

City of Chattahoochee Hills Comprehensive Plan Update 2021

Acknowledgements

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This document was prepared by the Atlanta Regional Commission using funds provided by the State of Georgia.

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Executive Summary

Deliberately Rural...

The foundation of the Chattahoochee Hills Comprehensive Plan is a vision for the future that is deliberately rural. Not rural because suburban development pressure has not yet arrived, but an intentional vision to maintain rural character in the face of the inevitable suburban development pressure. The citizens of Chattahoochee Hills have made a deliberate and bold choice to stand apart from the predominant development pattern of metro Atlanta. The deliberately rural vision encapsulates both a balanced development/non-development pattern and an economic development strategy.

By creating a unique place in the region, the City will be fulfilling an otherwise unmet need to be close to nature and agriculture in what would otherwise become a typical sprawling suburban environment. Mixed-use nodes surrounded by agriculture and rural residential and compatible businesses and industry are the City's primary economic development targets. The rural nature of the community, if protected, will create value for the property owners already here as others come to appreciate the beauty and serenity of the City.

City residents recognize that coming development pressure must be channeled into an acceptable form that fits the city's vision and enhances the City's tax base. In the 2016 update to this Plan, the Village, Hamlet, and AG-1 vision for the City (from the Focus Fulton 2025 Plan) was revised into a Town, Village, and Hamlet form integrated with traditional rural/agricultural development. With this 2021 update, the City has determined that the Town category is no longer needed to meet the City's vision. Outside of the intentionally densely developed mixed-use nodes – Village and Hamlets – the City's rural character will be preserved with a strong focus on allowing agricultural uses and preservation of the rural public realm and rural vistas that are highly valued by the community.

In maintaining the rural character of the City, the Mayor and City Council are not only following the wishes of the City's citizens, but are also creating a valuable asset that will competitively differentiate the city. This will improve property values, City revenues, and quality of life. In Chattahoochee Hills, people will be able to enjoy the rural appeal of the community in perpetuity because the City has made a deliberate choice to preserve and maintain its rural character.

In its current rural state, the City has a very limited tax base. In order for the City to be able to continue to provide acceptable levels of services in the future without significant property tax increases, the City's revenue streams will have to be diversified. In order to keep the majority of the City rural while allowing for needed development, that development will be permitted (and concentrated) only in designated areas. Additionally, the elements that most embody the rural nature of the City, the scenic roadways and viewscapes, will be protected through transportation planning and buffer protection policies including preserving most of the viewscape on South Fulton Parkway.

This plan calls for promoting a Village and Hamlet pattern of development in order to preserve open space and accommodate anticipated growth. Several specific development patterns are identified:

Villages – Activity centers that contain most of the elements of a small town, with civic, commercial, and residential uses all linked by a pedestrian-friendly transportation network, in addition to preserved space.

Villages will offer housing, employment, commercial and recreational opportunities.

The Villages will be the focal points of new public facilities such as road improvements, utilities, schools, and additional parks and recreational facilities.

Villages will also facilitate preservation throughout the City through the transfer of development rights from desireable properties.

Hamlets – There are two types of Hamlets: Mixed-Use and Residential. In the Mixed-Use and Residential Hamlets, the

development form will require significant land preservation, with dense, pedestrian-oriented housing nodes. As the name suggests, the Mixed-Use Hamlets will intentionally include commercial uses, while in the Residential Hamlets such uses are extremely limited.

Crossroads Communities – An existing/historical community that contains a few commercial uses with closely spaced buildings and houses. The Campbellton Crossroads was the subject of a planning study in 2020 and the Rico Crossroads will be the subject of continuing planning work, possibly leading to appropriately designed infill development in the form of an historic hamlet reflective of the history of the area.

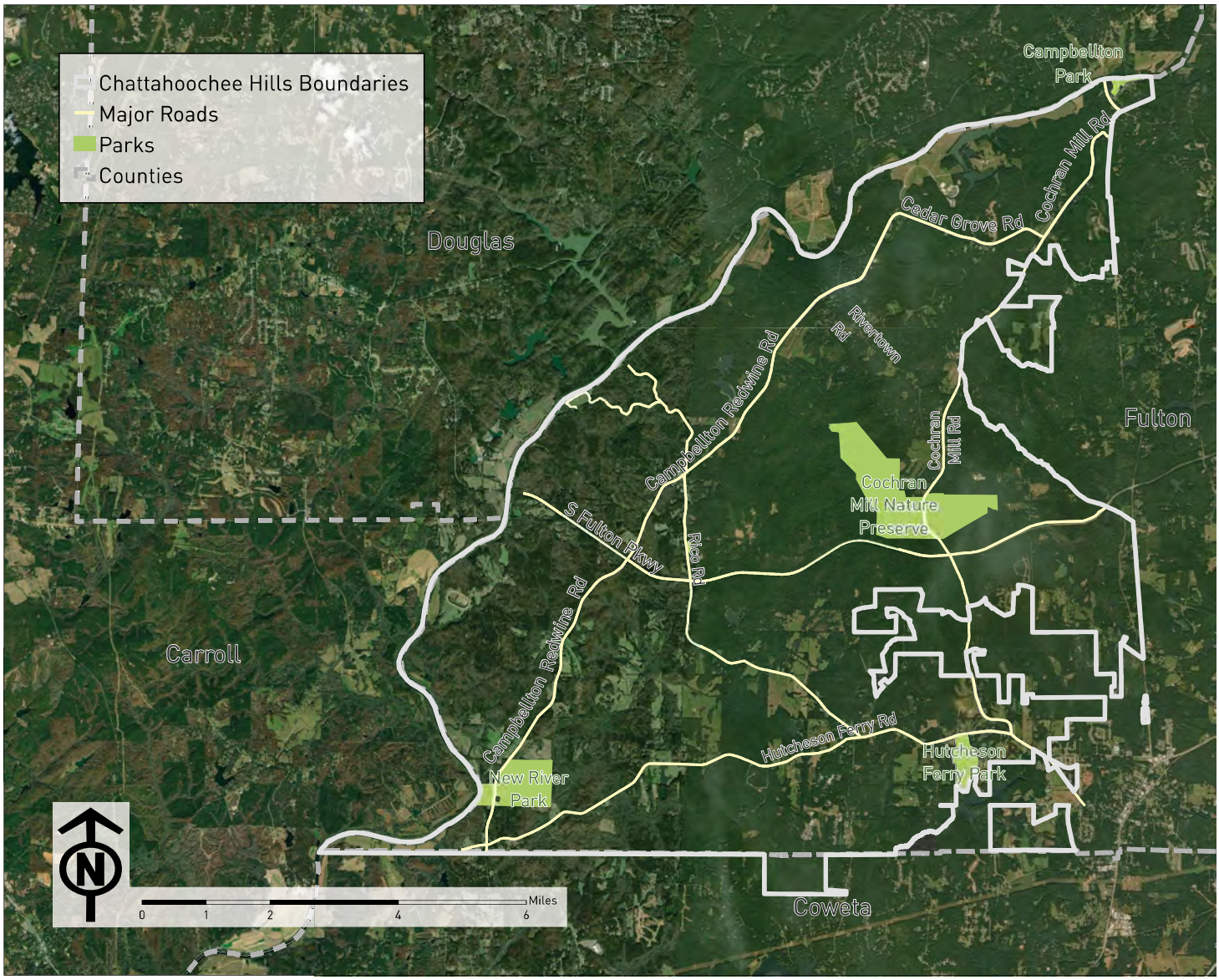
Agricultural and Rural Residential – All of the remaining areas of the City that are to remain in conservation, with very low density residential, conservation or agricultural uses.

The Comprehensive Plan includes a Future Development Map that offers an illustrative view of the City in terms of its character areas and development types. The map is based on the community's vision for the future as developed through the public outreach process, and is intended to reflect the future built environment.

Character areas and development types are identified on the Future Development Map and each is described in the text in terms of the vision for its future, its operation, the regulatory intent, critical factors, and policy themes it achieves.

This Plan includes a discussion of the issues and opportunities that the City faces, as well as policies to guide decision making. The last chapter of the Plan is a Short-Term Work Program that outlines an action plan for the City to realize its vision.

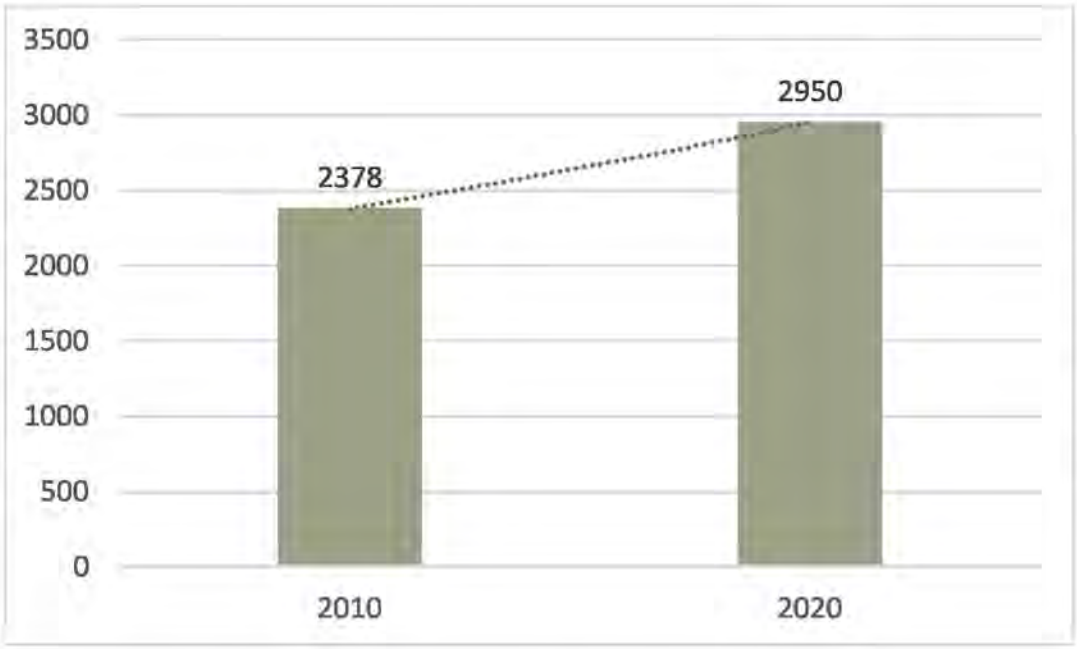
Data & Demographics



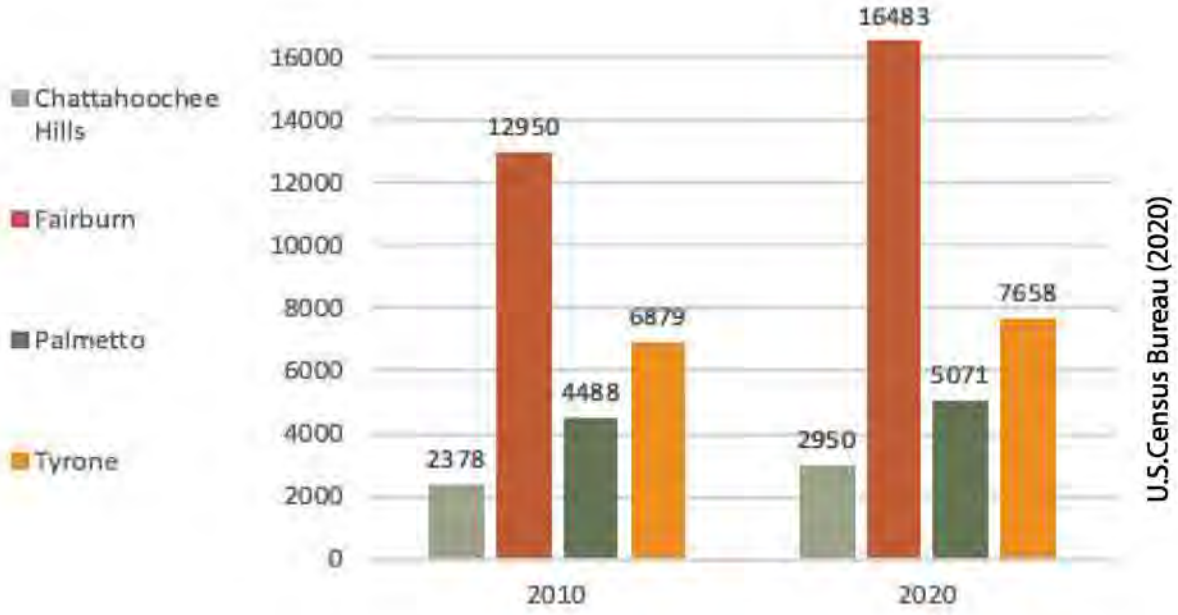
City of Chattahoochee Hills, Fulton County, Georgia

Population

The City of Chattahoochee Hills was officially chartered on December 1, 2007. The first demographic data available for the City comes from 2010, at which point the population was 2,378. The current (2020 Census) population is 2,950. Limited infrastructure and a historic pattern of slow growth may limit some of the forecast projections for this area. When considering issues of future growth, it is important to note that the City's development model encourages opportunities for large cluster-type projects, rather than sprawl. Therefore, a single development project could initiate a significant change in forecast projections compared with historic patterns of development when this area was largely a portion of unincorporated Fulton County.

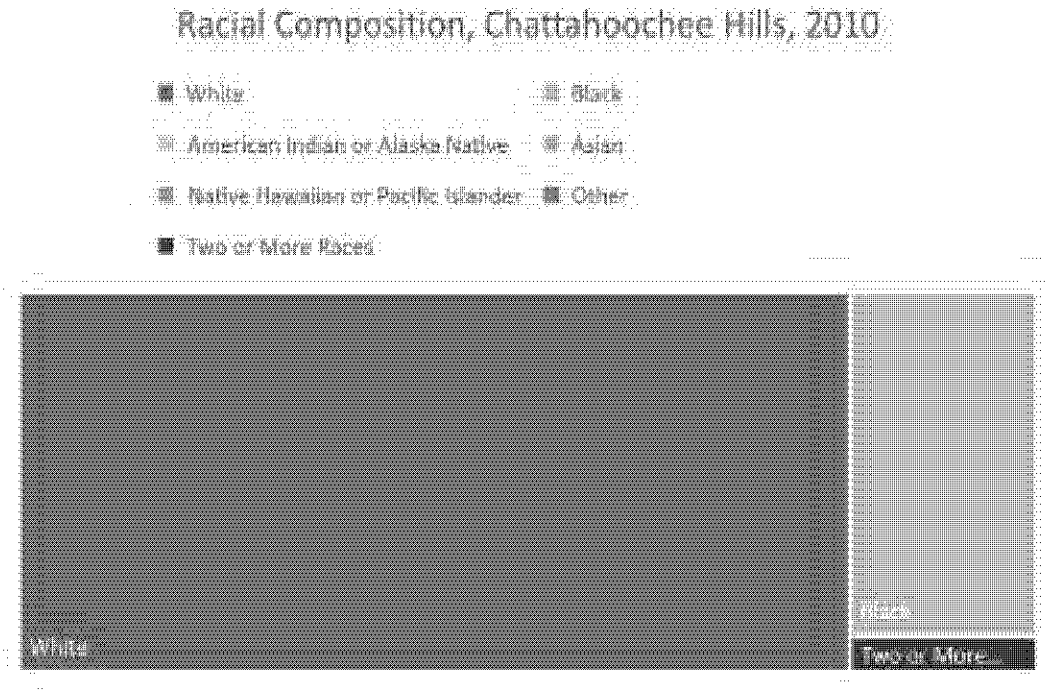


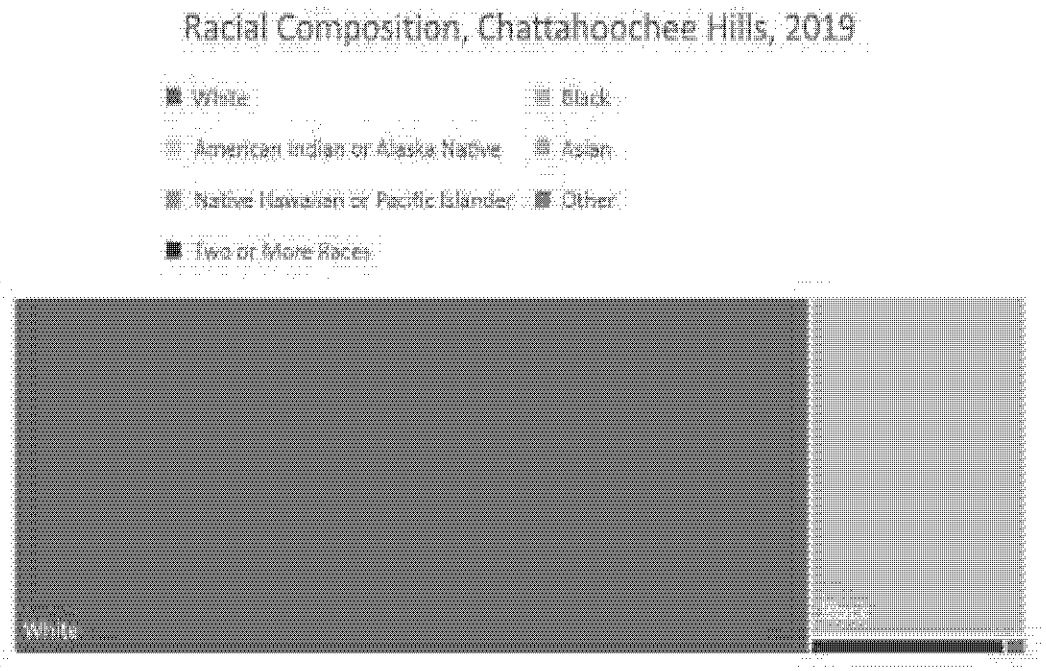
The chart below compares the population of Chattahoochee Hills with adjacent cities.



Race

Between 2010 and 2019, Chattahoochee Hill's racial makeup experienced few notable changes. The proportion of Black residents increased by about 3% while the White population decreased by roughly the same amount. The proportion of residents identifying as either Asian or "Two or More Races" increased. The proportion of residents who identified as Hispanic was 5% in 2010, and increased to 7.6% in 2019.

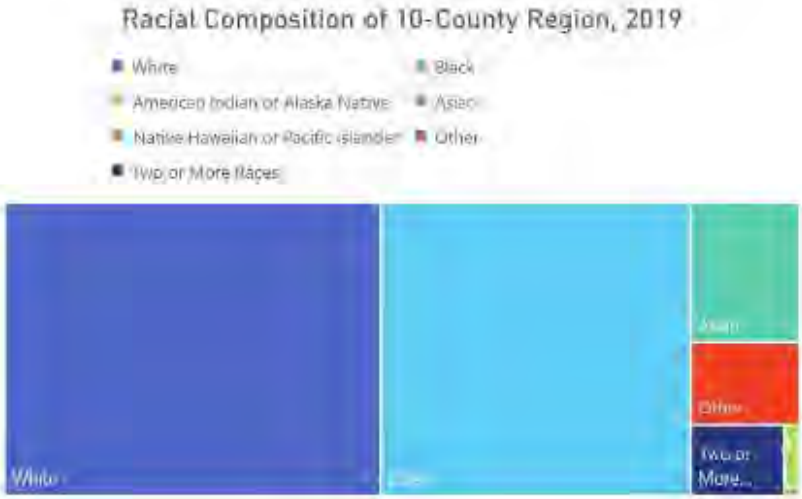




Data Source: American Community Survey 2010 and 2019

Race

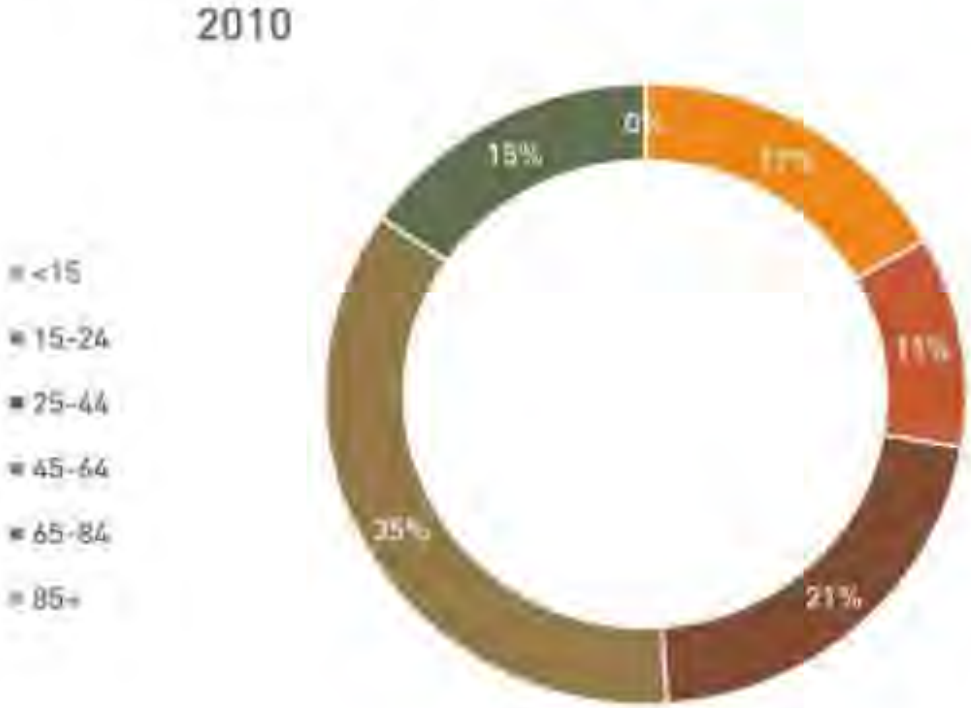
Chattahoochee Hill's racial composition is more homogeneous compared to that of the 10-county metro area as a whole. Notably, Chattahoochee Hills is home to a smaller proportion of non-white residents than the metro area.



Data Source: American Community Survey 2010 and 2019

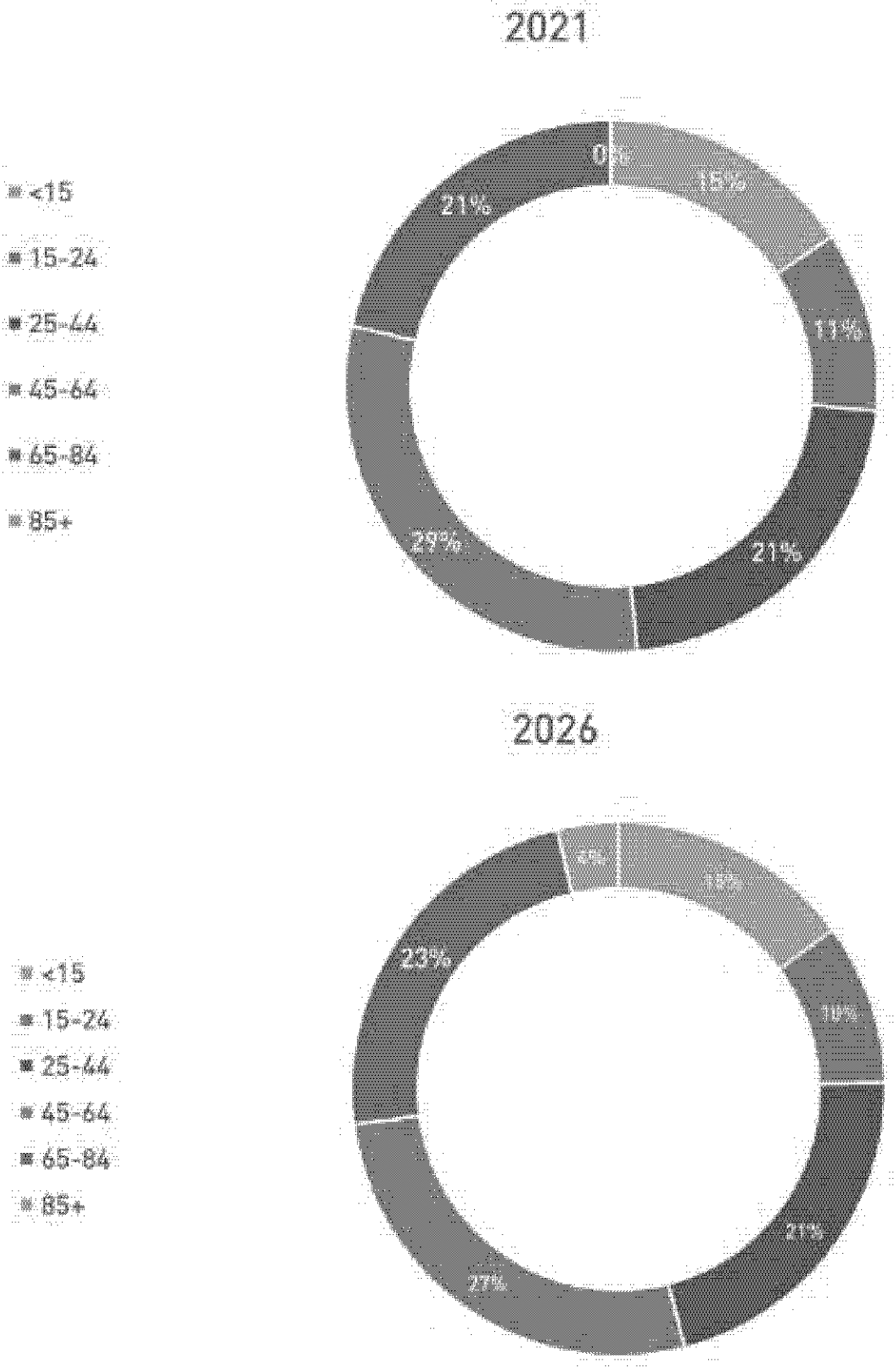
Age

Young and middle aged adults (25-64) combine for 50% of the population in 2021. Between 2010 and 2026, predictions for the proportion of the population in this age group decreases by 8%. Children under 15 represent a smaller percentage of the population, while older adults aged 65-84 are expected to increase in proportion. The average age in the city is 50.7 compared to 35.5 in Fulton County.



Data Source: American Community Survey 2019

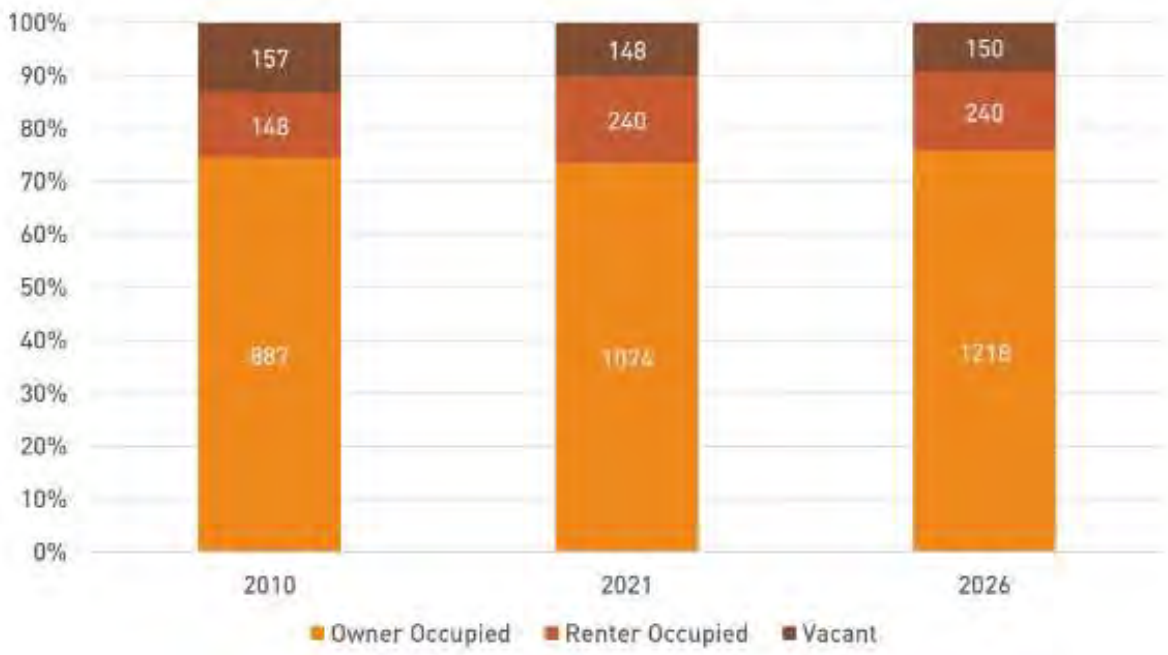
Age



Data Source: American Community Survey 2019

Housing Demand

Demand in housing is expected to increase, resulting in both an increase in the number of units and a decrease in the vacancy rate. In addition, the Hamlet/Village model anticipates an increase in a variety of housing units.

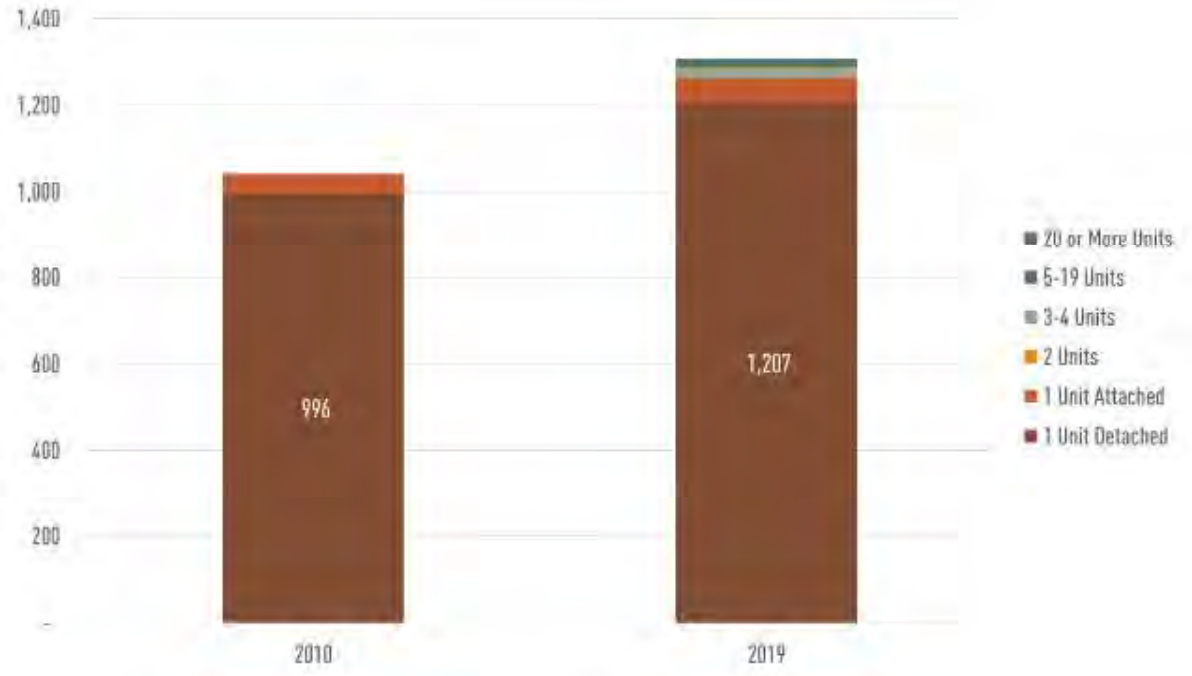


Data Source: American Community Survey 2019

Housing Type: Median Sales Price - $213,500

Chattahoochee Hills appears to have experienced a moderate shift in the composition of its housing stock. According to ACS data, the city has increased its supply of single-family detached homes as well as its supply of attached and diverse multi-family housing.

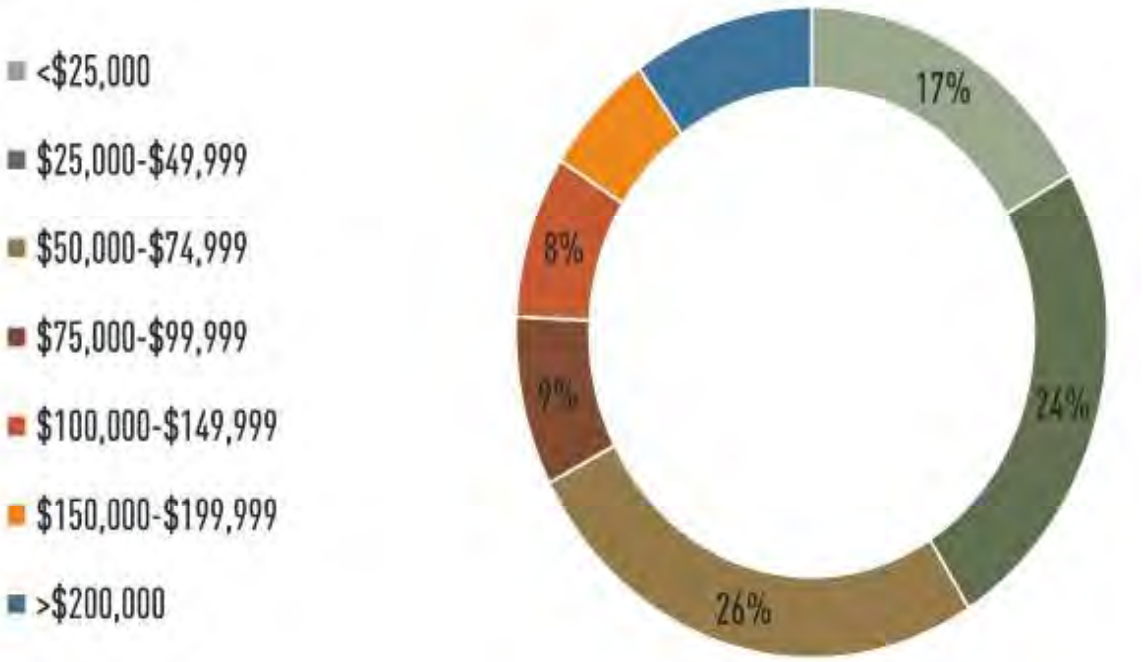
Due to the quality of available data, these figures should be considered rough estimates.



Data Source: American Community Survey 2019

Income

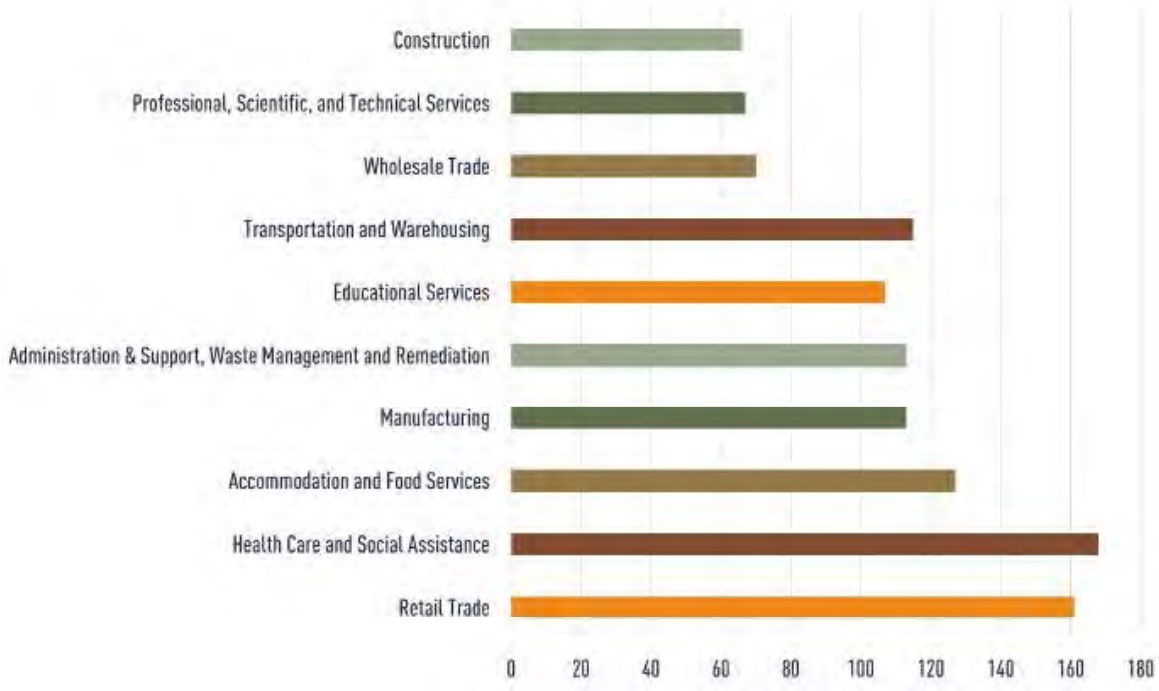
67% of households made less than $75,000 in 2018. The median income in Chattahoochee Hills is $60,867.



Data Source: American Community Survey 2018

Employment: Local Industries

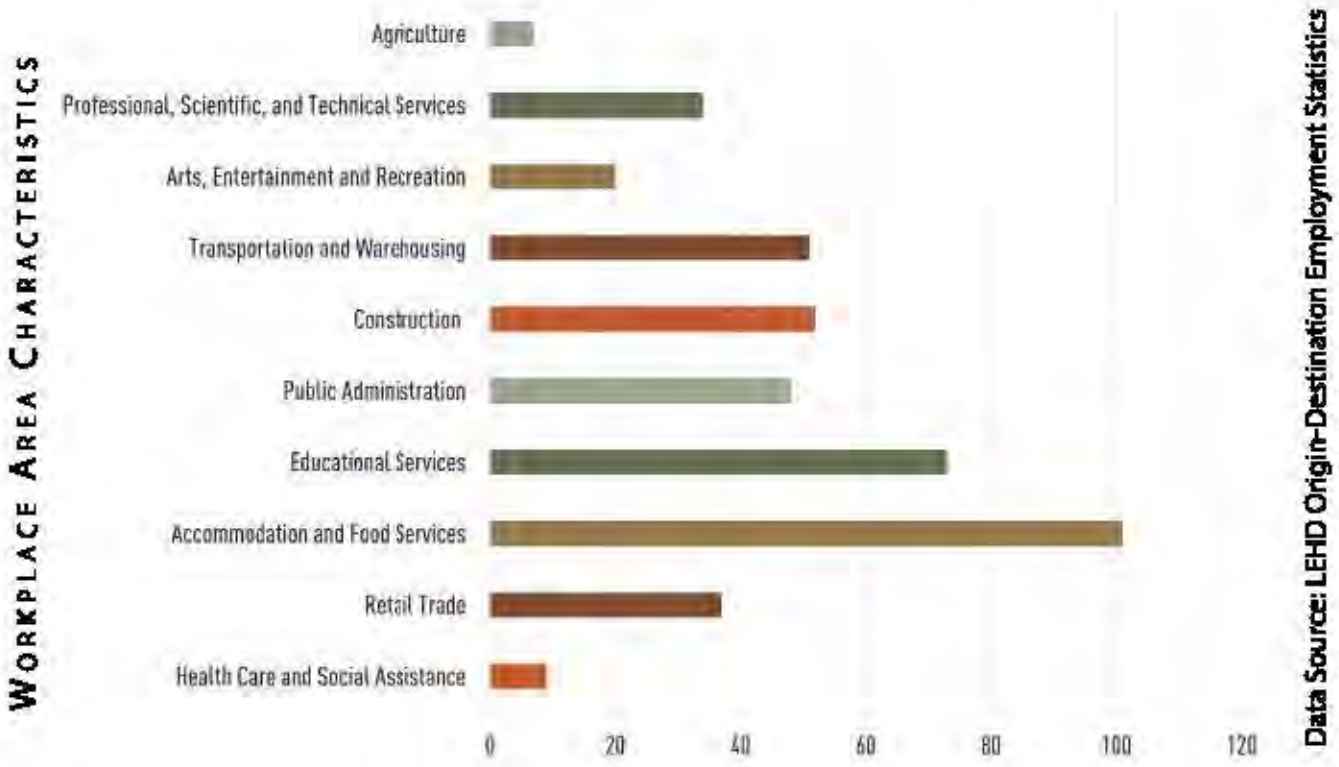
In terms of employment, the largest industry in Chattahoochee Hills is Accommodation and Food Services, followed by Educational Services.



Data Source: LEHD Origin-Destination Employment Statistics

Employment: Local Workforce

In terms of employment, the largest industry among the City's residents is Health Care and Social Assistance, followed closely by Retail Trade.



Community Vision

Deliberately Rural...

The Chattahoochee Hills Comprehensive Plan seeks to carry out the wishes of the Chattahoochee Hills community to achieve the balance of keeping the City's rural character foremost and intact. The City has adopted land control mechanisms that will encourage permanent preservation of landscapes by concentrating specific types of development in preferred areas. This is accomplished by enabling density transfer and establishing buffer requirements and design aesthetics to ensure quality development.

The City of Chattahoochee Hills is both developed and rural in a location that would ordinarily be a suburban environment anywhere else in the Atlanta metropolitan area. Our future development will take place only in dense mixed-use villages and in smaller hamlets. The remainder of our City will be deliberately and permanently rural, not large-lot suburban claiming to be rural, but truly rural. All land outside of the Villages and Hamlets will be in agricultural, conservation, or very low density residential use. As in the Focus Fulton Plan, the goal is to preserve 60 to 70 percent of the City as open space, including agriculture and forestry lands.

By maintaining the rural character of the City, the Mayor and City Council are not only following the wishes of the City's citizens, but also creating a valuable asset that will differentiate the City, improving property values, City revenues, as well as quality of life. Metro Atlanta is overrun with suburban sprawl. Families continually move further out from the center of the City to escape that sprawl. In Chattahoochee Hills, people will be able to enjoy the rural nature of the community in perpetuity. The City has made a deliberate choice to be rural for the timeframe of the Comprehensive Plan and beyond, rather than being temporarily rural only because suburban sprawl hasn't yet arrived.

In its current rural state, the City has a very limited tax base. In order for the City to be able to continue to provide an acceptable level of services in the future without significant property tax increases, the City's revenue streams will have to be diversified. In order to keep the majority of the City rural, development will only be permitted in designated development areas (Villages and Hamlets). This development will be compact traditional development. This development pattern has been found to have the lowest cost for provision of City services and the highest benefit with regard to property values. Compact traditional development also allows the majority of the City's land to remain rural. Additionally, the other elements that most embody the rural nature of the City, rural roads (both paved and gravel) and rural viewscapes, will be protected.

Planning in Chattahoochee Hills

The vision for Chattahoochee Hills began to form long before the City was incorporated. In 2000, Fulton County began working with residents on a concept which preferred dense nodal development with a high level of preservation over typical urban sprawl. This led to the adoption of the Chattahoochee Hill Country Overlay District, a Transfer of Development Rights (TDR) Ordinance, and a Conservation Subdivision Ordinance. Together, these regulations limited development to mixed-use hamlets and conservations subdivisions that preserved 60% of their land, or villages that provided funding for permanent preservation of the rural land outside of the development nodes through the TDR program. The desire to strengthen these programs and to administer them locally was the primary driver behind citizen efforts to create the new City of Chattahoochee Hills in 2007.

Creation of the City

Upon its incorporation in 2007, the City of Chattahoochee Hills adopted Fulton County's Comprehensive Plan and development regulations. The Future Land Use Map included three village sites and designated the remaining land to be agricultural residential (AG-1, with a one acre minimum lot size). However, when the City was incorporated, one of the village sites and two-thirds of another were excluded from the City. About the same time, the economic downturn greatly reduced the development pressure throughout the entire Atlanta region, including the City of Chattahoochee Hills. Though the recession strained the new City's budgets and eliminated all demand for TDRs, it also provided the breathing room the City needed to adopt its first comprehensive plan and development regulations.

Developing the First Comprehensive Plan

The Mayor and City Council appointed a diverse spectrum of stakeholders, including educators, business people, landowners, government officials, and citizens, to a task force to develop the City's first Comprehensive Plan. Members of the task force were divided into five committees based on interests and expertise. The five committees were Public Participation, Natural and Community Resources, Economic Development, Housing, and Land Use and Transportation. Some served on more than one committee.

The Public Participation Committee gathered opinions and information two ways. The first was a mail and online survey. The survey was mailed to all 985 households in Chattahoochee Hills. The combined mail and online survey yielded 432 responses - almost 50% of all households in the community! The second part of the community outreach was a series of five identical meetings held around the City. The 66 attendees in these five meetings participated in a visual preference survey about preferred development types and shared their concerns on topics of Transportation, Development, Natural Resources, Housing, Economic Development, Intergovernmental Coordination, etc.

A consolidated list of these concerns was used by the committees to create the Issues and Opportunities lists in the plan. The committees held workshops with experts and utilized a visioning process, along with other methods, to develop policies to achieve goals set by the committee, and to develop steps to implement each policy.

The City Council adopted that first Comprehensive Plan in the autumn of 2011 and updated the Plan in 2016. This document is an update to the 2016 Plan. Since the original Comprehensive Plan, the Mayor and City Council adopted an all-new zoning ordinance, subdivision regulations, TDR ordinance, and sign ordinance to support the vision expressed in the 2011 Plan. The City also annexed over 5,000 additional acres in Fulton County and across the Coweta County line.

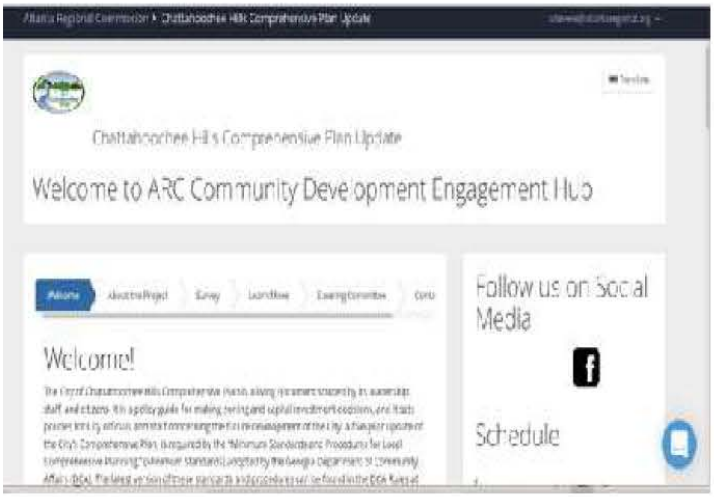
It is in this new context that the City moves forward with this Comprehensive Plan update, building on the accomplishments of the last five years, and setting the course for the next five years and beyond. Though the City's aim has not changed, the City's leaders appreciate the value in periodically re-evaluating the path ahead to ensure that the City's resources are properly focused.

Community Input Opportunities

The Chattahoochee Hills Comprehensive Plan update process was guided by a Steering Committee comprised of citizens, local business owners, elected officials, and City staff. The Steering Committee met virtually on six (6) occasions, providing direction and feedback at key points in the process. Virtual meetings were necessary because of the COVID-19 pandemic. There were additional opportunities for public participation at one (1) virtual and one (1) in-person public meeting as well as a website with a plan specific survey and at two (2) Public Hearings. Meetings were advertised through the City's website, a site specific website, and through posted notices. All PowerPoint presentations, and associated notices are located in the Appendix (D) for review.

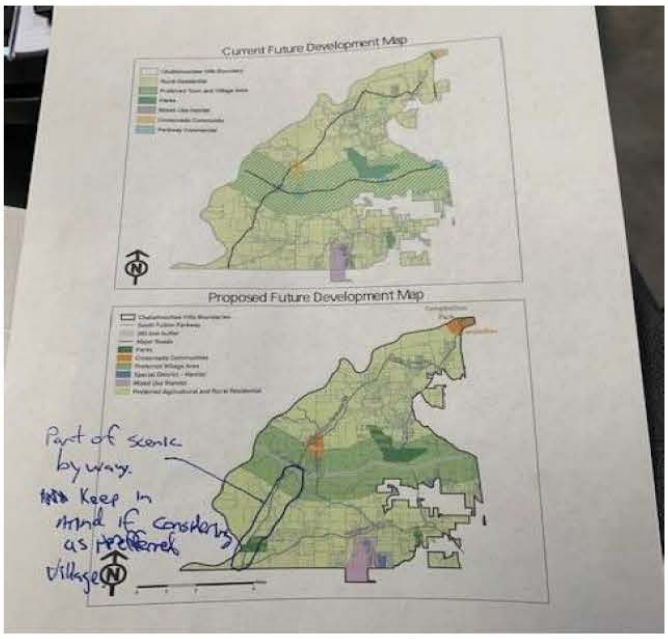
Tuesday February **2** City Council Public Hearing Comp Plan Kick Off	Tuesday March **23** Steering Committee Meeting	Thursday April **29** Steering Committee Meeting	Monday May **3** Virtual Public Meeting	Tuesday May **11** Steering Committee Meeting
Thursday May **27** Steering Committee Meeting	Thursday June **17** Steering Committee Meeting	Tuesday June **22** In-person Public Meeting	Thursday July **22** Steering Committee Meeting	Tuesday September **7** City Council Public Hearing
Tuesday November **9** Public Meeting Adoption				

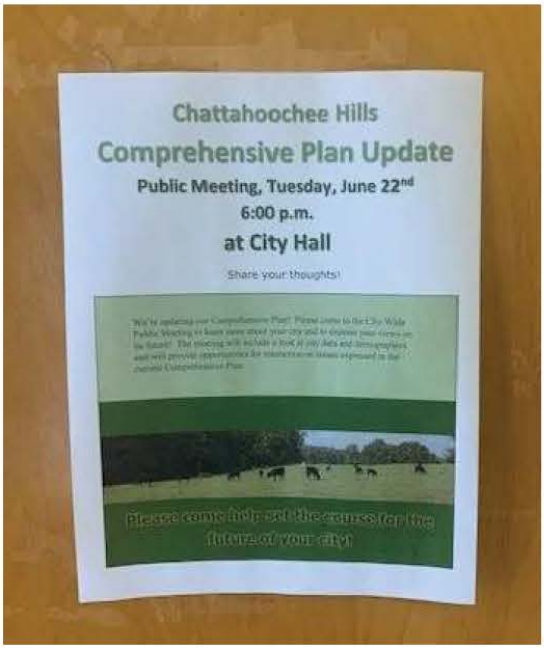

CHATTAHOOCHEE
HILLS
COMPREHENSIVE PLAN MTG
6-22-21
6:00 PM


Chattahoochee Hills Comprehensive Plan Update
Welcome to ARC Community Development Engagement Hub
Welcome!
Follow us on Social Media
Schedule






Current Future Development Map
Proposed Future Development Map
Part of scenic by way.
Keep in mind if considering as preferred Village


Chattahoochee Hills
Comprehensive Plan Update
Public Meeting, Tuesday, June 22nd
6:00 p.m.
at City Hall
Share your thoughts!

Other Plans and Programs

There are numerous other plans and studies that support the Comprehensive Plan, and are referenced herein. They are identified below.

- Chattahoochee Corridor Plan (1998)
- South Fulton Scenic Byways Corridor Management Plan (1998)
- Chattahoochee Hill Country: A Model Sustainable Village LCI (2003)
- Chattahoochee Hill Country Regional Greenway Trail Plan (2003)
- City of Chattahoochee Hills Comprehensive Plan Community Assessment/ Comprehensive Plan (2010/2016)
- Rico Community Plan (2016)
- City of Chattahoochee Hills Art and Design Master Plan (2012)
- City of Chattahoochee Hills Wayfinding Plan
- South Fulton Comprehensive Transportation Plan (2013)
- Aerotropolis Atlanta Alliance Blueprint (2015)
- South Fulton Parkway Access Management Plan
- Master Plan for Campbellton Park (2018)
- Aerotropolis Atlanta Alliance Land Use Analysis and Recommendations Report (2020)
- Chattahoochee Riverlands Greenway Study (2020)
- Historic Campbellton Crossroads Framework (2020)
- Beavers House Report (2021)



Community Issues & Opportunities

Translating the vision for the community's future into an implementation plan first requires setting goals and identifying the issues and opportunities that must be addressed in making the plan a reality. The overarching goal is to develop a plan that best manages the anticipated growth in the community and preserves its rural character.

Policies are adopted to provide ongoing guidance and direction to local officials. They provide a basis for making decisions when implementing the Comprehensive Plan, including achieving the Community Vision and appropriately addressing the Community Issues and Opportunities. The policies listed here are intended to be general in nature and applied citywide, particularly at the time of rezoning, permit review, and budget preparation. Many of these policies will be referenced in staff reports for future rezonings and may influence conditions of zoning that may be placed on future development. Geographic-based policies are part of the description of the Future Development Map. Policies do not supersede standards and regulations in the Chattahoochee Hills Zoning Ordinance, Development Regulations, and other ordinances as adopted by the Mayor and City Council.

Areas addressed include:

- Land Use and Housing
- Transportation
- Economic Development and Intergovernmental Coordination
- Natural and Cultural Resources
- Community Facilities

Land Use and Housing Issues & Opportunities

- There is support for the Chattahoochee Hills model that clusters development in Village(s) and Hamlet(s) to preserve the majority of land in the city for rural and low density land uses.
- Chattahoochee Hills' unique Zoning Ordinance has fostered developments such as Serenbe and protects the rural character.
- Chattahoochee Hills' unique Zoning Ordinance requires the development Community to rethink traditional development patterns.
- There is concern for the expansion of commercial uses in areas that are traditionally agricultural and residential. Ensure that any non-residential development that occurs outside of a Village or Hamlet model (such as Crossroads Communities) is limited in scale and subject to design controls that will integrate with surrounding uses.
- There is a need for economic development opportunities to support the tax base of the City. Continue to identify opportunities to incentivize the development models that are preferable in Chattahoochee Hills, encourage clustering in Villages and Hamlets and discouraging traditional patterns of sprawl.
- Ensure that conservation and preservation are implemented alongside planning and promoting the development model for the City.
- There are opportunities to think broadly about ways to develop the potential for tourism, while protecting the rights and privacy of residents and property owners.
- There is a need to ensure that rural community values are reflected in development codes, particularly related to dark skies, signage, and development controls outside of Villages and Hamlets.
- The Comprehensive Plan and Zoning Ordinance should protect and encourage the continuance of rural and agricultural uses.
- There is a concern that there is a lack of attainable housing in both the rental and ownership markets.
- The Transfer of Development Rights (TDR) Program is an incentive for both property owners and developers and an equity tool.
- South Fulton Parkway connects the City to the rest of the region, but encroaching warehouse/other undesirable development patterns threaten quality development in Chattahoochee Hills.
- There is an opportunity to re-imagine and better define South Fulton Parkway.

Land Use and Housing Policies

- Protect the South Fulton Scenic Byways as a scenic, environmental and economic asset for the community.
- Use development regulations and the transfer of development rights (TDR) ordinance to accomplish the City's future development and conservation strategy.
- Zoning regulations should focus on form, rather than use, where appropriate and enforce dense nodal development.
- Village and Hamlet will be the only allowed non-rural development types in the City's Zoning Ordinance. Traditional suburban style development will not be allowed.
- Future Development must respect the area's historic and cultural significance.
- Use the Comprehensive Plan to build on and refine the vision for Chattahoochee Hills.
- Use the Village and Hamlet development pattern to channel development pressure in to desired areas and forms to create the City's tax base.
- Village and Hamlet development types will be separated from rural areas by visual buffers of undisturbed or restored vegetation.

Transportation Issues & Opportunities

- There is a concern for issues of maintenance of roads and bridges in the City, though limited City revenues pose a challenge for funding.
- The design of road improvements should be sensitive to the rural context of the City.
- The heavy use of some roads by the cycling community presents both opportunities and challenges.
- Heavy truck traffic on certain roads poses safety concerns for some residents and may become worse because of new warehouse development outside the City limits. Freight and rail patterns will also intensify and may impact the quality of life.
- Though the City is still primarily rural, there are opportunities to develop bicycle and pedestrian corridors in desired locations. There are established bicycle corridors well known by the cycling community known as silk and dirty sheets.
- There is a need for transportation for the disabled and elderly in the community.
- The City has the opportunity to work with GDOT to develop the character of South Fulton Parkway and other state routes.

Transportation Policies

- Existing rural roads will not undergo any improvements that will change the character of the road.
- Support appropriate recommendations of existing planning studies, such as the South Fulton Comprehensive Transportation Plan, the GDOT Access Management Plan for South Fulton Parkway, Campbellton Crossroads Master Plan, Aerotropolis Atlanta Alliance Land Use Analysis and Recommendations Report, and the MARTA Feasibility Study.
- Developers must build all the roads to support their developments.
- City bridges must have adequate sufficiency ratings.
- Very light traffic and free flow conditions fit the rural vision for the community, therefore the minimum Level of Service (LOS) acceptable for City roads is C.

Economic Development and Intergovernmental Coordination Issues & Opportunities

- A balance is sought between limiting density and development while allowing modern amenities, services and conveniences.
- Limited revenues and resources may hinder the City's ability to deliver services desired by some residents.
- Limited infrastructure may hinder the City's ability to attract development prospects that would be desirable for the community.
- There is a desire to preserve agriculture and agriculturally-oriented uses as a part of the City's economic development strategy.
- City government should be business friendly within the context of the envisioned Chattahoochee Hills development pattern.
- City government should foster greater awareness of development potential that can be expected in both the near term and long-term, based on the existing development codes and other conditions within the community.
- The City should take advantage of the lucrative and growing movie, technology, and healthcare industries.
- Fulton County and the City of Atlanta are partners to provide much needed water and sewer for targeted development in Villages and Hamlets. The City has a relationship with both entities and should continue to engage.
- The City of Chattahoochee Hills is often perceived as a City that "punches above its weight class." The City should promote this perception and work to improve the perception of South Fulton County.
- Coordinate with federal, state, local, and non-profit partners.

Economic Development and Intergovernmental Coordination Policies

- The Village and Hamlet development pattern will channel development pressure into desired areas and forms to create the City's tax base.
- The City will support and welcome new businesses that fit the Chattahoochee Hills vision.
- The Comprehensive Plan and Zoning Ordinance should encourage the protection of agricultural areas and uses.
- The City will continue to participate in joint planning efforts with neighboring jurisdictions to ensure that businesses locating in the area are appropriate to the location.
- The City will encourage that infrastructure is appropriately located within the City.
- Infrastructure location policies will be defined in the appropriate code sections to guide the development of utilities in the City.

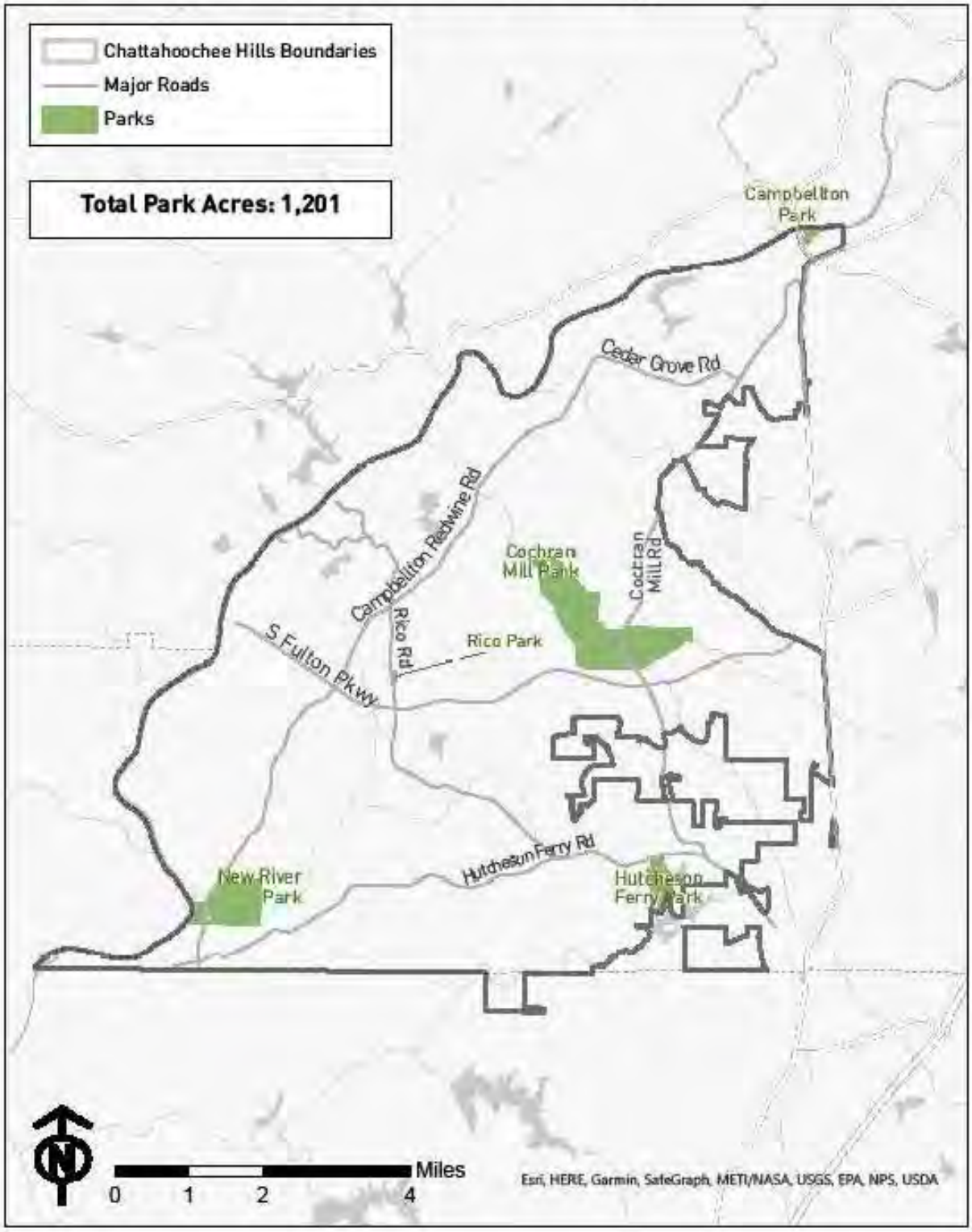
Natural and Cultural Resources Issues & Opportunities

- Accomplishing preservation and conservation goals should be a priority within the community.
- City government should assume a leadership role in fostering the community's conservation and preservation priorities, but support will be needed through collaborative efforts with many partners, including civic associations, land developers, private property owners, and interested citizens.
- Preserving the rural character of the community and promoting the rural identity of the community are important values to residents.
- Create opportunities for access to the Chattahoochee River.
- Implement the Chattahoochee Riverlands Greenway Study.
- Use parks, protected greenspace and vistas to promote economic development.
- Preserve the City's historic resources.
- Utilize and support the planning work created by the Historic Preservation Commission (Historic Preservation Section and Appendix C).
- Natural, cultural, and historic resource planning will provide a roadmap to address needs, future use, and implementation.
- Fiscal constraints may negatively impact the preservation of City-owned resources. The City should pursue outside funding to assist in preservation work.
- Ensure the protection of wildlife habitat within the City, as well as uses such as hunting and fishing that depend on wildlife preservation.
- People are attracted to Chattahoochee Hills because of its natural, historic, and scenic qualities, but tourism and special events must be planned and managed in a way that are not burdensome to residents.
- New development will provide a large amount of additional greenspace and provides opportunities for passive and active recreational uses.
- The City will develop a written management plan for all city-owned historic and cultural resources. Consideration will also be given to the context of specific resources, such as location in a public park, in determining recommendations for the management plan.
- The City will engage in partnerships that promote common interests for the stewardship of the historic and cultural resources of the community.

Natural and Cultural Resources Policies

- The City will coordinate with property owners to create voluntary preservation and conservation mechanisms for natural, scenic and historic resources in the City.
- The City will work to ensure that conservation activities accomplish goals of maintaining environmental quality (such as riparian corridors, wildlife habitat, water quality, etc) beyond simply the preservation of open space.
- The community plays a key role in identifying and supporting resources worthy of historic designation or historic preservation efforts.
- The City will insure that the impacts of tourism, special events, and rural recreational uses that draw visitors are balanced with the quality of life expected by residents.
- The City will continue to maintain its current recreation offerings, while looking for opportunities to expand recreation uses by developing new sites, as feasible.
- The City will ensure that zoning and development controls maintain the environmental quality of the community while directing new growth to desired locations.
- The City will develop zoning use limitations to conserve and preserve required green/open spaces.

Parks in Chattahoochee Hills, Georgia



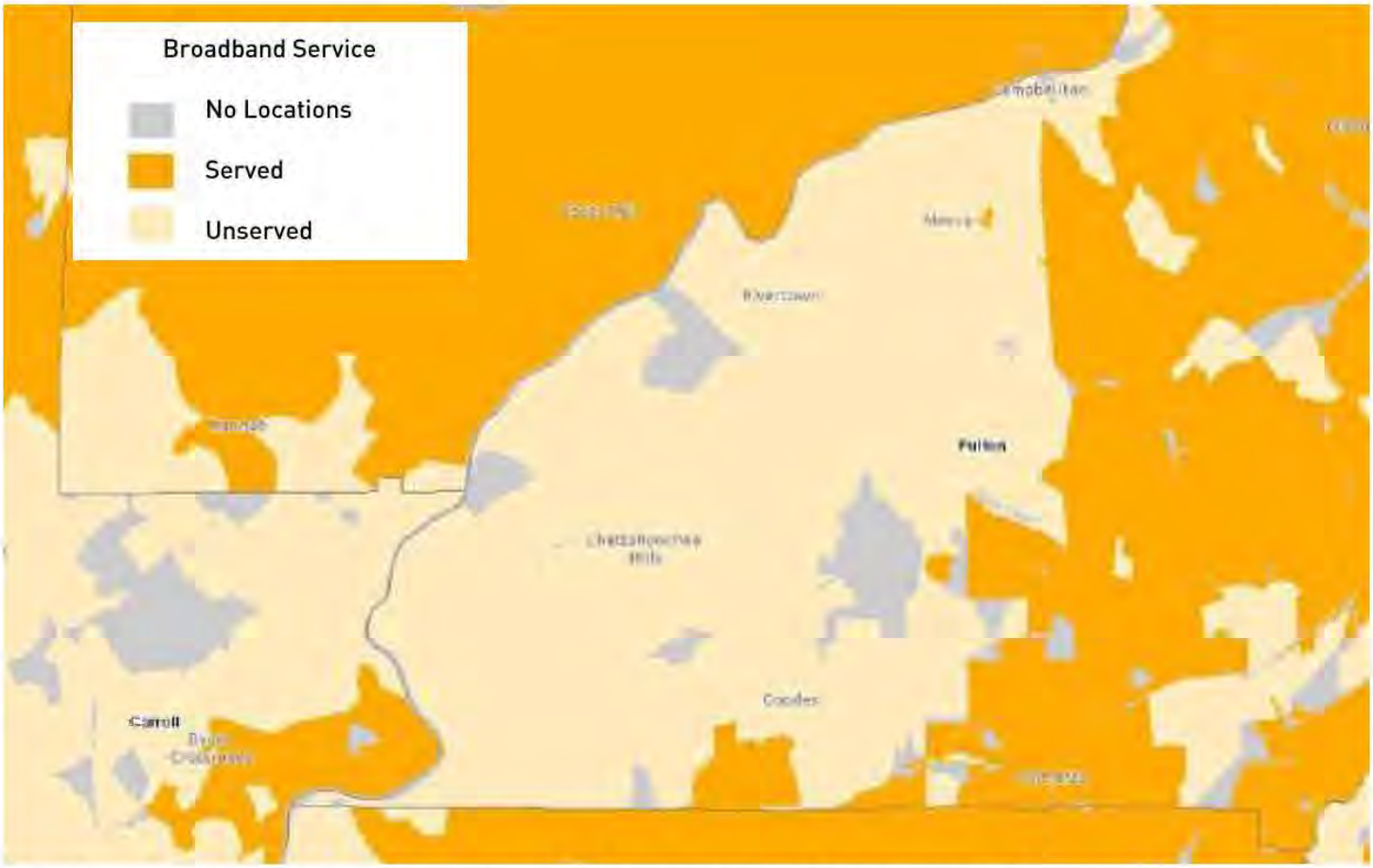
Community Facilities and Services Issues & Opportunities

- There is a desire for greater access to broadband and internet services throughout the city.
- There is a concern about the perception of K-12 educational options.
- There is an opportunity to support other educational resources to improve performance and perception.
- The Charter School is an asset for the community, but it only serves a small portion of students from the city of Chattahoochee Hills.
- In addition to K-12 education, there is an opportunity to promote other educational programs for all residents in the areas of leadership and agriculture.
- The City currently does not provide any utilities for residents, such as water, sewer, garbage collection or recycling.
- There is a need for water and sewer to support and incentivize new development in desired areas.
- Emergency services do a good job with limited resources, but there are concerns about meeting the long-term needs for equipment, facilities and personnel.
- There historically has been very little discussion in the community about providing social services. Currently a non-profit is contracted to provide some services, such as the local food pantry.
- Consideration should be given to the needs of the aging population in the City.
- The City has a small but effective staff.
- A community center is desired for residents to gather.

Community Facilities and Services Policies

- The City will ensure that the provision of community facilities to meet the needs of new residents are constructed concurrent with new development in Villages and Hamlets.
- The City will encourage opportunities for creating a balanced revenue stream to support city functions.
- The City will explore the creation of a financial model that helps decision-makers understand the impact that different types of development will have on delivering community services.
- The City will work to improve education opportunities for the residents of Chattahoochee Hills.
- The City will maintain automatic-aid and mutual-aid agreements with adjacent jurisdictions to provide services to community residents.

Broadband Service



Data Source: Georgia Broadband Center and Federal Cpmmunications Commission, 2017

The map above clearly shows that the City of Chattahoochee Hills is underserved by broadband service. The lack of service was indicated by the Steering Committee and the public. This deficiency needs to be addressed.

The City is actively working with carriers and other partners to address this need to remain competitive in the region.

Key Explanation:

The Georgia Broadband Map project represents a location-level methodology that precisely maps the availability of broadband services to every home and business in the State, which includes all 159 counties.

The map is created by overlaying: (1) all the locations of homes and businesses in the State of Georgia, and (2) broadband provider service availability for those locations within the State.

Broadband services are defined by the State as a minimum of 25Mbps down and 3Mbps up in speed. When 20% of homes and businesses in a census block cannot subscribe to these services, the entire census block is deemed unserved.

Future Development Strategy

In order to fulfill its vision of remaining deliberately rural in the face of future development pressure, the City must channel that pressure into patterns and locations that it deems desireable. The City has identified these patterns and locations in this Plan in order to preserve large amounts of land and to allow for the economic development that is critical for the City's future. The rural character of the City will be embodied most distinctly in its agricultural and forest land, and will be supported by the development that takes place in well-defined nodes. Each of these areas will have a distinct character.

A central feature of the community's vision is the permanent preservation of a majority of the City's land. It is an indispensable part of remaining deliberately rural. The preservation goal is achieved through several methods. First, the most intense land uses - the Villages and the Hamlets - all include significant open space preservation requirements. Second, density bonuses are available to developers who preserve larger portions of their land. Finally, the city has a Transfer of Development Rights (TDR) program that allows individual landowners to receive money for placing a conservation easement on their property. These development rights may be sold to other land owners who will apply them on their own property to increase the amount of development allowed. Alternatively, the TDR program allows an organization (such as a government or land bank) that is interested in preserving targeted properties to purchase development rights. These institutionally-owned development rights may be subsequently sold into a Village or Hamlet development, increasing its developable density just as a direct transfer would. In any case, the development rights are purchased in a market environment, allowing the landowner to receive the full financial benefit of the development opportunity they are foregoing.

Future Development Map

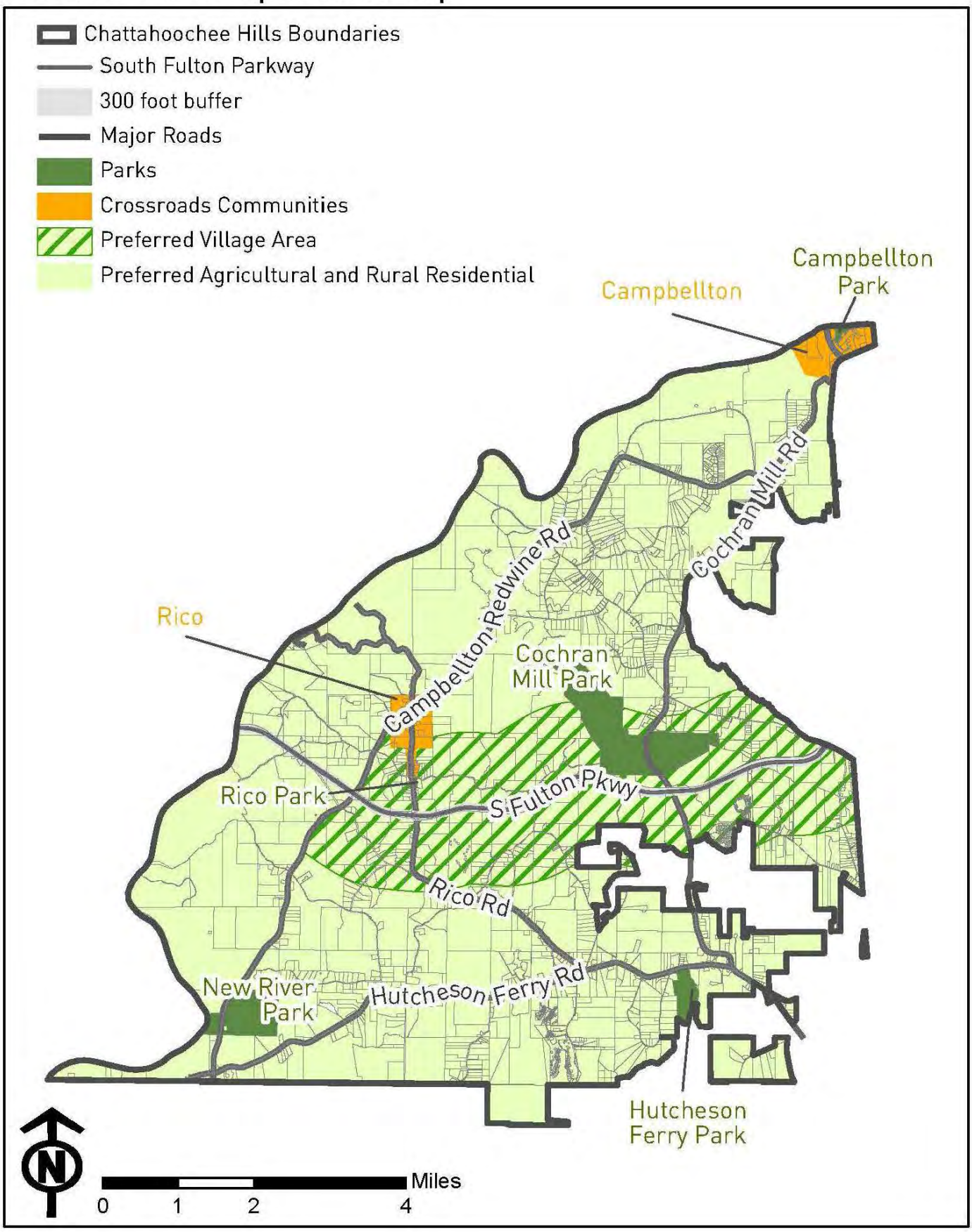
Future Development Map. The Future Development Map represents a general understanding of the preferred locations for various development types, as defined in the planning phase. The Character Areas shown identify the broad character of the landscape, and the Development Types represent the range of possible long-term uses in the various areas. This was originally conceived by the Land Use and Transportation Committee and reinforced by a consensus of the entire comprehensive plan task force. The map is meant to be a guide to understand future development within Chattahoochee Hills, embracing smart growth principles, protecting the natural resources of the area, and promoting economic development that fits with the "deliberately rural" concept. The character areas and development types do not automatically change zoning districts or regulations; rather they are meant as a guide for decision making over time, based on an overall desire to keep a majority of the city as it is (rural) while focusing on the development in the Village(s) and various Hamlets and embracing growth of businesses that fit in with the vision for the city.

The use of character areas and development types in planning acknowledges the visual and functional differences between the various areas in Chattahoochee Hills. They help guide future development through policies and implementation strategies that are tailored to each area of the city. They can be used to define areas that (1) presently have unique or special characteristics that need to be preserved; (2) have potential to evolve into unique areas; (3) require special attention because of unique development issues. In some cases, different character areas are defined by existing land use and future land use in order to highlight appropriate transitions.

The Future Development Map and its character areas were developed as part of the Comprehensive Plan to:

- Provide a strong link between the community's vision, goals, and land use policy.
- Provide qualitative guidance to the development community.
- Guide future rezoning, special use, and development decisions.
- Lay the groundwork for the new zoning ordinance, subdivision regulations, urban design guidelines and any other necessary changes to development regulations.
- Encourage and promote quality development and redevelopment.
- Define the vision for the various areas of the city.
- Be used as a tool in securing funding for projects.

Future Development Map



Character Areas

Character Areas. Character Areas define the geography of Chattahoochee Hills, identifying the broad character of the landscape, including areas where limited growth is desirable, and areas where more intense development is preferable. Policies do not supersede standards and regulations in the Chattahoochee Hills Zoning Ordinance, Development Regulations and other ordinances as adopted by the Mayor and City Council. There are three Character Areas in Chattahoochee Hills: Preferred Agricultural and Rural Residential Areas, Preferred Village Areas, and Crossroads Communities.

Agricultural and Rural Residential Area

CHARACTER AREA

Vision. The Preferred Agricultural and Rural Residential Character Area is intended for rural preservation and agriculture, with houses on large lots occasionally interspersed with hamlets. Any residential development would be large lot (minimum subdivided lot size is 20 acres). This Character Area can include several development types, including Residential Hamlets, Mixed-Use Hamlets, and Agricultural and Rural Residential.





Crossroads Communities

CHARACTER AREA

Vision. The Crossroads Communities Character Area is intended to preserve and expand upon the specific historic character of the designated Crossroads. Based on community input, these include only the Rico and Campbellton Crossroads. Each area is intended to have zoning guidelines specific only to that location, and will be subject to a Small Area Plan seperate from this document. This Character Area can only include the Rico or Campbellton Crossroads development type.





Preferred Village Area

CHARACTER AREA

Vision. The Preferred Village area is where the most intense development in the city will take place. The commercial core of any Village development will be located in this Character Area. Any Development Type may be allowed in this Character Area, though it will be the only area where the Village Development Type is allowed. While it will be the location for the most intense development in the city, the buffering and open space requirements built into these Development Types will ensure substantial preservation is achieved.







Development Types

Development Types. Development Types include the elements that define a type of land use, what is affecting that character, its vision for the future, and the types of polices that need to be in place to achieve that vision. Definitions for the policy themes and fact sheets are included for each development type, and they are closely tied to zoning and development categories. However, policies do not supersede standards and regulations in the Chattahoochee Hills Unified Development Code, Environmental Regulations and other ordinances as adopted by the Mayor and City Council. There are six development types in Chattahoochee Hills: Agricultural and Rural Residential; Crossroads Communities (Rico and Campbellton); Mixed-Use Hamlet and Residential Hamlet; and Village.

Agricultural and Rural Residential

DEVELOPMENT TYPE

Vision. All agricultural uses at the intensity level of the traditional family farm are allowed. These are considered to be in keeping with the rural character desired by citizens. Large scale industrial or agribusiness uses may not be located in the Agricultural and Rural Residential Character Area.

Small scale, traditional, and craft-style extensions of agricultural activities are encouraged, as is agritourism. Residential users should exist in harmony with these agricultural and rural uses. The owners of these parcels may wish to subdivide their land among family members while retaining a portion of the land for their own use.

Operation. Agricultural and forestry uses and traditional small farm structures are allowed by right. One house and one accessory dwelling unit will be allowed per lot, all on septic or individual systems.

Large parcels may be divided into farmette lots with a minimum size of 20 acres, with a provision to allow long-time property owners to create and transfer a limited number of smaller lots to close family members. A single curb cut per road frontage is preferred. If this is not possible, curb cuts should be limited to one per 1000 feet of road frontage, with mailboxes clustered per Postal Service Regulations. This process is exempt from required traffic and drainage studies. Existing smaller lots will be allowed to exist in perpetuity.

Regulatory Intent. The Agricultural and Rural Residential Character Area is a preservation of traditional agricultural uses. It is intended to support and encourage traditional farms, small farms, and sustainable farming methods, as well as traditional craft, agritourism, and existing large-lot residential uses.

The intent of the farmette type of development is to maintain the rural character of Chattahoochee Hills, while still allowing for some residential development. Through measures such as limiting curb cuts, requiring shared internal roads, clustering mailboxes along the street, and visually buffering when possible, the farmette subdivision regulations seek to minimize aesthetic impact. The process allows a

Know Your Agricultural and Rural Residential

- Upholds the historic use of the land
- Maintains rural character
- Owners may sell the development rights and continue to farm the land
- Leverages the local food and farm-to-table trends
- Traditional agriculturally related businesses allowed by right
- Supports agritourism, such as u-pick, horseback riding, wineries, farm tours, etc
- No large scale agribusiness, such as concentrated feeding lots, industrial slaughterhouses, processing plants, feed yards, etc.
- Traditional small farm structures are allowed by right
- Traditional rural business uses of accessory structures are allowed
- The minimum lot size is 20 acres
- Private, unpaved roads allowed
- Minimize curb cuts

land owner to provide lots for close family members while maintaining the bulk of the property in its current state and avoiding some of the regulatory burden of a more intense development type.

Large 20 acre lots are intended to provide separation between houses and a sense of space and at least a semblance of rural isolation for their residents. Specifying septic and restricting sewer reinforces the rural character of the area and ensures a minimum separation between houses. 20 acre lot minimums also lend themselves to small scale agriculture and equestrian uses, which are consistent with the rural character envisioned by the community.

The limitation on curb cuts and requirements for internal roads are intended only to discourage direct access to individual subdivided lots. These provisions are not intended to create a very-large-lot version of a suburban residential pod inside a superblock. Rather, connectivity is encouraged; internal roads should allow through traffic and connect with neighboring properties where possible.

Critical Factors

- Preservation
- Transfer of Development Rights
- Sustainability

Policy Themes

- Agricultural Protection
- Rural Conservation
- River Protection
- Scenic Corridor
- Watershed Protection





Crossroads Community

DEVELOPMENT TYPE

Existing. Crossroads Communities are historic settlements found at intersections of one or more roads in a rural setting that have the appearance of a small village. They generally consist of a nucleus of landmark buildings and businesses such as churches, general stores and schools, surrounded by outlying residential development. There are six crossroads communities in the city of Chattahoochee Hills: Rivertown, Rico, County Line/Redwine, Goodes, Friendship and Campbellton. Each has its own distinct history, yet they also all share a connectedness due to their close proximity and through the families and people of the area who lived, went to school, worked and worshiped in them.

Know Your Crossroads Community

- Historic Community
- Maintain Historic Character
- May offer housing, employment, and commercial opportunities
- A community must have a discernible historic footprint to be considered for a development Master Plan
- The Community will develop a Master Plan for development
- All new development will conform to Master Plan requirements

Rico Vision. Rico was identified by citizens in the 2011 planning process as an area which they would like to study further, specifically targeting the development of a master plan which would address architectural design and the types of economic development feasible for this sort of community. To ensure that development is desired by the affected community members, input from the community will be required before the development of any master plan begins. If the local community decides that they would like to pursue development, all new construction must be true to the historic character of the community. Commercial development would be limited in size and scale. New development should be mixed-use in nature, with the possibility of a business owner living above their commercial space. Buffer requirements would be revised to allow new development to have road frontage, keeping consistent with historical development patterns, while limiting the external impact.

Campbellton Vision: The Campbellton Crossroads Community was studied in 2020. The master planning effort, funded by the Atlanta Regional Commission, was a joint, collaborative project between the cities of Chattahoochee Hills and South Fulton.

The plan recommends five(5) strategies including historic preservation, infrastructure improvements,transportation & multi-modal improvements, development & conservation, and urban form & regulatory guidelines. Catalyst sites were also identified including the Intersection, Campbellton Crossroads Multi-Use Trail, the Community Arts & Cultural Event Space, and Campbellton Park.

Rico and Campbellton were identified for consideration of a master plan and new development because of the discernible historic footprint and existing documentation of the historic character of these communities. As the planning for these communities begins to turn into action, the Goodes Crossroads Community is next in line for consideration.

Appropriate Uses:

- Low intensity historically appropriate mixed use
- Small scale commercial
- Residential
- Civic

Policy Themes:

- Development Node
- Historic Preservation

Rico Community Vision

Through a series of meetings in the Rico Community a picture has begun to form of what additional development in the historic Rico Crossroads Community might look like. Guided by residents of Rico and other community members, three meetings were held to consider the future of the neighborhood. The group discussed the area's history and its boundaries, identified favorite and least favorite features, and worked out some broad outlines of what the future holds and how the planning process should proceed. Emphasis was placed on the role of the community in directing this process.

The community has indicated that it is interested in considering additional infill development and has provided some guidance regarding the form such development might take, as well as the locations where such development might be allowed. Additional community input will be sought in order to turn these ideas into reality. The community still will provide input on rules regarding the footprint of new development, its relationship to neighboring properties and to the street, acceptable height, bulk and floor areas of new construction, and possibly identify allowable or preferred uses, architectural styles, building materials, street improvements, parking and pedestrian amenities, and other characteristics of potential infill development that will determine its success in the eyes of the residents.







Campbellton Community Vision

The cities of Chattahoochee Hills and South Fulton partnered with the Atlanta Regional Commission (ARC) to conduct a robust community engagement process and develop a master plan for the Campbellton Community. Three (3) public meetings and 13 stakeholder interviews were conducted and 2,000 postcards were sent.

Vision Statement: Historic Campbellton is a thriving crossroads community nestled along the Chattahoochee River welcoming visitors from the region. Its rethought layout straddles two cities and is responsive to the past but charts a new, sustainable course for its future. Campbellton is a model community that protects the rural heritage of the South Fulton area designed with consideration for walkability, complementary architectural form, and community placemaking.

Master Plan Design Principles:

- Balance development with environmental sustainability and historic sensitivity.
- Preserve the rural character of Campbellton and the surrounding area.
- Celebrate and honor the history of the area.
- Create a cohesive and vibrant hamlet full of character and charm.
- Create community opportunities for residents and visitors to thrive economically, socially, and recreationally.
- Improve transportation safety and mobility throughout the Crossroads area.

Three (3) districts-Community Hamlet, Transitional, Rural Living-were developed with zoning recommendations.

Transportation and mobility improvements recommendations include right sizing roads, streetscape typologies, operational improvements, and mobility improvements.

Catalyst sites-the Intersection, Campbellton Crossroads Multi-use Trail, Community Arts and Cultural Event Space, Campbellton Park-were identified and implementation measures for each are identified.









Village

Vision. The Village is intended to draw away the development that would have occurred elsewhere within the city, thereby allowing the rural character to be preserved throughout most of the City. The Village would be a fine-grained mix of uses, including residential, office, commercial, light industrial and civic.

Villages are 500 or more acres in size, and are visually screened from surrounding roadways by the rural protection buffer. Commercial development will represent no more than 40% of the units in the village, composed of smaller businesses such as professional offices, dry cleaners, coffee shops, small bookstores or groceries, etc., which will be able to support most of the daily needs of residents. Uses within the core of the development will be mixed at a very fine grain, and a great deal of attention will be given to the connectivity of pedestrian routes so that the area will be walkable. Buffers along South Fulton Parkway will contribute toward the preservation of rural character surrounding this development node. Limited visibility through the buffer to the commercial area may be considered at the time of plan approval.

Operation. In order to qualify as a Village, a development must be at least 500 acres and 10% of its total area must be permanently protected as open space with an additional 5% of civic space as defined by the zoning ordinance. A Village may be located anywhere along South Fulton Parkway that these conditions may be met.

A dense mix of uses is allowed throughout the Village. The density required in the Village is higher than currently entitled under existing Rural zoning. In order to achieve this increased density, development rights from elsewhere in the city must be applied. These rights can be transferred from other land in the City of Chattahoochee Hills through the TDR program.

Buildings in the Village should be expected to address the street, with lot sizes based on building type or street type, and minimal front and side yard requirements. Block lengths should be limited. Sidewalks will be provided throughout, with pedestrian or multi-use paths providing connections and recreational; opportunities through the open space where appropriate.

Numerous connections between Village streets and existing city roads are important, but these connections should not be used as the primary access point. The majority of traffic should enter and exit onto South Fulton Parkway.

Preserved open space in the Village must be permanently delineated from the developed land by a right-of-way or some other method.

Neighboring property owners may be allowed to submit plans to be included in the Village.

Know Your Village

- Minimum Size: 500 acres
- 10 percent must be preserved as open space with an additional 5% dedicated to civic space;; density bonuses are available for additional land preservation
- Mixed use and walkable
- Will offer housing, employment, commercial, industrial and civic uses
- Visually buffered from existing roads and neighboring properties except for a small window to the commercial core
- Development is clustered and permanently delineated from the preserved open space
- Limit block size to promote walkability and route choice
- Provide bonus for providing public infrastructure
- Require some public benefit from preserved open space
- Require dedication of easements for multi-use path right-of-way to improve connectivity throughout the city
- Consider methods to accommodate future growth and connectivity through the buffers
- A street plan is required
- Funds land preservation in the rest of the city through the TDR program

Regulatory Intent. The intent of the Village is to concentrate development within the City and to provide a location for commercial and social life. The open space preservation requirement will serve to:

- Conserve sensitive land
- Provide wildlife habitat corridors
- Provide stormwater detention and filtering
- Provide opportunities for residents and guests to benefit from interacting with nature
- Provide some buffering from neighborhood property
- Provide parks and recreational and gardening opportunities for village residents and guests
- Provide opportunities for small-scale farming and forestry operations

The transfers of development rights, whether internal to the Village or from outside the Village serve not only to provide additional density in the Village, they also provide a mechanism for preserving open space throughout the city, supporting the vision of Chattahoochee Hills as a rural community.



Reduced block lengths support the goal of walkability and provide route choices for motorists and opportunities for on-street parking. The inclusion of sidewalks and paths also will support the goal of walkability. Within the Village, walking and biking should be seen as the most convenient and desirable way to get around. This would allow reduced parking requirements in addition to exercise and recreational opportunities for residents.



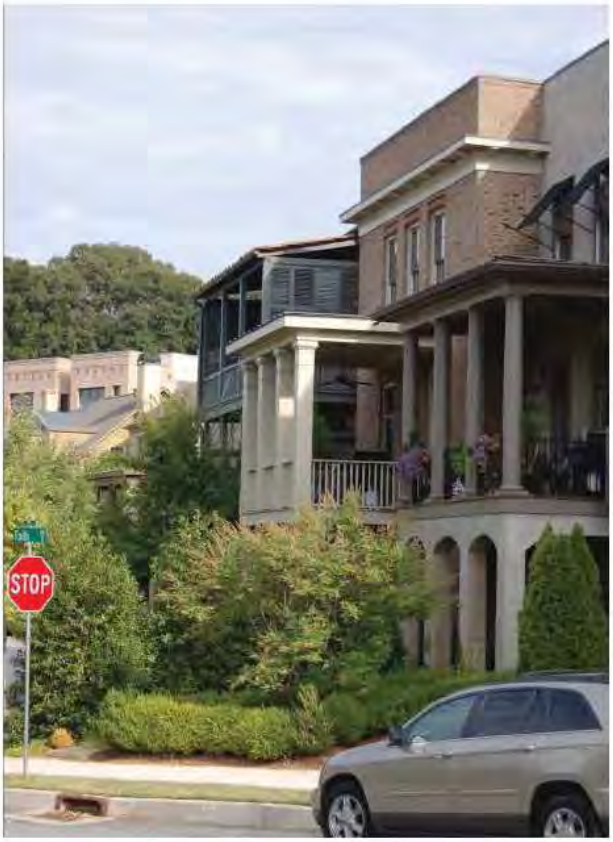
Multiple connections to City roads provide numerous benefits. They reduce congestion by removing traffic burden from individual roads, provide route alternatives, reduce vehicle miles traveled, and reduce pollution. These connections will also support the character of the Village as an actual Village and not a suburban mixed-use pod. Use of the connection to South Fulton Parkway should be encouraged through its design, the use of wayfinding signage, and the fact that it will be the most convenient access to the bulk of the metropolitan area.

Accessory dwelling units are encouraged within the Village to provide variety in housing type and price-point and to support lifecycle housing/lifelong community.



Critical Factors

- Block size
- Open Space Preservation
- Walkability
- Mix of Uses



- Transfer of Development Rights
- Density Bonuses
- Connectivity
- Sustainability
- Growth

Policy Themes

- Development Node
- Historic Preservation

Mixed Use Hamlet

Vision. The vision for Chattahoochee Hills prior to incorporation as a City included three Villages along with multiple Hamlets, designed to concentrate development into specific areas as a mechanism to maintain the current rural development patterns throughout the bulk of the City.

The Mixed-Use Hamlet development type will provide the City with a smaller version of the Village character area. The hamlet's small scale is especially suited for pedestrians, so the character area is intended to create close-knit, walkable communities. To ensure walkability, the different land uses must be carefully considered and mixed to ensure the layout and design suit pedestrian needs. Development should be tightly clustered on the property, providing a clear demarcation between the development and the preserved open space.

Operation. The minimum size of a Mixed-Use Hamlet is 200 acres. 65% of the land must be preserved as open space with an additional 5% of civic space as defined by the Zoning Ordinance, concentrating development in nodes and centers within the development. 25% of the development must be commercial. Residents will have access to some small scale retail, but will have to leave the Hamlet to get to certain items that may only be found in larger commercial establishments.

Since connectivity is vital, block sizes and the design of the public rights-of-way will be critical. Block sizes should be limited. Boundaries between private property and open space should be marked with some form of right-of-way. Streets in the more densely developed portions of hamlets should have sidewalks or paths and street trees to protect the pedestrian realm.

Because a Hamlet is smaller than a Village, access to South Fulton Parkway is not required. Access to Mixed-Use Hamlets may be provided from smaller paved roads. Unlike a Village, a Mixed Use Hamlet can be located anywhere within the City, and will include buffers in its design criteria.

Preserved open space in the Mixed-Use Hamlet must be permanently delineated from the developed land by a right-of-way or some other method.

Mixed Use Hamlets will probably require central water service, but sewage can be managed through the City, community, or privately.

Regulatory Intent. The commercial space requirement will provide residents access to certain everyday necessities, but is not intended to fulfill all of their needs.

Know Your Mixed Use Hamlet

- Minimum Size: 200 acres
- 65 percent must be preserved as open space with an additional 5% dedicated to civic space ; density bonuses are available for additional land preservation
- Mixed use and walkable
- Offers housing, employment, and commercial opportunities
- Visually buffered from existing roads and neighboring properties
- Provides both vehicular and pedestrian connections to neighboring properties where possible, otherwise provides easements or right-of-way for future connections
- Development is clustered and permanently delineated from the preserved open space
- Limit block size to encourage connectivity and walkability
- Provide bonus for providing public infrastructure
- Require some public benefits from preserved open space
- Consider methods to accommodate future growth through the buffers
- A street plan is required

Visual buffers will ensure that the rural character of the city is maintained while allowing for growth and development. By requiring a visual buffer the development will be hidden from individuals driving by while allowing property owners to develop their property fully.

By limiting block sizes and regulating the design of the public rights of way, pedestrian activity is encouraged, increasing resident interaction and reducing the need for automobile use.





Critical Factors

- Block size
- Open Space Preservation
- Walkability
- Mix of Uses
- Transfer of Development Rights
- Density Bonuses
- Connectivity
- Sustainability
- Growth

Policy Themes

- Development Node
- River Protection
- Scenic Corridor
- Watershed Protection

Residential Hamlet

Vision. The Residential Hamlet development type is based upon the Chattahoochee Hill Country Conservation Subdivision Ordinance.

A Residential Hamlet must permanently preserve 75% of its land as open space. Like the Mixed-Use Hamlet Development Type, a Residential Hamlet must be walkable. Development should be tightly clustered on the property, providing a clear demarcation between the development and the preserved open space.

Operation. The lot sizes within the development type will vary, depending on whether the development is going to utilize community sewer or individual septic systems.

Residential Hamlets will preserve 75% of the property as open space, with and additional 5% of civic space and density bonuses available for increased levels of preservation. A full visual buffer from City roadways will be required in order to maintain the rural character of Chattahoochee Hills.

Residential Hamlet may have up to 5% commercial use.

Since connectivity is vital, block sizes and the design of the public rights-of-way will be critical. Block sizes should be limited. Boundaries between private property and open spaces should be permanently delineated by a right of way or some other method. Streets in the more densely developed portions of Hamlets should have sidewalks or paths and street trees to protect the pedestrian realm. Light imprint development practices should be employed.

Regulatory Intent. Residential Hamlets will be designed to look rural, rather than suburban. Visual buffers will ensure that the rural character of the city is maintained while allowing for growth and development. By requiring a visual buffer the development will be hidden from the individuals driving by while allowing property owners to develop their property fully.

By limiting block sizes and regulating the design of the public rights of way, pedestrian activity is encouraged, increasing resident interaction and reducing the need for automobile use.

The Residential Hamlet development type should stand out from typical suburban patterns by clustering development, clearly delineating open space, carefully designing frontages to de-emphasize the automobile, supporting walkability, and activating open space with rural amenities.

Know Your Residential Hamlet

- Minimum Size: 100 acres
- Maximum Size: 300 acres
- 75 percent must be preserved as open space; with an additional 5% of civic space
- Development is clustered and permanently delineated from the preserved open space
- Pedestrian friendly
- Limited or no commercial uses
- Visually buffered from existing roads and neighboring properties
- Provides both vehicular and pedestrian connections to neighboring properties where possible, otherwise provides easements and right of way for future connections
- Limit block size to encourage connectivity and walkability
- Provide bonus for providing public infrastructure
- Require some public benefits from preserved land
- Consider methods to accommodate future growth through the buffers
- A street plan is required

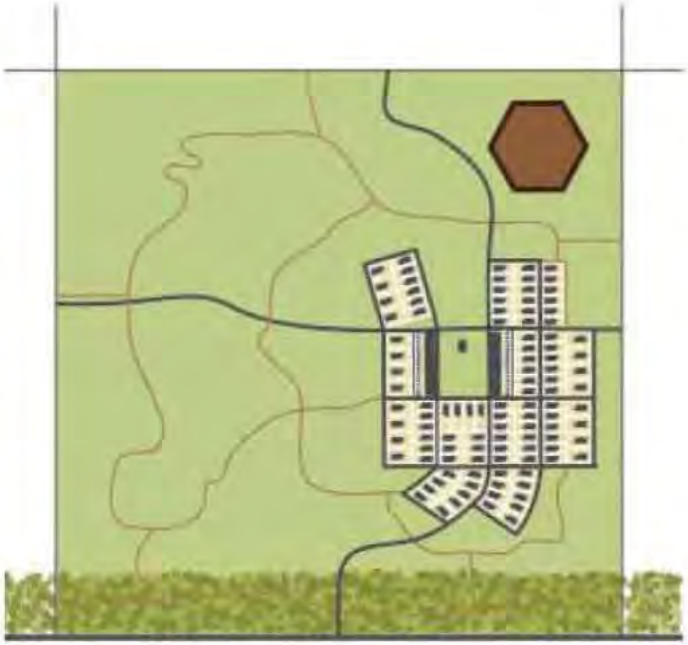
Critical Factors

- Block Size
- Open Space Preservation
- Walkability
- Mix of Uses
- Transfor of Development Rights
- Density Bonuses
- Connectivity
- Sustainability
- Growth

Policy Themes

- Development Node
- River Protection
- Scenic Corridor
- Village Center
- Watershed Protection





Transportation

The City of Chattahoochee Hills is served by a network of rural roads as well as bridges that cross local streams. Within the City, the road network does not have any signalized intersections.

- The main East-West route through the City is South Fulton Parkway. This two-lane road segment of a possible future four-lane parkway carries both local and through traffic and is the most heavily travelled road in the City.
- Campbellton-Redwine Road, runs Southwest-Northeast in the Western half of the City, connecting to Coweta County in the South, and the Fulton Industrial corridor in the North. State Route 70 runs on Campbellton Redwine Road South of the parkway.
- Hutcheson Ferry Road is another East-West thoroughfare in the Southern part of the City, connecting Campbelton-Redwine Road with the City of Palmetto.
- Rivertown Road is a main road in the Northeastern part of the City, connecting Campbellton-Redwine with Fairburn.
- Cascade-Palmetto Highway, State Route 154, forms the City's Eastern boundary, connecting South Fulton Parkway to the City of Palmetto.
- Cochran Mill Road runs North-South, and connects Hutcheson Ferry with Old Campbellton.

Protecting the character of the existing 100 miles of roads, both paved and gravel, is one key to maintaining the rural nature of the City. All the paved rural roads in the city (except for South Fulton Parkway) are two narrow lanes (e.g. 10 feet wide) with a grass shoulder. Both the paved and gravel roads are very lightly travelled, even during rush hour.

In order to maintain the rural road character neither the gravel nor paved roads in rural areas will ever be widened (with the possible exception of South Fulton Parkway). Additional traffic from new Town and Village development(s) will be addressed by sound transportation planning principles that include connectivity and building an enhanced rural road network throughout the City, giving residents many ways to get from one part of the City to another.

While Chattahoochee Hills has created a unique vision for its future, as described in this Plan, the City is in its infancy in terms of realizing that new development pattern. As a result, certain aspects of that vision are understood generally, but don't yet have specific locations. For example, additional Hamlets or Villages (perhaps similar to Serenbe) are envisioned, surrounded by decidedly rural areas. However, the specific locations of these Villages are not yet known. While an interconnected system of trails is envisioned to connect these Hamlets, they can't be physically located until the location of the Villages begins to take form. Therefore, several transportation policies are recommended to guide future actions as the Chattahoochee Hills form takes shape.

1. Future Village Street Networks – As additional Villages/ Hamlets begin to take form, these should be served by existing collector and arterial roadways, but not be developed along these critical roadways. The Hamlets/ Villages should instead be developed off the major roads, with a grid of new local streets developed within each Village.
2. Local Street Design Standards – Design standards for future Village streets should be developed which follow complete street principles, encourage low speeds within the Villages, accommodate shared use by all users, and create a consistent design with building and other infrastructure standards.
3. Trail Plan – As additional Villages/ Hamlets begin to take form, the City should develop and adopt a Trail Plan to connect each Village throughout the City. Connectivity to nearby parks and other community facilities should also be considered.

At the local level, Chattahoochee Hills will work with the development community on the design and cost of roadway and multi-model transportation systems as projects are proposed and implemented in the City. The City also intends to pursue additional funding for road and infrastructure projects (new - Community Work Program) and develop rural paved and gravel road standards (#6 - Community Work Program) to maintain the character of the City.

At the regional level, Chattahoochee Hills works jointly with Fulton County and surrounding municipalities on regional and multijurisdictional transportation projects. The city participated in the South Fulton Comprehensive Transportation Plan. Many of the projects below are joint regional or multijurisdictional projects identified in various planning studies

Project Number	Project Location	Category	Description	Jurisdiction	Total Cost Estimate
R-185	Rico Road at Atlanta Newnan Road	Intersection Operations	Roundabout	Chattahoochee Hills	$1,379,216
R-123	South Fulton Parkway at Cochran Mill Road	Intersection Operation	Intersection Improvements	Chattahoochee Hills	$1,185,525
M-11	South Fulton Parkway from I-285 to Chattahoochee River	Multi-use Trail	10' Multi-use Trail parallel to road but with large buffer in between	College Park, Union City, Chattahoochee Hills, Unincorporated Fulton County	$7,614,000
ASP-FS-222	SR 154 from SR 166 to US 29	Roadway Widening	Roadway Widening	Palmetto, Chattahoochee Hills, Unincorporated Fulton County	$98,200,000
R-124	South Fulton Parkway at Old Rico Connector Road	New Intersection	Intersection Improvements	Chattahoochee Hills	$296,631
R-125	South Fulton Parkway at Rico Road	Intersection Operation	Intersection improvements	Chattahoochee Hills	$1,186525
R-126	South Fulton Parkway at Campbellton-Redwine Road	Intersection operation	Intersection improvements	Chattahoochee Hills	$1,186525
R-153	South Fulton Parkway at Cochran Mill Road	Grade separation	Construct a tight diamond interchange	Chattahoochee Hills	$17,150,760
PT-7	South Fulton Parkway at Campbellton-Redwine Road to Hartsfield Jackson Airport	Transit	South Fulton Parkway Express Bus	Chattahoochee Hills, Unincorporated Fulton County	$203,102,800

Project R-123 is the only project in Chattahoochee Hills identified for short term implementation.

Project Number	Project Location	Category	Description	Jurisdiction	Total Cost Estimate
FS-209	Cochran Mill Park to Phillips Road	Multi-Use Trail	South Fulton Scenic Byway Multi-Use Trail-Phase I	Chattahoochee Hills	$587,437
20	Hutchinson Ferry Road from Tombs St. to Phillips	Bicycle Lanes	4' Bicycle Lanes	Chattahoochee Hills. Palmetto	$3,592,098
1579	SR 92/Campbellton Fairburn Road from Fairburn Campbelllton Road to Bethlehem Road	Sidewalks	Sidewalk Installation	Chattahoochee Hills, South Fulton	$3,119,444
1508	Resurfacing	Resurfacing	Resurface roadways based on GDOT's Pavement Management System	Chattahoochee Hills, South Fulton	$66,834,167
1595/1596	SR 92	Sidewalks	Sidewalks both side of Church Street and Fairburn Campbellton Road	Chattahoochee Hills	$1,561,112
226	Freight Corridors in Southern Fulton Region	Signal Upgrades	Raise signal heads or add signal on side	All jurisdictions	$750,000
176	SR 14/South Fulton Parkway	Roadside barrier/guardrail	Install roadside barrier/guardrail	Chattahoochee Hills, College Park, South Fulton, Union City	$6,729,031
1061	From Buford Dam to Chattahoochee Bend State Park	Multi-use Trail	200 miles	Chattahoochee Hills, South Fulton,Unincorporated Fulton County	$37,405,983
109	SSR 14South Fulton Parkway from SR92 to Cambellton Redwine Road	Transit Expansion	Bus Rapid Transit	Chattahoochee Hills, South Fulton, Union City	$145,000,000

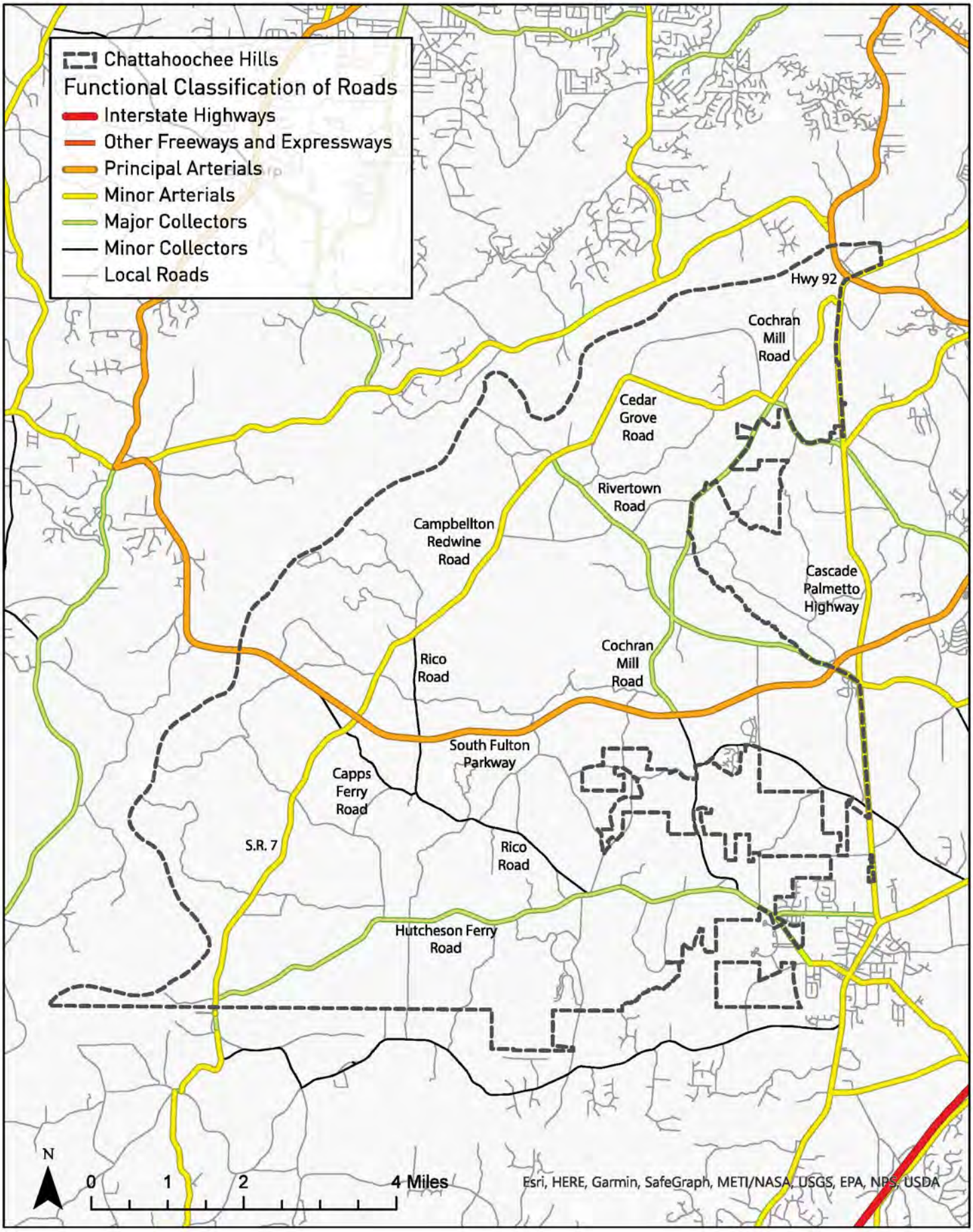
Project Number	Project Location	Category	Description	Jurisdiction	Total Cost Estimate
216	Southern Fulton Region	Roadway	South Fulton Scenic Byway Multi-Use Trail-Phase I	Chattahoochee Hills	$587,437
20	Hutchinson Ferry Road from Tombs St. to Phillips	Bicycle Lanes	4' Bicycle Lanes	Chattahoochee Hills. Palmetto	$3,592,098
1579	SR 92/Campbellton Fairburn Road from Fairburn Campbelllton Road to Bethlehem Road	Sidewalks	Sidewalk Installation	Chattahoochee Hills, South Fulton	$3,119,444
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Roads are given functional classification based on how a particular road is best utilized to maximize vehicular circulation and travel in the most effective manner, given its average daily trips and/or design capacity

- Principal arterials are at the top of the road network hierarchical system. Principal arterials generally carry long distance, through travel movement. They also provide access to important traffic generators, such as major airports or regional shopping centers.
- Minor arterials are similar in function to principal arterials, except they carry trips of shorter distance and to lesser traffic generators.
- Collectors provide more access to property than do arterials. Collectors also funnel traffic from residential or rural areas to arterials. Local roads provide basic access between residential and commercial properties, connecting with higher order road systems.

The following map shows the classification of roads in the City of Chattahoochee Hills:

Functional Classification of Roads, Chattahoochee Hills



Historic Preservation

Since the last Comprehensive Plan Update in 2016, the City has taken steps to better plan for the stewardship of historic and cultural resources in the City. Principal among these is the appointment of a Historic Commission to carry out the activities identified in the enabling legislation for historic preservation adopted as a part of the City Code of Ordinances in 2019.

The City has facilitated the acquisition of several properties with historic sites. In addition to their value as historic context for the City, these sites also have long term economic development value in the city. At the time of the 2016 Plan update, existing City owned sites with historic value include:

- Cochran Mill Park
- City Hall/ Old Rico School
- Beavers House/ Campbellton Park

Since that time, the City has acquired the following sites:

- St. Paul AME Cemetery
- Scout Hut (former Smith's Grocery)
- Varner House/ Chattahoochee Riverlands Park

Generally the City has acquired historic sites with documentation of long term management responsibilities for the site. In three instances, visioning documents were developed after-the-fact.

- The Campbellton Park Master Plan
- The Chattahoochee Riverlands Concept Plan
- Hutcheson Ferry Park (no known extant historic resources are on this site)

In the instance of the St. Paul AME cemetery, the ordinances authorizing acquisition clearly state that the City makes no guarantee of any resources to be allocated to the site.

The Historic Commission has prioritized preservation activities for City-owned historic sites. Much of the activity since its inception has been an effort in documenting the significance of all resource of these sites – principal buildings, outbuildings, landscape features, etc. – so as to define those elements that are critical to their preservation. This is important to determine a path forward for their use and maintenance, as well as to prioritize resources to be allocated to these sites.

This process also adds context to the "Deliberately Rural" vision of the City insofar as it begins to provide substantive details to those elements of the natural and built environment that contribute to the City's vision of remaining deliberately rural. Much of the City's vision is understood in the abstract as consensus among those who choose to live here. But as the City courts new development and population increases, it will be necessary to point to the documentation that describes relevant resources that comprise that character.

To this end, the following documents have been initiated by the Historic Commission since the 2016 Comprehensive Plan Update:

- Cochran Mill Park Interpretive Master Plan
- Beavers House Historic Structure Report (compiled by Georgia State University)
- Varner House Historic Landscape Survey

This adds to the library of other documents that provide context and direction the City's historic and cultural features, including:

- The South Fulton Scenic Byway Corridor Management Plan
- The South Fulton Scenic Byway Context Document
- National Register of Historic Places Multiple Property designation for the Roscoe-Dunaway National Historic District
- National Register of Historic Places Individual Property designation for the John Beavers House National Historic Site
- Historic American Building Survey (HABS) documentation of the John Beavers House
- Fulton County Property Record Cards for Historic Resources on file with the State Historic Preservation Office

Authoritative local history resources include:

- Douglas County, Georgia From Indian Trail to Interstate 20 by Fannie Mae Davis
- Palmetto, A Town and Its People by F.E. Steed
- South Fulton Historic Video Trail by the Old Campbell County Historical Society

The City also completed a Master Plan for the Campbellton area in 2020. Though the Campbellton Master Plan was primarily designed to guide land use and transportation improvements, the recommendations on historic preservation are a valuable tool for the Commission.

The 2016 Comprehensive Plan consolidated references on many resources from these various sources into one place. This documentation is a valuable tool for the Chattahoochee Hills Historic Commission. The 2016 Comprehensive Plan also identified that the City should create plans for the stewardship of historic and cultural resources. These previous efforts at documentation, along with the work of the Historic Commission since the 2016 plan, all support the development of this Historic Preservation plan element of the 2021 Comprehensive Plan. All of the documents referenced herein are incorporated by reference in the comprehensive planning framework for the City of Chattahoochee Hills.

Report of Accomplishments

Key to Terminology:

Items that are **Completed** have been finished within the 5-Year reporting period prior to this Comprehensive Plan Update.

Items that are **Underway** have been initiated or have had partial progress made as of the end of the 5-Year reporting period prior to this Comprehensive Plan Update. They have been carried over into the new 5-year reporting period for this Comprehensive Plan Update.

Items that are **Postponed** are still priorities for the community, and have been carried over into the new 5-Year reporting period for this Comprehensive Plan Update.

Items that are **Cancelled** will not be carried over into the new 5-Year reporting period for this Comprehensive Plan Update. Generally, these are items that are broad policy statements or routine city operations, and they have been identified appropriately as such.

The City has come a long way since its incorporation and the adoption of its first Comprehensive Plan. The costs of standing up a new City led to large deficits in the city's formative years. By the time the first Comprehensive Plan was adopted, the city had accumulated over $1.5 million in debt. At the time of this plan update, the City is not only operating in the black, but it has paid down the accumulated debt and built up a reserve fund. The City's parks are also important to the community. The residents banded together and bought over 1,200 acres of parkland for the City. Since then, the City has improved the parks with the help of volunteers, donations, and grant funding.

ID#	Project	Status	Comments
1	Engage Grants Writer	COMPLETED	The city engaged Mary Norman of Alliances4good, LLC.
2	Adopt Groundwater Recharge Area Protection Ordinance	POSTPONED	The city is still interested in pursuing this ordinance. The city is working on defining staff time and resources to complete this task.
3	Develop Sustainable Local Agriculture Plan	COMPLETED	Plan completed by Taproot.
4	Develop Historic Resources Plan	UNDERWAY	Created a Historic Commission. The Historic Preservation Commission and staff will continue to work on priority projects to develop an overall Historic Resources Plan.
5	Develop Cultural Resources Plan	COMPLETED	The city completed two reports: GDEcD Tourism Product Development Report and "Emerging Opportunities" Report.
6	Develop Rural Paved and Gravel Road Standards	UNDERWAY	The subdivision regulations are being revised and incorporated in a Unified Development Code. Fulton County Standard Details form the base framework for the engineering standards. Further investigation to preserve the character of the roads will be investigated and defined.
7	Review planning tools that may accomplish the conservation and preservation goals of the city	UNDERWAY	Chattahoochee Hills Conservancy is being reactivated. The city has named a panel to complete and revise the TDR program.
8	Research transit options for the elderly and disabled	COMPLETED	Opportunities offered by Fulton County Senior Services.
9	Economic Development Feasibility Study	CANCELLED	The city no longer intends on pursuing this study. The city is focusing on economic development in other CWP items such as education, branding, tourism, and broadband.
10	Develop Branding Program for Chatt Hills	UNDERWAY	The Wayfinging Program design, GDEcD Tourism Product Development Report, and Taproot report completed. The city will continue branding efforts utilizing the work referenced.
11	Develop Capital Improvements Program	CANCELLED	City is no longer planning to implement Impact Fees.

ID#	Project	Status	Comments
12	Impact fee study for transportation, fire, police and parks	CANCELLED	City is no longer planning to implement Impact Fees
13	Participate in the development of a joint multi-jurisdictional vision along South Fulton Parkway	COMPLETED	The South Fulton Parkway Corridor Plan was produced in December 2016.
14	Undertake a small area visioning study for Campbellton	COMPLETED	The Historic Campbellton Crossroads Framework Plan was adopted in February 2021.
15	Continue to refine the vision for Rico and consider the development of an overlay district or similar	UNDERWAY	A ULI mTAP study was conducted in 2021. Further work by a Georgia Tech planning studio is scheduled for Fall 2021.
16	Research policies on the location of utilities and infrastructure and develop recommendations for the update of appropriate development codes	POSTPONED	Incorporated into the new CWP.
17	Develop opportunities to further citizen/ community educational opportunities about the vision and model of development in Chattahoochee Hills	COMPLETED	City began conducting City Council district meetings at which development issues are discussed among other topics. The city began publishing a newsletter to provide further public information.
18	Determine if the Chattahoochee Hill Country Greenway Trail is feasible as currently planned, or if the resources could be used for other similar purposes	UNDERWAY	Exploring two separate sites, one in response to the Campbellton plan, the other in its original alignment.
19	Expand the current Parks, Recreation and Trails Plan and promote awareness of its recommendations to the community	UNDERWAY	Masterplans completed for Rico Park, Hutcheson Ferry Park, and Campbellton Park. The Chattahoochee Riverlands study incorporates the city's new River Park land and refines a portion of the trails plan.
20	Explore options for a creating a Development Authority in the city of Chattahoochee Hills	CANCELLED	The city is no longer interested in pursuing this.
21	Develop Design Guidelines for the Parkway Commercial Zoning District	CANCELLED	Parkway Commercial zoning district is being eliminated by City Council.
22	Pursue funding for a revised/ updated LCI study in Chattahoochee Hills	COMPLETED	This project was combined with and became the Campbellton study.

Community Work Program

The city has set for itself an ambitious vision. By remaining focused on the core goals of the community and continuing over time to implement the Community Work Program below and policies discussed in this Plan, the City will move towards attaining that vision.

Former Project Number (See ROA) or New	Project	2022	2023	2024	2025	2026	Responsible Party	Cost	Funding Source
Land Use and Housing									
7	Review planning tools that may accomplish the conservation and preservation goals of the city	x	x	x			Community Development, Community Associations, Interested Citizens	Staff Time/$15,000	General Fund
New	Study attainable housing options	x	x				Community Development, Consultant Services (possible)	Staff Time/$20,000	General Fund
New	Work with the Chattahoochee Hills Country Conservancy to solidify the Transfer of Development Rights (TDR) Program	x	x				City Manager, Community Development, Planning Commission	Staff Time	General Fund
New	Continue to refine the vision for Campbellton Crossroads and consider the development of an overlay district or similar based on the Capbellton Crossroads plan	x	x	x			Community Development, Consultant Services (possible)	Staff Time	General Fund
15	Continue to refine the vision for Rico and consider the development of an overlay district or similar	x	x	x			Community Development, Consultant Services (possible)	Staff Time	General Fund

Former Project Number (See ROA) or New	Project	2022	2023	2024	2025	2026	Responsible Party	Cost	Funding Source
Transportation									
New	Pursue funding for road and infrastructure maintenance	x	x	x	x	x	City Manager, Public Works, Community Development	Staff Time	General Fund/ Grants
6	Develop Rural Paved and Gravel Road Standards	x	x	x			Community Development, Public Works	Staff Time	General Fund
Economic Development and Intergovernmental Coordination									
10	Develop Branding Program for Chattahoochee Hills	x	x	x			Interested Citizens	$25,000	General Fund
New	Explore options to increase tourism	x	x	x	x	x	Community Development	Staff Time	General Fund
New	Pursue an Independent Outfitter for Kayak/Bike/Other Recreational Items	x	x	x	x	x	Community Development, Parks Commission	Staff Time	General Fund
New	Pursue opportunities to support improved performance and perception of educational options	x	x	x	x	x	City Council, City Manager, Community Development	Staff Time	General Fund
New	Update the City's Sign Ordinance	x					Community Development	Staff Time	General Fund
New	Engage with Atlanta/Fulton County for infrastructure leading to Village and Hamlets	x	x	x	x		Community Development, Public Works	Staff Time	General Fund
Natural and Cultural Resources									
2	Adopt Groundwater Recharge Area Protection Ordinance				x	x	Community Development	$15,000	General Fund

Former Project Number (See ROA) or New	Project	2022	2023	2024	2025	2026	Responsible Party	Cost	Funding Source
4	Develop Historic Resources Plan	x	x	x	x	x	City Staff, Historic Commission with Support from Community Associations and Interested Citizens	Staff Time/ Volunteer Time/$50,000	General Fund and Grants
18	Determine if the Chattahoochee Hill Country Greenway Trail is feasible as currently planned, or if the resources could be used for other similar purposes	x	x	x			Community Development, Parks Commission	$40,000	General Fund and Grants
19	Expand the current Parks, Recreation and Trails Plan and promote awareness of its recommendations to the community	x	x	x	x	x	Community Development, Parks Commission	Staff Time	General Fund and Grants
New	Research and explore incorporating a signage program for historic and cultural sites in the context of the overall wayfinding program in the city	x	x				Community Development, Parks Commission, Historic Preservation Commission	$25,000	General Fund
New	Improve the availability of data to the City's website that includes information about historic and cultural sites	x					Community Development, Historic Preservation Commission	Staff Time	General Fund

Former Project Number (See ROA) or New	Project	2022	2023	2024	2025	2026	Responsible Party	Cost	Funding Source
New	Begin developing maintenance and operations plans for all city-owned historic sites	x	x	x	x	x	Community Development, Public Works, Parks Commission, Historic Preservation Commission	Staff Time	General Fund and Grants
New	Explore budgeting funds to complete a city-wide survey of historic resources	x	x	x	x	x	Community Development, Historic Preservation Commission	Staff Time	
New	Review and update the South Fulton Scenic Byway Corridor Management Plan	x	x	x	x	x	Community Development, Historic Preservation Commission	Staff Time	General Fund and Grants
Community Facilities and Services									
16	Research policies on the location of utilities and infrastructure and develop recommendations for the update of appropriate development codes		x	x	x	x	Community Development	Staff Time	General Fund, Community Development Assistance Program (CDAP)
New	Pursue a community center, location and scope	x	x	x	x	x	City Manager, Community Development	Staff Time	General Fund and Grants

Appendix A

The City's First Plan

A Vision for the State of Georgia

For much of the past century, American comprehensive planning has produced a development pattern that is understood as suburban. In concept, suburban development patterns were intended to provide the best of rural and urban living in a healthy and productive environment for all citizens. As the suburban model spread, however, it became clear that a number of unintended consequences had emerged. Commuters came to rely heavily on the automobile; uses were disconnected from each other; and the rural and the native landscapes were replaced with highly dispersed, infrastructure-intense development. As Georgia moves into the twenty-first century, there is an opportunity to address many of these challenges in the way we comprehensively plan in the state.

Historically, comprehensive planning focused on the physical development of communities. This is clearly indicated in the original language of the City Planning Enabling Act, provided by the Hoover Commission, and produced by Congress in 1929. In this vision, the primary act of city building, whether for a new city or an expanding existing township, was the creation of the physical public realm. This act deals specifically with the conversion of land into a framework of streets and infrastructure, public spaces and public buildings, and block and lot configurations. The framework, particularly the configuration of streets and blocks, provides a long-term structure for changing patterns of land use, building form and building occupancies. How this structure is designed is vital to the performance of a jurisdiction. Small yet easily developable blocks are the key to creating a city that not only allows, but promotes, public activity through its walkability. The formation of such a public framework is the first step toward livability, sustainability, and adaptability, all within the context of a strong community. The strategic projection of a public framework has a long history in the constitution of enduring cities, form the Roman use of the 'cardo' and 'decumanus' (the main streets at the core of every Roman town) to Oglethorpe's plan for Savannah, or the Commissioners' Plan of 1811 for the city of Manhattan. These plans all passed from regulatory documents to long-lived and much loved constructed places, and have all survived adaptations over the course of time.

In Georgia, this sort of comprehensive planning can drive the makeup and expansion not only of cities and towns, but also of non-urban areas – places that historically have been understood as rural. Rural planning is just as important as urban planning, and in many ways more so. As with the creation of a city, there are also physical elements of a rural the district or area that create a framework that determines the character of future development. Much of the United States, especially as it spread westward, was planned at a very high level through the Land Ordinance of 1785. The system of townships and ranges was used to dimensionally determine the patterns of development and land transfer for everything from capital cities to ranches and farmland, and those patterns, in places, have defined that development for generations after the plans were laid.

Chattahoochee Hills has an opportunity to provide a model for bridging the urban and the rural as a strategy for supplanting the suburban development model. The vision incorporates the best of rural living with the best of town and urban living, but without confusing and combining the two. Each type of development has its own characteristics and qualities that make it livable, sustainable, adaptable and accessible. But the rules for each are not always the same, and the physical elements of each require different approaches. The vision of the Chattahoochee Hills Comprehensive Plan is to provide a model for the state as it moves forward with comprehensive planning in the coming decades, and to provide a model for planning that addresses the differences and similarities between the rural and urban environments. And along with this, the vision for Chattahoochee Hills provides a strategy to transition between the two without losing the value and the values of each.

Planning in Chattahoochee Hills

The vision for Chattahoochee Hills began to form long before the city was incorporated. Fulton County played a key role in laying the groundwork for the unique Chattahoochee Hill Country community's development concepts through the implementation of creative zoning and land use regulation. Beginning in 2000, Fulton County began working with residents in a grass roots initiative that created the Chattahoochee Hill Country, an area bound together by a concept which preferred development in dense nodes with a high level of permanent land preservation over the more typical suburban sprawl seen in the Atlanta area. In 2002, Fulton County amended its Land Use Plan, officially designating the 40,000-acre area known as the Chattahoochee Hill Country, and also adopted the Chattahoochee Hill Country Overlay District, which established the mixed-use hamlet and village zoning districts and the corresponding goal of permanently preserving at least 60% of the land.

In 2003, the County adopted a Transfer of Development Rights Ordinance, which provided for the permanent protection of land driven by the development of villages, consolidating development there using development rights transferred from the surrounding farm and forestlands. The first hamlet development was approved by the County in 2004. In 2005, Fulton County adopted the Chattahoochee Hill Country Conservation Subdivision Ordinance, making conservation subdivisions the only other development mode allowed in the Chattahoochee Hill Country. In 2006, Fulton County recorded for the two Transfer of Development Rights transactions in the State of Georgia.

The desire to permanently strengthen these programs and to administer them locally was the primary driver behind citizen efforts to incorporate the Chattahoochee Hill country area into a city. That incorporation took place in 2007, creating the new city of Chattahoochee Hill Country, which later changed its name to Chattahoochee Hills.

The First Comprehensive Plan

Upon its incorporation in 2007, the City of Chattahoochee Hills adopted Fulton County's Comprehensive Plan and development regulations. A portion of the Fulton County Comprehensive Plan, Focus Fulton 2025, specifically addressed the special needs of the area of Chattahoochee Hills, creating an overlay zoning district that called for preservation of a minimum of 60% of the area in a relatively undisturbed state, with development concentrated in villages and hamlets located in specific areas. The future land us map included three villages (informally called Center Town, Friendship Village and Foxhall Village) located in Chattahoochee Hills and the remaining land to be agricultural residential (AG-1, one acre minimum lot size). The 'Friendship Village' village was approved as a DRI by ARC under Fulton County in 2005.

When the city was created in the State legislature, the city limits were drawn differently than originally intended, with the northeast quadrant excised. In addition, the neighboring city of Palmetto annexed some property in the east of the proposed city at the behest of the developer. The boundary changes removed one of the villages (Foxhall) entirely, along with two thirds of another (Friendship). Foxhall Village, now in the City of Palmetto, was approved as a DRI by ARC in 2006. The conceptual village known as Center Town, on land owned by Carl Bouckaert, remained in the city. Despite losing one and two thirds of its presumed village sites, the city kept the Fulton County Comprehensive Plan, although there was immediate recognition that some elements of the plan might need to be amended to accommodate the changes in the boundaries. Since formation of the city, the downturn in the economy has greatly reduced the development pressure experienced throughout the entire Atlanta region, including the City of Chattahoochee Hills.

The assets that make the community attractive for development – a large, physically attractive, contiguous and almost entirely undeveloped area with a highly sustainable development plan located only 25 minutes from the world's largest airport – remain, however, and the city is likely to experience intense development pressure in coming years.

In the three years since the adoption of Focus Fulton, the leadership and citizens of Chattahoochee Hills have consistently demonstrated their willingness and their passion for "The Plan"; for raising the bar for preservation of rural land and lifestyles, and for promoting responsible and sustainable development. The most prominent example of preservation-oriented development in the community is Serenbe, the first phase of which has been substantially completed. Serenbe serves as a nationally recognized, award-winning example of outstanding land conservation, agricultural integration, planning and implementation.

It is the intent of this Community Agenda to build upon the spirit that was established in Focus Fulton, to identify problem areas, and to encourage even higher standards to create and to maintain a sustainable community for the citizens of Chattahoochee Hills.

The Community agenda identifies short and long-term planning strategies for the City of Chattahoochee Hills that supports that community vision. These planning strategies are intended to help guide the pattern of development within the city while supporting the character guidelines for specific areas of the community. The goals and policies expressed in the Community Agenda identify how the City of Chattahoochee Hills will address demands associated with future anticipated population and work force growth while supporting the overall vision for the city.

Refining the Vision

A diverse spectrum of stakeholders was appointed by the Mayor and City Council to develop the Community Agenda. Experience in public involvement has shown that lasting solutions are best identified when all segments of a community – individuals, elected officials, the business community, potential developers, and civic organizations – are brought together in a spirit of cooperation. That was certainly the case in Chattahoochee Hills.

The broad based participation in developing the Community Agenda will help ensure that it will be implemented, because many in the community are involved in its development and thereby become committed to seeing it through.

Comprehensive Plan Task Force

Beginning in December of 2008, the Mayor and City Council began recruiting citizens to work on the Comprehensive Plan. The Comprehensive Plan was discussed at City Council and Planning Commission Meetings, information was posted on the City's website and information about the Comprehensive Plan was reported in the weekly Reader, the weekly on-line newspaper for Chattahoochee Hills. The Comprehensive Plan Task Force is the body that interpreted the input of the community and created the Community agenda of the Comprehensive Plan. The task force was created through appointments from the Mayor and City Council and citizens volunteering. There were originally 45 people (fully 2% of the city's entire population) appointed to the task force. While some were unable to participate fully due to other commitments, the task force added members over time as citizens came forward to volunteer their time to the effort to maintain its broad-based community input level.

The task force was guided by three facilitators, two of whom are professional planners (consultant and city planner), and the President of the Chattahoochee Hills Civic Association, who served as the Citizen Chair.

City staff was included in the task force for the professional knowledge that they bring to the process. For out of five of the members of the Chattahoochee Hills Planning Commission were also included in the task force because planning is the focus of their positions on this appointed board. (The Chairman of the Planning commission elected not to serve on the Comprehensive Plan Task Force due to his work schedule.)

Because of the community's strong planning history, there are a number of community organizations working in the City of Chattahoochee Hills. The following appointees to the Comprehensive Task Force represent various community organizations.

Nancy Green-Leigh, CHCA Sustainable Development Committee

Alan Merrill, Chairman, Chattahoochee Hill County Conservancy

Tom Reed, President, Chattahoochee Hills Civic Association

Laurie Searle, Scenic Byway Committee

The local business community and education community were also targeted for involvement in the Comprehensive Plan Task Force.

Sandra Storrar, Realtor

Dr. George Brown

Andy Hanna, Builder

Sandra Huffmaster, Educator

Clifford Blizzard, Educator

Judy Henderson, Chattahoochee Hills Community Library, Educator

The Mayor and City Council also invited the largest landowners in the City to participate in the process because of the impact that those parcels will have once they are developed. They are:

Mark Hennessey, Hennessey Properties

Stacy Patton, Minerva

Carl Bouckaert, Bouckaert Properties

Brook Cole, Merrill Trust

Steve Nygren, Serenbe

Citizen Representative were selected to be part of the process based on interest and willingness to serve the city. The citizens serving on the Comprehensive Plan Task Force included (but were not limited to):

Paul Alford

Ken Langley

Margaret Clime

Wendy McGhee

Gene Griffith

Tara Muenz

Nehemiah Haire

Dan Sanders

Don Harrelson

Michael Harris

Rick Sewell

Allen Shropshire

Monte Harris

Bob Simpson

Members of the Task Force were divided into five committees based on interests and expertise. The five committees were Public Participation, Natural and Community Resources, Economic Development, Housing, and Land Use and Transportation. Many of the citizens and stakeholders served on more than one committee.

Public Participation

The Public Participation Committee comprised of Gene Griffith, Mark Prater, Tom Reed, Laurie Searle, Sandra Storrar, and Dana Wicher had the important task of reaching out to the community to gather opinion-based information to guide the development of the Community Agenda. This was done in two ways. First was through a mail and online survey. The survey was mailed to all 985 households in Chattahoochee Hills. The combined mail and online survey yielded 432 responses – representing almost 50% of all households in the entire city! The results of the survey were presented to the entire task force.

The second part of the community outreach was a series of meetings held around the city to get more survey responses, perform an additional visual preference survey and to gather any other feedback from the community regarding the physical development of the city in the next 20 years. Five outreach meetings were held around the city during the last two weeks of March and first week of April. Four meetings were held at local churches and one at the Serenbe Institute within Serenbe. The meetings were advertised through all four church bulletins, the Chattahoochee Hills Weekly Reader (a weekly community e-mail newsletter), an e-mail blast to all residents with e-mail addressed on file at City Hall and through flyers posted at Smith's Grocery Store (the only grocery store in Chattahoochee Hills) and at the Blue Eyed Daisy Bakeshop in Serenbe.

The format of all of the meetings was the same. There was a visual preference survey given to inform the Land Use and Transportation Committee about preferred development types. There were walls with signs posted on them. Each sign was the same "Tell us your concerns about ____" with all of the required topics of each of the chapters of the Community Agenda inserted. One wall sign read "Tell us your concerns about Transportation," another about Development, another about Natural Resources, Housing, Economic Development, Intergovernmental coordination, etc. next to each of the signs were five by eight inch Post-it notes where participants could write their concerns and stick them to the wall.

The consolidated list of concerns for each topic was presented to the committee working on that part of the Community Agenda. These comments were used to create the issues and opportunities lists in the Community Assessment. There were 66 attendees in the five outreach meetings.

Committee Structure

Each committee received a report of the survey results, the visual preference survey results and list of residents' concerns along with the Community Assessment and other supplemental information. The committees utilized a visioning process; held workshops with experts in their subject areas, or engaged in a full-scale charrette process. Each committee completed their work by developing policies to achieve goals set by the committee, and steps to implement each policy.

Natural, Cultural and Community Resources Committee

The Natural, Cultural and Community Resources Committee addressed topics from the Natural and Cultural Resources element, the Community Facilities and Services element and the intergovernmental Coordination Element of the Community Assessment. This committee was the first topic-based committee to begin work, holding their first meeting in June, 2010.

Member of the committee include:

Paul Alford
Rocky Reeves
Clifford Blizard
Laurie Searle
Sandra Huffmaster
Bob Simpson
Judy Henderson
Clay Stafford
Alan Merrill
Hugh Tyer
Tara Muenz
Dana Wicher
Stacy Patton

Economic Development Committee

The Economic Development Committee addressed the Economic Development element of the Community Assessment. Unlike the Natural and Community Resources Committee, there was very little Chattahoochee Hills specific data available to inform their work. This committee was the second topic-based committee to begin work in June, 2010. Members of the committee included:

Paul Alford
Steve Nygren
Nancy Green Leigh
Stacy Patton
Alan Merrill
Rocky Reeves
Wendy McGhee
Dana Wicher

Housing Committee

The Housing Committee addressed the Housing element of the Community Assessment. There was very little Chattahoochee Hills specific Census housing data available for the committee to review. This group had speakers from the Georgia Tech City Planning program and the Atlanta Regional Commission Aging Division to assist the committee in its work. This committee was the third topic-based committee to begin work in July 2010. Members of the committee include:

Steve Dray
Andy Hannah
Michael Harris
Nancy Green Leigh
Rick Sewell
Allen Shropshire
Bob Simpson
Dana Wicher

Land Use and Transportation Committee

The Land Use and Transportation Committee addressed the Land use and Transportation elements of the Community Assessment. This committee dealt with a great deal of information in the Community Assessment and also had to consider the work of the other topic based committees. This committee was the last topic-based committee to begin work in August 2010. Member of the committee included:

Dr. George Brown
Alan Merrill
Carl Bouckaert
Steve Nygren
Margaret Clime
Larry Parrott
Brook Cole
Stacy Patton
Steve Dray
Tom Reed
Gene Griffith
Rocky Reeves
Michael Harris
Laurie Searle
Don Harrelson
Dan Sanders
Monty Harris
Bob Simpson
Ken Langley
Sandra Storrar
Nancy Green Leigh
Hugh Tyer
Wendy McGhee

Appendix B

Historic and Cultural Resources Along the South Fulton Scenic Byway

In 1977, The Georgia Department of Transportation Office of Planning designated three roads within the City of Chattahoochee Hills as Georgia Scenic Byways. A Georgia Scenic Byway is any designated highway, street, road, or route which significantly features certain intrinsic qualities, such as scenic, historic, natural, cultural, archaeological, and recreational, that should be protected or enhanced.

The South Fulton Scenic Byways represents the triangular-shaped core of the city and is comprised of State Road #70 (Cedar Grove Road, Campbellton Redwine Road) on the west, Cochran Mill Road on the east, and Hutcheson Ferry Road on the south equaling a total length of 29.76 miles. This effort to designate these roadways emerged from community input in the update of the 2010 Fulton County Comprehensive Plan. Through this designation, the loop throughout the rural and pastorals section of the city help protect the green space and community resources along the road.

Students from the Heritage Preservation Master's Degree Program at Georgia State University conducted an inventory and evaluation of the qualities of the Scenic Byways which revealed road sections with tree canopies (containing a mixture of oak hardwoods and pine species), wooded parcels, pasture, farms, scenic vistas, and outcroppings. To help enhance these characteristics of the Scenic Byways, a Corridor Management Plan was created through the Fulton County Public Works Department in 1998 which is carried out by the local government and the members of the Corridor Management Plan Committee.

In fact, to help discourage land use adjacent to the byways property owners in the area developed a land use plan and development standards to protect the rural character and the three main scenic vistas. Both of these were adopted by the Fulton County Board of Commissioners in 2002. The land use plan directs development along three main villages and for the protection of the land through transfer of development rights. Transfer of Development Rights allows landowners to sell development rights from their land to a developer or other interested party who can use these rights to increase the density of development at another designated location. The development standards require a 100 foot natural undisturbed buffer to protect the view from the scenic byways.

In the Fulton County Historic Resources Survey, seventy-eight structures were surveyed along Hutcheson Ferry Road, Cochran Mill Road, and S.R. 70, Campbellton-Redwine Road and Cedar Grove Road. Of these, 55% (42 structures) may be eligible to be placed on the National Register of Historic Places.

Most of the resources surveyed were, or are used as residences (85%). Other resource types include churches, stores, a masonic lodge, and a historic marker. Several outbuildings are along both S.R. 70 and Cochran Mill Road; most notably the barn located north of the CCC marker in Campbellton, the outbuildings of a dairy located where Cedar Grove Road makes a sharp turn south, and the barn at the intersection of Rivertown and Cochran Mill, contribute to the scenic and rural qualities of these roads.

Noted in The Scenic Byways Historic Context Report, Fulton County Environment and Community Development Department, 2007

[1] "Georgia Scenic Byway Program Frequently Asked Questions," (Fulton County Department of Public Works – Transportation Division, 1998), 1.
[2] South Fulton Scenic Byway Corridor Management Plan" (Fulton County Department of Public Works - Transportation Division, 1998) 2.

Historic Land Use and Structures

From the late eighteenth and early centuries during the occupation of the area by the Creek tribes, through the period of white settlement in the 1820s and up until the 1950's, the nutrient rich, loamy soil made farming the primary income producing activity in the City of Chattahoochee Hills. The rolling landscape bears evidence of old plow farming methods and natural hedges. Fences of various materials help provide boundary markers between properties. Although many of the old family farms and plantations are no longer in operation, most are still owned by longtime residents of the area or the descendants of original settlers.

Most of the historic agricultural buildings extant in the area are remnants from the late nineteenth and early twentieth century periods of farming. Today, most of these buildings are used for purposes other than for which they were originally intended, such as for storage or as a garage. In general, they depict vernacular characteristics with their simple frame structures, local constructed, and exhibiting little or no academic style. Common accessory building types include well houses, cattle barns, corncribs, and farmhouses. As part of the farming community, a number of saddlebag (along Cedar Grove Road in Rivertown), single, and double pen houses, used as rental properties for tenant farmers who worked the land of larger property holders can be found throughout the city of Chattahoochee Hills and are important to note. The condition of these agricultural buildings varies considerably.

Use of Structures Along the Scenic Byways	
Use	Number
Single Family	70
Church	6
Store	2
Governmental	1
Business	1
Mill	2
Marker	1
School	2
Lodge	1
Total	86



Jones Yates House - Italianate style house



Redwine Plantation - Plantation Plain style house

Crossroads Communities

Crossroads communities are generally found at the intersection of one or more roads in a rural setting and have the appearance of a small town or village. They usually consist of a nucleus of landmark buildings and businesses such as churches, general stores, and schools, surrounded by outlying residential development. Within the City of Chattahoochee Hills, there are six crossroads communities: Campbellton, Rivertown, Rico, County Line/Redwine, Goodes, and Friendship.

Although each of these communities has its own distinct history, they all share a connectedness due to their close proximity, historic ferry crossings, and through the families and people who helped establish the area and city. A major business that helped facilitate this connectedness was the general store.

A general store worked as a retail business that supplied the local crossroads communities with a variety of goods and services. Because of the rural nature of Chattahoochee Hills, these stores were vernacular (a style of building concerned with function and domestic use), single pen (or one room), frame structures, built during the late nineteenth and early twentieth century. In some cases these commercial buildings also acted as post offices or added gas filling stations. These businesses became a core of the community for local and national information and for social gatherings among its residents. Examples of commercial buildings located near Rico are the Barnes Store (intersection of Rico Road and Campbellton-Redwine Road), Reeves Store (6875 Rico Road), and in Friendship the Cook Caldwell Store (6265 Cochran Mill Road).



The site of the Old Campbell County Courthouse

Mills

There are two culturally and historically significant mills in the city: Wilkerson Mill and Cochran Mill.

Wilkerson Mill represents a type of commercial building associated with industry and manufacturing. Located on Little Bear Creek, off Wilkerson Mill Road, the three-story, timber frame gristmill is the only standing mill in Fulton County. The construction of this building features Greek Revival architectural elements and dates back to 1867. Wilkerson Mill was part of a commercial enterprise that processed local farmer's corn and wheat produce. The building's machinery operated on hydro energy and remained in use until the 1960s. At the time of construction, grist milling was a common and profitable business, not only in Campbell County, but also throughout the region and the state of Georgia.

That is why in 1890 Berry Winn Cochran, Senior built a gristmill, also known as Cochran Mill, powered by an upstream lock and dam on Big Bear Creek. The stone wall and steel frame bridge ruins of the Cochran Mill, located in the now 900 acre, county owned Cochran Mill Park at the intersection of Cochran Mill Road and Upper Wooten Road, are all that remain of the three mills built by the Cochran family during the mid to late nineteenth century along Little and Big Bear Creeks. Cheadle Cochran, the patriarch of the Cochran family, came to Campbell County in the late 1820s and built a lumber mill. His son, Berry, built the gristmill and a third mill on a five-foot dam across the ledge from the second mill. The mill unfortunately burned down in 1974 and a flood in 1994 washed away parts of its foundation.

Homes and Farms

Most of the historic structures that make up the City of Chattahoochee Hills are houses and farmhouses with their accessory buildings or outbuildings. The majority of the city's significant buildings were built in the century between 1880 and 1980. Some of the most prevalent house types include: gabled ell cottages, central hallways, Georgia cottages, bungalows, and ranch houses.

Historic houses in Chattahoochee Hills represent a broad pattern in the area's history. The houses have a wide date range of construction (1830s through the 1960s) and a variety of popular architectural styles. However, many have elements of a style or vernacular interpretation found in historic rural communities throughout Georgia. Those homes associated with families that have played a large role in shaping the political, economic or social life of the community may also qualify for the National Register of Historic Places.



6285 Cochran Mill Road - Craftsman Bungalow



8570 Hearn Road - Linear Ranch

House Types on the Scenic Byways		
Type	Associated Years	Number
Single Pen	1850-1900	0
Double Pen	1870-1930	1
Saddlebag	1830s-1930	0
Central Hall	1830-1930	9
Side-Gabled Cottage	1895-1930	0
Gabled Wing Cottage	1875-1915	5
Georgian Cottage	1850-1890	1
New South Cottage	1890s-1920s	1
Pyramid Cottage	1910-1930	2
Bungalow	1900-1930	4
Plantation Plain House	1820-1850	2
Ranch	1930-1960	13
Split Level	1950s-1970s	0
Total		38

Building Styles on the Scenic Byways		
Style	Associated Years	Number
No Style		38
Greek Revival	1840s-1860s	8
Folk Victorian	1870s-1910s	5
Italianate	1850s-1870s	1
Gothic Revival	1850s-1880s	1
Neoclassical Revival	1890s-1930s	1
English Vernacular	1920s-1930s	1
Craftsman	1910s-1930s	14
Ranch	1930s-1960s	3
Total		72

Community Buildings

Landmark buildings are those structures that have played a central role in the social political or religious development of the area and generally include schools, churches, libraries and meeting or social halls. In the study area, four types of these community landmark buildings are evident.

The first examples are that of meeting or social halls. Rico Lodge, located at 6800 Rico Road, was built sometime in the 1890s and has served as a Masonic meeting hall, a general store and a post office over the years. Another example of a fraternal/ political meeting hall is the Campbellton Lodge No76 F&AM/ Old Campbellton Lodge, which was built in 1848 on the southwest corner of Old highway 92 and Church Road in the Campbellton Community. This lodge represents one of Campbellton's earliest community landmark buildings and it served as a post office, general store and Masonic Lodge.

Other landmark buildings include schools such as the Old Rico School located at 6440 Rico Road. This is one of the last remaining school houses build under the Old Campbell County Government. It was build sometime in the 1880s and is one story with some Greek Revival elements and a hipped roof. Another school located in the Rico community is the New Rico School, right across the street from the Old Rico School at 6505 Rico Road, which was building following the consolidation of Campbell, Milton and Fulton counties in 1932. This building now serves as the City Hall for Chattahoochee Hills. Rico School is a brick masonry veneer school design with neoclassical elements, including recessed porches, brick quoins and a hipped roof.

There are a number of local churches through the city, including Providence Baptist Church in Rico, Campbellton Baptist Church and Campbellton United Methodist Church in Campbellton, New Hope United Methodist Church and Sardis Baptist Church near Goodes, Vernon Grove Church on Vernon Grove Road and Friendship Baptist Church in the Friendship Community. All of these churches were built in the early to mid-twentieth century.

Another important resource is the stone monument located on the site of the old Campbell County Courthouse building at the northeast corner of Cochran Road and Old Highway 92. The monument was jointly erected in 1936 by the Works Progress Administration and United Daughters of the Confederacy to commemorate the lost courthouse building and the reunion of 30 survivors form Company A 21st regiment of Georgia.



Friendship Community - General Store



Rico Community School

Cemeteries

Cemeteries help represent the cultural heritage of Chattahoochee Hills because they give insight to the settlement pattern of the city when it was still a part of Campbell County. They document settlers, founding families and their descendants. They help shed light on the rural life in the community through traditions passed down through generations. And they serve as tangible markers of the historic spatial settlement patterns.

Because of the nature of the cemeteries in a rural community locating them can be difficult consider many were located on family land that may now be overgrown or wooded. Few were ever document and may only be known by locals. And graves marked with fieldstones may have been cleared over the years.

In 2009, the Chattahoochee Hills Historical Society began a project to identify and document all of the cemeteries within the city of Chattahoochee Hills, as well as cemeteries of historical significance in adjoining historic Campbell County. As of March 2010, 34 cemeteries have been identified and recorded on a public website.

Four types of cemeteries predominate: church, community, family and primitive. Church cemeteries dates back to the late 1800s, with the oldest identified as the Piney Woods Primitive Baptist Church Cemetery on Kite Road. Within this cemetery, there are approximately 50 visible graves. Within the City of Chattahoochee Hills, nine church cemeteries have been identified and five are actively supported by churches; four are abandoned.





Cemetery on Campbellton-Redwine Road

Church Cemeteries

- Andrews Chapel UMC
- Campbellton Baptist Church
- Campbellton United Methodist Church
- Friendship Baptist Church
- Liberty Mill Methodist Church
- Macedonia Church
- New Hope UMC
- Piney Woods Baptist Church
- Rivertown UMC
- St. Paul AME Church
- Verson Grove Baptist Church

Community Cemeteries

- Old Rico Community
- Rico Cemetery
- Tommy Lee Cook Road

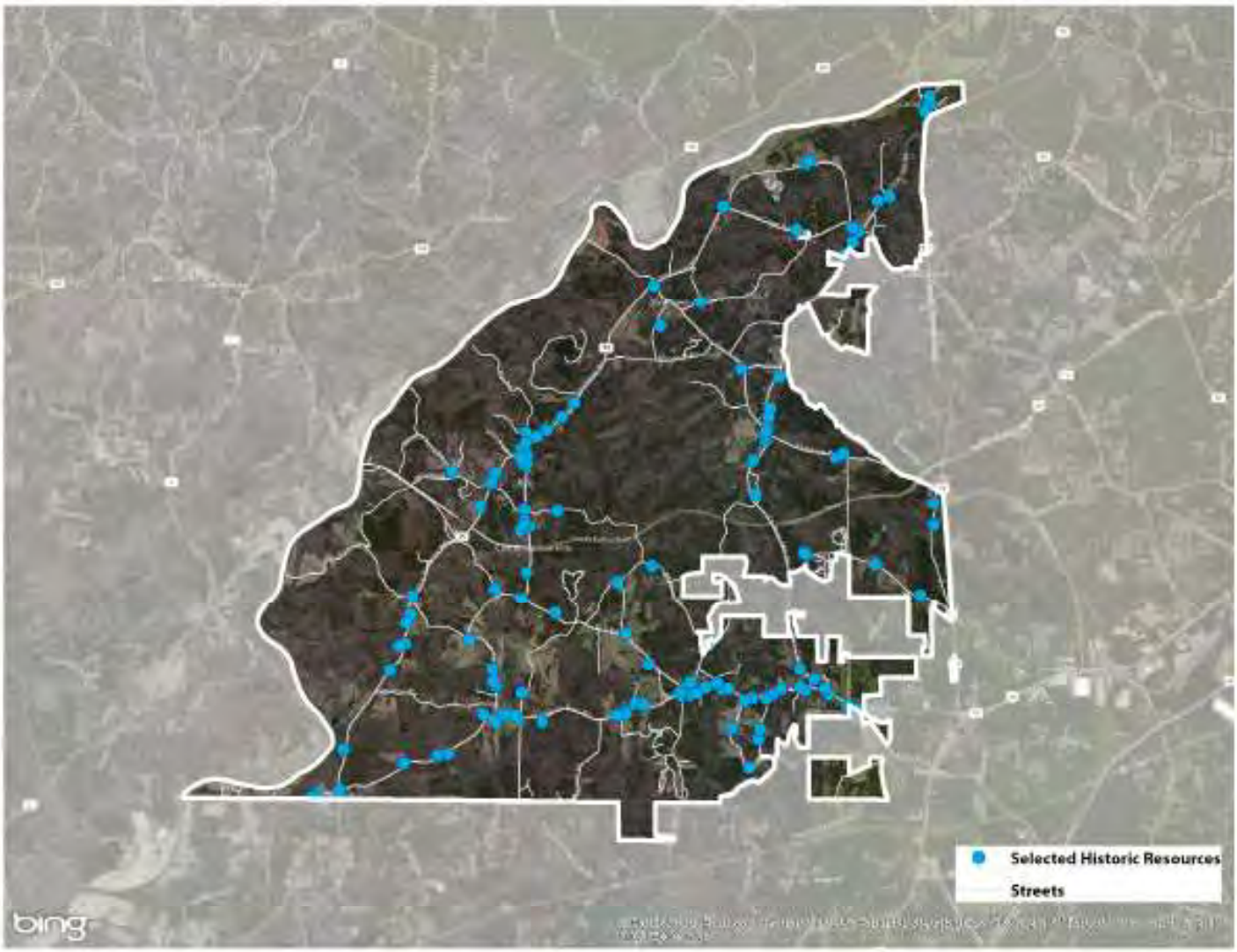
Primitive Cemeteries

- Cochran Mill Park

Family Cemeteries

- Astin
- Bryant
- Camp
- Condor
- Duggan
- Jackson
- Lassetter
- Phillips
- Richardson
- Terry-Tanner
- Varner
- Watkins
- Whiteside Road
- Zellars

Cemeteries documented by the Chattahoochee Hills Historical Society and recorded at www.chatthillshistory.com/cemeteries.



Selected Historic Resources, City of Chattahoochee Hills, Fulton County, Georgia

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
Campbellton				
Resource Name	Date of Construction	Address	History	Source/ Reference
John Beaver House	1828	8655 Cochran Road	Home of justice John Fluker Beavers, one of the first settlers	South Fulton Scenic Byways Historic Context
			"On Monday, April 20, 1829, in the Beavers Home at Campbellton, Judge Walter T. Colquitt, presiding, the first session of the Supreme Court was held."	Douglas County Georgia: From Indian Trail to Interstate 20
			The Beavers House was built about 1828 and faced the town square. The house was probably used for meetings of the Justice of the Inferior and Superior Court and county elections until the courthouse was built.	South Fulton Historical Trail Video
			The John F. Beavers House at 8655 Cochran Road (c. 1828) is an extant example of architecture from the period of early settlement of the county and town. A wood-frame dwelling with a central hallway and Green Revival Elements, the Beavers House was the home of Justice John Fluker Beavers, a Clerk of the inferior Court (later Ordinary Court) and a Campbell County Commissioner. Beavers moved to Fairburn in 1896 and in 1920, the W.F. Lee family purchased the house and farmed the surrounding area until 1970. In 1986, Lance and Talitha Fountain Bought and restored the property. The Beavers House was added to eh National Register of Historic Places in 1984. Fulton County purchased for protection purposes the Beavers House and surrounding 16 acres, including the site of the ferry crossing, in May 2003 with Georgia Community Greenspace fund.	South Fulton Scenic Byways Historic Context
			John Beaver House - wood frame dwelling with central hallway and Greek revival elements; originally a two-room house with end chimneys facing southwest toward the town of which it was then a part, it was later reoriented so that is main entrance is to the southeast with an added Greek Revival portico, a central hall, as well as a wing that creates a more traditional Southern Image	National Register Listing

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
Campbellton Baptist Church	1900-1909	8660 Campbellton Fairburn Road	In the 1829 records of the "Yellow River Baptist Association" is recorded the newly constituted Campbellton Baptist Church being received into the association	Douglas County Georgia: From Indian Trail to Interstate 20
	1898		Campbellton Baptist Church was founded in 1829. The present building constructed in 1898 is located across the street from courthouse square. In 1948, church offices were constructed on the front of the church. A steeple was erected in 1950 and on the right side of the building five Sunday school rooms were added. In 1960, a large construction project on the left side of the church consisted of four Sunday school rooms and a fellowship hall with kitchen. In 1980 vinyl siding was added.	South Fulton Historical Trail Video
			The Campbellton Baptist Church (c. 1900-1909) is located at 8660 Campbellton-Fairburn Road (SR 92); however the front of the building faces the old courthouse square. The congregation was organized in 1829 and the original church site and cemetery, where members of the Austell, Bullard, and Collins families were buried are located just to the north of the Beavers' House. The present structure including a front steeple, rear addition and large east wing. The original, two story building exhibits no discernible architectural style. It is wood framed with a rectangular plan and moderately pitched front gable roof. The symmetrical, front facade is two rooms wide and has a three-bay plan with a central door and portico with 1/1 double hung windows on each side. The church was originally covered with clapboard siding, however white vinyl siding was added in the 1980s. A cemetery is stationed to the right of the church on a slight downhill.	South Fulton Scenic Byways Historic Context
Campbellton United Methodist Church	1916	8650 Campbellton Fairburn Road	"Quarterly conference records show that the church was organized in 1830, and was in the then LaGrange District of the Georgia Conference, 36 years before the state divided into the North and South Georgia Conferences in 1866."	Douglas County Georgia: From Indian Trail to Interstate 20

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
	1911		Campbellton Methodist Church was organized in 1830. The first church was built in 1850, adjacent to the present church on the presently cemetery plot. It seated more than five hundred persons. After the county seat was moved to Fairburn in 1870, membership drastically decreased. The present sanctuary was built in 1911. The first homemade pews were the wooded slat type. It was said 'you learned to sit down very carefully or run the risk of being pinched.' In the mid- 1950s, a major building program began. A two-story Sunday school building was constructed with a fellowship hall, well and pump, and kitchen and gas heaters. In the 1960s, improvements consisted of enclosing the open front area, installing central air and heating, a steeple bell, church office, paved parking and other conveniences, including new replacement of the slatted pews with good, old, solid pews then later with upholstered pews.	South Fulton Historical Trail Video
			The Campbellton Methodist Church (c.1916) is located across the road at 8650 Campbellton Fairburn Road. The present sanctuary stands near where the original church was built in the 1830. The church is wood frame and sided with white clapboard. It has a rectangular plan and double pitched front-gabled roof. Pyramidal roof-topped towers flank the double door entrance on the symmetrical, three-bay front facade. Each tower has a small louver window on the upper story and a fixed, vertical window with a smaller window above it on the first story. Bot the north and south facades have three centered ribbon windows with a single window on either side. A small path leads to an historic cemetery on the north side of the church where many of the earliest settlers of Campbell County are buried including the Camps , Cochrans, Lathams, Tuggles, and lees. A number of Confederate and Union War dead were buried here as well.	South Fulton Scenic Byways Historic Context
Campbellton Lodge No. 76	1848	SW Corner of old Hwy 92 and Church Road	One of campbellton's earliest community landmark buildings. Once served as a post office and general store and used as a masonic lodge	South Fulton Scenic Byways Historic Context

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
			The two-story wooden clapboard Campbellton Masonic Lodge was built in 1848 by F&AM Lodge #76. The furniture was mostly handmade and many of the original furnishings are still in use. In the 1880s, Joe Latham operated a mercantile store and post office on the first floor. In the late 1930s, WPA replaced wrought iron uprights with two front stone corner posts. Following the 1948 Centennial, the first floor was modified. A kitchen and living room were built for lodge functions. There were renovations made in 1977. Meetings are held on the second and fourth Saturdays each month at early candlelight.	South Fulton Historical Trail Video
			On September 4, 1848, the first official meeting of Free and Accepted Masons was held at Campbellton."	Douglas County Georgia: From Indian Trail to Interstate 20
Campbellton Academy	Organized 1829		First School in Campbell County; The Campbellton Academy and many other commercial and domestic buildings, such as the Latham House were either demolished or deteriorated over time.	South Fulton Scenic Byways Historic Context
Latham House	1829, with additions		Greek Revival House in poor condition; According to Fulton County staff, house has been demolished	Georgia Historic Resources Survey
			The Campbellton Academy and many other commercial and domestic buildings, such as the Latham House were either demolished or deteriorated over time	South Fulton Scenic Byways Historic Context
Stone Monument/ Campbell County Courthouse	1936	Old Courthouse Site	In 1936, a granite marker was placed on the old original Campbell County courthouse site commemorating the courthouse and the annual reunion of Confederate veterans of Company A 21st Georgia Regiment. The courthouse square and site is on present day Church Street off 92 HWY.	South Fulton Historical Trail Video
			In 1835, a two-story brick courthouse was erected on the square. The courthouse at Dahlonega was a prototype of the Campbellton Courthouse. It also housed the sheriff, coroner, surveyor, and the court...About 1912, the courthouse was demolished.	South Fulton Historical Trail Video

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
			The old Campbellton courthouse was sold off in 1875. It fell into ruins and was eventually sold to Robert Cook, a local farmer, in 1912. Cook demolished the building for scrap wood to build outbuildings located on his property at Cedar Grove Road. In 1936, the Works Progress Administration and United Daughters of the Confederacy jointly erected a stone monument on the old courthouse site commemorating both the lost building and the reunion of the thirty survivors from Company A 21st Regiment of Georgia. The confederate veterans from Campbellton gathered there after the Civil War at the bequest of Elizabeth Camp, widow of Lieutenant-Colonel TC Glover. This reunion would service as the inspiration for later gatherings of Confederate and Union veterans during the late nineteenth and early twentieth centuries.	South Fulton Scenic Byways Historic Context
Rico				
Barnes Store	1910-1920	Rico Road at Campbellton Redwine Road	General store and evidence of gas pumps; wood frame; 2 room with full width verandah and a side-gabled roof	South Fulton Scenic Byways Historic Context
Reeves Store	1900-1909	6875 Rico Road	Single dwelling and general store; single story, wood frame gabled ell cottage with partial width front verandah and rear stoop	South Fulton Scenic Byways Historic Context
The Green House	1860-1869	6301 Campbellton Redwine Road	John Barfield, an Irish immigrant, purchased the property site in 1836; sold to the green family in 1881 and sold to J.K. Langley in 1903. The Melears purchased the house in 1955. 1 1/2 story wood frame gabled ell farmhouse; a number of historic agricultural outbuildings found on the property including a barn, smokehouse, corn crib and hay barn.	
	1900-1909	6205 Kite Road	Double pen house	South Fulton Scenic Byways Historic Context
	1930-1939	6390 Kite Road	Bungalow	South Fulton Scenic Byways Historic Context
	1880-1889	6485 Rico Road	Gabled-ell cottage w/craftsman elements	South Fulton Scenic Byways Historic Context

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
Buran-Shannon House	1840-1849	6530 Rico Road	central hallway type w/ Greek Revival element; wood frame; 3 bayed façade w/ full width front porch supported Doric columns	South Fulton Scenic Byways Historic Context
	1900-1909	6105 Campbellton-Redwine Road	Georgian Cottage	South Fulton Scenic Byways Historic Context
Shell House	1860-1869	6875 Campbellton-Redwine Road	Built by reverend Stephen p. shell, charter member of the New Hope Methodist Church and circuit rider; 2 story, plantation plain, wood farm house ; side-gabled roof; 5 bay plan with full width first story verandah; six outbuildings include a shed, well house, chicken coop and three smaller barns	South Fulton Scenic Byways Historic Context
Providence Baptist Church	1919	6402 Campbellton-Redwine Road	Its history traces back to the original Piney Woods Primitive Baptist Church in 1852; rural vernacular church; wood frame with front gabled roof; 5 bay façade with steeply pitched pyramidal roof belfry tower on the right side and small, secondary gable roof on the left side	South Fulton Scenic Byways Historic Context
			In the 1830s, Piney Woods Baptist Church was built about one-half mile from Redwine Road. In 1856, several missionary-minded members constituted Providence Baptist Church and a new framed church was erected. Later a cemetery was started near the church. In the nineteen-teens, a steeple and vestibule were added and later converted into two Sunday school rooms. Three Sunday school rooms were constructed on the rear in 1925. In 1948, more Sunday school rooms were added, the heating system changed, and memorial windows installed. In 1947, the educational building was erected and the sanctuary renovated in 1978.	South Fulton Historical Trail Video
Rico Lodge	1890-1899	6800 Rico Road	Used as a masonic lodge and commercial storefront on the first floor; also a post office; 2 story front gabled roof and full-width 2 story verandah; 3 bay façade with central doorways on both floors	South Fulton Scenic Byways Historic Context

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
			Rico Masonic Lodge #633 was chartered October 30, 1912. On August 12, 1976 the lodge merged with Capitol View Lodge #640 at 6800 Rico Road. The lodge was on the second floor and a store on the first floor. Rico Civic Club was founded in 1938 and was active in road improvements, bridges, and fire protection. Restoration of the old Masonic building was completed in the late 1970s and is used for community events. Boy Scout Troop #7717, with Scout Master Earl Reeves, presently meets in the building.	South Fulton Historical Trail Video
Old Rico School	1880-1889	6440 Rico Road	Last remaining school house built under the old Campbell County government; single story, wood frame with Greek Revival elements and a hipped roof; central hallway plan and 2 rooms deep	South Fulton Scenic Byways Historic Context
			In the early 1900s, the four room, wooden school was constructed across Rico Road form the Methodist Church. Two other small schools were merged into Rico; this building was used until 1933. The Gurley Family acquired the school and converted into a single-family residence. The house was renovated in 1992-93 with CDBG funds. This building may be the only original remaining Campbell County school building.	South Fulton Historical Trail Video
Rico School	1933	6505 Rico Road	Built following the consolidation of Campbell, Milton and Fulton counties in 1932, elementary classes were moved to this building; brick masonry veneer school designed in an Italian Renaissance Revival style with arched recessed porches, brick quoins and a hipped roof; 5 classrooms	South Fulton Scenic Byways Historic Context
			School was closed in 1980 and is used as the City Hall for Chattahoochee Hills today.	
			After the consolidation of Campbell County into Fulton county, a new brick school with seven grades was erected in 1933. Grades 1-7 were taught. A large addition was constructed in 1961. Due to a change in county school policy, the school was closed in June 1980. In the 1980s Fulton County leased the building and purchased it in 1994.	South Fulton Historical Trail Video

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
Rico Methodist Church	1900s		The Rico Methodist Church was founded in 1902. All materials, labor, and cost were either donated or subscribed. The new building was debt free. The building featured a belltower on the right front and a similar room on the left of the church. In 1937, the Rural Electric Administration building brought electricity to Rico and it was installed in the church. In 1950, a kitchen was added. In 1960, a dining hall and restrooms were constructed. Using movable partitions, the dining hall could be converted to Sunday school rooms. Many modern conveniences and improvements were added in the 1970-1980 period.	South Fulton Historical Trail Video
Rivertown (Cross Anchor)				
Jones Yates House	1870-1879	5088 Rivertown Road	William Yates owned in until 1890; 1891 Georgia Loan and Trust assumed title; Purchased by James Jones in 1894; – Italianate style, gabled-ell type; brick quoins; segmental arches over the windows; outbuildings include garage, storage shed, and a well	South Fulton Scenic Byways Historic Context
			The Yates family came to the area about 1837. In the 1870s, W.P. Yates built the two-story Italian villa on the southeast corner of Rivertown Road at Campellton-Redwine Road. He lost the property in the 1893-95 financial panic. In 1895, Jethro Jones was the high bidder for the property which included a post office, cotton gin, 267 acres of land, and six tenants. Jethro and his son Joseph prospered. A grist mill was added and a one-story brick addition was built on the back of the house. In the 1920s, a second story was added. In the early 1900s, a general store was built on Rivertown Road across the street from the house and Joe Jones operated the store until about 1948.	South Fulton Historical Trail Video

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
			The Yates family came to Cross Anchor from Spartanburg, SC. They had a cotton gin by 1859 and also ran the Post Office. During the panic of 1890's, the Yates lost their land and house. Jethro Jones bought the 187 house and 267 acres in 1894. The Jones ran the cotton gin, post office and leased their land to six tenant farmers. Mr. Jones also operated a general store, the J.A. Jones General merchandise, and a grist mill. The unique Italianate Jones-Yates House, built c. 1870, was the center of the Rivertown Community.	South Fulton Scenic Byways Corridor Management Plan
	1890-1899	10775 cedar grove road	Saddlebag house	South Fulton Scenic Byways Historic Context
	1880-1890	Rivertown road; west of S.R. #70	Saddlebag house	
City Line/ Redwine Plantation				
Redwine Plantation Home	1840	13125 Hutcheson Ferry Road	Daughter of James Hutcheson and John Redwine's married in 1871; farming ceased in 1950s	South Fulton Scenic Byways Historic Context
			Redwine, originally called County Line, was named for the Redwine family that owned most of the land around the intersection of Hutcheson Ferry and Campbellton Redwine roads, just north of the Coweta County border. James Hutcheson obtained land in Coweta, Carroll and Campbell Counties during the land lotteries. He operated a mill and manufactured well and plow implements in Carroll County. Together with his nephew, they operated the plantation, farmed cotton and corn and ran a general store. A plantation plan house was built in the 1840's at the intersection of Hutcheson Ferry and Campbellton Redwine roads. The Hutcheson Family operated a ferry across the Chattahoochee until the 1950's. The area developed as a cross roads community due to the facilities of the Redwine Plantation. The ferry crossing, the general store, and cotton gin served the farmers and tenant farmers and travelers.	South Fulton Scenic Byways Corridor Management Plan

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
			Redwine Plantation has several out-building including a barn, a machine barn, chicken coop and root cellar. The main barn has a distinctive design with a pyramidal roof topped off with a cupola and a weather vane. The barn's design is attributed to P.J. Berkman's, designer of the gardens and club house of Augusta National. Formal boxwood gardens, planted in the 1840's, are located in the front yard.	South Fulton Scenic Byways Corridor Management Plan
			plantation plain w/Greek revival elements; formal boxwood gardens and distinct, cupola-topped barn	South Fulton Scenic Byways Historic Context
			A number of the old commercial and agricultural buildings that once comprised the family's larger holdings are still extant including second general store (1940-1949 one room building); Saddlebag house (1880-1890 tenant farmer housing); Saddlebag house 1900-1909 on Hutcheson Ferry Road); Double-pen house (1920-1929 on Hutcheson Ferry Road)	South Fulton Scenic Byways Historic Context
Phillips House	1840	13175 Hutcheson Ferry Road	Family obtained the land through the 1827 land lottery and first operators of the nearby hutches on ferry crossing	South Fulton Scenic Byways Historic Context
			2 attendant agricultural buildings and cemetery also on the property; gabled-ell cottage	
			Located opposite the Hutcheson-Redwine homeplace; gabled ell cottage with rear ell addition; family cemetery containing 10 graves; conveys the New South landscaping through eh stone retaining wall and hardwood trees; several outbuildings; l-shaped plan has been altered with the addition of siding and a picture window	National Register Listing
Varner House	1880-1889	8661 Campbellton-Redwine Road		South Fulton Scenic Byways Historic Context

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
			Varner complex contains residential structure, nonhistoric outbuildings, and a family cemetery; residential structure reputed to contain a log structure beneath the current siding; the cemetery is the most elaborate in the district; the site of a former ferry on the property; an original boat structure is reputed to be intact beneath the waters of the Chattahoochee River	National Register Listing
Goodes				
Old Keith Property	1890-1899	8190 Rico Road	William Keith was the postmaster in 1893	South Fulton Scenic Byways Historic Context
			Gabled ell house located on a large farm with pecan groves, orchards, and horse fields. There are 3 outbuildings on the property including a shed, blacksmith shop, and car garage	South Fulton Scenic Byways Historic Context
			About 1895, George Keith opened a general store on Hutcheson Ferry Road at Atlanta-Newnan Road. Mr. Keith was also the postmaster. The store stocked ladies and men's ware, Ken groceries, household items, Hook cheese, and stick candy for the kids and grown-ups. Also farm-related equipment. The store, as all country general stores of the era, served as a community social center. The store continued until Mr. Keith's death in 1958. Because none of the family were old enough to operate the store, it closed.	South Fulton Historical Trail Video
Keith Property	1910-1919	10395 Hutcheson Ferry Road	1 1/2 story, side gabled bungalow	South Fulton Scenic Byways Historic Context
	1900-1909	10340 Hutcheson Ferry Road	Central hallway house	South Fulton Scenic Byways Historic Context
	1900-1909	10380 Hutcheson Ferry Road	Central Hallway House	South Fulton Scenic Byways Historic Context
	1890-1899	10450 Hutcheson Ferry Road	Central Hallway house	South Fulton Scenic Byways Historic Context
	1910-1919	10500 Hutcheson Ferry Road	Gabled Ell Cottage with 3 outbuildings	South Fulton Scenic Byways Historic Context

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
	1920s	10555 Hutcheson Ferry Road and 8090 Atlanta-Newman Road	Pyramidal Cottage	South Fulton Scenic Byways Historic Context
Old Shell House	1900-1909	Near the intersection with Capps Ferry Road	Gabled ell cottage and chicken coop	South Fulton Scenic Byways Historic Context
Robinson House	1880-1889	10865 Hutcheson Ferry	Home of John Robinson, a farmer who lived in the house until his death	South Fulton Scenic Byways Historic Context
			A 1 story central hallway house with a side gabled roof and 2 story secondary dwelling. A barn and a well house are also on the property.	South Fulton Scenic Byways Historic Context
Wilson House	1850-1859	8475 Hearn Road	Greek Revival Style Plantation Plan House with a symmetrical façade, side gabled roof, and 2 brick masonry gable end chimneys	South Fulton Scenic Byways Historic Context
	1890-1899	9990 Hutcheson Ferry Road and Hearn Road	Double pen house	South Fulton Scenic Byways Historic Context
Barnes House (Now Serenbe Bed and Breakfast)	1905	10950 Hutcheson Ferry Road	New South Cottage	South Fulton Scenic Byways Historic Context
			There is also a pecan grove, barns, and tenant houses on 800 acres worth of land	South Fulton Scenic Byways Historic Context
New Hope United Methodist Church	1937	7875 Atlanta-Newnan Road		South Fulton Scenic Byways Historic Context
	1936		New Hope was founded in 1833 and they met in a log building raised by members. In 1858, the log building was replaced by a larger, farm building near the same site. Sunday school was organized during the Civil War. In 1936, the present sanctuary with three Sunday school rooms were erected across the road from the old building. In 1950, a north wing with kitchen, fellowship hall, and additional Sunday school rooms were constructed. In 1963, a steeple was constructed, the church front modified, and second wing of restrooms and Sunday school rooms were added.	South Fulton Historical Trail Video
Sardis Baptist Church	1927	8400 Sardis Road	Vernacular style front gabled structure with a central steeple and a 3 bayed symmetrical façade	South Fulton Scenic Byways Historic Context

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
			Sardis Baptist Church was established in 1875. The first church building was located in the southeast corner of Hutcheson Ferry Road and Sardis Road. The church was renovated in 1904 and a well dug in 1923. After the old church burned in 1926, a new church was constructed across Sardis Road in 1927. Mr. Peak, a member, supervised construction with volunteer church member labor. The church was debt free when completed. Electric lights were added in 1940. Sunday school rooms and restrooms were added on the back of the church in 1947. Sunday school space became urgent in 1960 and a separate Sunday school building was constructed to the left of the church. Later the Sunday school rooms on the back of the church were replaced with a two-story addition. A fellowship hall, kitchen, nursery, and restrooms were on the first floor. Seven classrooms, choir room, office, pastor's study, and baptistery on the second floor.	South Fulton Historical Trail Video
Friendship				
Cook-Goodes House	1860-1869	6250 Cochran Mill Road	1 1/2 story central hallway house with a side gabled roof. There are 7 outbuildings on the property including storage sheds, metal barn/shed, chicken coop, 2 chicken houses, machinery shed, and wood storage shed	South Fulton Scenic Byways Historic Context
Cook Family Home	1920-1929	6285 Cochran Mill Road	Bungalow	South Fulton Scenic Byways Historic Context
	1880-1889	5950 Cochran Mill Road	Central hallway house with Greek Revival elements, a full-width front porch with a small secondary dwelling and a storage shed on the property. There is a well house and chicken coop across the street.	South Fulton Scenic Byways Historic Context
Cook Caldwell General Store	1890-1899	6265 Cochran Mill Road	Single extant commercial building	South Fulton Scenic Byways Historic Context
			This is a wood frame, 1 room wide and deep building with a 3 bayed symmetrical front façade with 2 windows flanking a central doorway and a full-width porch with pent roof	South Fulton Scenic Byways Historic Context

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
	1900s		In the early 1900s Homer H. Cook built a general store on the southwest corner of Cochran Mill Road at Rivertown Road. He operated the store until his death in 1954. Mr. Cook's sister, Mrs. Jewel Caldwell, continued operation of the store until her death.	South Fulton Historical Trail Video
Friendship Baptist Church	1940	6090 Cochran Mill Road	Congregation dates to 1877	South Fulton Scenic Byways Historic Context
			1 story, full-height, triangular front gabled porch with an oculus window in the pediment and 4 columns with a historic cemetery on the property	South Fulton Scenic Byways Historic Context
	1942		Friendship Baptist Church was organized in 1876 with thirteen members. The congregation first met in a schoolhouse. In 1880, a wooden church building was constructed south of the school on Cochran Mill Road. The present granite building with stained glass windows was constructed in 1942. The pew were transferred from the old sanctuary; the old wooden building next door was demolished. The building received a face life in the early 50s. A rose window was installed and the porch with large white columns and elevated steps were constructed. In the early 1960s, an educational building was erected at the rear. A new building with a baptistery, fellowship hall, and restrooms were constructed in 1980.	South Fulton Historical Trail Video
Cochran Mill	1890	Cochran Mill Park	The park consists of 900 acres and within the park are the stone wall and steel frame bridge that are all that remain of the 3 mills built by the Cochran family	South Fulton Scenic Byways Historic Context
			Cheadle Cochran came to the county during the late 1820s and built a lumber mill on Little Bear Creek. He became a state senator from 1822 to 1837 and was the main proponent of establishing rural mail routes throughout Georgia. His son built a gristmill and built the third mill on a five-foot damn across the ledge from the second mill. in 1903, Berry Cochran, Jr. attached a small generator plant to the mill and supplied electricity to Palmetto from 1909 until 1918.	South Fulton Scenic Byways Historic Context

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
	1840s		Cochran Mill Park was established in 1967 by Fulton County. It embraces 800 acres of woodlands, wetlands, recreation, and six miles of scenic trails that wind all over the woodlands and wetlands of Big Bear and Little Bear Creeks. It is believed Teetle Cochran built the grist mill on Little Bear Creek in the 1840s. Upon Teetle's death in 1854, son Owen took over the mill and operated it until his death. The mill operated almost continuously until it closed in the 1960s. After the mill closed in the late 1960s, vandals began destroying the building and dynamited the dam. Presently all that is left of the mill are the two stone pillars that supported the large water wheel. One of the Cochran brothers, Barry Cochran, built a grist mill on the north side of Big Bear Creek in 1870. It can be reached by a half-mile trail from the Owen Cochran Mill. The mill ground corn and wheat.	South Fulton Historical Trail Video
			Throughout the life of the mill, the mill pond above the dam was also a mecca for swimming recreation. A wooden bridge some fifty feel above the dam served as a swimming platform. Friendship Baptist Church used the mill pond in the summer to baptize converts. The creek at this point cascaded down some seventy-feet over a granite spill-way to a pool below. The water slide became famous throughout the community. The granite surface below the dam resembles a two-step slide, both steps about thirty-five feet in length. The first gently curved to a steeper decline about fifteen feet and leveled off. Then a second slope of about twenty-five feet and a steeper curve into the pool at the base of the granite. The second slope was the favorite. The swimmer positioned himself in the stream of water running over the slope and a wild ride to the pool below.	South Fulton Historical Trail Video

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
			About 1939, another dam was constructed several hundred feet below the original dam. The mill was completely surrounded by water and was demolished by vandals in 1972. A pavilion was built in the center of the man-made lake and it too was later demolished. In 1967, Fulton County purchased the mill as part of Cochran Mill Park.	South Fulton Historical Trail Video
Wilkerson Mill	1867	9595 Wilkerson Mill Road	Intact gristmill and the only standing mill in Fulton County.	South Fulton Scenic Byways Historic Context
			The earliest recording account of the structure is from a deed, dated 1870, that conveys a half interest in the mill business and seven acres of land from William S. Mosely to William Wilkerson. The mill and its machinery were updated at the turn of the century by Mr. W.F. Bearden and later sold to the Denton Family in the early 1900s. The Dentons operated Wilkerson Mill for most of the twentieth century until they were forced to sell the property following the elder Denton's death in the 1960s.	South Fulton Scenic Byways Historic Context
			The mill is 3 stories in height, has minimal Greek Revival elements and is constructed of heavy hewn-frame beams with unpainted, weatherboard siding. It has front gabled roof with incomplete gable returns.	
The Denton Family Home	1920-1929	Located up a small path, closer to the road at 9595 Wilkerson Mill Road	A multi-gabled craftsman bungalow house	South Fulton Scenic Byways Historic Context
			The property's current owners operate a nursery named Wilkerson Mill Gardens out of the old Denton home	South Fulton Scenic Byways Historic Context

Appendix B was compiled, revised and updated by Dana De Lessio while working on her Masters Degree in Heritage Preservation at Georgia State University as an intern for the Atlanta Regional Commission.

Appendix C

Historic Preservation Commission Priorities (2021)

At the December 2020 Meeting of the Chattahoochee Hills Historic Commission, Commission members identified the following priorities for 2021, in addition to those that were already ongoing.

- -Continue to collaborate with the City's Parks Commission and Planning Commission. In areas of overlap among the Commissions, the Historic Commission has worked to provide feedback in collaboration with other City Commissions to help inform the city's leadership. The Historic Commission continues to engage with planning staff in advance of each Planning Commission meeting to identify areas where our expertise may be helpful. Recommendations are discussed by the Historic Commission, and if deemed appropriate, are transmitted to staff to include in their report. At the request of city staff, the Historic Commission worked with the Parks Commission to make recommendations on metal detecting in city parks and to complete the report that is a required mitigation measure of the RTP grant.

- -Review and facilitate the recommendations of the Campbellton Master Plan. Historic Commission members participated as community stakeholders in the public meetings for the Campbellton Master Plan. Upon adoption of the Plan by the City Council, the Historic Commission has begun to review plan recommendations to identify areas where the Commission may help with implementation.
- -Cochran Mill Park Interpretive Plan. As a condition of mitigation imposed by SHPO on the RTP grant received for Cochran Mill Park, the Historic Commission has worked to complete the required documentation for the plan. A draft that was satisfactory to the Parks Commission, City Council and SHPO was completed and submitted. Based on feedback, the Historic Commission is incorporating final recommendations. Actions to implement the recommendations of the plan, including further archaeological investigations and a public history day are under discussion, and will be presented to Mayor and Council.
- -Beavers House Historic Structure Report. The Historic Commission is working with faculty and students in the Heritage Preservation Program of Georgia State University to complete a Historic Structures Report on the Beavers House. This report will provide much needed detail on how the physical form of the building was altered over time. It is anticipated that this will be the basis of a preservation plan for the structure that will allow the city to make decisions on the elements of the house worthy of preservation and those that may reasonably be altered.
- City owned historic properties. Historic Commission members continue to work to document important elements of city-owned historic sites. In addition to the work previously identified at Cochran Mill Park and the Beavers House, Commission members will begin to document landscape features of city-owned sites that may contribute to the historic integrity of each site. Historic Commission members toured all city owned historic sites in the fall of 2020 and anticipate a tour of extant historic features in Cochran Mill Park that are not visible from the marked trails.
- -We will complete a map of City owned greenspace and historic resources. We discussed adding the historic cemeteries.
- Records Research. The Historic Commission is actively working to develop relationships with local history repositories to further the research and detail that is known about historic sites significant to the city.

In addition to the priorities identified above, the Historic Commission welcomes the opportunity to weigh in on issues where our knowledge can inform other aspects of city governance. At the request of city staff or leadership, we will gladly continue to provide feedback on any area where our input is sought.

Appendix D

Public Engagement (Document 2)

Page 1- February 2, 2020 Public Hearing
Page 9- March 23, 2020 Steering Committee
Page 40- April 29, 2020 Steering Committee
Page 65- May 3, 2020 Virtual Public Meeting
Page 105- May 11, 2020 Steering Committee
Page 125- May 27, 2020 Steering Committee
Page 142- June 17, 2020 Steering Committee
Page 158- June 22, 2020 In-person Public Meeting
Page 184- July 22, 2020 Steering Committee
Page 199- Survey Results
Page 231- Public Notices (TO BE ADDED)