

Advisory Team Meeting #1

Meeting Summary

The first Advisory Team Meeting for the Chattahoochee Hills Comprehensive Plan took place on February 24 at 6:00pm. The mayor of Chattahoochee Hills, Camille Lowe, offered opening remarks at the meeting thanking team members for their participation in the process. The project team then explained the comprehensive planning process, presented demographic and economic statistics and trends in the city, and facilitated a conversation about issues and opportunities in Chattahoochee Hills and the city's vision.

Attendees

- | | | |
|--------------------|--------------------|--------------------|
| » Charles Adams | » Mark Hennessey | » Mike Morton |
| » Lily Baucom | » Camille Lowe | » Ron Johnson |
| » Melea Brett | » Lindsey Mosby | » Chris Montesinos |
| » Doug Cloud | » Patrick Muhammad | |
| » BreeAnne Clowdus | » Steve Nygren | |
| » Brett Davidson | » Garnie Nygren | |
| » Will Duncan | » Jeff Peek | |
| » Chad Epple | » Laurie Searle | |
| » Gene Griffith | » Tim Southard | |
| » Nate Haskell | » Tiffanie Towns | |
| » Dave Hanson | » Diana Wilson | |
| » Charles Hayes | » Joyce Wood | |



Today and Tomorrow

Upon entering the meeting, Advisory Team members were first asked what they love about Chattahoochee Hills today, and what they want Chattahoochee Hills to be in the future. Their responses are summarized below.

What do you love about Chattahoochee Hills today?

Advisory Team members mentioned numerous aspects about Chattahoochee Hills they love, including:

- » Greenspace and parks
- » Trails
- » Community
- » The city's rural nature
- » How the city has changed while maintaining rural character

What do you want Chattahoochee Hills to be in the future?

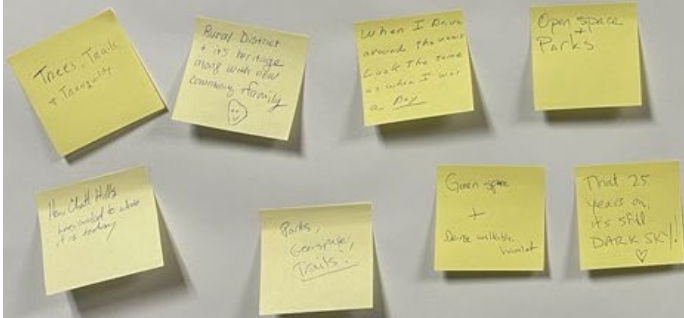
Advisory Team members hope the future of Chattahoochee Hills includes:

- » Regulated, smart growth
- » Maintaining community values
- » Connectedness
- » Trails
- » More public-school options
- » Affordability

Today and Tomorrow Board

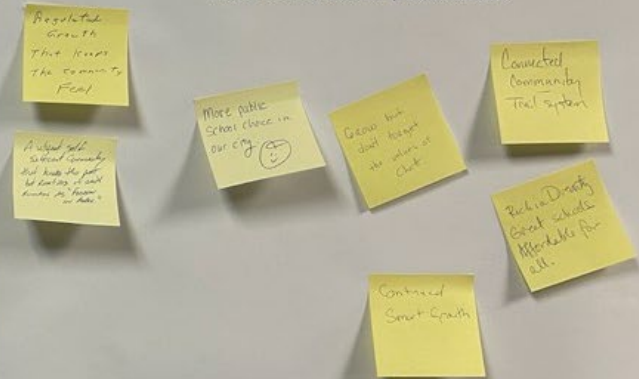
What do you love about Chattahoochee Hills today?

Please leave a word or phrase below.



What do you want Chattahoochee Hills to be in the future?

Please leave a word or phrase below.



Issues and Opportunities

Advisory Team members were asked about the greatest issues and opportunities in Chattahoochee Hills, first documenting their thoughts on boards, then discussing themes that emerged.

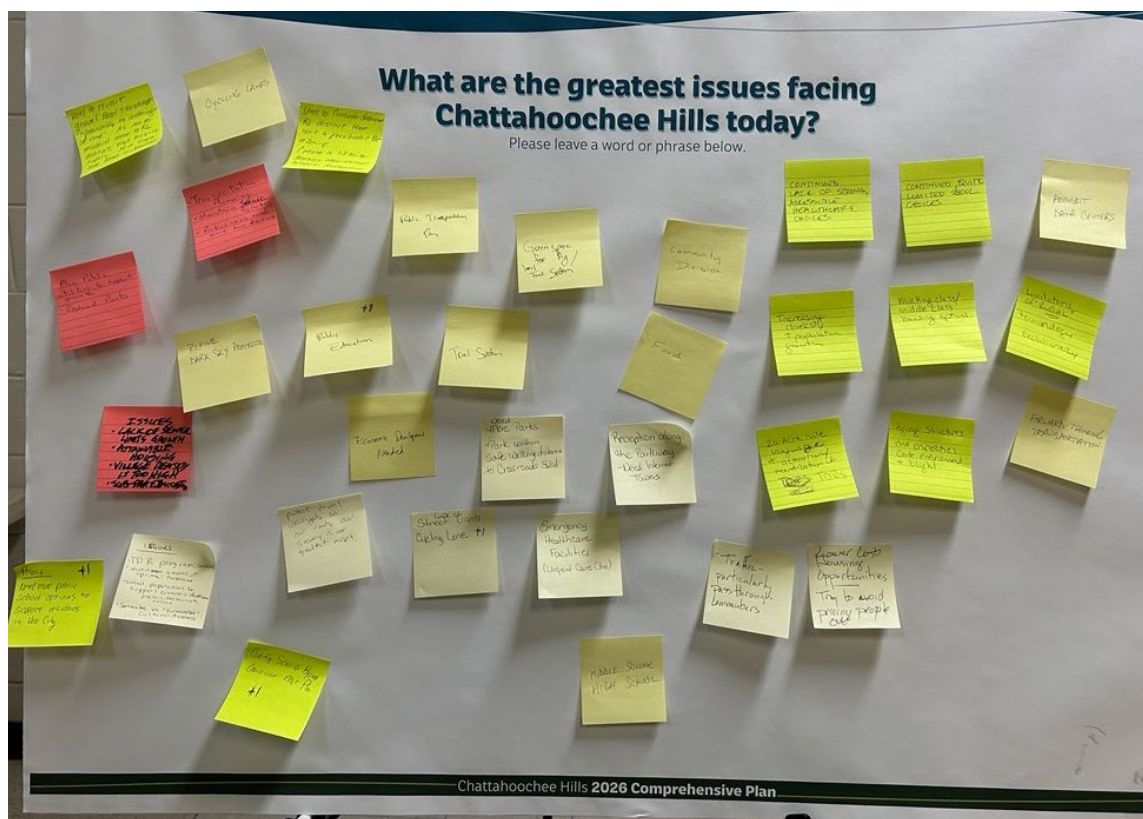
The Advisory Team discussed several key issues and opportunities shaping the future of Chattahoochee Hills. Participants discussed many topics, including the city's Transfer of Development Rights, utilities, economic development, education, and transportation. A summary of discussion on each topic follows.

- » Transfer of Development Rights: Participants noted that the city's Transfer of Development Rights (TDR) program is not currently functioning as intended and may need stronger incentives, potential monetization, or city participation as a buyer to make the program more effective and clarify misconceptions about growth and development capacity.
- » Utilities: Infrastructure challenges were highlighted, including limited access to water, sewer, and reliable internet, which can increase property insurance costs and constrain new development.
- » Economic Development: The group emphasized the importance of strengthening the local job base to support future growth and exploring opportunities for high-quality affordable housing, though housing development is closely tied to improvements in the local school system.
- » Education: Education was identified as a major priority, with calls for expanded public and community-based education options, stronger support for local schools, and potentially creating a city committee focused on education issues.
- » Transportation: Transportation concerns were raised, particularly the need to ensure adequate road access to new developments while also encouraging innovative, forward-thinking transportation infrastructure.

Additional issues and opportunities identified through written comments on boards are summarized on the following page.

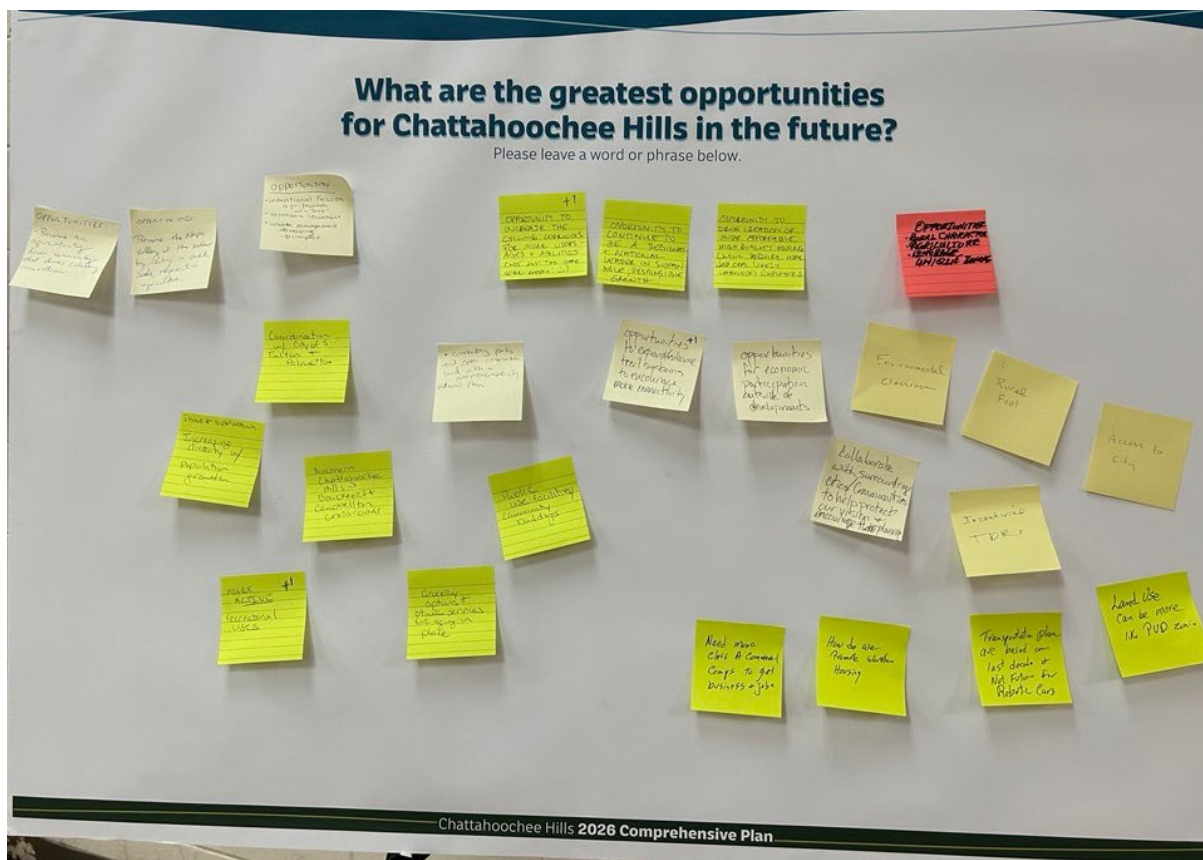
What are the greatest issues facing Chattahoochee Hills?

- » Public education options
- » Transportation planning
- » Lack of healthcare and emergency services
- » Lack of sewer and public facilities limiting growth
- » Attainable housing options
- » Challenges with economic development and a small population
- » Lack of greenspace for agricultural uses and farmland
- » Internet access
- » Access to food
- » Need more parks and trails
- » Rural district remaining rural
- » Underutilized TDR program
- » Maintaining viewshed



What are the greatest opportunities for Chattahoochee Hills in the future?

- » Agriculture and agritourism opportunities
- » Increasing diversity as population grows
- » Increasing greenspace connectivity with trails
- » Opportunity to be a leader in sustainable growth
- » Provide quality, affordable and workforce housing
- » Maintaining rural character
- » Economic development across the city
- » Grocery options
- » Services for aging in place
- » Grocery options
- » Access to Atlanta and partnerships with nearby communities



Vision

The final discussion of the Advisory Team meeting focused on the city's vision. Currently, the Chattahoochee Hills' vision is to create the best of rural and town living without combining the two by deliberately maintaining the rural character and concentrating development in designated villages and hamlets. The Advisory Team was asked if the city was on the right track to achieving the vision and if the vision was still relevant to the Chattahoochee Hills. The team's responses are summarized below.

- » Rural Area Protection and Limiting Sprawl: Some participants expressed concern that rural areas are not sufficiently protected, noting that rezoning requests are often approved and that rural designations can sometimes act as placeholders for future hamlets or development. At the same time, others observed that the vision has been successful in limiting the type of sprawl seen in nearby communities.
- » Preservation of Open Space: The group emphasized the importance of preserving large, contiguous tracts of open space rather than allowing scattered pockets of development and suggested creating an updated development map that clearly illustrates the 70 percent of land intended to remain preserved.
- » Defining "Rural": Participants also discussed the need to better define what "rural" means in Chattahoochee Hills, highlighting qualities such as low density, minimal traffic, dark skies, and large connected landscapes, and noted that concentrating development in appropriate areas may help protect the broader rural character of the city.