



Cherokee County
1831
GEORGIA

PEARIDGE COMMUNITY

Small Area Plan

Adopted July 21, 2026



Prepared by the



Atlanta Regional Commission

Acknowledgments

Pearidge Community Steering Committee

Tonya Riddick, Charlie Ferguson Community Center
Tariah Welch, Charlie Ferguson Community Center
Pat Tanner, Community Member
Pastor Justin D. Lee, Hickory Log Baptist Church
Shawn Gordon, Hickory Log Baptist Church
Juan Paiz Garcia, Iglesia Emmanuel Assembly of God
Chad Arp, Fire Marshal
Bruce Baker, History Cherokee
Stefanie Joyner, History Cherokee
Denise Watts-Gay, Pearidge Resident
Tangie Washington, Pearidge Resident
Harry Johnston, Cherokee County Board of Commissioners
Will Cagle, Cherokee County Board of Commissioners
Shawn Tolan, Canton City Council
Darrell Rice, Canton City Council
Dr. Debra Murdock, Cherokee County School District

Atlanta Regional Commission

Jillian Porter-Willis, Senior Planner
Max Kollman, Senior Planner
Benji Fitten, Community Development Intern

Charlie Ferguson Community Center

Tannish Welch, Executive Director

Cherokee County

Brantley Day, Community Development Agency Director
Margaret Stallings, Planning and Zoning Director
Catherine Long, Planning Division Manager
Thomas Trawick, Zoning Division Manager
Ethan Van Steenburgh, Senior Planner
Breonna Scott, Planner

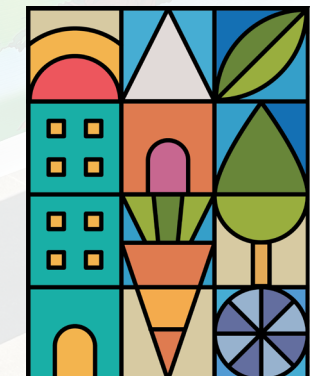
City of Canton

Kevin Turner, Community Development Director
Jakob Allen, Planner

Project Partners



The project team would also like to acknowledge TSW for their mapping and engagement support throughout the process.

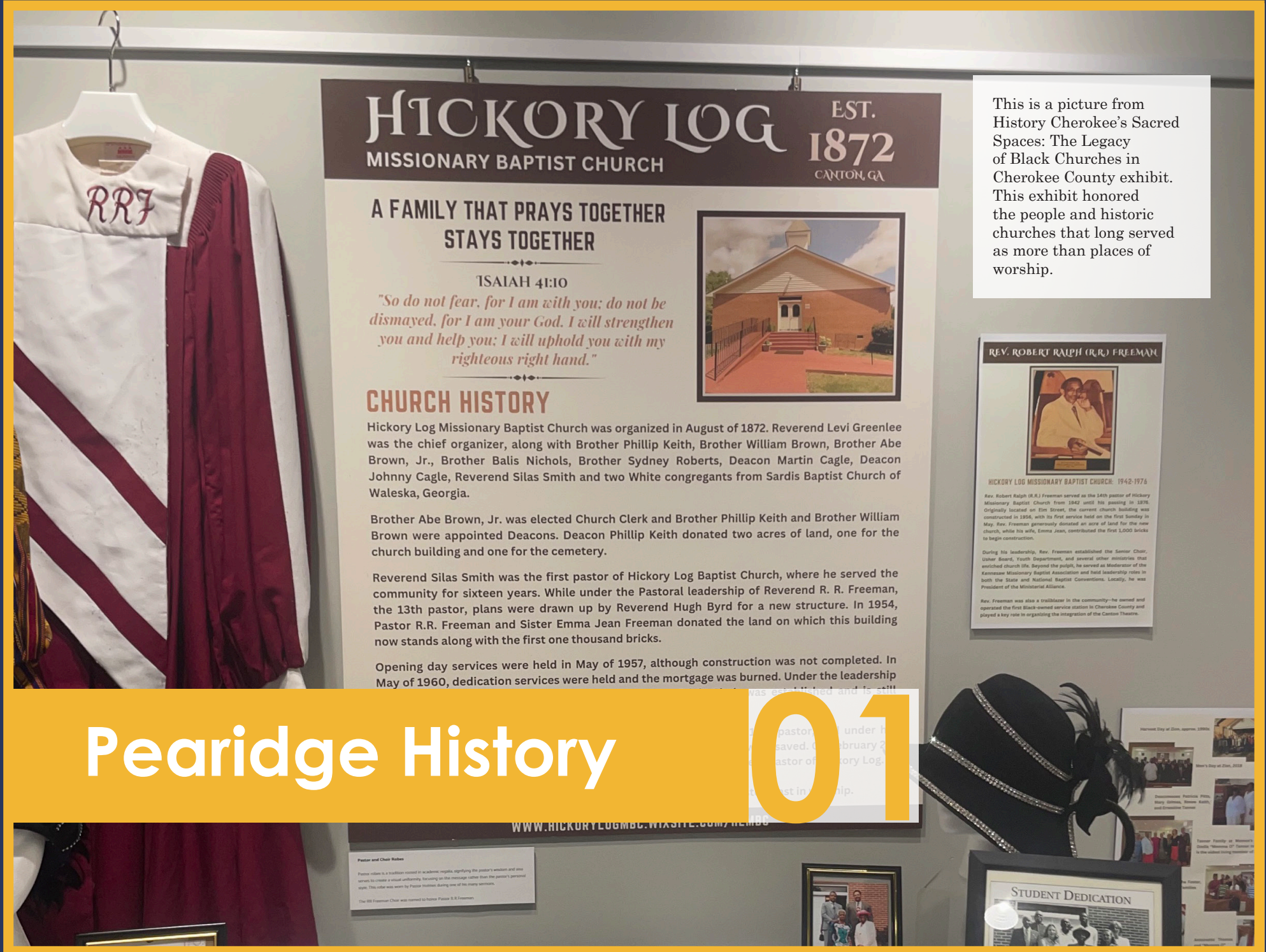


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Pearidge History

01

This is a picture from History Cherokee's Sacred Spaces: The Legacy of Black Churches in Cherokee County exhibit. This exhibit honored the people and historic churches that long served as more than places of worship.

Before Pearidge...



Image of Cherokee Country map from History Imagined: For Readers, Writers, and Lovers of Historical Fiction. Blue line indicates 'Limit of Original Cherokee Claims', red line indicates 'Cherokee Boundary at Close of Revolution', and the green line indicates 'Cherokee Boundary at Final Cession'.

History of Displacement: Native American Land

Before the Scottish Keiths, and even the formerly enslaved Keiths, the land that housed the Plantation and Pearidge Community was home to Native Americans. As depicted in the map (dark blue line), the Cherokee Country was vast and spanned Kentucky, Tennessee, the Carolinas, Alabama, Virginia, and Georgia. Specifically in Cherokee County, Georgia, there is archaeological evidence of village sites along the Etowah River and across the County spanning centuries. It is believed the river itself gets its namesake from the Native American word for 'Village' or 'Town'. In the Cherokee language, it could mean 'good' and 'tree', while also translating to 'mounds'.

This land, cultivated for feeding people and nestled along trade routes, sets the stage for prosperity and abundance. During the course of the last 200 years, the demographics, names, cultures, and practices have rapidly changed into what we know now as Pearidge. The Cherokee land, which once faced displacement at the hands of European settlers, has since been reclaimed by the formerly enslaved. However, the area is once again facing the pressures of displacement.

The Scottish Keiths, the Plantation, and the Cherokee Native Americans

The lineage to present-day Pearidge does not begin with its establishment. It dates to the mid-1700s across the sea in Europe. The Keith family, originally from Scotland, was removed from European land during the 1746 Battle of Culloden. The Battle of Culloden resulted in the end of Scotland’s fight for independence and the Jacobite cause. Thus, during what is known as the Highland Clearances, *Jacobite* supporters, including the Scottish Keiths, were either impoverished, arrested for vagrancy, or relocated.

Records indicate these supporters were exiled to Ireland, Australia, New Zealand, and the American Colonies. In these records, there is evidence of the Scottish Keith family relocating to Virginia. Due to their impoverished conditions and transgressions, some of the Scottish Keiths were forced into indentured servitude. The indentured servants would serve the merchant who paid for their passage until both the debt and penalty were repaid. After the sentencing, these indentured servants had their rights restored and were given a small compensation to make a life in their new home.

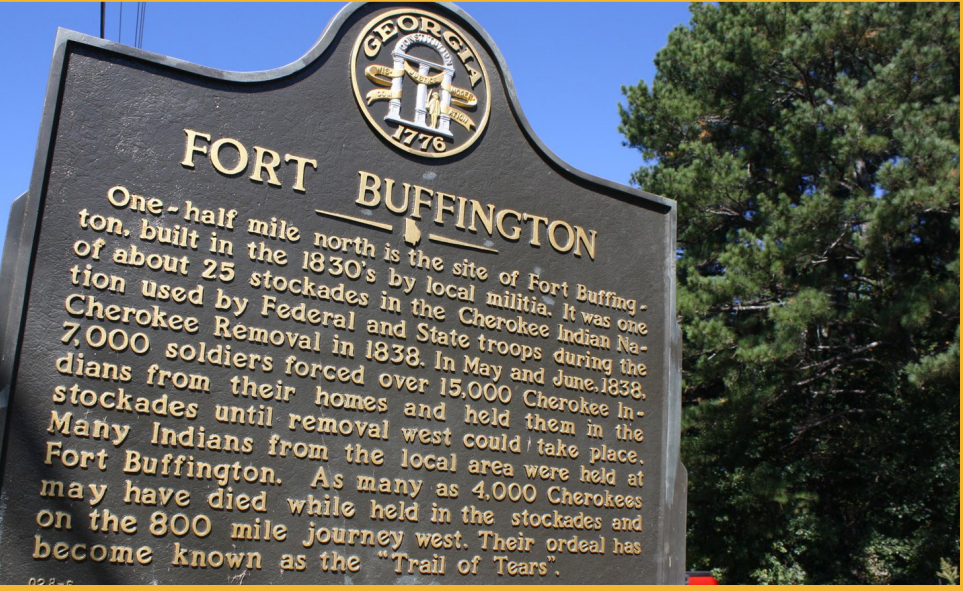
In the 1830s, back in Cherokee County, Georgia, the local militia built a stockade known as Fort Buffington. This place was used by the Federal and State troops during the Cherokee Removal in 1838. Many Native Americans from the local area were held at the Fort Buffington stockades until they were permanently forced out. The Native Americans who survived the living conditions at the stockades were forced to make an 800-mile journey west. From the stockades to the extended journey, as many as 4,000 Cherokees may have died. This entire ordeal is known as the “Trail of Tears”.

Battle of Culloden
Image from National Army Museum



Historic Note:
The picture above depicts the Battle of Culloden, which was the end of the *Jacobite* cause. Jacobites, in British history, were supporters of the exiled Stuart king James II (Latin: Jacobus) and his descendants after the Glorious Revolution. The political importance of the Jacobite movement extended from 1688 until at least the 1750s.

Fort Buffington Plaque - Trail of Tears
Image from National Park Service



Keith Plantation in 1952
Image from North Georgia History



Civil War
Image from History



After their indentured servitude, the Scottish Keiths would find a home in the American Colonies. They would work, have children, and migrate to other states. Although the timeframe is not certain, around the 1840s, the Scottish Keiths would move to Georgia. There are records of them in multiple parts of the state, but their involvement in Cherokee County is significant to the establishment of Pearidge. Once Native American land, the Scottish Keiths owned a large estate in Cherokee County. It was speculated that this land stretched from present-day Pearidge to what was colloquially coined Keithsburg, after the Keith Plantation. The Scottish Keiths established a Plantation along the Etowah River, crafting the bricks that would make up the historic plantation home out of the clay from the riverbed. In the 1850s, Keithsburg was established along the railroad, slightly northeast of Canton, by plantation owner and family, Mackey Anderson Keith. The plantation and the Keith family were very involved in the community. They were well-known and wealthy. However, the plantation faced conflict during the Civil War.

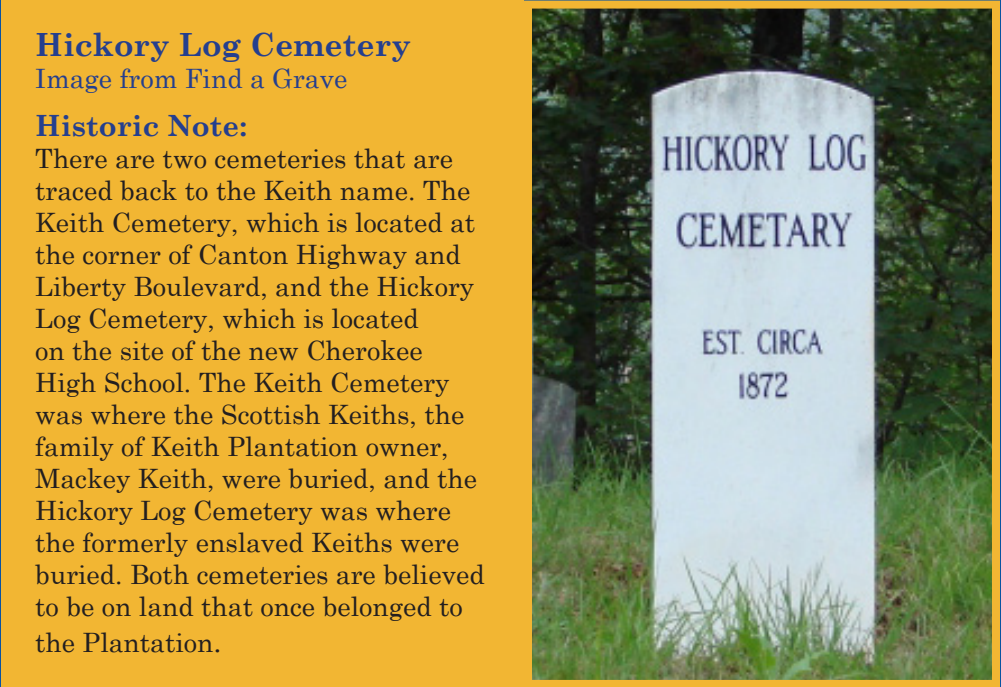
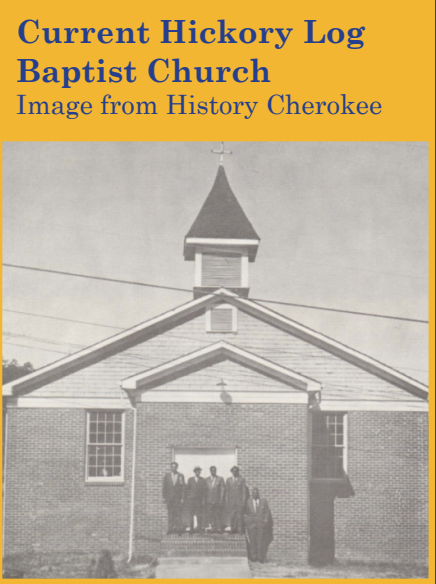
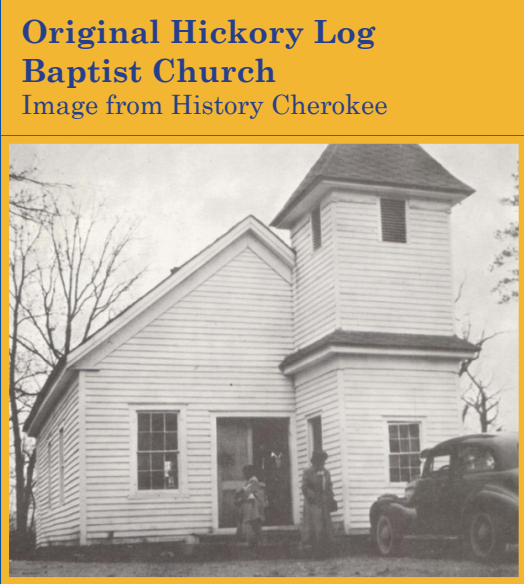
In 1864, the Union Army targeted the City of Canton, Georgia, where the Georgia Governor at the time resided. The Union Army ordered soldiers to burn down the Governor’s home and wreak havoc on the small community. In the chaos, the Keith Plantation was notified of the Union Army’s intentions, and Mackey A. Keith, Jr., instructed his slaves to hide food and valuables in the trees and underground. The soldiers discovered the plan and decided to burn the plantation home and hang Mackey A. Keith, Jr. There were multiple recollections on how he survived, but the hanging was unsuccessful. Some accounts state that the rope snapped, whereas others believe the plantation slaves cut down their owner. Along with potentially saving Mackey, the slaves also put out the house fire. In 1865, slavery ended, but the majority of the formerly enslaved continued to work as sharecroppers at the Keith Plantation. Some of the formerly enslaved individuals even helped to rebuild the heavily damaged home.

Pearidge Formation

The Keith Plantation owner, Mackey Anderson Keith, Jr., passed away in 1872. When he passed, it is believed that the Scottish Keith family parceled out land to their former slaves as payment and a gift for those who stayed after the Civil War. Accounts of how the former slaves of the Keith Plantation received the land have not been consistent. However, History Cherokee’s article, *The Unsuccessful Hanging of Mackey Anderson Keith*, found that Keith is a common surname in the Black community that lives here. Descendants of the former slaves have stated, “My great, great, great grandfather was given 160 acres, some of which is still in the family today.”

Historic Note:
Upon arriving in the American Colonies, those who were forced into slavery commonly had their birth last names erased or left off the records. These individuals would then take the last name of their owner and typically keep it after the abolishment of slavery.

The former slaves who received land and established one of Cherokee’s first free Black settlements were Amos, Philip, and Dave Keith. These men used their land to create spaces for the formerly enslaved and the families they built. In 1872, Philip and Dave Keith donated a portion of their land for the establishment of a church and cemetery, known as the Hickory Log Baptist Church and Hickory Log Cemetery . The church was founded under the direction of Reverend Levi Green. But Reverend Silas Smith served as its first pastor for sixteen years. Nearby, Amos Keith donated some of his land to create a school for the local Black community known as the Hickory Log School. From there, the formerly enslaved Keiths continued to build their community. Sources say the area they settled in was known as Keith’s Ridge.



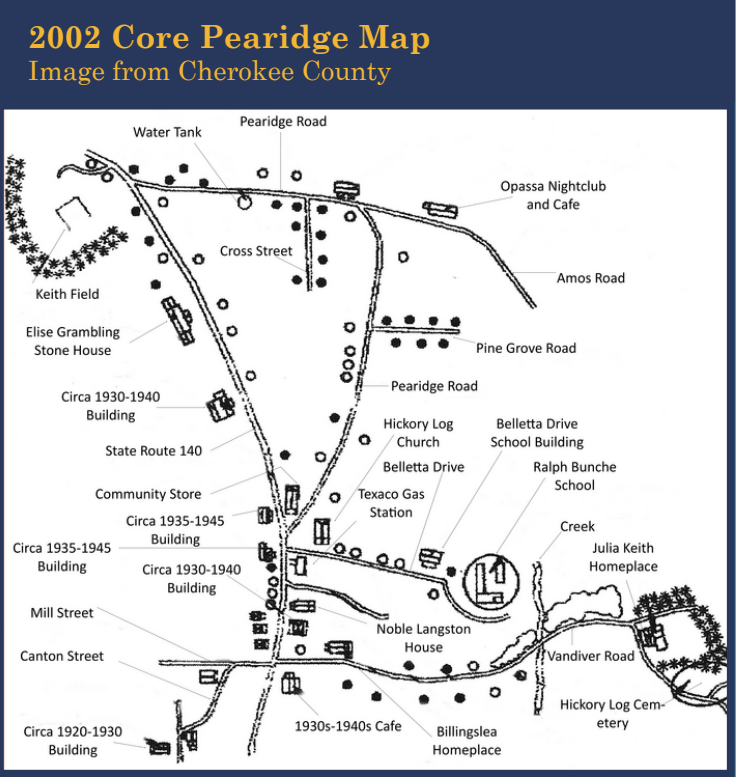
Pearidge Life Then and Today

Continued Development of the Pearidge Area

Not long after the war and the removal of the Cherokee Native Americans, the Canton area saw major infrastructure and land use changes. In 1879, a railroad and highway were added to increase the efficiency of shipping goods. Thus, Canton grew in agricultural uses, mining, and manufacturing. Before the 1940s, SR 140 was established. This roadway cuts right through present-day Pearidge and replaced the major Waleska to Canton thoroughfare at the time, Pearidge Road. Despite these changes, the formerly enslaved Keiths established families that lived in the area for decades and even to this day.

For what was originally known as Keith’s Ridge, life in the 1950s was rich with growth and community. Local businesses were started by nearby residents and members of formerly enslaved families. These businesses included a movie theater, a barber shop, cafes, a community store, a nightclub, and the first Georgia Texaco station owned by an African American. Sometime in the 1950s, Keith’s Ridge was renamed Pearidge. The story goes that a local resident was teased by a friend when he saw that his pea patch was not producing. According to accounts, the friend had said, “This place is so poor it won’t even grow peas!” From that point on, the area was called Pearidge.

Over time, the original church and school structures faced changes. In approximately 1951, the Hickory Log School, established on donated land by Amos Keith, was replaced by the Cherokee County Training Center. Six years later, in 1957, the log cabin near the Hickory Log Cemetery that housed the Hickory Log Baptist Church was replaced with a new structure. Reverend R. R. Freeman, Sr., donated the land for the brick church that was built on Belletta Drive. Along the same road and for the second time, the local school changed. In 1961, the Cherokee County Training Center was replaced by the Ralph J. Bunche School. It started as a segregated school and was integrated in the 60s.



Pearidge and the Historic Black Communities Working Together

The Keith family was not the only family to establish or reside in a local Black settlement. As Pearidge grew, other settlements, such as the Nineteen Communities and Stumptown, were established. Pearidge, Nineteen, and Stumptown were located within minutes of each other, allowing for the different groups to create a community together. In 1964, under the direction of Reverend Freeman, four Black men from these various communities entered the Canton Theater and watched a movie from the main floor. These men were known as Samuel Pitts, Edward, and Joe McMickens. Their actions were in disregard of the segregation policy, causing an uproar among white patrons. From eyewitness accounts, sources state that they had to flee from the theater in a getaway car driven by Ms. Ozella Tanner as an angry mob harassed them. This moment was known as a landmark local protest against segregation.



The County continued to grow, forcing a need for safety services. In 1973, the government opened the Cherokee County Fire Department. However, local Pearidge residents felt there was a larger need for fire services that the County’s department could not provide. Thus, in 1982, an all-volunteer fire department was established. This effort was Georgia’s first African American volunteer fire department. Charlie Ferguson served as the first Chairman of the corporation, and Tony Ferguson was the first Fire Chief. The department remained volunteer-based until 2001, when the County took over the services of the facility. Despite the County incorporating the all-volunteer station, which eventually dissolved, the impact of the North Canton Volunteer Fire Department will continue to last.

As of 2020, the station has been replaced with a brand-new facility across the street, and, through the endeavors of passionate community members, the original structure was donated back to Pearidge. In 2023, a CDBG grant and SPLOST funds were used to replace the original structure with a brand-new facility, the Charlie Ferguson Community Center. Today, the center stands as a symbol of the Pearidge Community and the formerly enslaved who established the community.



Historic North Canton Volunteer Fire Department Managed by the Community

Image from Charlie Ferguson Community Center



North Canton Fire Department Mural

Image from Charlie Ferguson Community Center



Charlie Ferguson Community Center (Previously North Canton Volunteer Fire Station) Opening

Image from Charlie Ferguson Community Center

Although not located within the Pearidge Community, the Keith Plantation remains a part of the history. The plantation is only a remnant of what it once was. It was speculated to span 3,300 acres. Now, the plantation home sits on only 10 acres along the Etowah River. The rest of the land has either been donated, sold, developed, or held for future opportunities. Many residents have petitioned for the preservation of the home and land. However, of what remains of undeveloped land, it is under private ownership. Thus, the future of the property is currently not certain.

PEARIDGE COMMUNITY PAST, PRESENT,



Pearidge Historic Figures



Ralph Freeman

Reverend Ralph R. Freeman donated the land, as well as the first 2,000 bricks, for the second Hickory Log Baptist Church, which was built in 1957. The original church was a log cabin, then later a clapboard structure, near the Hickory Log Cemetery. Now the brick church is located on Belletta Drive, where he also served as the Pastor for numerous years. Along with his religious services, he also formed the ‘Freedom League’. He used the league to focus on local integration efforts around Cherokee County. One of the most notorious efforts was the Canton Theater protest that he organized, and his son participated in.

Artie Keith

Artie Keith, a member of the Keith and Strickland families, was a midwife. As a midwife, she delivered most of the Pearidge Community babies. Also, she was known as the community’s natural healer and herbalist.



Otis Keith

Otis Keith was the Chairman of the Hickory Log Baptist Church Deacon Board, father figure to many, community barber, and Boy Scout Leader. He would offer free haircuts to those who could not afford to pay.



Phillip Keith

Phillip Keith was formerly enslaved at the Keith Plantation. He received land either as a gift for continuing to work on the Plantation after the Civil War or through the government as reparations. The land he was given covers the majority of what is now known as Pearidge. He donated two acres of the land to establish the original location of the community’s oldest Black church, the Hickory Log Missionary Baptist Church. From stories, it is also believed he donated land to other Keith family members and other families, such as the Bates and McMickens.



James Perry Morris and Nina Morris

James Perry Morris and his wife, Nina Morris, were staples in the Pearidge Community. James Perry was the Scout Master for the community's Boy Scout Troop, and Nina led the Girl Scouts. James Perry was the second and last Fire Chief and was a strong leader in the attempt to establish a community center from the previous North Canton Volunteer Fire Station.

Andrew Jack Moore

Andrew Moore is part of the Watts family, who were one of the original Black families in Waleska that migrated to Pearidge. He provided the grading and foundation for the original fire station and now community center, as well as grading and septic services to the community. His family owned and operated a local restaurant known as Mo Ribs, which is now demolished.

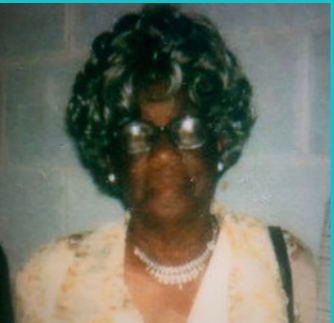


John Heard

John Heard is a community leader who was Canton’s first Black City Councilman. He was also Chairman of the Hickory Log Deacon Board and Board of Trustees. He was honored with a donation of AED and CPR kits to the Charlie Ferguson Community Center in 2024. He was the leader of Ralph Bunche School’s 1963 state champion basketball team.

Ola Mae Holmes

Ola Mae Holmes, affectionately known as “Ma Ma Holmes”, was a mother figure to the entire community. She led the Hickory Log Missionary Society for many years. She was the sister of Reverend W.E. Stevenson, the father of Ozella Tanner.

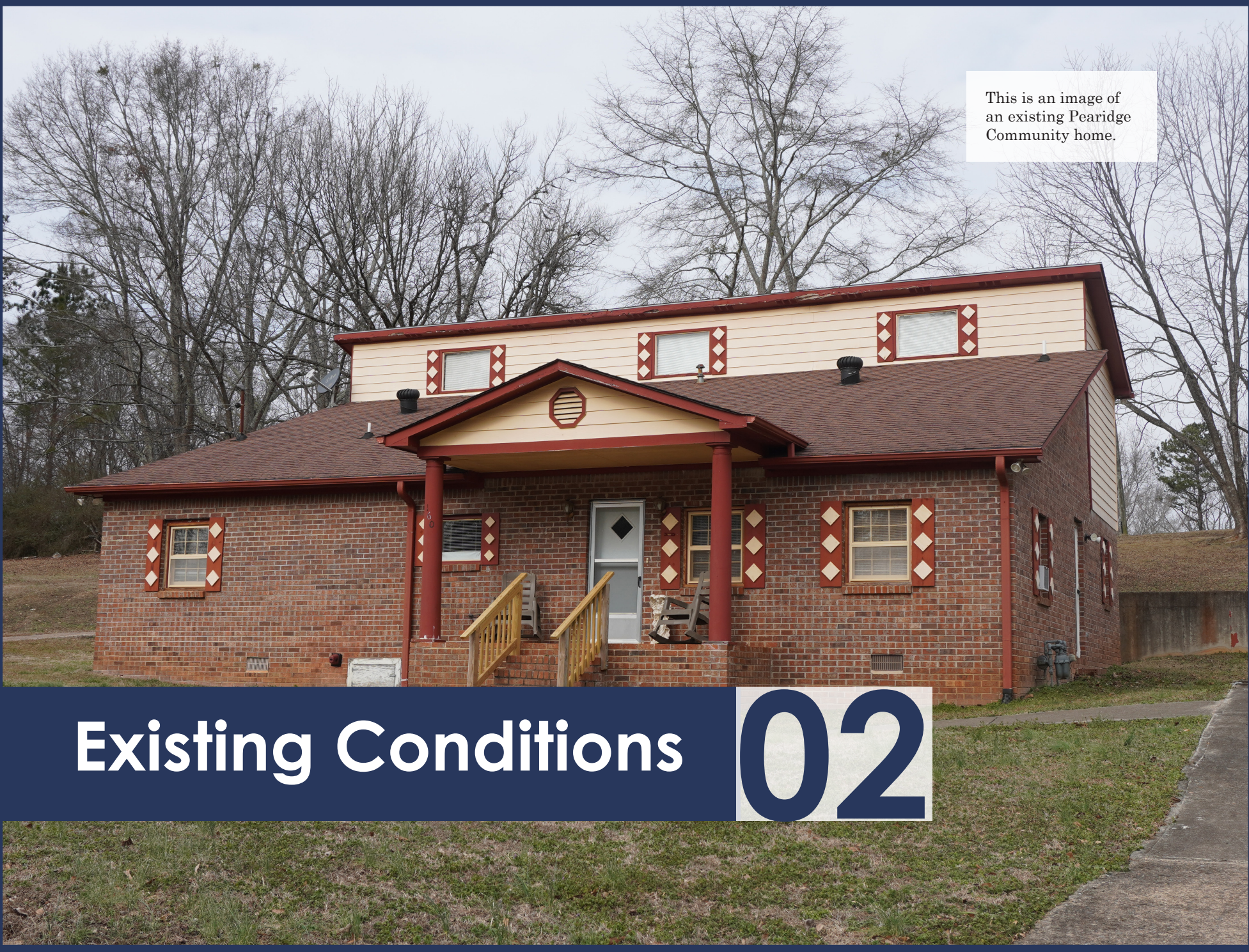


North Canton Fire Department Founding Members

- Charlie Ferguson
- Dilliard Austin
- Betty Anne Holmes
- Doris Keith Morris
- Kenny Tanner
- JD Weems
- Reverend Allen Patrick

Other Pearidge Historic Figures

- Deacon Roscoe and Beatrice Forsh, Musicians
- Pastor Robert and Mildred Holmes, Hickory Log Missionary Baptist Church
- Emma Clark, Two Big Trees
- Pastor Allen Patrick, Community Store Owner
- LW Washington, Sheriff
- Arfellow Gates, Coach
- Deacon Curtis Hampton, Hymnist
- Pop Varner, Taxi Service
- Deacon Charles Gearing, Entrepreneur
- Suvilla Bates
- Robert McMickens
- Pat Tanner, Canton City Council
- Bell and William Billingslea, Ralph Bunche School
- Nellie Keith, Yellow Haven Cafe
- Margarie Pitts, Cassadena Cafe
- Jimmie Johnson, JRC Cafe
- Rubin Hilliard, Opasa Cafe
- Moore Family, Mo Ribs



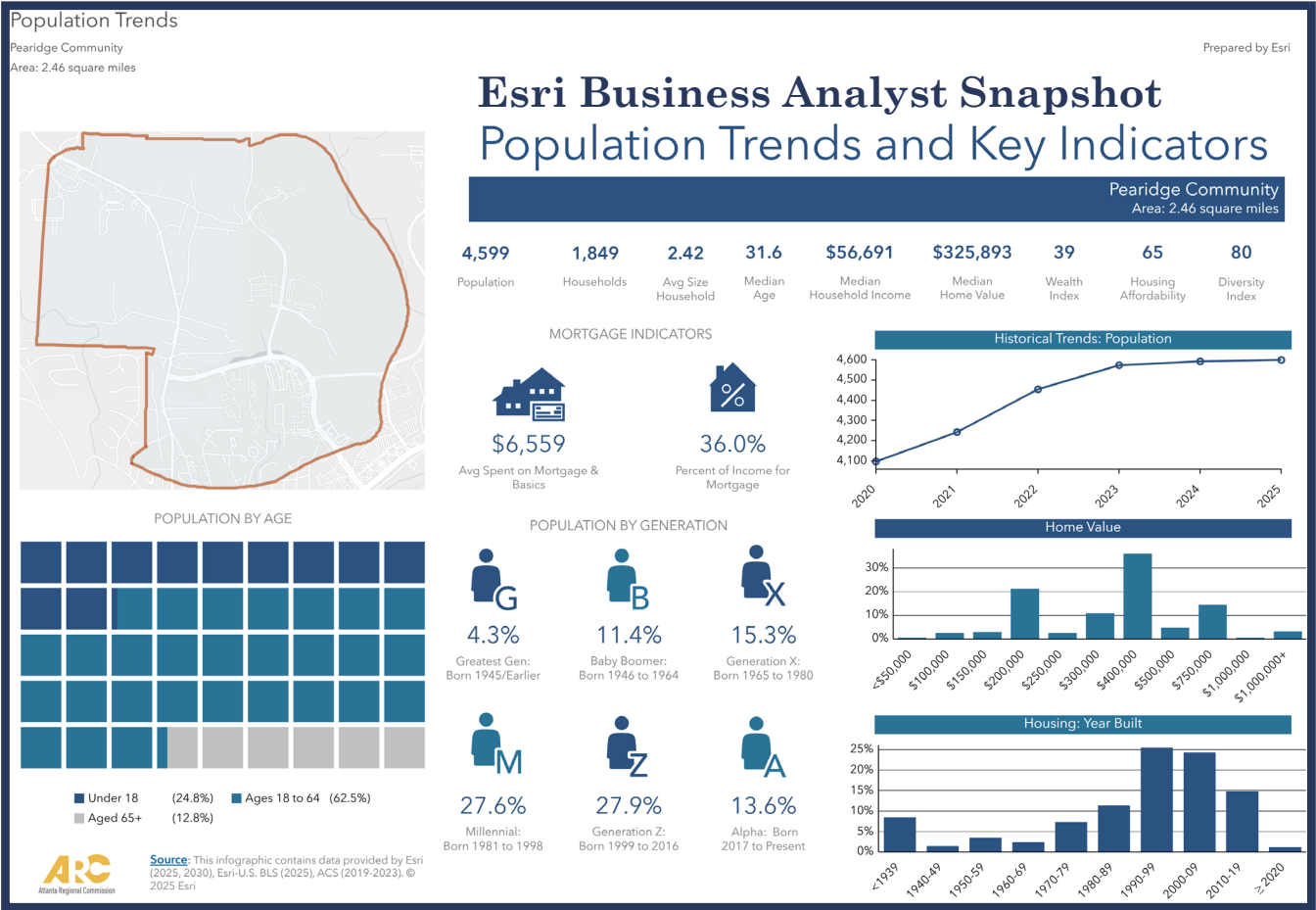
This is an image of an existing Pearidge Community home.

Existing Conditions02

Community Data

The exact boundary of Pearidge has been lost to time. Despite knowing that former slaves were given approximately 100+ acres, how the land was divided through generations is uncertain. It is assumed that Pearidge included a vast stretch of land that included Pearidge Road, Pearidge Lane, Belletta Drive, Pine Grove Road, and Vandiver Road, which still houses significant historic spaces. For instance, the cemetery established on donated land by Amos Keith is on the site of the new Cherokee High School. However, through sporadic **annexations** and development, it is inferred that the land has steadily been condensed to a short circumference around Pearidge Road. This area is considered what is left of ‘historic Pearidge’.

Annexation Definition: Annexation is the formal act of acquiring territory by a municipality and incorporating it into its existing jurisdictional boundary.



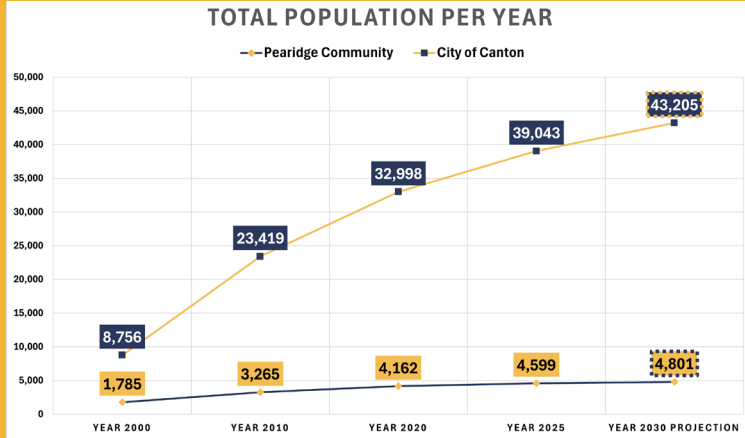
For data collection purposes, the project team decided to create a primary research area for the existing conditions data. The primary research area was designed to incorporate the broader community that it once was, rather than simply what is left. This area is referred to as the ‘Pearidge Community’.

Since the project area is not supported by the current Census geographies, a data aggregation tool was used to pull the majority of the demographic and economic information. The project team utilized Esri Business Analyst to aggregate Census, consumer behavior, spending habits, points of interest, and other data sources for the specified area. Therefore, it is significant to understand that this data is not a complete picture and requires further in-depth surveying to increase accuracy. A brief summary of the extrapolation can be seen in the next pages.

Demographic and Socioeconomic Snapshot

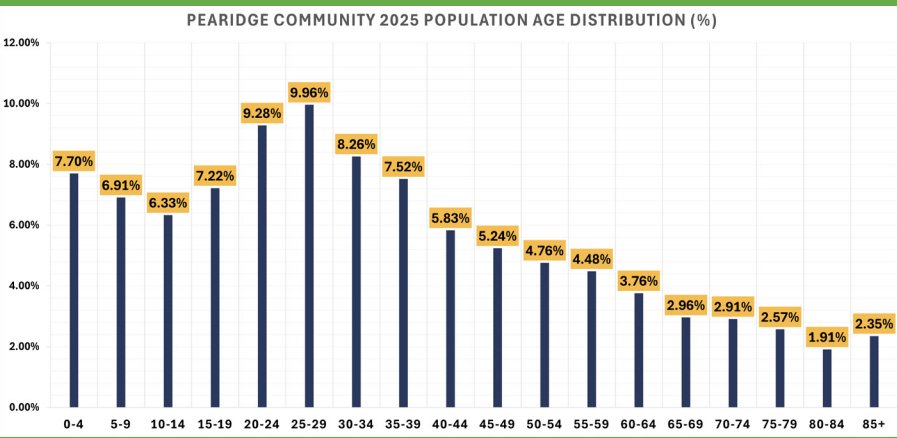
Total Population

The current population of the Pearidge Community is estimated to be 4,599. The community is only estimated to grow by 202 residents by 2030. However, the surrounding City of Canton is expected to increase by 4,162.



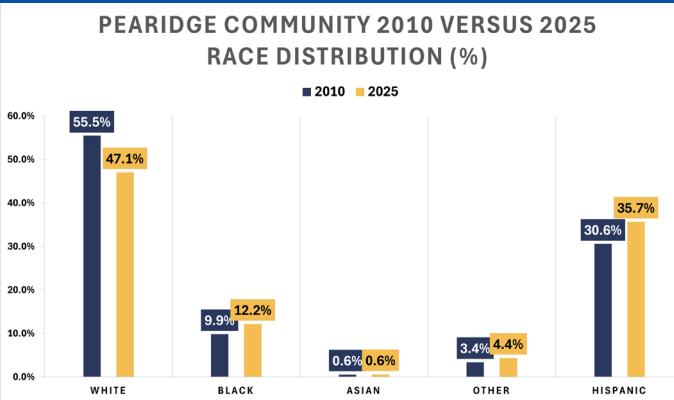
Age Distribution

The age of the Pearidge Community tends to lean on the younger side. The percentage of the older population decreases steadily as people age 40 years and older. It is significant to recognize that the data may include recently built multi-family that skews the data younger. This may indicate that the community has seen a shift with more young adults and children coming to the area. Historically, the core of the Pearidge Community, Pearidge Road and Amos Road, was older consisting of legacy Pearidge residents.



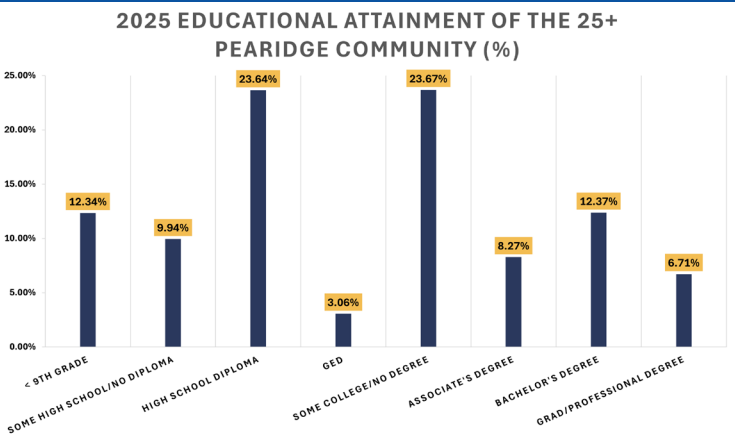
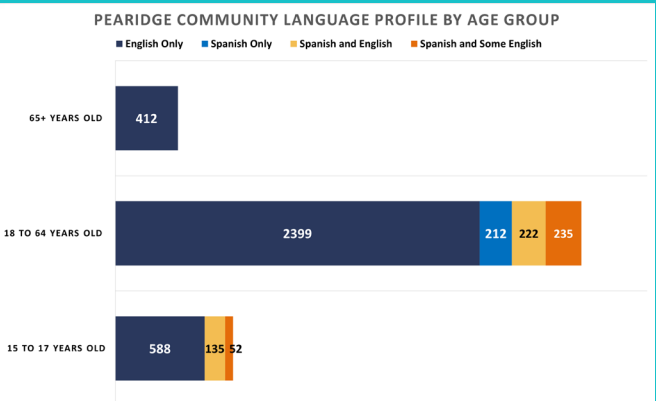
Race Distribution

The Pearidge Community race distribution differs significantly from the surrounding area. The community is more diverse as it has a higher percentage of Black (12.2%) and Hispanic (35.7%) populations. Despite Pearidge’s extensive Black history, today the community is 47.1% white, making it the predominant race. However, more than half of the population is not white and is either Black, Asian, or Hispanic.



Language Profile

In the Pearidge Community, the predominant language is English. However, around 669 residents either speak both English and Spanish, Spanish and some English, or Spanish only.

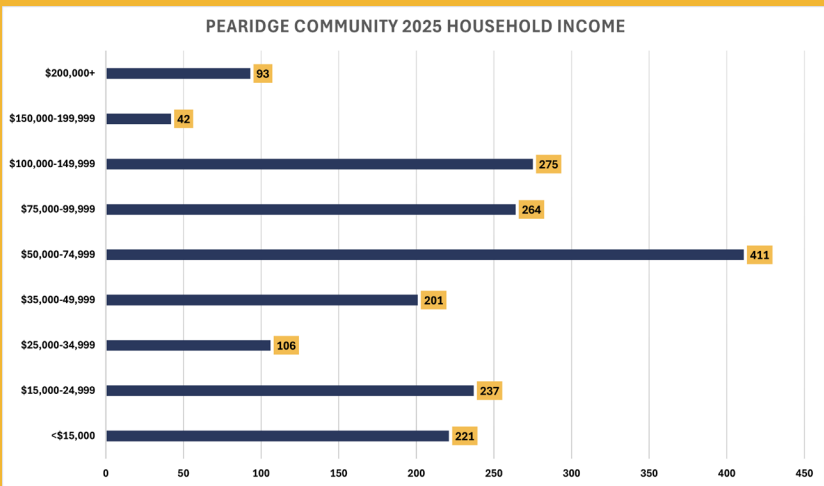


Educational Attainment

More than 75% of the Pearidge Community has a High School Diploma or higher. Out of that percentage, 27.35% have some level of a college education (Associates, Bachelors, and Grad/Professional degrees).

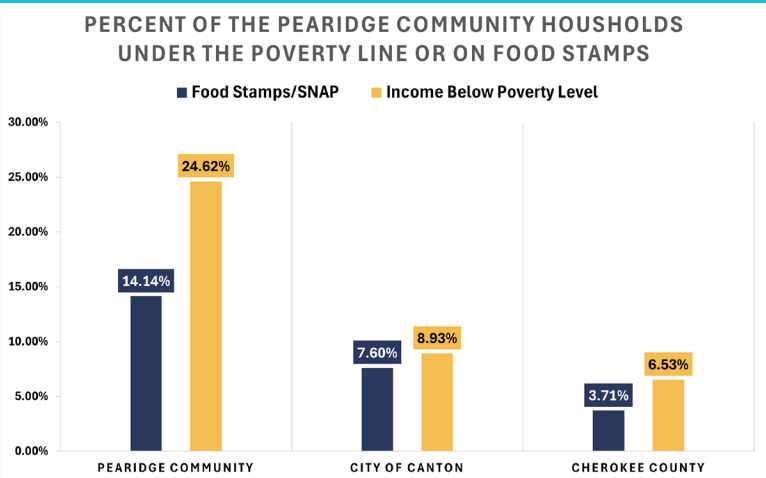
Household Income

The median household income for the Pearidge Community is \$56,691. This number represents 50-60 percent of the Area Median Income as defined by HUD for the Metro Atlanta area. Historically, the core of the Pearidge Community, Pearidge Road and Amos Road, is known for even lower incomes.



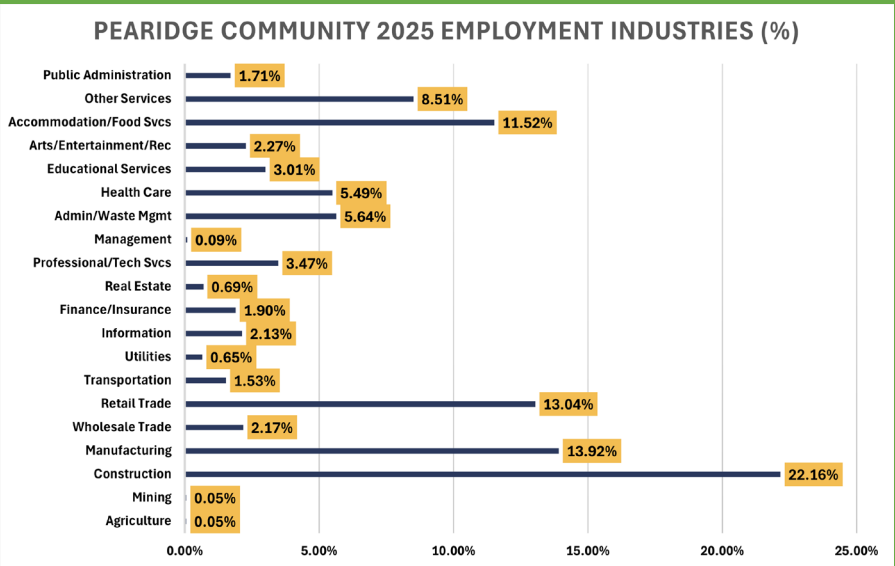
Households in Poverty and on Food Stamps

More than double Cherokee County and the City of Canton, a significant number of Pearidge Community members are either on food stamps/ SNAP or have income below the poverty line. Around 24.62% of the population is below the poverty line, and 14.14% are on food stamps.



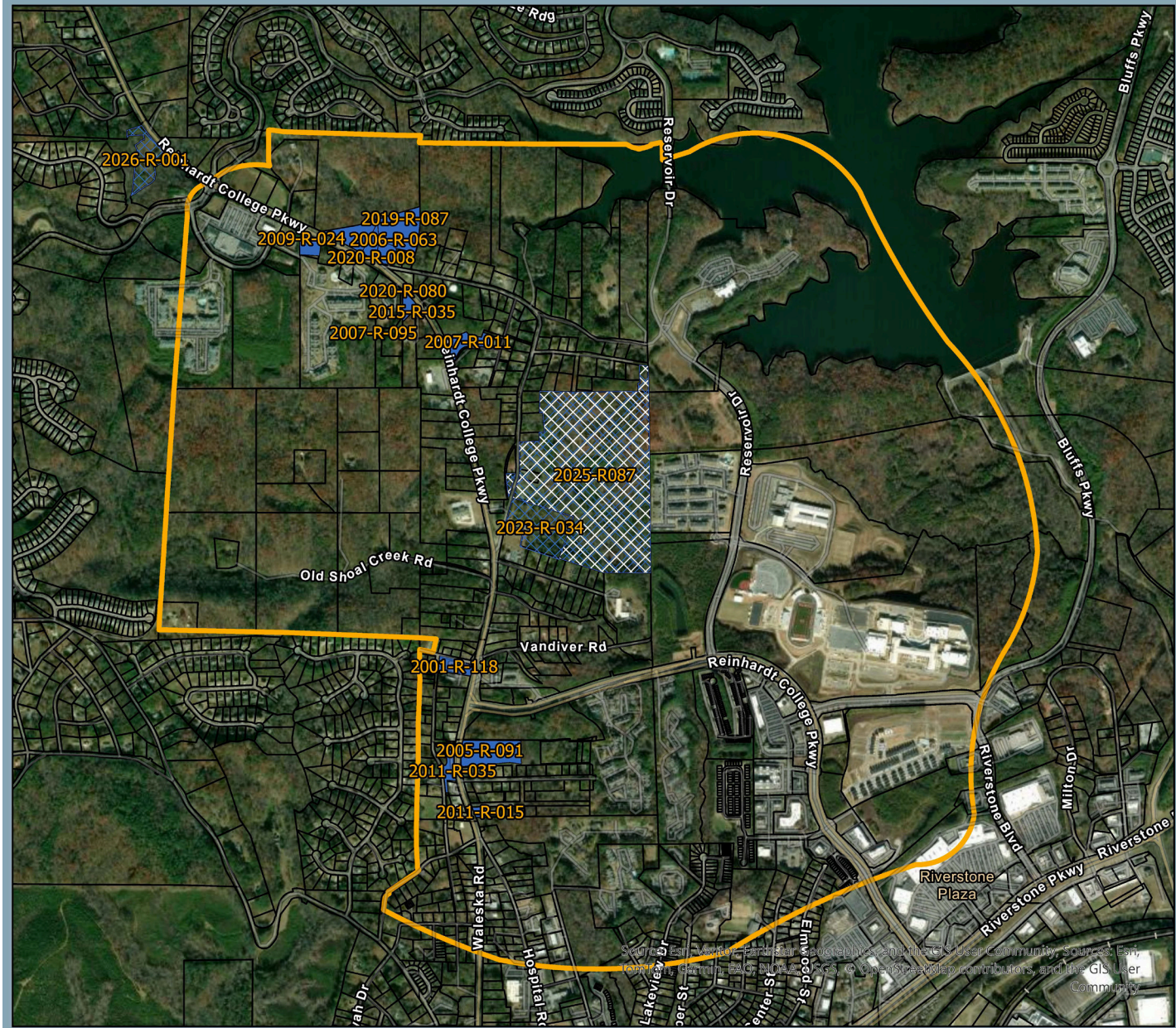
Employment Industries

The primary employment industries for the Pearidge Community are construction (22.16%), manufacturing (13.92%), and retail trade (13.04%). This means that people who live in Pearidge, regardless of where in the region, are primarily employed in one of those industries.



Development Analysis

The map below displays the rezoning cases processed by Cherokee County within the project area. The rezoning map indicates that rezonings have been slow with only 12 requests over 20 years.



Cherokee County Rezoning Applications

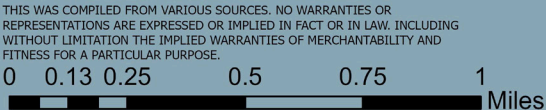
Resolution #	Zoned From	Zoned To	Acreage
2005-R-091	R40	GC	6.22
2006-R-063	R40	NC	1.03
2007-R-011	R40	GC	0.34
2007-R-095	R40	GC	0.78
2009-R-024	R40	GC	1
2001-R-118	R-40	GC	2.2
2011-R-015	R40	GC	0.22
2011-R-035	NC	GC	1.1
2015-R-035	GC	R40	0.78
2019-R-087	R40	GC	0.94
2020-R-080	R40	NC	0.78
2021-R-058	R-40	AG	3.75

Legend

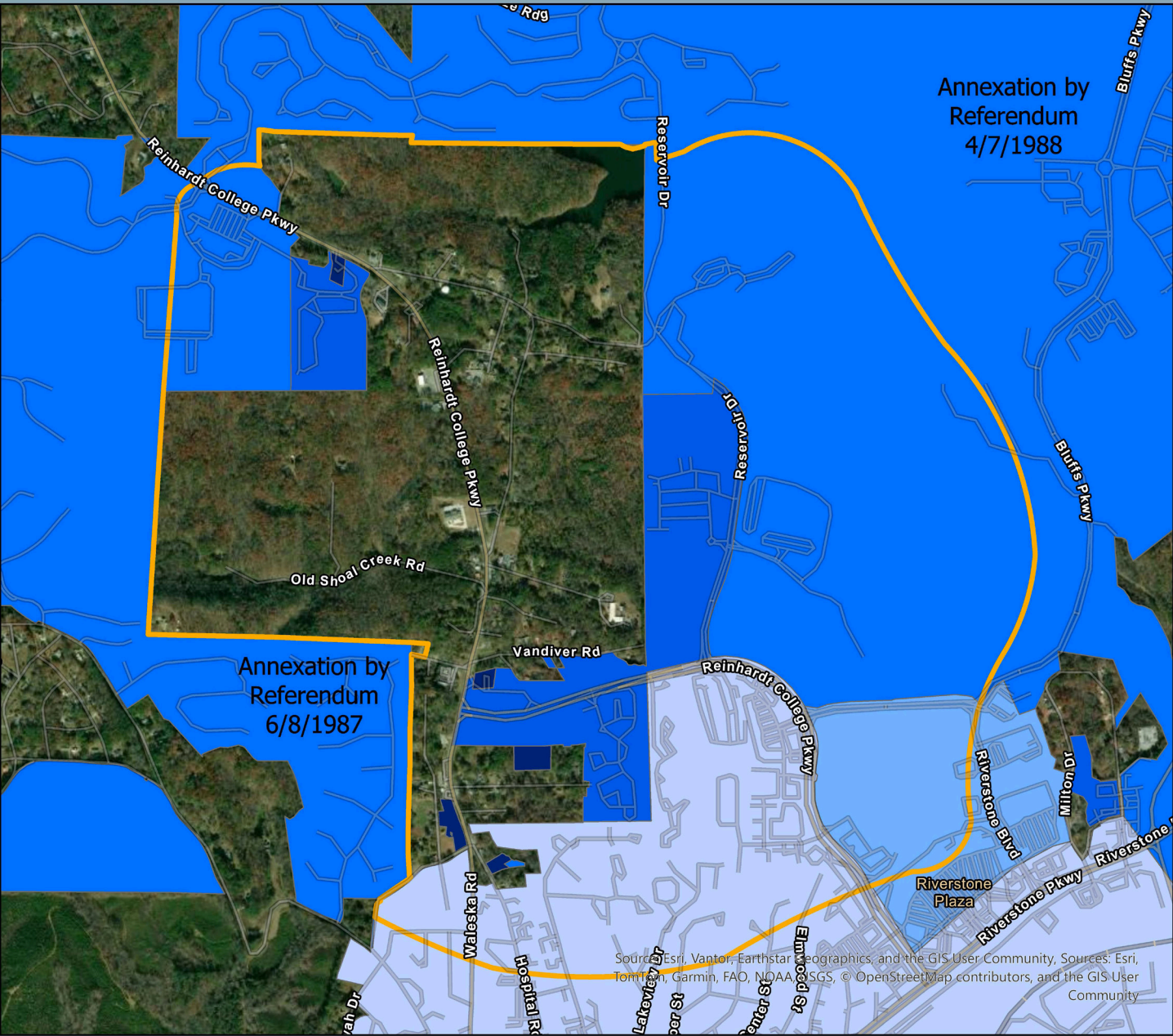
- Pearidge Study Area
- Approved Rezoning
- Parcel Lines
- Denied Rezoning
- Under Review

Notice: Cherokee County's tracking of denied zoning requests only go back to 2019. Further County tracking of approved zonings only go back to 2006

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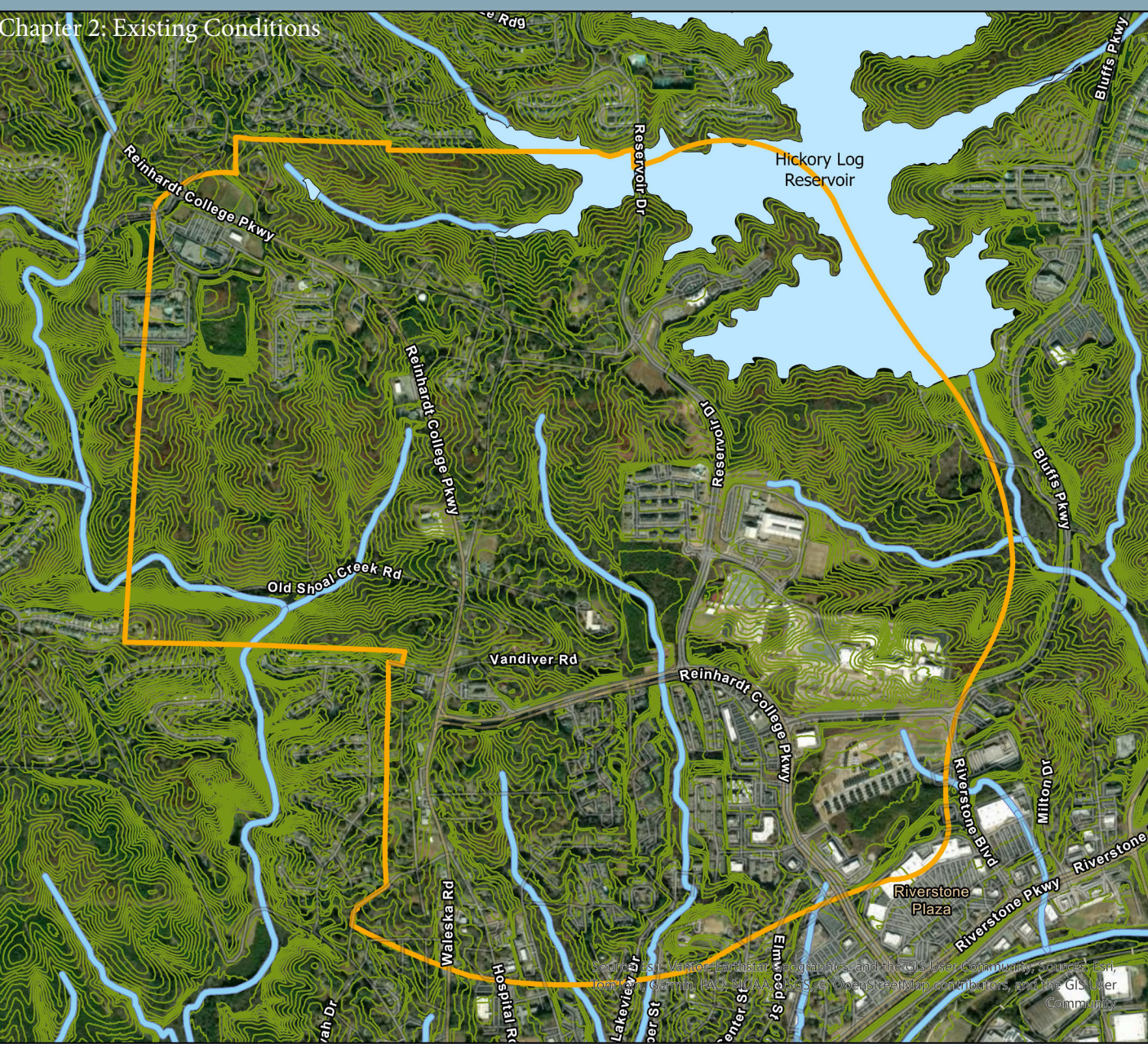


History of Annexations



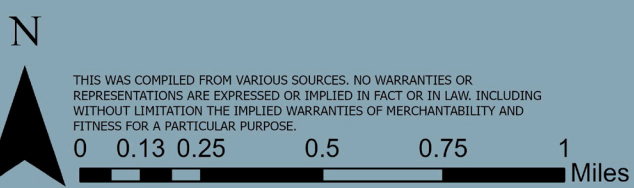
Annexation History Map

This map looks at the annexation history of the Pearidge Community. Over the years, the area has seen only a handful of annexations. However, the annexations have been expansive in nature. In other words, more than half of the Pearidge Community has been annexed into the City of Canton.

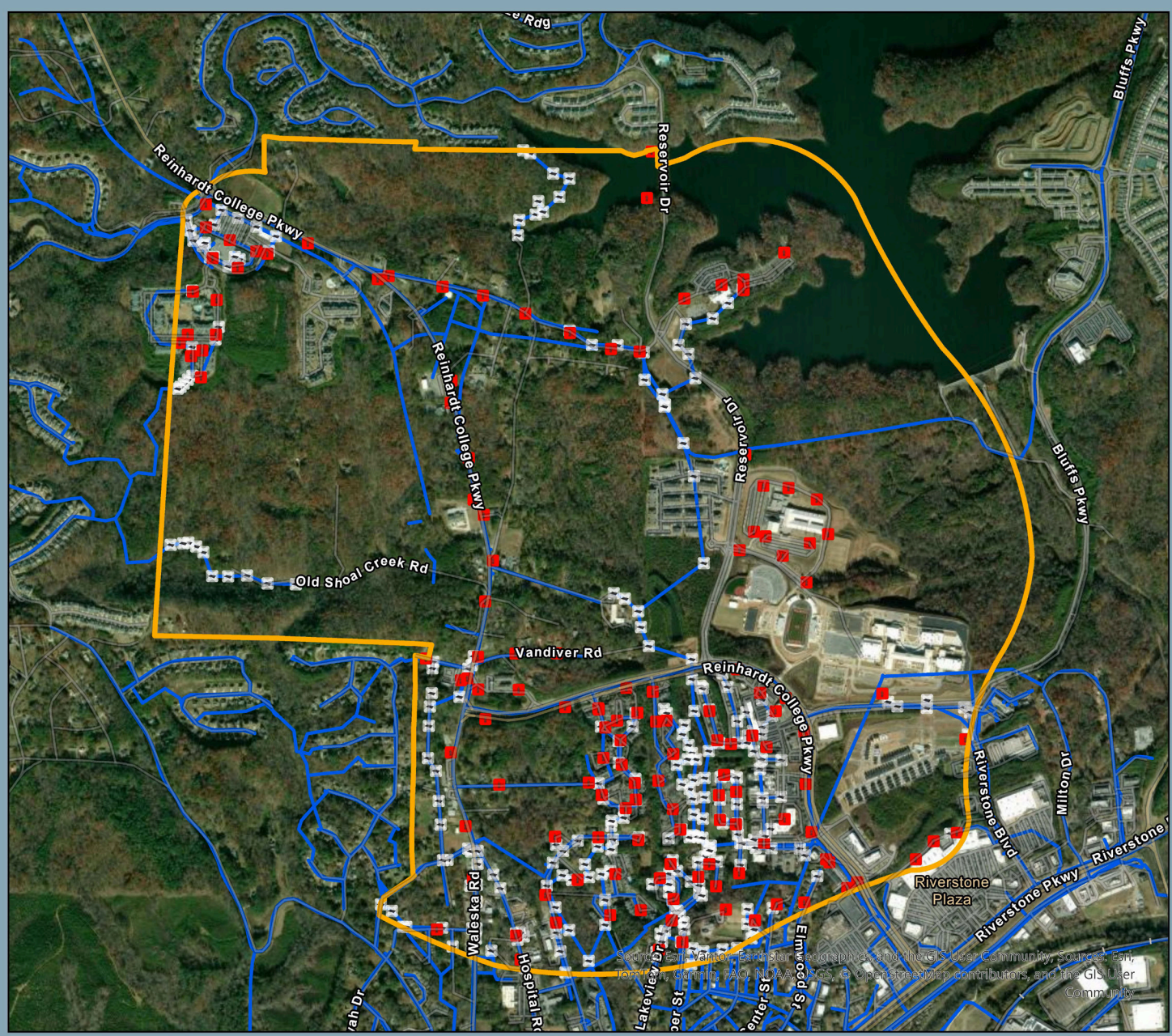


Topography & Waterways

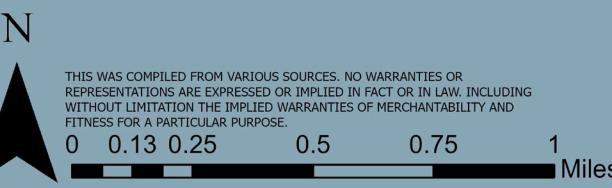
- Legend**
- Pearidge Study Area
 - Lakes
 - Streams
 - Contours 2019



Utilities



- Legend**
- Pearidge Study Area
 - City of Canton Water/Sewer Lines
 - Canton Sewer Combined Nodes
 - Active Fire Hydrants



Topography and Water Map

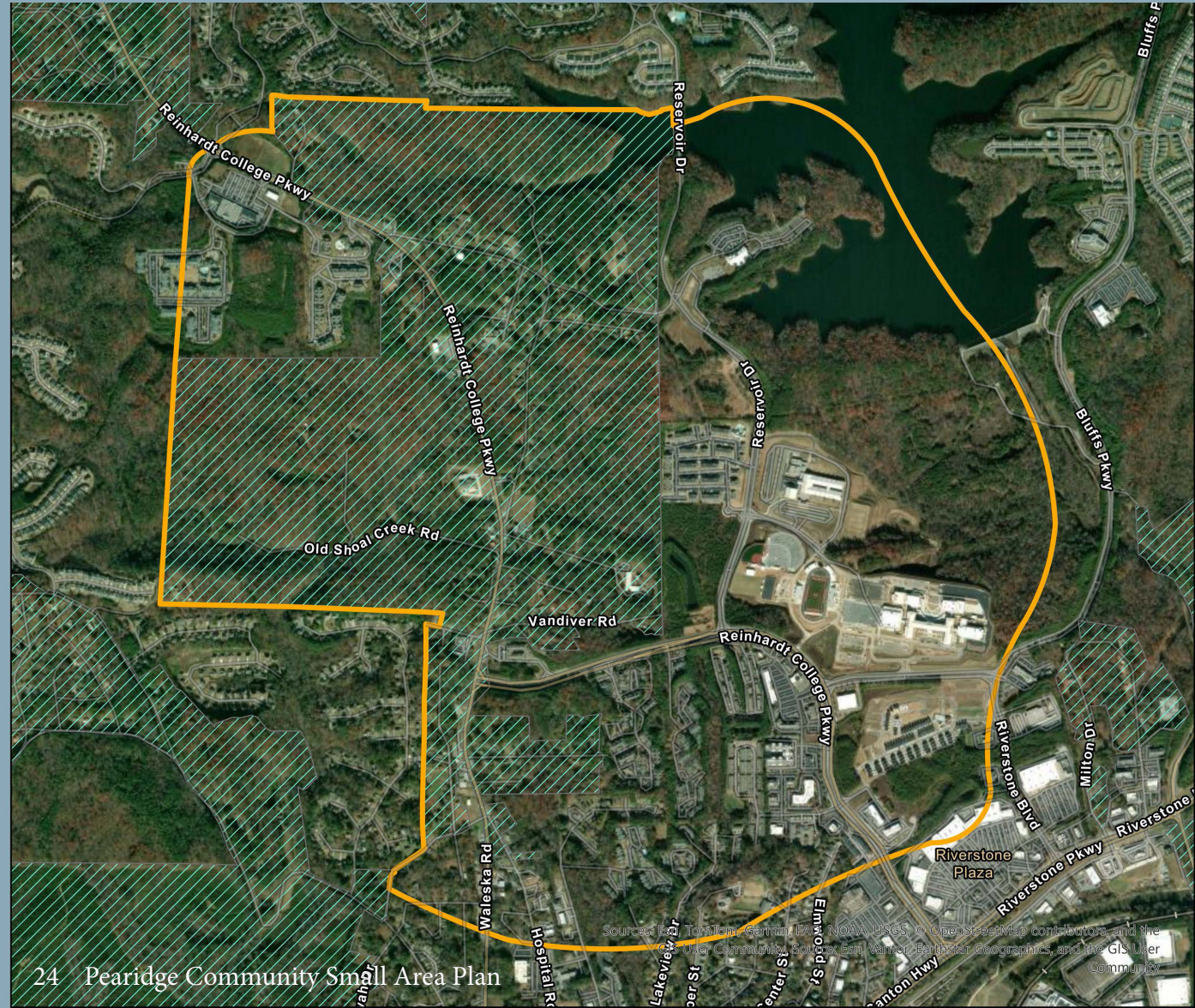
Water and topography (displayed as contours) are important elements that impact development. Contour lines that are closer together indicate that a property is steep. Contour lines that are farther apart indicate that a property is less steep.

Utilities Map

This map highlights the different water and sewer lines and hydrants accessible to the Pearidge Community. Utility availability is significant to future developments.

Land Use Analysis

The Pearidge Community is comprised of 1,574.4 acres, which is equivalent to 2.46 square miles. It is located within Cherokee County and is divided by jurisdictional oversight. Some of the community is located within the City of Canton, which occurred through an annexation process (see Development Analysis). Some of it is within unincorporated Cherokee County. This means that not all the land within this area has the same zoning regulations and potential land use opportunities. Understanding the existing land use, conditions, and future character areas across both jurisdictions is essential to curating the community’s vision for Pearidge.



Jurisdiction

Legend

- Pearidge Study Area

Jurisdiction

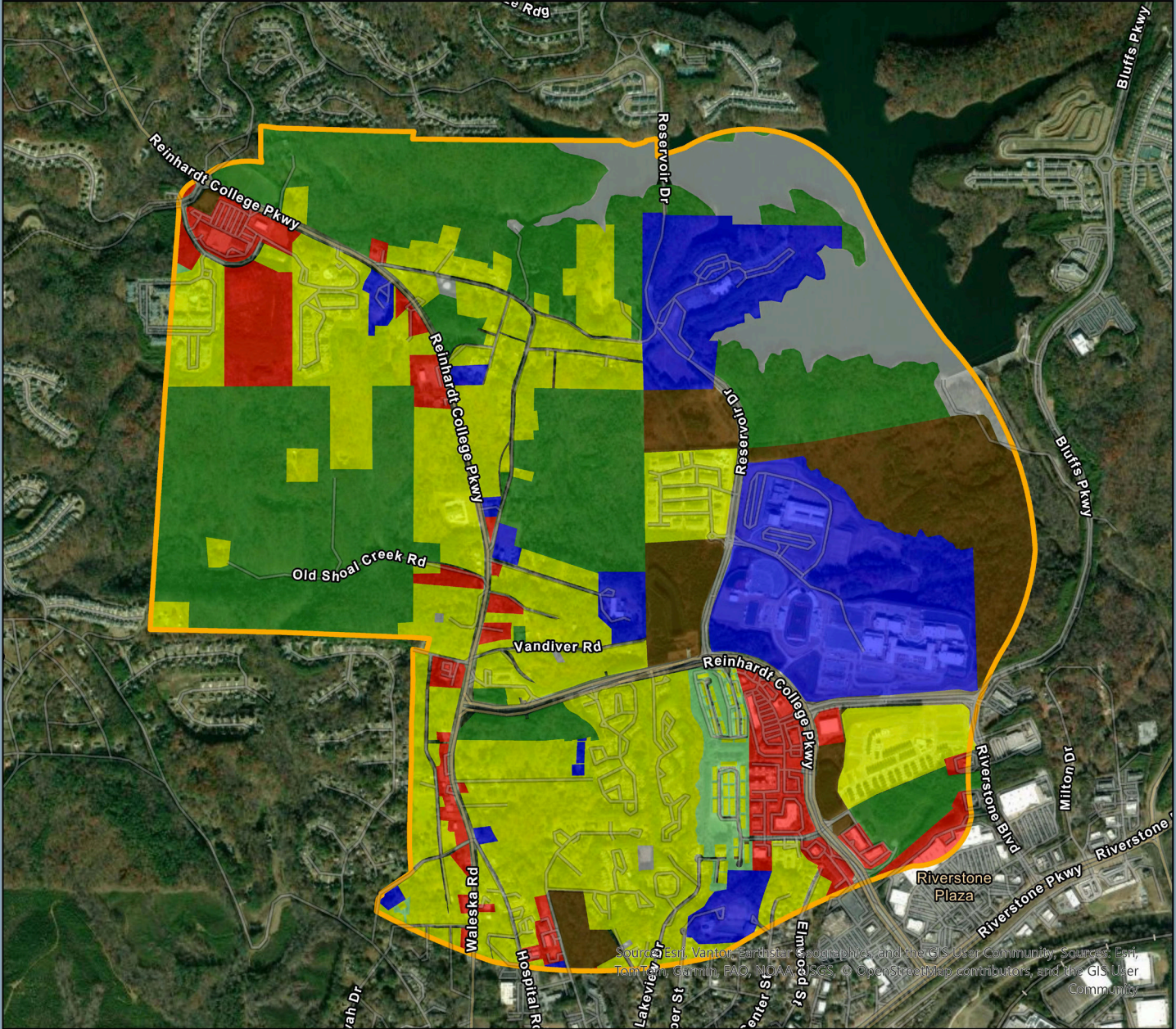
- Cherokee County
- Canton

N

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Existing Land Uses



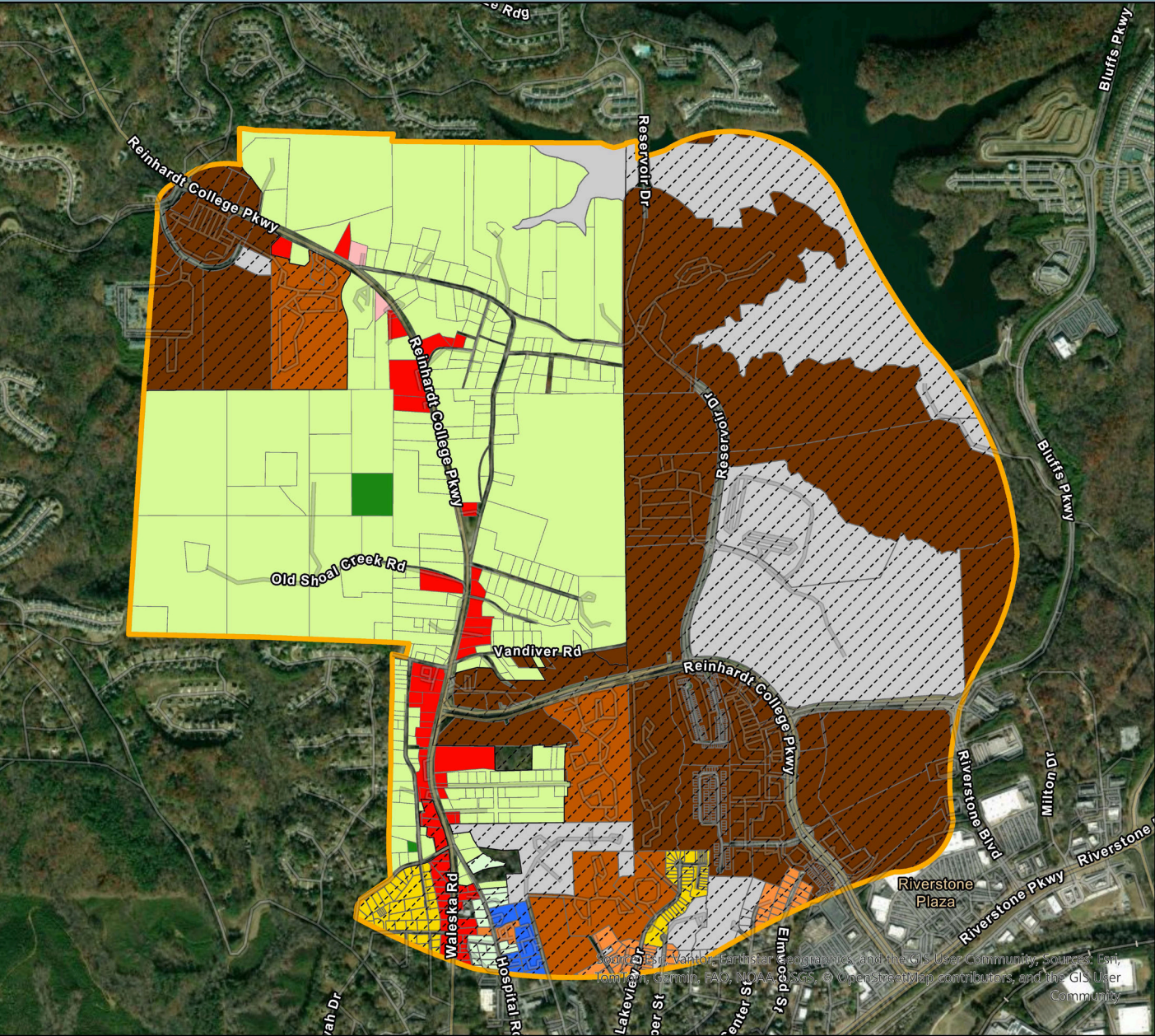
Legend

- Pearidge Study Area
- Residential Accommodations
- General Sales or Service
- Manufacturing, Wholesale Trade
- Transportation, Communications, Infrastructure, Utilities
- Arts, Entertainment, Recreation
- Education, Public Administration, Health Care Institutions, Religious Institutions
- Construction-Related Business
- Mining, Extraction
- Agriculture, Forestry, Fishing, Hunting
- Under Development

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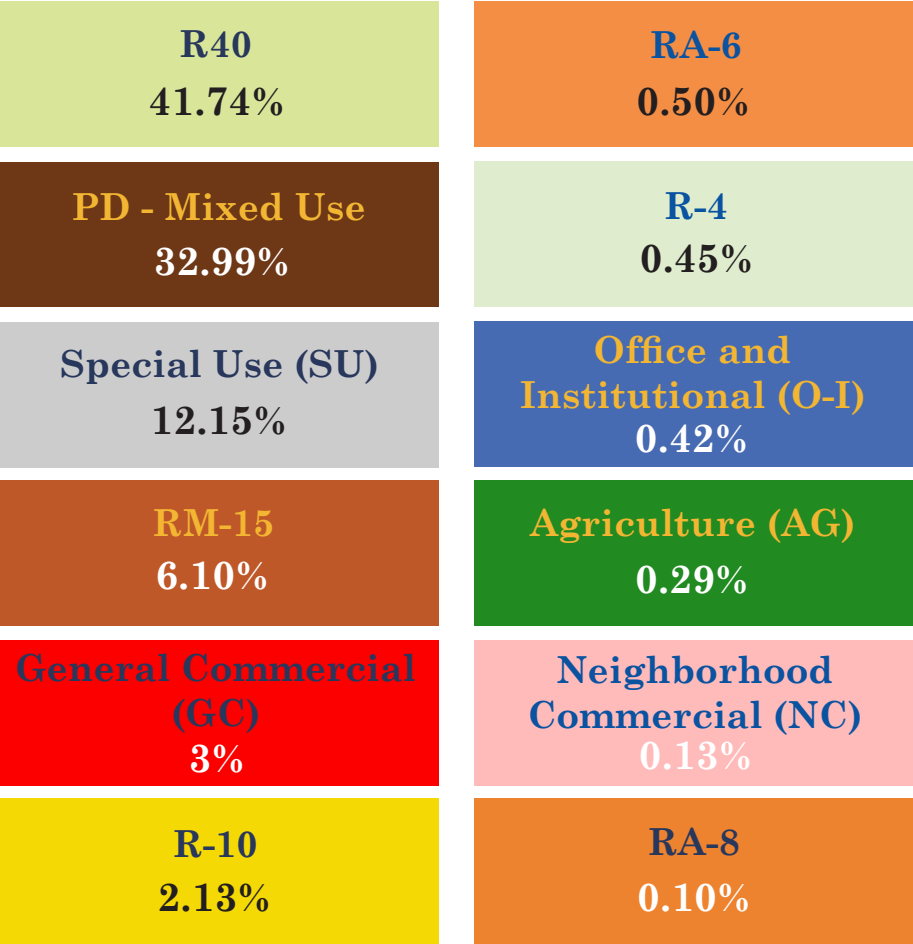


Zoning

Zoning Breakdown

The zoning breakdown is made up of County and City of Canton parcels that are mostly and fully within the study area. Percentages detailing commercial, mixed-use, and residential zoning districts were calculated by dividing the acreage of each parcel by the overall acreage of the parcels in the study area. In other words, the total acreage will look different than the 1,574.4 acres defined above, as it only includes parcels fully within the boundary.

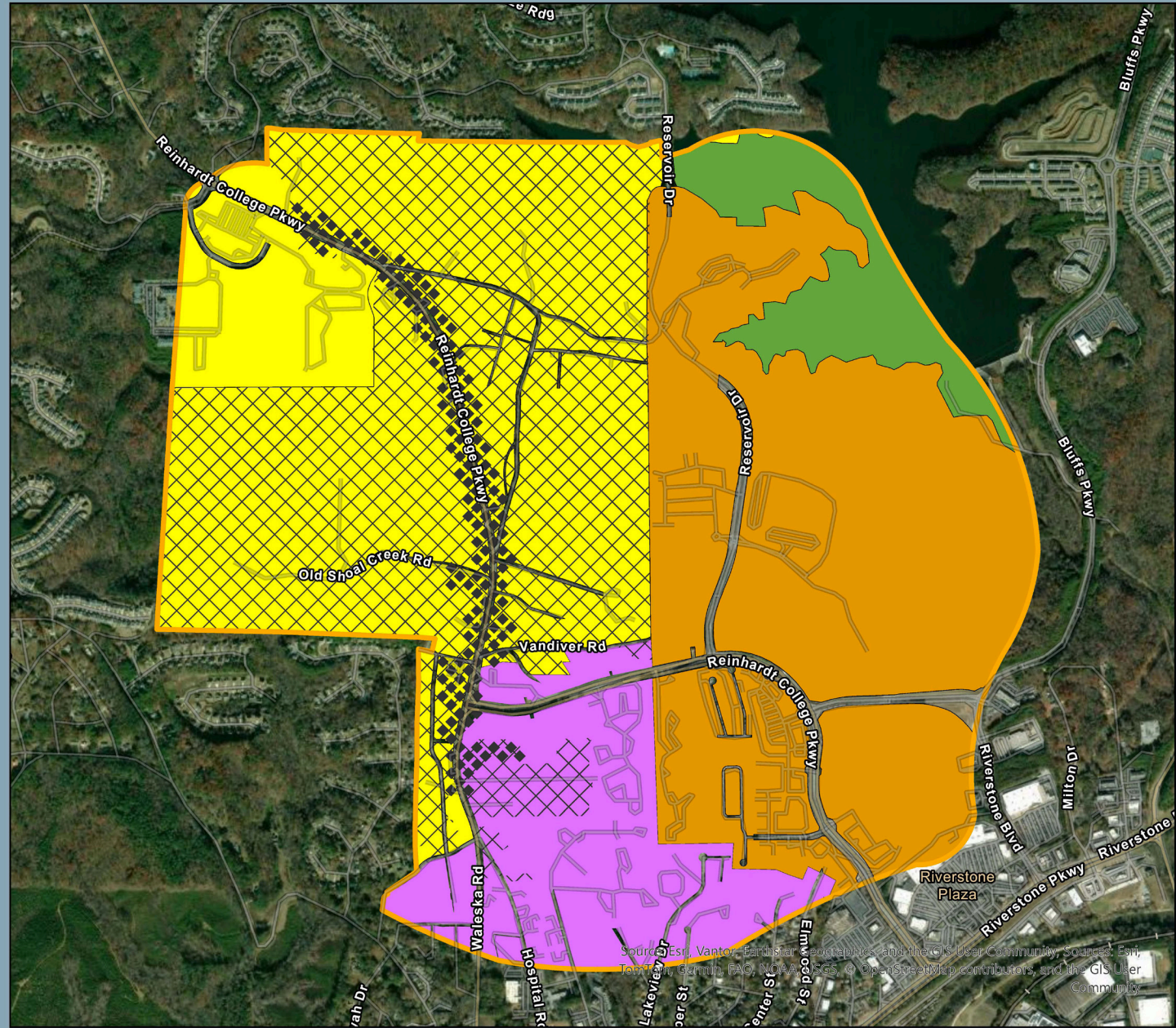
Out of 1,356.42 acres, the current zoning breakdown is as follows:



Current and Potential Pearidge Community Zoning District Descriptions



Future Development



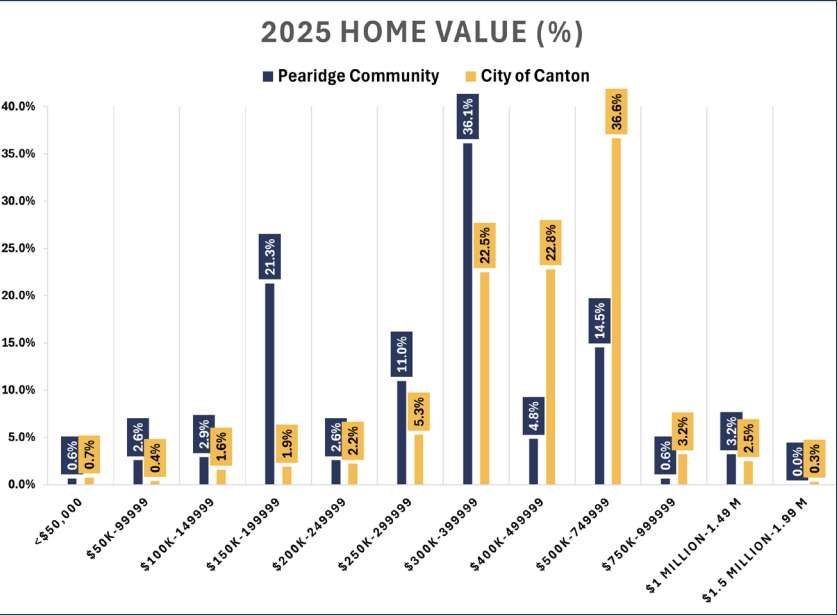
Future Development Map Breakdown

The future of the Pearidge Community is highly dependent on the current land use, rezoning potential, and overall quality of what is available for development versus redevelopment. Similar to the zoning breakdown, the future development analysis is based on the parcels that are mostly or fully within the study area. Therefore, the total acreage is 1,356.42, and this will be used to determine how much is designated for residential, mixed, or commercial development.

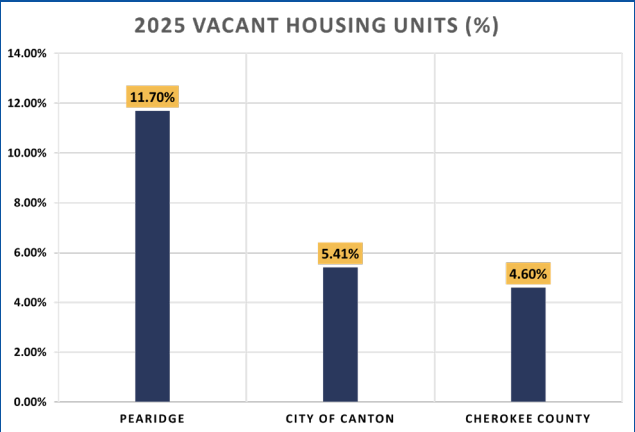
Out of 1,356.42 acres, the future development breakdown is as follows:

Suburban Living 38.31% This area is distinguished by single-family neighborhoods, detached houses, the complimentary shopping areas, and institutions, such as churches, schools, libraries, and regional parks. Homes tend to be on modest-sized lots within large-scale residential developments. Ideally, residents have space, but should also be able to walk to parks, schools, and community centers near their neighborhood.	Community Level Mixed Use/ Retail Center (CLMURC) 37.66% This provides the site for major auto-oriented retail centers and similar commercial facilities serving the business needs of Canton's north side. Most of the area was developed within the last few years and appears to be heavily vested in automobile access. Some higher density residential facilities are located nearby and may present opportunities for providing more diverse uses in the future.	Traditional Neighborhood Redevelopment Area (TNRA) 12.37% These areas represent older neighborhoods with a significant stock of older, somewhat dilapidated homes and other structures that have declined due to lack of investment. Some of the building stock is in poor condition, and there may be large areas of vacant land or deteriorating, unoccupied structures.	Suburban Living and Corridor and Nodes 6.15% Corridors and Nodes are typically located at the convergence of transportation corridors or along major roadways. 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 SR 140 can increase the intensity of residential development.	Suburban Development (SDA) 5.52% These areas are developing as relatively low-density residential with no connections to transit. Pedestrian accessibility and other street amenities are dependent on project requirements specified in the planning, zoning, and permitting process. In Canton, many of these areas have steep topography, making building a challenge and threatening some of the scenic vistas which are great assets.
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Housing Snapshot



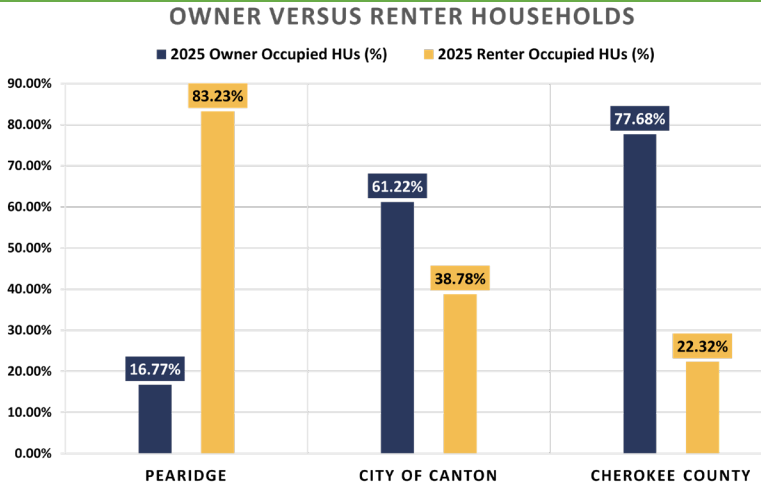
Home Values
Although the median household income in the Pearidge Community can afford to buy a home in the range of \$143,000 to \$238,000, home values are mostly in the category of \$300,000 to \$399,999. Some homes are valued at over \$500,000.



Housing Vacancy
The Pearidge Community has double the percentage of vacant housing units compared to Canton and unincorporated Cherokee County.

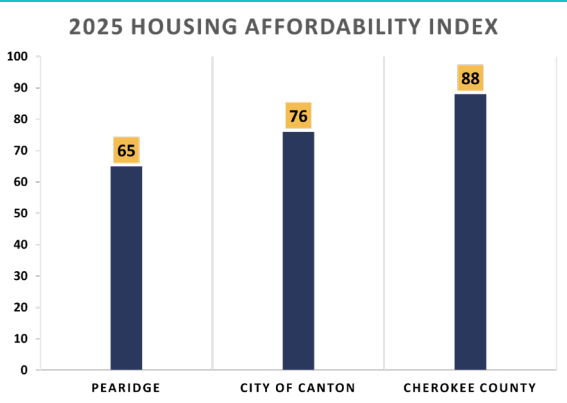
Renter Versus Homeownership

The Pearidge Community has a higher number of renter-occupied households than owner-occupied households. The number of households renting is more than double that of the Canton and unincorporated Cherokee County. Only approximately 16.77% of the Pearidge Community is owner-occupied.



Affordability Index

Esri's Housing Affordability Index gauges whether the median household can afford a median-valued home. If the number is under 10, it is less affordable, and if the number is above 100, it is more affordable. Across the board, the Pearidge Community, City of Canton, and unincorporated Cherokee County are not affordable. However, the Pearidge Community is less affordable than both municipalities.



Affordability based on the Pearidge Community Median Income

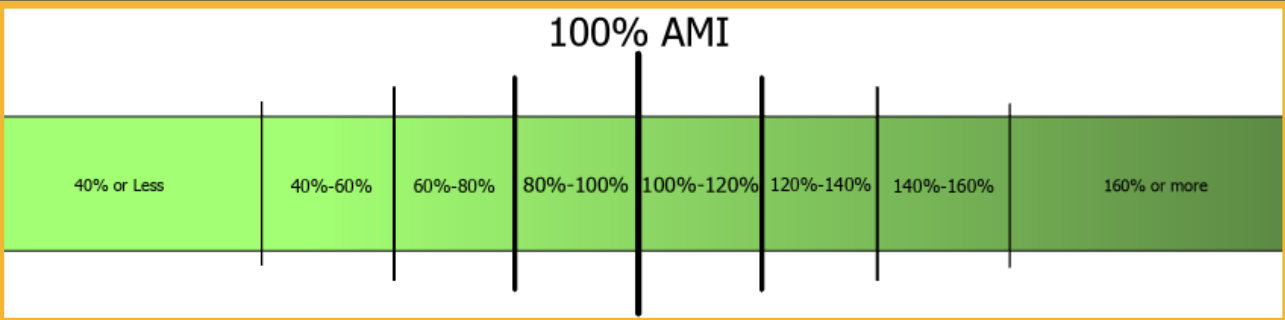
The median income in Pearidge is \$56,691, which places owner and rental housing affordability at 50 to 60% of the 2025 Atlanta-Sandy Springs-Roswell MSA, GA HUD Metro FMR Area Median Income (AMI) of \$114,200. The AMI is a Department of Housing and Urban Development (HUD) calculation that indicates the midpoint of a specific region's income distribution. 50-60% AMI means a household's total annual income is between 50% and 60% of the midpoint income for their specific geographic region.

For owner occupied housing, the maximum price that is affordable for the Pearidge Community is around 60% AMI.

- Efficiency - \$143,910
- 1 Bedroom - \$154,260
- 2 Bedroom - \$185,066
- 3 Bedroom - \$214,637
- 4 Bedroom - \$238,447

As for rental housing maximums, the maximum price that is affordable for the Pearidge Community is around 50 - 60%.

- Efficiency - \$1,000 - \$1,199
- 1 Bedroom - \$1,071 - \$1,285
- 2 Bedroom - \$1,285 - \$1,542
- 3 Bedroom - \$1,490 - \$1,788
- 4 Bedroom - \$1,656 - \$1,987



Area Median Income Scale
Image provided by Cherokee County

2025 Owner Housing Maximums					
Max Sales Price at:	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
120% AMI	\$287,820	\$308,520	\$370,132	\$429,274	\$476,894
100% AMI	\$239,850	\$257,100	\$308,443	\$357,728	\$397,412
80% AMI	\$191,880	\$205,680	\$246,754	\$286,182	\$317,930
60% AMI	\$143,910	\$154,260	\$185,066	\$214,637	\$238,447

Maximum Owner Housing Prices for the Pearidge Community
Image provided by the Atlanta Regional Commission

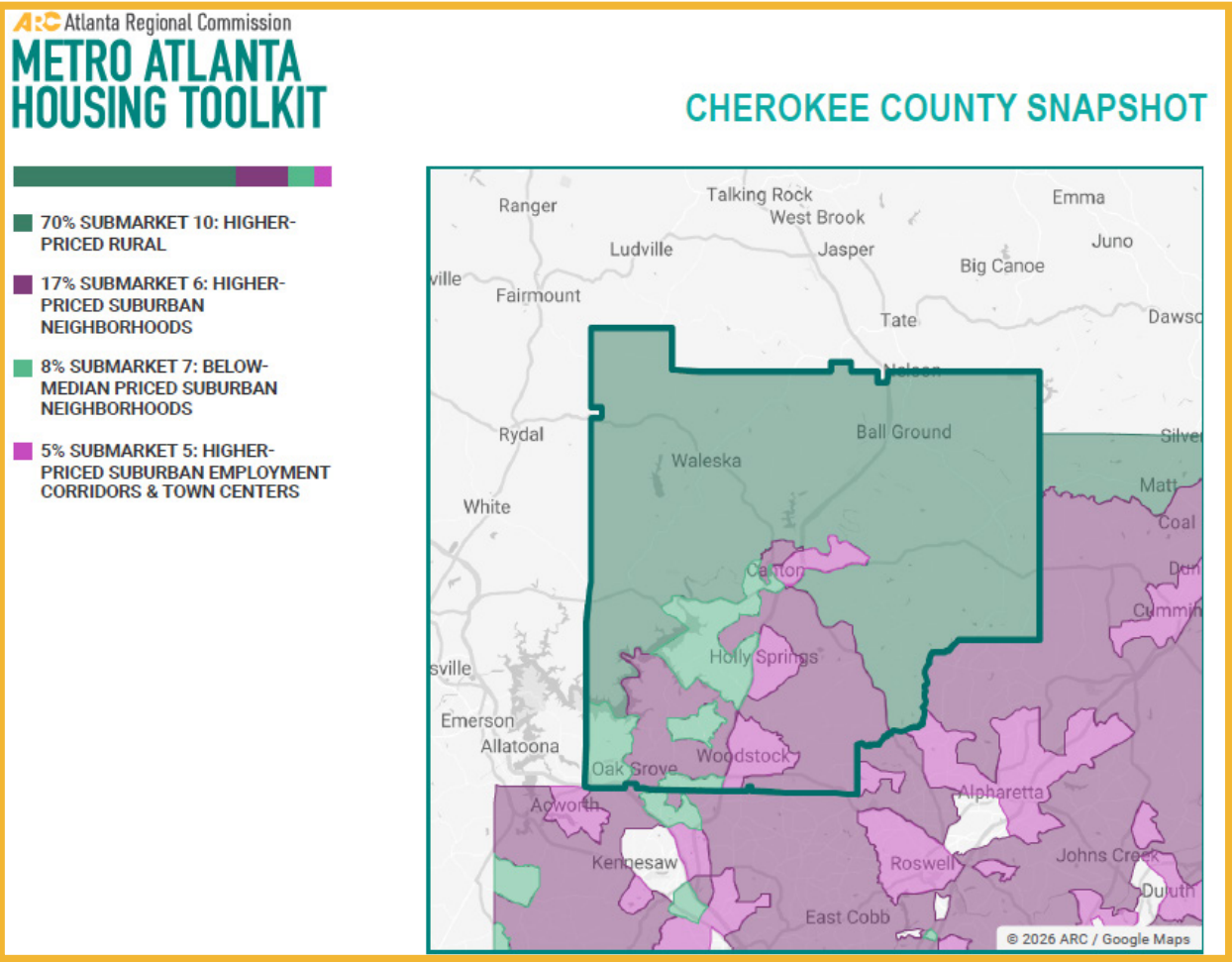
2025 Rental Housing Maximums					
Max Rent at:	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
100% AMI	\$1,999	\$2,143	\$2,570	\$2,981	\$3,312
80% AMI	\$1,599	\$1,714	\$2,056	\$2,385	\$2,649
60% AMI	\$1,199	\$1,285	\$1,542	\$1,788	\$1,987
50% AMI	\$1,000	\$1,071	\$1,285	\$1,490	\$1,656
30% AMI	\$600	\$643	\$771	\$895	\$994

Maximum Rental Housing Prices for the Pearidge Community
Image provided by the Atlanta Regional Commission

Metro Atlanta Housing Toolkit

The Metro Atlanta Housing (MAHS) Toolkit indicates that Pearidge is made up of Submarkets 6 and 10. Submarket 6 is known as the higher-priced suburban neighborhoods, which become more prominent down at Reinhardt College Parkway and Riverstone Parkway. This submarket is characterized by low proportions of residents in poverty, mostly owners, mostly single-family housing, and low proportions of cost-burdened households. Submarket 6 only makes up a small portion of the Pearidge Community with submarket 10 making up the majority. Submarket 10, also known as higher-priced rural, is characterized by higher proportions of 65 and older residents, a smaller proportion of renters, and multi-family housing units.

The information used for the Metro Atlanta Housing Toolkit is based on Census Tract data. Therefore, these submarkets are not fully representative of the Pearidge Community. Both submarkets indicate a far higher average household income than that of the community. Based on the more centralized aggregation of data through the Esri Business Analyst Tool, the core of the Pearidge Community is not necessarily characterized by high-priced, high-income, and low poverty rates. However, the top housing actions and steps for the two submarkets can be useful for the Pearidge Community when addressing maintaining affordability and a mix of housing types.



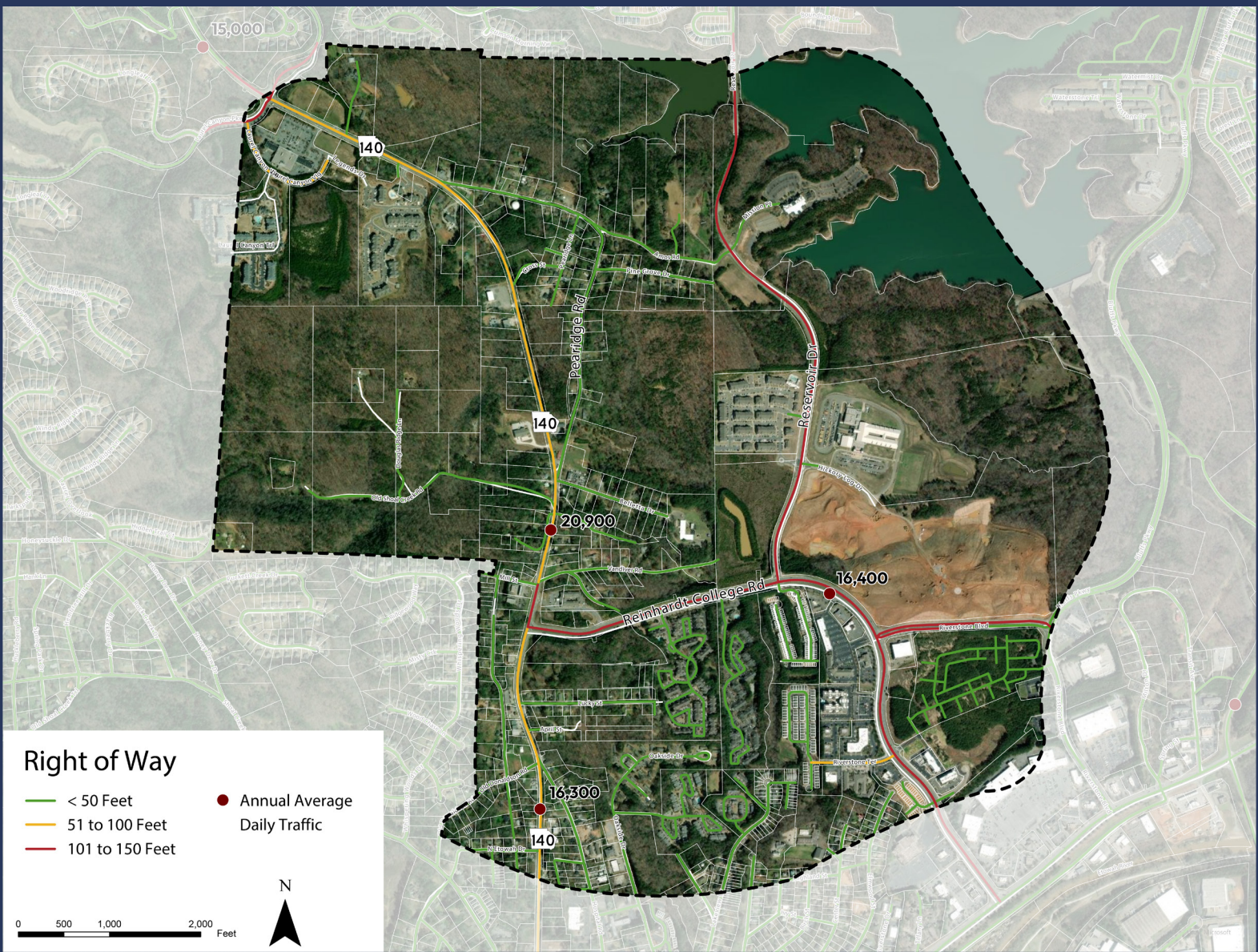
Top Housing Action Initiatives Based on MAHS Submarkets

- 1. Connect property owners with resources
- 2. Inventory affordable housing stock
- 3. Establish local housing funding resources and programs
- 4. Create preservation programs and partnerships
- 5. Leverage funding resources for preservation
- 6. Establish housing stability policies and programs
- 7. Support smaller homes and ownership opportunities
- 8. Identify and educate on housing instability
- 9. Increase walkability

Transportation Analysis

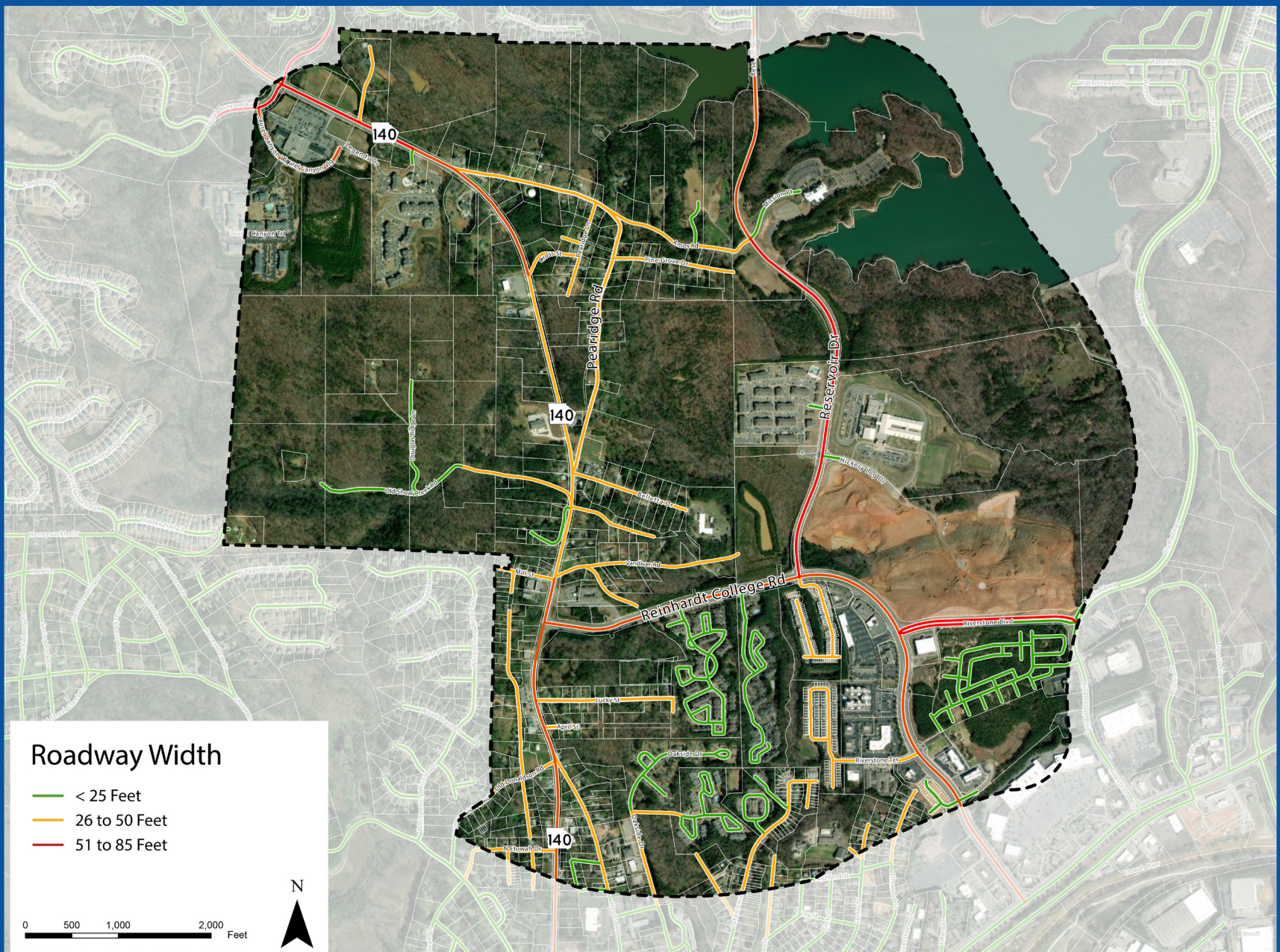
Right-of-Way (ROW) Map

Right-of-way is the property required for the public use of roads, sidewalks, and utilities. Some transportation improvements may require a “right-of-way acquisition”, which is the donation or purchase of additional land for right-of-way.



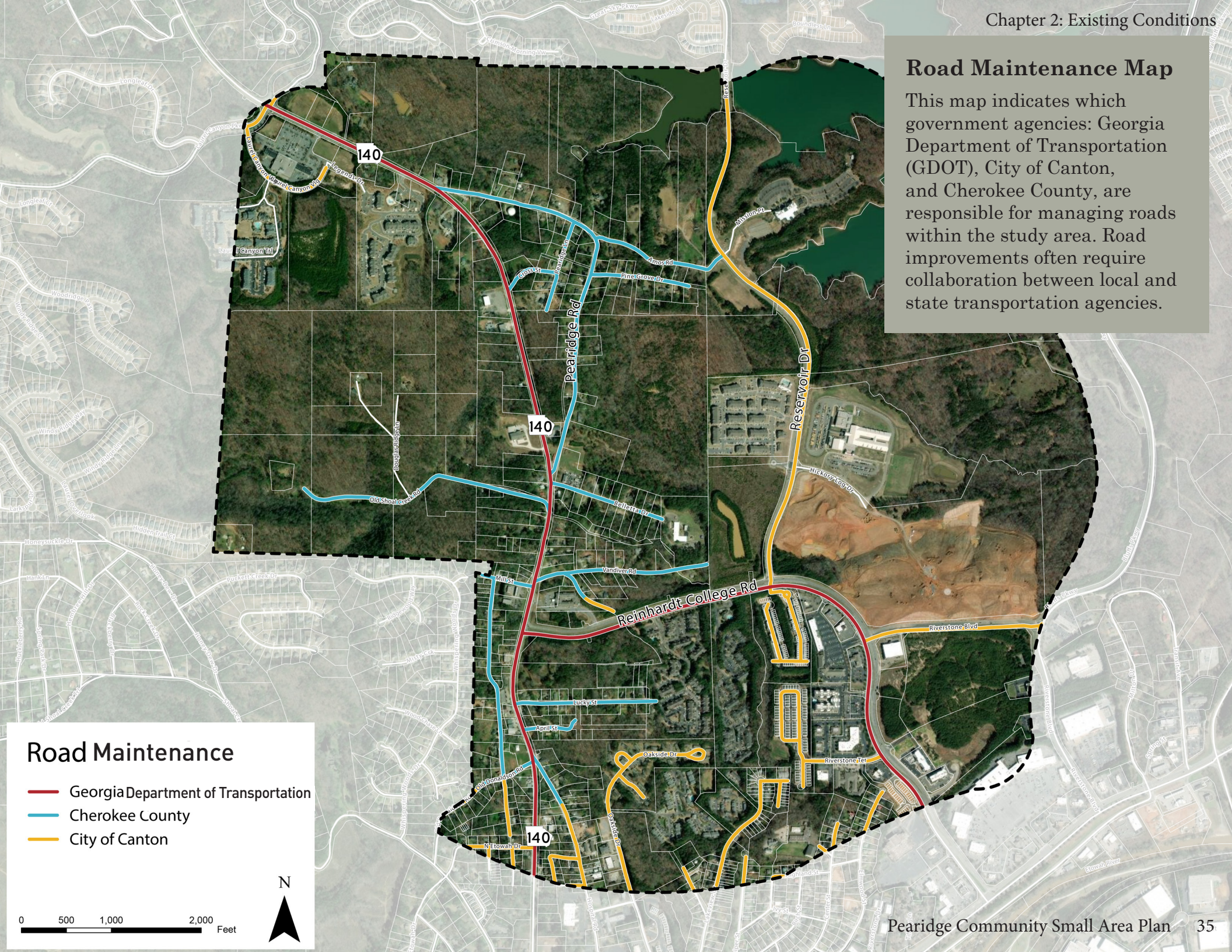
Roadway Width Map

Community members reported narrow roads, an inability to make safe turns, and crumbling infrastructure as their primary concerns. The map identifies where road widths vary, but the ability to widen a road depends on how much right-of-way is available for development.



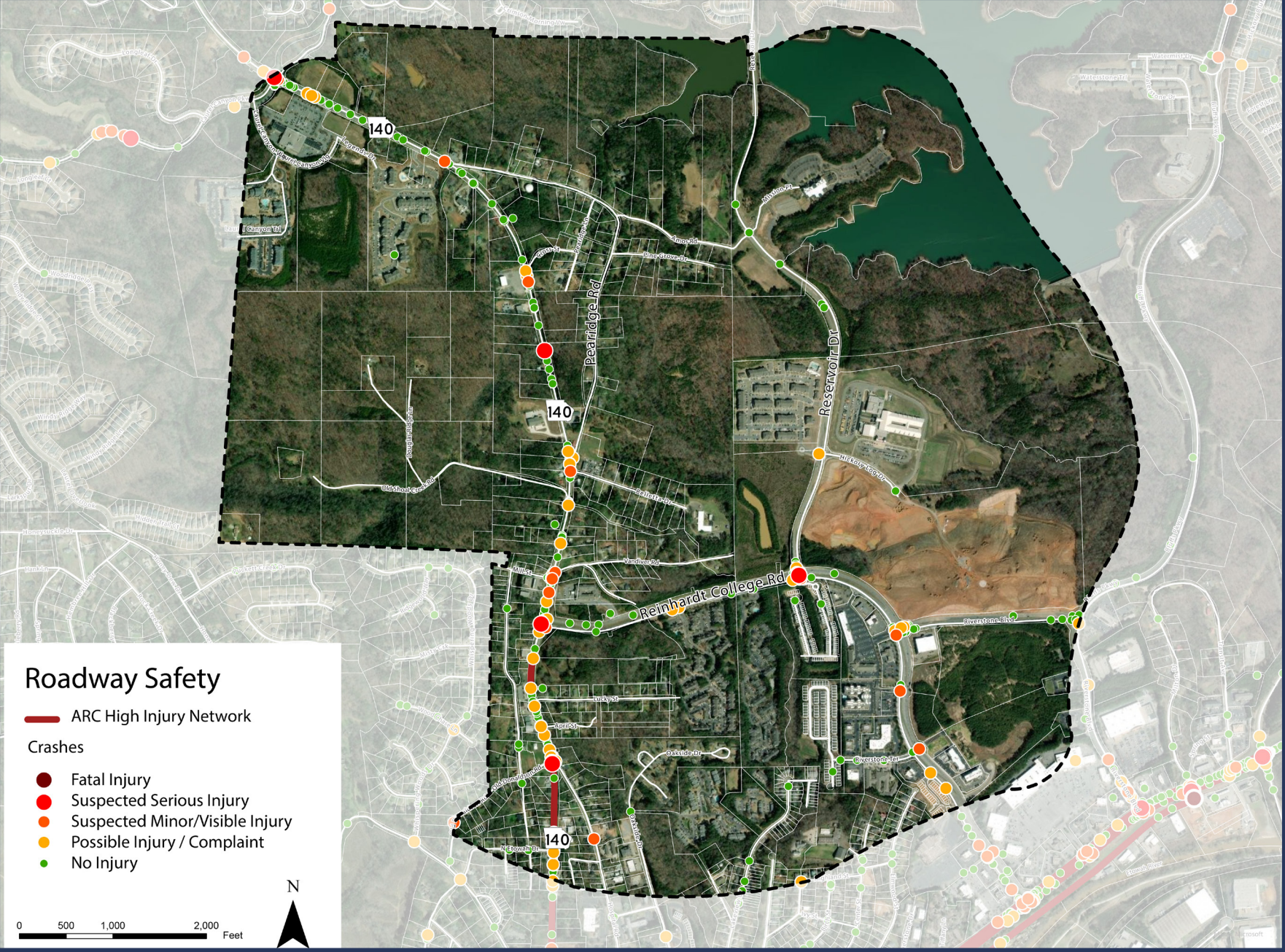
Road Maintenance Map

This map indicates which government agencies: Georgia Department of Transportation (GDOT), City of Canton, and Cherokee County, are responsible for managing roads within the study area. Road improvements often require collaboration between local and state transportation agencies.



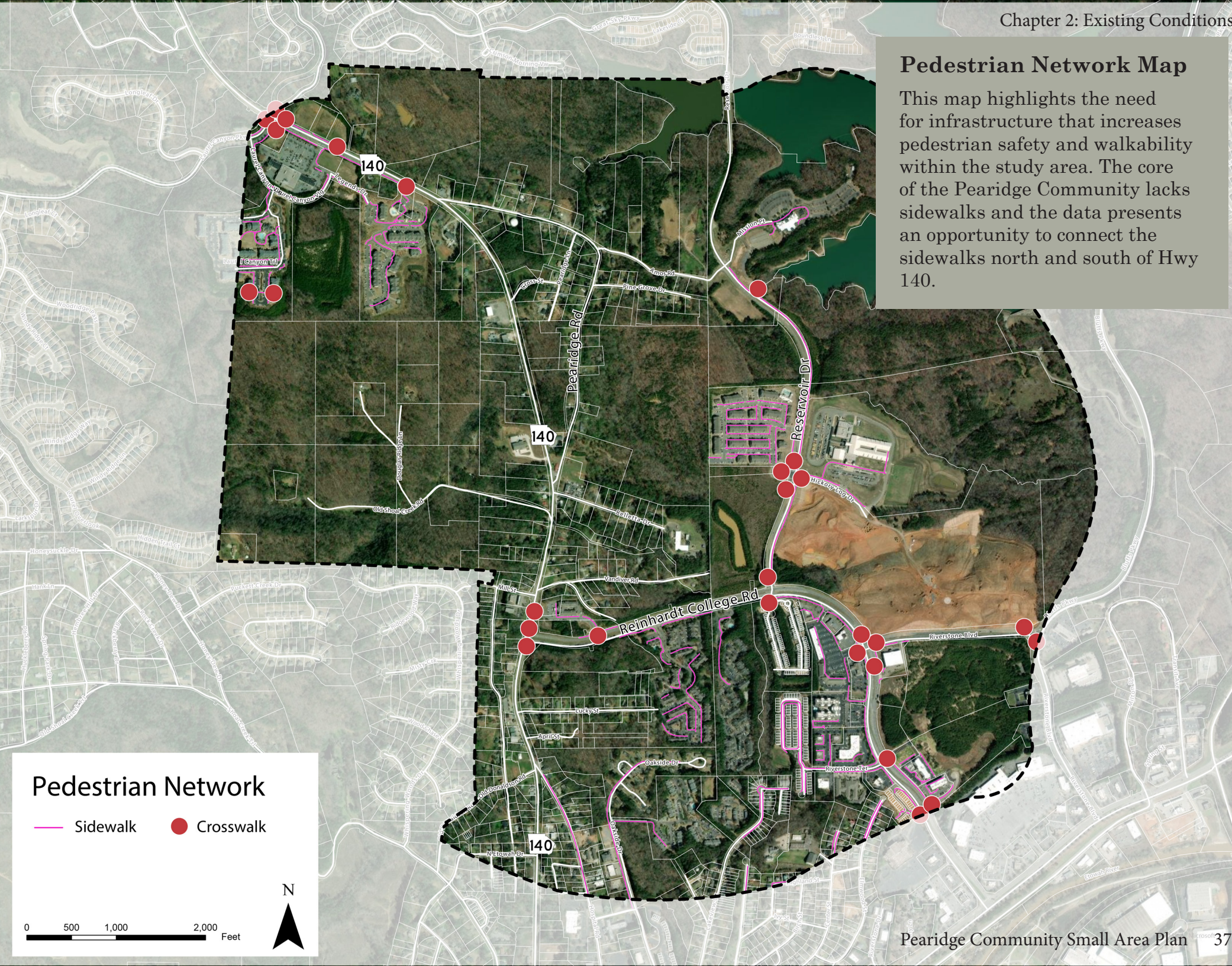
Roadway Safety Map

SR 140 experiences an abundance of crashes, varying from no injury to fatal injury. This map infers that there are multiple crucial intersections along SR 140 that could require intervention.



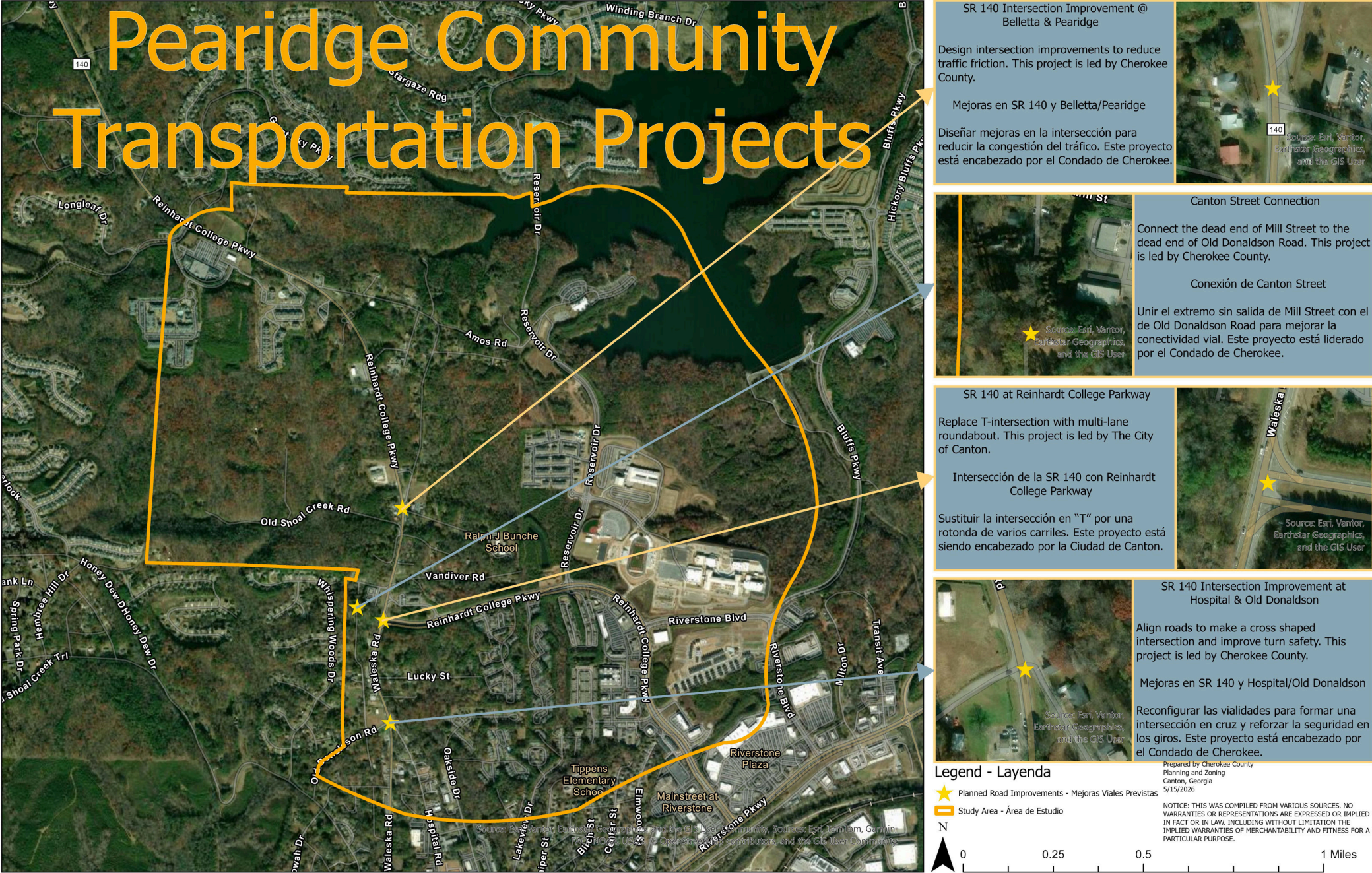
Pedestrian Network Map

This map highlights the need for infrastructure that increases pedestrian safety and walkability within the study area. The core of the Pearidge Community lacks sidewalks and the data presents an opportunity to connect the sidewalks north and south of Hwy 140.



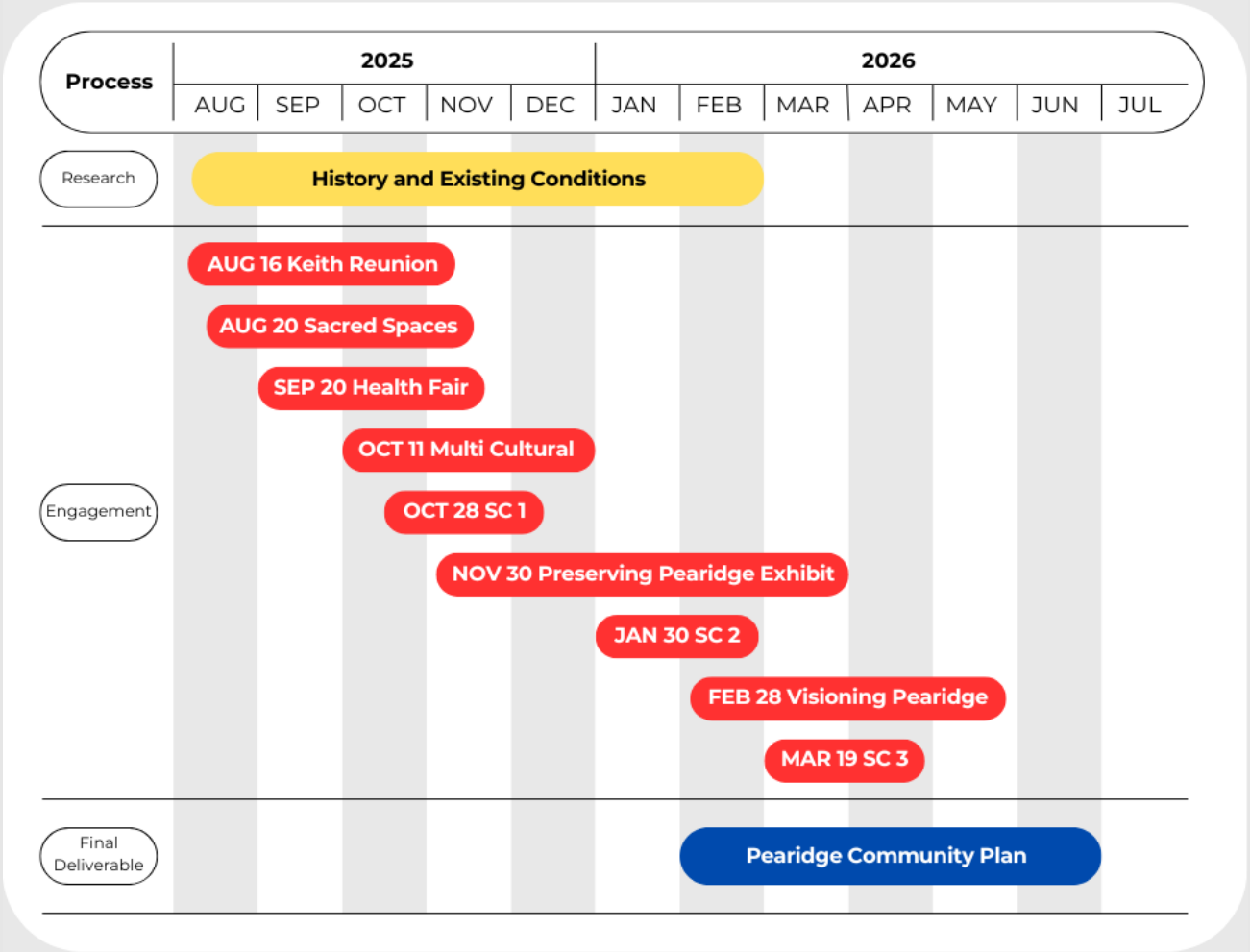
Upcoming Roadwork Map

As of the adoption of this plan, this map depicts upcoming roadwork within the Pearidge Community extent.



Engagement Process

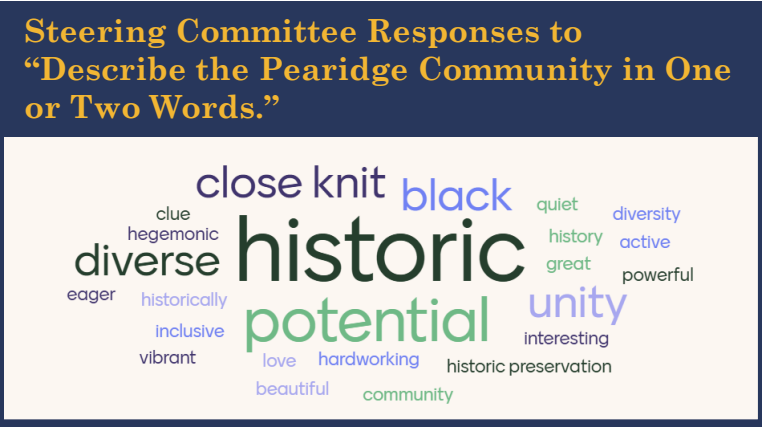
Staff conducted two engagement events, three collaborative Steering Committee meetings, and attended two major community events: Health Fair at the Charlie Ferguson Community Center and the Multi-Cultural Fest at Harmon Park. The two community open houses were co-created events with multiple partners, like the Charlie Ferguson Community Center, Iglesia Emmanuel Assembly of God, History Cherokee, City of Canton, and Cherokee County. A Steering Committee was established before the community engagement events. A Steering Committee is an advisory board that provides strategic direction for major projects and initiatives. The Pearidge Steering Committee was made up of legacy residents, community leaders, elected officials, County staff, and City of Canton staff, and tasked with guiding the project forward. The Steering Committee consolidated the input, comments, and concerns collected from the community, into tangible goals and action items. More details regarding the two open houses and the three Steering Committee meetings can be found in this chapter.



Steering Committee Meeting 1 October 28, 2025

The initial Steering Committee meeting established communication and collaboration between city, county and community members, and involved discussion around existing conditions, history, and goal setting. Staff used this time to discuss potential engagement activities that would fill knowledge gaps, collect community input, and provide historical context and imagery that would enhance Pearidge small area plan recommendations.

Creating cohesion between elected officials and Pearidge community leaders was essential to bridging the perceived divide between the parties. As part of the preparation for the first public engagement, the Project Management Team had the attendees partner together to participate in a Pearidge trivia game. Teams were asked to draft questions regarding their knowledge and understanding of the area. Through this activity, attendees, who all have their own connection to Pearidge or the broader community, shared stories and learned about community features that were not common knowledge.



Steering Committee Response to “What is something you think would benefit the Pearidge Community?”

Park	Park
Affordable housing	A survey of the written and spoken languages within the Pearidge Community.
Preservation	Safe streets with sidewalks A park
Affordable but nice houses that fit into the culture	Parks
Park, sidewalks, creative art, small businesses, community garden	Road improvements
Affordable housing	Safe streets
Parks sidewalks	Creating spaces for the community and maintaining Pearidge’s culture to sustain potentials
Side walks	Access to a grocery store
Sidewalks Park Affordable housing Traffic Regulations	Affordability.

Steering Committee Response to “What is the biggest threat to the Pearidge Community?”

Over development	Gentrification
Gentrification	Development
Gentrification. Loss of identity	Gentrification
Helping each other to make it bigger and heath fair is always great to help families	Developed looking to build near the new high school
New development	Over development
Traffic	Loss of its cultural diversity
Development that doesn’t match the community’s vision Loss of ownership of homes by the Pearidge community	Loss of existing homes to other owners
Under development	

First Open House - Preserving Pearidge
November 30, 2025

The Charlie Ferguson Community Center hosted the Pearidge Community and legacy families for an interactive exhibit that focused on collecting and confirming historic information, established current conditions, and speculated on the future of the Pearidge area. Attendees provided context and information to supplement the community timeline, identify historic figures and locations, and envision a future that honors these histories.

- The Past Included:
- An archive station for artifact preservation.
 - Historic figures boards highlighting the people central to Pearidge’s story.
 - Historic sites map.
 - An interactive ‘family forest’ of the legacy families, crafted and facilitated by local Pearidge-born artist Chenae Glaze-Cook.

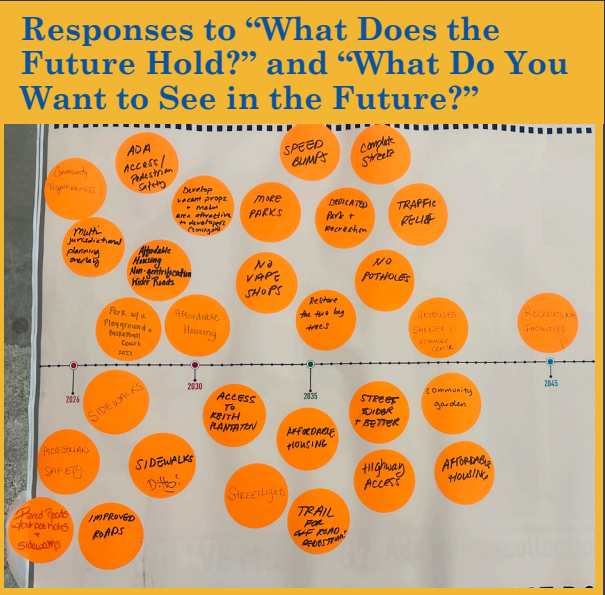


Over 75+ attendees!

- The Present Included:
- Socio-demographic data and existing conditions.
 - An interactive education level and occupation board.
 - Informational maps of current land use, future development, pedestrian network, and roadway safety.



- The Future Included:
- An interactive timeline sharing the area’s history, feedback on historical inconsistencies, and add their vision of the future (depicted on page 12-13).
 - A postcard to the future Pearidge Community.



Postcards to the Future!



Steering Committee Meeting 2
January 30, 2026

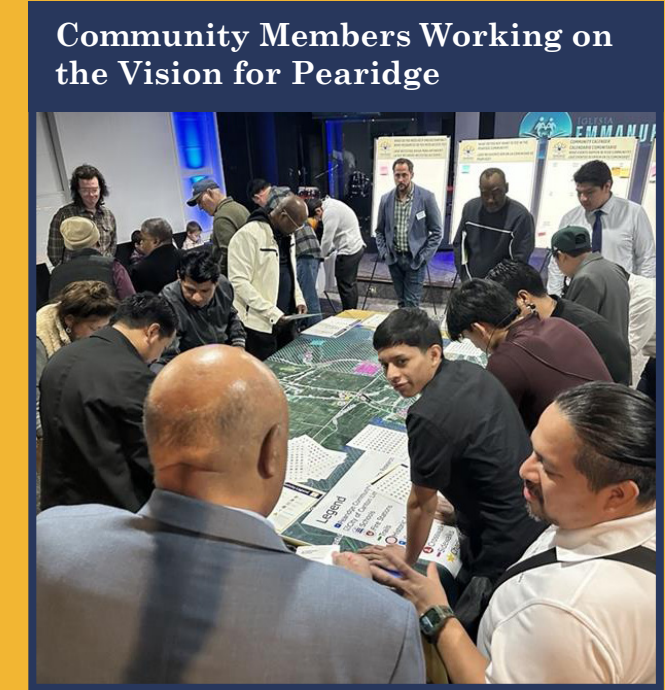
The Steering Committee reflected on the November engagement event, discussed the primary topics of concern, and planned for the second engagement meeting. The November event was a hit but missed a core group of the Pearidge community, many of whom spoke some or no English. Staff recognized there may be communication challenges with the specialized land use and planning and zoning terms. To be proactive and intentional, staff crafted a picture-based sticker activity that allowed participants to provide feedback on a map of the study area, to convey desired land uses. The Committee fine-tuned the activity and utilized it as the primary mode of engagement for the second community engagement event.

Steering Committee Members Working on Activity for Second Open House

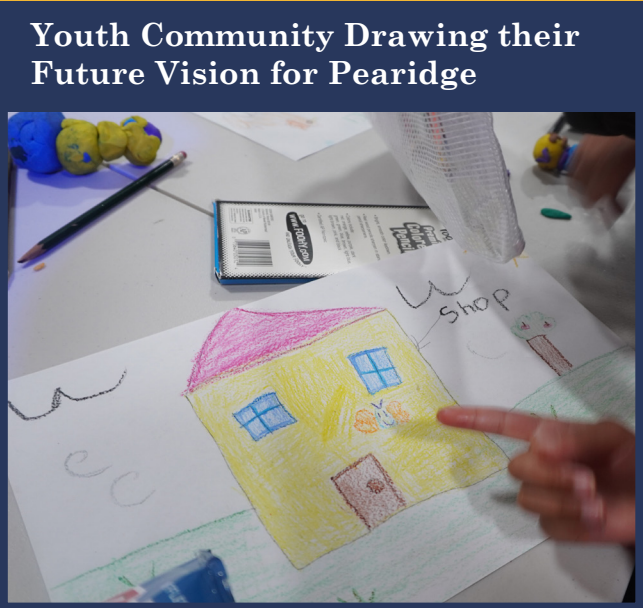


Visioning Pearidge Open House at the Iglesia Emmanuel Assembly of God

Community Members Working on the Vision for Pearidge

A group of community members, including men and women of various ages, are gathered around a large table. They are looking at and discussing a large map or plan spread out on the table. Some are pointing at specific areas, while others are looking at documents or small cards.

Youth Community Drawing their Future Vision for Pearidge

A close-up shot of a child's hand drawing a yellow house with a pink roof and blue windows on a piece of paper. The word "shop" is written next to the house. There are other drawing materials like pencils and markers around.

Spanish and English Translators Kicking off the Event

Two men, one in a white shirt and one in a light blue shirt, are standing behind a table. They are holding microphones and appear to be speaking or presenting. There are signs and materials on the table.

Over 70+ attendees!

Youth Crafting their Vision for the Future of Pearidge

A group of children are sitting at a long table, working on their vision for the future of Pearidge. They are using various materials like paper, markers, and small objects to create their ideas. Some are looking at each other's work, while others are focused on their own.

Community Members Responding to What They Do Not Want to See

A man in a white shirt is talking to a man in a green jacket. They are standing in front of a display board that has several sticky notes attached to it. The board has text in both English and Spanish.

Youth Community Building their Future Vision for Pearidge

A close-up of a child's hands building a structure out of colorful LEGO bricks. The structure looks like a small house or building. There are other LEGO bricks and a map in the background.

Second Public Open House - Visioning Pearidge February 28, 2026

The Iglesia Emmanuel Assembly of God hosted the final public engagement event. The Senior Pastor’s suggestions were central to ensuring that the information and primary event activities were well-received and community led. Translation assistance from a teen volunteer and a Spanish-speaking ARC staff member, improved the communication and translation of terminology and concepts, and further contributed to a successful engagement experience.

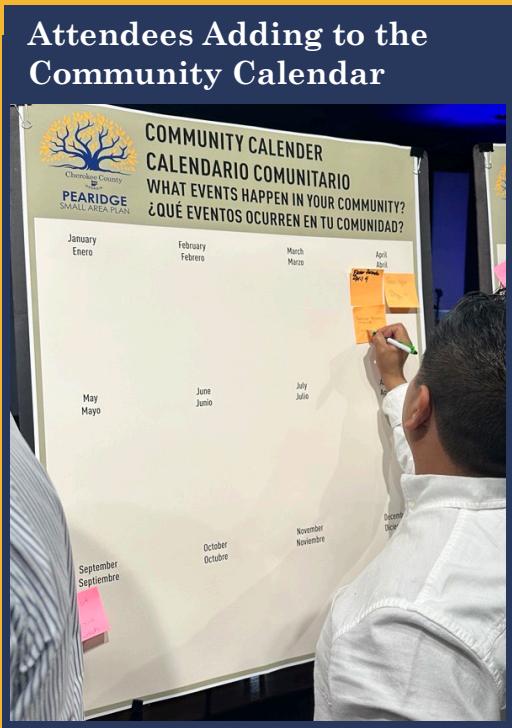
The core activity involved interactive maps and stickers depicting various types of land use. Community members placed stickers on the map indicating what type of land use activity they wanted to see in Pearidge. The open house also included multiple stations with information on housing, land use, transportation, and community events and a space for the community to share business cards and services.

Additionally, children in attendance were invited to create their community vision through hands-on activities and the use of emotion-based stickers. The kids engaged by commenting on their favorite places to play; types of play including tag, hide-n-seek, the monkey bars, swings, slides, water features and riding bikes.

Community Members Identifying Significant Community Places

A group of people are looking at a large map of the Pearidge area. They are pointing to specific locations on the map, which are marked with numbers and names like "Pearidge", "Pine Grove", and "Tipper Center".

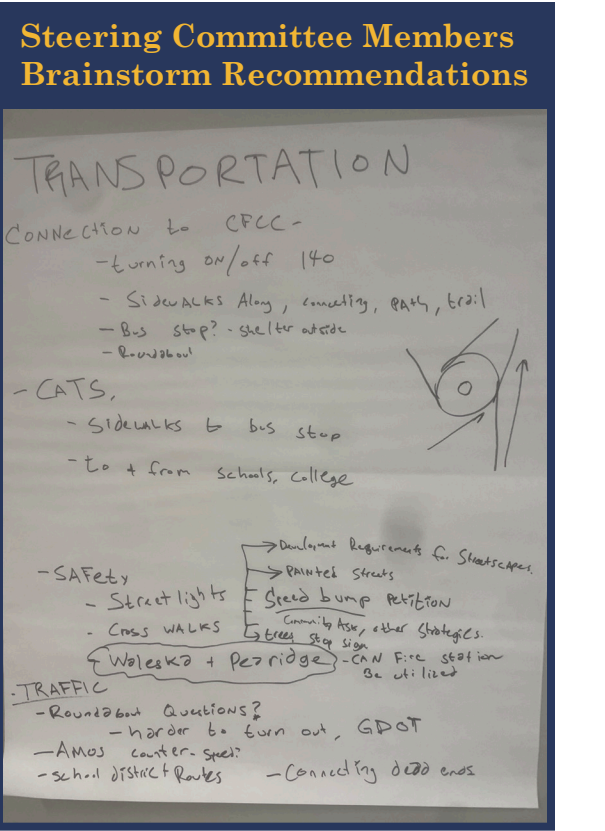
Attendees Adding to the Community Calendar

A man is writing on a large calendar board. The board is titled "COMMUNITY CALENDER" and "CALENDARIO COMUNITARIO". It has a grid for the months of the year. There are several sticky notes attached to the calendar.

Steering Committee Meeting 3 March 19, 2026

The Steering Committee met one final time to review the information collected from the open house and pop-up engagement events, and to finalize the recommendations for the small area plan. The community’s input fit into four major topics: Land Use, Housing, Community Services, and Infrastructure. The Committee worked in small groups to discuss each topic and solidify actionable recommendations.

Steering Committee Members Brainstorm Recommendations

A hand-drawn brainstorming document titled "TRANSPORTATION". It lists various recommendations for transportation improvements, including "CONNECTION to CPCC", "CATS", "SAFETY", and "TRAFFIC". There are also some diagrams and notes about "Painted Streets" and "Green Street Sign".

Overall Engagement Insights

The Steering Committee also recognized the importance of leaning on community voice to deliver an accurate understanding of the needs and vision for how this area should develop and prosper. Through the multiple touch points, this is what the community had to say.

Community Assets

- 1. Charlie Ferguson Community Center
- 2. Hickory Log Baptist Church
- 3. Iglesia Emmanuel Assembly of God
- 4. Ralph Bunche Center
- 5. Two big trees (located at the intersection of Pine Grove and Pearidge Road)
- 6. Hickory Log Cemetery
- 7. Vacant, underutilized land ripe for development that supports the current community
- 8. Community togetherness and partnerships
- 9. Significant land and community history

Two of the Prominent Pearidge Community Leaders

Tannish Welch (Left) and Juan Paiz (Right)



Community Concerns

- 1. Access and protection of Hickory Log Cemetery situated between Teasley Middle School and the new Cherokee High School.
- 2. Access and preservation of Keith Plantation for educational and recreational uses.
- 3. Protection of the two big trees located at the end of Pine Grove Road.
- 4. Disjointed growth and redevelopment that does not support the community.
- 5. General affordability of the Pearidge Community and fears of displacement.
- 6. Local food access and support.
- 7. Inadequate pedestrian infrastructure and a lack of connectivity to the broader Canton community.
- 8. City’s pump station, which causes significant odors on Pearidge Road.
- 9. Residents account that between church traffic on Sundays and after 5 PM on weekdays, getting out of the church or the Charlie Ferguson Community Center feels impossible and extremely unsafe.
- 10. Speeding along internal roads, like Amos and Pearidge, as well as along SR 140.
- 11. Undesired land uses for the Pearidge Community:
 - a. Data centers
 - b. Storage facilities
 - c. Vape shops
 - d. Strip malls
 - e. Liquor store
 - f. Specific high-density housing (i.e., apartments)

Public Engagement Results

Steering Committee Results

Response

- Attainable Housing
- Single Family Housing
- Duplex Residential Housing
- Coffee Shop
- Community Garden
- Road Improvements
- Sidewalks/ Walkability
- Restaurants
- Lighting/Streetlights
- Parks and Greenspaces

Public Meeting Results

Response

- Attainable Housing
- Single Family Housing
- Bus Stop
- Grocery Store
- Medical Office
- Sidewalks/Walkability
- Store
- Road Improvements
- Lighting/Streetlights
- Parks and Greenspaces
- post it - see notes

Kids Map Results

Response

- Parks and Greenspaces
- Slide
- Soccer Field
- Sidewalks/ Walkability

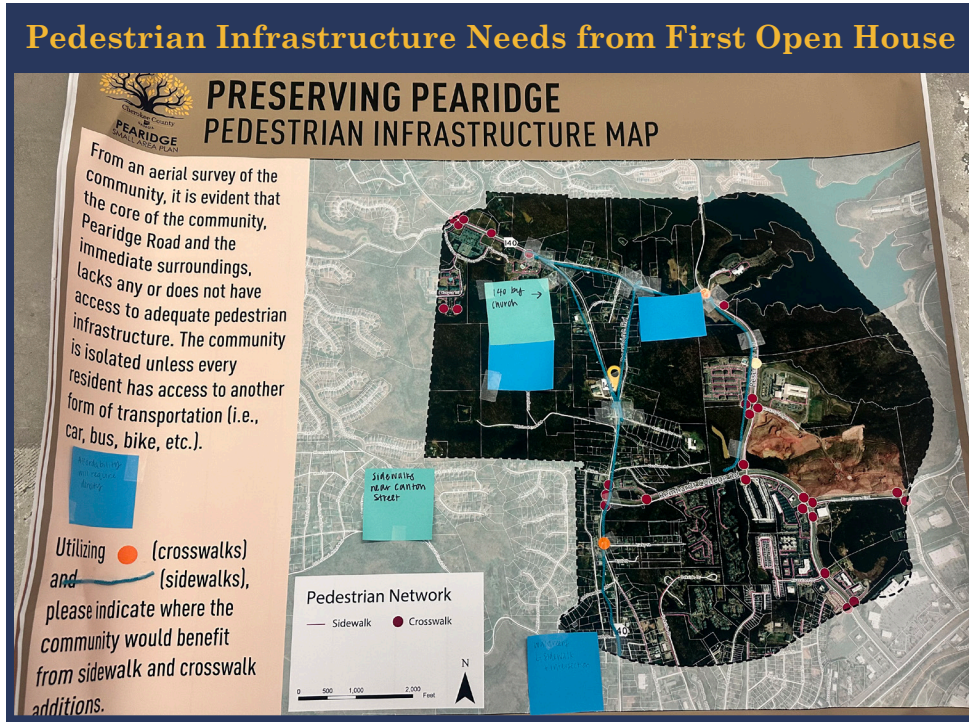


Infrastructure Needs

- 1. Expanded and maintained pedestrian infrastructure, such as streetlights, sidewalks, crosswalks, pavilions, and bus shelters.
- 2. Sidewalks along SR 140 from Legends at Laurel Canyon down to North Etowah Drive, as well as within historic Pearidge along Pearidge and Amos Road. Also, a complete sidewalk network along Reservoir Drive from Amos Road down to Reinhardt College Parkway.
- 3. Expanded pedestrian access down to the intersection of Waleska Road and Riverstone Parkway, where CVS is located, as well as Downtown Canton and shopping centers like Riverstone Plaza.
- 4. Public safety upgrades to the intersection of SR 140, Pearidge Road, and Belletta Drive. There needs to be better intersection alignment, wider roads, and overall traffic calming to reduce speeding along SR 140.
- 5. Repaved roads within the Pearidge core to cover potholes.
- 6. Speed bumps along internal roads, such as Pearidge Road, to slow cars down.
- 7. Better connectivity through additional means outside of sidewalks, such as trails and bike paths to and from schools, parks, and neighborhoods.

Housing Needs

- 1. More mixed income housing opportunities.
- 2. Shelter and resources for the unhoused.
- 3. Preservation and rehabilitation programs or funding to maintain aging homes and infrastructure.



Land Use Needs

- 1. Access to recreational facilities, such as a community park. Residents expressed interest in basketball courts, trails, playgrounds, splash pads, and other recreational amenities.
- 2. Community ran garden for better food access.
- 3. Access to Keith Plantation for its historic value.
- 4. Preservation of the two big trees, which are a prominent symbol of the Pearidge Community.
- 5. Potential of a multi-jurisdictional planning overlay, as well as the need to develop vacant properties and attract development. On the same hand, community members also expressed the need to prevent gentrification and displacement.
- 6. Other specific land use requests:
 - a. Library
 - b. Salons, beauty retail
 - c. Cafe, food, small shops

Community Needs

- 1. Access and support for community services offered at the Charlie Ferguson Community Center, such as family services (childcare), financial services (rent and grocery support), after-school programs for kids, and hobby groups and training (crafts, woodworking, etc.).
- 2. Better education and dissemination of additional transportation services. For instance, more focus and attention on the Cherokee Area Transit Service (CATS) micro-transit program.
- 3. Access to education on county/city regulations and ordinances.
 - a. Multilingual information on business permits, license and insurance needs.
 - b. Multilingual information on fence permits, what can or cannot be done on residential property, and the regulations.

First Joint Community Event Between Significant Community Partners

COMMUNITY SOCCER TOURNAMENT

PEARIDGE COMMUNITY CUP 2026

SATURDAY, APRIL 11

PEARIDGE COMMUNITY **EMMANUEL CHURCH** **HICKORY LOG BAPTIST CHURCH**

4 4 TEAMS **FOOD VENDORS** **PRIZES**

A day of unity, sports, and community! ♦ ♦

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Opening of Food Pantry at the Charlie Ferguson Community Center
Image from Charlie Ferguson Community Center



Overall Community Values

The Pearidge Small Area Plan started with two core ideas: preserving the historic value of Pearidge and addressing the housing concern. Engagement with the community affirmed that the demographic and culture of Pearidge has shifted therefore expanding the initial goal into five core values:

Historic Preservation

As evident in Chapter 1: Pearidge History, this part of unincorporated Cherokee County and the incorporated city of Canton has rich historic context. From the physical monuments to the descendants of the formerly enslaved Keiths, this history is still alive today.

Community and Cultural Cohesion

Historically, Pearidge was a prominent and lively Black community founded by the formerly enslaved Keiths. Now, the demographics and resident identities have changed. Pearidge has welcomed people from all sorts of cultures and backgrounds. Hence, it is significant to the current community to create cohesion.

Sustainable Growth

Through sporadic annexations and developments, historic Pearidge has become disjointed. The core of the community contains aging homes and historic properties, whereas the surrounding area has seen an increase in single-family subdivisions, apartments, and commercial shopping centers. This imbalance in services and amenities, as well as the isolation of the Pearidge core, has resulted in residents seeking investment. However, the community seeks to develop sustainably without displacing current residents.

Culturally Reflective Community Services and Programming

As the community evolves, it is vital that services and programs reflect the broader public. The Pearidge Community is home to artists, skilled-workers, educators, children, and more across multiple cultures and races. Programming and providing services that are compatible with these groups is significant to the community’s cohesion.

Community Safety

Across the board, there are concerns of aging infrastructure, unsafe intersections, unmaintained roads, and other safety measures. The community wants to be able to navigate from their homes to the schools, parks, and shopping centers. They want to get to these services without having to wait an unnecessary amount of time to make a left turn or walk the side of the road for miles due to a lack of sidewalks. Addressing the infrastructure inadequacies, as well as adding lighting and seating features are significant to everyone.



Implementation and Action Plan 04

David Barron-Forward, Oscar Pickens-Forward. STANDING: Tommy Bla -Center, and John Durham-Guard.

Implementation Matrix

During the community engagement events, there were several topics that were frequently discussed. These community values include historic preservation, community and cultural cohesion, culturally reflective community services and programming, community safety, and sustainable growth. While the CDAP application features historic preservation and housing, the remaining community values will align with the following recommendations gathered during the project.

Housing Tasks					
Action Item	Recommendation	Next Steps	Stakeholders	Community Values	Timeframe
Preservation in Place	With the development of an existing housing inventory, pursue resources to support the preservation of existing houses in the Pearidge Community.	Pursue funding from grants, public private partnerships and other funding sources with likeminded community organizations. These projects can be part of a larger community service volunteer day. (Funding resources may include CDBG funding, AARP grant, etc.). Learn about the ARC Community-Centered Design Program.	- Charlie Ferguson Community Center - Cherokee County - City of Canton	- Sustainable Growth - Historic Preservation - Community and Cultural Cohesion	Short Term (0-5 Years)
Pursue Updates to Zoning Ordinances, Policies, and Procedures	Cherokee County and the City of Canton will consider updates to existing ordinances and consider new policies and procedures.	Refine Accessory Dwelling Unit ordinance to be used for families. Consider additional policies to incorporate more housing diversity and flexible requirements. Meet with the community to discuss priorities of ordinances, policies and procedures.	- Cherokee County - City of Canton - Charlie Ferguson Community Center	- Sustainable Growth - Historic Preservation - Community and Cultural Cohesion	Short Term (0-5 Years)
Pearidge Community Housing Survey	Coordinate a community-driven housing survey to identify the existing housing and desired housing in the project area.	The Charlie Ferguson Community Center may lead a community-centered housing survey with History Cherokee and community stakeholders.	- Charlie Ferguson Community Center - Iglesia Emmanuel Assembly of God - History Cherokee - University of Georgia	- Historic Preservation - Culturally Reflective Community Services and Programming - Community and Cultural Cohesion - Sustainable Growth	Mid-Term (6-10 Years)
Housing Diversity	Create educational material on housing diversity to provide information on housing types and compatibility with existing zoning and potential policy updates.	The County and City will co-create multi-lingual educational and surveying tools to provide the community with housing information.	- Cherokee County - City of Canton	- Sustainable Growth - Community and Cultural Cohesion	Mid-Term (6-10 Years)
Affordable Housing Pilot Project	Cherokee County and the City of Canton will work with the local community to ensure future development is compatible and within the community’s vision.	Development proposals within the Pearidge Community will have further discussions with the local municipality and the Charlie Ferguson Community Center Board of Directors.	- Charlie Ferguson Community Center - Cherokee County - City of Canton	- Sustainable Growth - Historic Preservation - Community and Cultural Cohesion	Long Term (10 Years+)

Land Use Tasks

Action Item	Recommendation	Next Steps	Stakeholders	Community Values	Timeframe
Community Stakeholder Coordination Meeting	Hickory Log Baptist and the Iglesia Emmanuel Assembly of God have plans for future growth of their properties. It is recommended that these parties meet to collaborate and discuss future plans at the Charlie Ferguson Community Center.	Schedule quarterly meetings between faith-based organizations and the Charlie Ferguson Community Center Board of Directors to discuss future land use and opportunities for collaboration. Analyze desired land use in the community and desired commercial and residential uses.	- Faith-Based Organizations - Charlie Ferguson Community Center	- Community and Cultural Cohesion - Sustainable Growth	Short Term (0-5 Years)
Preserving the Trees	Utilize the Heritage Tree program through Cherokee County to protect the two big trees at the intersection of Pine Grove and Pearidge Road.	The Charlie Ferguson Community Center will facilitate a discussion with the property owner to ensure their willingness to have the Two Big Trees marked as Heritage Trees. The Pearidge Community will evaluate other opportunities for a historic marker or placemaking for the area. Submit Heritage Tree Designation Application.	- Cherokee County Planning and Zoning - Current Property Owner - Charlie Ferguson Community Center	- Historic Preservation - Community and Cultural Cohesion	Short Term (0-5 Years)
Access to Recreation and Services	Create a community plan to convert the Ralph Bunche Center into an additional community space with recreational and educational services.	Cherokee County may facilitate meetings between the Charlie Ferguson Community Center and the Cherokee County School District on the future of the Ralph Bunche Center. This may involve community meetings and engagement to include in future Master Plans. Discuss community needs with Recreation and Parks staff as they prepare for the next Recreation and Parks Master Plan. This may include staffing, programming opportunities, and resources.	- Charlie Ferguson Community Center - Cherokee County School District - Cherokee County Recreation and Parks	- Historic Preservation - Community and Cultural Cohesion - Culturally Reflective Community Services and Programming	Long Term (10+ Years))

Community Services Tasks					
Action Item	Recommendation	Next Steps	Stakeholders	Community Values	Timeframe
Zoning, Planning, and Permitting Education	Create county and city zoning information available in multiple languages and explain specific terminology through illustrations. The Pearidge Community indicated a barrier to understanding annexation, how to conduct building projects, fences, and other associated businesses and other opportunities.	County and city staff may continue to update its documents and website to include Spanish translation. The jurisdictions may offer quarterly workshops or office hours to engage with the local community.	• Charlie Ferguson Community Center • Iglesia Emmanuel Assembly of God • Cherokee County • City of Canton	• Community and Cultural Cohesion • Sustainable Growth	Short Term (0-5 Years)
Hickory Log Cemetery Preservation	Ensure the preservation of the historic cemetery at the new Cherokee High School and allow access to community members.	The Charlie Ferguson Community Center, Hickory Log Baptist Church, City of Canton, and Cherokee County School District will coordinate the preservation and access to the Hickory Log Cemetery.	• Charlie Ferguson Community Center • Cherokee County School District • Hickory Log Baptist Church • Cherokee County • City of Canton	• Historic Preservation	Short Term (0-5 Years)
Cherokee County School District and Pearidge Community Partnership	Work with the Cherokee County School District to encourage the teaching and remembrance of the Pearidge community with existing curriculum and special events.	The Charlie Ferguson Community Center Board of Directors will meet with the Cherokee County School District to discuss partnership opportunities between stakeholders. Schedule a meeting with the Cherokee County School District Academics and Accountability Division.	• Cherokee County School District • Charlie Ferguson Community Center	• Culturally Reflective Community Services and Programming • Historic Preservation • Community and Cultural Cohesion	Short Term (0-5 Years)
Food Insecurity	Coordinate efforts with faith-based and non-profit organizations and local businesses to address food insecurity in the Pearidge Community.	The Charlie Ferguson Community Center will support and coordinate efforts of community stakeholders to provide assistance with resources and address food insecurity. Explore the possibility of a community garden. If determined to be a community objective, coordinate a working group and consult with the UGA Extension Service.	• Charlie Ferguson Community Center • Cherokee County • City of Canton • Community stakeholders	• Culturally Reflective Community Services and Programming • Community Safety • Sustainable Growth • Community and Cultural Cohesion	Mid Term (6-10 Years)
Potential Library Pop Up	Explore library and youth programs through an innovative collaboration with Sequoyah Regional Library System.	Establish a meeting between the Charlie Ferguson Community Center and the Sequoyah Regional Library System to discuss the potential of a pop-up library at the Charlie Ferguson Community Center. Explore and pursue funding options.	• Sequoyah Regional Library System • Charlie Ferguson Community Center	• Culturally Reflective Community Services and Programming • Sustainable Growth • Community and Cultural Cohesion	Long Term (10+ Years)
Local Business Initiative	Create a sustainable model of sharing space, resources, and community with local business start-ups.	The Charlie Ferguson Community Center Board of Directors will collaborate with the Cherokee Office of Economic Development Director of Talent Development to discuss existing and potential resources including Startup Cherokee.	• Charlie Ferguson Community Center • Cherokee Office of Economic Development	• Sustainable Growth • Culturally Reflective Community Services and Programming • Community and Cultural Cohesion	Long Term (10 + Years)

Transportation and Infrastructure Tasks					
Action Item	Recommendation	Next Steps	Stakeholders	Community Values	Timeframe
Pearidge and Amos Road Safety	Collaborate with the appropriate stakeholders to analyze road safety options and review the Safe Streets and Roads 4 All plan for Cherokee County.	The Charlie Ferguson Community Center will meet with stakeholders to discuss and learn more about available options. Cherokee County and/or the City of Canton can provide insight into roundabouts, speed tables, streetlight, signage and street markings. Consider bicycle infrastructure and safety. Install bike racks at nearby institutional uses.	• Charlie Ferguson Community Center • Cherokee County • City of Canton • Georgia Department of Transportation	• Community Safety • Sustainable Growth	Short Term (0-5 Years)
Street Grid System and Development Requirements	Evaluate and improve the street grid to support connectivity and safe mobility in the Pearidge area.	Coordinate with Cherokee County and City of Canton to assess street grid improvements. Work with the community to analyze streetscape and other development requirements to ensure efficiency.	• Cherokee County • City of Canton	• Sustainable Growth • Community Safety	Short Term (0-5 Years)
CATS Micro-Transit Service and Demand Response Service Expansion and Education	Extend the CATS service area to reach Pearidge Community residents and local churches, for the micro-transit and demand response services.	The County and CATS will work with the Charlie Ferguson Community Center to improve awareness and access for these transportation services. This may include future consideration of a bus stop with a shelter.	• CATS • Cherokee County • Charlie Ferguson Community Center	• Community Safety • Sustainable Growth	Short Term (0-5 Years)
Pearidge Community Pedestrian Connections	Coordinate a Master Plan and vision for pedestrian connection in the Pearidge Community.	The Charlie Ferguson Community Center and stakeholders may draft a plan to connect the Pearidge Community to significant historic aspects and community amenities. The planning document may include recommendations for shade structures, lighting, accessible path materials, benches, and other pedestrian amenities that convey a safe, comfortable walking experience. The Charlie Ferguson Community Center may establish a committee to address connectivity and implementation of placemaking with staff.	• Cherokee County • City of Canton • Charlie Ferguson Community Center • History Cherokee	• Community Safety • Sustainable Growth • Community and Cultural Cohesion	Long Term (10+ Years)
Water Infrastructure	Coordinate water needs for projects with appropriate jurisdiction and stakeholders.	Identify water capacity needs and opportunities for efficient service delivery.	• Cherokee County Water and Sewer Authority • City of Canton	• Sustainable Growth	Long Term (10+ Years)
Sewer Infrastructure	Coordinate sewer service capacity in the area.	Identify sewer capacity needs and opportunities for efficient service delivery. Expand sewer service area as needed.	• Cherokee County Water and Sewer Authority	• Sustainable Growth	Long Term (10 + Years)

