



How has our vision evolved?

Advanced Development Map (2017)

Planning Development Map (2017)

Future Development Map (2017)

Other Planning Efforts



Appendix A

Community Engagement Documentation



Public Hearing #1 | January 6, 2026



City Hall
6505 Rico Road • Chattahoochee Hills, GA • 30268

Tuesday, January 6, 2026 REGULAR MEETING 6:00pm

Camille Lowe, Mayor

City Council

Councilmember Ruby Foster
District 1

Councilmember Angela Addison
District 2

Councilmember Scott Lightsey
District 3

Councilmember Timothy Southard
District 4

Councilmember Rodney Peek
District 5

Visit www.chattahillsga.us or click the link to access the meeting via teleconference or videoconference.

Click [HERE](#) for Zoom link: ID: 824 0037 7397 • Passcode: 746901
Dial-in - 1-646-558-8656

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to always conduct ourselves with civility and courtesy to each other.

REVIEW AND APPROVAL OF AGENDA:

APPROVAL OF MINUTES:

Council Approval of Regular Meeting Minutes of December 4, 2025

THE MAYOR'S UPDATE:

PRESENTATIONS / PROCLAMATIONS:

COMMISSION REPORTS / UPDATES: Historic Commission

STAFF REPORTS:

Financial Update:	Robbie Rokovitz, City Manager
Fire Department:	Greg Brett, Fire Chief
Police Department:	Kevin Digou, Police
Chief Public Works/Parks:	Darold Wendlandt, Director
Community Development:	Mike Morton, Director
Economic Development:	Chris Montesinos, Director

PUBLIC COMMENTS:

PUBLIC HEARING(S):

1. **Item 26-001 – PUBLIC HEARING** - 2026 Comprehensive Plan update – the purpose of the hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. *No action will be taken.*

UNFINISHED BUSINESS:

NEW BUSINESS:

2. **Item 26-002** - Council Consideration to Elect a Mayor Pro Tem (*City Clerk*)
3. **Item 26-003** - Council Consideration to Approve a Resolution of Support for a \$20k Grant Application from Fulton County Arts & Culture and a 50/50 City Match (*Economic Development*)
4. **Item 26-004** - Council Consideration for Approval of a Memorandum of Agreement (MOA) for South Fulton Comprehensive Transportation Plan (*Economic Development*)
5. **Item 26-005** - Council Consideration to Approval of a Memorandum of Understanding (MOU) for Chattahoochee Hills-Palmetto Local Food System Plan (*Economic Development*)
6. **Item 26-006 - 1st Read Only** - Council Consideration to Revert the Zoning of a 1.1-acre Parcel on Watkins Road from HM to RL (*Community Development*)

MAYOR AND COUNCIL COMMENTS:

EXECUTIVE SESSION: (When an Executive Session is required, one will be called for the following issues: Personnel, Litigation or Real Estate)

ADJOURNMENT:

Public Hearing #2 | August 4, 2026



City Hall
6505 Rico Road • Chattahoochee Hills, GA • 30268

Tuesday, August 4, 2026 REGULAR MEETING 6:30pm

Camille Lowe, Mayor

City Council

Councilmember Ruby Foster District 1	Councilmember Angela Addison District 2
Councilmember Scott Lightsey District 3	Councilmember Timothy Southard District 4
Councilmember Rodney Peak District 5	

Visit www.chathillsga.us or click the link to access the meeting via teleconference or videoconference.

Click [HERE](#) for Zoom link: ID: 848 7961 6843 • Passcode: 423707
Dial-in - 1-646-558-8656

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to always conduct ourselves with civility and courtesy to each other.

REVIEW AND APPROVAL OF AGENDA:

APPROVAL OF MINUTES:

Council Approval of Regular Meeting Minutes of July 7, 2026

THE MAYOR'S UPDATE:

PRESENTATIONS / PROCLAMATIONS:

- Swearing in of Officer Taylor Dalton – Police Department
- Greystone Power Reliability Presentation – Blake Doss
- Fulton County Updates - Dr. Pamela Roshell, Fulton County Chief Operating Officer
- New RiverLands Park Master Plan Update - Shannon Kettering

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COMMISSION REPORTS / UPDATES:

STAFF REPORTS:

Financial Update:	Robbie Rokovitz, City Manager
Fire Department:	Greg Brett, Fire Chief
Police Department:	Kevin Digou, Police Chief
Public Works/Parks:	Darold Wendlandt, Director
Community Development:	Mike Morton, Director
Economic Development:	Chris Montesinos, Director

PUBLIC COMMENTS:

PUBLIC HEARING(S):

- Item 26-042 – Council Consideration to Reverting the Zoning of 2.35 acres - Creative Land Co/Creel Road from HM-MU to RL (*Community Development*)
- Item 26-044 – Council Consideration of Adopting an Ordinance to set the 2026 Millage Rate for Coweta Residents of Chattahoochee Hills at a rate of 8.2. (*City Manager/Finance*)
- Item 26-045 – 2nd PUBLIC HEARING – 2026 Comprehensive Plan Update – the Purpose of this Hearing is to Announce to the Community that a Draft of the Plan is available on the city's website, to Provide an Overview of the Contents of the Plan, and to Notify the Community that the Draft Plan will be Submitted to the Regional Commission and the State for Review (*Community Development*) – **No Action Will Be Taken**

UNFINISHED BUSINESS:

NEW BUSINESS:

- Item 26-046 – Council Consideration to Approve Chattahoochee Hills Participating in C-PACE Funding Mechanism via NF Capital (*CM Southard & City Attorney*)
- Item 26-047 – Council Consideration to Approve an IGA with Chattahoochee Hills and Fulton County Development Authority in Assessments as it relates to C-PACE Bonds (*City Attorney*)
- Item 26-048 – Council Consideration to Approve a 10-Year Agreement with Axon Enterprise, Inc for Technology and Equipment for Police Department in the amount of \$855,172.71 (*Police*)
- Item 26-049 – Council Consideration to Approve the Purchase of a Monument Sign for \$66,977.00 to be installed by SignWorks Pro (*CM Foster & City Manager*)
- Item 26-050 – Council Consideration to Authorize City Manager to Execute a Contract with Southern Sign Systems in an Amount Not to Exceed \$18,172.87 to complete the City Wayfinding Signage Project (*City Manager*)
- Item 26-051 – Council Consideration to Amend Resolution 24-03-367 Public Comments (*CM Lightsey/Legal*)
- Item 26-052 - 1st Read Only – Council Consideration to Amend and Revise Appendix A: City of Chattahoochee Hill Unified Development Code (UDC) and for all Other Purposed Related (*Community Development*)

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MAYOR AND COUNCIL COMMENTS:

EXECUTIVE SESSION: (When an Executive Session is required, one will be called for the following issues: Personnel, Litigation or Real Estate)

ADJOURNMENT:

Social Media Advertisements

Join us for the second

Community Open House

for the Chattahoochee Hills Comprehensive Plan

WHERE?
City Hall
6505 Rico Road

WHEN?
Thursday, May 21
6:00pm - 7:30pm

Join us for the third

Community Open House

for the Chattahoochee Hills Comprehensive Plan

WHERE?
City Hall
6505 Rico Road

WHEN?
Tuesday, July 28
6:00pm - 7:30pm

Join us for the second

Working Group Meeting

for the Chattahoochee Hills Comprehensive Plan

WHERE?
City Hall
6505 Rico Road

WHEN?
Saturday April 18th
Land Use - 11:00am - 12:00pm
Economic Development and Housing - 1:00pm - 2:00pm
Natural, Cultural, and Agricultural Resources - 2:30pm - 3:30pm

City of Chattahoochee Hills, Georgia
June 17 · 🌐

Comp Plan Update Announcement

The third Advisory Team meeting is scheduled for Tuesday, June 23rd, at 6:00 p.m. at City Hall. Remember that you can keep up with progress on the project web site at <<https://engagekh.mysocialpinpoint.com/chatthillscompplanon>>.

This meeting is open to the public and all are welcome to attend.

See full article: <https://app.govoutreach.com/chat.../public/notify/posts/5811> See less



Administration

Comp Plan Update Announcement

The third Advisory Team meeting is scheduled for Tuesday, June 23rd, at 6:00 p.m. at City Hall

👍 2 🗨 0 🔄 1

City of Chattahoochee Hills, Georgia
May 8 · 🌐

Comp Plan Update - Working Group Meeting

Wednesday, May 13, 6:00PM. On Wednesday, May 13, 6:00 PM at City Hall 6505 Rico Road Chattahoochee Hills, GA 30268

See full article: <https://app.govoutreach.com/chat.../public/notify/posts/4287> See less



Administration

Comp Plan Update - Working Group Meeting

Wednesday, May 13, 6:00PM

👍 2 🗨 0 🔄 3

Print Advertisements

Flyers

WE WANT TO HEAR FROM YOU!

The 2026 Comprehensive Planning process is kicking off, and we're excited to welcome you to our first public meeting for the Comp Plan. Come share your thoughts on the future of our city!

WHERE?

City Hall
6505 Rico Road

WHEN?

Monday, March 2nd
6:00pm

This meeting is Open House style, so don't worry if you can't arrive right at 6:00!

We'll discuss:

- Planning process
- Schedule
- Engagement opportunities
- The City's direction
- Food Systems Plan



Chattahoochee Hills COMPREHENSIVE PLAN

The 2026 Comprehensive Planning process is in full-swing! The process has included multiple community touch points from February through mid-May, including:

1/6: First Public Hearing	4/18: Working Group Meeting #2
2/16: Market and Meal Pop-Up	4/27: Advisory Team Meeting #2
2/26: Advisory Team Meeting #1	5/2: Working Group Meeting #3
3/2: Community Open House #1	5/13: Working Group Meeting #4
3/19: Working Group Meeting #1	5/21: Community Open House #2

Check out the "Stay Involved" section to the right to learn about additional opportunities to stay plugged in!



What is a Comprehensive Plan and how is it used?

The comprehensive plan sets Chattahoochee Hills' vision for the future, covering land use, housing, economic development, natural and cultural resources, agriculture, transportation, and quality of life. While it is not a zoning document, it guides zoning and land use decisions and helps direct public investments. The plan serves as a long-term policy and implementation guide to help the City respond thoughtfully to achieve community goals.



Why are we updating the plan?

We are updating the plan as part of a five-year requirement to maintain the City's Qualified Local Government status. This update is also a chance to reflect on our policies and priorities and ensure they continue to respond to the changes, challenges, and opportunities facing the Chattahoochee Hills community.

Stay Involved!

Visit the Project Website

Visit the project website using the QR code or weblink below to learn more about the project and stay informed about future engagement.

Project Website:
<https://bit.ly/4IAPTtz>

Stay tuned for the Survey!

Check back at the project website for a survey!





Post Cards

Greetings from **Chattahoochee Hills**



What is the Chattahoochee Hills Comprehensive Plan?

Chattahoochee Hills is kicking off the comprehensive planning process! The plan will set the vision for the city and address key topics like land use, sustainability, economic development, transportation, housing and cultural and community resources.

<https://engagekh.mysocialpinpoint.com/chatthillscompplan>



Use the QR code or weblink above to visit the Chattahoochee Hills website and learn more about the project and how to stay involved!

Yard Signs



Project Webpage

Chattahoochee Hills Comprehensive Plan


[Project Home](#)
[Get Involved](#)
[View the Draft Comprehensive Plan](#)
[Resources](#)

Welcome to the Chattahoochee Hills Comprehensive Plan Webpage!

The City of Chattahoochee Hills is in the process of updating its comprehensive plan to guide the City's future. The process will include multiple opportunities to get involved, including three community meetings and a community survey.

The Project Schedule below provides an estimated timeline for the comprehensive planning process.



What is a Comprehensive Plan and how is it used?

A Comprehensive Plan is a document that defines a community's desired vision for the future. It outlines the community's goals and consists of a plan or coordinated set of plans to support those goals, which may include strategies for land use, transportation, economic development, housing, cultural and community resources, and natural resources and agriculture.

The foundation of this plan is a future land use strategy to guide the long-term development of a community. It does not constitute zoning regulations or establish zoning district boundaries, but rather provides a basis for future zoning decisions and development decisions. The plan helps to guide public investments in infrastructure to aide in shaping future development and outlines a path for implementation with a list of near- and long-term actionable items to achieve the community's goals.

How can I get involved?

We want your input! Community involvement is essential to developing a comprehensive plan. The planning process will offer various opportunities for you to participate, both virtually and in person, including the Comprehensive Plan Survey which is now live!

To learn more about how you can participate in the Chattahoochee Hills Comprehensive Plan and take the survey, please visit the ["Get Involved" page](#).

Engagement Timeline

- ✓ **Advisory Team Meeting #1**
February 24, 2026
- ✓ **Community Open House #1**
March 2, 2026
- ✓ **Working Group Meeting #1**
March 19, 2026
- ✓ **Working Group Meeting #2**
April 18, 2026
- ✓ **Advisory Team Meeting #2**
April 27, 2026
- ✓ **Working Group Meeting #3**
May 2, 2026
- ✓ **Working Group Meeting #4**
May 13, 2026
- ✓ **Community Open House #2**
May 21, 2026
- ✓ **Advisory Team Meeting #3**
June 23, 2026
- ✓ **Community Open House #3**
July 28, 2026

[See less](#)

Newsletter Announcements

March 2026



Planning Ahead Together

The City of Chattahoochee Hills has officially begun work on its 2026 Comprehensive Plan Update, an important community-driven process that will help guide the City's future while preserving what we love about Chatt Hills.

The City is partnering with Kinley-Horn, a nationally recognized planning and engineering firm, to assist with research, public engagement, and development of the updated plan.

A special thank you to Mike Morton, Community Development Director, for his time, insight, and commitment to facilitating this important work for our community.

Together, we will evaluate current conditions, identify opportunities and challenges, and outline a clear, thoughtful vision for the years ahead.

What is a Comprehensive Plan?

A Comprehensive Plan is a long-range policy document that:

- Establishes a shared community vision
- Guides land use and development decisions
- Addresses housing, parks, trails, infrastructure, economic vitality, historic preservation, conservation and rural character...among many other priorities
- Aligns local goals with state planning requirements

Most importantly, it reflects what residents want their community to look like in the future.

Community Engagement is Central to the Process

A Comprehensive Plan is only as strong as the community input behind it. Over the coming months, residents will have multiple opportunities to:

- Learn about how the planning process works
- Attend public meetings, community pop-ups, and workshops
- Participate in surveys, and public input boards
- Share ideas, concerns, and aspirations
- Review draft recommendations before adoption

Whether you are a longtime resident or new to the community, your perspective is important.

WE WANT TO HEAR FROM YOU!

The 2026 Comprehensive Planning process is kicking off, and we're excited to welcome you to our first public meeting for the Comp Plan. Come share your thoughts on the future of our city!

WHERE?
City Hall
6505 Rico Road

WHEN?
Monday, March 2nd
6:00pm

It is recommended to RSVP at least 2 weeks in advance. Seating is limited.

We'll discuss:

• City vision and goals
• Future land use and development
• Transportation and infrastructure

What to Expect

The 2026 update will build on past planning efforts while responding to new trends, community priorities, and emerging opportunities.

The planning process will generally include:

- **Data Collection & Analysis** – Reviewing land use patterns, infrastructure capacity, services, environmental considerations, etc.
- **Public Engagement** – Gathering input through meetings, surveys, and outreach.
- **Draft Plan Development** – Preparing updated goals, policies, and future land use recommendations.
- **Public Review & Refinement** – Allowing residents to review and comment on draft materials.
- **Adoption** – Final consideration and adoption by the Mayor and City Council.

Your Voice Matters

The Comprehensive Plan will help guide decisions for years to come. This is your opportunity to help shape that future.

Stay tuned for announcements regarding public meetings, workshops, and ways to participate. We encourage every resident to get involved, ask questions, and share your vision for our City.

By working together and staying engaged, we can ensure that Chattahoochee Hills continues to be a special place to call home for generations to come!

See you at upcoming meetings!
Mayor Camille Lowe

April 2026



Wow—what an amazing start! Hundreds of residents came out to our first public meeting on March 2, sharing thoughtful ideas, questions, and vision for Chattahoochee Hills' future.

Your energy and input truly set the tone for this important update. Thank you for showing up and making your voices heard!

We are keeping the momentum going strong.

Join us for our next public meeting to build on those great conversations:

Where? City Hall - 6505 Rico Road

When? Monday, May 21st at 6:00 pm

This will again be an **open-house-style** session, so drop in anytime after 6:00, stay as long as you would like, and connect with the team (and neighbors!).

During the meeting, you will have the chance to:

- Review key themes and feedback from the March kickoff.
- Learn more about the planning process and upcoming steps.
- Explore early ideas for land use, character areas, and preservation goals.
- Provide additional input to shape the draft plan.

• **Community Workshop #2** – Date: May 21, 2026 | Time: 6PM | Location: City Hall | Focus: Land Use & Character Areas

• **Community Workshop #3** – Date: July 21, 2026 | Time: 6PM | Location: City Hall | Focus: TBD

• **Final Public Hearing(s)** – Date: TBD (Early Fall 2026)

July 2026



**Final Community
Open-House for
Comprehensive Plan
Update is
July 28 at 6:00 PM**

**Chattahoochee Hills
Comprehensive Plan**

Advisory Team Meeting #1 | February 24, 2026

Meeting Summary

The first Advisory Team Meeting for the Chattahoochee Hills Comprehensive Plan took place on February 24 at 6:00pm. At this meeting, the project team explained the comprehensive planning process, presented demographic and economic statistics and trends in the city, and facilitated a conversation about issues and opportunities in Chattahoochee Hills and the city's vision. Feedback from each activity is summarized below.

Today and Tomorrow

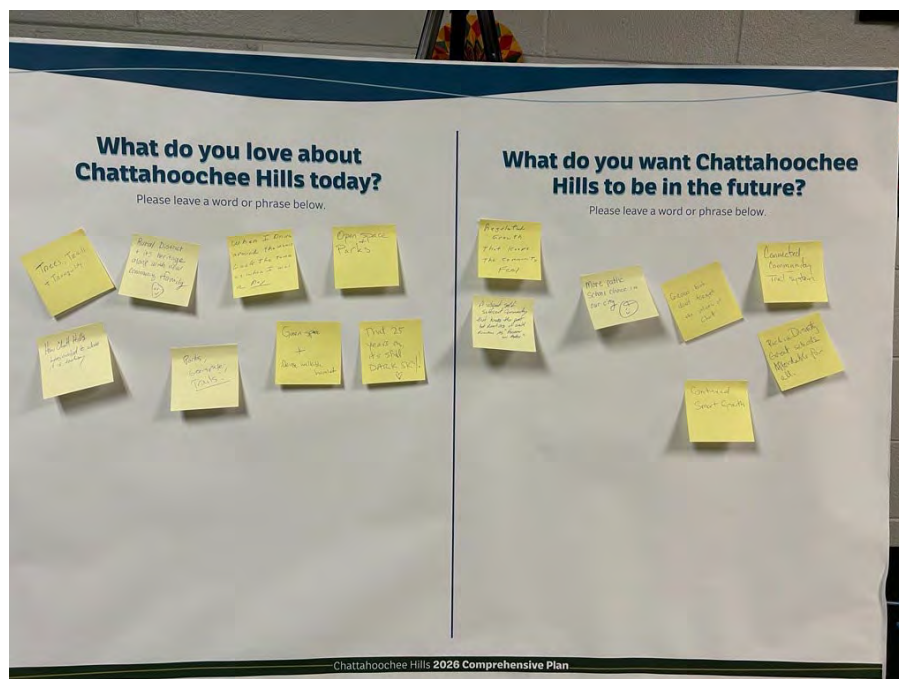
Upon entering the meeting, Advisory Team members were first asked what they love about Chattahoochee Hills today, and what they want Chattahoochee Hills to be in the future. Their responses are summarized below.

What do you love about Chattahoochee Hills today?

Advisory Team members mention the greenspace and parks, trails, community, and the city's rural nature as aspects they love about Chattahoochee Hills. People like how the city has changed while maintaining rural character.

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

Advisory Team members want to see regulated, smart growth in the future while maintaining community values. People would like the city to be connected, have more public school options, and be affordable for all.



Issues and Opportunities

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

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

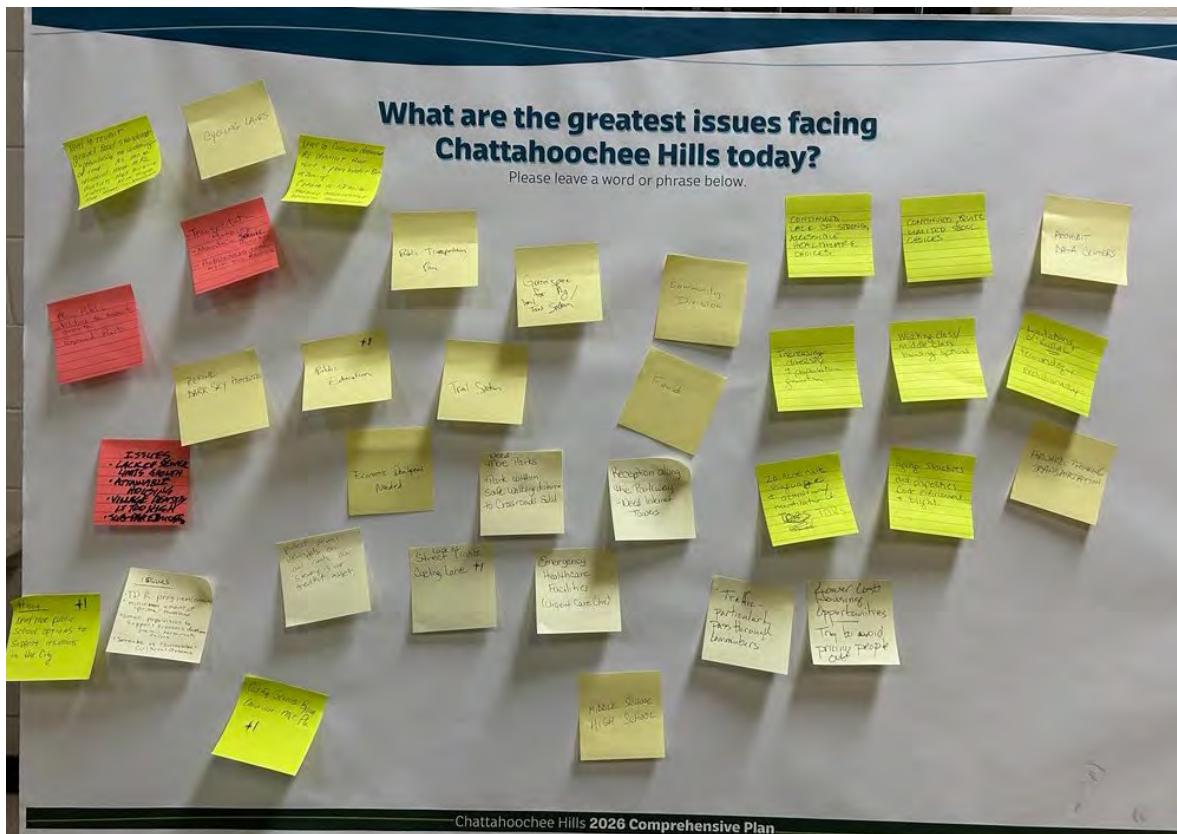
Additional issues and opportunities identified through written comments on boards are summarized below.

Meeting Summary

Meeting Summary

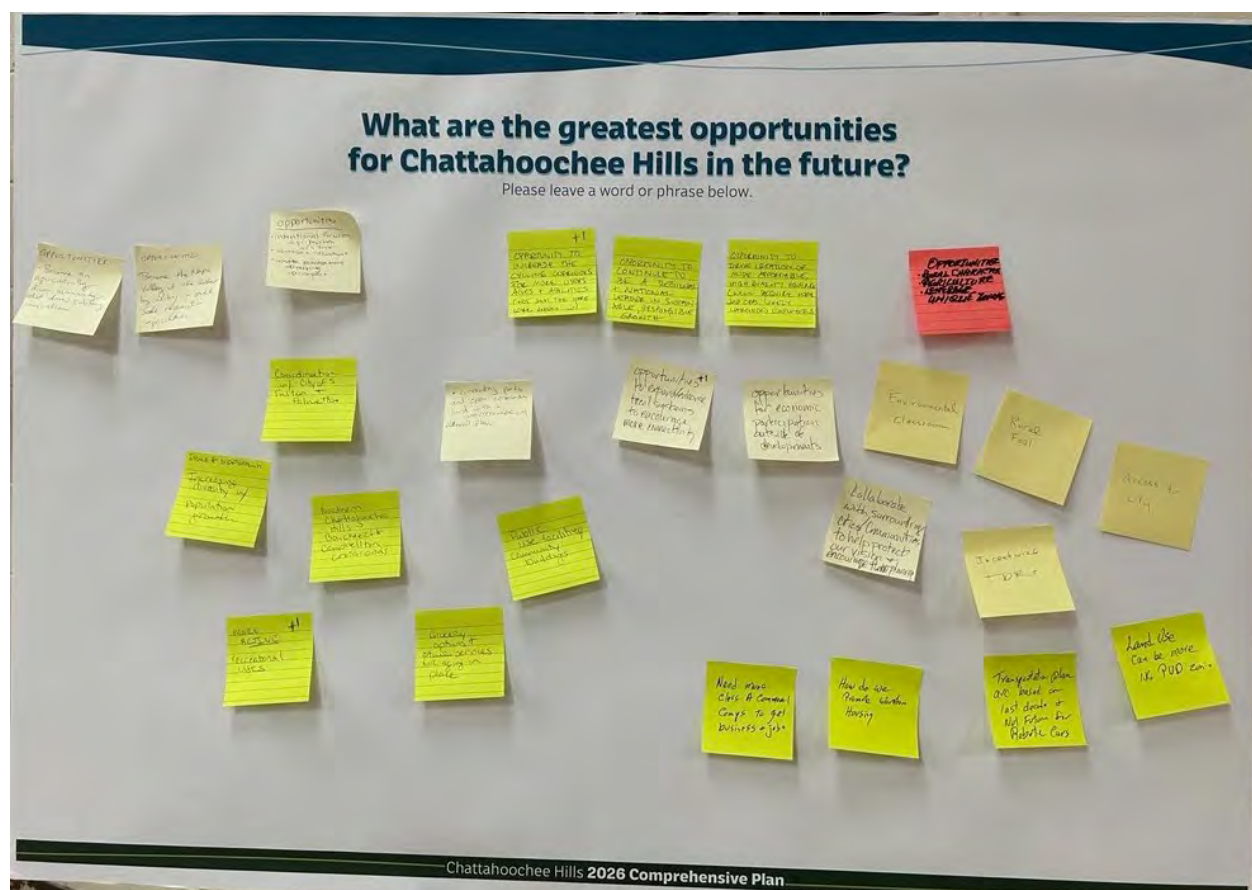
What are the greatest issues facing Chattahoochee Hills?

- Public education options
- Transportation planning, including gravel road and rural road widening rules, addressing commuter traffic, and lack of bicycle lanes
- Lack of healthcare and emergency services
- Lack of sewer and public facilities limiting growth
- Attainable housing options
- Challenges with economic development and a small population
- Lack of greenspace for agriculture and farmland
- Internet access
- Access to food
- Need more parks and trails
- Rural district remaining rural
- Underutilized TDR program
- Maintaining viewshed



What are the greatest opportunities facing Chattahoochee Hills?

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



Advisory Team Meeting #1 | February 24, 2026

Meeting Summary

Vision

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



DRAFT

Advisory Team Meeting #2 | April 27, 2026

Sign-In Sheet

Name	Email
John Bonanno	
Laurie Searle	
Patrick Muhammad	
David Hanson	
Lindsey Mosby	
Diana Wilson	
Cathy Peek	
Jonathan Cunningham	
BreeAnne Clowdus	
Tim Southard	
Lily Rolander	

Meeting Summary

Meeting Summary

The second Advisory Team Meeting for the Chattahoochee Hills Comprehensive Plan was held on April 27 from 6:00pm – 8:00pm at City Hall. The meeting included an overview of previous and upcoming community engagement, a presentation of draft Issues and Opportunities, updates on Plan Elements, and facilitated discussion on key land use topics. The meeting focused on gathering feedback from Advisory Team members to help refine priorities, clarify areas of concern, and identify where additional analysis or discussion is needed as the plan moves forward.

Attendees

- John Bonanno
- BreeAnne Clowdus
- Jonathan Cunningham
- David Hanson
- Lindsey Mosby
- Patrick Muhammad
- Lily Rolader
- Cathy Peek
- Laurie Searle
- Diana Wilson
- Camile Lowe (Mayor)
- Tim Southard (Councilmember)

City Staff

- Mike Morton
- Ronald Johnson

Upcoming Community Engagement

The consultant team reviewed recent community engagement efforts and outlined upcoming opportunities for continued participation. Advisory Team members were encouraged to stay involved and help spread the word about future meetings.

- The next working group meeting is scheduled for Saturday, May 2.
- The next public meeting is scheduled for May 21, and Advisory Team members were asked to help promote attendance.
- The City will distribute a link to meeting minutes, and participants were encouraged to review them and flag any missing or incomplete comments so they can be accurately reflected in the record.

Advisory Team Meeting #2 | April 27, 2026

Meeting Summary

Issues and Opportunities

The consultant team presented a draft list of Issues and Opportunities, followed by discussion and feedback from the Advisory Team. Several members emphasized the importance of context, clarity, and alignment with the City's long-standing values. Key themes and feedback included:

- Advisory Team members expressed strong concern about the future and preservation of Cochran Mill Park and asked that the park be explicitly called out and prioritized in the plan.
- Additional maintenance and road standards for gravel roads were raised as an issue, particularly noting that funding limitations are often cited when problems arise. Members also noted the absence of scenic byways in the transportation discussion and recommended including them.
- Members noted that residents outside of hamlets often lack access to City facilities and that some existing facilities are not easily accessible to those who do not live within hamlet areas.
- Public education was identified as a major community concern, even though it is not directly controlled by the City. Advisory Team members expressed concern that without addressing this issue in some way, residents may continue to feel left behind.
- The City requested that “movie production” be removed from the economic development priorities.
- There were questions as to why internet access was listed as a priority, with the suggestion that this comment may have been related to cellular service instead.
- The Advisory Team acknowledged two sides of the City's 20-acre rule, noting that it functions as a tool to prevent sprawl but also generates concern amongst some residents.
- Some participants raised questions about the purpose of the Issues and Opportunities section.
- The City's TDR program was widely described as not functioning as intended. Members noted that the lack of schools and other factors have limited growth which have limited use of the program.
- Maintaining rural character was emphasized as a founding principle rather than an issue, and members requested that the language of the existing comprehensive plan be more fully reflected.
- Some participants said that where Issues and Opportunities changed from the previous plan, they would like to see explanation of why the change was made in the updated comprehensive plan.

Plan Element Updates

The consultant team presented draft priorities across multiple plan elements, including Land Use, Economic Development and Housing, Natural, Cultural, and Agricultural Resources, Transportation, and Health and Wellbeing.

Land Use

The consultant team gave a brief overview of Land Use priorities, including updating the Future Development Map and vision to reflect existing, planned, and natural conditions; exploring flexible adjustments to the 20-acre rule to preserve rural character; improving the usability of the TDR program; and considering revisions to hamlets, crossroads, and agricultural areas, holding discussion on the priorities until the end of the meeting.

Economic Development and Housing

- The consultant team presented draft priorities, including addressing gaps in local services by attracting small-scale grocery, fuel, hardware, entertainment, and healthcare uses that fit the City's character; considering additional employment opportunities along South Fulton Parkway; supporting life-cycle housing for young professionals, families, the workforce, and seniors; and recognizing that limited public schools and youth recreation constrain future growth.
- Questions were raised about whether employment centers would be located within villages, particularly along South Fulton Parkway.
- Some members suggested using scenario tools, including AI-based modeling, to explore potential economic development options.
- There was strong interest in recruiting values-aligned organizations and businesses, particularly those connected to agriculture and sustainability, and in attracting residents and businesses that reflect the community's shared values.

Natural, Cultural, and Agricultural Resources

- The consultant team presented draft priorities, including enhancing and connecting parks and open spaces; supporting agribusiness and agritourism; promoting public art and placemaking to reinforce rural character; identifying and preserving priority farms, historic sites, and natural areas; and exploring ways to improve the long-term affordability of farmland.
- There was interest in exploring the creation of an arts-focused board, chamber, or commission, as well as hosting joint arts and agricultural meetings.
- Members requested an introduction and clearer integration of the Local Food Systems Plan into the Comprehensive Plan.

Advisory Team Meeting #2 | April 27, 2026

Meeting Summary

Health and Wellbeing

- The consultant team presented draft priorities, including improving access to affordable healthcare, fresh and healthy food options, and health and wellbeing services; evaluating the opportunities and impacts of the planned Grady Healthcare campus; creating more spaces for community gathering; and expanding opportunities for active living and recreation.

Transportation

- The consultant team presented draft priorities, including expanding bicycle and pedestrian infrastructure; improving speed management and road safety with a preference for traffic circles over new signals; and preserving the City's rural road character, existing roadway network, and gravel roads while revisiting their speed and operations.
- It was noted that transportation will be addressed through multiple coordinated future plans, including the City's Safety Action Plan and comprehensive transportation plan and the Southern Fulton Comprehensive Transportation Plan (CTP).
- The consultant explained the Safety Action Plan program, Federal grant program focused on bike/ped safety and includes funding for planning and implementation. The city has received funding for a safety action plan. Projects identified during that plan can apply for funding through the same federal program.
- Golf carts were identified as a transportation mode that needs to be considered during the safety action plan and other city transportation plans.

Discussion Topics

Future Development Map

Advisory Team members provided detailed feedback on future land use mapping, including:

- Support for preferred agricultural and rural residential designations.
- Requests for a map that shows current zoned parcels, infrastructure, and prime farmland to better understand existing conditions in the city.
- The importance of including infrastructure layers to better understand development capacity and constraints.
- Concerns that "preferred agricultural areas" should truly reflect areas intended for long-term preservation, with suggestions that prime farmland be protected through agricultural easements instead.
- Requests for clearer information on how much land citywide is currently entitled or zoned for development versus how much will be preserved, and whether the City is on track to maintain the 70% preservation / 30% development goal.

20-Acre Rule

Discussion continued around the City's 20-acre rule, with multiple perspectives shared. Some members supported limited flexibility, such as allowing family compounds, while others questioned whether the threshold of 20-acres itself is appropriate, and where this threshold originated from. Advisory Team members' expressed interest in:

- Understanding where and to whom the rule currently applies.
- Distinguishing between property owners who purchased land before versus after the rule was adopted.
- Exploring visual or scenario-based modeling to compare outcomes under different development approaches.
- Examining alternative ways to monetize land without subdivision and sale.
- Better understanding why 20 acres was selected and how similar communities approach large-lot regulations.

Transfer of Development Rights

Participants encouraged creative thinking around how to make the City's TDR program functional. It was noted that an analysis and report on potential TDR program challenges and changes. Advisory Team members agreed that continued discussion on improving the TDR program should be included as a future work plan item.

Advisory Team Meeting #3 | June 23, 2026

Meeting Summary

Meeting Summary

The third Advisory Team Meeting for the Chattahoochee Hills Comprehensive Plan was held on June 26 from 6:00pm – 8:00pm at City Hall. The meeting began with a brief presentation of project progress, key themes, and an introduction of draft plan elements. Advisory Team members then had the opportunity to review drafted plan elements and share their feedback. This included Historic Crossroads Planning, Future Development Map progress, drafted policies for the City's 20-acre rule and Transfer of Development Rights (TDR) program. Advisory Team members also reviewed and provided feedback on draft priorities and strategies for Land Use, Economic Development and Housing, Transportation, Health and Wellbeing, and Natural, Cultural, and Agricultural. After members shared their feedback at the various stations, the group converged to discuss priorities and takeaways from drafted plan elements. Feedback from the meeting and conversations is documented and summarized below.

Attendees

- Doug Cloud
- Patrick Muhammad
- Steve Nygren
- Garnie Nygren
- Lily Rolader
- Laurie Searle
- Camile Lowe (Mayor)
- Tim Southard (Councilmember)

City Staff

- Mike Morton
- Ronald Johnson

Presentation

The consulting team presented an overview of the Comprehensive Plan process, including the project schedule, community engagement updates, key themes, and introduced draft plan elements.

- Project Schedule: The consulting team reviewed the overall Comprehensive Plan timeline. The project is currently nearing the end of the Plan Development process, which has included Advisory Team meetings, stakeholder coordination, public hearings, and continued community engagement. The final phase, Deliverables and Adoption (July–October), will include ARC/DCA review and the formal adoption process, which is anticipated in October.
- Upcoming Engagement: Key upcoming milestones include Community Meeting #3 on Tuesday, July 28, and Public Hearing #2 on Tuesday, August 4. The Draft Comprehensive Plan document is expected to be available for public review in early August, with plan adoption scheduled for October.
- Community Feedback – “What We’ve Heard”: The consulting team summarized input received through engagement efforts to date. Feedback from Advisory Team members and the community reflected a strong desire to retain the City’s rural character and preserve approximately 70% of land as greenspace. Advisory Team members recognized the City’s success in managing growth while protecting open space, while also noting opportunities to update existing programs and policies. Additional feedback highlighted the need to support local agriculture, coordinate with Fulton County Schools, and address gaps in access to healthcare, healthy food, and senior services. Advisory Team members also noted the need for more workforce and senior housing options.
- Key Themes: The consulting team identified several themes guiding the plan. These key themes are outlined below.
 - o Chattahoochee Hills is a place of intention unlike anywhere else, preserving 70% of land for greenspace by clustering development.
 - o Chattahoochee Hills seeks to maintain and celebrate its rural heritage by protecting rural viewsheds and supporting local agriculture.
 - o Chattahoochee Hills aims to accelerate land conservation efforts through permanent conservation and acquiring natural and cultural areas.

Members of the advisory team suggested that the key themes should mention balanced growth, as this is the mechanism that allows preservation of land to occur in an economically viable way. Other team members suggested that the key themes shouldn’t shy away from conservation.

Advisory Team Meeting #3 | June 23, 2026

Meeting Summary

- Conservation Progress Graphic: The consultant team presented a graphic representation of conservation progress in Chattahoochee Hills using a thermometer-style graphic that “filled-up” the outline of Chattahoochee Hills, showing land that has been entitle for development and committed for conservation. The Advisory Team suggested changing the graphic to a thermometer rather than the outline of the city as it may lead to confusion.
- Draft Plan Elements: The consultant team shared an outline of the drafted plan elements present on boards around the room, including Overview, What We’ve Heard, and Draft Priorities and Strategies for each plan element.

Feedback Stations

Following the presentation, Advisory Team members participated in a review of key comprehensive plan topics, including Historic Crossroads Planning, the 20-Acre Rule, Transfer of Development Rights (TDR), the Future Development Map and Character Area descriptions, and drafted Priorities and Strategies for the plan elements, including Land Use, Economic Development and Housing, Natural, Cultural, and Agricultural Resources, Health and Wellbeing, and Transportation. Advisory Team members rotated between stations to review each topic and provide targeted feedback and guidance. Input was documented directly on boards at each station and is summarized below.

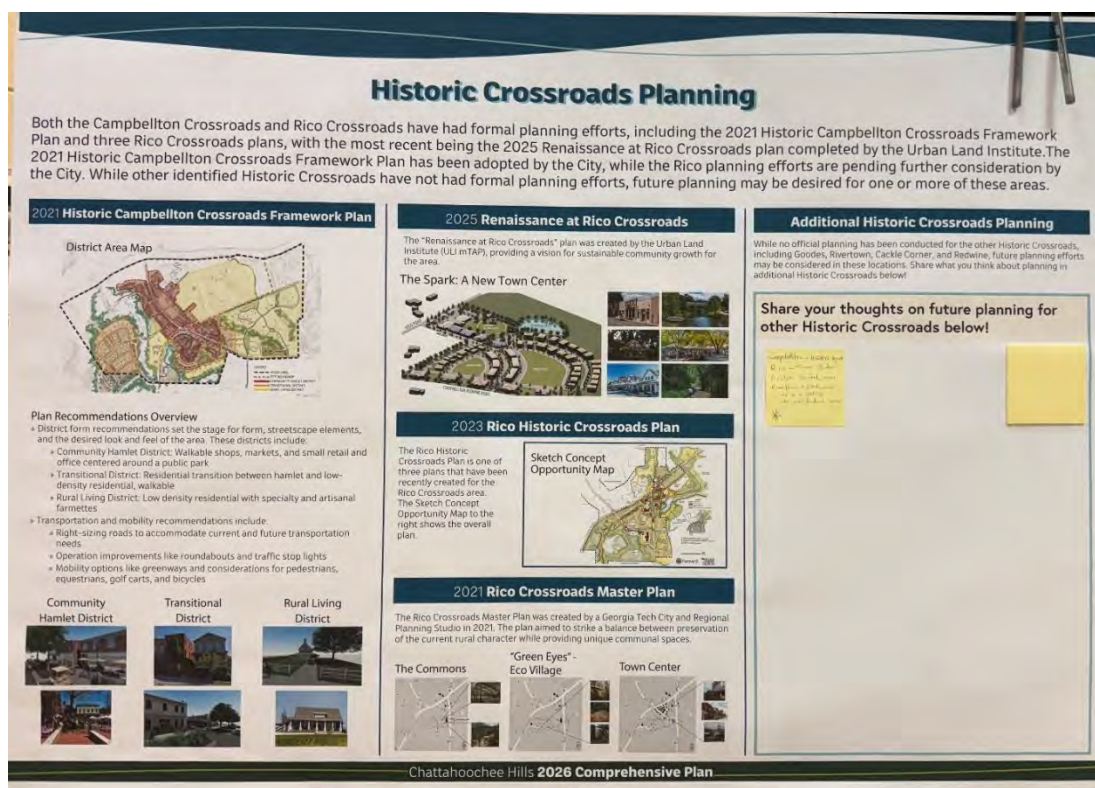
Historic Crossroads Planning

Both the Campbellton Crossroads and Rico Crossroads have had formal planning efforts, including the 2021 Historic Campbellton Crossroads Framework Plan and three Rico Crossroads plans, with the most recent being the 2025 Renaissance at Rico Crossroads plan completed by the Urban Land Institute. The 2021 Historic Campbellton Crossroads Framework Plan has been adopted by the City, while the Rico planning efforts are pending further consideration by the City. While other identified Historic Crossroads have not had formal planning efforts, future planning may be desired for one or more of these areas. The Historic Crossroads Planning, Figure 1, was presented to meeting participants and considers future planning for other Historic Crossroads. Advisory Team member's feedback is documented below.

Comments from the committee:

- Campbellton – Historic Layout, Rico – Town Center, Goodes – Limited new Rivertown, and Redwine – as is and the gateway to river/natural areas.

Figure 1. Historic Crossroads Planning



Advisory Team Meeting #3 | June 06, 2026

Meeting Summary

20 – Acre Rule

The 20-acre rule is intended to preserve the City's rural character by limiting smaller scale, unplanned, and potentially sprawling subdivisions of smaller lots. The discussion of the 20-acre rule is ongoing and expected to continue beyond the comprehensive planning process. These conceptual layouts illustrate a graphic illustration of a 5-10-20 subdivision of a 20-acre lot and were intended to spur discussion (Figure 2). Feedback from Advisory Team members' meeting on the 20-acre rule is documented below.

Comments from the committee:

- If this happen Conservation Easements similar to hamlets have to in place
- Good diagram, good density not more dense for demonstration, maybe increase buffer graphic, and maybe sample single driveway
- Need to look at how this changes many of our rural/dirt roads

Figure 2. 20- Acre Rule and Transfer of Development Rights

20-Acre Rule

The 20-acre rule is intended to preserve the City's rural character by limiting smaller scale, unplanned, and potentially sprawling subdivisions of smaller lots. The discussion of the 20-acre rule is ongoing and expected to continue beyond the comprehensive planning process.

Potential update to the 20-acre rule to the legacy landowner cutoff year, which would allow landowners who purchased their land between 2007 and 2021 (prior to the rule being enacted) to subdivide their land with certain protections and a limit to the number of times the original lot can be subdivided.

Any new development under this revised rule would be required to include the following:

- Maintaining the 70/30 preservation or higher
- Limiting the number of times a lot can be subdivided
- Limiting to one shared driveway
- Maintaining buffers from the roadway and nearby properties
- Maintaining the existing character of the property's road frontage
- Permanent preservation of land

Graphic Illustration of a 5-10-20 Subdivision

*EXAMPLE FOR DISCUSSION PURPOSES ONLY

Share your thoughts below!

So this is a good idea... maybe we can have a 10/10/10 rule... maybe we can have a 10/10/10 rule... maybe we can have a 10/10/10 rule...

Need to look at how this changes many of our rural/dirt roads

Transfer of Development Rights (TDR)

Chattahoochee Hills currently has a Transfer of Development Rights (TDR) program, which allows landowners to sell their development rights to developers. This program promotes preservation of rural areas while enabling higher-density development in villages or receiving areas. The City's TDR program is currently underutilized. While the comprehensive plan will not update the TDR program, initial conversations on potential improvements can ultimately aid in activating the program. Potential improvements to the TDR program are summarized below.

- City-led program to purchase and bank development rights that could be sold to developers later (limited in scope, using existing funds)
- City-funded program to purchase development rights (additional city revenue may be needed)
- City partnership with philanthropic, foundation, or similar to purchase development right (limited or match funds from city may be required due to lack of demand and funding)
- Provide additional incentives for developers that purchase development rights (density bonus, streamlined permitting, funding support for necessary infrastructure, etc.)

Share your thoughts below!

Good idea... maybe we can have a 10/10/10 rule... maybe we can have a 10/10/10 rule... maybe we can have a 10/10/10 rule...

Need to look at how this changes many of our rural/dirt roads

Chattahoochee Hills 2026 Comprehensive Plan

Transfer of Development Rights (TDR)

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Participants mentioned:

- All good! +1
- Tax 1% of all land transactions to fund TDR purchase
- The residents want to keep it rural- so fund TDR with 2+ million tax increase

Figure 3. 20- Acre Rule and Transfer of Development Rights

20-Acre Rule

The 20-acre rule is intended to preserve the City's rural character by limiting smaller scale, unplanned, and potentially sprawling subdivisions of smaller lots. The discussion of the 20-acre rule is ongoing and expected to continue beyond the comprehensive planning process.

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- Permanent preservation of land

Graphic Illustration of a 5-10-20 Subdivision

35 ACRE TOTAL ORIGINAL PARCEL

5 ACRES 10 ACRES 20 ACRES

*EXAMPLE FOR DISCUSSION PURPOSES ONLY

Transfer of Development Rights (TDR)

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- City partnership with philanthropic, foundation, or similar to purchase development right (limited or match funds from city may be required due to lack of demand and funding)
- Provide additional incentives for developers that purchase development rights (density bonus, streamlined permitting, funding support for necessary infrastructure, etc.)

Share your thoughts below!

Sticky notes on the left side:

- To this program, expansion, extend, similar to develop, keep to go to give
- Good idea, but need to be as low as possible, maybe 100,000, 200,000, 300,000, 400,000, 500,000, 600,000, 700,000, 800,000, 900,000, 1,000,000, 1,100,000, 1,200,000, 1,300,000, 1,400,000, 1,500,000, 1,600,000, 1,700,000, 1,800,000, 1,900,000, 2,000,000, 2,100,000, 2,200,000, 2,300,000, 2,400,000, 2,500,000, 2,600,000, 2,700,000, 2,800,000, 2,900,000, 3,000,000, 3,100,000, 3,200,000, 3,300,000, 3,400,000, 3,500,000, 3,600,000, 3,700,000, 3,800,000, 3,900,000, 4,000,000, 4,100,000, 4,200,000, 4,300,000, 4,400,000, 4,500,000, 4,600,000, 4,700,000, 4,800,000, 4,900,000, 5,000,000, 5,100,000, 5,200,000, 5,300,000, 5,400,000, 5,500,000, 5,600,000, 5,700,000, 5,800,000, 5,900,000, 6,000,000, 6,100,000, 6,200,000, 6,300,000, 6,400,000, 6,500,000, 6,600,000, 6,700,000, 6,800,000, 6,900,000, 7,000,000, 7,100,000, 7,200,000, 7,300,000, 7,400,000, 7,500,000, 7,600,000, 7,700,000, 7,800,000, 7,900,000, 8,000,000, 8,100,000, 8,200,000, 8,300,000, 8,400,000, 8,500,000, 8,600,000, 8,700,000, 8,800,000, 8,900,000, 9,000,000, 9,100,000, 9,200,000, 9,300,000, 9,400,000, 9,500,000, 9,600,000, 9,700,000, 9,800,000, 9,900,000, 10,000,000
- Need to be as low as possible, maybe 100,000, 200,000, 300,000, 400,000, 500,000, 600,000, 700,000, 800,000, 900,000, 1,000,000, 1,100,000, 1,200,000, 1,300,000, 1,400,000, 1,500,000, 1,600,000, 1,700,000, 1,800,000, 1,900,000, 2,000,000, 2,100,000, 2,200,000, 2,300,000, 2,400,000, 2,500,000, 2,600,000, 2,700,000, 2,800,000, 2,900,000, 3,000,000, 3,100,000, 3,200,000, 3,300,000, 3,400,000, 3,500,000, 3,600,000, 3,700,000, 3,800,000, 3,900,000, 4,000,000, 4,100,000, 4,200,000, 4,300,000, 4,400,000, 4,500,000, 4,600,000, 4,700,000, 4,800,000, 4,900,000, 5,000,000, 5,100,000, 5,200,000, 5,300,000, 5,400,000, 5,500,000, 5,600,000, 5,700,000, 5,800,000, 5,900,000, 6,000,000, 6,100,000, 6,200,000, 6,300,000, 6,400,000, 6,500,000, 6,600,000, 6,700,000, 6,800,000, 6,900,000, 7,000,000, 7,100,000, 7,200,000, 7,300,000, 7,400,000, 7,500,000, 7,600,000, 7,700,000, 7,800,000, 7,900,000, 8,000,000, 8,100,000, 8,200,000, 8,300,000, 8,400,000, 8,500,000, 8,600,000, 8,700,000, 8,800,000, 8,900,000, 9,000,000, 9,100,000, 9,200,000, 9,300,000, 9,400,000, 9,500,000, 9,600,000, 9,700,000, 9,800,000, 9,900,000, 10,000,000

Sticky notes on the right side:

- All good!
- TDR is a good idea, but need to be as low as possible, maybe 100,000, 200,000, 300,000, 400,000, 500,000, 600,000, 700,000, 800,000, 900,000, 1,000,000, 1,100,000, 1,200,000, 1,300,000, 1,400,000, 1,500,000, 1,600,000, 1,700,000, 1,800,000, 1,900,000, 2,000,000, 2,100,000, 2,200,000, 2,300,000, 2,400,000, 2,500,000, 2,600,000, 2,700,000, 2,800,000, 2,900,000, 3,000,000, 3,100,000, 3,200,000, 3,300,000, 3,400,000, 3,500,000, 3,600,000, 3,700,000, 3,800,000, 3,900,000, 4,000,000, 4,100,000, 4,200,000, 4,300,000, 4,400,000, 4,500,000, 4,600,000, 4,700,000, 4,800,000, 4,900,000, 5,000,000, 5,100,000, 5,200,000, 5,300,000, 5,400,000, 5,500,000, 5,600,000, 5,700,000, 5,800,000, 5,900,000, 6,000,000, 6,100,000, 6,200,000, 6,300,000, 6,400,000, 6,500,000, 6,600,000, 6,700,000, 6,800,000, 6,900,000, 7,000,000, 7,100,000, 7,200,000, 7,300,000, 7,400,000, 7,500,000, 7,600,000, 7,700,000, 7,800,000, 7,900,000, 8,000,000, 8,100,000, 8,200,000, 8,300,000, 8,400,000, 8,500,000, 8,600,000, 8,700,000, 8,800,000, 8,900,000, 9,000,000, 9,100,000, 9,200,000, 9,300,000, 9,400,000, 9,500,000, 9,600,000, 9,700,000, 9,800,000, 9,900,000, 10,000,000

Chattahoochee Hills 2026 Comprehensive Plan

Advisory Team Meeting #3 | June 23, 2026

Meeting Summary

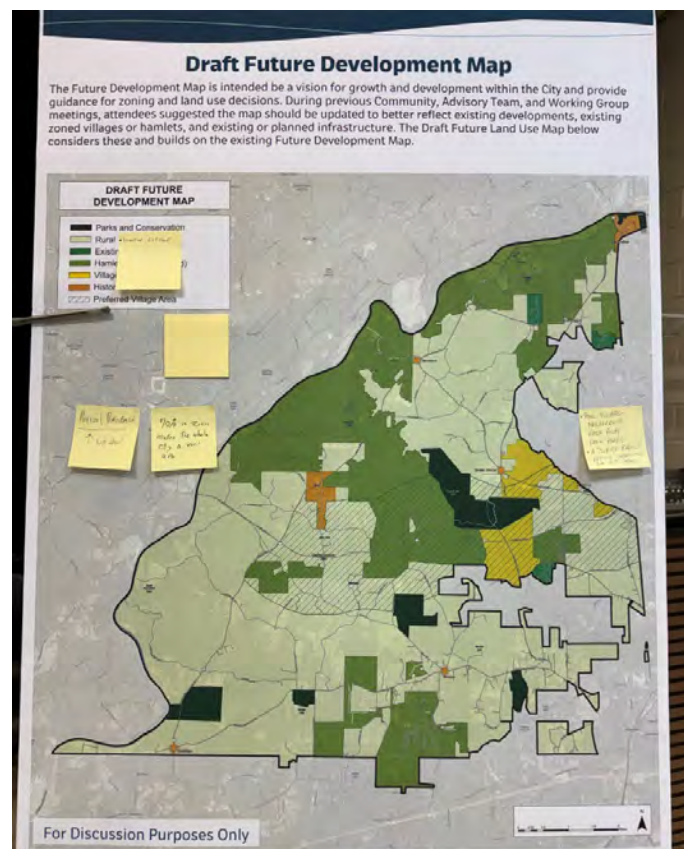
Future Development Map

The Future Development Map is intended to be a vision for growth and development within the City and provide guidance for zoning and land use decisions. During previous Community, Advisory team, and Working Group meetings, attendees suggested the map should be updated to better reflect existing developments, existing zoned villages or hamlets, and existing or planned infrastructure. The Draft Future Land Use Map, Figure 4, was presented to meeting participants and builds on the existing Future Development Map. Advisory Team member's feedback is documented below.

Draft Future Development Map

- Rural Residential ← No Development
- 70% in zoning makes the whole city a rural area
- Pull village – preference area away from parks
 - A buffer radius around Cochran Mill and H.F. Parks.
- Inactive Entitled (As shown in the upper left legend under the 'Rural' designation)

Figure 4. Draft Future Development Map



Future Development Map (Character Area Narrative)

The Character Area descriptions presented correspond to those designations on the Draft Future Development Map and build on Character Area descriptions from the 2021 comprehensive plan. The Draft Character Area, Figure 5, was presented to meeting participants and builds on the existing Future Development Map. Advisory Team member's feedback is documented below.

Comments from the committee:

- Needs Work (In reference to the Rural Character Area)
- Chicken or Egg? (In reference to the Historic Crossroads Character Area)

Figure 5. Draft Character Area Narrative

Draft Future Development Map		
The Character Area descriptions below correspond to those designations on the Draft Future Development Map and build on Character Area descriptions from the 2021 comprehensive plan. Review the Character Area descriptions below and share your thoughts.		
Draft Character Area	Draft Character Area Vision	What do you think of the draft Character Area vision?
Parks and Conservation	The Parks and Conservation Character Area includes existing city parks and permanently conserved lands that preserve Chattahoochee Hills' natural beauty and rural character. These areas protect forests, streams, wildlife habitat, and scenic landscapes, while supporting recreation and long-term stewardship of the city's environmental resources.	
Rural	The Rural Character Area is intended for rural preservation and agriculture, with houses on large lots occasionally interspersed with hamlets. Any residential development outside of hamlet would be large lot. The Character Area would allow several development types, including Mixed-use	
Existing Residential	The Existing Residential Character Area includes existing, traditional suburban neighborhoods approved prior to the City's incorporation. While these areas play an important role in the overall community, they are not intended to be the predominant development pattern throughout Chattahoochee Hills.	
Hamlet	The Hamlet Character Area includes existing, developed, and approved hamlets. The Hamlet development type prioritizes conservation with 70% of development being preserved as open space or greenspace and provides 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 (30%) and the preserved open space (70%). The goal of hamlet preservation would be to have conserved areas be connected, contiguous, and accessible by residents and visitors.	
Village	This Character Area includes approved villages. The Village is where the most intense development in the city will take place and is intended to draw away the development that would have occurred elsewhere within the city. Villages allow 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.	
Preferred Village Area	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 the 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. Villages are 500 or more acres in size, and are visually screened from surrounding roadways by the rural protection buffer.	
Historic Crossroads	The Historic Crossroads Character Area is intended to preserve and expand upon the specific historic character of the designated Crossroads. While all Historic Crossroads are represented on the Future Development Map, formal planning and visioning have only been conducted for the Campbellton and Rico crossroads. Additional planning and visioning are needed for other crossroads in order to determine appropriate scale and design for these locations.	

Advisory Team Meeting #3 | June 06, 2026

Meeting Summary

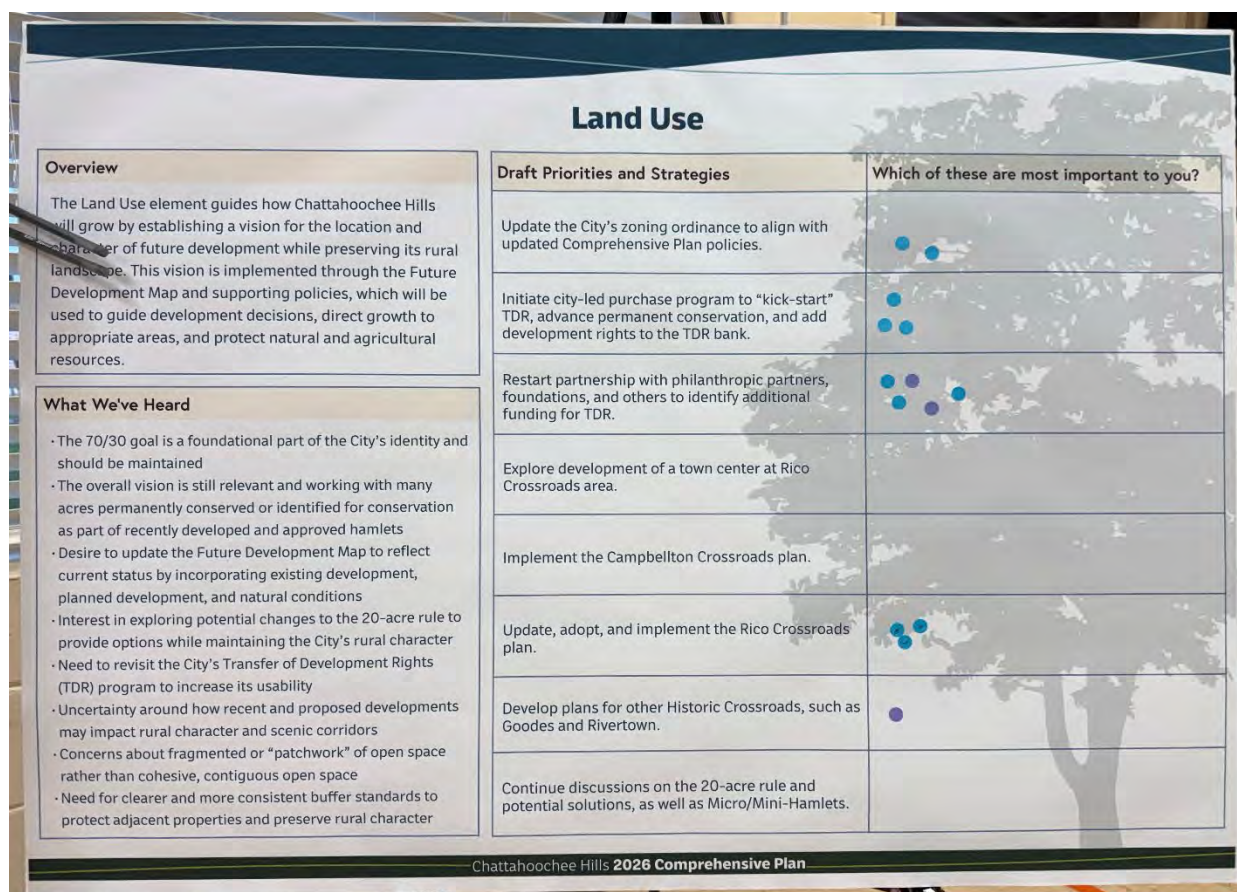
Land Use

The Land Use element guides how Chattahoochee Hills will grow by establishing a vision for the location and character of future development while preserving its rural landscape. This vision is implemented through the Future Development Map and supporting policies, which will be used to guide development decisions, direct growth to appropriate areas, and protect natural and agricultural resources. Participants reviewed the draft Land Use priorities and provided their thoughts by putting dots on what Draft Priorities and Strategies are most important for them (Figure 6). Advisory Team member's feedback is documented below.

Draft Priorities and Strategies

- Restart partnership with philanthropic partners, foundations, and others to identify additional funding for TDR – 5
- Initiate city-led purchase program to “kick-start” TDR, advance permanent conservation, and add development rights to the TDR bank – 3
- Update, adopt, and implement the Rico Crossroads plan – 3
- Update the City’s zoning ordinance to align with updated Comprehensive Plan policies – 2
- Develop plans for other Historic Crossroads, such as Goodes and Rivertown - 1

Figure 6. Land Use



Advisory Team Meeting #3 | June 06, 2026

Meeting Summary

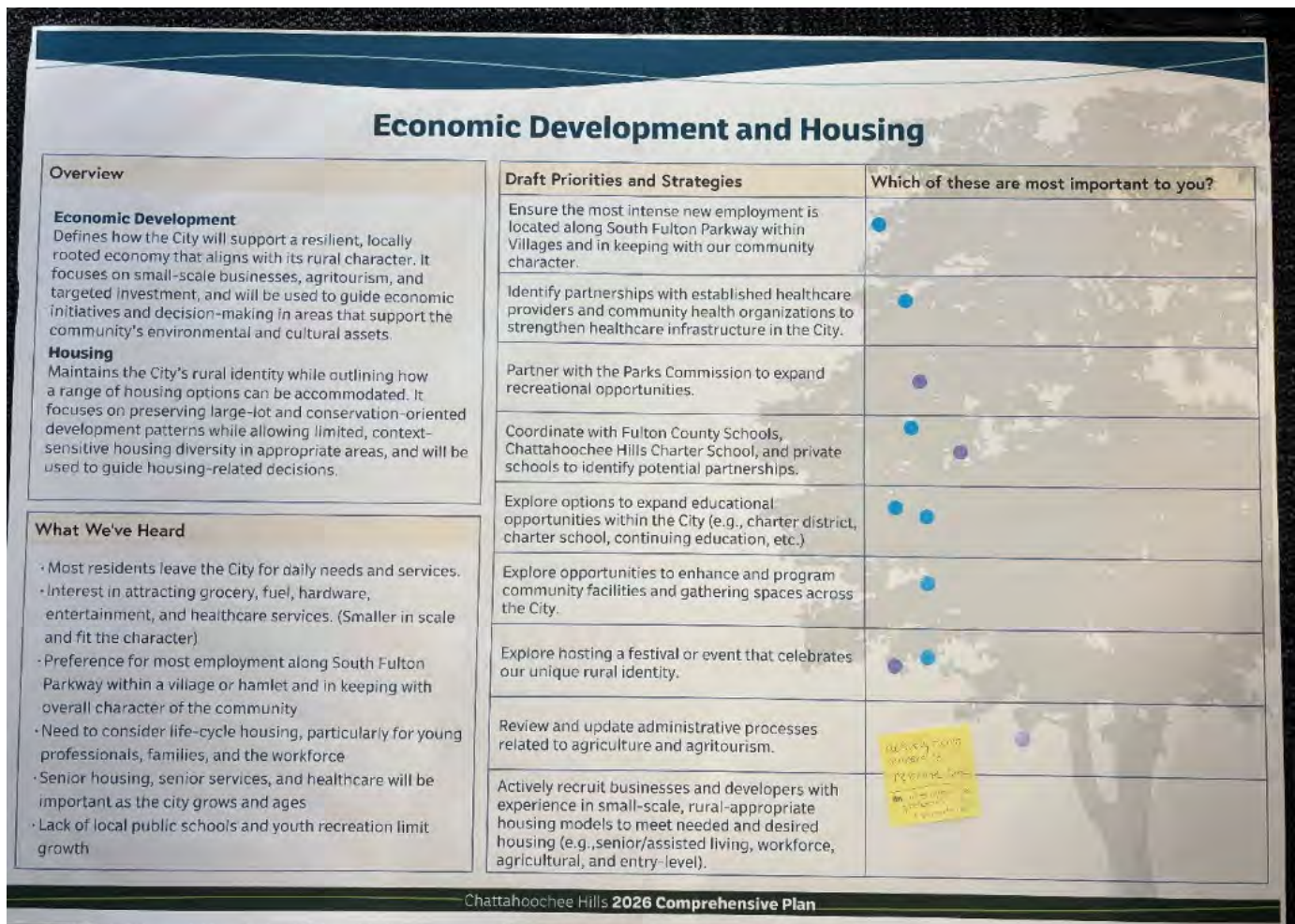
Economic Development and Housing

Participants reviewed the draft Economic Development and Housing and provided their thoughts by putting dots on what Draft Priorities and Strategies are most important for them (Figure 7). Advisory Team member's feedback is documented below.

Draft Priorities and Strategies

- Explore options to expand educational opportunities within the City (e.g., charter district, charter school, continuing education, etc.) – 2
- Coordinate with Fulton County Schools, Chattahoochee Hills Charter School, and private schools to identify potential partnerships – 2
- Explore hosting a festival or event that celebrates our unique rural identity – 2
- Review and update administrative processes related to agriculture and agritourism – 1
 - o Comment: Actively recruit farmers to relocate here with supportive process and permitting
- Explore opportunities to enhance and program community facilities and gathering spaces across the City – 1
- Partner with the Parks Commission to expand recreational opportunities – 1
- Identify partnerships with established healthcare providers and community health organizations to strengthen healthcare infrastructure in the City – 1
- Ensure the most intense new employment is located along South Fulton Parkway within Villages and in keeping with our community character – 1

Figure 7. Economic Development and Housing



Advisory Team Meeting #3 | June 23, 2026

Meeting Summary

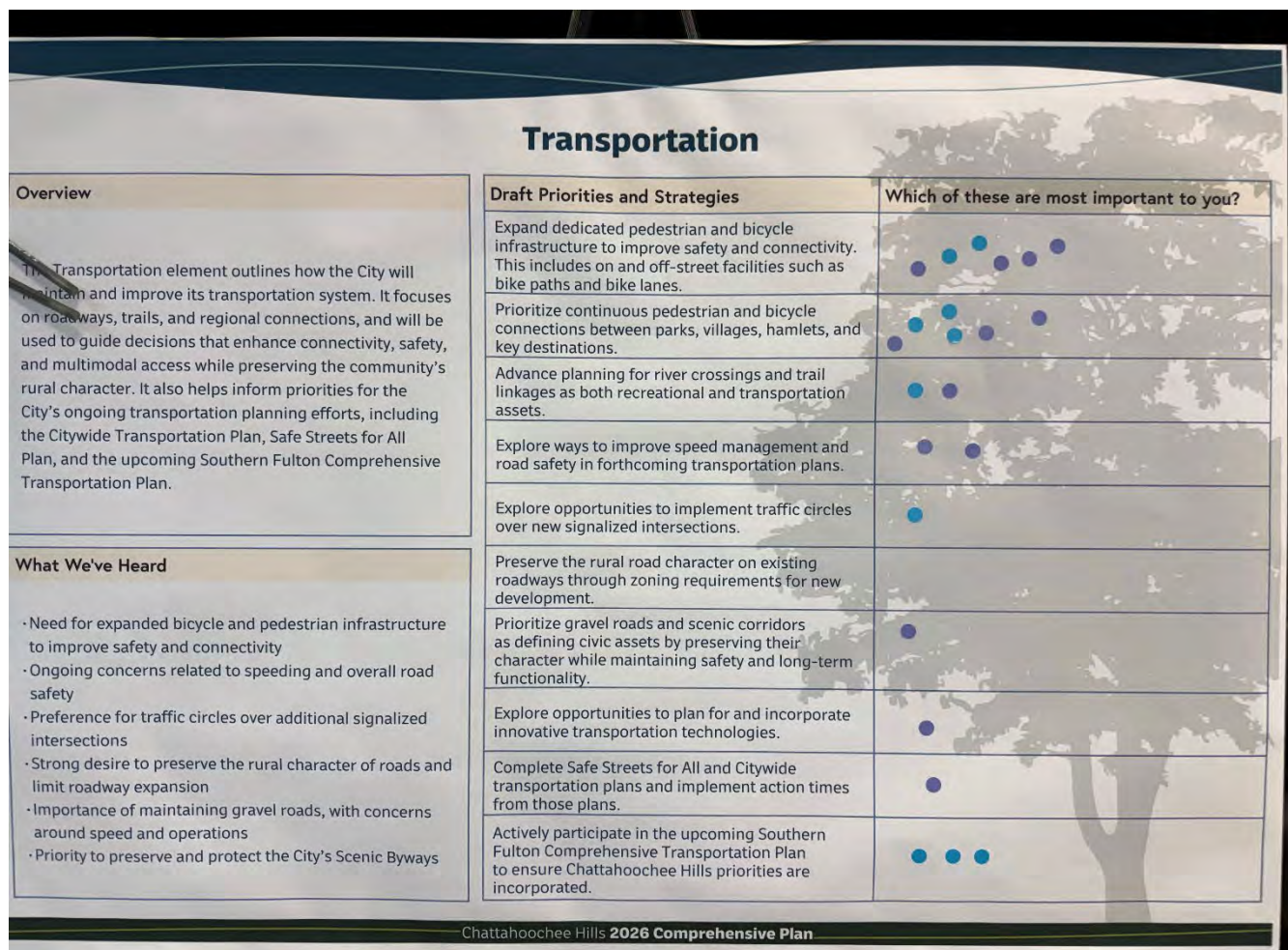
Transportation

Participants reviewed the draft Economic Development and Housing and provided their thoughts by putting dots on what Draft Priorities and Strategies are most important for them (Figure 8). Advisory Team member's feedback is documented below.

Draft Priorities and Strategies

- Expand dedicated pedestrian and bicycle infrastructure to improve safety and connectivity. This includes on and off-street facilities such as bike paths and bike lanes – 6
- Prioritize continuous pedestrian and bicycle connections between parks, villages, hamlets, and key destinations – 6
- Actively participate in the upcoming Southern Fulton Comprehensive Transportation Plan to ensure Chattahoochee Hills priorities are incorporated – 3
- Advance planning for river crossings and trail linkages as both recreational and transportation assets – 2
- Explore ways to improve speed management and road safety in forthcoming transportation plans – 2
- Explore opportunities to implement traffic circles over new signalized intersections – 1
- Prioritize gravel roads and scenic corridors as defining civic assets by preserving their character while maintaining safety and long-term functionality – 1
- Explore opportunities to plan for and incorporate innovative transportation technologies – 1
- Complete Safe Streets for All and Citywide transportation plans and implement action times from those plans – 1

Figure 8. Transportation



Advisory Team Meeting #3 | June 23, 2026

Meeting Summary

Health and Wellbeing

Participants reviewed the draft Health and Wellbeing and provided their thoughts by putting dots on what Draft Priorities and Strategies are most important for them (Figure 9). Advisory Team member's feedback is documented below.

Draft Priorities and Strategies

- Expand opportunities for active living and recreation by establishing new trails and strengthening connections to existing parks through requirements for new development – 5
- Expand community gathering spaces and programming that build on, parks, trails, civic facilities, churches, and schools – 4
- Implement recommendations from Food Well Alliance's Local Food Systems Plan – 2
- Schedule regular meeting with hospital leadership at the new Grady Healthcare facility in Union City to ensure City's needs are considered – 1
- Partner with local community healthcare organizations to explore ways to improve access to affordable healthcare in Chattahoochee Hills – 1
- Pursue partnerships to build on amenities in new developments throughout the City – 1
- Coordinate with neighboring jurisdictions and services providers to explore partnerships and service models to facilitate reliable trash and recycling pickup options for residents – 1

Figure 9. Health and Wellbeing

Health and Wellbeing		
Overview	Draft Priorities and Strategies	Which of these are most important to you?
The Health and Wellbeing element outlines how the City will support a healthy, connected community. It focuses on improving access to healthcare, healthy food, and active living opportunities, and will be used to guide decisions that strengthen overall quality of life. What We've Heard • Limited access to affordable healthcare within the city • Desire for more fresh, healthy, and affordable food options in the City • Lack of awareness of available health and wellness services • Uncertainty or limited understanding of the planned Grady Healthcare campus and its impacts and offerings • Limited availability of spaces for community gathering and interaction • Lack of recreational opportunities or opportunities for an active lifestyle within the City • Curbside trash pickup is currently not available in a majority of the city • Lack of education in the City, including K-12, workforce, and continuing education/senior	Explore impacts and benefits from resident's access to the new Grady Healthcare facility located in Union City.	
	Schedule regular meeting with hospital leadership at the new Grady Healthcare facility in Union City to ensure City's needs are considered.	•
	Partner with local community healthcare organizations to explore ways to improve access to affordable healthcare in Chattahoochee Hills.	•
	Pursue regional and county partnerships to expand access to healthcare, mental health, and senior services, recognizing local scale constraints.	
	Expand community gathering spaces and programming that build on, parks, trails, civic facilities, churches, and schools.	• • • • •
	Expand opportunities for active living and recreation by establishing new trails and strengthening connections to existing parks through requirements for new development.	• • • • •
	Pursue partnerships to build on amenities in new developments throughout the City.	•
	Coordinate with neighboring jurisdictions and services providers to explore partnerships and service models to facilitate reliable trash and recycling pickup options for residents.	•
	Implement recommendations from Food Well Alliance's Local Food Systems Plan.	• •
Chattahoochee Hills 2026 Comprehensive Plan		

Advisory Team Meeting #3 | June 06, 2026

Meeting Summary

Natural, Cultural, and Agricultural Resources

Participants reviewed the draft Natural, Cultural, and Agricultural Resources and provided their thoughts by putting dots on what Draft Priorities and Strategies are most important for them (Figure 10). Advisory Team member's feedback is documented below.

Draft Priorities and Strategies

- Partner with local artists and organizations to advance public art and placemaking that reinforces rural character and sense of place – 4
- Identify and prioritize areas for preservation including farmland, historic sites, viewsheds, and natural areas – 3
 - o Comment: Missing: anything around permanent protection
- Map and promote local farms and agritourism assets to support tourism, education, and economic diversification – 3
- Comment: Mapping and outreach to help landowners identify resources and strategies to preserve and develop in balanced way is like with 70 / 30 and Serenbe Trails
- Explore opportunities to support farmers with permits, grants, and regulatory compliance – 3
- Convene farmers and agriculture-related businesses to identify barriers and strategies for supporting farm and ag operations – 3
 - o Comment: Commission?
- Explore strategies for providing shared agricultural facilities and equipment, including a central commercial kitchen or processing space – 2
- Simplify and clarify permitting pathways for agritourism, on-farm retail, and processing – 1
 - o Comment: Edit: "Simplify and clarify permitting pathways for farmers, such as..."

- Plan for and create a cohesive greenspace network that connects existing and future parks via greenways and trails – 1
- Partner with organizations to activate and program existing parks and open space through regular community events and gatherings – 1
 - o Comment: Need: more “cultural” or historic strategies. This is the Ag and Natural heavy
- Explore funding opportunities to maintain and improve city-owned historic properties
 - o Comment: And acquire farm-land of importance for preservation
- Review and update administrative processes related to agriculture and agritourism
 - o Comment: Consolidate with “simplify and clarify”

Figure 10. Natural, Cultural, and Agricultural Resources

Natural, Cultural, and Agricultural Resources		
Overview	Draft Priorities and Strategies	Which of these are most important to you?
The Natural, Cultural, and Agricultural Resources element describes how the City will protect and enhance its natural, cultural, and agricultural resources that define its rural character and quality of life. It focuses on conserving landscapes, supporting agriculture, and preserving the community's sense of place, and will be used to guide related decisions and initiatives. What We've Heard • Limited programming and activation of existing parks and open spaces • Desire to expand and better connect greenspace across the City • Desire to support existing and future agribusinesses by creating opportunities for farmers and agritourism • Need for stronger promotion and awareness of local agricultural offerings • Barriers related to permitting and regulations impacting farm-based businesses • Interest in public art and placemaking initiatives that strengthen the rural character and enhance a sense of place • Need to identify priority areas to preserve such as farms, historic sites, natural areas • Challenges related to the affordability of farmland	Partner with organizations to activate and program existing parks and open space through regular community events and gatherings.	need more cultural or historic strategies
	Plan for and create a cohesive greenspace network that connects existing and future parks via greenways and trails.	
	Convene farmers and agriculture-related businesses to identify barriers and strategies for supporting farm and ag operations.	commission?
	Explore strategies for providing shared agricultural facilities and equipment, including a central commercial kitchen or processing space.	
	Simplify and clarify permitting pathways for agritourism, on-farm retail, and processing	
	Explore opportunities to support farmers with permits, grants, and regulatory compliance.	
	Map and promote local farms and agritourism assets to support tourism, education, and economic diversification.	
	Establish an arts council or commission to develop a strategy and identify funding for public art and placemaking.	
	Partner with local artists and organizations to advance public art and placemaking that reinforces rural character and sense of place.	
	Identify and prioritize areas for preservation, including farmland, historic sites, viewsheds, and natural areas.	missing: setting sound priorities
	Explore funding opportunities to maintain and improve city-owned historic properties.	not enough focus on historic preservation
	Review and update administrative processes related to agriculture and agritourism.	consolidate and clarify

Advisory Team Meeting #3 | June 06, 2026

Meeting Summary

Discussion

After Advisory Team members reviewed and provided feedback on the draft plan elements, the group reconvened to discuss the content, share additional comments, and highlight key priorities. Notes from that discussion are summarized below.

- One Advisory Team member shared a personal concern that rural residential development is beginning to feel like hamlet sprawl. They noted that if hamlets exceed 500 acres, they should be considered villages and suggested establishing minimum distances between hamlets if this pattern continues. They also expressed concerns about the “farmette” model, viewing it as inequitable for existing rural residents who are not able to develop their land in similar ways.
- Another member emphasized that maintaining rural character remains the central priority, particularly through the use of buffers and clustered development patterns. They noted that zoning can play a key role in making land preservation financially viable.
- One Advisory Team member agreed with the drafted plan priority of improving bike, pedestrian, and trail connectivity, with a focus on expanding the network and improving safety. They noted that public-private partnerships could help advance these projects, and while the City has pursued some partnerships, there may be opportunities to expand these efforts.
- Members discussed the importance of better educating property owners about options for permanent conservation. This could include support from conservation organizations, as well as expanded use of tools like transfer of development rights, potentially including requirements tied to hamlet development.
- One Advisory Team member highlighted that many residents support keeping the 20-acre rule unchanged and suggested that maintaining the rule should remain a clear option. They also emphasized the need for incentives to protect ecological resources, such as encouraging the preservation of forests, habitats, and agricultural land rather than allowing clear cutting. Additionally, they noted the importance of organizing the plan so residents can easily find relevant information and guidance.
- Building on this, one member referenced a previous effort to create a toolkit that explains zoning regulations and the 20-acre rule, suggesting that a similar resource could be helpful again.

- The group also discussed gaps in current regulations related to preserving high-quality agricultural soils. One Advisory Team member suggested potential approaches such as increasing TDR values for farmland preservation or incorporating incentives into zoning, such as awarding development points for protecting agricultural land. This was identified as a strong candidate for a policy direction.
- Coordination with regional transportation planning was also raised as a concern, with one member noting the importance of staying engaged with broader efforts to ensure the community does not become isolated and that access into the city is considered.
- Finally, the group discussed infrastructure needs to support agriculture, including the affordability of land and housing for agricultural workers. One Advisory Team member suggested exploring whether conserved land within hamlets could be leased or sold to farmers as a way to support agricultural use while also helping address costs.



Working Group #1 | March 19, 2026

Sign-In Sheet

Economic Development and Housing

Jonathan Cunningham
Colin Daymude
Nate Haskell
Lisa Gibson
Jeff Peek
Raphael Aretha Wright
Paul Stockman
Chad Jacobs
Charles Adams
Paul Gibson

Natural, Cultural, and Agricultural Resources

Tamara Schwartz
Marc Schwartz
Gene Griffith
Catherine Huston
Maria Hanson
Charles Adams
Michael A. Gault
Bree Anne Clowdus
Lily Rolader
Tim Mosby
Nicolle Fenster
Brandi Whitney
John Whitney
Tristan Hendrix
Herb Brown
Gigi Haskell
Allison Duncan
Will Duncan
Chip Denton
Norma Lewis
Jonathan Cunningham
Wendy Maguire
Joe Harper
Merlon Harper
Tom Swanston
Marie Nygren

Land Use

Robert Richardson
Martha Hall
David Hanson
Herman Hudson
Raphael & Aretha Wright
Tim Southard
Dr. Mark Hali
Cathy Peek
Nicholas Oxford
Dawn Scarbrough
Gloria R. Edwards
Shronda M. Smith
Steve Nygren
Pat Lesko
Doug Cloud
Ted Wansley
Paul Stockman
Chad Jacobs
Tom Hadfield
Merlon Harper
Joseph Harper
Scott Licutsry
Lisa Gibson
Georgette Cooper
Christopher Smith
Allison Duncan
Tamara Schwartz
John Reid
Denise Solomon
Chris Smith
Tim Swanston
Paul Gibson
Georgette Cooper
Nate Haskell
Marc Schwartz
Jeff Peek
Will Duncan
Scott Lightly
Maria & Dave Hanson

Transportation

Wendy Maguire
Chris Jones
Herman Hudson
Colin Daymude
Cathy Peek
Steve Nygren
Tim Southard
John Reid

Health and Wellbeing

Jennifer Goines
Lynn Hayes
Marie Nygren
John Reid
Lakieshia Jones
G. Mann
Lindsey Mosby
Denise Solomon
Nicholas Oxford
Dr. Mark Hali
John Whitney

Working Group #1 | March 19, 2026

Meeting Summary

The inaugural Working Group Meeting for the Chattahoochee Hills Comprehensive Plan took place on Thursday, March 19, 2026, from 6:00 p.m. to 8:00 p.m. at City Hall. Attendees were first provided with an overview of the comprehensive planning process. The project team then outlined each subcommittee:

- Land Use
- Economic Development and Housing
- Transportation
- Natural, Cultural, and Agricultural Resources
- Health and Wellbeing

Following the introductory session, participants attended two 30-minute subcommittee meetings of their choice. Each subcommittee was provided with supplementary materials including maps, existing conditions, and handouts of imagery to aid in discussion. Members of the second group for each subcommittee reviewed the prior group's feedback and contributed further to the discussion. After engaging with two subcommittees, attendees had the opportunity to visit additional meeting rooms to observe discussions held by other groups, with feedback documented on flip charts posted around each room. Those interested could also sign up to participate in future meetings for these subcommittees.

A summary of the discussions from both groups within each subcommittee meeting is provided below.

Economic Development and Housing

The Economic Development and Housing subcommittee met to discuss multiple topics, including key reasons members leave the city on a daily or weekly basis. The subcommittee also discussed the amenities, uses, or other community elements they would like to see within the city in the future.

The subcommittee was provided with materials to better understand economic development and housing within the city and aid discussion. These materials included visionary imagery and renderings of Rico Crossroads and a handout with multiple housing types to discuss what Chattahoochee Hills residents may want to see in their community.

Residents were asked to identify primary reasons that they need to leave Chattahoochee Hills, and they gave the following answers:

- Travel for vacations, visiting family, and work-related air travel.
- Access to medical services not available locally, particularly hospitals and senior care.
- More affordable and diverse shopping and dining options, including groceries, organic foods, farm-to-table restaurants, and general retail.
- Entertainment and recreational opportunities such as movies, concerts, festivals, dog parks, water-based activities, and children's sports leagues, often in nearby communities like Peachtree City or Coweta County.
- Essential services and opportunities, including banking, auto and hardware services, gasoline, schools and education options, employment, and places to gather socially and build friendships.

When asked what kinds of development are needed in Chattahoochee Hills, subcommittee members gave the following answers:

- Small-scale, locally oriented amenities that align with the city's rural character.
- Neighborhood-scaled grocery stores offering affordable options, organic products, and predictable hours.
- A small, rural-style gas station and a rustic hardware store that expands on currently available services.
- Locally focused entertainment venues, such as spaces for small concerts, theater, and independent films.
- Expanded medical facilities providing primary care, limited specialty services, urgent care, and senior-focused services.
- Overall, development should remain modest in size and intentionally designed to fit the community's character.

Working Group #1 | March 19, 2026

Meeting Summary

Health and Wellbeing

The Health and Wellbeing subcommittee met to discuss strengths in Chattahoochee Hills that support residents' health, as well as gaps, barriers, and needs.

The subcommittee was provided with maps of existing and planned trails and points of interest in Chattahoochee Hills, including farms, community centers, and other cultural and community resources.

Residents were asked to identify Chattahoochee Hills' strengths that support health and wellbeing, and they gave the following answers:

- A strong natural environment, including trees, clean air, and access to trails, that supports active living.
- A slower pace of life with limited visual clutter, contributing to a high overall quality of life.
- A strong sense of community character and shared emphasis on wellbeing.
- Social connection fostered through strong community ties, a mix of ages and life stages, and engagement through churches and elder networks.
- A general sense of safety supported by reliable fire, EMT, and police services.
- Valued community assets such as Brickworks and opportunities to expand group fitness and wellness programming at local facilities.

Residents were asked to identify challenges that affect health and wellbeing in Chattahoochee Hills, and they gave the following answers:

- Limited access to healthcare, with few nearby facilities, emergency departments, EMS transport options, and senior services, creating concerns as the population grows.
- Limited availability and awareness of mental health and broader wellness resources.
- Insufficient access to affordable, high-quality food, along with concerns about food safety and food waste.
- A need for expanded health education and outreach, such as workshops, seminars, and community-based support.

- Weak connectivity between Serenbe and other parts of Chattahoochee Hills.
- Infrastructure gaps, including waste and recycling services and fire station facilities.
- Affordability challenges related to healthcare and food costs.
- A need for stronger coordination with Fulton County and clearer alignment on the city's role in county-level planning.

Land Use

The Land Use subcommittee was divided into two breakout groups due to their popularity. One Land Use breakout group discussed land use generally, with a specific focus on growth in the city, while the other discussed the city's historic crossroads and existing plans for those areas.

Land Use – General

The Land Use – General subcommittee met to discuss the types of development that residents want to see within Chattahoochee Hills, as well as ideal locations for growth.

The group was provided with a map detailing the existing sewer infrastructure for the purpose of discussing its influence on future growth. Participants also received the city's zoning and future development map from the 2021 comprehensive plan.

Residents were asked to identify concerns relating to land use and the types of development that residents want to see, and gave the following answers:

- The 20-acre rule and legacy family provision are viewed as punitive and less fair than previous standards.
- Recent changes to village size requirements raised concerns about consistency and perceived favoritism.
- A lack of clarity around what development is already permitted, creating confusion about the city's true starting point.
- Misalignment between zoning, infrastructure, and future development maps, especially along South Fulton Parkway.
- Concern that the vision for South Fulton Parkway is too broad, with preference for a more focused approach to preserve land.
- Removal of village centers from the previous plan, despite interest in reinforcing historic crossroads.
- Ineffectiveness of the TDR program as a land preservation tool.
- Weak enforcement and unclear responsibility for conservation easement compliance.

Working Group #1 | March 19, 2026

Meeting Summary

- Lack of clear identification and protection of water and wildlife corridors.
- Desire for stronger implementation and enforcement mechanisms in the Comprehensive Plan.
- Interest in considering design standards, data center policies, and addressing emerging issues such as short-term rentals.

Land Use – Crossroads

The Land Use–Crossroads subcommittee met to discuss the vision for the Campbellton Crossroads Plan and the Rico Historic District, focusing on key characteristics of the area that the City should consider as opportunities for future growth emerge.

The group was provided with a handout detailing multiple crossroads plans, including the Historic Campbellton Crossroads Framework Plan (2021), Rico Historic Crossroads Plan (2023), Renaissance at Rico Crossroads (2025), and Rico Crossroads Master Plan (2021), produced by Georgia Tech City and Regional Planning students.

Residents were asked to discuss the vision of the Campbellton Crossroads Plan and Rico Crossroads, including important elements of the area that the City should keep in mind as future growth begins to emerge, and they gave the following answers:

Rico Crossroads

- Support for organic, incremental growth rather than themed or master-planned development.
- Strong opposition to development that feels artificial, overly commercial, or resembles destinations like Disney or Avalon.
- Desire for a walkable downtown that serves as the city’s civic heart, potentially including an amphitheater.
- Broad support for the 2023 plan and for reinforcing Rico’s role as a civic and community center.
- Preference for traffic calming through roundabouts rather than traffic signals.
- Emphasis on people-oriented design, including greenspace, avoiding businesses fronting a single street, and eliminating front-loaded parking.
- Clear opposition to master-planned communities in favor of development that reinforces Rico’s authentic, community-focused character.

Campbellton Crossroads

- Significant concern about traffic congestion and the need for a bypass to relieve traffic at the intersection.
- Desire to focus future growth toward the historic town center and the river rather than concentrating development at the crossroads.
- Concern that three-story buildings may be too intense for the area.
- Support for design standards that reflect traditional architecture and reinforce Campbellton's historic identity as the original county seat.
- Need for better coordination to update zoning proactively and align regulations more closely with the Comprehensive Plan.
- Preference for thoughtful, context-sensitive growth and clear opposition to drive-through uses.

Working Group #1 | March 19, 2026

Meeting Summary

Natural, Cultural, Arts, and Agricultural Resources

The Natural, Cultural, Arts, and Agricultural Resources subcommittee met to discuss Chattahoochee Hills' natural and cultural resources and how they can be leveraged, as well as potential for additional art and cultural offerings, agricultural uses, and parks or civic spaces.

The subcommittee was provided with maps of existing and planned trails and points of interest in Chattahoochee Hills, including farms, community centers, and other cultural and community resources.

Residents were asked to identify natural, cultural, and agricultural assets of Chattahoochee Hills, and they gave the following answers:

- Parks
- Access to water
- Trails
- Viewsheds
- Wildlife corridors
- Citizen engagement

Residents were asked to identify ways to leverage these identified assets, and they gave the following answers:

- Strive for a balanced approach that supports tourism and visitation without overwhelming the community.
- Expand the number and variety of community events.
- Activate new parks beyond ribbon cuttings by hosting regular events, while recognizing that parking may be a constraint.
- Partner with the visitor's bureau to promote and incentivize agritourism through targeted marketing and outreach.

Residents were asked to pinpoint concerns related to natural, cultural, and agricultural resources, and they gave the following answers:

- Concerns about river cleanliness—whether real or perceived—are limiting public use and enjoyment.
- Extension of sewer infrastructure into the middle of the city is viewed as a potential driver of unwanted or premature development.
- Agribusinesses face challenges, including potential liability concerns and a lack of sufficient promotion and support.



Working Group #1 | March 19, 2026

Meeting Summary

Transportation

The Transportation subcommittee met to discuss the major transportation concerns or challenges facing Chattahoochee Hills today, as well as transportation elements and infrastructure that residents feel is missing. Subcommittee members also discussed the potential role that trails could play in the city's transportation system and transportation elements that the upcoming Safety Action Plan should address.

Subcommittee participants were provided with a map including roads and existing and planned trails, as well as a handout with street-level images of various corridors in the city.

Residents were asked about the need to make Chattahoochee Hills more friendly to walking and biking, and they gave the following answers:

- A strong desire to improve walkability and bike friendliness through on-road bike lanes, expanded trails, and safer street design.
- Recognition that bike lanes do not currently exist citywide, with support for shared bike lanes as a quicker, more practical solution.
- Support for safety education for drivers and bicyclists as a complement to—not a replacement for—infrastructure improvements.
- Interest in expanding and better connecting the trail network, including separating users where appropriate (walkers, cyclists, and vehicles).
- Desire for a bike- and pedestrian-only trail network connecting all five parks.
- Strong interest in new bike and pedestrian river crossings to link trail infrastructure on both sides of the Chattahoochee River.
- Significant concern about speeding, particularly on gravel roads.
- Support for lower, enforceable speed limits and design-based traffic calming measures such as traffic circles and rougher gravel.
- Concern about inaccurate speed limits shown in navigation apps, which contribute to unsafe driving behavior.
- Strong preference to preserve gravel roads and scenic viewsheds as part of the city's identity and economy.
- Interest in keeping roads unpaved while also considering long-term needs, including potential planning for autonomous vehicles.

Residents were asked to define concerns related to speed on local roads, and they gave the following answers:

- Navigation apps, especially Google Maps, display incorrect speed limits, which worsens speeding issues.
- Existing speed limits are not always appropriate for road context (e.g., whether 35 mph fits all locations).
- Roads should be designed to encourage slower speeds, so design speed matches intended driver behavior.
- Increased use of traffic circles is supported as a traffic-calming measure.
- Speeding is a significant concern on gravel roads, involving cars, side-by-sides, and motorbikes.
- Speed limits on gravel roads are viewed as too high, difficult to enforce, or not enforced.
- Residents support reducing speed limits on all gravel roads.
- Using larger aggregate gravel is suggested as a way to naturally slow traffic on gravel roads.

Residents were asked about preserving existing roads, and they gave the following answers:

- Gravel roads are a defining feature of Chattahoochee Hills and support the local economy, particularly through gravel biking.
- Preserving scenic viewsheds is an important part of maintaining the character of existing roads.
- There is a strong preference to keep gravel roads unpaved rather than converting them to paved roads.
- One resident noted the importance of beginning to consider long-term needs, such as planning for autonomous vehicles or potential future corridors.

Working Group #2 | April 18, 2026

Meeting Summary: Economic Development & Housing

Economic Housing	
Name	Email
Lisa Gibson	
Paul Gibson	
Johnathan Cunningham	
Tessa Cunningham	
Laurie Searle	
Greg Ramsey	

The Economic Development and Housing subcommittee met for the second time on Saturday, April 18, 2026, from 1:00 – 2:00pm. The subcommittee discussed housing in the City, particularly as it relates to attainable, senior, and life-cycle housing.

1. Regional Housing Context and Demographic Trends Overview

- The consultant team provided an overview of metro-area housing trends that was provided to the group, with emphasis on implications for Chattahoochee Hills.
 - Chattahoochee Hills was described as an older and aging community.
 - Many cities lack sufficient senior housing options once residents can no longer remain in their homes.
 - Housing needs vary widely and cannot be addressed with a single solution.
 - According to the Atlanta Regional Housing Strategy, Chattahoochee Hills is primarily comprised of “higher-priced rural” with a median home sale price of approximately \$600,000 in 2025.

2. Senior Housing Needs and Preferences

- Participants noted that there are currently no dedicated senior housing options in Chattahoochee Hills.
- Participants said that many seniors expressed a strong desire to remain in a rural setting rather than relocate elsewhere.
- Cottage court–style development was discussed as a potential option for seniors that would maintain the rural feel, featuring smaller homes arranged around a shared community space.

- Questions were raised about economic feasibility, including whether cottage court models can be built affordably and sustained over time.
- Examples were cited where bungalow-style developments have become expensive despite initial goals of affordability.
- While Serenbe is focusing on multigenerational living, participants noted that these are higher-priced and that some seniors would prefer an age-restricted retirement community in a smaller, rural setting.

3. Affordable Housing and Planning Tools

- Participants raised questions about how the planning process can be used proactively to create affordable and senior housing opportunities while maintaining community character.
- There was concern about avoiding large-scale clearing and high-density development that would conflict with rural and scenic values.
- Creating affordable housing by encouraging or requiring it within hamlets was viewed as a potential strategy.
- Community land trusts were identified as one tool for achieving long-term affordability.
- Participants generally assumed that affordable and senior housing would be most appropriate within village or hamlet areas.
- Ideas discussed included:
 - o Creating a special-use hamlet for senior or affordable housing, similar to special-purpose hamlets proposed for arts or institutional uses.
 - o Exploring lower-density models than typical affordable or retirement developments.
 - o Considering whether a “micro-hamlet” could serve as an appropriate middle-ground approach.
- Participants discussed whether flexibility under the 20-acre rule could enable these models for affordable or senior housing, potentially tied to requirements such as agriculture, community facilities, or shared amenities.

Working Group #2 | April 18, 2026

Meeting Summary: Economic Development & Housing

4. Micro-Hamlet Concepts

- Several potential micro-hamlet types were discussed as ways to address lifecycle housing needs while preserving community character:
 - Senior-focused housing
 - Agriculture-related housing
 - Entry-level or young professional housing
 - Housing for service workers and teachers
-

5. Barriers to Housing Development

- Participants identified major barriers to senior and affordable housing, including:
 - High land costs
 - Higher taxes
 - Limited school options, which deter young families
 - Infrastructure constraints
 - Lack of recreational facilities for school-aged children
 - It was noted that the City attracts residents who are willing to trade certain amenities for rural living, which limits the pool of potential newcomers.
-

6. Community Buy-In and Implementation Challenges

- Participants were asked how the broader community feels about senior and affordable housing initiatives. Most said they had not really heard many in the community discuss the issue.
- It was noted that the current artisan-focused hamlet concept may not result in many long-term residents.
- There was support for engaging current landowners in more site-specific discussions to identify opportunities for implementation.
- Focus areas included housing for seniors, agricultural workers, artisans, and young professionals.

- Participants noted a gap between vision for housing and implementation, with limited development interest to date. Other communities were cited as having success by actively recruiting developers experienced with these housing models.
- Some residents on large lots may not prioritize housing issues until personal circumstances change.

7. Services, Amenities, and Partnerships

- Participants emphasized that housing discussions are closely tied to services and amenities.
- Participants noted concerns about school quality and opportunities for children.
- There was a call for the City to take a more proactive stance rather than addressing these issues gradually. Suggestions included partnering with major landowners and community leaders to help shape solutions.
- While the City may not be able to fund amenities directly, participants discussed expanding park programming, investing strategically in infrastructure, and exploring community center or shared facility options.
- Participants emphasized partnering with developers to ensure services and amenities are distributed throughout the community rather than concentrated solely within new developments.
- Participants emphasized partnering with developers to ensure services and amenities are distributed throughout the community rather than concentrated solely within new developments.

Overall Takeaways

- Chattahoochee Hills has an aging population with limited housing options for seniors.
- There is strong interest in senior and lifecycle housing that maintains rural character. Many residents prefer small-scale, rural-appropriate options over conventional suburban or high-density developments.
- Senior, workforce, agricultural, and entry-level micro-hamlets were seen as potential solutions that balance housing needs with community values.
- High land costs, taxes, and infrastructure constraints raise concerns about whether cottage courts or similar models can remain truly affordable over time.
- Participants emphasized the need for flexible planning tools, developer recruitment, landowner engagement, and coordinated investment in services and community amenities.

Working Group #2 | April 18, 2026

Meeting Summary: Land Use

Land Use	
Name	Email
Robert Richardson	
Doug Cloud	
Gene Griffith	
John Reid	
Maria Hanson	
Jon Neiditz	
Laurie Searle	
Johnathan Cunningham	
Tessa Cunningham	
Paul Gibson	
Lisa Gibson	
Dawn Scarbrough	
Tom Swanson	
Allison Duncan	
Will Duncan	
Tim Southard	
Melea Brett	

The Land Use subcommittee met for the second time on Saturday, April 18, 2026 from 11:00am – 12:00pm at City Hall. The group participated in a facilitation discussion on key land use topics, including the Future Development Map, the 20-acre-rule and the City’s Transfer of Development Rights (TDR) program.

Notes from the meeting follow, with overall takeaways summarized at the end.

1. Future Development Map

- There was broad agreement among participants that the map reflects historic intent rather than current realities, leaving residents unclear about what land has been committed to development and what land is intended for future development and conservation.
- Some participants expressed concern that current policies may be leading to fragmented, “confetti” open space rather than large, contiguous areas.
- Farmettes within Hamlets were noted as having the potential to evolve into large-lot, estate-style development.

- Participants discussed whether hamlet development should be discouraged in potential agricultural or conservation areas, or whether current allowances are too broad and unclear on the map. The map should be clear about what is truly intended to remain agricultural and rural residential.
- Some participants noted that the hatched area around South Fulton Parkway (Preferred Village Development) should be removed or reduced in size, as development has already been pledged to at least one village or elsewhere within the city.
- Some participants raised questions about the future of the Preferred Village Development. The original intention was to concentrate development along the South Fulton Parkway corridor to lessen the burden on the city as they don't maintain the roadway.
- Some participants noted they would like to see the existing scenic byways communicated on the map.
- The importance of contiguous scenic areas and protected viewsheds was emphasized, particularly along designated corridors.
- Some participants raised concerns about the lack of clear guidance on scenic buffers, viewsheds, and what qualifies as a scenic byway.
- Ongoing questions remain about whether scenic value is defined primarily by views from the roadway or by scenery embedded within the broader community.
- Questions were raised about whether allowing villages in certain locations (e.g., along Cochran Mill Road, a scenic byway) may dilute the scenic nature of the scenic byway.
- Participants discussed whether current development patterns align with the long-term vision for compact, identifiable village centers versus dispersed growth.

2. 20-Acre Rule

- The consultant team and city staff provided a general overview of the 20-acre rule, including its intended purpose.
- The policy applies specifically to subdivision, limiting the ability to divide land into parcels smaller than 20 acres.
- Several participants expressed concerns regarding the current 20-acre minimum lot size requirement, noting there is no clear or accessible explanation of the rule for the general public.
- Participants noted the intention of the rule was to limit traditional subdivision development to maintain the rural character.

Working Group #2 | April 18, 2026

Meeting Summary: Land Use

- Some participants felt the rule was introduced without sufficient public knowledge.
- Concerns were raised about fairness and equity of the rule, particularly for landowners who rely on land value as a financial asset rather than traditional retirement options.
- The consultant team presented a few alternative concepts for development or subdivision of 20-acre parcels. It was noted that the goal would still be to prevent “rural sprawl”. Possible alternatives presented included additional homes or lots for family members, for senior or workforce housing, or for additional preserved open space or agricultural use.
- The group discussion included consideration of alternative approaches, such as emphasizing road frontage and visual impact over lot size alone, as well as balancing scenic corridor protection with buffering between adjacent properties.

3. Transfer of Development Rights (TDR)

- Mortgage requirements often prevent landowners from selling development rights.
- Participants noted that without a viable TDR market, the 20-acre rule is viewed as more punitive. Improving the TDR system to make it usable for residents would allow them to monetarily benefit from their land.
- Some participants suggested the City consider using public funds to purchase TDRs, though questions were raised about what funding sources might be available.

4. Other Notes

- Participants raised concerns about how the City will plan for and fund the cost of providing residential and non-residential services under existing land use patterns.
- Specific roadway aesthetics were discussed, including a desire to avoid multiple narrow driveways along corridors such as Woodruff Road to Campbellton–Redwine, which were seen as detracting from scenic character.

Overall Takeaways

- Greater clarity on the Future Development Map related to existing development approvals and entitlements.
- A Future Development Map that reflects current realities as well as more specific future development desires.
- Considerations for scenic character and corridor protection.
- Maintaining the 20-acre rule while considering limited, additional development.
- Consider revisions to the TDR program to make it viable.
- The next Working Group Meeting will continue the discussion on the Future Development Map, the 20-acre rule, and the TDR program.

Working Group #2 | April 18, 2026

Meeting Summary: Natural, Cultural, and Agricultural Resources

Natural, Cultural, Agricultural Resources	
Name	Email
Catherine Huston	
Maria Hanson	
Tessa Cunningham	
Johnathan Cunningham	
Chip Denton	
Allison Duncan	
Will Duncan	
Laurie Searle	
Greg Ramsey	
BreeAnne Clowdus	
Brandi Whitney	
John Whitney	
Lily Rolader	
Steve Nygren	

The Natural, Cultural, and Agricultural Resources subcommittee met for the second time on Saturday, April 18, 2026 from 11:00am – 12:00pm at City Hall. The group participated in a facilitated discussion on multiple topics, including agricultural challenges and constraints, and potential solutions.

1. Agricultural Challenges and Constraints

- Participants identified the high cost of land and elevated property taxes as major barriers to maintaining and expanding agricultural operations.
- Availability of suitable farmland was noted as a challenge, with distinctions made between areas suitable for growing crops, fruits, and vegetables, vs. areas suitable for livestock.
- It was noted that approximately 77% of farm income comes from off-farm sources (sources not directly related to growing or selling crops or livestock), prompting farmers to pursue supplemental uses such as agritourism or bed-and-breakfasts to remain viable.
- High costs associated with animal processing and limited local processing capacity were identified as significant barriers.
- Limited customer base and market access, including constraints at the Serenbe market, were cited as challenges to sustaining full farmstands.

2. Revenue Diversification and Market Opportunities

- Mixed-revenue opportunities were discussed, including farm stores or shared sales locations where multiple farmers could sell products together.
 - Restaurants were noted as increasingly interested in sourcing local farm products.
 - Participants suggested forming a working group of local restaurants and farmers to identify ways to make purchasing local products easier and more consistent.
 - It was emphasized that on-farm visitation and agritourism generate some of the strongest revenue opportunities for farmers.
-

3. Agricultural Uses, Permitting, and Regulations

- It was noted that food processing and production uses require a special use permit and a minimum 10-acre lot.
 - It was noted that agricultural retail uses and roadside stands require a special administrative permit.
 - A 10-acre minimum lot size for agritourism was discussed as a means to prevent purely commercial enterprises and ensure uses remain agriculture-focused.
 - Participants discussed allowing lighter forms of agritourism to provide greater flexibility for farmers.
 - Use of federal farm identification numbers was noted as a potential way to verify legitimate farming operations.
-

4. Potential Solutions and Support Tools

- Participants discussed several potential approaches to improving agricultural viability:
 - Labor sharing and cooperative models
 - Affordable housing options for farm workers
 - Providing support with permitting and grant applications, including having a liaison to guide farmers through these processes
 - Educational resources explaining how to open and operate a farmstand in Chattahoochee Hills
- Farm trusts were discussed as a tool to purchase land and place it under conservation easement in order to reduce long-term land costs for agricultural use.

Working Group #2 | April 18, 2026

Meeting Summary: Natural, Cultural, and Agricultural Resources

5. Processing, Infrastructure, and Shared Resources

- A centralized commercial kitchen was identified as a potential “game changer” that could support food processing, attract farmers, and strengthen the local food system.
- A previously proposed commercial kitchen site behind the school was referenced, with discussion shifting toward funding and grant opportunities to implement it.
- Some churches were noted as having certified commercial kitchens that may be underutilized.
- A potential farmers market at Hutchinson Ferry was discussed, though participants noted challenges related to limited population and farm participation.
- Participants suggested that better coordination among farmers on crop planning could help ensure product diversity, though it was acknowledged that farming communities can be highly individualistic.
- The need to identify locations where agricultural resources could be centralized was raised.

6. Agricultural Identity, Mapping, and Governance

- Participants discussed creating a map of local farms to support tourism and provide resources to the Convention and Visitor Bureau.
- The idea of positioning Chattahoochee Hills as an agriculturally friendly hub or innovation zone was raised.
- Formation of an Agricultural Commission or local food systems group was discussed, with references to similar models in other communities.
- Additional ideas included infrastructure overlay mapping, deer coolers, and broader farmer asset mapping.

7. Next Steps for Agricultural Strategy

- Participants emphasized the need for a broader, citywide agricultural strategy.
- Discussion included clarifying what the City can do directly versus how other communities have supported agriculture.
- Creating an agricultural committee and homesteaders committee was suggested as a way to encourage shared resources and facilitate knowledge-sharing between established farmers and homesteaders

8. Public Space and Greenspace Considerations

- Participants identified several gaps in public space and greenspace amenities, including:
 - Additional bike lanes
 - Potential amphitheater space in Serenbe
 - RiverLands Park includes a space that can function as an amphitheater
 - Coordinating with the City of Palmetto on recreational access at the Hutchinson Ferry reservoir, including walking or kayaking
 - Lack of a group shelter at Cochran Mill Park
- There was interest in adding closed group shelters and increasing park programming.
- The role of a Park Commission was discussed as a way to improve and activate existing park spaces.
- Participants expressed support for gravel roads as part of the broader trail network.

Overall Takeaways

- Farming in Chattahoochee Hills faces significant economic and land-related challenges.
- Revenue diversification is essential to agricultural sustainability.
- Regulatory flexibility and clearer support systems could meaningfully help farmers.
- Shared infrastructure and collaborative models could be transformative.
- A more coordinated agricultural strategy and governance structure is needed.

Working Group #3 | May 02, 2026

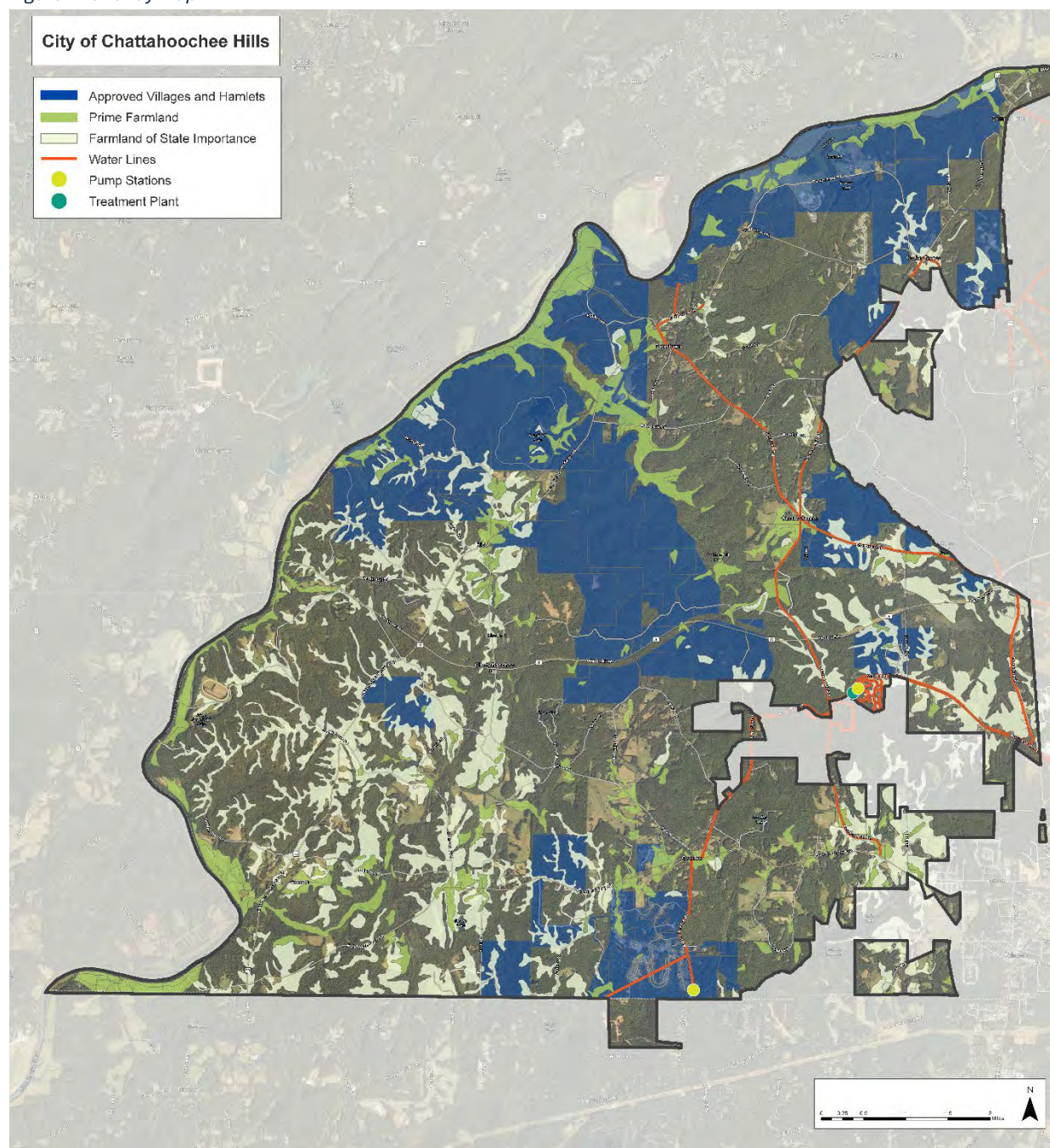
Sign-In Sheet

Sign-In	
Name	Email
Robert Richardson	
Doug Cloud	
Laurie Searle	
David Hanson	
Pat Lesko	
John Reid	
Jon Neiditz	
Herb Brown	
Georgette Cooper	
Cathy Peek	
Diana Wilson	
Steve Mapel	
Sam Griffen	
Tom Griffen	
Alicia Price	
Kayla Hali	
Mark Hali	
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Greg Ramsey	
Bridget Arrington	
Melea Brett	
Dawn Scarborough	
Gloria R. Edwards	
Jonathan Cunningham	
Ned Peek	
Rodney Peek	
Riley Peek	
Angela Addison	
Maria Hanson	
Ted Wansley	
Mike Desisti	
Tom Swanson	
Steve Nygren	

Future Development Map

The consultant team facilitated a discussion on the Future Development Map, beginning with a conversation on existing conditions in Chattahoochee Hills. Previous discussions with the Land Use subcommittee and Advisory Team called for a map visualizing existing conditions in the city (Figure 1): infrastructure, including the water treatment plans and pump stations, water lines and wastewater lines, farmland suitability, and zoned parcels. The group discussed the map and other points related to the map, and the conversation is summarized below.

Figure 1. Overlay Map



Working Group #3 | May 02, 2026

Meeting Summary

Overview and Context

- The consultant team provided an overview of the current Future Development Map from the 2021 comprehensive plan and noted that many have observed the current map reflects historical development more than future intent.
- The consultant team explained the existing conditions overlay map (Figure 1), which included infrastructure, farmland suitability, and recently zoned parcels. The map informs current conditions in the City.

Infrastructure and Existing Conditions

- Participants recalled that South Fulton Parkway had previously been used as a framework for identifying villages, reflecting an older, commuter-oriented development model. Some noted that sewer infrastructure may now be a more relevant organizing principle, while others observed that infrastructure decisions were historically influenced by City maintenance responsibilities.
- It was emphasized that development near the Chattahoochee River is subject to the MRPA review process during development, including a 2,000-foot buffer on either side of the river and an A–F rating system intended to maintain existing conditions with limited impact from new development.
- One participant cautioned about the potential impact of land demand and competition as development occurs in the City.

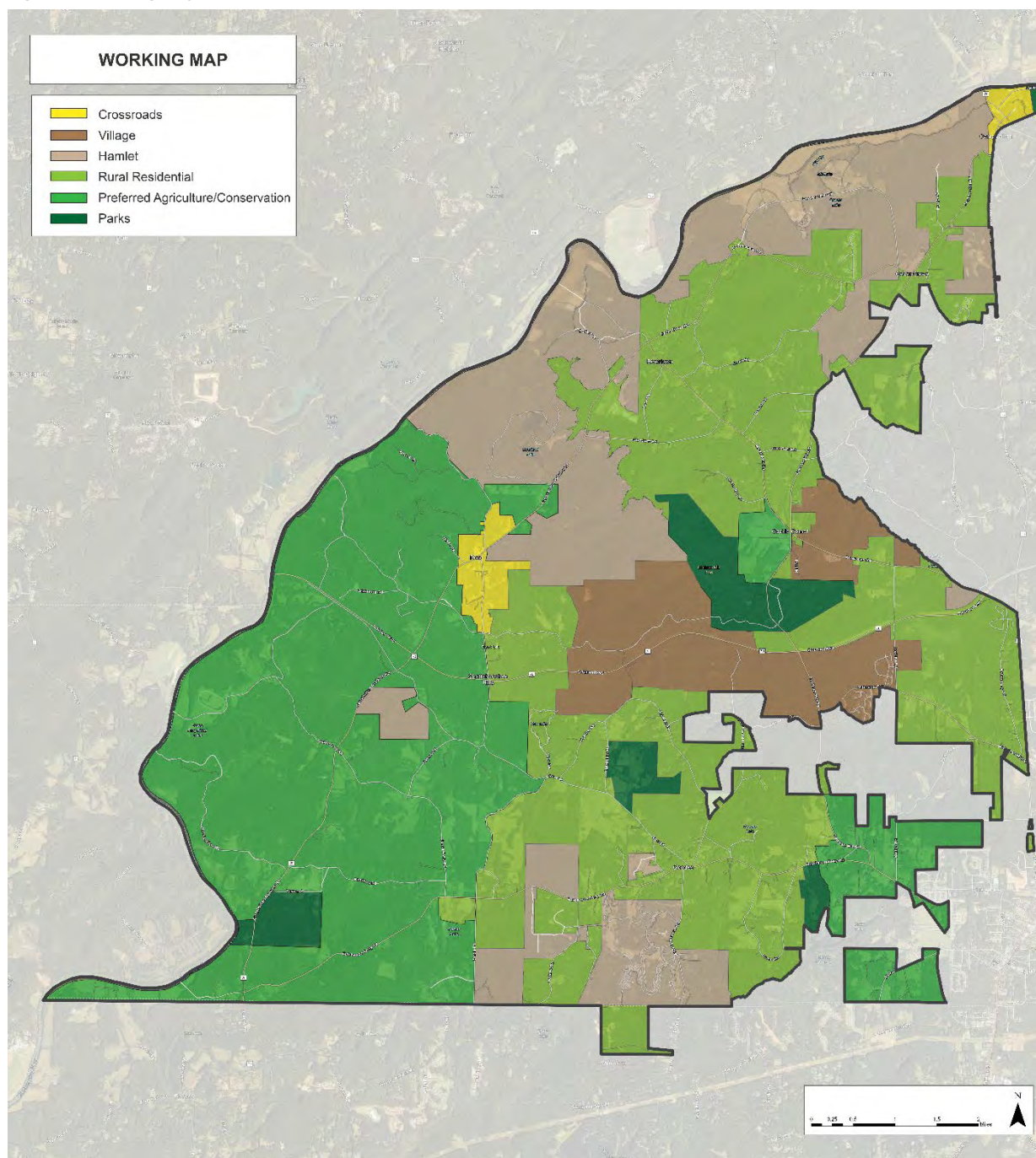
Agricultural, Forest, and Preservation Considerations

- One participant noted that the introduction of new language related to farms and pastures is additive but requires clear policy direction to avoid ambiguity.
- One participant noted that some of the farms mapped on the Farmland Suitability Map may not necessarily align with prime agricultural soils.
- One participant noted that for some, forests are valued just as highly as farmland across western Chattahoochee Hills.
- The presence of properties such as Bouckaert on the map prompted broader discussion about how preservation and development expectations are conveyed.
- Several participants supported preserving the western edge of South Fulton Parkway for prime farmland.

- One participant suggested keeping areas near Rico more flexible for future discussion, potentially accommodating something smaller than a traditional village.

The consultant team then presented a working map (Figure 2) which delineated Crossroads Communities, Preferred Village, Preferred Hamlet, Preferred Rural Residential, and Preferred Agricultural/Conservation.

Figure 2. Working Map



Working Group #3 | May 02, 2026

Meeting Summary

Working Map Design and Content

- The consultant walked through the color scheme and categories on the Working Map (Figure 2).
- Multiple participants questioned whether brown was the right color choice, noting it may convey negative or overly “final” connotations.
- There was consensus that additional crossroads communities should be added, including Friendship/Cackle Corner, Goodes, and Rivertown.
- Participants discussed how to reflect areas such as Palmetto/Merrill, existing development, regional facilities, and other nearby developments and facilities in other cities and areas to provide context for the map.
- The group emphasized that the map should align clearly with Comprehensive Plan place types (Village, Hamlet, Rural Residential, Rural/Conservation), with consistent use of solid colors for planned districts and potentially a hatched patterns for areas where development has already occurred.

Villages, Hamlets, and Development Patterns

- One participant noted that the original version of the map was very open, and hamlet development was allowed in most places so long as the 70%/30% rule was met. Hamlets are preserved land, as 70% of the land must be conserved. The preservation and buffers are what the City should focus on.
- One participant noted that hamlets were originally envisioned as smaller and more limited, but in practice have become quite large.
- Differing perspectives were shared on whether hamlets function primarily as preservation tools due to buffer and open space requirements, or whether stronger preservation mechanisms are needed in darker green areas.
- The idea of requiring stronger preservation tools (such as PDR or similar mechanisms) for villages was discussed, noting that villages are an opportunity.

Simplicity, Communication, and Transparency

- One participant strongly advocated for simplicity, emphasizing that the map should be easily symbolized and clearly communicate intent.
- Concerns were raised that multiple shades of green may dilute meaning; some suggested using colors that evoke opportunity and potential rather than constraint.
- Questions were raised about how to define and measure contiguous greenspace.
- The idea of community dashboards showing approved development and permanently conserved land was raised as a transparency tool.

Additional Suggestions

- Multiple participants supported adding crossroads communities to provide a more complete picture of development patterns.
- One participant emphasized the importance of clearly identifying and protecting prime agricultural land and being explicit with developers about expectations.

20-Acre Rule

Following the initial discussion on the Future Development Map, the consultant team facilitated a conversation focused on the 20-acre rule. The discussion began with background on how the 20-acre rule became a topic for the Land Use Subcommittee. While the rule was originally intended to prevent sprawling development, some residents have expressed interest in subdividing land to allow family members to live on their property or to sell a portion of their land for economic benefit. The consultant team then presented a series of hypothetical development scenarios (Figure 1) and asked participants to discuss these examples, along with other potential changes to the 20-acre rule. Notes from the group discussion are provided below.

Overview of the 20-Acre Rule

- The consultant opened the discussion by walking through graphics illustrating existing rules and conceptual alternatives, emphasizing that conventional subdivisions are not being proposed.
- One option discussed was a family compound model, with multiple homes served by a shared driveway. Other options included allowing greater density like duplexes or townhomes if 70% of the land was preserved or allowing greater subdivision if the remaining land was used for farming.
- One participant noted that a single home on a 20-acre parcel typically results in approximately 95% land preservation, exceeding the City's 70% preservation benchmark.

Working Group #3 | May 02, 2026

Meeting Summary

Preservation Goals and Site Design

- Participants discussed whether large, intact areas of undisturbed land within a parcel should be permanently preserved if allowances were made for the 20-acre rule
- Some participants supported locating homes away from road frontage, with appropriate buffering that considers adjacent properties and surrounding context.
- Others questioned whether prioritizing views from the road should outweigh considerations related to neighbors, wildlife movement, and contiguous greenspace.
- The importance of common greenspace and wildlife corridors was repeatedly emphasized, with some suggesting that allowing more development near the road might be acceptable if it preserves larger interior tracts of land.
- (Noted that both buffer from roadway and preservation of land away from the roadway could both be achieved in some cases.)

Concerns About Incremental or Back-Door Development

- One participant stressed that any development allowed under the 20-Acre Rule should occur all at once, to avoid incremental phasing that could function as de facto subdivision.
- Participants expressed concern about allowing traditional development “through the back door” under the guise of creative approaches.
- One participant acknowledged that while small homes with large preservation areas are appealing conceptually, economic feasibility may limit affordability.

Equity, Fairness, and Comparisons to Other Models

- Participants noted that hamlets currently have more flexibility than individual landowners under the 20-Acre Rule, which some viewed as inconsistent.
- Examples from other jurisdictions were raised, including subdivision formulas that allow division by right, highlighting the challenge of accommodating families while preventing large-scale development.
- Farmettes were discussed as another point of comparison, particularly the distinction between how farmettes and farms are treated for subdivision purposes.
- One participant strongly supported the 20-Acre Rule as essential to preserving the City’s rural character, noting that landownership does not guarantee the right to develop.

- Several participants emphasized that mixed-use and village areas allow substantial flexibility, while rural landowners face limits. Some participants noted that preservation solutions should be more incentives based.
- One participant shared a personal example of preserving 70% of land while accommodating several homes on a smaller footprint, suggesting this approach better aligns with preservation goals than a strict acreage threshold.
- It was noted that the City's zoning standards, including the 20-Acre Rule, are legally enacted and defensible. One participant cautioned against framing the rule as "unfair," noting that perspectives vary depending on individual circumstances. One other participant observed that few communities adopt minimums as large as 20 acres, in part due to legal risk.

Existing Development and Visual Character

- One participant noted that conventional subdivisions also include buffering and conservation.
- A key question emerged: what acreage or configuration maintains a rural look and feel when experienced from the road?

Opportunities for Change and Creative Solutions

- One participant noted that if changes are considered, they must go beyond simply reducing minimum lot sizes.
- Several creative concepts were suggested:
 - Maintaining a single curb cut regardless of internal configuration
 - Using conservation easements to permanently protect remaining land
 - Avoiding "confetti" open space that undermines preservation goals
- Septic requirements were noted as a practical constraint.

Working Group #3 | May 02, 2026

Meeting Summary

Timing, Expectations, and Next Steps

- The group discussed the current grandfathering provision for properties owned prior to incorporation, and whether the applicable date should be updated to those who purchase their property after the rule was enacted in 2021.
- Participants noted that buyers who purchased property after the 20-Acre Rule was enacted did so with clear expectations.
- Several suggested modeling different scenarios spatially to better understand the real-world impacts of potential changes.
- Questions were raised about buildable versus non-buildable land and how those distinctions should factor into policy.
- Many participants agreed that re-evaluating the legacy property-owner exception to the 20-acre rule would be beneficial in addition to exploring additional solutions.

Transfer of Development Rights (TDR)

The final discussion centered on the City's Transfer of Development Rights (TDR) program. The program is intended to allow denser development in certain areas like villages while permanently preserving areas from which the development rights have been transferred. While the program is intended to maintain the rural character of Chattahoochee Hills, it is not currently being utilized. Notes from the group's discussion are summarized below.

Overview of the Current TDR and DTC Framework

- Participants reviewed three development transfer charge (DTC) options adopted by City Council, including:
 - A fee-in-lieu of purchasing TDRs, paid at lot platting
 - A higher fee if paid after platting
 - A perpetual fee structure tied to property sales or rentals
- DTC revenues could be leveraged with foundation funding to protect land the City prioritizes for preservation.
- The framework allows the City to strategically direct preservation efforts rather than relying solely on market-driven TDR transactions; however, there is not currently a preservation plan in place.
- It was noted that properties zoned hamlet or village may receive development rights but cannot send them.

Concerns with Program Performance

- Multiple participants stated that if the TDR program were working as intended, the City would not be revisiting it.
- One participant noted that hamlets can often avoid participating in the TDR program due to their large size. Hamlets can achieve necessary financial return and preserve 70% without purchasing TDRs.
- Others pointed out that developers will generally avoid development rights programs when alternatives are available, limiting the program's effectiveness.

Funding and Public Investment

- Several participants supported the idea of the City directly funding the TDR program, noting that preservation benefits accrue to the broader community.
- Potential funding sources discussed included:
 - A greenspace assessment
 - Other local tax mechanisms
 - Partnerships with private foundations or conservation organizations
- Participants emphasized prioritizing prime farmland and agricultural lands for TDR acquisitions, citing prior academic and planning work identifying high-value agricultural areas.
- Examples from other regions were raised, where nonprofits partnered with local governments to successfully preserve land at scale.

Hamlets, Villages, and Incentives

- Participants debated whether hamlets should be required to purchase TDRs in the same way villages are, particularly when hamlet developments approach larger acreages and a greater number of housing units.
- It was noted that villages require higher development intensity, which triggers the need to purchase development rights—but market demand for villages has been limited.
- Some cautioned that overburdening villages with development requirements could undermine the limited development activity that does occur, while others argued the current structure incentivizes developers to avoid the TDR program altogether.

Equity and Preservation Outcomes

- Several participants framed TDRs as a more equitable tool than the 20-acre rule, because they rely on incentives rather than uniform restrictions.
- Concerns were raised that development rights available to hamlets are comparatively generous, while rural areas face fewer options and bear more constraints.

Working Group #3 | May 02, 2026

Meeting Summary

- Participants discussed whether adjusting density yields or applying a “sliding scale” of preservation and density across all development types could improve outcomes.
- Others cautioned that any sliding-scale approach must carefully account for wildlife corridors and contiguous open space to avoid fragmenting preserved land.

Long-Term Preservation and Program Design

- One participant noted that once a hamlet is entitled and built, its required preservation is effectively permanent, unlike preservation in other zoning districts.
- Phased development requirements were discussed, including linking open space preservation to the percentage of development completed.
- Questions were raised about whether the City should add a Purchase of Development Rights (PDR) model, acknowledging that the TDR program is fundamentally dependent on development demand, which has not materialized over decades.

Next Steps and Information Needs

- Participants expressed interest in learning more about:
 - How similar programs have been made successful elsewhere
 - Practical strategies for activating the City’s TDR market
- Several noted that modeling scenarios spatially could help clarify tradeoffs and guide future refinements.
- The consultant and City will work to identify potential speakers to talk with the working group on TDRs, as well as work with TDR experts and lawyers to better understand how to improve the City’s.

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Working Group #4 | May 13, 2026

Sign-In Sheet

Sign-In	
Name	Email
Chad Jacobs	
Nate Haskell	
Robert Richardson	
Georgette Cooper	
Chip Denton	
Catherine Huston	
Laurie Searle	
Charles Adams	
Steve Nyguen	
Jon Neiditz	
Lily Rolander	
Bree Anne Clowdus	
Cathy Peek	
Dawn Scarbrough	
Garnie Nyguen	
Tim Southard	
Rodney Peek	
Camille Lowe	

Staff:

- Mike Morton
- Ron Johnson

Meeting Summary

The consultant team met with the Working Groups on Wednesday, May 13th from 6:00pm – 7:30pm to review drafted priorities that have emerged from previous and ongoing engagement, the first Community Open House, Advisory Team meetings, and Working Group meetings, and how these priorities would be presented at the upcoming Community Open House on Thursday, May 21. These boards and feedback received on these drafted strategies and priorities are summarized in subsequent material.

Discussion

Before meeting participants reviewed boards and materials, the consultant team walked through key priorities from each of the five Working Group topic areas and provided an

opportunity for participants to share any additional ideas not previously captured. Key discussion points included:

- A participant raised public education as a challenge. Staff and the consultant team noted this could be included under Health and Wellbeing, with an action for the City to coordinate with Fulton County and other partners to address education needs within the city.
- Another participant asked about a preservation plan or the use of City funds to increase preserved land. The consultant team shared that this could be added through policies or work program actions including exploring additional funding sources, grants, or special-purpose taxes.
- Intergovernmental coordination was identified as an area to explore, particularly related to service delivery (curbside garbage pickup and recycling). It was suggested that the city could explore additional agreements with neighboring jurisdictions to address sanitation needs, trail and greenspace coordination, and other services.
- A participant highlighted gravel roads as a key focus for transportation and the need to address safety, speed, operations, as well as how these roads may need to be improved as development occurs along or near these corridors.
- A question was raised about how discussion topics translate into the Comprehensive Plan. The consultant team explained that many ideas inform the vision, topic areas, and work program, while others (such as TDR or the 20-acre rule) would require follow-up action by Council beyond the Comprehensive Plan. The team shared that the draft priorities and recommendations will be shared with stakeholders and the community, prior to being added formally to the updated comprehensive plan document.
- A final question addressed whether the Comprehensive Plan can protect parks. The team clarified that the plan can establish policies supporting park protection, but enforcement occurs through zoning and other regulatory tools.

Summary of Input from Draft Priorities and Maps

Overlay Map

The Overlay Map, Figure 1, shows existing conditions in Chattahoochee Hills, including recently zoned/entitled villages and hamlets, existing infrastructure, and prime farmland and farmland of state importance, which identifies where in the City is most suitable for growing crops.

Participants mentioned

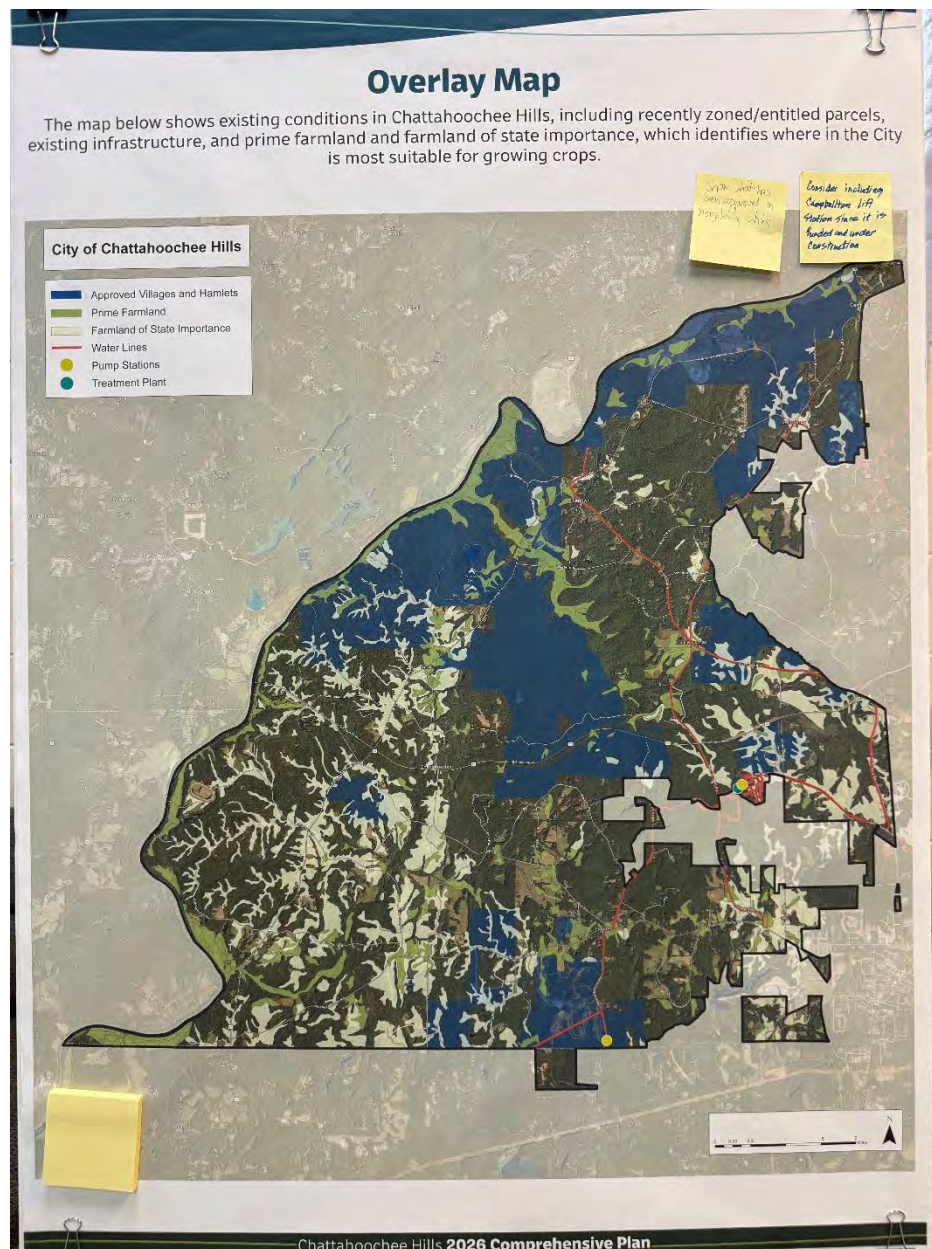
- The need to show what has been approved in neighboring cities

Working Group #4 | May 13, 2026

Meeting Summary

- Consider including Campbellton lift station since it is funded and under construction

Figure 1. Overlay Map



Draft Working Map

The Future Development Map is intended to be a vision for growth and development within the City and provide guidance for zoning and land use decisions. During previous Community, Advisory Team, and Working Group meetings, attendees suggested the map should be updated to better reflect existing developments, existing zoned villages or hamlets, and existing or planned infrastructure. The Draft Working Map, Figure 2, was presented to meeting participants and considers these elements to build on the existing Future Development Map.

Comments on Rural Residential

- Love the new “Rural”

Comments on Approved Village

- Bouckaert land on South Fulton Parkway is not zoned as village. It is Hamlet mixed use.

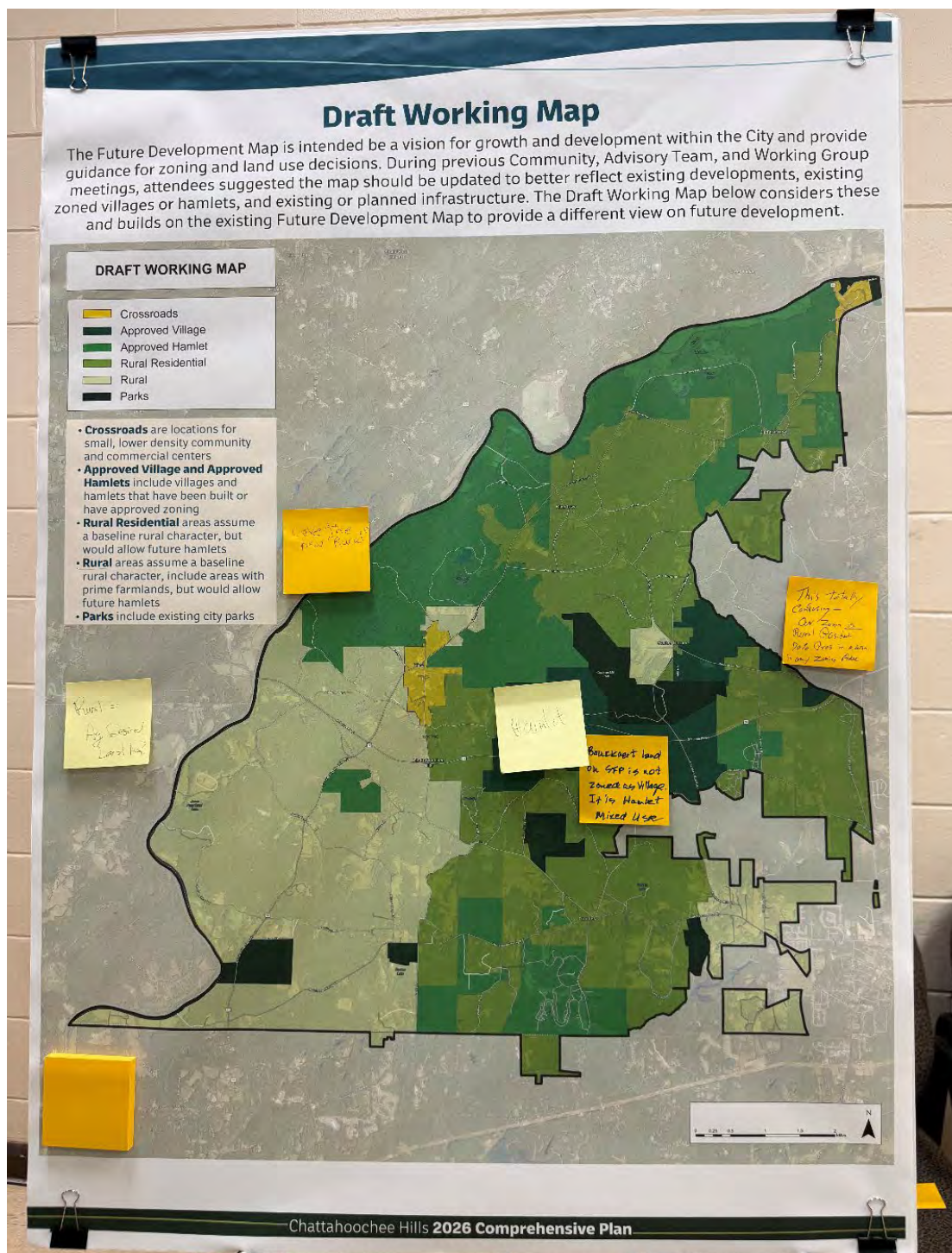
Other Comments

- Rural = Agriculture Desired Land Area(?)
- This is totally confusing – Our zoning is Rural Residential . 70% preservation is a win in any zoning

Working Group #4 | May 13, 2026

Meeting Summary

Figure 2. Draft Working Map



Land Use

In addition to presenting the Overlay Map and Draft Working Map, draft Land Use strategies and priorities related to the 20-acre rule and Transfer of Development Rights (TDR) have emerged throughout the first Community Open House, Advisory Team Meetings, and Working Group meetings. Participants reviewed the draft Land Use priorities and provided their thoughts on the spaces provided (Figure 3). Participants' feedback is documented below.

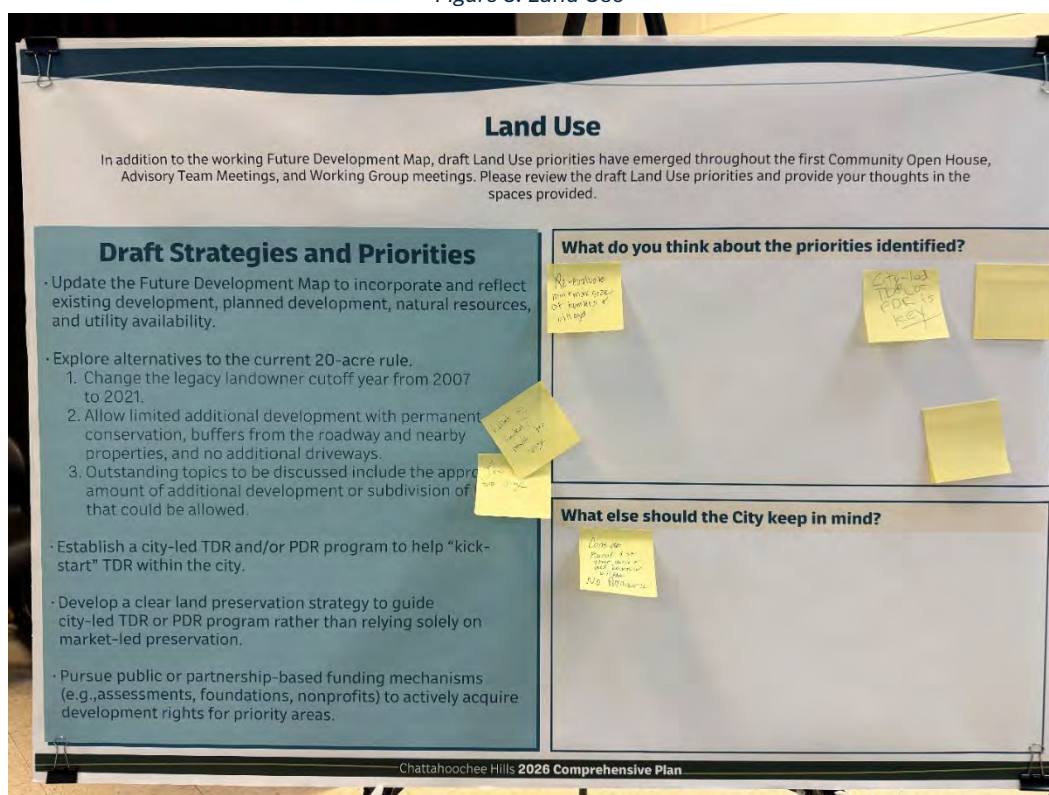
What do you think about the priorities identified?

- Re-evaluate minimum and maximum size of hamlets and villages
- What is limited? Maybe it's too vague (related to "limited additional driveways")
- City Led TDR or PDR is key

What else should the City keep in mind?

- Consider Rural District/Distribution that doesn't allow hamlets with villages → No Patchwork

Figure 3. Land Use



Working Group #4 | May 13, 2026

Meeting Summary

20 – Acre Rule Potential Alternatives

As part of the discussion on the 20-acre rule, several hypothetical lot subdivision concepts were presented to participants. These conceptual layouts illustrate several alternatives for the subdivision of a 20-acre lot and were intended to spur discussion (Figure 4). Feedback from meeting participants on the 20-acre rule is documented below.

1 House on 20 Acres (Current)

- Plus, accessory dwelling
- Need larger map of impact – ie, full city vs 1 parcel
- Need to look at the options discussed not concept not discussed or possible

Clustered Housing on 20% of Property

- Provides an affordability option

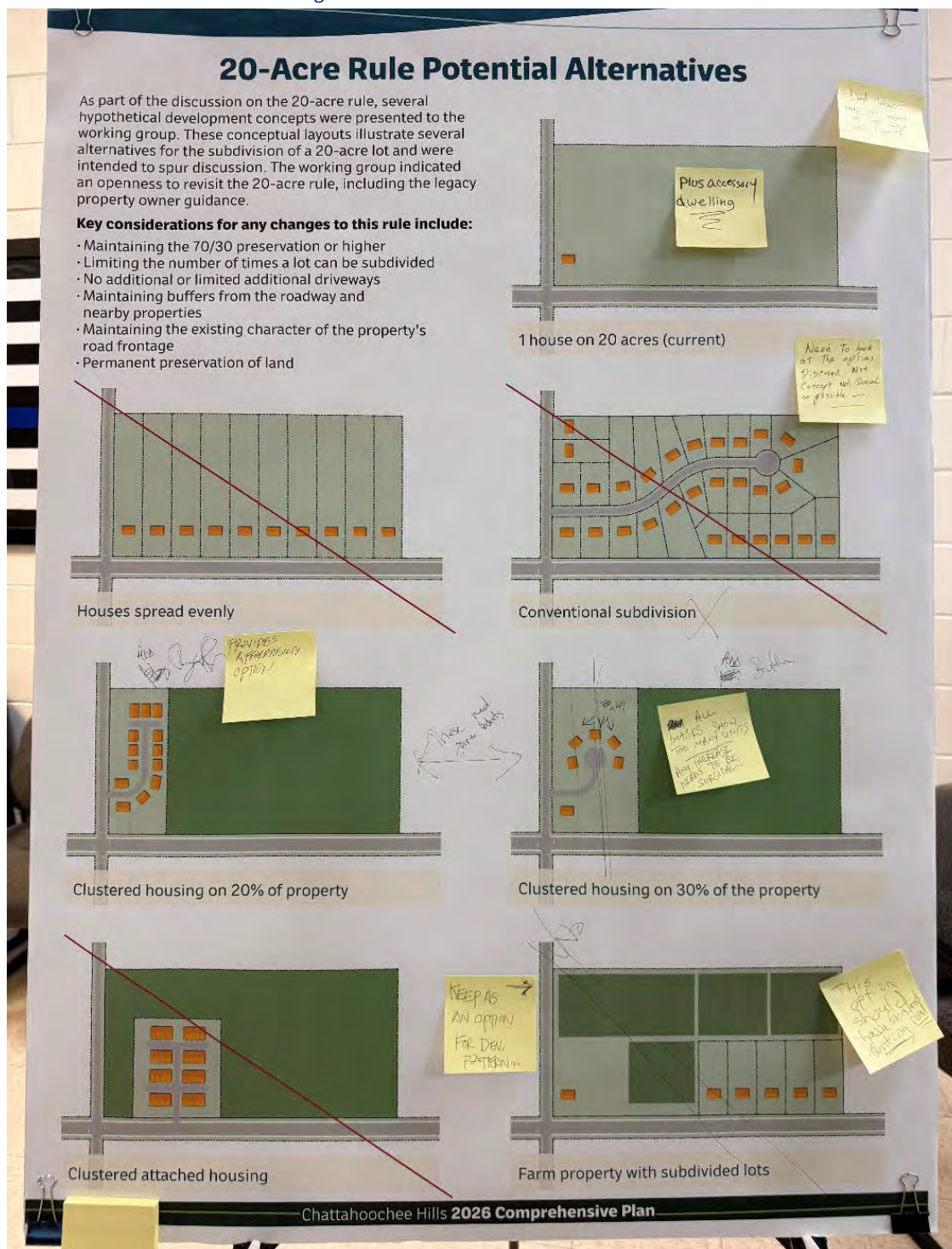
Clustered Housing on 30% of Property

- All images show too many units. Any increase needs to be surgical.

Farm property with subdivided lots

- Keep as an option for development pattern
- This option should have farmland fronting road

Figure 4. 20 – Acre Rule Potential Alternatives



Working Group #4 | May 13, 2026

Meeting Summary

Natural Cultural and Agricultural Resources

Draft Natural, Cultural and Agricultural Resources priorities address greenspace and parks, opportunities for farmers and agriculture in the City, and arts and placemaking priorities. The participants reviewed the draft priorities and provided their thoughts in the spaces provided (Figure 5). Participant feedback is documented below.

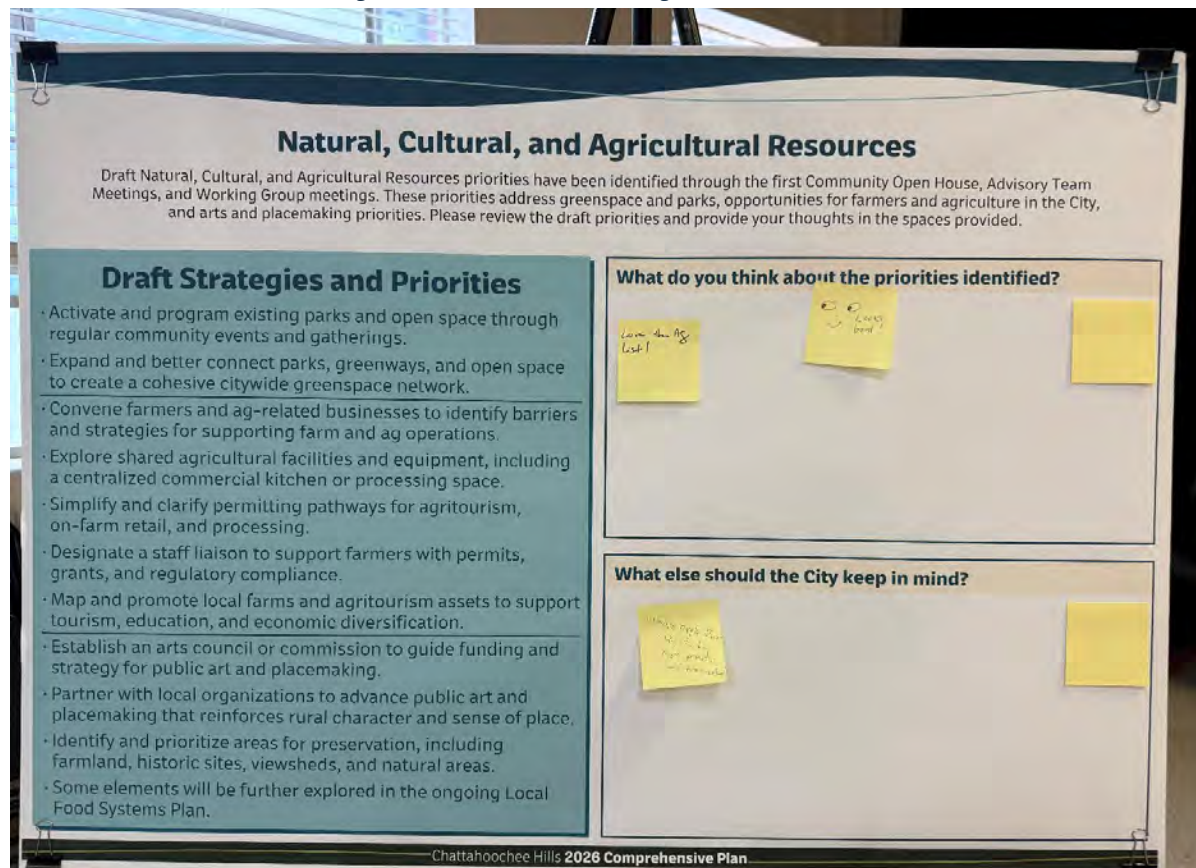
What do you think about the priorities identified?

- Love the agriculture list
- Looks good!

What else should the City keep in mind?

- What opportunities for the City to be more proactive with preservation?

Figure 5. Natural, Cultural, and Agricultural Resources



Economic Development and Housing

Draft Economic and Housing priorities address employment and jobs, economic development challenges, and housing needs. The participants reviewed the draft Economic Development and Housing priorities and provided their thoughts in the spaces provided (Figure 6). Participant feedback is documented below.

What do you think about the priorities identified?

- Concepts are New
- Micro-Hamlet is a term I did not know
- Never heard that, employment should be an S.F.P.
- Wrong ancient automobile planning

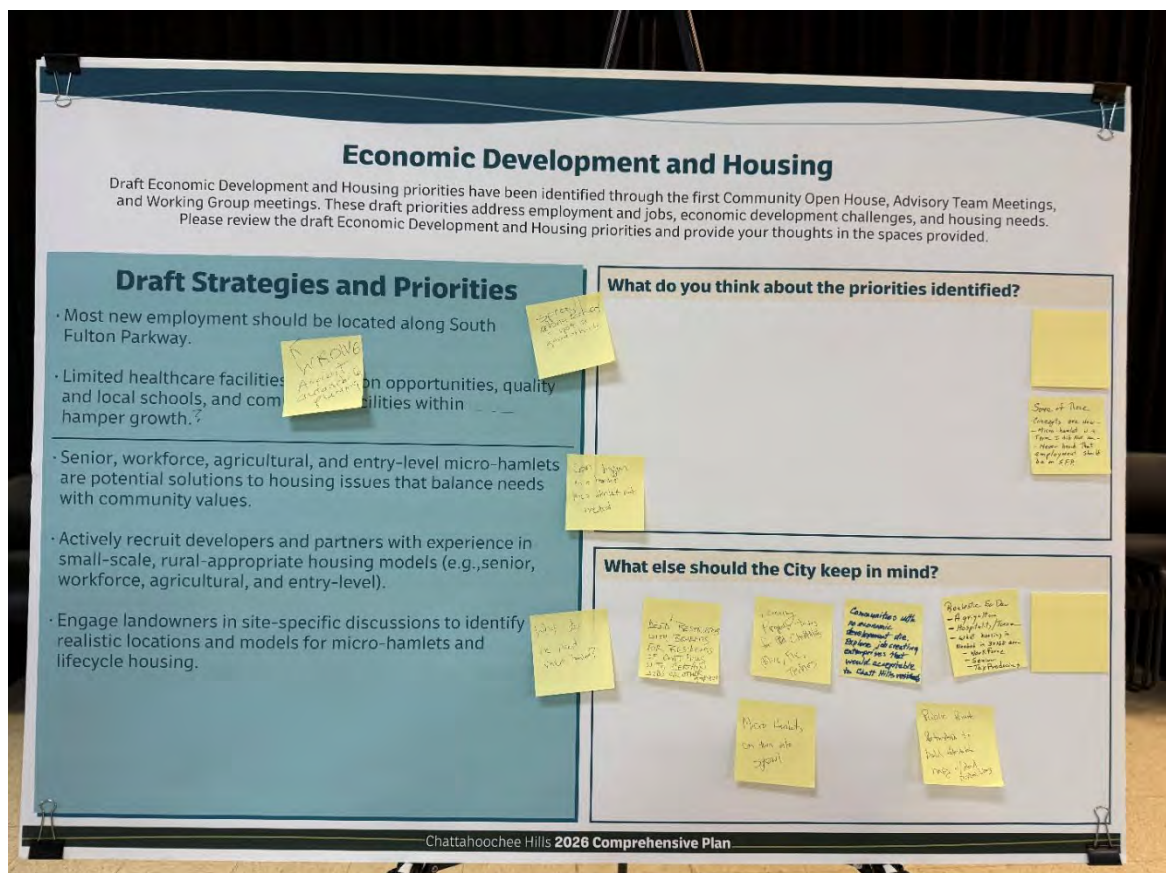
What else should the City keep in mind?

- Remaining property taxes for Chat Hills' police, firefighters, and teachers
- Communities with no economic development die
- Explore job creating enterprises that would be acceptable to Chatt Hills residents
- Realistic Economic Development
 - o Agriculture
 - o Hospitality/Tourism
 - o What housing is needed in 30268 area
 - Workforce
 - Senior
 - Tax Producing
- Micro Hamlets can turn into sprawl
- Public private partnership to build affordable housing with deed restrictions
- Sprawl along parkway is not a good thing
- Can happen in a hamlet
 - o Micro Hamlet not needed
- Why do we need micro hamlet?

Working Group #4 | May 13, 2026

Meeting Summary

Figure 6. Economic Development and Housing



Transportation

Draft transportation priorities include expanding bicycle and pedestrian infrastructure, improving safety, and preserving rural road character. Future transportation planning efforts, including the Safety Action Plan, a Citywide Transportation Plan, and the Southern Fulton Comprehensive Transportation Plan will further address many of the plan priorities. Participants reviewed the draft Transportation priorities and provided their thoughts in the spaces provided (Figure 7). Participant feedback is documented below.

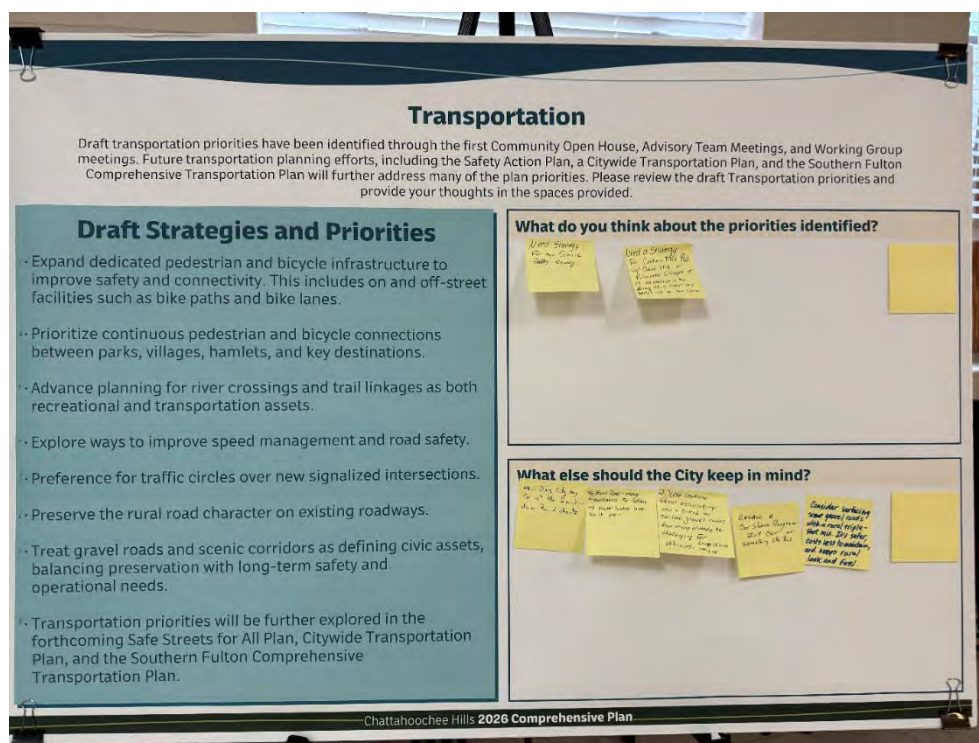
What do you think about the priorities identified?

- Need strategy for our Scenic Byway
- Need strategy for Cochran Mill Road with Chatt Hill and Palmetto Villages.
 - It is unrealistic to think this road can serve as a two lane

What else should the City keep in mind?

- How does the City pay for all the 2-million-dollar roundabouts?
- Rural Road – Make improvements for safety as more homes are built there
- Use caution about encouraging pedestrians and bikes on narrow gravel roads that many already be challenging for large delivery vehicles.
- Engage a carshare program – Zip car
- Consider surfacing some gravel roads with a rural triple shot mix.
 - Its safer, cost less to maintain and keeps rural look and feel

Figure 7. Transportation



Working Group #4 | May 13, 2026

Meeting Summary

Health and Wellbeing

Draft Health and Wellbeing priorities address challenges in Chattahoochee Hills to food access, mental and physical healthcare, and active living. Participants reviewed the draft Health and Wellbeing priorities and provided their thoughts in the spaces provided (Figure 8). Participant feedback is documented below.

What do you think about the priorities identified?

- Insist Fulton County pony-up resources for seniors in Chatt Hills
 - o Advocate for policy

What else should the City keep in mind?

- Need an education committee or commission
- Chatt Hills senior center
- Education

Figure 8. Health and Wellbeing

Health and Wellbeing

Draft Health and Wellbeing priorities have been identified through the first Community Open House, Advisory Team Meetings, and Working Group meetings. These priorities address Health and Wellbeing challenges in Chattahoochee Hills related to food access, mental and physical healthcare, and active living. Please review the draft Health and Wellbeing priorities and provide your thoughts in the spaces provided.

Draft Strategies and Priorities

- Explore opportunities and impacts on the City from the new Grady Healthcare facility.
- Explore ways to improve access to affordable healthcare in Chattahoochee Hills.
- Pursue regional and county partnerships to expand access to healthcare, mental health, and senior services, recognizing local scale constraints.
- Expand community gathering spaces and programming that build on churches, parks, trails, and civic facilities.
- Provide more opportunities for active living and recreation, including new trails and trail connections to and from existing parks.
- Pursue partnerships to distribute amenities throughout the city, avoiding concentration solely within new developments.
- Some elements will be further explored in the ongoing Local Food Systems Plan.

What do you think about the priorities identified?

Insist Fulton County pony-up resources for seniors in Chatt Hills

Advocate for policy

What else should the City keep in mind?

Need an education committee or commission

Chatt Hills senior center

Education

Chattahoochee Hills 2026 Comprehensive Plan

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Public Open House #1 | March 02, 2026

Sign-In Sheet

Sign-In		
Name	Email	
Aneika Gupton		Georgette Cooper
Delretta Robinson		Laurie Searle
Arthur Robinson		Bridget Arrington
Joel Desmarteau		Cheryl & Donald Brookins
Herb Brown		Robert Richardson
Denise Solomon		Raphael & Aretha Wingt
Elisar Gray		David & Yolanda Johnson
Derek Gray		Kirk & Tara Hart
Debbie Burdett		Betty Zerlinand
Claudia McNamee		Steve Mann
Yvette Cruz		Sarah & Roderick Taylor
Reggie Higgs		Myron & Martine Brown
Karen Flanders		Paul + Lisa Gibson
John Reid		Norma Lewis (Bear Creek Nature Center)
Diana Wilson		Gigi Haskell
Ken Swanson		Ted & Maribeth Wansley
J.K. Langley		Lisa Remley
Sarah Knapp		Linda Ramsey
Laura Richards		Hugh Tule
Chad Epple		Tom Hadfield
Bill Bryant		Joyce Wood
Nesha Bryant		Marita Stewart-Joseph
Robert Shelor		Cornell Joseph
Tammie Brooks		Charles Hayes
Lynn Hayes		Laurie Searle
Maria Hanson		Bridget Arrington
Tommy Ann Jackson		Cheryl & Donald Brookins
Chad Jacobs		Robert Richardson
Mariei Nyguen		Tim Mooby
Bruce Nelson		Hillary Goodgame
Catherine Huston		Hillary Goodgame
Judy Walker		Jeff Peek
Laura Heard		Debi Kelco
		Karin Slaton
		Don Zyka

Renee Prince
Sandy Nelson
Steve Nygren
Amy Davenport
Melody Shemtov
Leslie Sawyer
Lisa Smith
Steve Carrol (Rivertown Rd Palmetto)
Shronda Hill Smith
Lance Pepin
Martha & Richard Hall
Victoria S. Gilleland
Quantrilla Ard
Melea Brett
Patsy Jbohannon
Wanda Hughes
Wilson Wells
Kathleen & Jeff Rasmussen
Dawn Scarbrough
Herman Hudson
Quiny Quarles
Brett Davidson
Cathy Peek
Nicholas Oxford
Risse Wilborn
Lily Baldock Bavcom
BreAnne Clawdus
Keri Carter
Cody Carter
Steve Mapel
Angela Addison



Public Open House #1 | March 02, 2026

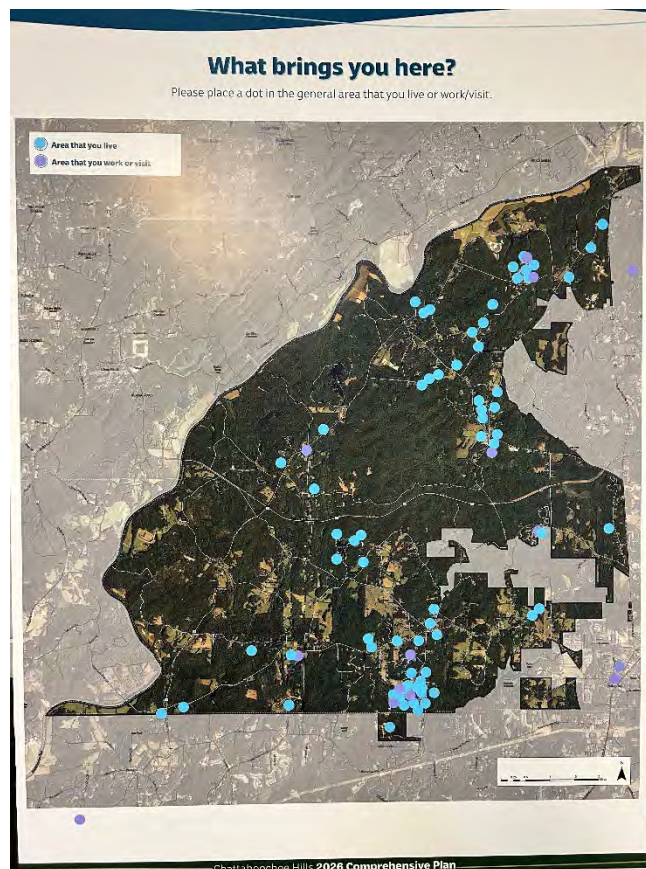
Meeting Summary

The first Public Meeting for the Chattahoochee Hills Comprehensive Plan took place on Tuesday, March 2, 2026 at 6:00pm. The meeting was held at Chattahoochee Hills City Hall and had over 100 community members in attendance. The meeting was Open House style, and attendees had the chance to learn about the comprehensive plan process, read about existing conditions in the city, and share their vision for the future. Community feedback from this meeting is summarized below.

What brings you here?

As attendees arrived, they were asked to sign-in and participate in two activities before entering the meeting. First, participants were asked to place a dot where they live and work/visit. A large portion of community members in attendance live or work in Serenbe, and many who live along Hutchinsons Ferry Road and Cochran Mill Road were also present.

- Cluster of people live in Serenbe, new subdivision near Campbellton



Today and Tomorrow

Meeting participants were then asked what they love about Chattahoochee Hills today, and what they want Chattahoochee Hills to be in the future. Their responses are summarized below.

What do you love about Chattahoochee Hills today?

Community members value Chattahoochee Hills for a multitude of reasons, but the underlying theme was the harmony between the land and the residents who call it home. Serenity, safety, and beauty consistently emerged as the primary qualities that make Chattahoochee Hills special. Key themes are summarized below.

- Rural nature
- Peaceful and quiet
- Beautiful
- Safe
- No traffic

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

The vision for the future that residents seem to share is the rural nature of Chattahoochee Hills, emphasizing preservation, considerate growth, and safety. Maintaining and conserving existing agricultural and green spaces while emphasizing community and intentional progress were cited as key markers of a successful future. Key themes are summarized below.

- Rural
- Quiet
- Progressive
- Safe



Public Open House #1 | March 02, 2026

Meeting Summary

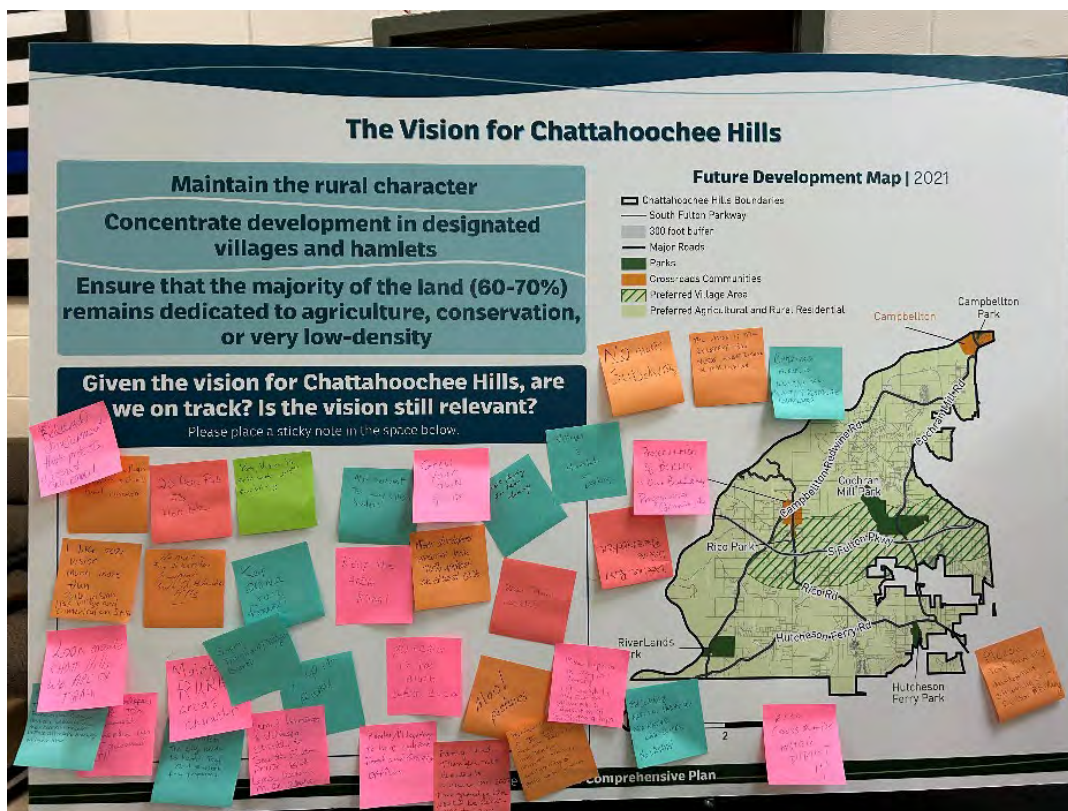
Vision

After visiting stations to learn more about the comprehensive plan process, existing conditions in Chattahoochee Hills, and previous and on-going planning efforts, meeting participants were presented with the city's current vision and asked if the city was on track to achieving the vision and if it is still relevant. Feedback from this station is summarized and documented below.

The Vision for Chattahoochee Hills

The overarching consensus was that the previously established vision is still relevant – the rural character of the community needs to be maintained, development should be concentrated in designated villages and hamlets, and most of the land needs to remain dedicated to agriculture, conservation, or very low-density development – but that it is also evolving to accommodate growth. Development should be balanced and intentional to protect the existing communities and environment while also allowing others to live, work, and play in the exceptional and unique City of Chattahoochee Hills.

- Maintain rural character
- Change the 20-acre rule
- Balanced development to protect residents and environment
- Vision is relevant – 2021 plan works



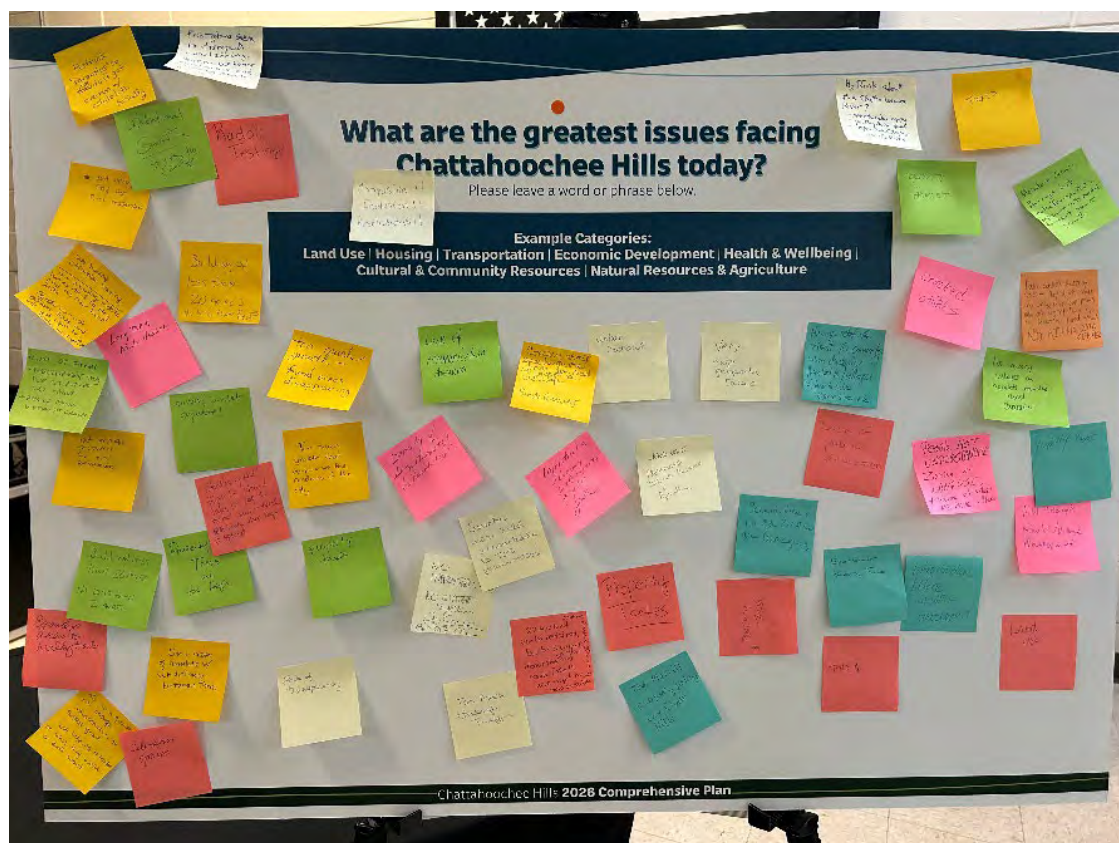
Issues and Opportunities

After providing feedback on Chattahoochee Hills' vision, meeting participants were asked about the greatest issues and opportunities in city. Feedback from these stations is summarized and documented below.

What are the issues facing Chattahoochee Hills today?

Residents mentioned that the community lacks vital infrastructure to support existing development. New development has caused concern among community members who want to preserve the rural, quiet nature of Chattahoochee Hills. Many community members expressed the desire to preserve rural viewsheds, greenspace, and natural resources. Property taxes were also mentioned as an issue facing many. Key themes are summarized below.

- New development and growth compromising rural character
- Lack of infrastructure to support growth
- Lack of public education options
- Too much hamlet/village development, too much growth
- 20-acre limit
- Property taxes
- Expanding access to healthy food options
- Transparency and communication with public
- Transportation/traffic
- Affordable housing



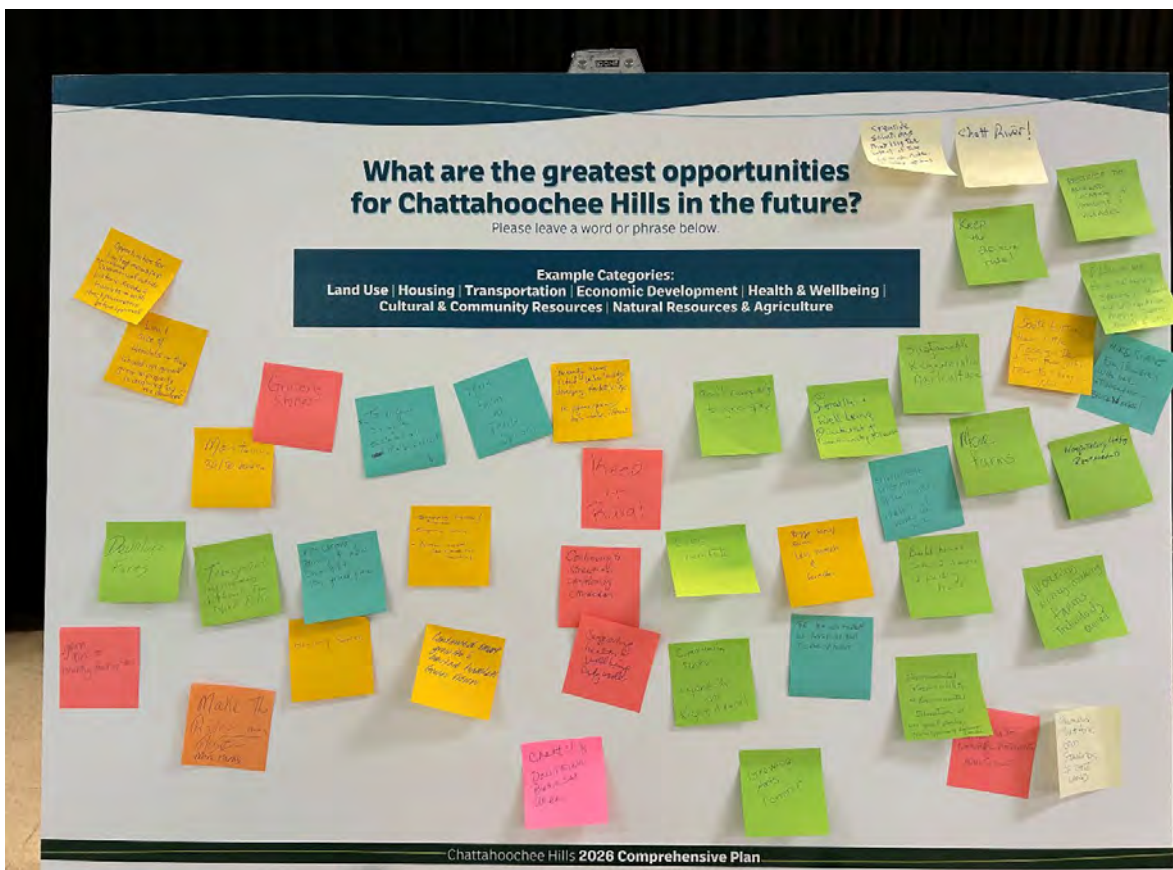
Public Open House #1 | March 02, 2026

Meeting Summary

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

Community members emphasized a future for Chattahoochee Hills that balances thoughtful growth with preservation of its rural character. Key themes included protecting and leveraging natural assets, supporting local agriculture and small-scale economic activity, strengthening community spaces, and improving connectivity in ways that reinforce a close-knit, place-based identity rather than large-scale development. Key themes are summarized below.

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



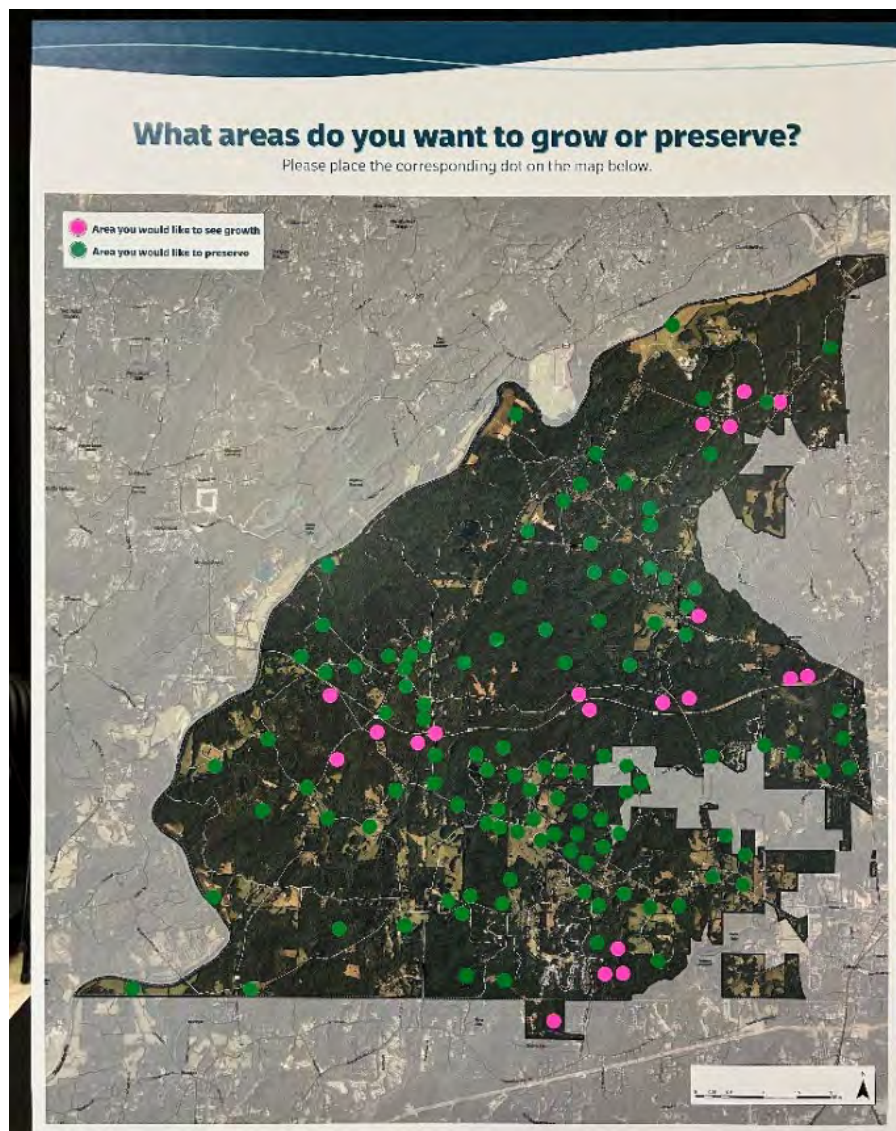
Grow and Preserve

Finally, participants were asked about which areas in Chattahoochee Hills they would like to see growth and which areas they would like to be preserved. The feedback from this station is summarized and documented below.

What areas do you want to grow or preserve?

The primary areas desirable for growth by community members were centralized around South Fulton Parkway, with some interest shown adjacent to the hamlets of Serenbe, Campbellton, and Heatherwood Manor. A majority of residents emphasized the need for preservation across the city.

- Growth along S Fulton Parkway, Campbellton, Serenbe
- Preservation should occur all over the city



Public Open House #2 | May 21, 2026

Meeting Summary

The second Community Open House took place on Wednesday, May 21st from 6:00pm – 8:00pm to review drafted priorities that have emerged from previous and ongoing engagement, the first Community Open House, Advisory Team meetings, and Working Group meetings. These boards and feedback received on these drafted strategies and priorities are summarized in subsequent material.

Presentation Summary

The consulting team presented an update on the comprehensive planning process, covering key agenda topics including the project overview, community engagement efforts, community open house updates, and draft plan priorities and strategies for various plan elements.

- The comprehensive plan schedule is organized into several phases. The Existing Conditions phase took place from January through February and included the start of public hearings, advisory team meetings, stakeholder coordination, and community engagement activities. The project is currently in the Plan Development phase, which runs from March through June and continues to involve public hearings, advisory team meetings, stakeholder coordination, and community meetings. The final phase, Deliverables and Adoption, will occur from July through October and includes the ARC/DCA review process and formal plan adoption.
- The consultant team also presented an update on completed community engagement activities, including Advisory Team Meeting #1 on February 24, Community Open House #1 on March 2, Working Group Meetings on March 19 and April 18, Advisory Team Meeting #2 on April 27, and additional Working Group Meetings on May 2 and May 13.
- Looking ahead, the remaining community engagement efforts include an additional working group meeting, a community survey, Advisory Team Meeting #3, and Community Open House #3.
- Feedback gathered from previous engagement activities was presented. These themes included:

- o Strong desire to retain the rural character, preserving 70% of land as greenspace
 - o Success in slowing and guiding development, while preserving greenspace
 - o There is room for improvement or updates to our programs and policies
 - o Consider approved developments and infrastructure when new development is proposed
 - o Coordinate more with and provide more support for local agriculture and farmers
 - o Coordinate with existing community schools and Fulton County Schools
 - o Explore improved access to healthcare, emergency services, and senior services
- A summary of existing conditions and trends in Chattahoochee Hills was presented
 - o Chattahoochee Hills is home to approximately 3,600, increasing from 2,950 residents in 2020, a rate greater than peer cities, the county, and the region.
 - o Chattahoochee Hills is older than its peers, with a median age of nearly 49.
 - o The median home value in the City is nearly \$382,000, which is greater than peer cities but lower than the county and the region.
 - o In 2025, the median home sale price was \$600,000. This is greater than peer cities but less than Fulton County and the region.
 - o A majority of the current jobs and services are located in one area or hamlet
- The consultant team presented key plan elements, including land use, economic development and housing, natural, cultural, and agricultural resources, health and well-being, and transportation, to gather feedback from the community during the open house.

The Community Open House included two locations. In the Council Chambers, presentations focused on issues and opportunities, plan element strategies and priorities, and the Food Well Alliance's Local Food Systems Plan. In the Art Room, topics included land use, future development, the 20-Acre Rule, and the Transfer of Development Rights (TDR) program.

Draft Plan Priorities and Strategies

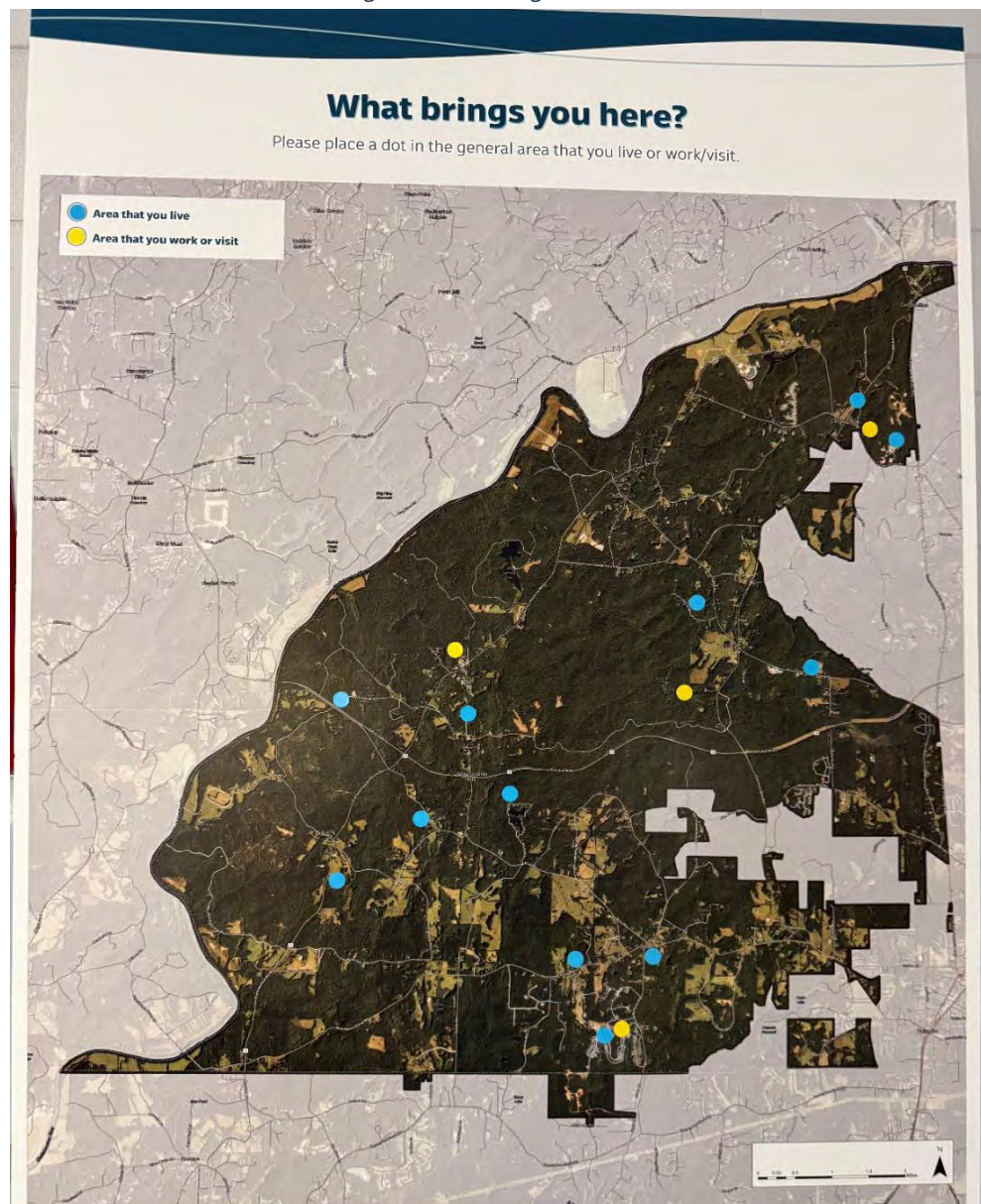
Participants had the opportunity to review draft priorities and strategies for Land Use (including the Future Development Map, the 20-acre rule, and Transfer of Development Rights (TDR)), Natural, Cultural, and Agricultural Resources, Economic Development and Housing, Transportation and Health and Wellbeing. Feedback gathered on the boards is documented below.

Public Open House #2 | May 21, 2026

Meeting Summary

As participants entered the Community Open House, they were invited to place stickers on a map of Chattahoochee Hills, responding to the question “What brings you here?” with colored dots corresponding to where participants live, work and visit. This activity served as a tool to identify the areas in which they reside, as well as locations where they work or regularly visit.

Figure 1. What Brings You Here?



Draft Issues and Opportunities

Participants were presented with a draft list of issues and opportunities for the City of Chattahoochee Hills. This list builds on the issues and opportunities identified in the previous Comprehensive Plan and has been updated to reflect input shared during the community engagement process, including the first Community Open House, Advisory Team Meetings #1 and #2, and Working Group Meetings #1-#4. Participant feedback on drafted issues and opportunities documented below.

Land Use and Housing

Participants reviewed the Land Use and Housing draft issues and opportunities and provided their thoughts in the spaces provided (Figure 2). Points include desire to maintain the rural character of Chatt Hills, tools to prevent sprawl, considering more senior housing, clusters of development in villages and hamlets still for preservation, and community values reflective of development codes.

Do you have any additional Land Use and Housing Issues and Opportunities?

- Look ahead to self-driving cars, ai, or solar
- Walkable homes
- Residents near proposed rezonings should be heard and considered; not just developers
- Mayor and city council should follow zoning and comprehensive plan and not official developments that do not meet standards. Follow up should be sure plan is xxx to as construction.
- The TDR program will never work unless you put a cap on hamlets and not let them continue to expand
- 20-Acre Rule is a rule for developers to make millions off rural land. DO THE MATH.
- Buffers between developments and rural land must be preserved
- Issue hamlet sprawl; limit max size required distance between developments
- Resolve 20-acre rule during comprehensive planning process

Public Open House #2 | May 21, 2026

Meeting Summary

Figure 2. Land Use and Housing

Draft Issues and Opportunities

The following is a draft list of issues and opportunities for the City of Chattahoochee Hills. It builds on the issues and opportunities identified in the previous Comprehensive Plan and has been updated to reflect input shared during the community engagement process, including the first Community Open House, Advisory Team Meetings #1 and #2, and Working Group Meetings #1–#4. Please review the draft issues and opportunities below and let us know what we may have missed.

Land Use and Housing
There is desire to maintain the rural character of Chattahoochee Hills.
The City's Transfer of Development Rights (TDR) program is not currently functioning as intended and is underutilized. The City should identify new sources of funding so residents and others are able to benefit and land across the city is preserved.
While the City's 20-acre rule for subdivision of land functions as a tool to prevent sprawl, residents have expressed concern that it limits their ability to utilize their land.
There is a desire to maintain the rule that 70% of land in a new development is preserved for greenspace.
Because of its accessibility, South Fulton Parkway may support more intense development than other areas of the City.
There are concerns with the pattern of hamlet development.
There is a need to consider senior housing as residents age but desire to stay in Chattahoochee Hills.
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.
Reducing limits on subdivision of rural land could threaten the city's rural character.

Do you have any additional Land Use and Housing Issues and Opportunities?

Look ahead to our driving cars (all) into walkable future

Residents have expressed concern about the TDR program and how it is being used. We need to make sure it is being used properly and not just as a tool to expand.

20-acre Rule is a Rule. Do Developers have to make sure they are following the Rule? Do the MATH.

Butters Extreme Development is a Rule that is being ignored.

Issue Hamlet Sprawl Limit lots sizes per acreage between Hamlets

Reserve some rule during Comp Plan Process

Natural and Cultural Resources

Participants reviewed Natural and Cultural Resources draft issues and opportunities and provided their thoughts in the spaces provided (Figure 3). Points include creating additional public gathering spaces, protecting greenspace to promote economic development, planning tourism and special events for Chat Hills, and creating opportunities for access to the Chattahoochee River.

Do you have any additional Natural and Cultural Resources Issues and Opportunities?

- Delegate some resources to amenities traditionally profit sports facilities like tennis, pickle field fields, for sports stands, and swimming.
- Bear creek nature center serves as a learning environment for children and adults. Also, a protective environment for indigenous birds and reptiles. It must be protected and expanded.
- Continue to support Bear Creek Nature Center
- Bear Creek non-profit, funding to support the Chattahoochee Nature Center. They support school systems
- Add master plan for Cochran Mill Park to 5 year Working Plan

Public Open House #2 | May 21, 2026

Meeting Summary

Figure 3. Natural and Cultural Resources

Draft Issues and Opportunities

The following is a draft list of issues and opportunities for the City of Chattahoochee Hills. It builds on the issues and opportunities identified in the previous Comprehensive Plan and has been updated to reflect input shared during the community engagement process, including the first Community Open House, Advisory Team Meetings #1 and #2, and Working Group Meetings #1–#4. Please review the draft issues and opportunities below and let us know what we may have missed.

Natural and Cultural Resources
There is a desire to increase greenspace connectivity through additional trails and parks across the City.
Creating additional public gathering spaces is an opportunity for the City.
Additional programming at existing parks was noted as an opportunity.
The preservation of Cochran Mill Park is an opportunity.
Access to fresh and affordable food is a challenge.
There is a desire for agricultural uses and agritourism opportunities to better support Chattahoochee Hills farmers and encourage new farms in the City.
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.
Explore new ways to preserve the city's historic resources.
Utilize and support the planning work created by the Historic Preservation Commission.
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 is not burdensome to residents.
New development will provide a large amount of additional greenspace and 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.

Do you have any additional Natural and Cultural Resources Issues and Opportunities?

Additional trails
connecting to existing
greenspace and parks
to create a network
of trails throughout the
city.

More open space
for recreation
to include dog
walking and other
activities. Also
more green space
for agriculture and
farming.

Continue
to support
Bear Creek
Natural Center

More open
space for
agriculture and
farming. Also
more green
space for
recreation.

Additional trails
for recreation
to include dog
walking and other
activities. Also
more green space
for agriculture and
farming.

Chattahoochee Hills 2026 Comprehensive Plan

Economic Development and Intergovernmental Coordination

Participants reviewed Economic Development and Intergovernmental Coordination draft issues and opportunities and provided their thoughts in the spaces provided (Figure 4). Points include stronger support for local schools, an increase of emergency and healthcare services for residents, taking advantage of the growing technology industries, and coordinating with federal, state, local and non-profit partners.

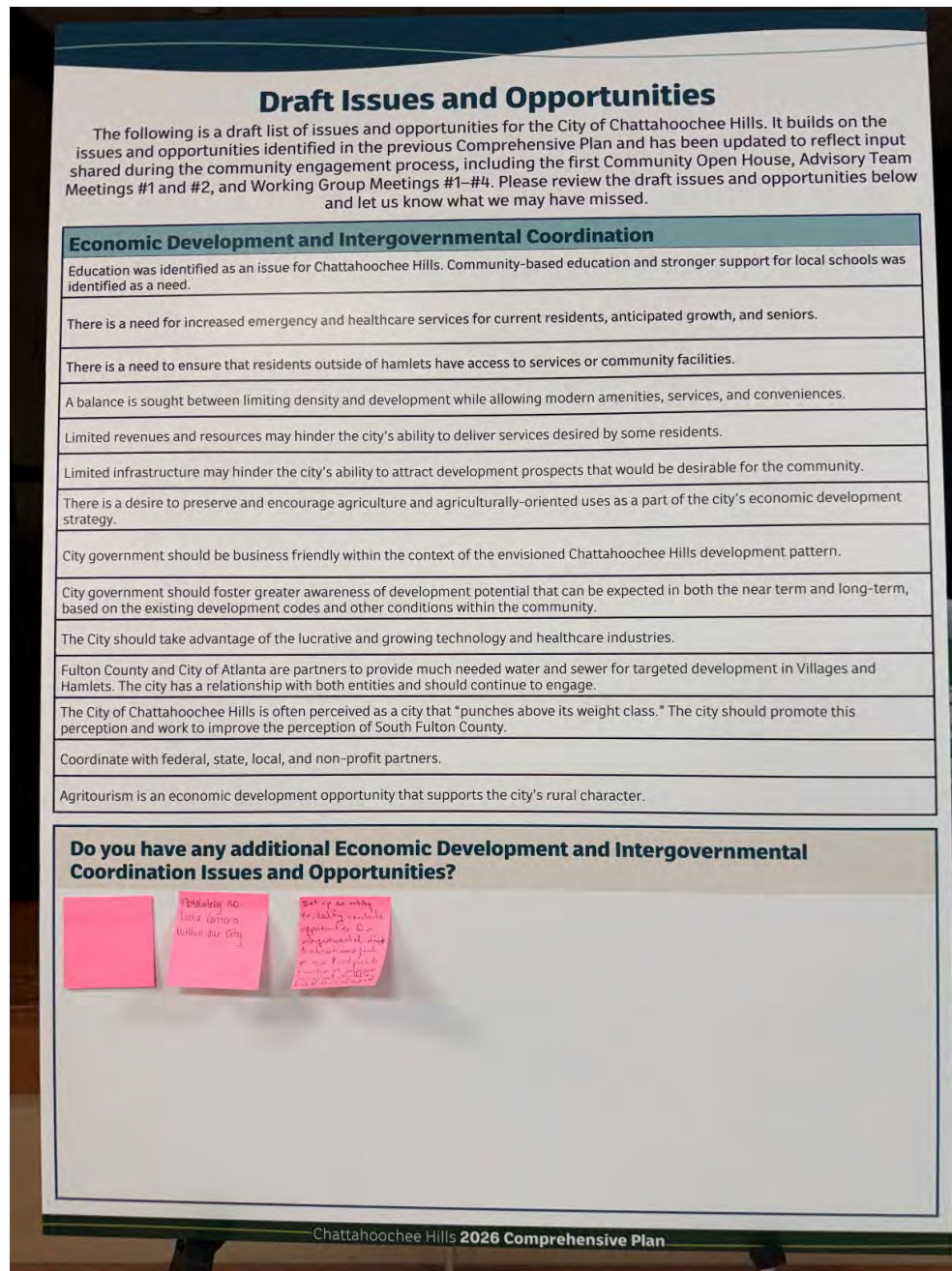
Do you have any additional Economic Development and Intergovernmental Coordination Issues and Opportunities?

- Absolutely no data centers within our city
- Set up an entity to identify and evaluate opportunities for intergovernmental effects to achieve economies of scale to save \$ and provide amenities is improve services not affordable to Chatt Hills alone.

Public Open House #2 | May 21, 2026

Meeting Summary

Figure 4. Economic Development and Intergovernmental Coordination



Transportation

Participants reviewed Transportation draft issues and opportunities and provided their thoughts in the spaces provided (Figure 5). Points include having gravel roads as part of the character, increase the maintenance of roads and bridges in the city, heavy truck traffic poses safety concerns, and working with GDOT to develop the character of South Fulton Parkway.

Do you have any additional Transportation Issues and Opportunities?

- No MARTA
- The city should do a better job at maintaining gravel roads. It's been months since our last maintenance

Public Open House #2 | May 21, 2026

Meeting Summary

Figure 5. Transportation

Draft Issues and Opportunities

The following is a draft list of issues and opportunities for the City of Chattahoochee Hills. It builds on the issues and opportunities identified in the previous Comprehensive Plan and has been updated to reflect input shared during the community engagement process, including the first Community Open House, Advisory Team Meetings #1 and #2, and Working Group Meetings #1-#4. Please review the draft issues and opportunities below and let us know what we may have missed.

Transportation
There is a need to ensure adequate road access is implemented for new development.
As transportation systems and infrastructure continue to advance, there is a need for Chattahoochee Hills to remain innovative and forward-thinking.
Maintenance and road standards for gravel roads, particularly funding limitations, are an issue.
The City's Scenic Byways are a priority and opportunity to preserve rural character.
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 as silk sheets and dirty sheets.
There is a need for transportation for the disabled and elderly in the community.
The city should seek the opportunity to work with GDOT to develop the character of South Fulton Parkway and other state routes.
The city's gravel roads are an important part of its rural character. The city's gravel roads will not be paved.

Do you have any additional Transportation Issues and Opportunities?

NO

The city should be a leader in all transportation gravel roads, etc. both maintain some but not all maintenance.

Chattahoochee Hills 2026 Comprehensive Plan

Future Development Map

Overlay Map

The Overlay Map, Figure 6, shows existing conditions in Chattahoochee Hills, including recently zoned/entitled villages and hamlets, existing infrastructure, and prime farmland and farmland of state importance, which identifies where in the City is most suitable for growing crops. During the community open house, attendees left no sticky notes on the Overlay Map board.

Figure 6. Overlay Map



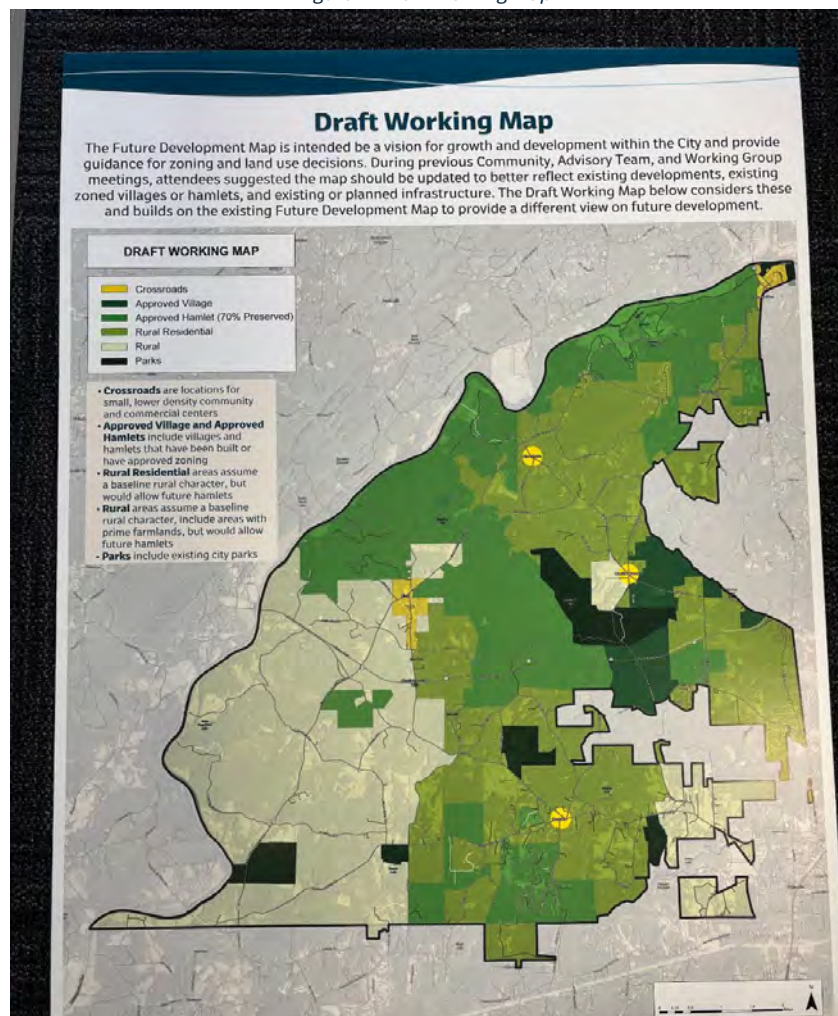
Public Open House #2 | May 21, 2026

Meeting Summary

Draft Working Map

The Future Development Map is intended to be a vision for growth and development within the City and provide guidance for zoning and land use decisions. During previous Community, Advisory Team, and Working Group meetings, attendees suggested the map should be updated to better reflect existing developments, existing zoned villages or hamlets, and existing or planned infrastructure. The Draft Working Map, Figure 7, was presented to meeting participants and considers these elements to build on the existing Future Development Map. Like the Overlay Map, participants did not provide direct markings or annotations.

Figure 7. Draft Working Map



20-Acre Rule

As part of the discussion on the 20-Acre Rule, several hypothetical lot subdivision concepts were presented to participants. Through the engagement process, some residents have expressed openness to revisiting some aspects of the legacy property owner's subdivision rule. Feedback from meeting participants on the 20-Acre Rule is documented below.

Change the legacy landowner's cutoff year from 2007 to 2021. This would allow landowners who purchased their property in 2021 or prior to subdivide their land to a limited degree (similar to 3-3-3-20).

- More Supportive: 4
- Less Supportive: 10

If limited subdivision was allowed for landowners between 2007 and 2021, which of the following considerations are most important? Participants could only place up to 3 dots:

- Maintaining the 70/30 preservation or higher: 10
- Limiting the number of times a lot can be subdivided: 9
- Limiting to one shared driveway: 6
- Buffers from the roadway and nearby properties: 8
- Character of the property's road frontage: 6
- Permanent preservation of land: 7

Below are two potential concepts for how legacy property owners (2007-2021) can subdivide their land. Which of these concepts are you more supportive of?

- More Supportive of 3-3-3-20: 1
- More Supportive of 5-10-20: 7

Overall Takeaways:

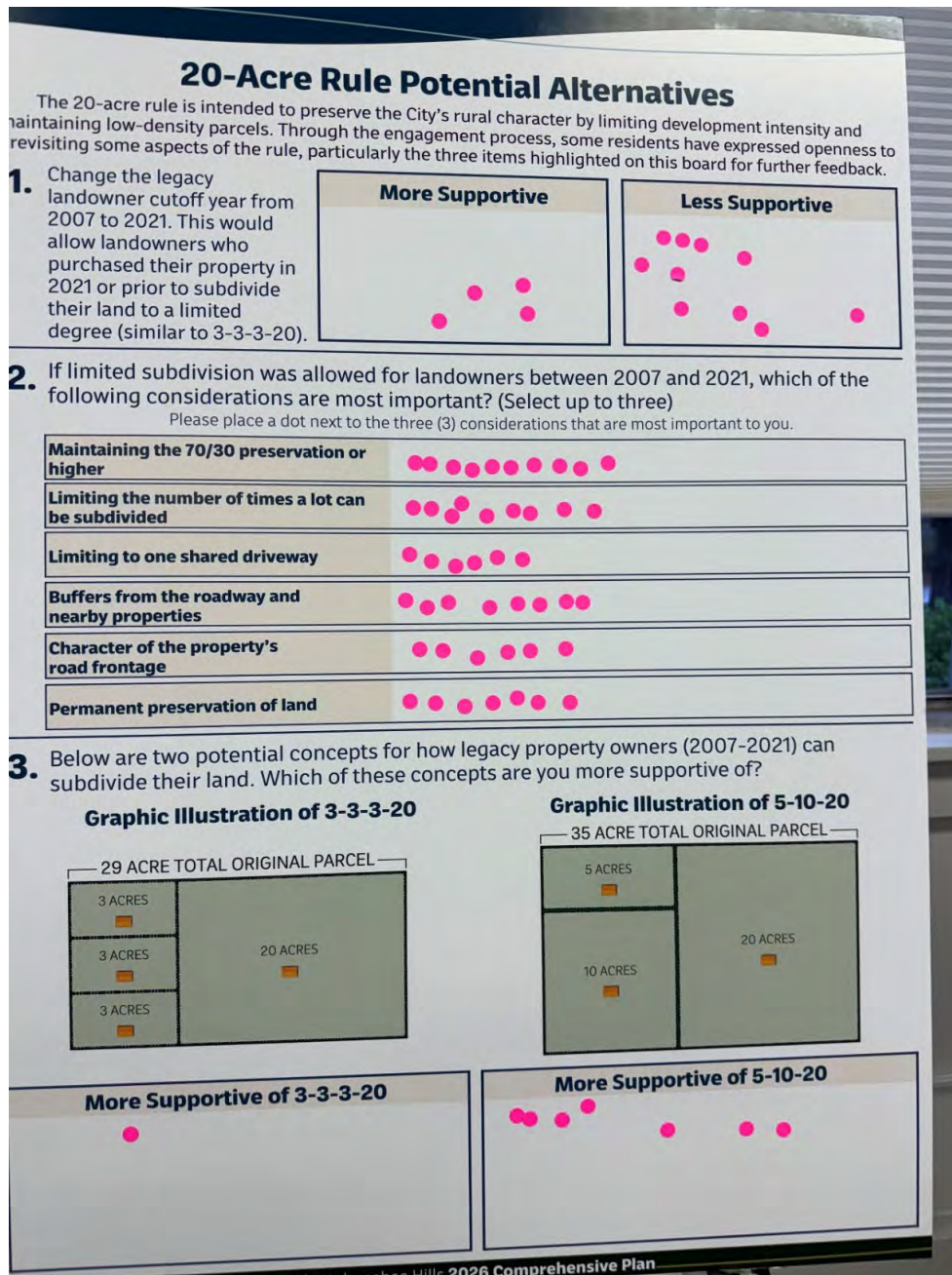
Participants most frequently selected maintaining the 70/30 preservation ratio or higher, limiting the number of times a lot can be subdivided, and requiring buffers from roadways and nearby properties. Participants also showed support for the 5-10-20 concept, with less support for allowing limited subdivision of land, such as under a 3-3-3-20 approach.

- Several comments were made related to hamlets.
- Two participants suggested that hamlets should be limited in size, two commented that hamlet farmettes should be eliminated or be required to provide trails.
- Participant commented on the Cedar Grove school needing to be condemned and torn down or repaired with a few folks adding checks to agree with them.

Public Open House #2 | May 21, 2026

Meeting Summary

Figure 8. 20 – Acre Rule Potential Alternatives



Draft Strategies and Priorities

Land Use

The draft Land Use strategies and priorities related to the 20-acre rule and Transfer of Development Rights (TDR) have emerged throughout the first Community Open House, Advisory Team Meetings, and Working Group meetings. Participants reviewed the draft Land Use strategies and priorities and provided their thoughts on the spaces provided (Figure 9). Participants' feedback is documented below.

What do you think about the priorities identified?

- You cannot satisfy everyone, but you can create a code that benefits the city as a whole vs the individual
- Absolutely keep restrictive zoning along businesses, few city, Hutchenson – Ferry
- Array lots where it is proposed
- Zoning changes to better visualize impacts

What else should the City keep in mind?

- Eliminate hamlet expanded districts if they exceed 2-mile walkability from community centers
- Eliminate hamlet “farmettes” that are less than 20 acres
- Place max size for hamlets at 400 acres and Larger = Village
- If you allow “hamlet farmettes” then require trails!
- Most residents want preservation and we should embrace various ways to make that happen
- Mayor and city council should follow what comprehensive plan and zoning require! Follow up to be sure construction matches development plan. No taxpayers for developments that should have been provided
- Minimum size for any preserved green spaces parcels is 5 acres
- Only allow roundabouts
- Developers should preserve 70% within the parcel they are developing
- The dilapidated school on Cedar Grove Road should be condemned if necessary or repaired

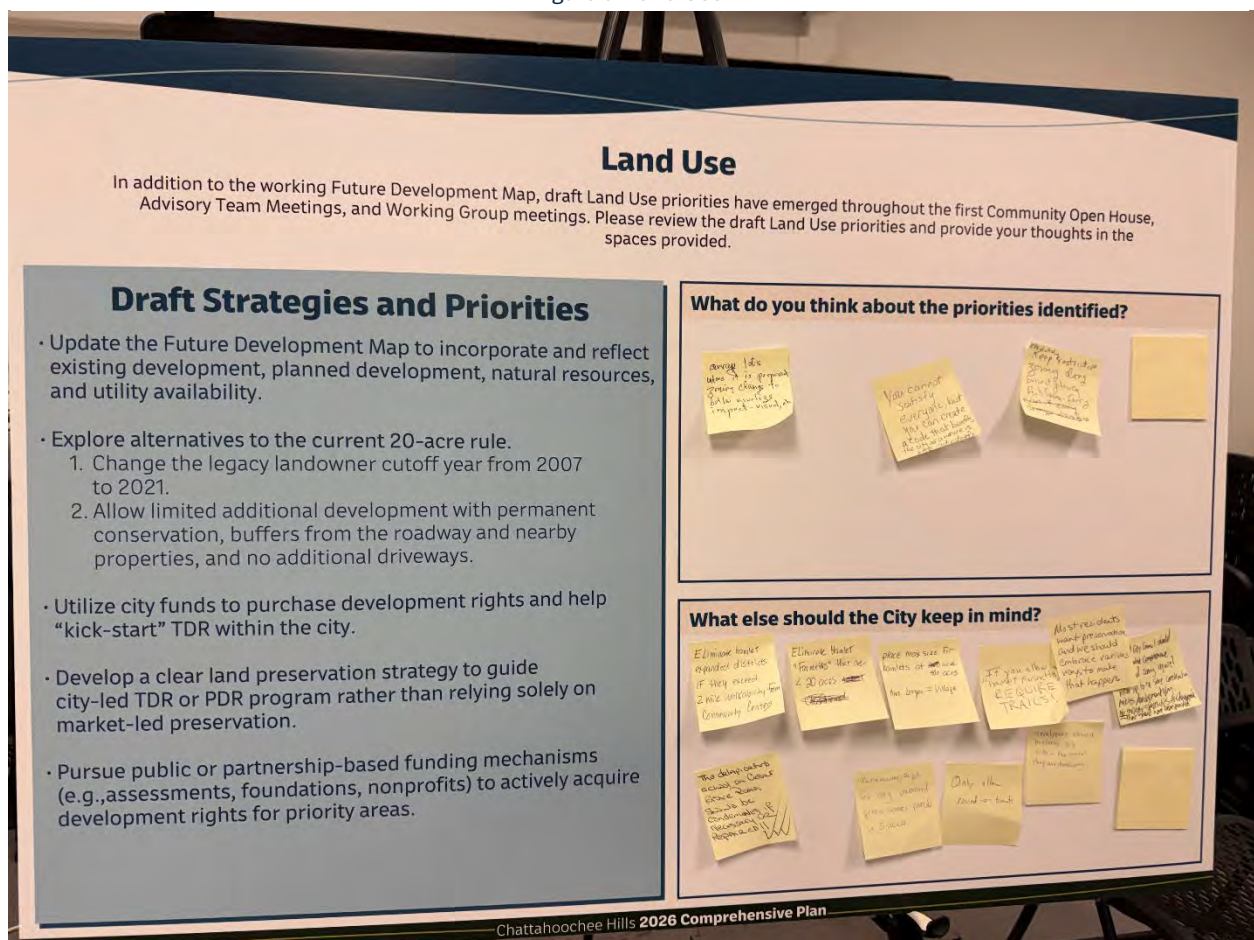
Overall Takeaways:

- Concerns with the overall impact of allowing additional subdivision of lots vs. only being concerned about the impact on specific property owners
- Concerns about the visual and traffic impact on local roads
- Concerns with new developments changing the rural character of the city

Public Open House #2 | May 21, 2026

Meeting Summary

Figure 9. Land Use



Natural Cultural and Agricultural Resources

Draft Natural, Cultural and Agricultural Resources priorities address greenspace and parks, opportunities for farmers and agriculture in the City, and arts and placemaking priorities. The participants reviewed the draft priorities and provided their thoughts in the spaces provided (Figure 6). Participant feedback is documented below.

What do you think about the priorities identified?

- Add budget items for maintaining and improving city owned historic properties.
- Prioritize acquiring more park land for the future over adding more amenities to current parks.

What else should the City keep in mind?

- Partner with county extension office/university of Georgia college of Agriculture Extension for community programs, 4-H, master gardeners, other agriculture related programs and education.
- Hutcheson Ferry farm is underutilized. Master Plan? Pickleball or Softball?

Public Open House #2 | May 21, 2026

Meeting Summary

Figure 10. Natural, Cultural, and Agricultural Resources

Natural, Cultural, and Agricultural Resources

Draft Natural, Cultural, and Agricultural Resources priorities have been identified through the first Community Open House, Advisory Team Meetings, and Working Group meetings. These priorities address greenspace and parks, opportunities for farmers and agriculture in the City, and arts and placemaking priorities. Please review the draft priorities and provide your thoughts in the spaces provided.

Draft Strategies and Priorities

- Activate and program existing parks and open space through regular community events and gatherings.
- Expand and better connect parks, greenways, and open space to create a cohesive citywide greenspace network.
- Convene farmers and ag-related businesses to identify barriers and strategies for supporting farm and ag operations.
- Explore shared agricultural facilities and equipment, including a centralized commercial kitchen or processing space.
- Simplify and clarify permitting pathways for agritourism, on-farm retail, and processing.
- Designate a liaison to support farmers with permits, grants, and regulatory compliance.
- Map and promote local farms and agritourism assets to support tourism, education, and economic diversification.
- Establish an arts council or commission to guide funding and strategy for public art and placemaking.
- Partner with local organizations to advance public art and placemaking that reinforces rural character and sense of place.
- Identify and prioritize areas for preservation, including farmland, historic sites, viewsheds, and natural areas.
- Identify additional gathering and public performance spaces.

*Some elements will be further explored in the ongoing Local Food Systems Plan.

What do you think about the priorities identified?

Add Budget items for training or program that could increase participation in ag.

Prioritize acquiring, securing, and/or for the land owner to make sure it's being used by farmers/ag.

What else should the City keep in mind?

Prioritize the community garden/food growing in the city, along with education, food, and processing space.

Make sure the city is aware of the local food system and the importance of it.

Chattahoochee Hills 2026 Comprehensive Plan

Economic Development and Housing

Draft Economic and Housing priorities address employment and jobs, economic development challenges, and housing needs. The participants reviewed the draft Economic Development and Housing priorities and provided their thoughts in the spaces provided (Figure 11). Participant feedback is documented below.

What do you think about the priorities identified?

- Job growth should not be limited to one area
- Local Schools are key to quality development

What else should the City keep in mind?

- Potential campgrounds at New River Park for short and long stays
- More restaurants near the parks.
- Assisted living within Chatt Hills
- Microhamlets!!!
- Microhamlets = rural sprawl
 - o Do not want rural sprawl
 - o Every city around us has that
- Reg. and Nat. headquarters building for jobs and taxes

Overall Takeaways:

- Most residents support South Fulton Parkway being a great opportunity to develop in general
- Some mentioned a potential concern of too much development
- Participants noted that school quality is an important community priority.
- All residents spoke to support job growth and economic development.
- Agritourism
- There is interest in growth that benefits farmers through jobs and services.
- Community members are thinking carefully about how new housing fits into the city's identity.

Public Open House #2 | May 21, 2026

Meeting Summary

Figure 11. Economic Development and Housing

Economic Development and Housing

Draft Economic Development and Housing priorities have been identified through the first Community Open House, Advisory Team Meetings, and Working Group meetings. These draft priorities address employment and jobs, economic development challenges, and housing needs. Please review the draft Economic Development and Housing priorities and provide your thoughts in the spaces provided.

Draft Strategies and Priorities

- The most intense new employment should be located along South Fulton Parkway.
- Limited healthcare facilities, recreation opportunities, quality and local schools, and community facilities hamper growth.
- Explore agritourism opportunities to support the City's brand and provide economic opportunities for residents.
- Encourage senior, workforce, agricultural, and entry-level housing as potential solutions to housing needs.
- Actively recruit developers and partners with experience in small-scale, rural-appropriate housing models (e.g., senior, workforce, agricultural, and entry-level).
- Engage landowners in site-specific discussions to identify realistic locations and models for micro-hamlets and lifecycle housing.

What do you think about the priorities identified?

Two yellow sticky notes are placed on the wall:

- Yellow sticky note 1: "Job growth should not be limited to one area"
- Yellow sticky note 2: "Local Schools are key to South Dec"

What else should the City keep in mind?

Five yellow sticky notes and one blue sticky note are placed on the wall:

- Yellow sticky note 1: "Diversify employment base to help the City survive long term"
- Yellow sticky note 2: "More housing near the parks"
- Yellow sticky note 3: "Diversify away from Chatt Hills"
- Yellow sticky note 4: "Micro-hamlets!" with a heart symbol
- Yellow sticky note 5: "Big idea: Agritourism in Decatur for like a Texas"
- Blue sticky note: "More senior - rural style. Do not want big retail stores in the city."

City of Attahoochee Hills 2026 Comprehensive Plan

Transportation

Draft transportation priorities include expanding bicycle and pedestrian infrastructure, improving safety, and preserving rural road character. Future transportation planning efforts, including the Safety Action Plan, a Citywide Transportation Plan, and the Southern Fulton Comprehensive Transportation Plan will further address many of the plan priorities. Participants reviewed the draft Transportation priorities and provided their thoughts in the spaces provided (Figure 12). Participant feedback is documented below.

What do you think about the priorities identified?

- I like the traffic circles
- Good

What else should the City keep in mind?

- It would be great if there was a sub station to drive and connect to MARTA to travel to the city (ATL)
- I prefer to only see the bus at the sub station
- Roundabouts are great!
- The future is autonomous cars

Overall Takeaways:

- Participants were mostly aligned with the proposed transportation priorities
- Residents prefer roundabouts over signalized intersections
- Many pointed out the limited transit connectivity, specifically, the current lack of reliable transit options in the city aside from driving
- One participant emphasized future mobility awareness and to start planning for autonomous vehicles

Public Open House #2 | May 21, 2026

Meeting Summary

Figure 12. Transportation

Transportation

Draft transportation priorities have been identified through the first Community Open House, Advisory Team Meetings, and Working Group meetings. Future transportation planning efforts, including the Safety Action Plan, a Citywide Transportation Plan, and the Southern Fulton Comprehensive Transportation Plan will further address many of the plan priorities. Please review the draft Transportation priorities and provide your thoughts in the spaces provided.

Draft Strategies and Priorities

- Expand dedicated pedestrian and bicycle infrastructure to improve safety and connectivity. This includes on and off-street facilities such as bike paths and bike lanes.
- Prioritize continuous pedestrian and bicycle connections between parks, villages, hamlets, and key destinations.
- Advance planning for river crossings and trail linkages as both recreational and transportation assets.
- Explore ways to improve speed management and road safety.
- Preference for traffic circles over new signalized intersections.
- Preserve the rural road character on existing roadways.
- Treat gravel roads and scenic corridors as defining civic assets, balancing preservation with long-term safety and operational needs.

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

What do you think about the priorities identified?

10/15/26

Good

What else should the City keep in mind?

not working too good (have very old roads) that is in the way of travel for the city (not good)

roadways in good

The future is autonomous cars

I definitely only see the bus at the bus station

Chattahoochee Hills 2026 Comprehensive Plan

Health and Wellbeing

Draft Health and Wellbeing priorities address challenges in Chattahoochee Hills to food access, mental and physical healthcare, and active living. Participants reviewed the draft Health and Wellbeing priorities and provided their thoughts in the spaces provided (Figure 13). Participant feedback is documented below.

What do you think about the priorities identified?

- What is affordable healthcare?
- I like the idea of access to public education
- The priorities align with what most want.
It's how they want to get it and what it should look like, that's the problem.

What else should the City keep in mind?

- Similar to Coweta county (for youth). Fire explores group for youth? Senior care in program?
- We need a village for public school healthcare gathering space

Overall Takeaways:

- Participants mostly agreed with the draft strategies and priorities, particularly the access to public education.
- Participants were interested in what affordable healthcare means and how the City may go about addressing this issue.
- One participant noted the youth to firefighter track and how that can create more opportunities for Chatt Hills.
- Most mentioned having small nursing homes and clinics for seniors dispersed around for easier access to healthcare.

Public Open House #2 | May 21, 2026

Meeting Summary

Figure 13. Health and Wellbeing

Health and Wellbeing

Draft Health and Wellbeing priorities have been identified through the first Community Open House, Advisory Team Meetings, and Working Group meetings. These priorities address Health and Wellbeing challenges in Chattahoochee Hills related to food access, mental and physical healthcare, and active living. Please review the draft Health and Wellbeing priorities and provide your thoughts in the spaces provided.

Draft Strategies and Priorities

- Explore opportunities and impacts on the City from the new Grady Healthcare facility.
- Explore ways to improve access to affordable healthcare in Chattahoochee Hills.
- Pursue regional and county partnerships to expand access to healthcare, mental health, and senior services, recognizing local scale constraints.

- Expand community gathering spaces and programming that build on churches, parks, trails, and civic facilities.
- Provide more opportunities for active living and recreation, including new trails and trail connections to and from existing parks.
- Pursue partnerships to distribute amenities throughout the city, avoiding concentration solely within new developments.
- Coordinate with Fulton County Schools, Chattahoochee Hills Charter School, and private schools to expand access to public education.
- Explore partnerships and service models to facilitate reliable trash and recycling pickup options for residents.
- Provide or support more places and opportunities for social interaction.

*Some elements will be further explored in the ongoing Local Food Systems Plan.

What do you think about the priorities identified?

where all
of mobile
residents live

when we talk
about it as a
public institution

The priorities
already with what
most want this
how often need to
not get rid of what's
already there

What else should the City keep in mind?

I'm looking at
the future of
this area and
what kind of
community can
be built here

We're talking about
the future of
this area and
what kind of
community can
be built here

There are many things
that are going on
in this area
and I think they
are important

Educational
opportunities
(learning)

When people come to
live in this area,
they need to know
what's going on

Chattahoochee Hills 2026 Comprehensive Plan

Draft Strategies and Priorities

Land Use

The draft Land Use strategies and priorities related to the 20-acre rule and Transfer of Development Rights (TDR) have emerged throughout the first Community Open House, Advisory Team Meetings, and Working Group meetings. Participants reviewed the draft Land Use strategies and priorities and provided their thoughts on the spaces provided (Figure 9). Participants' feedback is documented below.

What do you think about the priorities identified?

- You cannot satisfy everyone, but you can create a code that benefits the city as a whole vs the individual
- Absolutely keep restrictive zoning along businesses, few city, Hutchenson – Ferry
- Array lots where it is proposed
- Zoning changes to better visualize impacts

What else should the City keep in mind?

- Eliminate hamlet expanded districts if they exceed 2-mile walkability from community centers
- Eliminate hamlet “farmettes” that are less than 20 acres
- Place max size for hamlets at 400 acres and Larger = Village
- If you allow “hamlet farmettes” then require trails!
- Most residents want preservation and we should embrace various ways to make that happen
- Mayor and city council should follow what comprehensive plan and zoning require! Follow up to be sure construction matches development plan. No taxpayers for developments that should have been provided
- Minimum size for any preserved green spaces parcels is 5 acres
- Only allow roundabouts
- Developers should preserve 70% within the parcel they are developing
- The dilapidated school on Cedar Grove Road should be condemned if necessary or repaired

Overall Takeaways:

- Concerns with the overall impact of allowing additional subdivision of lots vs. only being concerned about the impact on specific property owners
- Concerns about the visual and traffic impact on local roads
- Concerns with new developments changing the rural character of the city

Public Open House #3 | July 28, 2026

Sign-In Sheet

Sign-In	
Name	Email
Jane Crews	
Mark Goosman	
Maggie Goosman	
Lauric Searie	
Doug Cloud	
John Reid	
Maria Hanson	
Dave Hanson	
Florian Vollmer	
Charles Adams	
Mike Brunnetti	
Pat Lesko	
Martha Hall	
Judy Walker	
Paul Gibson	
Lisa Gibson	
Dawn Scarbrough	
Nate Haskell	
Chad Jacobs	
Mark Hali	
Jes Smith	
John MacGregor	
Angela Addison	
Jon Neiditz	
Tim Southard	
Johnathan Cunningham	

Meeting Summary

The third Community Open House was held on Wednesday, May 21, from 6:00–8:00 p.m. to present the draft priorities and action items developed through previous public engagement, the first Community Open House, Advisory Team meetings, and Working Group meetings. Participants reviewed the draft recommendations and provided feedback, which is summarized in the following sections.

Overall, participants expressed strong support for preserving Chattahoochee Hills' rural character while making targeted investments that improve quality of life. The highest-priority themes included protecting farmland and natural resources, supporting local agriculture and small businesses, expanding pedestrian and trail connections, improving access to healthcare, and encouraging thoughtful growth that respects the community's character. Participants also emphasized the importance of clear implementation strategies and continued public involvement as the plan moves toward adoption.

Presentation Summary

The meeting began with Mayor Camille Lowe thanking participants for their involvement throughout the planning process and offering closing remarks as the series of City Hall meetings concluded.

The consulting team then provided a brief overview of the comprehensive planning process for new attendees, including the project timeline, key themes from previous public input, and the format of the open house. The presentation concluded with an overview of the next steps, including the remaining project schedule and the anticipated final plan submittal in October. The team also emphasized that the plan was still in the draft stage and encouraged participants to provide feedback that could shape the final recommendations.

Draft Plan Priorities and Strategies

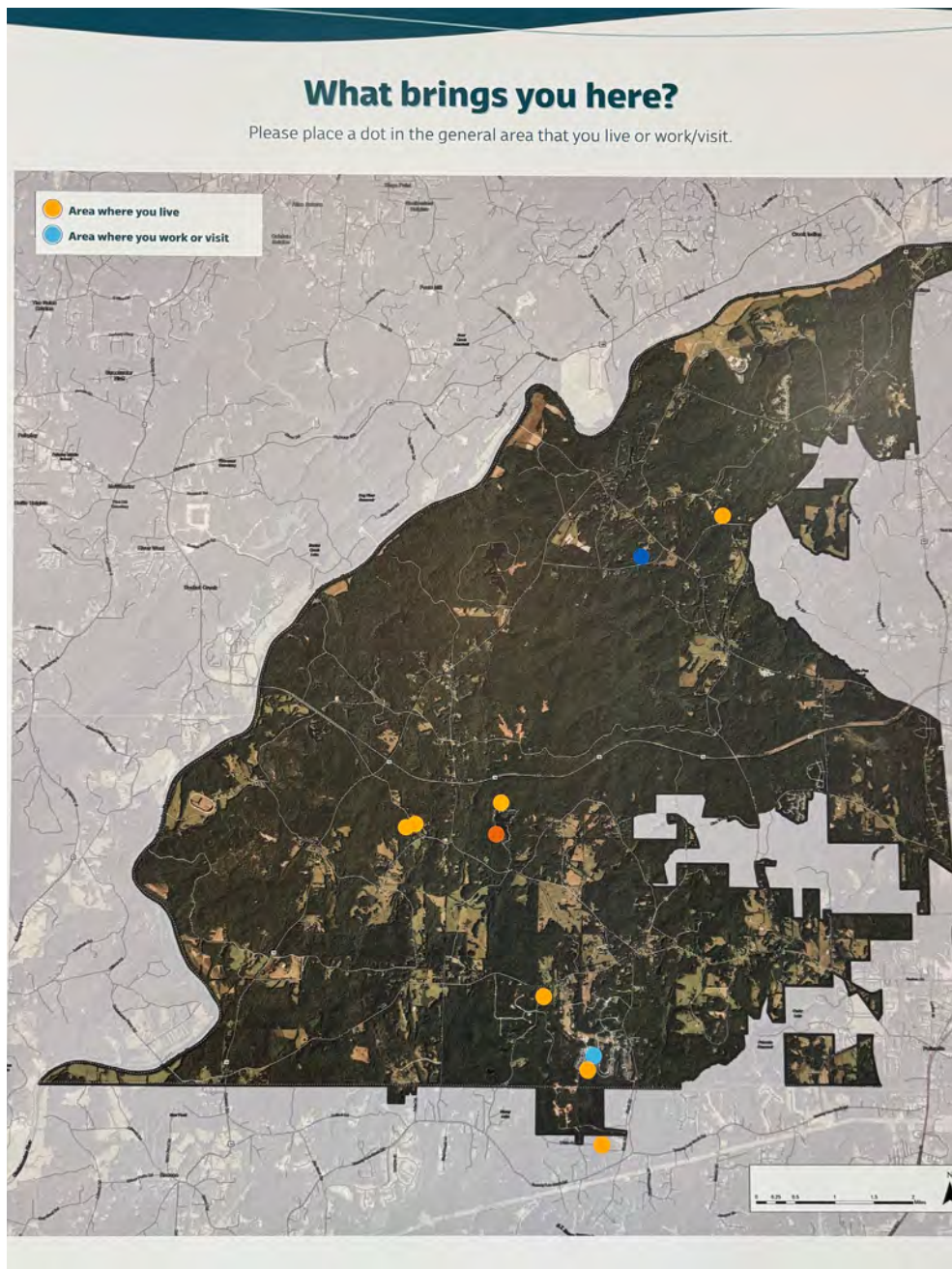
Participants had the opportunity to review draft priorities and strategies for Land Use Natural, Cultural, and Agricultural Resources, Economic Development and Housing, Transportation and Health and Wellbeing. Feedback gathered on the boards is documented below.

Draft Action Items

Building on feedback from the previous meeting, participants were invited to review and comment on expanded versions of the highest-priority goals and strategies. These priorities were developed into draft action items and implementation strategies to demonstrate how they could be carried out. Feedback collected during the open house is summarized below.

Public Open House #3 | July 28, 2026

Meeting Summary



Welcome Board

As participants entered the Community Open House, they were invited to place stickers on a map of Chattahoochee Hills, responding to the question “What brings you here?” with colored dots corresponding to where participants live, work and visit. This activity served as a tool to identify the areas in which they reside, as well as locations where they work or regularly visit.





Draft Future Development Map

The Future Development Map is intended to be a vision for growth and development within the city and provide guidance for zoning and land use decisions. Based on input, the map has been updated to better reflect existing developments, existing villages or hamlets, and existing or planned infrastructure. Participants were asked to share their thoughts (figure 2). The main point of discussion was frustration toward the preferred village area. The following comments were discussed:

- “crossroads excellent”
- Need to reconsider preferred village area. Dangerous road from Vernon Grove past Hopkins. Keep villages on/ near parking”
- “Reduce size of preferred village area to not extend so far beyond parkway”
- “Why aren’t the homes (subdivision) on Riverland off Cedar Shore noted as “existing residential”
- “I’m concerned about development along the highway. Even with the buffer it could be suburbia”
- “Remove ‘preferred village area’ all together. Only Hamlets”
- “Either remove preferred village area where the water is and to preserve contiguous open space”
- Keep 20 acre rule (It might be a reason that someone moved and invested here)
- Removed preferred village

Public Open House #3 | July 28, 2026

Meeting Summary

Draft Future Development Map The Character Area descriptions below correspond to those designations on the Draft Future Development Map and build on Character Area descriptions from the 2021 comprehensive plan. Review the Character Area descriptions below and share your thoughts.		
Draft Character Area	Draft Character Area Vision	What do you think of the draft Character Area vision?
Parks and Conservation (Additional areas added)	The Parks and Conservation Character Area includes existing city parks and permanently conserved lands that preserve Chattahoochee Hills' natural beauty and rural character. These areas protect forests, streams, wildlife habitat, and scenic landscapes, while supporting recreation and long-term stewardship of the city's environmental resources.	
Preferred Agriculture and Rural Residential (Boundary changes from previous plan)	The Preferred Agriculture and Rural Residential Character Area is intended for rural preservation and agriculture, with houses on large lots occasionally interspersed with hamlets. Any residential development outside of hamlet would be large lot. The Character Area would allow several development types, including Mixed-use Hamlets and Agricultural and Rural Residential.	
Existing Residential (New Character Area)	The Existing Residential Character Area includes existing, traditional suburban neighborhoods approved prior to the City's incorporation. While these areas play an important role in the overall community, they are not intended to be the predominant development pattern throughout Chattahoochee Hills.	
Hamlet (New Character Area)	The Hamlet Character Area includes existing, developed, and approved hamlets. The Hamlet development type prioritizes conservation with 70% of development being preserved as open space or greenspace. 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 (30%) and the preserved open space (70%). The goal of hamlet preservation would be to have conserved areas be connected and contiguous.	
Village (New Character Area)	This Character Area includes approved villages. The Village is where the most intense development in the city will take place and is intended to draw away the development that would have occurred elsewhere in the city. Through the Transfer of Development Rights (TDR) program, villages allow the character to be preserved throughout most of the City. The Village would be a fine-grained mix of uses, including office, commercial, light industrial and civic.	
Preferred Village Area (No change from previous plan)	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 the Character Area. Any Development Type may be allowed in this Character Area, though it will be the only area where the commercial core of 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. Villages are 500 or more acres in size, and are visually screened from surrounding roadways by the rural protection buffer.	
Historic Crossroads (New crossroads added)	The Historic Crossroads Character Area is intended to preserve and expand upon the specific historic character of the designated Crossroads. While all Historic Crossroads are represented on the Future Development Map, formal planning and visioning have only been conducted for the Campbellton and Rico crossroads. If other historic crossroads are to be developed, additional planning and visioning are needed in order to determine appropriate scale and design for these locations.	

Figure 3. Future Development Map

Draft Future Development Map | Character Areas

The board below (figure 3.) was used to educate participants on what the character areas in the future development maps mean, and how they were built on, or changed since the 2021 comprehensive plan. The responses to the character area visions are as follows:

Hamlet

- “Don’t allow Hamlets to morph into surrounding acreage. Set permanent boundaries”
- “Resurrect the milage requirement between hamlets/ developments

Village

- “Remove preferred village area or limit it to East and South of Cochran Mill Park”
- “After Merrill’s Village debacle, forget villages and only do hamlets which have to preserve 70/30—villages will be too concentrated with development”
- “Define max size and TDR ratio”

Preferred Village Area

- “Too big! Honor the required Buffers”
- “Should have minimum residential density with commercial to prevent suburbia



What Guides Us

To begin the meeting, participants were asked to reflect on the guiding principles of the community. They highlighted the strong effort toward preservation of land, celebration of rural heritage and culture, support towards local agriculture, and acquisition of areas with important natural and cultural features. The comments are as follows:

- “Strongly agree with all 3 principles”
- “Yes, to all 3! Definitely”
- “Very important! Don’t lose sight”
- “Celebrate more”
- “Not why we moved here, but now oh so glad we did. Yes to all three”
- “That long term thinking is soooo important”
- “Permanent not promises”

Public Open House #3 | July 28, 2026

Meeting Summary

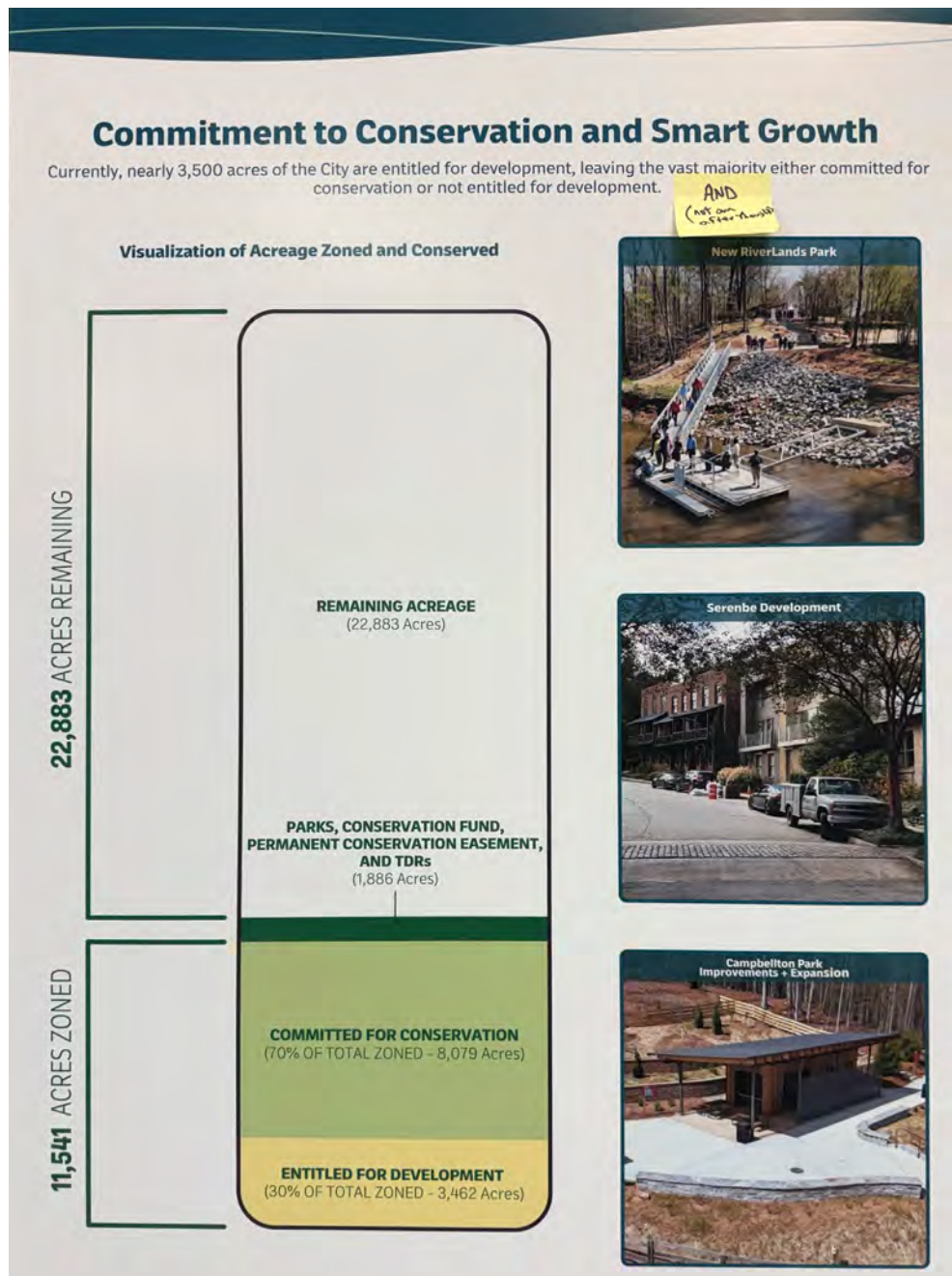


Figure 5. Acreage Visualization

Acreage Visualization Map

The acreage visualization map (figure 5) acts as a way for participants to understand where planning decisions are coming from, and how much of the land is being considered. The chart displays the following data:

- Remaining acreage: 22,883 acres
- Parks, Conservation Fund, Conservation Easement, and TDRs: 1,886 acres
- Committed to conservation: 8,079 acres
- Entitled for development: 3,462 acres

Comments on this board were as follows:

- “AND (not an afterthought)”

Public Open House #3 | July 28, 2026

Meeting Summary

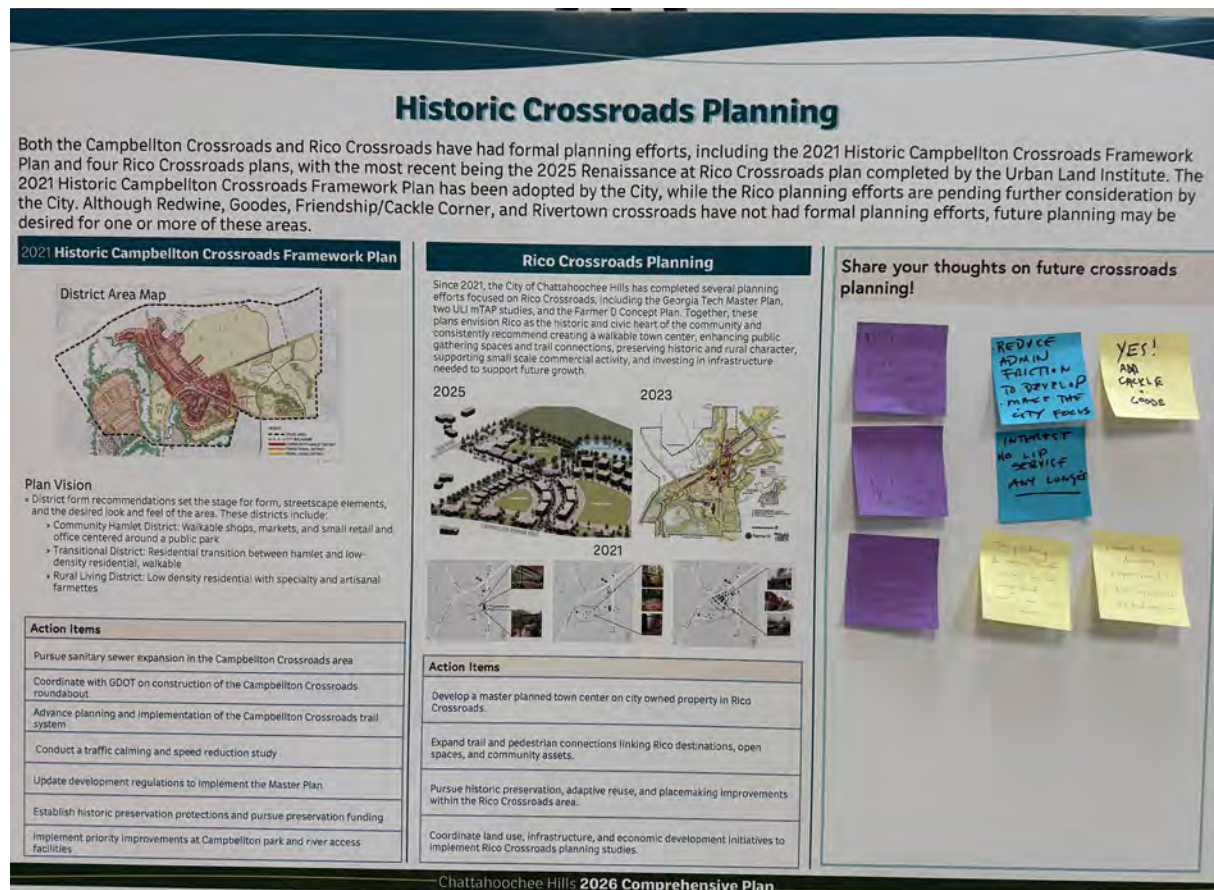


Figure 6. Historic Crossroads Planning

Historic Crossroads Planning

The Historic Crossroads Planning board (figure 6) highlighted previous planning efforts completed for the Campbelltown and Rico crossroads and presented draft action items intended to guide future implementation. Participants were invited to review these recommendations and share feedback on future planning priorities for the city's historic crossroads. Overall, comments reflected support for preserving the unique character of these areas while making it easier to encourage thoughtful reinvestment and redevelopment. The following participant comments are as follows:

- “How are we integrating with existing architecture style?”
- “Reduce admin friction to develop”
- “Make the city the focus”
- “No LIP service any longer”
- “YES! Add cackle and goose”
- “Is traffic calming part of the plan?”

Public Open House #3 | July 28, 2026

Meeting Summary

Draft Priorities, Opportunities, & Action Items |

Land Use

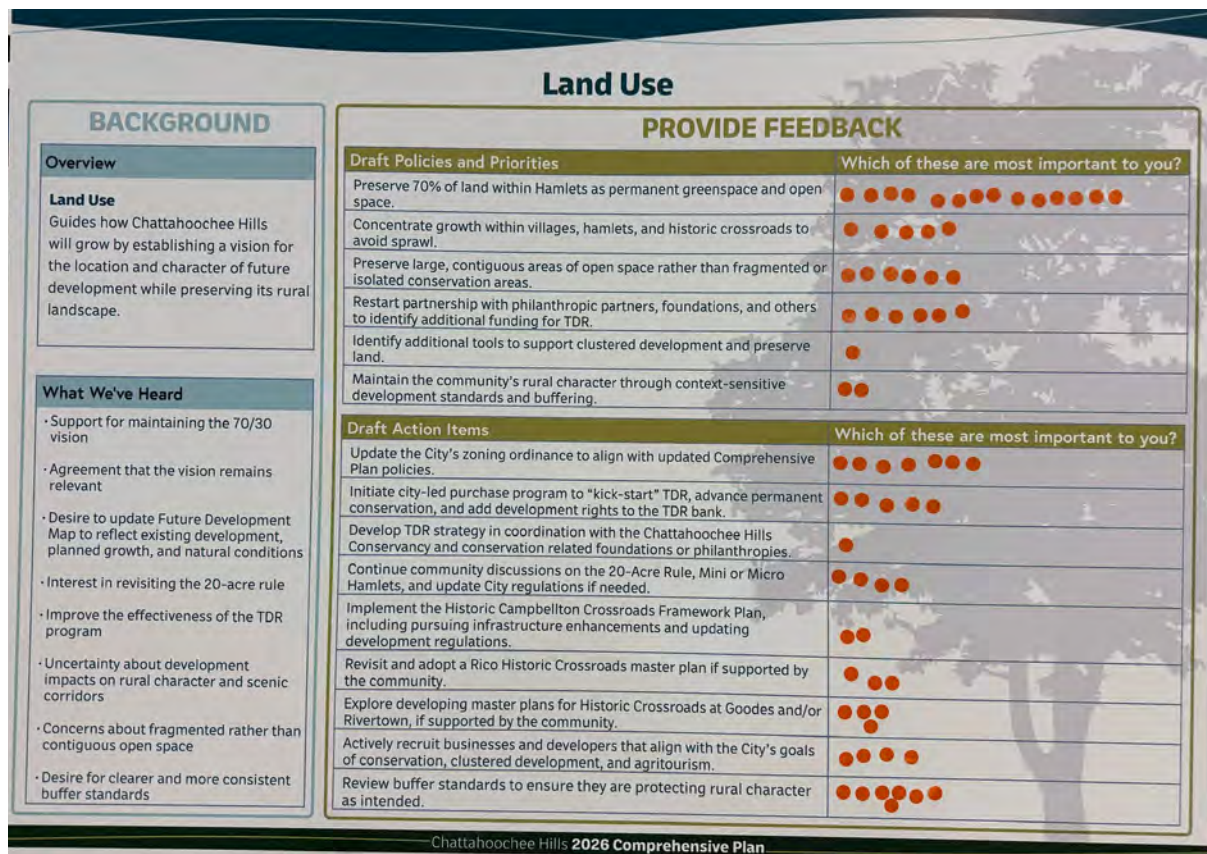


Figure 7. Land Use

Land Use

Participants reviewed the Land Use and Housing draft issues and opportunities as well as further developed draft action items that built off community open house #2 and provided their thoughts in the spaces provided (Figure 7).

Within draft policies and priorities, the following objectives received the most traction:

- Preserve 70% of land within Hamlets as permanent greenspace and open space.
- Concentrate growth within villages, hamlets, and historic crossroads to avoid sprawl.
- Preserve large, contiguous areas of open space rather than fragmented or isolated conservation areas.
- Restart partnership with philanthropic partners, foundations, and others to identify additional funding for TDR.

Public Open House #3 | July 28, 2026

Meeting Summary

Draft Priorities, Opportunities, & Action Items |

Health & Wellbeing

Health and Wellbeing		
BACKGROUND	PROVIDE FEEDBACK	
Overview Health and Wellbeing Outlines how the City will support a healthy, connected community. It focuses on improving access to healthcare, healthy food, and active living opportunities.	Draft Policies and Priorities	Which of these are most important to you?
What We've Heard • Limited access to affordable healthcare • Desire for more healthy and affordable food options • Limited awareness of health and wellness services • Limited knowledge of the planned Grady Healthcare campus and its impacts and offerings • Limited availability of spaces for community gathering and interaction • Lack of recreational and active lifestyle opportunities • Limited availability of curbside trash service • Gaps in educational opportunities (K-12, workforce, continuing, and senior education) (Addressed in Economic Development and Housing)	Expand opportunities for active living and recreation by establishing new trails and strengthening connections to existing parks through requirements for new development.	
	Expand community gathering spaces and programming that build on, parks, trails, civic facilities, churches, and schools to support social and mental wellbeing.	
	Partner with local and regional community healthcare organizations to explore ways to improve access to affordable healthcare in Chattahoochee Hills.	
	Pursue regional and county partnerships to expand access to healthcare, mental health, and senior services, recognizing local scale constraints.	
	Coordinate with neighboring jurisdictions and services providers to explore partnerships and service models to facilitate reliable trash and recycling pickup options for residents.	
	Pursue partnerships to build on amenities in new developments throughout the City.	
	Identify partnerships with established healthcare providers and community health organizations to strengthen healthcare infrastructure in the City.	
	Draft Action Items	Which of these are most important to you?
	Schedule annual meetings per year over the next five years with leadership of the new Grady Healthcare facility in Union City to ensure City's needs are considered.	
	Consider conducting a study of current trash and recycling collection services and consider a strategy for improvement.	
	Establish a Citizens Education program to educate residents about City operations and functions and regularly meet over the next five years.	
	Implement recommendations from Food Well Alliance's Local Food Systems Plan.	

Figure 8. Health and Wellbeing

Health and Wellbeing

Participants reviewed the Health and Wellbeing draft issues and opportunities as well as further developed draft action items that built off community open house #2 and provided their thoughts in the spaces provided. Participants expressed strong interest in improving healthcare access, including expanded urgent care services and a hospital within city limits. Several attendees emphasized strengthening healthcare partnerships within Chattahoochee Hills and requested more specific details about proposed park improvements, particularly recreational fields and amenities. There was also significant discussion about inadequate trash services, with many participants expressing support for the proposed initiatives to address these concerns. Below includes a full breakdown of the highest emphasized comments: (Figure 8).

Within draft policies and priorities, the following objectives received the most traction:

- Expand opportunities for active living and recreation by establishing new trails and strengthening connections to existing parks through requirements for new development.
- Expand community gathering spaces and programming that build on, parks, trails, civic facilities, churches, and schools to support social and mental wellbeing.
- Partner with local and regional community healthcare organizations to explore ways to improve access to affordable healthcare in Chattahoochee Hills.

Within draft policies and priorities, the following objectives received the most traction:

- Implement recommendations from Food Well Alliance's Local Food Systems Plan.
- Consider conducting a study of current trash and recycling collection services and consider a strategy for improvement.

Participants also left various comments regarding the prompts. These comments included:

- "Create active programming at our parks that include baseball, softball, football, ect."
- "Build a community center in the next 5-10 years"
- "Trash service please provide a collection and recycle station"

Public Open House #3 | July 28, 2026

Meeting Summary

Draft Priorities, Opportunities, & Action Items |

Transportation

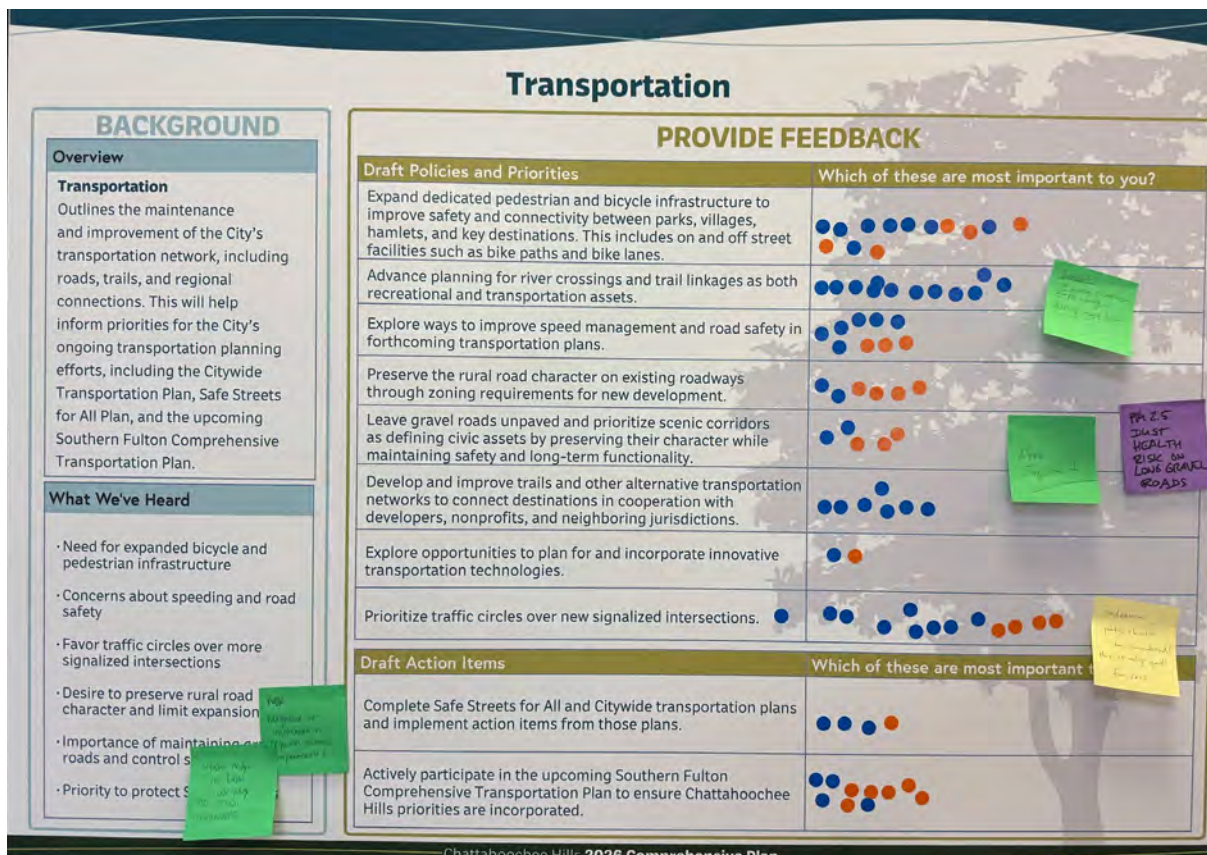


Figure 9. Transportation

Transportation

The Transportation board presented draft transportation priorities and action items developed from previous public engagement and asked participants to identify which recommendations were most important to them. Overall, participants expressed strong support for the proposed priorities while offering suggestions to clarify several concepts. Feedback emphasized the need for additional information on development entitlements and transportation impacts, clearer explanations of innovative transportation technologies, and continued consideration of roadway classifications and bicycle safety in future transportation planning.

Within draft policies and priorities, the following objectives received the most traction:

- Expand dedicated pedestrian and bicycle infrastructure to improve safety and connectivity between parks, villages, hamlets, and key destinations. This includes on and off-street facilities such as bike paths and bike lanes.
- Advance planning for river crossings and trail linkages as both recreational and transportation assets.
- Prioritize traffic circles over new signalized intersections.

Within draft policies and priorities, the following objectives received the most traction:

- Actively participate in the upcoming Southern Fulton Comprehensive Transportation Plan to ensure Chattahoochee Hills priorities are incorporated.
- Complete Safe Streets for All and Citywide transportation plans and implement action items from those plans

Participants also left various comments regarding the prompts. These comments included:

- Improve crossings at sf parkway during rush hours."
- "Very important."
- "PM 2.5 dust health risk on long gravel roads."
- "Pedestrian path should be considered! This is only good for cars."

Public Open House #3 | July 28, 2026

Meeting Summary

Draft Priorities, Opportunities, & Action Items |

Economic Development & Housing

Economic Development and Housing

BACKGROUND

Overview

Economic Development
Defines how the City will support a resilient, locally rooted economy that reflects its rural character through small businesses, agritourism, and targeted investment while protecting environmental and cultural assets.

Housing
Maintains the City's rural identity while accommodating a range of housing options through large-lc conservation-oriented development housing diversity in appropriate areas in hamlets and villages.

What We've Heard

- Most residents leave the City for daily needs
- Interest in attracting character-compatible retail, entertainment, and healthcare services
- Preference for most employment growth to be located along South Fulton Parkway within villages and hamlets
- Need for more life-cycle housing options
- Increasing need for senior housing and services
- Concern that current education options limit growth

PROVIDE FEEDBACK

Draft Policies and Priorities

Draft Policies and Priorities	Which of these are most important to you?
Economic Development activities should align with goals of land conservation, scenic and environmental resource protection, agritourism, outdoor recreation, and economic activities that reinforce the City's 70/30 land use model.	•••••
Position Chattahoochee Hills for the experience economy, promoting and coordinating opportunities centered on farms, trails, the Chattahoochee River, arts, equestrian activities, historic places, and authentic local experiences.	•••••
Support the viability and growth of existing farms, locally owned businesses, artists, food producers, and lodging providers.	•••••
Encourage the most intense new employment to be located along South Fulton Parkway within Villages and Hamlets and in keeping with our community character.	•••••
Partner with the Parks Commission and regional partners including Trust for Public Land and Chattahoochee NOW to expand recreational opportunities.	•••••
Coordinate with Fulton County Schools, Chattahoochee Hills Charter School, private schools, and universities to identify potential partnerships to improve educational opportunities.	•••••
Expand strategic partnerships with federal, state, regional, foundation, and university partners to advance transportation safety, recreation, conservation, tourism, local food systems, public art, and other community priorities.	•••••
Actively recruit developers and partners with experience in small-scale, rural-appropriate housing models.	•••••

Draft Action Items

Draft Action Items	Which of these are most important to you?
Explore strategies to attract farmers and expand agricultural opportunities within the city.	•••••
Improve the viability of existing farms, locally owned businesses, artists, food producers, lodging establishments, and rural entrepreneurs through updated regulations and administrative processes.	•••••
Establish coordination with local schools and school boards, including Chattahoochee Hills Charter School and Fulton County Schools. Schedule up to two meetings per year over the next five years to expand education opportunities.	•••••
Work with local farmers, businesses, the CVB and the Chattahoochee Hills Conservancy to explore establishing a "Made in Chatt Hills" or "Grown in Chatt Hills" brand for locally made products.	•••••

Chattahoochee Hills 2026 Comprehensive Plan

Figure 10. Economic Development & Housing

Economic Development and Housing

The Economic Development and Housing board presented draft policies and action items focused on supporting local businesses, agriculture, housing, education, and economic opportunities while preserving Chattahoochee Hills' rural character. Participants identified the policies and action items they considered most important and provided additional written feedback. Overall, participants expressed strong support for the draft recommendations, particularly those that strengthen agriculture, support local businesses, and promote economic opportunities that align with the City's rural character.

Within Draft Policies and Priorities, the following objectives received the most traction:

- Economic Development activities should align with goals of land conservation, scenic and environmental resource protection, agritourism, outdoor recreation, and economic activities that reinforce the City's 70/30 land use model.
- Position Chattahoochee Hills for the experience economy, promoting and coordinating opportunities centered on farms, trails, the Chattahoochee River, arts, equestrian activities, historic places, and authentic local experiences.
- Support the viability and growth of existing farms, locally owned businesses, artists, food producers, and lodging providers.

Within Draft Action Items, the following received the most support:

- Work with local farmers, businesses, the CVB and the Chattahoochee Hills Conservancy to explore establishing a "Made in Chatt Hills" or "Grown in Chatt Hills" brand for locally made products.
- Explore strategies to attract farmers and expand agricultural opportunities within the city.

Participants also left various comments regarding the prompts. These comments included:

- "Micro hamlets for small senior living."
- "Businesses compatible w/ Chatt Hills."
- "Bear Creek Nature Center."
- "Bear Creek Nature Center – Do more to partner with this unique gem"

Public Open House #3 | July 28, 2026

Meeting Summary

Draft Priorities, Opportunities, & Action Items |

Economic Development & Housing

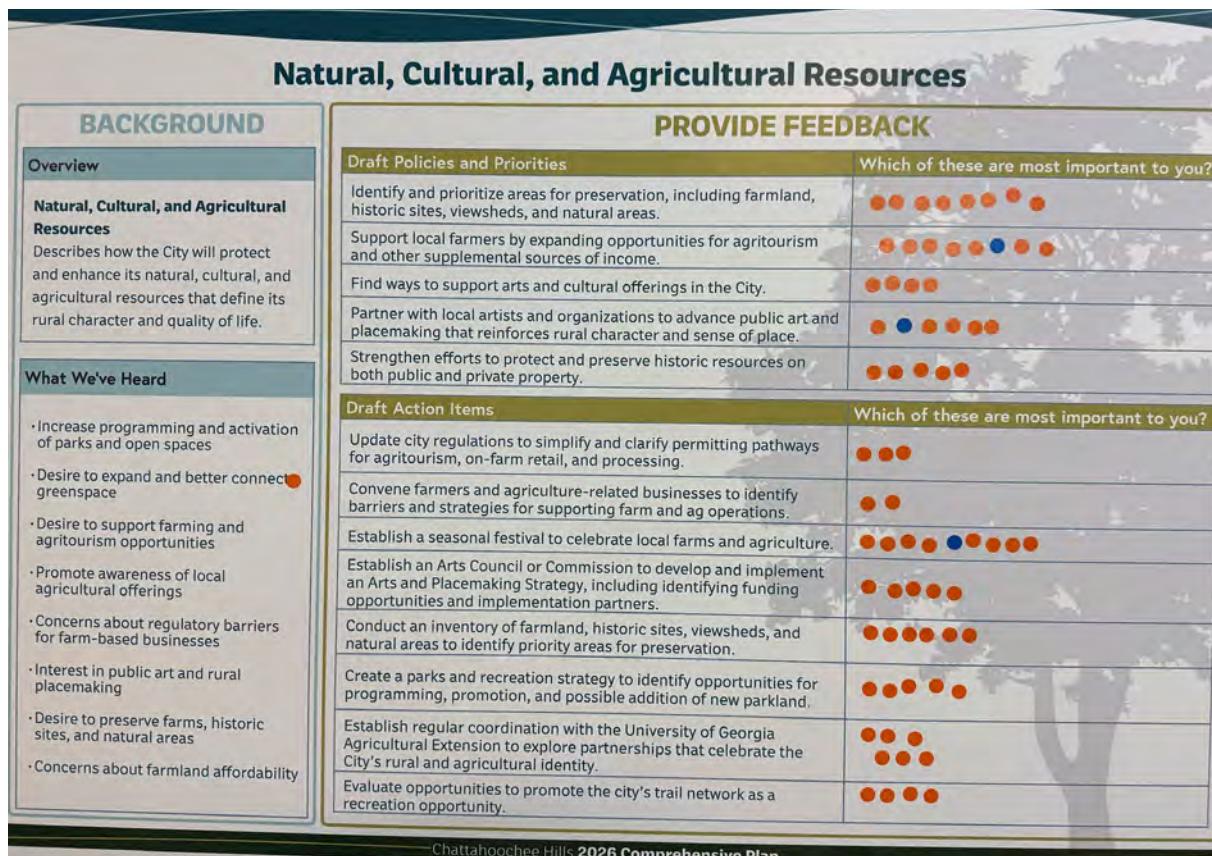


Figure 11. Natural, Cultural and Agricultural Resources

Natural, Cultural, and Agricultural Resources

The Natural, Cultural, and Agricultural Resources board presented draft policies and action items focused on preserving Chattahoochee Hills' natural landscapes, farmland, historic resources, arts, and agricultural heritage. Participants identified the policies and action items they considered most important through dot voting. Overall, participants expressed the strongest support for preserving farmland and natural resources, expanding agritourism opportunities, and celebrating the City's agricultural identity.

Within Draft Policies and Priorities, the following objectives received the most traction:

- Identify and prioritize areas for preservation, including farmland, historic sites, viewsheds, and natural areas.
- Support local farmers by expanding opportunities for agritourism and other supplemental sources of income.
- Partner with local artists and organizations to advance public art and placemaking that reinforces rural character and sense of place.

Within Draft Action Items, the following received the most support:

- Establish a seasonal festival to celebrate local farms and agriculture.

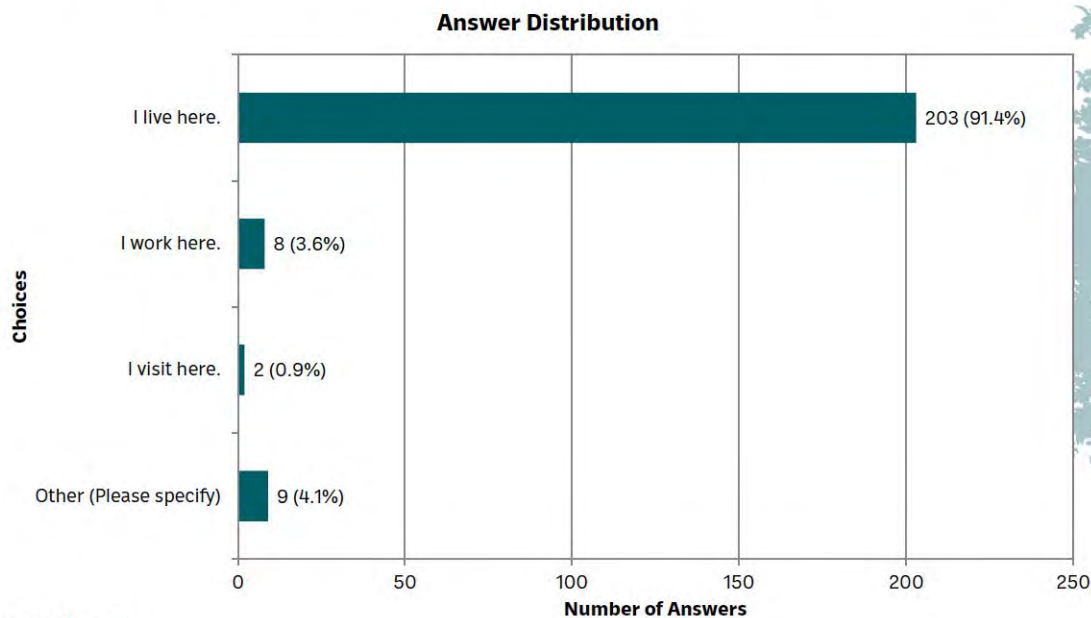
Conduct an inventory of farmland, historic sites, viewsheds, and natural areas to identify priority areas for preservation.

Community Survey Summary

Summary of Survey Respondents

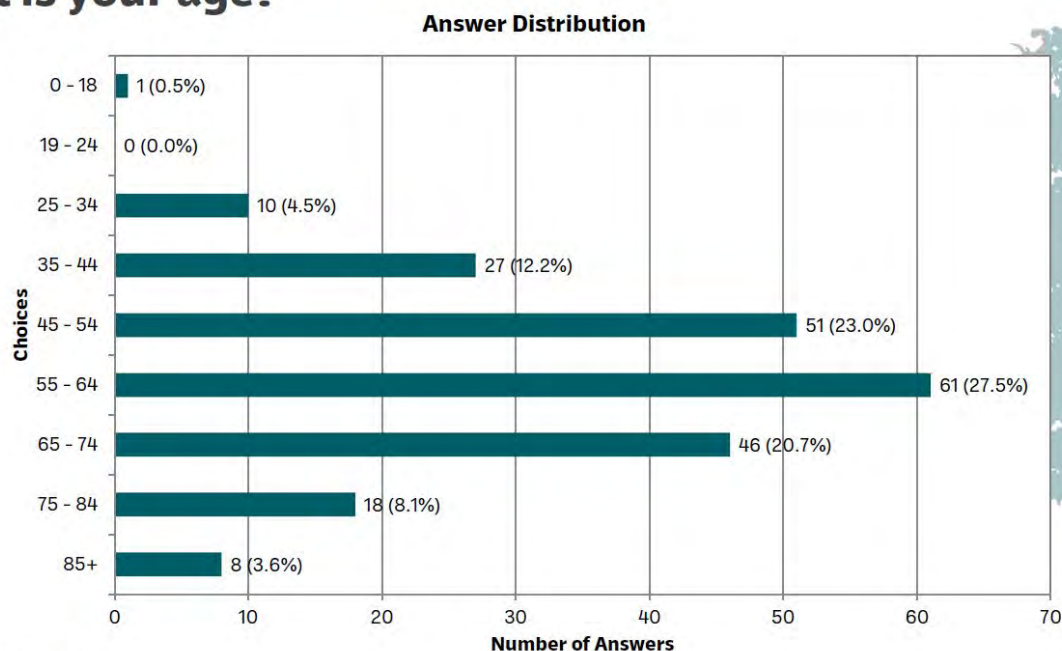
- » 245 Total Respondents
- » 140 Complete Responses (43% Completion Rate)
- » 105 Partial Responses
- » 707 Open-ended responses

What is your relationship to Chattahoochee Hills?



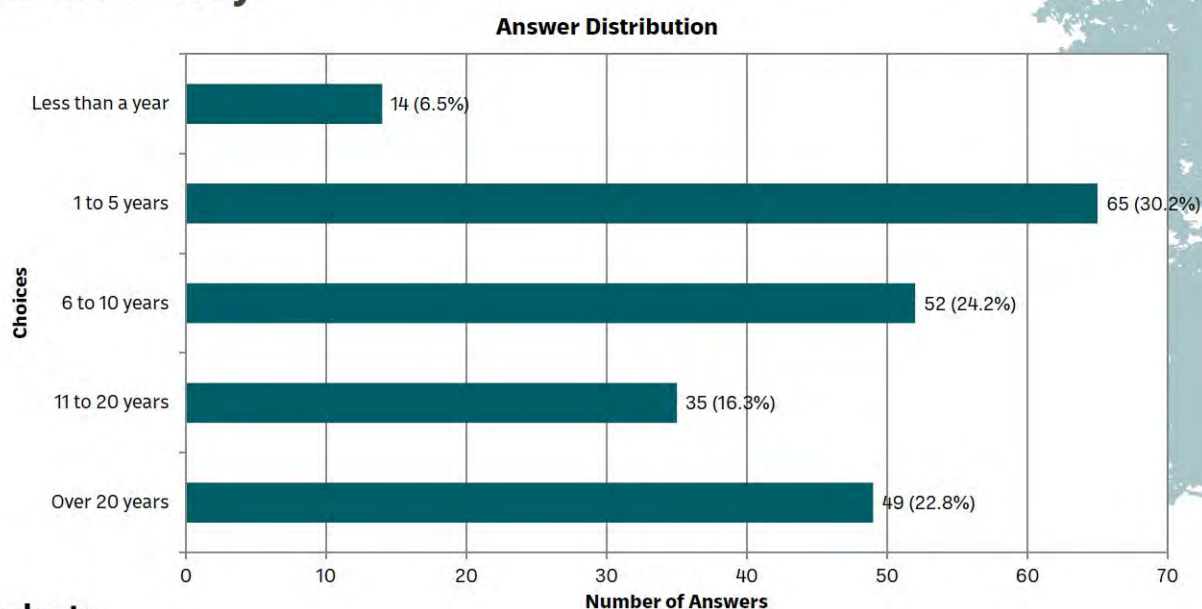
222 respondents

What is your age?



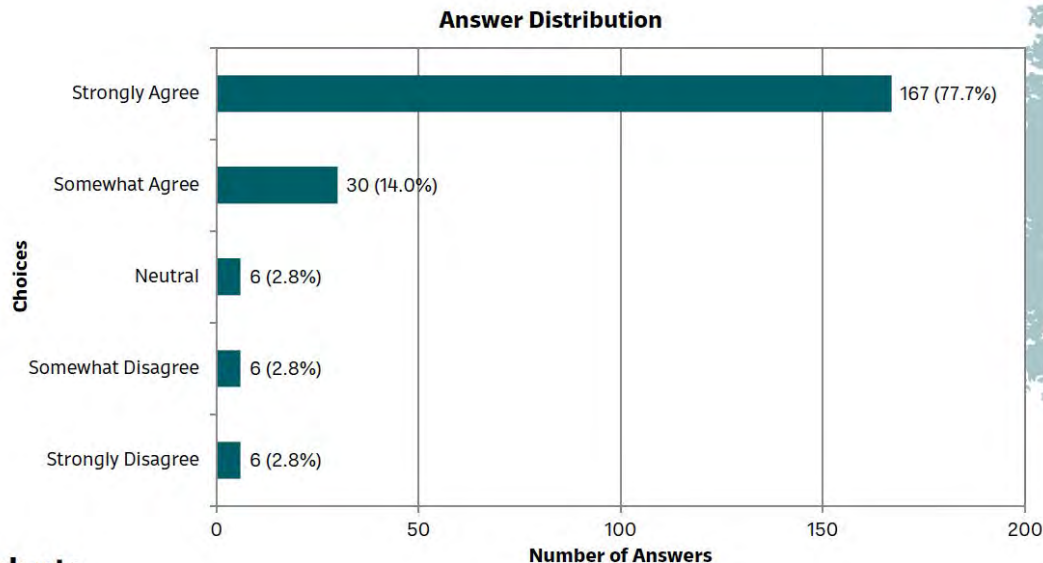
222 respondents

If you are a current resident, how long have you lived in the city?



215 respondents

Do you feel the vision above reflects your vision for the future of Chattahoochee Hills?



215 respondents

If not, how would you change the City's vision?

Summary

Responses indicate that residents overwhelmingly want the City's vision to remain focused on preserving its rural identity, but many feel the current vision should be strengthened with clearer definitions, stronger implementation, and greater accountability. A recurring concern was protecting the long-standing goal of preserving **70% of the City's land** for agriculture and conservation, with many participants opposing the proposed **60–70% range** and advocating for a firm 70% or even higher preservation target. Many respondents expressed frustration that recent development has not aligned with the City's stated vision, citing concerns about increasing commercial and residential growth, large-scale developments, and insufficient enforcement of existing policies. Residents also called for clearer definitions of villages, hamlets, low-density development, and conservation areas to prevent unintended expansion. While a smaller number of participants supported additional economic development, expanded housing flexibility, or reduced preservation requirements, the dominant sentiment favored reinforcing the existing vision, improving implementation, and ensuring future development better reflects the community's desire to maintain Chattahoochee Hills' rural character.

Key Themes

- Keep the **70% conservation goal** and do not reduce it.
- Better protect the City's **rural character** and open space.
- Ensure the City's vision is **followed and enforced**.
- Limit and better define **villages, hamlets, and new development**.
- Reduce large-scale commercial and residential development. Protect **farmland, trees, wildlife, and natural resources**.
- Support local businesses, farmers, and recreation while maintaining the rural character.
- Make the vision a **long-term commitment** that is not easily changed.

50 respondents

Which of these draft priorities is most important to you? What did we miss? Please describe below.

Economic Development and Housing

Draft Priorities (ranked by most-least mentioned):

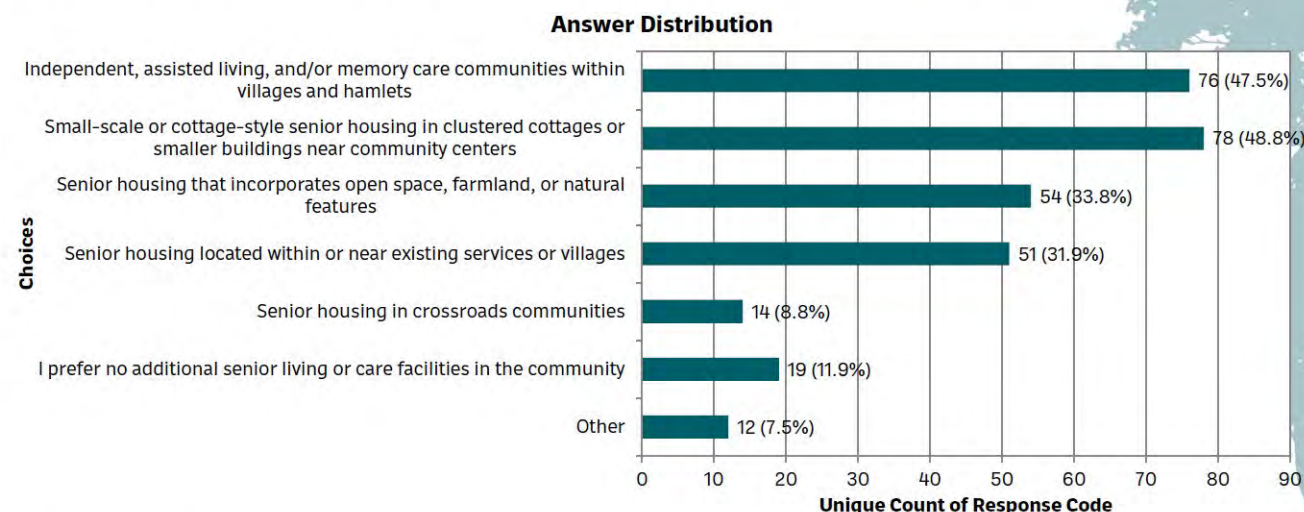
- Priority #2:** *Limited healthcare facilities, recreation opportunities, quality and local schools, and community facilities within the City hamper growth. (Most frequently selected.)*
- Priority #1:** *Most new employment should be located along South Fulton Parkway.*
- Priority #4:** *Actively recruit developers and partners with experience in small-scale, rural-appropriate housing models.*
- Priority #3:** *Encourage senior, workforce, agricultural, and entry-level housing as potential solutions to housing needs*

Responses

- Strong emphasis on improving **healthcare access, schools, recreation, and community facilities**, with schools mentioned most frequently.
- Support for **housing options** that meet local needs, particularly for seniors and the workforce, while maintaining the City's rural character.
- Desire to preserve the **rural character** of Chattahoochee Hills and carefully manage future growth. Mixed opinions on economic development, with support for local jobs but concerns about attracting unnecessary commercial development.
- Requests for clearer wording of the draft priorities, particularly regarding growth and "rural-appropriate" development.
- Additional priorities suggested included protecting agriculture, improving trails and connectivity, supporting parks, banning data centers, and preserving existing zoning protections

103 respondents

The growing senior population in Chattahoochee Hills was identified as a key issue the City should further explore. Access to services, the ability to age in place, and additional senior housing options were specifically identified as needing more attention. What types of senior living or senior care facilities are most needed in our community?



160 respondents

Which of these draft priorities is most important to you? What did we miss? Please describe below.

Natural, Cultural, and Agricultural Resources

Draft Priorities (ranked by most-least mentioned):

- Priority #2** – Expand and better connect parks, greenways, and open space to create a cohesive citywide greenspace network.
- Priority #10** – Identify and prioritize areas for preservation, including farmland, historic sites, viewsheds, and natural areas.
- Priority #7** – Map and promote local farms and agritourism assets to support tourism, education, and economic diversification.
- Priority #6** – Explore opportunities to support farmers with permits, grants, and regulatory compliance.
- Priority #1** – Activate and program existing parks and open space through regular community events and gatherings.
- Priority #3** – Convene farmers and agriculture-related businesses to identify barriers and strategies for supporting farm and ag operations.
- Priority #5** – Simplify and clarify permitting pathways for agritourism, on-farm retail, and processing of agricultural products.
- Priority #9** – Partner with local organizations to advance public art and placemaking that reinforces rural character and sense of place.
- Priority #4** – Explore strategies for providing shared agricultural facilities and equipment, including a centralized commercial kitchen or processing space.
- Priority #8** – Establish an arts council or commission to guide funding and strategy for public art and placemaking.
- Priority #11** – Some elements will be further explored in the ongoing Local Food Systems Plan.

Responses

- Expand and better connect **parks, trails, greenways, and open space**, with many suggesting multi-use trails and stronger connections between parks, the river, and existing developments.
- Continue supporting **local farmers and agriculture** through grants, permitting assistance, shared facilities, agritourism, and better promotion of local farms and food.
- Prioritize the **preservation of farmland, historic sites, scenic viewsheds, and natural areas** to protect the City's rural character.
- Increase programming in parks through community events, farmers markets, environmental education, and recreation opportunities.
- Support **arts and placemaking** by partnering with local organizations and expanding arts programming while reinforcing the City's rural identity.
- Improve access to locally grown food and strengthen the local food system.
- Provide funding and long-term support for parks, conservation, and agricultural initiatives.
- Additional suggestions included acquiring more parkland, protecting scenic corridors, creating community gathering spaces, and recognizing the area's Indigenous, Black, and agricultural history.

131 respondents

Which of these draft priorities is most important to you? What did we miss? Please describe below.

Health and Wellbeing

Draft Priorities (ranked by most-least mentioned):

- Priority #4** – Expand community gathering spaces and programming that build on churches, parks, trails, and civic facilities. Provide more opportunities for active living and recreation, including new trails and trail connections to and from existing parks.
- Priority #2** – Explore ways to improve access to affordable healthcare in Chattahoochee Hills.
- Priority #1** – Explore opportunities and impacts on the City from the new Grady Healthcare facility.
- Priority #3** – Pursue regional and county partnerships to expand access to healthcare, mental health, and senior services, recognizing local scale constraints.
- Priority #7** – Explore partnerships and service models to facilitate reliable trash and recycling pickup options for residents.
- Priority #6** – Explore ways to expand public education opportunities.
- Priority #5** – Pursue partnerships to build on amenities in new developments throughout the City..

Responses

- Improve access to **affordable healthcare**, including partnerships with regional providers and expanded healthcare services.
- Expand **community gathering spaces, parks, trails, and recreation opportunities** to encourage active living.
- Strengthen **mental health, senior services, and aging-in-place** resources through regional partnerships.
- Improve **public education opportunities**, with many respondents emphasizing the need for quality local schools.
- Expand **trash, recycling, and composting services**, with requests for more reliable pickup and recycling options.
- Support partnerships that enhance amenities while preserving the City's rural character.
- Additional suggestions included improving emergency medical response, adding sports facilities and community centers, supporting wellness-focused programs, and expanding restaurant options.

122 respondents

Which of these draft priorities is most important to you? What did we miss? Please describe below.

Transportation

Draft Priorities (ranked by most-least mentioned):

- Priority #1** – Expand dedicated pedestrian and bicycle infrastructure to improve safety and connectivity.
- Priority #3** – Prioritize continuous pedestrian and bicycle connections between parks, villages, hamlets, and key destinations.
- Priority #5** – Explore ways to improve speed management and road safety.
- Priority #6** – Preference for traffic circles over new signalized intersections.
- Priority #7** – Preserve the rural road character on existing roadways.
- Priority #8** – Treat gravel roads and scenic corridors as defining civic assets, balancing preservation with long-term safety and operational needs.
- Priority #4** – Advance planning for river crossings and trail linkages as both recreational and transportation assets.
- Priority #2** – This includes on and off-street facilities such as bike paths and bike lanes.
- Priority #9** – Transportation priorities will be further explored in the forthcoming Safe Streets for All Plan, Citywide Transportation Plan, and the Southern Fulton Comprehensive Transportation Plan.

Responses

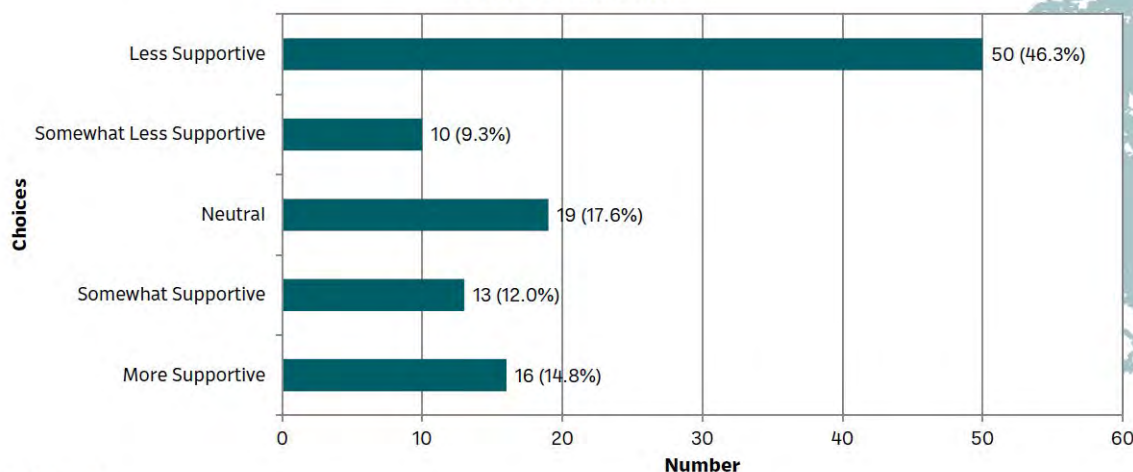
- Expand **dedicated pedestrian and bicycle infrastructure** to improve safety, with many respondents supporting separated bike paths instead of cyclists sharing roads with vehicles.
- Improve **connections between parks, villages, hamlets, trails, and key destinations**, including suggestions for golf cart, equestrian, and multi-use trail connections.
- Improve **speed management and roadway safety** through enforcement, traffic calming, roundabouts, and targeted intersection improvements.
- Preserve the **rural character of roads**, scenic corridors, and gravel roads while allowing flexibility to pave roads when warranted by safety or traffic volumes.
- Continue supporting cycling and outdoor recreation while balancing the needs of cyclists, motorists, and residents.
- Plan for future **river crossings and trail linkages** to improve recreation and regional connectivity.
- Additional suggestions included improving road shoulders, maintaining roadside vegetation, discouraging cut-through traffic, considering limited rural transit options, and planning transportation improvements that remain adaptable to future technologies.

127 respondents

Are you more supportive or less supportive of the following question:

Change the legacy landowner cutoff year from 2007 to 2021. This would allow landowners who purchased their property in 2021 or prior to subdivide their land to a limited degree (similar to 3-3-3-20).

Answer Distribution



108 respondents

If limited subdivision was allowed for landowners between 2007 and 2021, which of the following considerations are most important? Rank which considerations you think are most important, with most important as "Rank 1" and least important as "Rank 5". Click the boxes below to view the considerations.

Choices	Rank
Maintaining the 70/30 preservation or higher	1.91
Buffers from the roadway and nearby properties	3.26
Limiting the number of times a lot can be subdivided	3.39
Permanent preservation of land	3.42
Character of the property's road frontage	3.98
Limiting to one shared driveway	4.79

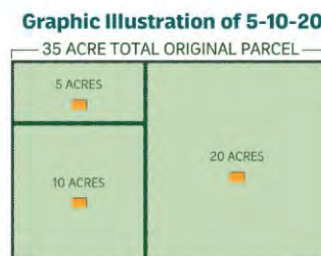
121 respondents

Which of these concepts are you more supportive of?

Choice A: 3-3-3-20
Graphic Illustration of 3-3-3-20

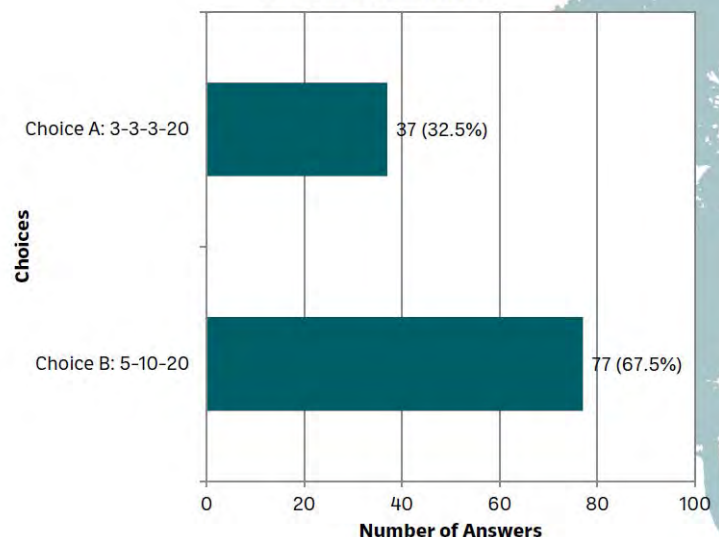


Choice B: 5-10-20



114 respondents

Answer Distribution



Which of these concepts are you more supportive of?

Summary

Responses regarding the 20-acre rule showed that most participants support keeping the existing regulation, viewing it as an important tool for preserving the City's rural character and preventing suburban-style development. Many respondents opposed expanding eligibility for additional subdivision opportunities, arguing that property owners who purchased land after the rule was adopted understood the restrictions. Others expressed concern that relaxing the rule would increase development pressure, fragment farmland, and undermine the City's long-term vision. A smaller group of respondents supported modifying the rule to provide greater flexibility for legacy landowners and families, allowing land to be divided among children or addressing concerns about property rights and financial hardship. Several participants also requested clearer explanations of the proposed options before making a decision.

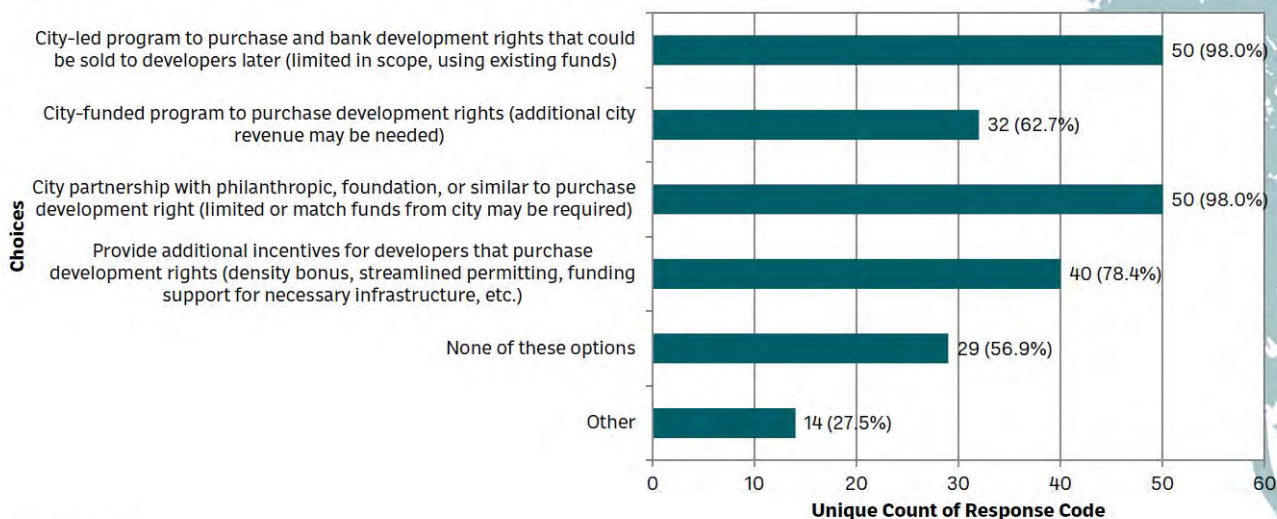
Key Themes

- Keep the **20-acre rule** as it currently exists.
- Preserve the City's **rural character** and prevent suburban sprawl.
- Do not expand subdivision opportunities for newer property owners.
- Provide limited flexibility for **legacy landowners and family property**.
- Balance **private property rights** with conservation goals.
- Better explain the proposed options before making changes.

51 respondents

If the City were to update the TDR program, which of these solutions/improvements would you be in favor of?

Answer Distribution



123 respondents

Are there any additional issues or opportunities you feel are not addressed in the list above?

Summary

Responses generally supported the proposed priorities but highlighted several additional issues that residents believe should receive greater emphasis. Many respondents reinforced the importance of preserving the City's rural character through the 70/30 conservation model, protecting parks, wildlife, farmland, and scenic landscapes, and limiting additional development. Economic development and job creation emerged as another common theme, with residents expressing interest in attracting employers that increase the City's tax base without significantly increasing traffic or population. Participants also called for greater government transparency, stronger incentives for land conservation, continued discussion of the 20-acre rule, and improved recreational amenities. A notable number of comments specifically addressed data centers, with many urging the City to prohibit or strictly regulate them to protect the community's character, while a few suggested they could be considered under strict conditions as an alternative source of tax revenue.

Key Themes

- Continue protecting the City's **rural character** and natural landscape.
- Support the **70/30 conservation model** and preserve farmland, parks, and wildlife.
- Create more **jobs and economic opportunities**.
- Increase **government transparency** and accountability in development decisions.
- Protect the City from unwanted development, including **data centers**.
- Continue discussions about the **20-acre rule** and land preservation incentives.
- Improve parks, trails, schools, and other community amenities.
- Balance growth with conservation and the community's long-term vision.

51 respondents

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