

City of Chattahoochee Hills

Advisory Team Meeting #2
April 27, 2026

Kimley»Horn



Welcome and Introductions



Agenda

- Project Schedule
- Community Engagement
- What We've Heard:
 - Issues and Opportunities
 - Update on Plan Elements
 - Discussion Topics
 - Future Land Use
 - 20-Acre Rule
 - Transfer of Development Rights
- Discussion
- Next Steps



Comprehensive Plan Schedule



Community Engagement



Community Engagement

- Advisory Team Meeting #1 – February 24
- Community Open House #1 – March 2
- Working Group Meeting #1- March 19
- Working Group Meeting #2 – April 18

Find meeting summaries on the Chattahoochee Hills Comprehensive Plan website!



Upcoming Community Engagement

- **Saturday, May 2:** Working Group Meeting #3
- **Thursday, May 21:** Community Meeting #2
- Community Survey
- **Tuesday, June 23:** Advisory Team Meeting #3
- Community Meeting #3

Check out the
project website
here!



[https://engagekh.
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Issues and Opportunities



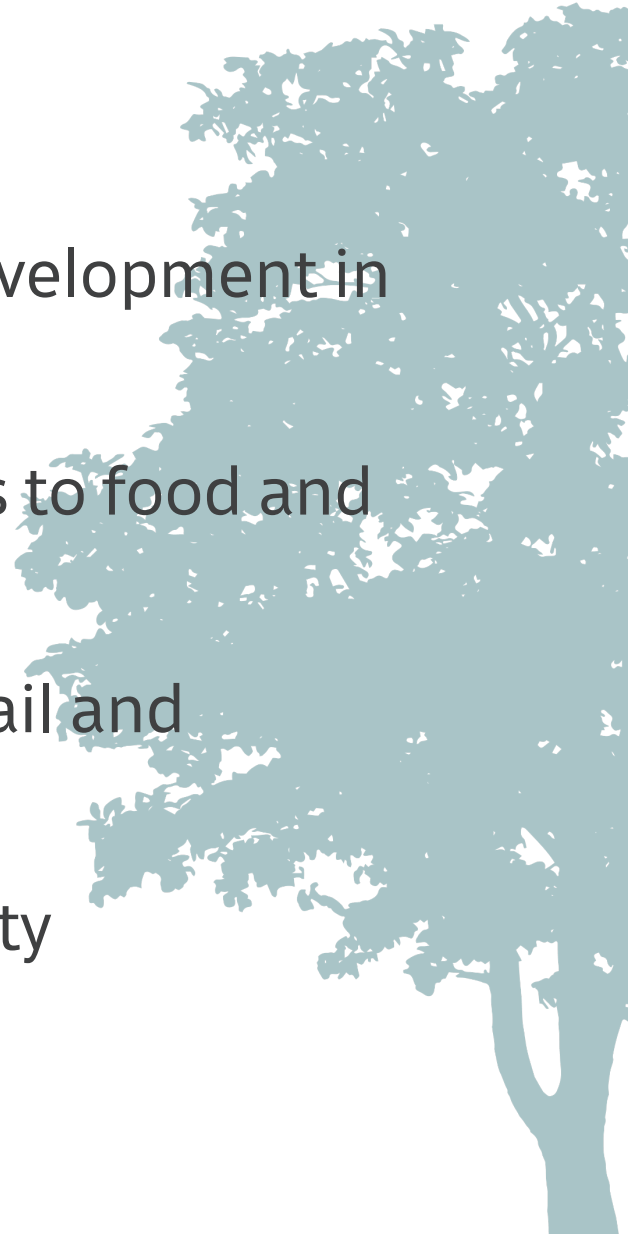
Issues

- Transfer of Development Rights not functioning
- New development and growth may compromise rural character
- Lack of infrastructure to support growth
- Lack of public education options
- Too much hamlet/village development, too much growth
- 20-acre rule
- Property taxes
- Lack of access to fresh, healthy, affordable foods
- Transparency and communication with public
- Transportation/traffic as new development occurs
- Affordable/workforce housing
- Lack of healthcare and emergency services



Opportunities

- Maintain 30/70 rule, preserving 70% of new development for greenspace
- Maintain rural character
- Improve community connection
- Improve access to Chattahoochee River
- Support family farms/agriculture/farm to table
- Responsible development in hamlet/villages
- Increase access to food and grocery stores
- Small-scale retail and amenities
- Trail connectivity



Update on Plan Elements



Land Use

- **Priorities:**

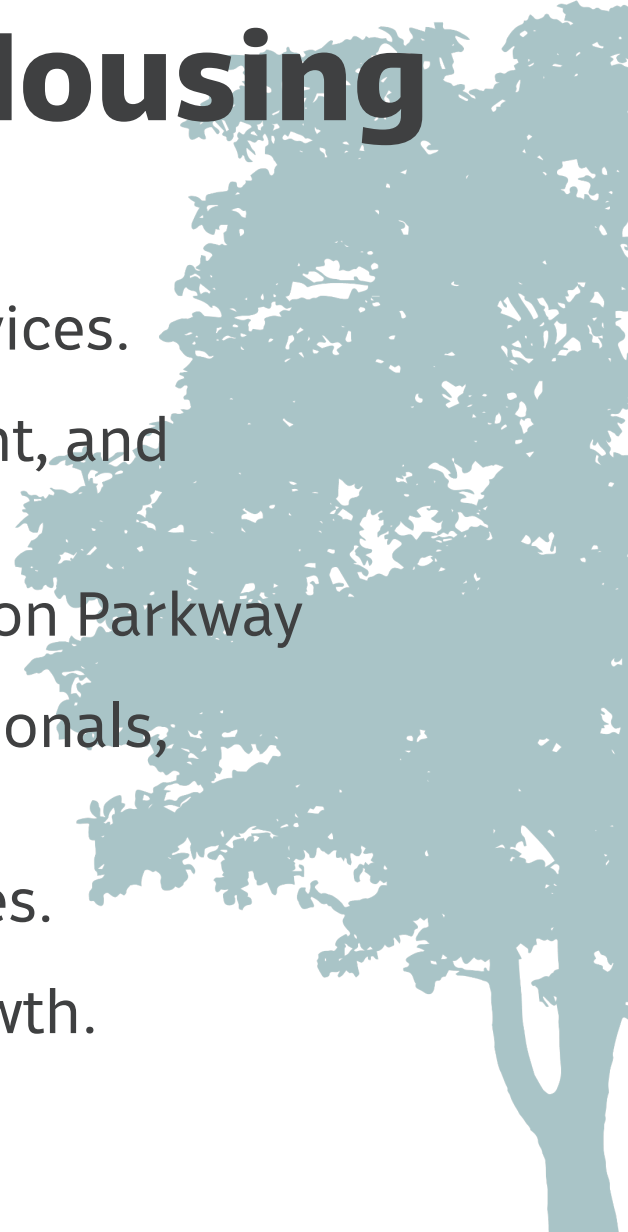
- Update the Future Development Map and Vision. Consider incorporating existing development, planned development, and natural conditions.
- Explore potential changes to the 20-acre rule to provide options while maintaining the City's rural character.
- Revisit the City's Transfer of Development Rights (TDR) program to increase its usability.
- Explore revisions to hamlets, crossroads, and agriculture



Economic Development and Housing

- **Priorities:**

- Many residents leave the City for most daily needs and services.
- Interest in attracting grocery, fuel, hardware, entertainment, and healthcare services. (Smaller in scale and fit the character)
- Some are open to additional employment along South Fulton Parkway
- Consider life-cycle housing, particularly for young professionals, families, and the workforce.
- Senior housing, will be important as the city grows and ages.
- Lack of local public schools and youth recreation limit growth.



Natural, Cultural, and Agricultural Resources

- **Priorities:**

- Promote and program existing parks and open spaces
- Expand and better connect greenspace across the City, building on existing parks and greenways to create a more cohesive and usable network.
- Support existing and future agribusinesses by creating opportunities for farmers and agritourism.
- Promote public art and placemaking initiatives that strengthen the rural character and enhance a sense of place.
- Identify priority areas to preserve such as farms, historic sites, natural areas
- Identify ways to increase affordability of farmland.



Some elements of Natural, Cultural, and Agricultural Resources priorities will be further explored in the ongoing Local Food Systems Plan.



Health and Wellbeing

- **Priorities:**

- Explore ways to improve access to affordable healthcare in Chattahoochee Hills.
- Improve access to fresh, healthy, and affordable foods in the City.
- Identify ways to improve the awareness and availability of health and wellbeing services.
- Explore offerings and impacts of planned Grady Healthcare campus
- Create more spaces for community gathering and interaction.
- Provide more opportunities for active living and recreation.



Some elements of Health and Wellbeing priorities will be further explored in the ongoing Local Food Systems Plan.



Transportation

- **Priorities:**

- Expand dedicated bicycle and pedestrian infrastructure to improve safety and connectivity.
- Explore ways to improve speed management and road safety.
- Preference for traffic circles over new signalized intersections.
- Preserve the rural road character and existing roads.
- Preserve gravel roads and revisit speed and operation.



Transportation priorities will be further explored in the forthcoming Safe Streets for All plan, Citywide transportation plan, and the Southern Fulton Comprehensive Transportation Plan.



Discussion Topics



Discussion Topics

Future Development Map

20-Acre Rule

Transfer of Development Rights



Future Development Map and Vision

Definition: The Future Development Map and Vision reflect the desire of the community for the future of development and conservation.

Intent:

- Indicate where different types of development are desired across the City
- Indicate where greenspace conservation is desired in the City

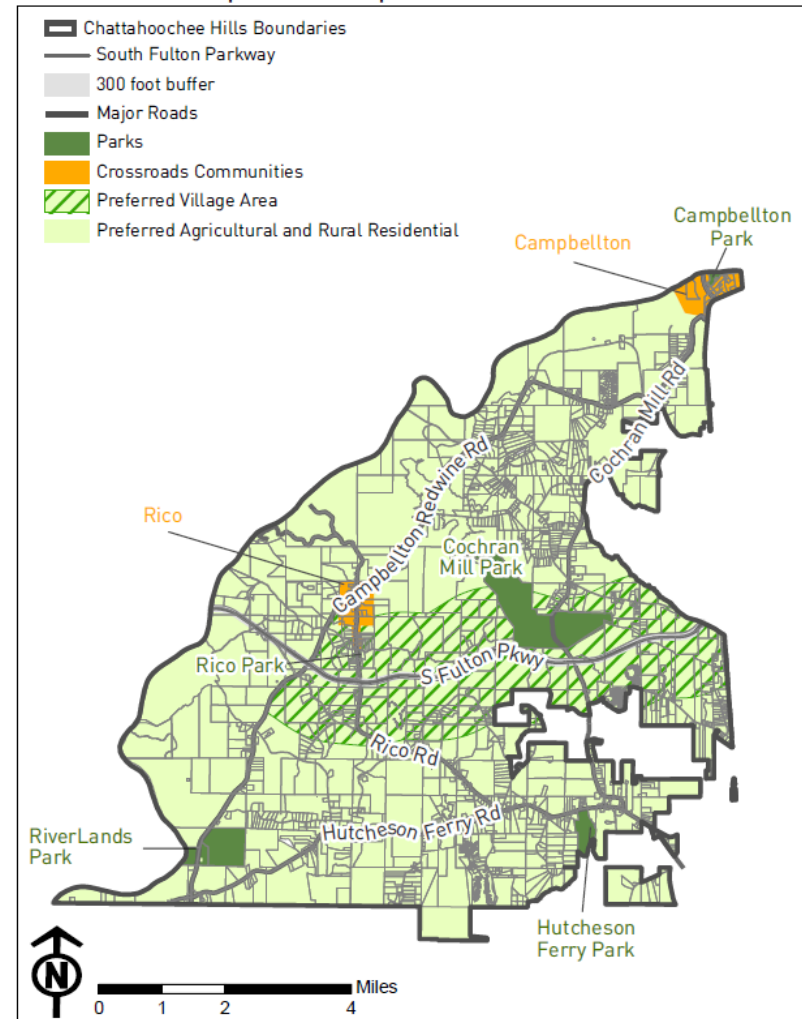
Challenges: Disconnect between existing conditions (existing development, farmland suitability, and infrastructure) and future development map.

Potential Solutions:

- Align Future Development Map with existing development, planned development, existing or planned infrastructure, and natural conditions.

Future Development Map

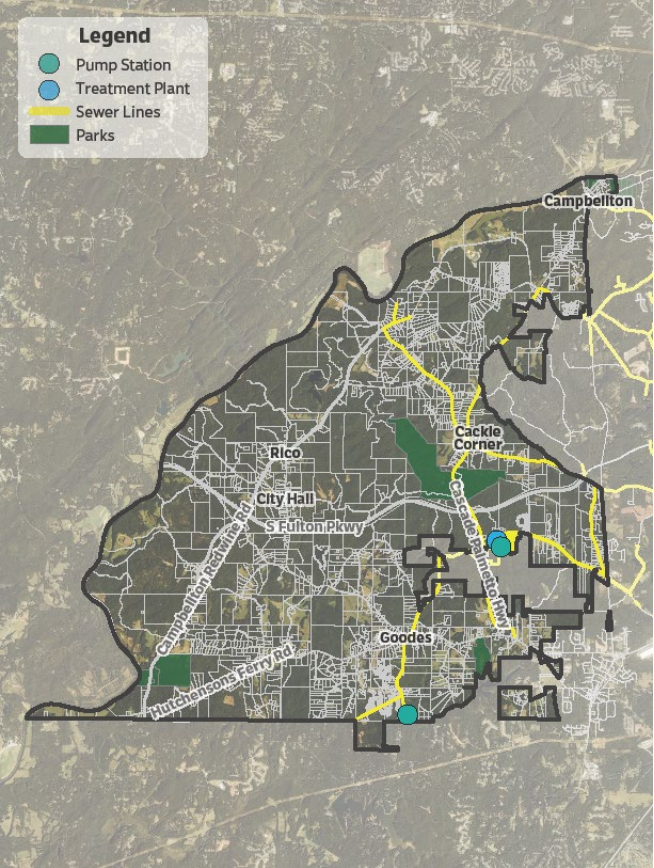
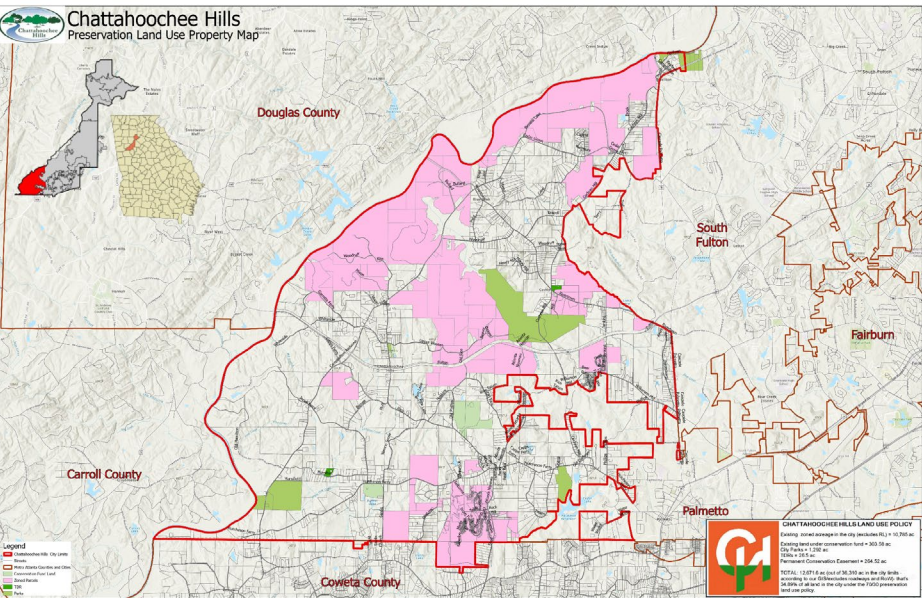
Future Development Map



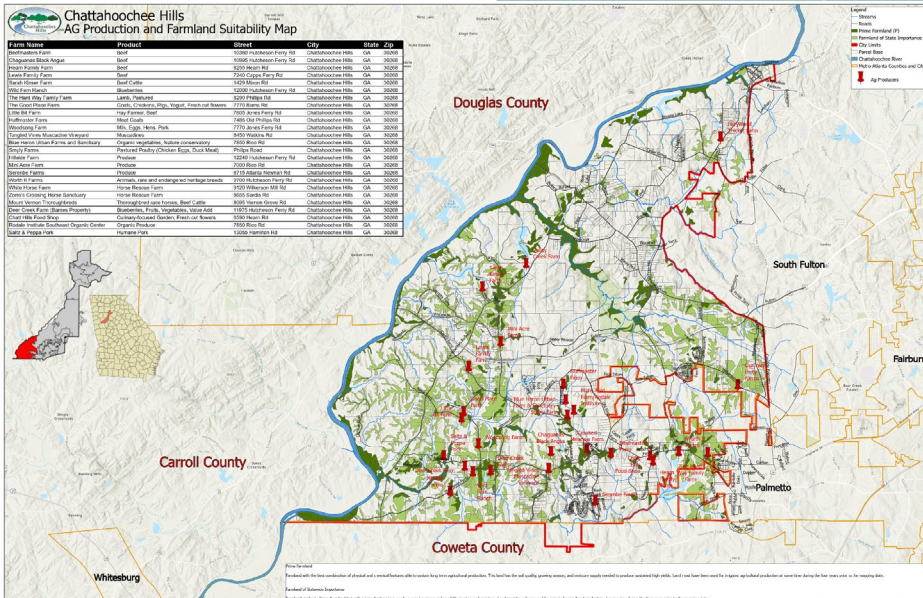
Future Development Map

Infrastructure

Zoned Parcels



Farmland Suitability



20-Acre Rule

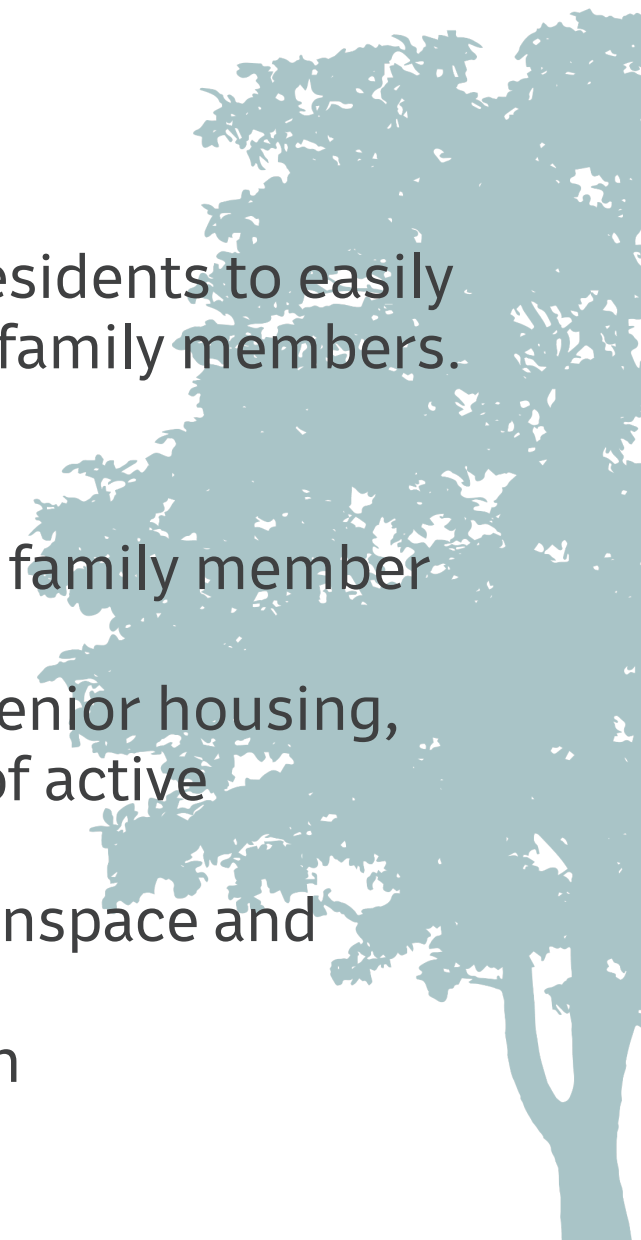
Definition: The 20-acre rule does not allow residents to subdivide their land if the subdivision would result in parcels of a size less than 20-acres.

Intent: Prevent suburban development patterns and rural sprawl.

Challenges: Limits the ability of residents to easily subdivide land or add housing for family members.

Potential Solutions:

- Allow smaller lots for additional family member housing
- Allow limited development for senior housing, workforce housing, in support of active agriculture use
- If more is done to preserve greenspace and buffer
- Revisit legacy resident exception



20-Acre Rule



Transfer of Development Rights (TDR)

Definition: Tool that allows landowners to sell their development rights to others who can then build elsewhere in higher than allowed densities.

Intent:

- Protect land from being developed
- Incentivize concentration of denser development in fewer areas
- Allow Chattahoochee Hills residents to financially benefit without developing

Challenges: The program has not been utilized by developers

Potential Solutions:

- Introduce stronger incentives
- More focused strategy on TDR
- City/partner organization purchase program

Wrap-Up



Community Meeting #2

**Thursday, May 21 at
6:00 PM**

City Hall

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