you support? (select all that apply)**



**What kinds of businesses would you like to see in Cherokee Ridge, if any? (select up to 4)**



Which of these development typologies would you support in Cherokee Ridge? (select all that apply)



Single Family Detached



Single Family Townhomes



Neighborhood Scale Multifamily



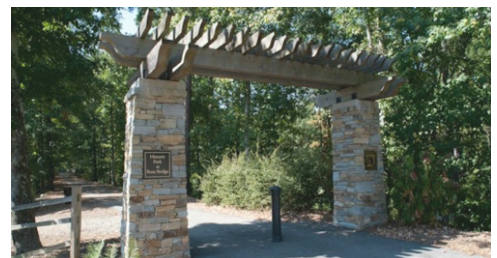
Neighborhood Shops / Businesses



Civic Buildings



Public Parks / Playgrounds



Trails

What changes would most improve the Town of Cherokee Ridge? (free response)

- Road repair / maintenance
- Growth
- Pool repair
- Clubhouse repair
- Code enforcement
- Zoning
- Enhanced walkability
- Commercial / retail development
- Landscaping refresh
- Public art
- Guaranteed access to Arab Schools
- Master plan
- Community center / event space
- Public parks / green space
- Builder / developer regulations



# Community Meeting

The residents of Cherokee Ridge also participated in a public community meeting on March 18, 2024 at the clubhouse. More than 50 residents came out to the meeting where they learned about the planning and zoning process and participated in a variety of group discussions and activities. Feedback at the meeting was gathered through the following exercises:

50+  
residents in  
attendance

- Opportunities and Challenges Analysis
- Defining a Vision for the Town's Future
- Mapping / Land Use Discussions



## OPPORTUNITIES

- Walking trails
- Neighborhood playgrounds
- Additional recreational amenities besides golf
- New entrance/ exit for the community
- Exerting development control over unplatted property
- Potential community center/
- Enforcing building codes/ inspections
- Annexation/ expansion of city limits
- Residential growth
- Commercial development on US 231
- Potential impact fee to help with revenue
- Town purchasing land for municipal use
- Collaboration between the city, POA, developers, etc.

## CHALLENGES

- Drainage/ flooding issues
- Road disrepair
- Not enough street lights
- Limited regulatory authority over developers
- Budgetary constraints/ limited tax revenue
- Enrollment policy with Arab City Schools
- Unfinished construction
- Limited land for future development
- Maintaining a "small town feel"
- Patchwork sidewalks
- Septic/ sewer capacity
- POA relations
- Life safety due to single community entrance/ exit
- Remote location
- Access to shopping/ commercial areas
- No zoning
- "Cookie-cutter" houses

## FUTURE VISION

The vision statement is one of the most important elements of the comprehensive plan because it determines the general direction of the plan's goals and actions. Every recommendation in the plan is geared toward making the community's vision a reality. Elements from each of the vision statements crafted at the public meeting were compiled to create the overall community vision highlighted at the start of this report.

### Create a vision statement for the town

This is an exercise to create a shared, future vision for the community. Establishing this vision helps guide all decisions throughout the planning process. This not only helps build consensus but also provides accountability throughout the process, and more fully ensures that the final plan is agreed upon and implemented.

Exercise: As a group, write a vision statement to describe the Cherokee Ridge that you hope to see 10 years from today.

#### Opportunities

• growth - while maintaining "small town" feel  
 • Attraction beyond golf  
 • Attracting younger families  
 • More vibrant community - stuff to do  
 • Clubhouse offers more - fun, social, attractive, appealing

#### Challenges

Infrastructure  
 • Remote location - Isolation  
 • Access to recreational facilities - goods and services  
 • Tax revenue to support desired growth  
 • getting the word out

#### INGREDIENTS OF A VISION STATEMENT

- Positive, present-tense language
- Qualities that express the city's uniqueness
- Inclusiveness of the city's diverse population
- A depiction of the highest standards of excellence and achievement
- A focus on people and quality of life
- A stated time period

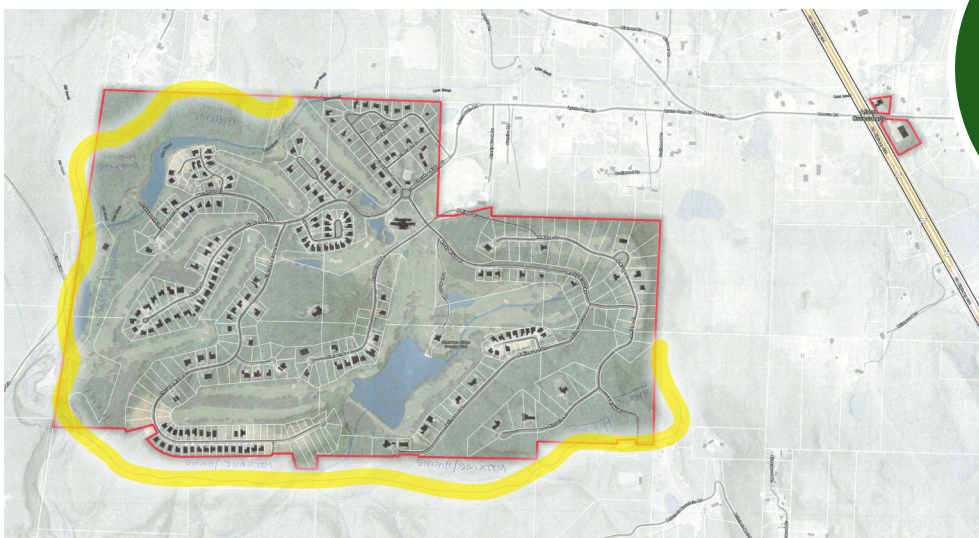
#### Final Proposed Statement

Cherokee Ridge continues to be a warm, welcoming Southern community, while growing and attracting new residents. The community offers social activities for the whole family, convenient amenities, and opportunities for residents to participate in and enjoy the town.



- Cherokee Ridge continues to be a **warm, welcoming, Southern community** while growing and **attracting new residents**. The community offers **social activities** for the whole family, **convenient amenities**, and opportunities for residents to participate in and enjoy the town.
- A **warm welcoming community** where families live, love, and thrive.
- A **safe, quiet, and beautiful community** that prioritizes the desires of residents by providing **better roads and walking trails** in a **well-maintained environment** with a **variety of recreational amenities** and community events that exudes **small town charm**.
- Maintain and grow a **golf course focused community** while **improving infrastructure** to **manage new growth** and providing **recreational opportunities** in addition to golf.

## GROUP MAPPING



residents mapped out a potential greenway trail using portions of existing disused golf cart paths