

2050 Growth Projection

08/05/2025 BOC Work Session

Daniela Rangel

Overview



Scope of the analysis is Cherokee County, with ARC data, cities, local entitlements, and a total build-out analysis based on zoning and future development maps.



Estimate population growth to 2050 using permitting and certificate of occupancy trends.

ARC 2050 Population Projection

**ARC projects a population of 408,837 by 2050.
-A 53% increase from 2020s population of 266,620.**

**Cherokee County places fourth in highest growth
in the Metro Atlanta Region.**

**The ARC model reflects on international
migration, domestic migration, and natural
growth.**

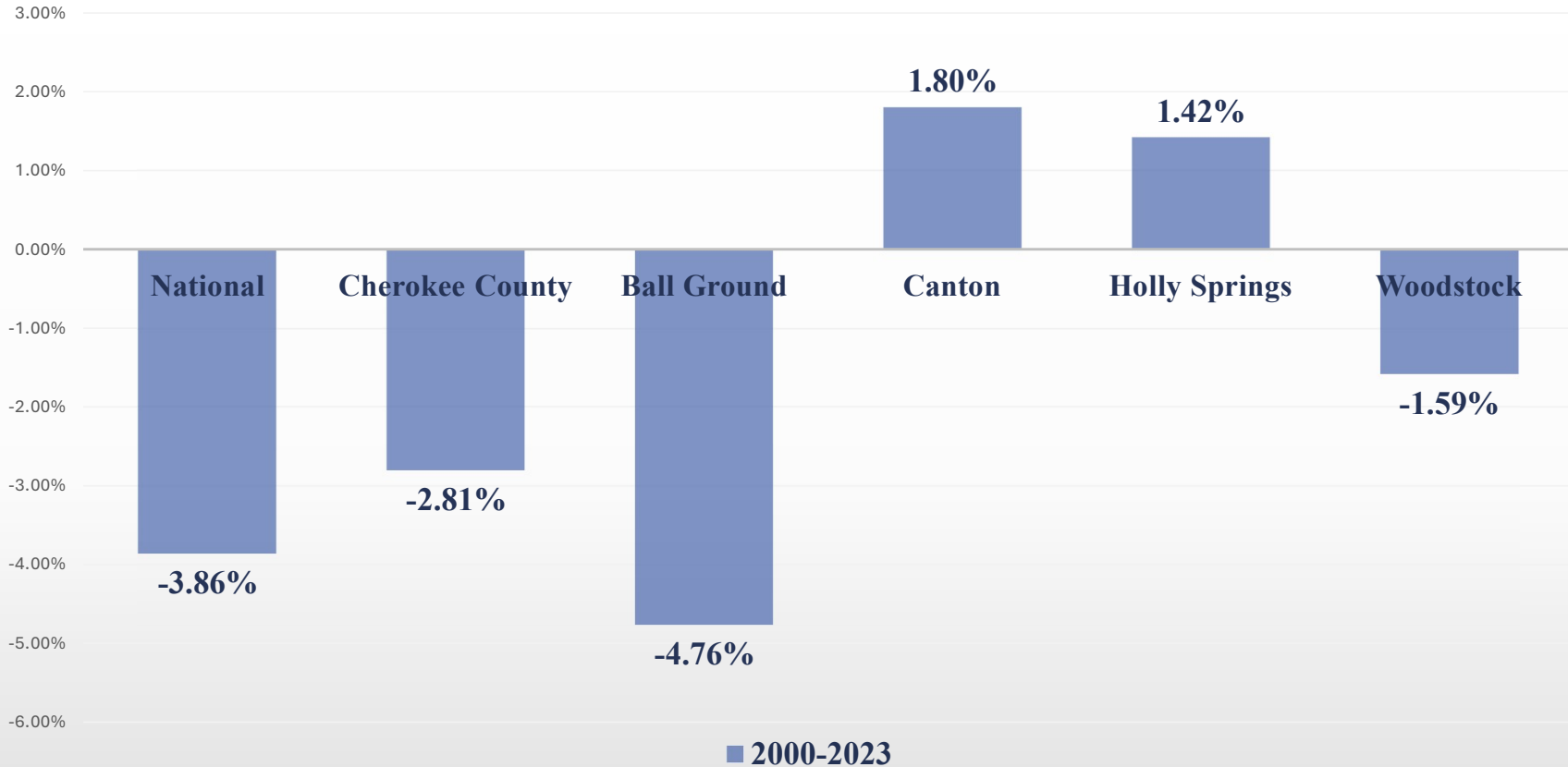
**The model examines various demand factors such
as economic, social, and employment drivers.**

Average Household Size 2000-2025



- Decrease in average household size since 2000.
- 2050 ARC projects 12% of the region with a 75 and older population compared to a share of less than 5% today. Increasing the population by about 926,700 people.
- An increase in an older population could affect the household size and population projections.

2000-2023 Average Household Size Percentile Differences



2000-2023 Average Household Size Percentile Differences

Single Family Permit History

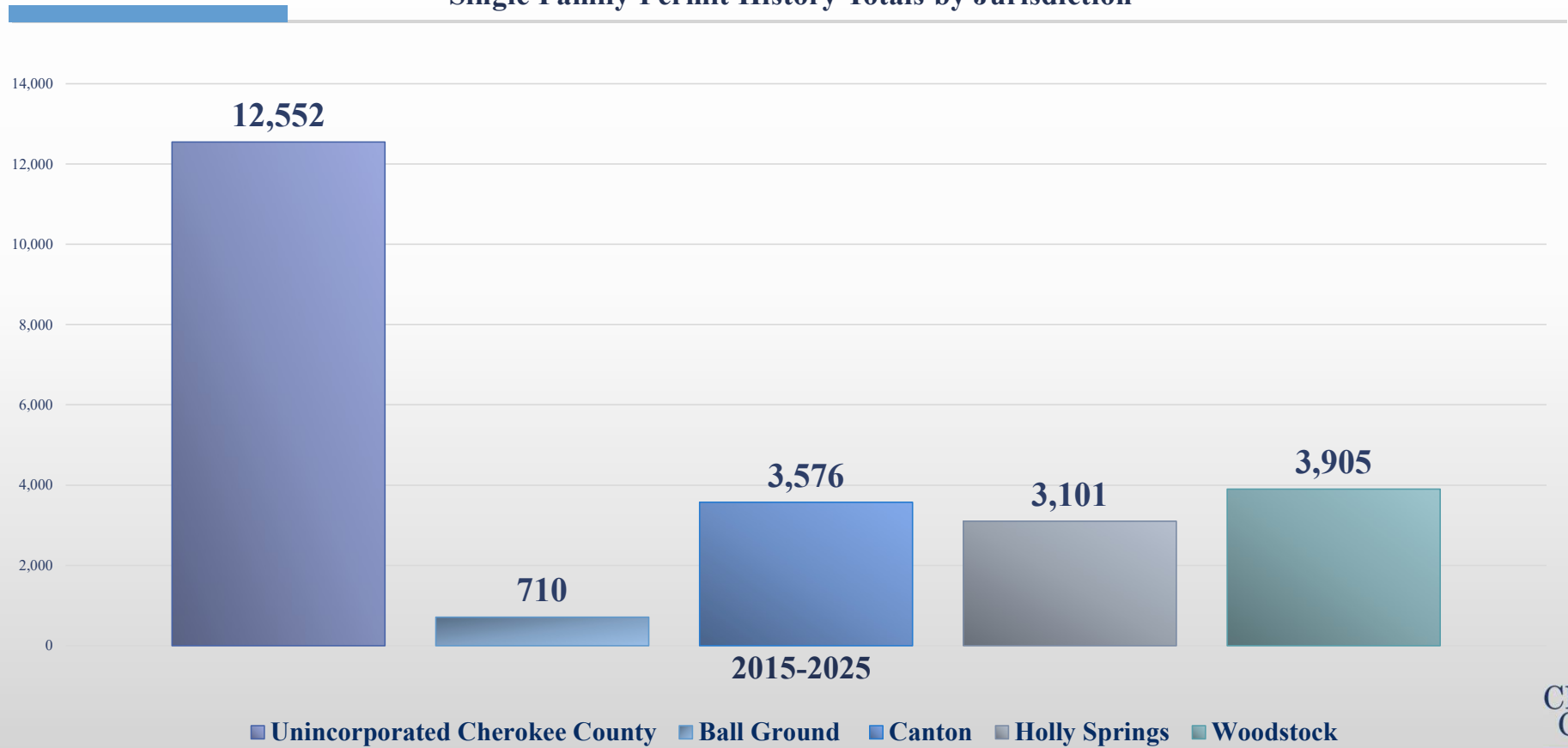
2014-2025

Jurisdiction	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	10 Year Total
Cherokee County	802	921	1,163	1,175	1,133	1,037	1,087	1,184	1,424	1,158	1,062	406	12,552
Ball Ground	31	73	54	28	20	43	70	73	95	111	77	35	710
Canton	282	230	293	360	401	443	349	266	233	266	269	184	3,576
Holly Springs	159	163	190	340	417	362	339	465	317	159	83	107	3,101
Woodstock	280	386	332	282	224	322	456	504	334	342	289	154	3,905
Total	1,554	1,773	2,032	2,185	2,195	2,207	2,301	2,492	2,403	2,036	1,780	886	23,844

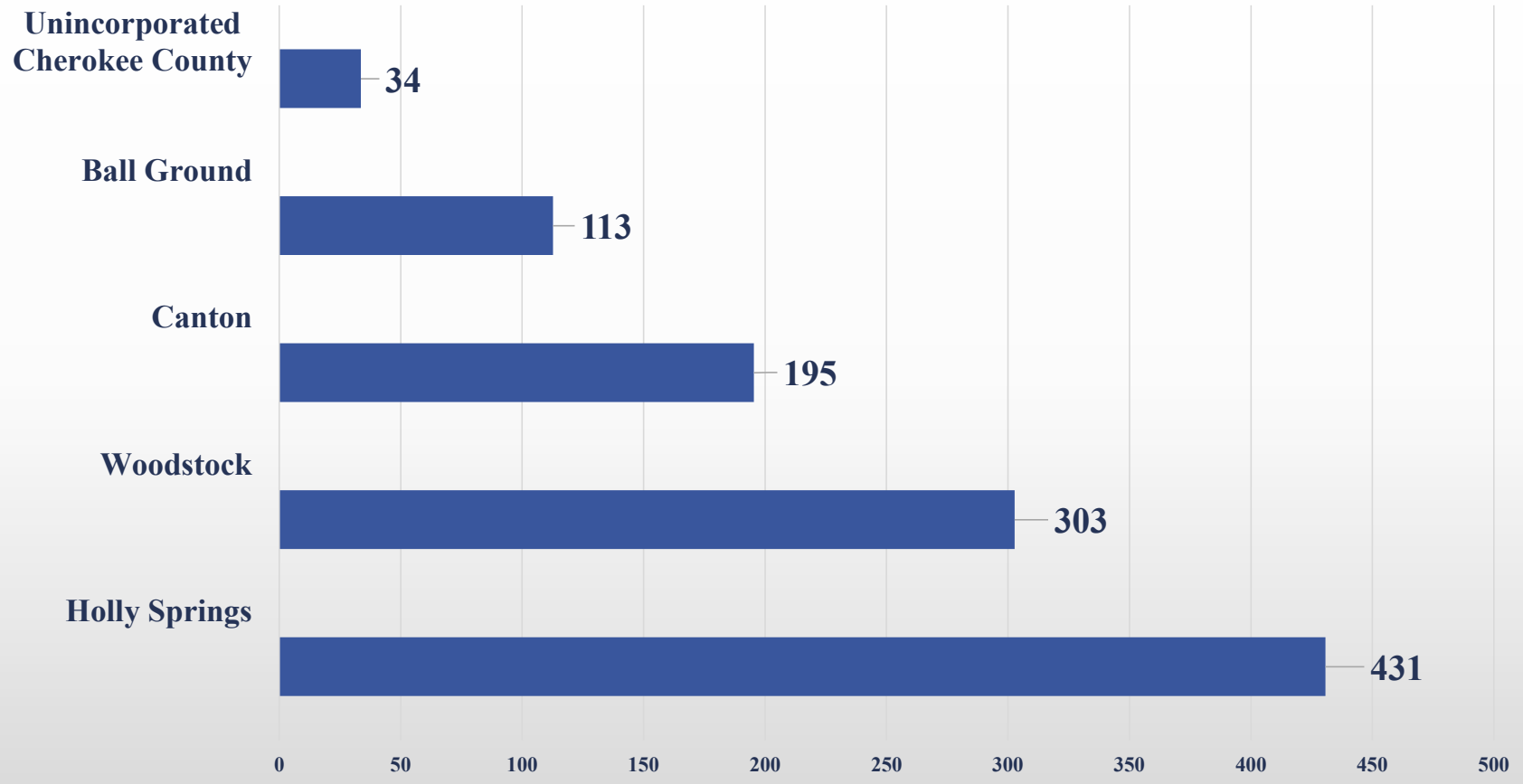
Note: 2025; January-June

Single Family Permit History Totals

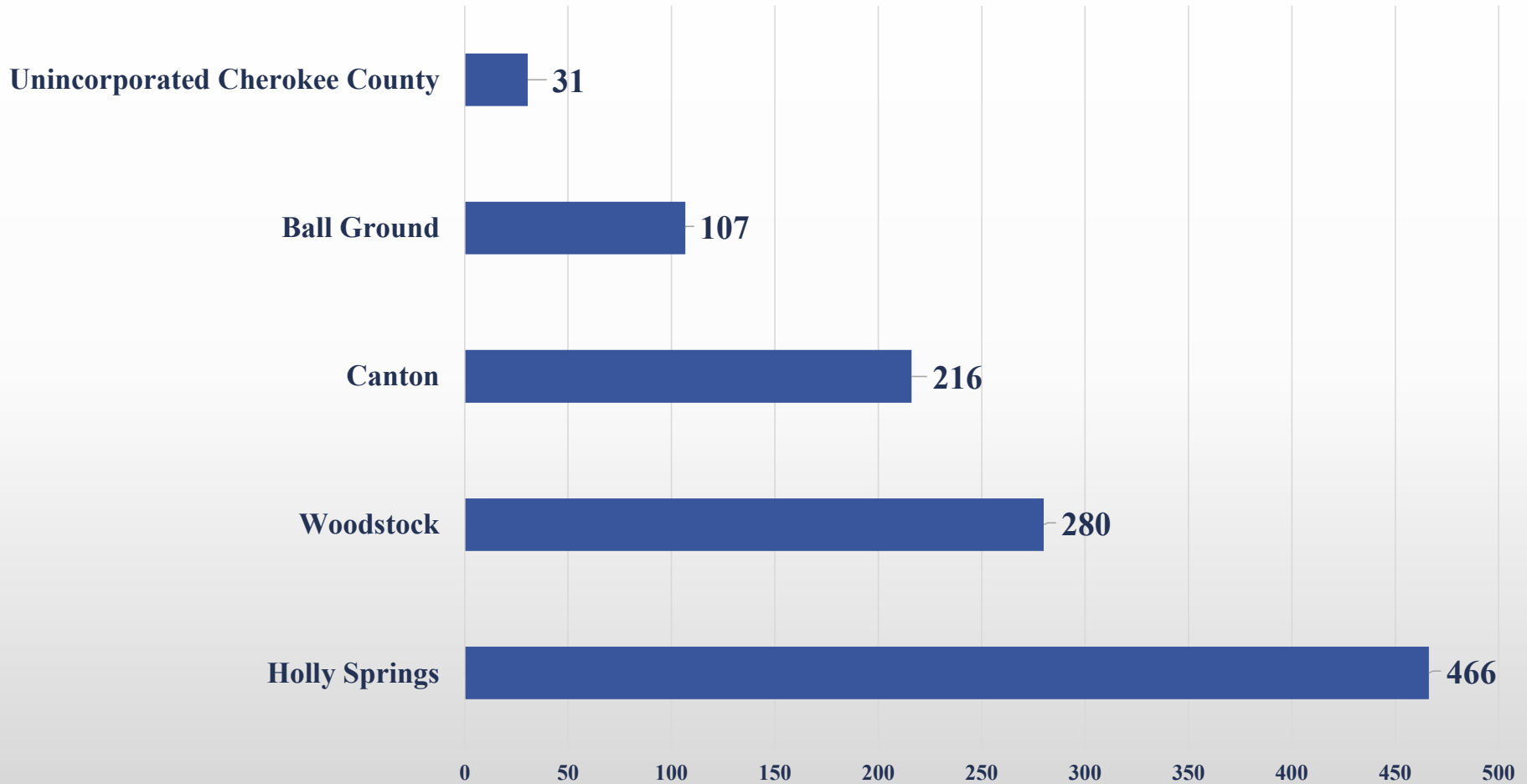
Single Family Permit History Totals by Jurisdiction



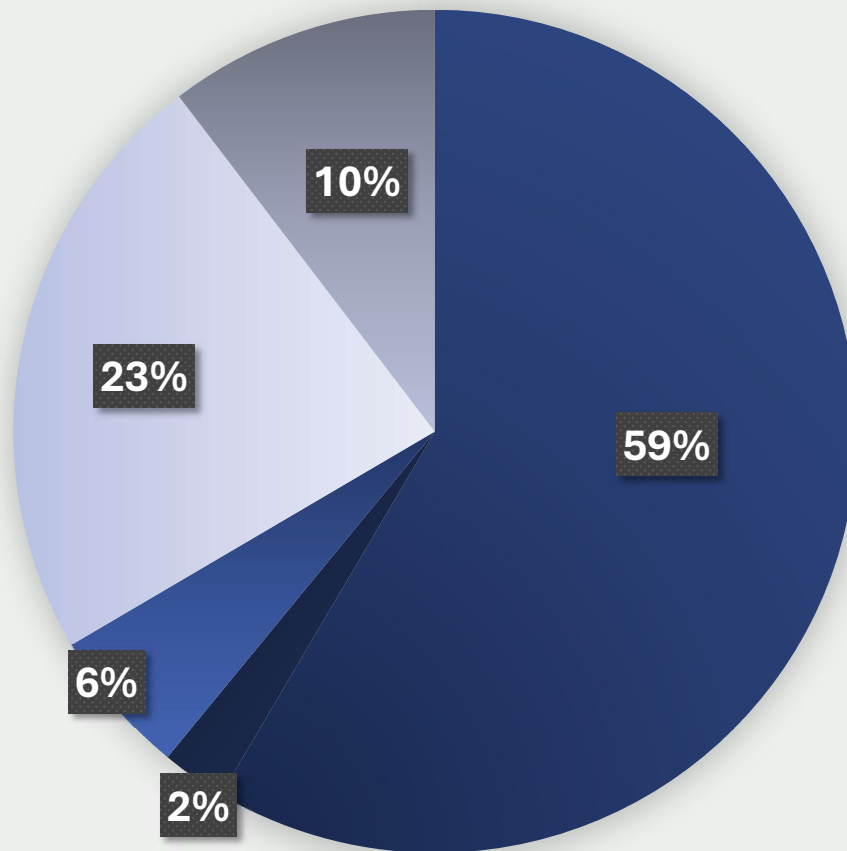
Single Family Permits Issued Per Sq. Mile 2015-2025



Certificates of Occupancy Issued per Sq. Mile 2015-2025



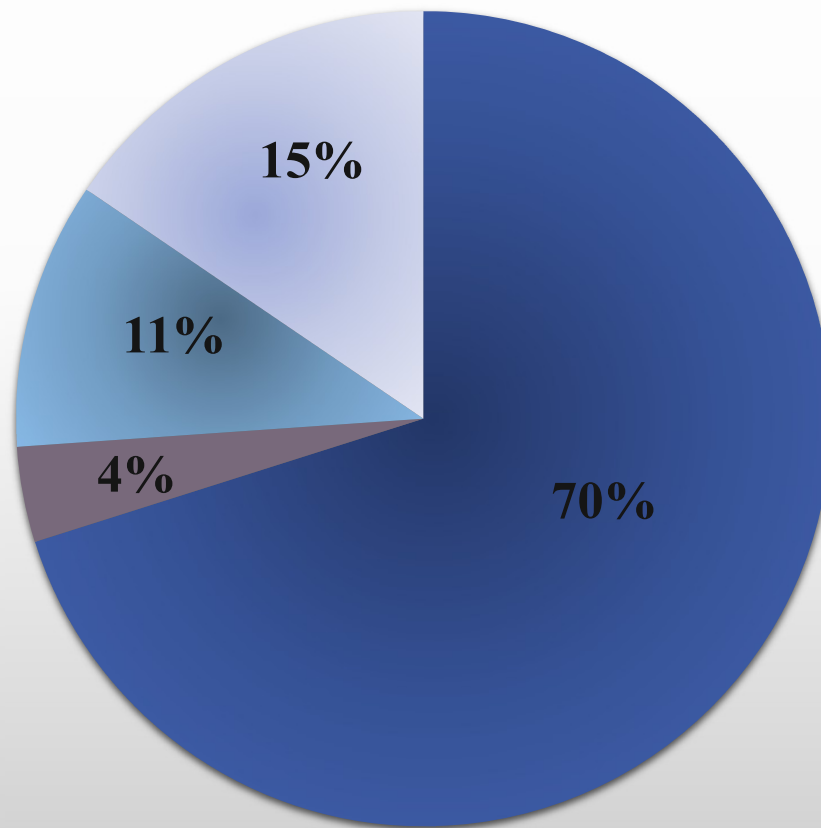
Zoning Capacity Analysis: Full Build-Out Projection



Housing Units Per Zoning Map:

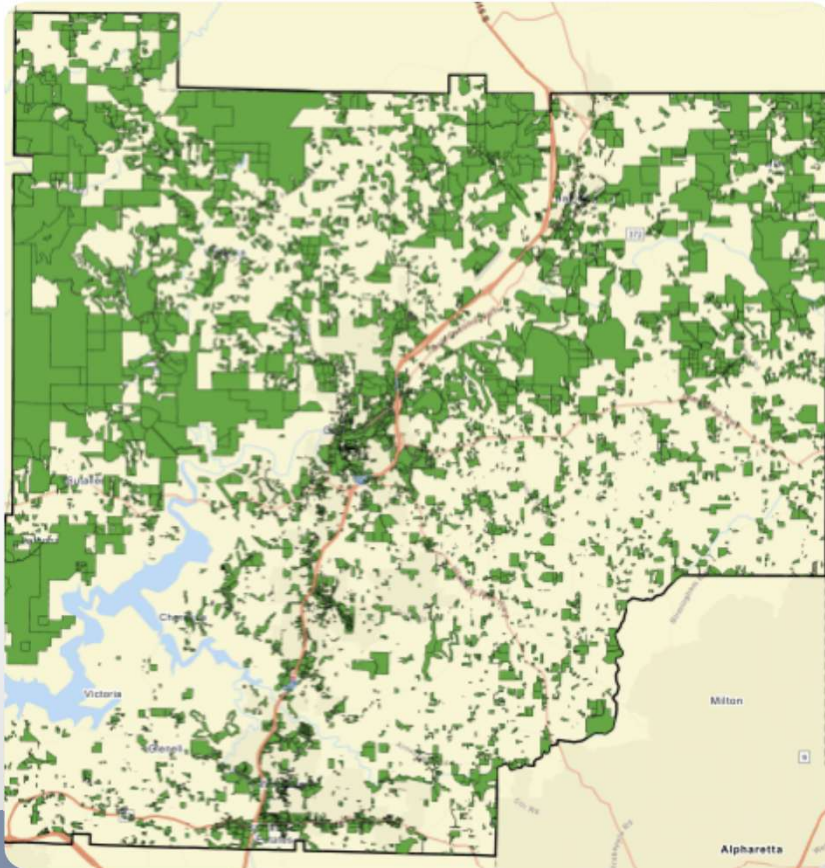
- Unincorporated Cherokee & Waleska
- Holly Springs
- Ball Ground
- Canton
- Woodstock

Unincorporated Cherokee County Zoning Buildout

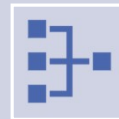


Zoning Buildout By Development Type:

- Rural Developments (less than 1 du/ac)
- Multi-Family Housing
- Planned Developments (TND, Bells Ferry, PUD)
- Suburban Neighborhoods



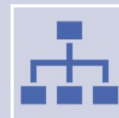
Zoning Build Out Map



Pre-existing Units: 109,267



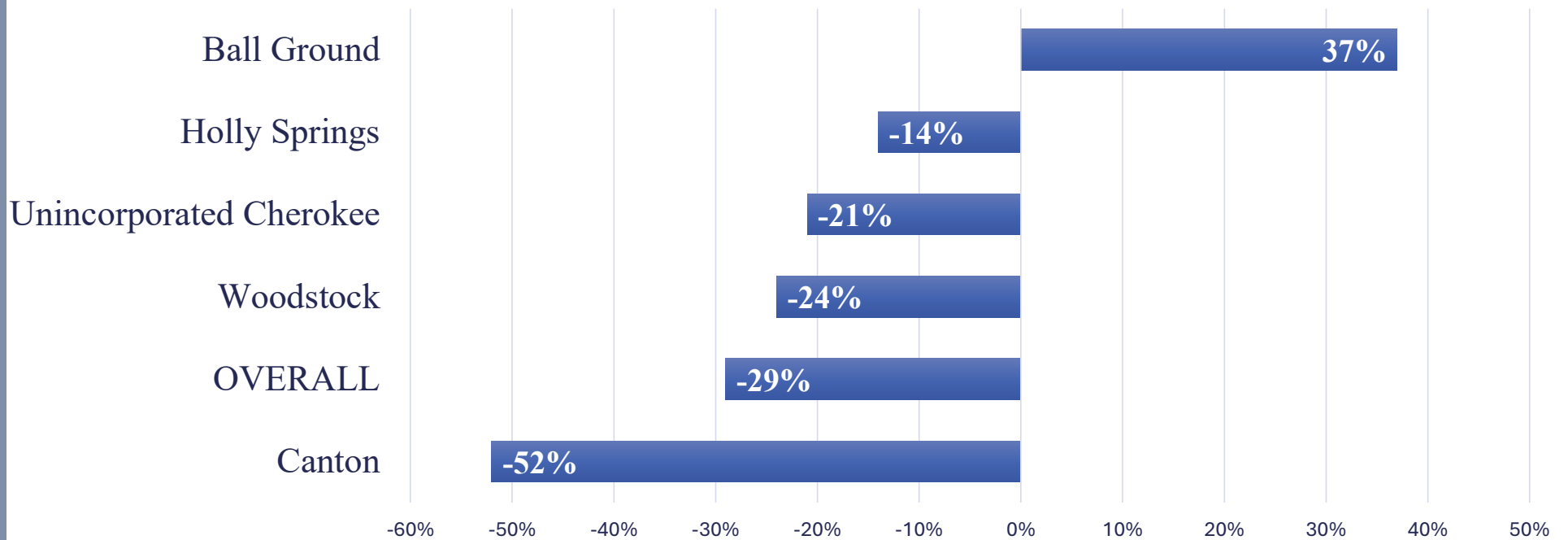
Projected Units: 51,494



Total Units: 160,761

Comparison Of Zoning Capacity And Future Development Map

Percentile Differences

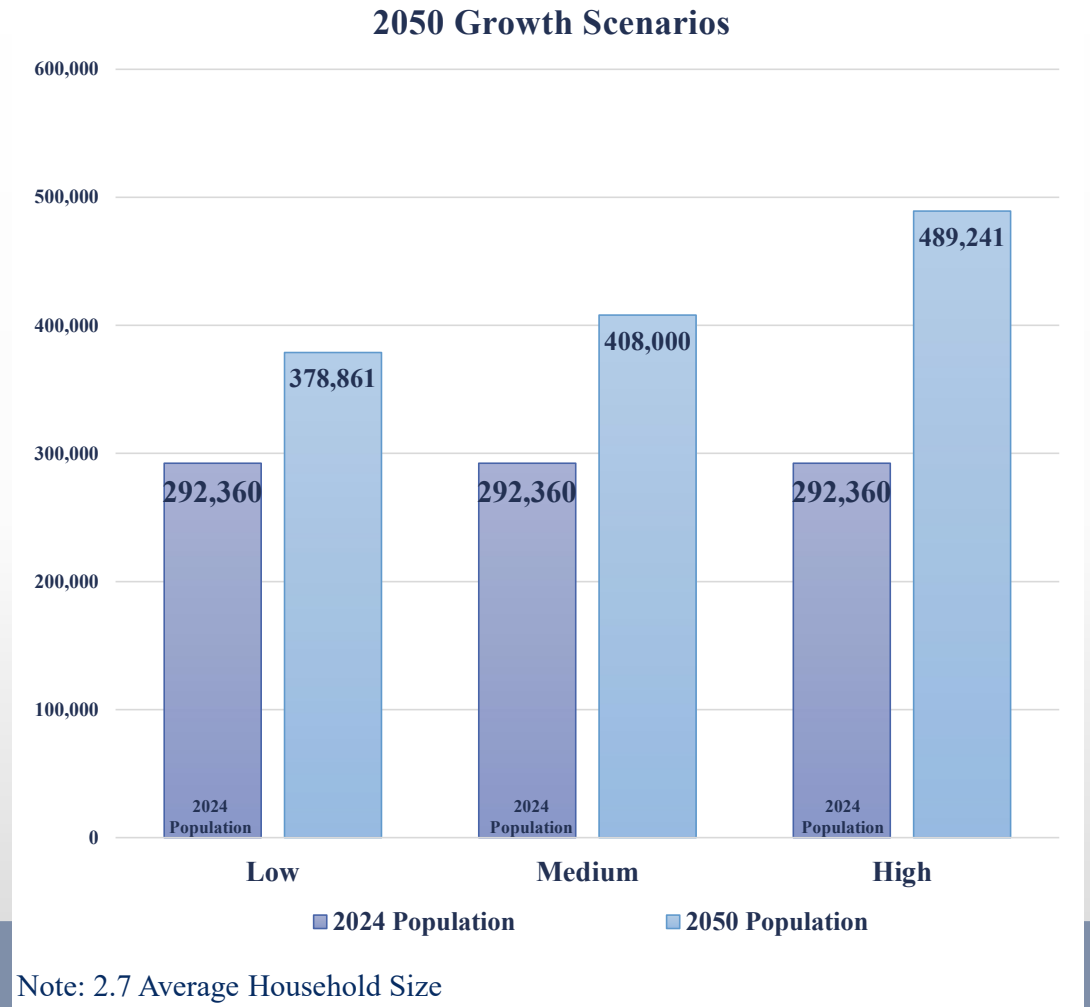


Future Development Build Out: 172,222

Zoning Build Out: 160,761

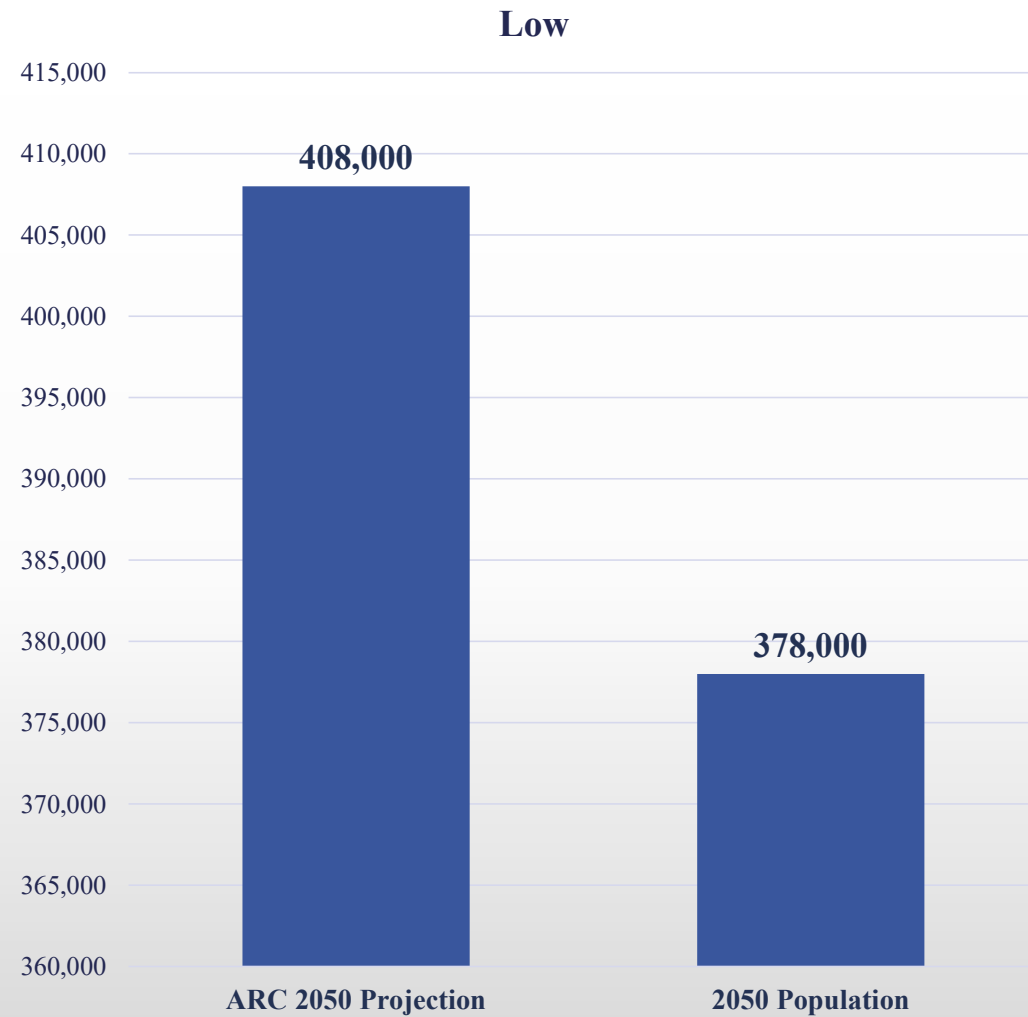
Growth Scenario Framework

- Low, medium, and high growth scenarios were conducted based on a buildout capacity analysis from our current zoning rules.
- 2024 base year with a 292,360 population



Scenario A: Low Growth (1% per year)

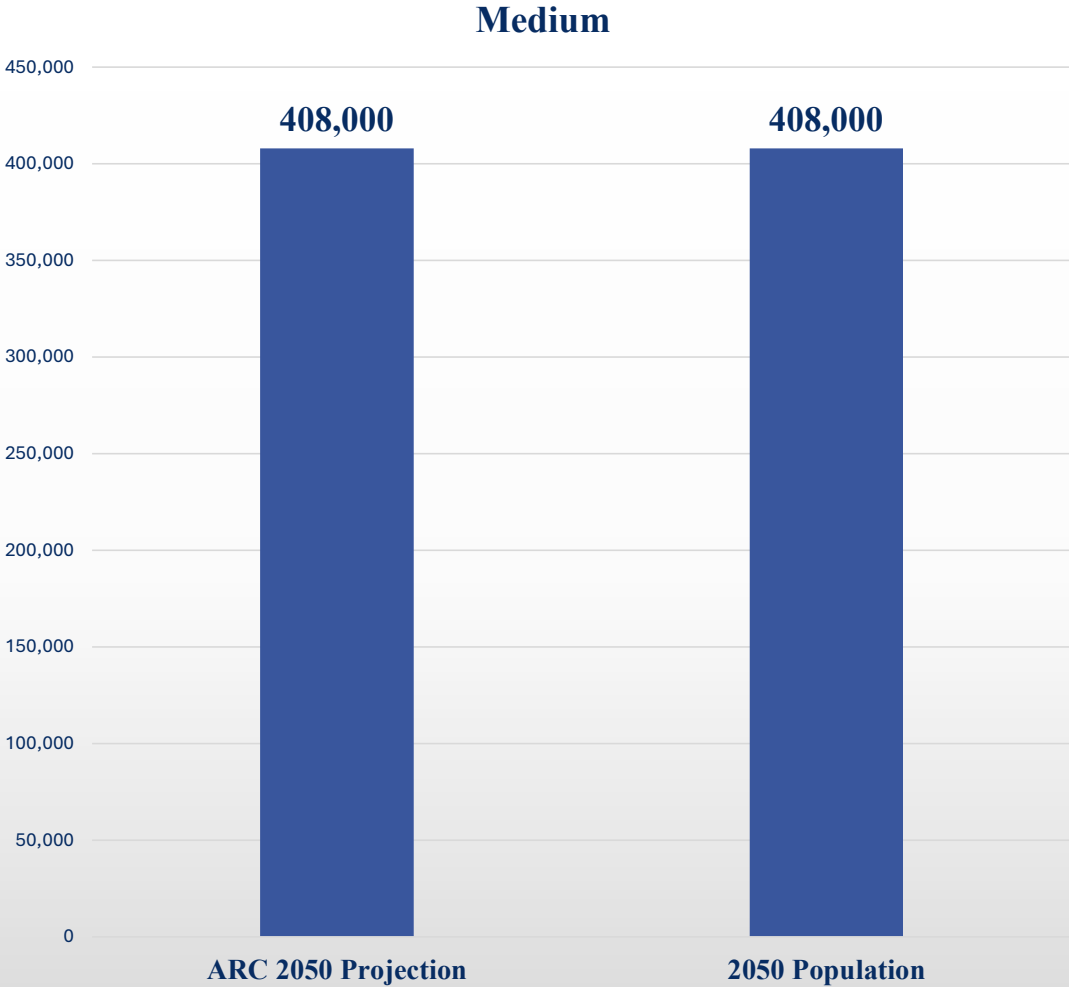
- Population in 2050: 378,861
- Households Needed (2050): 140,252
- Development Pace: 1,230 units per year
- Total Units Available: 160,761
- Fits within buildout capacity



Note: 2.7 Average Household Size

Scenario B: Medium Growth (1.29% per year)

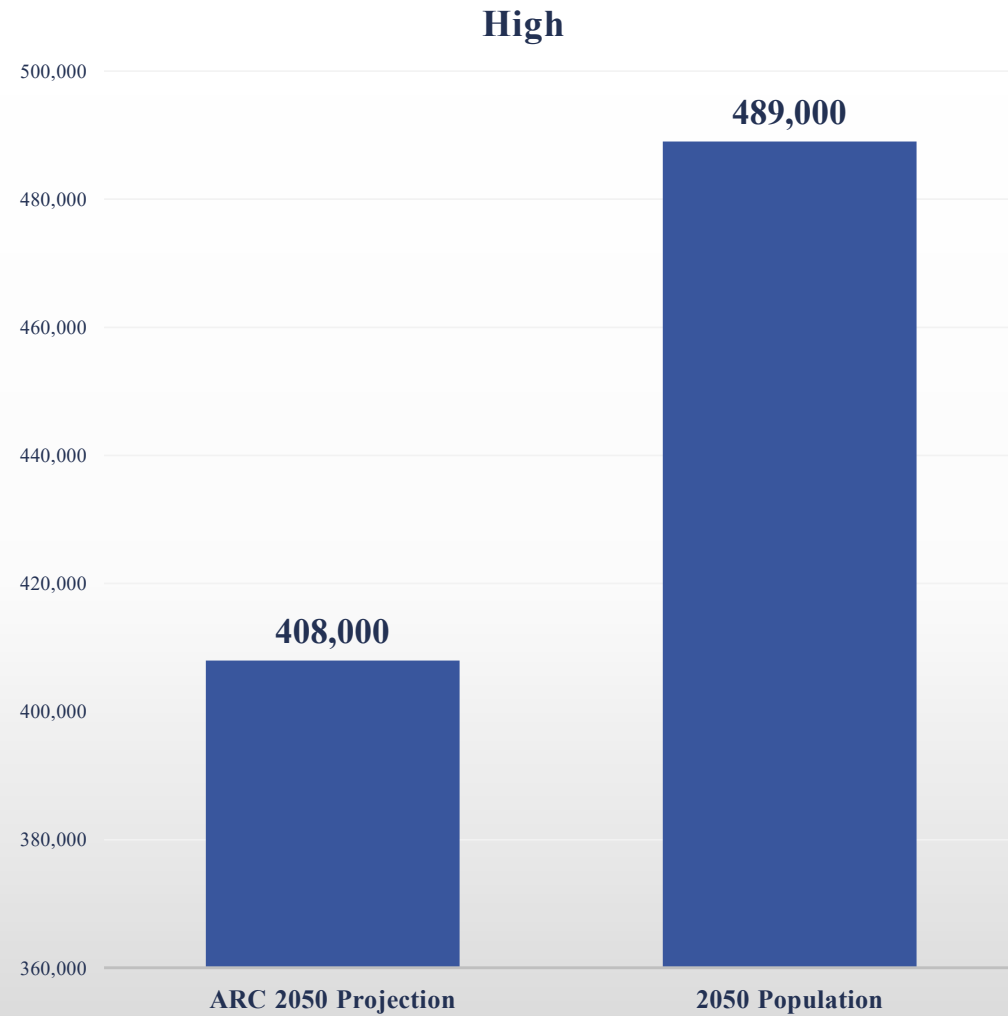
- Population in 2050: 408,000
- Households Needed (2050): 151,111
- Development Pace: 1,647 units per year
- Total Units Available: 160,761
- Fits within buildout capacity



Note: 2.7 Average Household Size

Scenario C: High Growth (2% per year)

- Population in 2050: 489,241
- Households Needed (2050): 181,200
- Development Pace: 2,805 units per year
- Total Units Available: 160,761
- Does not fit within buildout capacity, exceeds by 20,439 units



Note: 2.7 Average Household Size

Housing Capacity Vs. Household Demand

Total Units Allowed by current Zoning
Buildout Map: 160,761.

Scenario A (1%): 140,252 units fits within
current zoning capacity.

Scenario B (1.29%): 151,111 units fits within
current zoning capacity.

Scenario C (2%): 181,200 units exceeds current
zoning capacity by 20,439 units.



Growth Rate Summary

- Low- and Medium-Growth Scenarios fit within the current zoning buildout capacity through 2050.
- High Growth Scenario exceeds the available housing units by approximately 20,439 units, indicating a need for additional zoning capacity.
- Understanding these scenarios helps guide planning efforts to balance population growth with housing availability and infrastructure.



Short-term Rental findings

- 84 Short-Term Rentals in unincorporated Cherokee County.
 - 20 Advertising with an expired license
 - 11 Newly located
- 53 Short-Term Rentals in unincorporated Cherokee County.
 - 14 Advertising with an expired license
 - 39 newly located





Conclusion

- 23,844 Single Family Permits Issued
- 23,006 Certificate of Occupancy Issued

- Growth Rate Summary:
 - Scenario A fits within current zoning capacity
 - Scenario B fits within current zoning capacity
 - Scenario C exceeds current zoning capacity

- Short-Term Rental Findings:
 - 84 Short-Term Rentals in Unincorporated County