

Hickory Flat Area Plan

Plan Highlights

May 21, 2021

Outline

- ▶ Plan Elements
 - ▶ Vision Statement and Core Values
 - ▶ Draft Future Land Use and Trails/Road Connections
 - ▶ Implementation Steps
- ▶ Planning Process
 - ▶ Preparation and Outreach
 - ▶ Public Meetings
- ▶ Research
 - ▶ Demographics and Trends
 - ▶ Upcoming Capital Investments

Plan Elements

HICKORY FLAT AREA PLAN

Vision Statement

The Hickory Flat Community is:

Deeply rooted in its history of rural and natural open space.

Connected through strong social networks that enhance the family-friendly, village feel.

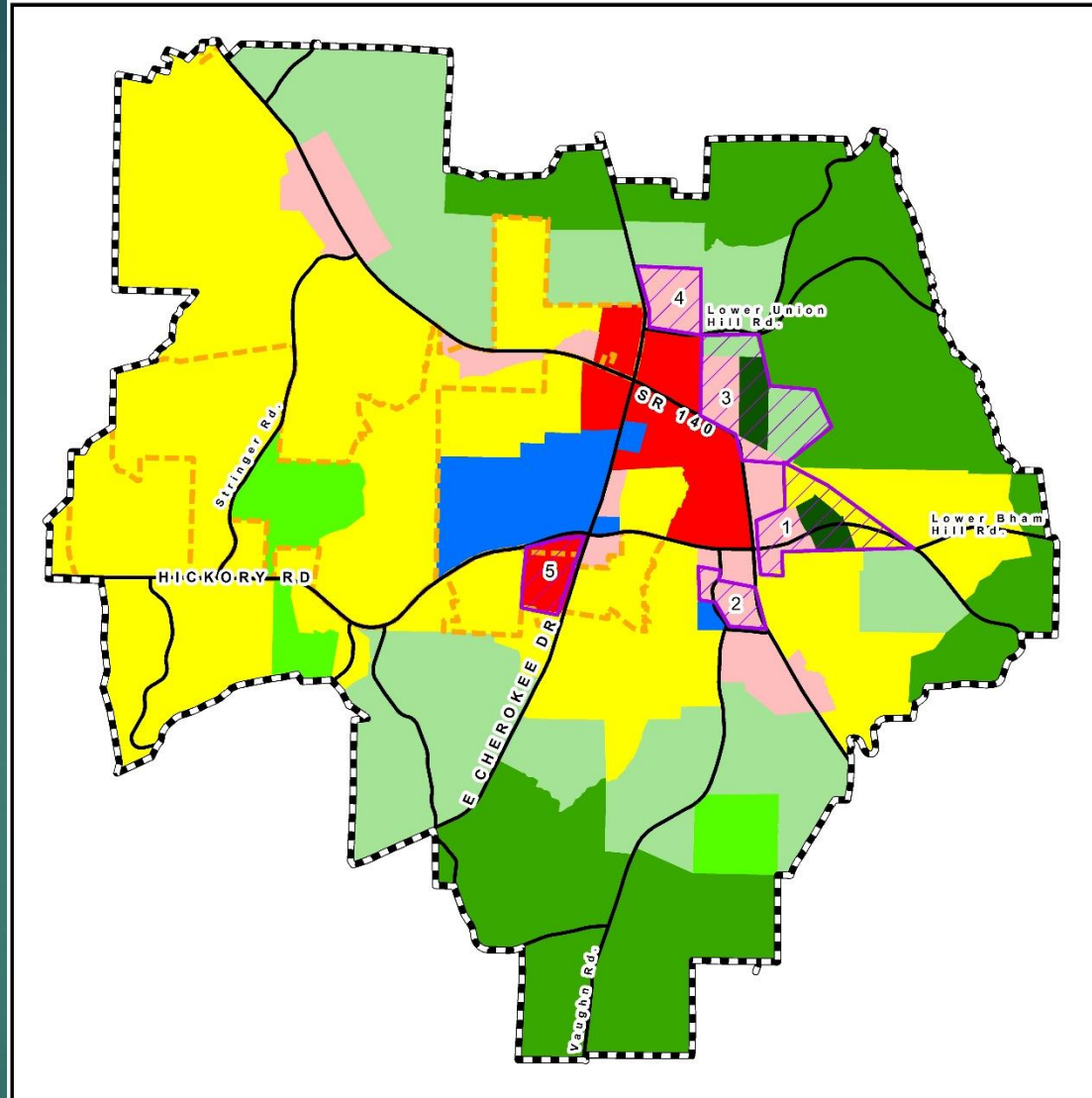
Centered on great local institutions, such as schools, recreation, the library, churches and the fire station.

Growing in a managed way that preserves the unique elements of the community, while bringing desired amenities and infrastructure improvements.

Core Values

- ▶ Community History and Preservation
- ▶ Family-Friendly Community
- ▶ Rural Character
- ▶ Local Institutions
- ▶ Upscale Retail and Restaurant Options
- ▶ Infrastructure Improvements
- ▶ Small-town Village Feel

Future Land Use Map



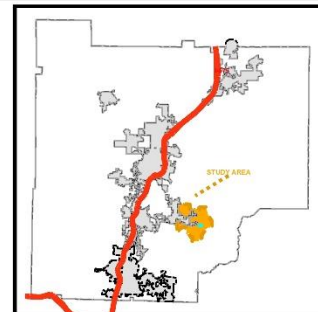
Hickory Flat Future Land Use



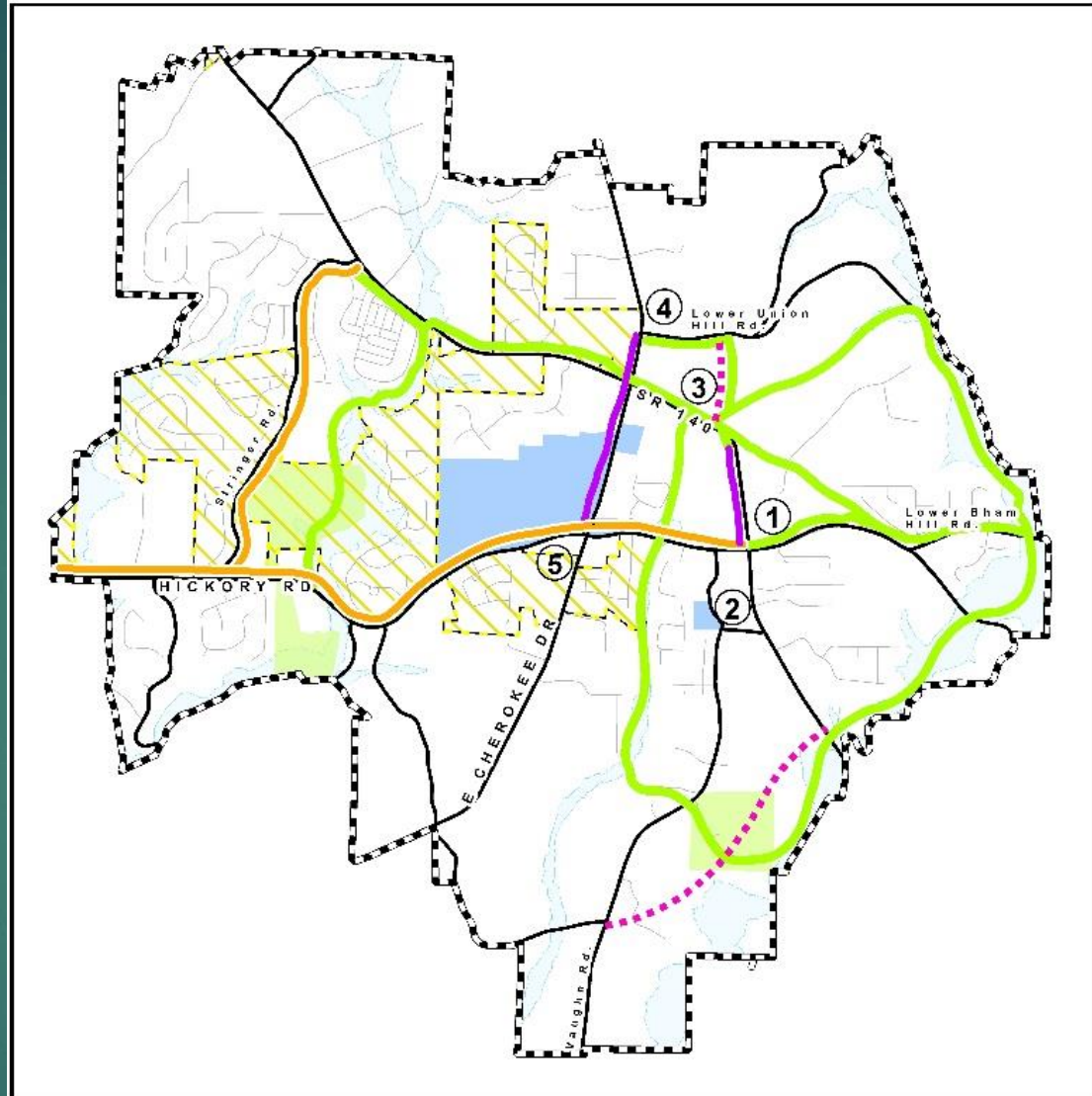
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Legend

- Study_Area
- Holly Springs City Boundary
- Type**
- Civic
- Parks
- Natural Space
- Rural Residential
- Transitional Residential
- Suburban Residential
- Small Commercial
- Large Commercial
- Charrette Site



Trails and Roads Map



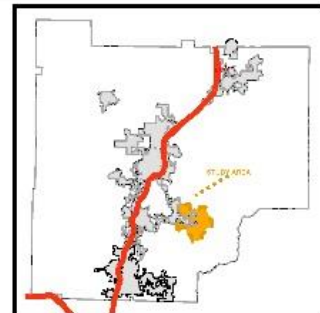
Hickory Flat Trails and Roads



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Legend

- Study Area
- Holly Springs Boundary
- Future Floodplains
- Civic
- Parks
- Streets
- Proposed Trails
- Planned Sidewalks
- Existing Sidewalks
- Proposed Road Connections
- Charlotte Sites



Implementation Projects

<u>Project Description</u>	<u>FY 22</u>	<u>FY 23</u>	<u>FY 24</u>	<u>FY 25</u>	<u>FY 26</u>
<i>Public Charrette for Site #3 Master Plan</i>	X				
<i>Develop Branding, Wayfinding and Signage</i>	X				
<i>Create Development Design Guidelines</i>		X	X		
<i>Trail Network Feasibility Study</i>		X			
<i>Update Future Development Map</i>			X		

Planning Process

HICKORY FLAT AREA PLAN

Preparation and Outreach

- ▶ Origins: Target Area Workshop for 2018 Comprehensive Plan Update
- ▶ Preparation
 - ▶ Research, Establishing the Study Area
- ▶ Engagement
 - ▶ General Public, Students, Holly Springs, Others
- ▶ Advisory Committee



Public Meetings

Meeting #1

- Public Kickoff
- October 21st to November 11th
- Live/Work, Perceptions/Aspirations, Wants/Needs

Meeting #2

- Community Visioning
- December 2nd to 23rd
- Preference Survey: Look/Fell of Wants/Needs

Meeting #3

- Charrette
- January 13th to February 3rd
- Where do the Wants/Needs go?
 - Participation Options: Live, Small Group Virtual & "Survey" Format

Public Meeting Participation

Overall

3,906 website visits from Georgia, **4635** total
3,535 unique site visitors
8,591 page views

Meeting #1

1,910 unique visitors
44 Individual, Active
Participants

Meeting #2

587 unique visitors
57 Individual, Active
Participants

Meeting #3

818 Unique Visitors
129 Individual, Active
Participants

Background/Research

HICKORY FLAT AREA PLAN

Demographics and Trends

- ▶ Growing at a faster rate than the County and Region
 - ▶ Population increasing more than 140% since 2000
 - ▶ Rates expected to slow
- ▶ Missing “Millennials” and more “Boomers”
 - ▶ Attributed to lack of rental housing and higher home prices and greater availability of senior living
- ▶ Less racial diversity
- ▶ More affluent and higher education levels
 - ▶ 50%+ of household earn >\$100k per year and have college degree
- ▶ Few residents work in Hickory Flat
 - ▶ 1650 jobs but only 2% filled by residents

Upcoming Capital Projects

- ▶ Expansion of Hickory Flat Library
- ▶ Renovations to the Hickory Flat Gym
- ▶ Future Holly Springs Park
- ▶ Sequoyah & Hickory Trails Park Improvements
- ▶ Transportation Improvements
 - ▶ SR 140 @ East Cherokee Drive (Phase 1 & 2)
 - ▶ SR 140 @ Hickory Rd
 - ▶ Hickory & Stringer Sidewalks
 - ▶ SR 140 Curve

Next Steps

- ▶ Final comments and revisions
- ▶ Presentation to Holly Springs – June 7th
- ▶ Hold County Public Hearing for June 15th
- ▶ Adoption by Cherokee County and Holly Springs