



City of Chattahoochee Hills



Master Plan for Campbellton Park

December 2018

CHATTAHOOCHEE RIVER



CAMPBELLTON PARK OVERVIEW

POSSIBLE PARK USES

PICNIC AREAS

- Tables
- Grill Tops
- Trash Receptacles

ACTIVITY AREAS

- Open Field Along River
- Possible Playground

PAVILION

- Information Kiosk
- Restrooms
- Parking Kiosk

BOAT RAMP

- Launch for Small Craft
- Canoes, Kayaks, ETC

PARKING

- Gravel with Loop and boatramp area

TRAILS

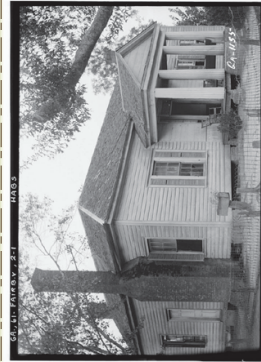
- Short Hiking/Walking Trails to- Beavers House and Past Cemetery

BEAVERS HOUSE

- Events
- Exhibits
- Tours



BOAT RAMP AREA DETAIL



BEAVER HOUSE



CAMPBELLTON PARK



EXECUTIVE SUMMARY

THE CITY OF CHATTAHOOCHEE HILLS LOVES ITS PARKS.

Beginning with a citizen-driven effort to buy parkland from Fulton County as a donation to the city in 2008, we recognize how city parks will benefit the quality of life in our community and are central to the development of Chattahoochee Hills.

Given the city's vision to remain "deliberately rural," Campbellton Park has the potential to become a cherished signature park for Chattahoochee Hills.

With almost 2,000 feet of prime frontage along the Chattahoochee River, the park's location and future boat ramp will provide public river access in the city for the first time, greatly enhancing Chattahoochee Hills' reputation as an attractive place to live and visit – and as a community that respects and protects nature.

A thoughtful and inclusive public planning process resulted in local residents suggesting priorities for city leaders for what Campbellton Park's 18 acres can become.

Additional priorities include preserving the historically significant Beavers House; the oldest home in Fulton County. In addition, a nature trail, restrooms and a pavilion for picnicking were also identified by residents as desired amenities.

This Master Plan is intended to help steer Campbellton Park's development over the next five years from 2019 to 2024. An estimated, phased implementation schedule with associated costs is also included.

Campbellton Park will set the standard for future parks in the city.

Regionally, Campbellton Park will be one of the first parks developed in Georgia's long-range vision plan to connect a 100-mile corridor along the Chattahoochee River for recreation and enjoyment, also becoming a role model project for future parks around the state.

With this Master Plan as our guide, Campbellton Park's future is now in our hands. By working together, we can realize the dream.

For questions regarding this Master Plan, please contact the City of Chattahoochee Hills at 770-463-8881 or robbie.rokovitz@chatthillsga.us.



ACKNOWLEDGEMENTS

This Master Plan was made possible by the diligent work of a many people dedicated to a robust park system in Chattahoochee Hills.

The public process to offer input formed the backbone of the Plan and was wisely captured through one special event, two public meetings and surveys in 2017. Laurie Searle was integral in planning and documenting the public process and providing valuable comments to this Master Plan.

Chattahoochee Hills Parks Commission members, Roland Alston, Tom Blum, Kay Long and Diana Wilson provided valuable time, background, guidance and judgement to make the Plan's direction beneficial for Campbellton Park's future and for the residents of Chattahoochee Hills.

Local graphic designer Judy Walker volunteered her design talents to make the Plan visually welcoming and accessible. Local graphic artist Roland Alston designed the Concept Plan. Local engineers, Teresa and Chad Epple of Southeastern Engineering Inc., donated the survey of Campbellton Park which was required for the boat ramp.

MillionMile Greenway, founded by Jim Langford, provided technical assistance through a community grant to the City of Chattahoochee Hills. Community Brickworks, founded by Judy Henderson, partnered with the Parks Commission to obtain the MillionMile Greenway Grant. Lisa Frank, MillionMile Greenway's marketing chair, provided public relations guidance as well as valuable writing and editing skills. MMG consultant Anne Marie Hoffman facilitated the planning process and prepared the Plan. Gina Winchester of Green City Design provided the

beautiful digital rendering of the future boat launch.

Special thanks to these individuals and organizations who were involved in the process:

City of Chattahoochee Hills Mayor and City Council

- Mayor Tom Reed
- James "Ricky" Stephens, District 1
- Richard Schmidt, District 2
- Claire Williams, District 3
- Alan Merrill, District 4
- Don Hayes, District 5

City of Chattahoochee Hills Staff

- Robbie Rokovitz, City Manager
- Darold Wendlandt, Public Works and Parks Director
- Dana Wicher, City Clerk

City of Chattahoochee Hills Parks Commission

- Diana Wilson, Chair
- Roland Alston
- Tom Blum
- Kay Long



Sweep the Hooch" clean-up at Campbellton Park, sponsored by Chattahoochee Riverkeeper.



TABLE OF CONTENTS

Executive Summary.....	2
Acknowledgements.....	3
I. Introduction.....	5
A. Chattahoochee Hills: A City of Parks.....	5
B. Campbellton Park: Establishing a Signature Park.....	5
C. History of Campbellton Park.....	6
D. Site Context.....	7
E. Demographics and Park Use.....	7
II. Master Planning Process.....	9
A. Methodology.....	9
B. Public Input Process and Results.....	9
IV. Site Inventory and Analysis.....	12
A. Site characteristics.....	12
B. Existing Physical Structures.....	12
V. Program Development.....	13
A. Beavers House.....	13
B. Garage.....	13
C. Chattahoochee River Waterfront.....	13
D. Pavilions and Picnic Tables.....	14
E. Bathroom Facilities.....	14
F. Nature Trail and Forest.....	14
G. Cemetery.....	14
VI. Concept Plan.....	15
VII. Implementation.....	16
A. Potential Grants.....	16
B. Hotel/Motel Tax Funds.....	16
C. Paid Parking Program.....	17
VIII. Funding.....	18
A. Potential funding sources.....	18
IX. Appendices.....	19
A. Chatt Hills Newest Park.....	
B. Petition of Support for a Chattahoochee Water Trail.....	
C. Vulnerability Study Maps.....	



I. INTRODUCTION

A. CHATTAHOOCHEE HILLS: A CITY OF PARKS

Public parks are a high priority for the residents and leadership of Chattahoochee Hills.

With approximately 56 square miles of green space, open pastures and tree-lined country roads, it's been said that everyone who lives in Chatt Hills has a park in their backyard. In fact, preserving its green space and its rural heritage were two motivating factors that led citizens to incorporate the city in 2007.

Once the city start-up was underway, citizens rallied to purchase 1,200 acres of county parklands within the city's boundaries. Through their Buy Our Parks Now! campaign, over \$250,000 was raised and gifted to the city for the purchase and initial maintenance of its four parks: Cochran Mill Park, Hutcheson Ferry Park, Rico Park and the undeveloped Riverside Park.

Yet even with 1,200 acres of public parkland and many private backyard parks, the city could not offer public access to one of its most precious natural resources – and its namesake – the Chattahoochee River.



Figure 1. Chattahoochee River

That changed in 2016. When additional land north of the city annexed into Chattahoochee Hills, Mayor Reed carefully negotiated the opportunity to purchase 18 acres of underutilized Fulton County land in the historic town center of Campbellton. Later named Campbellton Park, the new green space includes the historic Beavers House, reportedly the oldest residence still standing in Fulton County, the square where the Campbell County Courthouse once stood, and 1,920 feet of frontage on the southern bank of the Chattahoochee River. With this new asset, Chattahoochee Hills has the opportunity to create its signature park.

B. CAMPBELLTON PARK: ESTABLISHING A SIGNATURE PARK

A signature park helps establish a well-loved, well-known destination for a city, defining the community through its distinguishing features, creating a greater draw than a typical neighborhood or community park. Even though Campbellton Park is much smaller, think about the impact of Central Park in New York; Golden Gate Park in San Francisco and Piedmont Park in Atlanta.

As such, this crowning gem within the local parks system acts as a regional and multi-generational attraction. A signature park adds to the quality of life and increases local pride and interest inside and outside the community.

(Source: <http://www.broadrippleparkmasterplan.com/>)

Campbellton Park fits beautifully into this vision by utilizing its two special assets – the historic Beavers House and impressive Chattahoochee River frontage – to provide multi-generational attractions while reinforcing the city's connection to the Chattahoochee and its rural



Figure 2. Chattahoochee River

heritage connected to the earliest settlements of Campbell County.

Campbellton Park will also be integrated into the larger statewide vision for making the Chattahoochee River more accessible and appreciated throughout the region. The Chattahoochee Hills Parks Commission is already working with the Georgia River Network to name and brand this section of the river as part of the Middle Chattahoochee River Water Trail.

Additionally, Campbellton Park is included in the Master Plan that The Trust for Public Land (TPL) is developing for the 100-mile corridor of the Chattahoochee River from the Buford Dam to Chattahoochee Bend State Park, aptly named the Chattahoochee RiverLands. The high-quality riverfront at Campbellton Park can serve as an early role model for what the larger Chattahoochee River corridor will become over time.

C. HISTORY OF CAMPBELLTON PARK

What is now parkland was once the center of a thriving community of 1,200 people. In 1829, Campbellton was designated the county seat of Campbell County which included lands from Carroll, Coweta, Dekalb, Fayette and Fulton Counties. In the 1850s, the railroad was routed through the neighboring town of Fairburn rather than through Campbellton. As a result, Campbellton was abandoned, basically becoming a ghost town. In 1870, the county seat was moved to Fairburn and some of the houses were moved from Campbellton to Fairburn.

Originally, the area around the town square included the County Courthouse, city well, prison grounds and jails, Campbellton Hotel, Campbellton Academy, Campbellton Ferry, a doctor's office and many homes. Today, only the Beavers House, the Masonic Lodge, the Baptist Church and the Methodist Church remain. These remnants are sometimes called the "Lost Town of Campbellton."

The Beavers House (circa early 1800s), formerly occupied by John F. Beavers and his family, is the last remaining home in the town square of Campbellton. Justice John Fluker Beavers was a Clerk of the Inferior Court (later Ordinary Court) and a Campbell County Commissioner.

In 1984, the home was placed on the National Register of Historic Places. In 2003, the Beavers House along with the adjacent 18 acres was purchased for protection by The Trust for Public Land and conveyed to Fulton County as a public park. In 2016, the City of Chattahoochee Hills purchased the land from Fulton County. The deed wisely specifies the land must be used in perpetuity as greenspace and may only be developed as parkland.



In 2017, city residents and the City Council voted to name the property Campbellton Park. Today, it's thoughtfully managed by the City of Chattahoochee Hills.

D. SITE CONTEXT

Campbellton Park is located in the northern section of Chattahoochee Hills near the intersections of GA-154 Cascade Palmetto Highway and GA-92 Campbellton Fairburn Road. The site is bordered to the east by Cochran Road SW, to the south west by Fairburn Campbellton Road, and to the north by the Chattahoochee River (GPS 33.653449, -84.670586).

The site includes two structures: the historic Beavers House and a much newer two-story garage, an open grassy area near the house, specimen trees and shrubs, wooded areas with some terraces, a walking path through the woods to the Chattahoochee River, and 1,920 feet of frontage on the southern bank of the Chattahoochee River.

The historic Campbellton Baptist Church Cemetery sits on 1.1 acres of privately-owned land that borders the park on three sides; the fourth side that borders Cochran Road also provides access to the cemetery.



Figure 3. Old Campbellton Court House

E. DEMOGRAPHICS AND PARK USE

The population of the City of Chattahoochee Hills was 2,812 in 2015 and is expected to steadily grow according to the Atlanta Regional Commission Comprehensive Plan Update in 2016. The vision for the City is to keep as much of the city as “deliberately rural” as possible, with a development pattern of planned cluster developments surrounded by forest and farm rather than the Atlanta Region’s more typical suburban sprawl. The activities identified in this Master Plan for Campbellton Park fit into the larger vision for the City of Chattahoochee Hills, as identified in the Comprehensive Plan Update in 2016:

The city will work to ensure that conservation activities accomplish goals of maintaining environmental quality (such as riparian corridors, wildlife habitat, and water quality) beyond simply the preservation of open space.

The city will continue to maintain its current recreation offerings, while looking for opportunities to expand recreation uses by developing new sites, as feasible.

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.

Create opportunities for access to the Chattahoochee River.

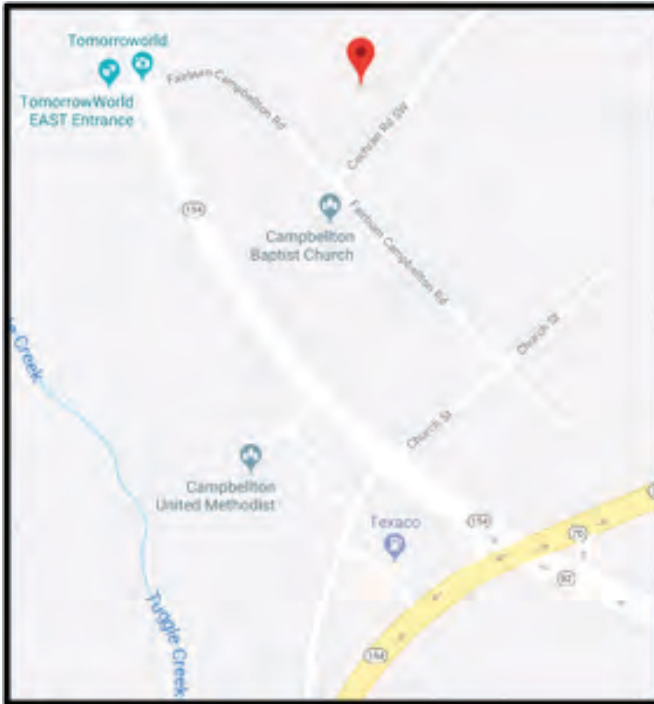


Figure 4. Location of Campbellton Park – Chattahoochee Hills, Fulton County Georgia

Use parks, protected green space and vistas to promote economic development.

Preserve the city's historic resources.

Ensure the protection of wildlife habitat within the city, as well as uses such as hunting and fishing that depend on wildlife preservation.



Figure 6. Fishing access is a priority



Figure 5. Campbellton Park Boundary (highlighted in red)

The current uses of Campbellton Park are relatively unknown, however public events hosted in 2017 were well attended. Visitors enter the park to fish. Unfortunately, there is also illicit dumping, as identified by a recent clean up event.

Other existing parks in Chattahoochee Hills are well used. While visitation numbers are not available, Cochran Mill Park raises over \$60,000 annually in parking fees.



II. MASTER PLANNING PROCESS

A. METHODOLOGY

Using a traditional approach to the park planning process, the project was designed in stages to arrive at a consensus Master Plan. The sequence of tasks to develop the Master Plan included:

- Public event to introduce the community to the new Campbellton Park.
- Public input meeting 1 to gather ideas and priorities from the community.
- Recreational Trails Program (RTP) Grant application with concept plan for boat launch.
- Public input meeting 2 to introduce RTP plan and concept, and provide information about the Chattahoochee River.
- Preliminary Master Plan developed based on RTP concept plan and community input, with a preliminary cost estimate.
- Working session with Parks Commission. (March 2018)
- Draft Master Plan with phased cost estimates.
- Discussion with Parks Commission during monthly meeting. (April 2018)
- Draft final Master Plan with a refined, phased cost estimate.
- Public input meeting 3 to present Master Plan. (October 2018)
- Parks Commission recommendations to Chattahoochee Hills City Council.
- Present the final products to Chattahoochee Hills City Council.

The Plan was presented to the public for comment on October 16, 2018. Comments were incorporated and the Parks Commission recommended adoption of this Master Plan on November 27, 2018. The Plan was adopted by the City Council on December 4, 2018.

The Master Plan consists of a summary of public input provided in 2017 on how residents would like to utilize and enjoy Campbellton Park. Following are descriptions of the program development and concept plan, to provide a visual of the park design. Finally, estimated implementation schedules and costs as well as potential funding sources are identified.

This Master Plan is meant to provide direction to develop Campbellton Park for the next five years from 2019 - 2024. The Master Planning process is fluid and should be revisited in the future as progress is made and conditions evolve.

B. PUBLIC INPUT PROCESS AND RESULTS

i. Public Event 1

On April 30, 2017, the “Ghosts of Chatt Hills” event took place in the Old Campbellton Town Square with about 300 people in attendance. The event featured a one-act play depicting ghosts of people and places from the past that told the history of the area and the Beavers House; tours of the Campbellton Lodge, Campbellton Town Center, and Beavers House with historical displays, musical entertainment and food.

A community input survey was offered during the event inviting participants to share their thoughts about the future development of the Beavers House and park property. About 65 surveys were received which yielded valuable ideas on what the community would like to see the property become.

For a full public meeting report, see Appendix A: Chatt Hills’ Newest Park.



Figure 7. Invitation to Aug 2017 meeting

ii. Public Meeting 1

The first community meeting was hosted by local nonprofit Community Brickworks at the Chattahoochee Hills City Hall on August 29, 2017 to gather additional public input on Campbellton Park. The meeting format focused on three topics to generate input on three specific aspects of the park: the river, the historic home and the surrounding park land.

A facilitator introduced each topic and then invited participants to brainstorm topics with others at their table. Each table was invited to report to the full group. Approximately 60 people participated in the meeting, and 19 people completed the optional survey.

For a full public meeting report and the community survey, see Appendix A: Chatt Hills' Newest Park.



Figure 8. August 2017 Public Meeting



Figure 9. November 2017 Public Meeting

iii. Public Meeting 2

On November 28, 2017, a community meeting was held to introduce a plan developed by the City of Chattahoochee Hills for a Recreational Trails Program (RTP) grant. Based on community input received to date, the plan proposed to build a trailhead and boat launch at Campbellton Park as a part of a larger vision to join the Chattahoochee Water Trail. A concept plan was displayed at the meeting and the community was invited to give input. Approximately 25 people attended.



Guest speakers were also invited to give the community more information about the Chattahoochee River including Chris Manganiello, water policy director of the Chattahoochee Riverkeeper. He described how the ecological health of the Chattahoochee River has greatly improved over the last 25 years.

Guest speaker Jim Langford, former director of The Trust for Public Land in Georgia, talked about his role in obtaining this land for use as a public park. He is also founder and president of MillionMile Greenway, an Atlanta nonprofit that helps grassroots groups plan and build parks and trails. Langford announced the award of a MillionMile Greenway community grant to Chattahoochee Hills for Campbellton Park. The grant combines a cash award and in-kind services from MMG's mentors in marketing and consensus building, valued at \$10,000. This Master Plan is one of the outcomes.

In April 2018, Georgia Department of Natural Resources officials informed Chattahoochee Hills that it did not receive the RTP grant for Campbellton Park due to such strong demand for limited RTP funds. However, they considered our application to be a strong one and encouraged the city to apply again.

iv. Petition of Support

During the City of Chattahoochee Hills' 10-year celebration at the Chatt Fest Country Fair, a petition of support to develop a water trail on the Chattahoochee River at Campbellton Park was circulated. Over 140 signatures were obtained in support of the water trail. The petition is included as Appendix B.

v. Results from Public Meetings and Survey

The public meetings and survey collected public input on desired uses for three areas of the park: the riverfront, the historic house and the surrounding land. Predominant choices identified include:

Chattahoochee riverfront:

- fishing pier
- picnic area
- boat launch ramp

Historic house:

- museum
- welcome center
- meeting space
- community center for public and private events

Park land:

- picnic area
- pavilion
- group shelter
- multi-use community center

The Parks Commission met on March 20, 2018, and evaluated the public input summarized above. The Commission used a number of factors to weigh various uses of Campbellton Park, including feasibility and cost. Keeping design, construction and maintenance costs reasonable as well as generating revenue are priorities. Described below are the assets of the Park and their designated uses under this Master Plan.

IV. SITE INVENTORY AND ANALYSIS

A. SITE CHARACTERISTICS

Campbellton Park consists of an upland area where the Beavers House is located. The land slopes down to a large flat area adjacent to the Chattahoochee River.



Figure 10. Beavers House

A Land Vulnerability Assessment, which includes Campbellton Park, was conducted by the Atlanta Regional Commission. According to the Vulnerability Study maps (See Appendix C), most of the park property is Vulnerability Category D or E (with a small amount as F). Limits on development in these areas are:

Table 1. Land vulnerability limits on development

Category	Maximum disturbance	Maximum impervious
D	50%	30%
E	30%	15%
F	10%	2%



Figure 11. Beavers House living room

B. EXISTING PHYSICAL STRUCTURES

i. Beavers House

The Beavers House (circa early 1800s) is reported to be the oldest house in Fulton County – a prestigious distinction. It was placed on the National Register of Historic Places in 1984.

The Beavers House was initially constructed as a family residence and had been modified over the years with room additions and modern utilities (electric, septic system and well water). The building has been empty for nearly 15 years and has deteriorated to the point where significant restoration work is required before it can open to the public. The house includes a living room, bedroom, kitchen and bathroom plus a large central hall.

ii. Garage

The detached garage was added in the latter part of the 20th century. It does not have historic significance however it is a valuable building on the property and can be restored for several uses.



Figure 12. Garage at Beavers House

V. PROGRAM DEVELOPMENT



Figure 13. A boat ramp will provide access for fishing and paddling

Campbellton Park priorities include preserving the historic house, providing valuable access to the Chattahoochee River for paddling and fishing, building nature trails to be enjoyed by all ages, and offering facilities for picnicking.

A. BEAVERS HOUSE

Uninhabited for more than 15 years, the Beavers House is in need of repair. Conducting necessary repairs to stabilize the house, and prevent further deterioration is a priority.

The Parks Commission discussed the top four potential uses for the house as identified in public comments: welcome center, meeting space, indoor and outdoor event space and an outpost for concessions and outfitters.

A study will be conducted to evaluate these four potential uses, followed by a recommendation by the Commission to the City Council. Once the use of the home has been determined, the City will seek grants to renovate the building to support that use. Exhibits will communicate the rich history of the Beavers House,

Chattahoochee River Ferries, local cemeteries, town of Campbellton, and Old Campbell County. It is a priority that the Beavers House generate revenue to support Campbellton Park, if possible.

B. GARAGE

The garage will be retrofitted to house a caretaker or outfitter who will look after the park. Retrofitting the garage is a priority for Campbellton Park's upkeep.

C. CHATTAHOOCHEE RIVER WATERFRONT

Campbellton Park's 1,920 feet of riverfront on the southern bank of the Chattahoochee River make it a desirable destination for boats, kayaks, canoes, rafts and paddle boards.

The closest access points to the Chattahoochee are five miles upstream and 20 miles downstream. Campbellton Park will provide an excellent takeout area for boaters that launched five miles upstream at the DNR boat ramp at Highways 166/154.

Providing access to the Chattahoochee River is a priority for Campbellton Park. A boat launch ramp will be installed, similar to the one in the photo above for paddlers and anglers, to provide access for paddlers of all kinds. Ideally, local outfitters will offer kayaks, canoes and rafts for rent.

Access for fishing is a priority for residents. In addition to providing access via the boat launch, the natural banks of the river will be maintained for access to fishing. A fishing pier is not feasible due to the velocity and volume of water the Chattahoochee experiences during high water events.



Figure 14. Possible pavilion with restrooms

D. PAVILIONS AND PICNIC TABLES

A pavilion is desired near the river. Special care must be taken to design and build the pavilion well above the floodplain.

Picnic tables should be installed near the river. They will be designed and built to withstand high water events.

Primitive camping may be considered in the future.

E. BATHROOM FACILITIES

Bathroom facilities should also be built. They should be placed within easy access to the river, boat ramp, picnic pavilion and be visible from the road. Additional bathrooms may be placed elsewhere on the property if desired in the future.

F. NATURE TRAIL AND FOREST

A soft surface pedestrian nature trail will link critical elements of Campbellton Park including the Beavers House, Chattahoochee waterfront, picnic pavilions and bathrooms. The nature trail will wind through the forest, providing attractive opportunities for hiking.



Figure 15. A pavilion should be built above the floodplain



Figure 16. Restroom facilities will be built within easy access of the river

The intact forest at Campbellton Park provides a rich habitat for wildlife along the Chattahoochee. It also provides space for the pedestrian trail. The undeveloped park land will be kept intact as it lends itself to exploration and a sense of wilderness.

G. CEMETERY

The historic Old Campbellton Baptist Church Cemetery is located on private property that borders Campbellton Park on three sides.

A concept plan has been developed to provide a visual of Campbellton Park's future. Program development should be implemented in a phased schedule, contingent upon funding. Estimated time frames and costs are included for each task.

VI. CONCEPT PLAN

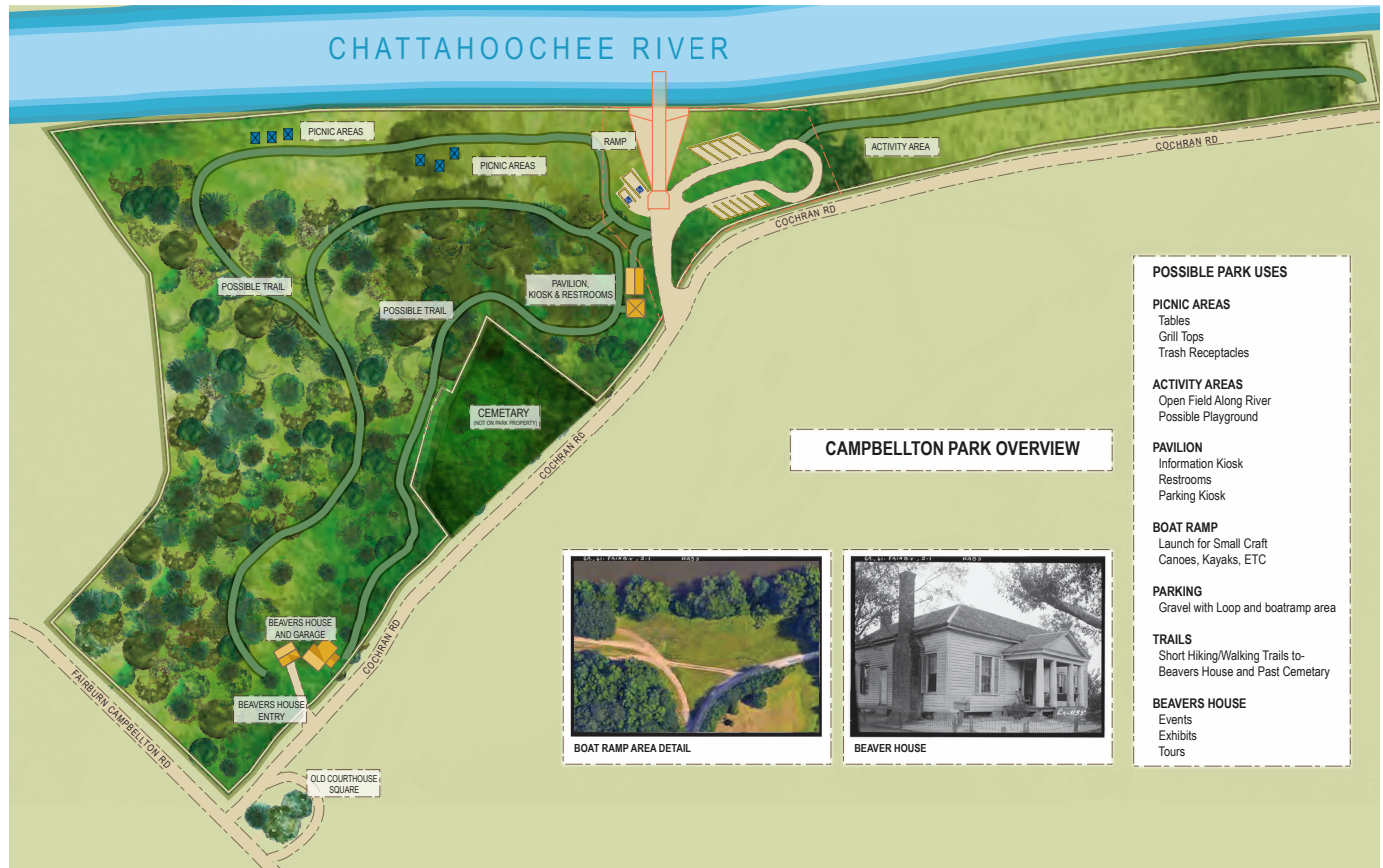


Figure 17. Concept Plan - Park Uses



CAMPBELLTON PARK



VII. IMPLEMENTATION

A. PARK LAND TASKS

Table 1. Park Land Tasks

Project Tasks	Estimated date	Estimated cost	Responsible Entity
Improve security	Year 1	\$8,000	City of Chattahoochee Hills
Design and install nature trail	Years 1-2	\$2,000	City of Chattahoochee Hills

B. TASKS TO IMPROVE RECREATIONAL ACCESS ALONG THE CHATTAHOOCHEE RIVER

Implementing actions in this Master Plan near the Chattahoochee River are a priority. In December 2017, the City of Chattahoochee Hills applied for a Recreational Trails Program (RTP) grant to fund these improvements. Unfortunately, the RTP grant application was not awarded due to heavy competition.

In 2018, the City entered into an agreement with the Georgia Department of Natural Resources (GA DNR) who will design and engineer, obtain permitting and construct a boat ramp at Campbellton Park.

Table 2. Chattahoochee River Access Project Tasks

Project Tasks	Estimated date	Estimated cost	Responsible Entity
Improve access to the Chattahoochee by installing a boat launch	Years 1-2	\$200,000	GA DNR
Improve amenities near the Chattahoochee (pavilion, bathrooms)	Years 3-4	\$70,000	City of Chattahoochee Hills
Install picnic tables	Years 1-2	\$12,000 (\$2,000 each)	City of Chattahoochee Hills



Figure 18. Families enjoy the Chattahoochee River

C. TASKS FOR THE BEAVERS HOUSE AND SURROUNDING AREAS

The first priority near the upland area where the Beavers House is located is retrofitting the garage, so a caretaker of Campbellton Park can live and work there. Restoring the Beavers House to make it useable is also a priority.

Table 3. Tasks for the Beavers House

Project Tasks	Estimated date	Estimated cost	Responsible Entity
Remodel garage for caretaker or outfitter	Years 1-3	\$60,000 - \$80,000	City of Chattahoochee Hills
Make essential repairs to stabilize the Beaver's House for public use (roof, siding, exterior trim, paint, well, septic, electric). Install parking.	Years 1-3	\$150,000 - \$200,000	City of Chattahoochee Hills
Conduct study to determine the use of the Beavers House	Years 1-3	Unknown	Chattahoochee Hills Parks Commission
Remodel Beavers House for desired use	Years 2-5	Unknown	Unknown



Figure 19. Water trails are fun for all



VIII. FUNDING

Potential funding sources for Campbellton Park include: grant funds, Hotel/Motel tax funds and the Paid Parking Program.

A. POTENTIAL GRANTS

- The Recreational Trail Program (RTP) grant. (The Parks Commission may reapply in 2019.)
- Boating Access (BA) Program provides grant funds to the states, the District of Columbia and insular areas managed by fish and wildlife agencies for projects that provide access to America's waterways by developing new access facilities or renovation and improvement of existing facilities. (<https://wsfrprograms.fws.gov/subpages/grantprograms/boataccess/ba.htm>)

Potential grants for the Beavers House include:

- Georgia Heritage Grant Program for the preservation of Georgia Register and National Register-eligible historic properties. The program provides matching grants for development and predevelopment projects.
- Historic Preservation Fund Grant provides pass-through grant funding to certified local governments.
- Community Facilities Direct Loan and Grant Program, offered through the US Department of Agriculture Rural Development provides affordable funding to develop essential community facilities in rural areas.

Note: Grants are dependent upon the designated use of the Beavers House such as a community center, historic museum and welcome center.

B. HOTEL/MOTEL TAX FUNDS

Potential Hotel/Motel tax funds available to the City of Chattahoochee Hills can be used to promote tourism. Tourism product development eligible for Hotel/Motel tax funds could include:

- Lodging for the public for no longer than 30 consecutive days to the same customer
- Overnight or short-term sites for recreational vehicles, trailers, campers or tents
- Meeting, convention, exhibit and public assembly facilities
- Visitor information and welcome centers
- Wayfinding signage
- Boat rentals, boat party fishing services, rowboat or canoe rentals, horse shows, natural wonder attractions, picnic grounds, river-rafting services, scenic railroads for amusement, aerial tramways, rodeos, water slides or wave pools
- Museums, planetariums, art galleries, botanical gardens, aquariums or zoological gardens
- Parks, trails, and other recreational facilities or
- Performing arts facilities.

C. PAID PARKING PROGRAM

The Chattahoochee Hills Paid Parking program applies collected funds directly back to its parks for physical improvements and educational programming. Some examples of how these funds could be used for Campbellton Park include maintenance, information kiosks, signage and nature programs.



IX. APPENDICES

- A. CHATT HILLS NEWEST PARK**
- B. PETITION OF SUPPORT FOR A CHATTAHOOCHEE WATER TRAIL**
- C. VULNERABILITY STUDY MAPS**

Chatt Hills Newest Park

Community Meeting – August 29, 2017

Report by Laurie Searle (9/1/17)



Summary

On August 29, 2017, Community Brickworks hosted a meeting at Chattahoochee Hills City Hall to gather public input on the City's Newest Park. Refreshments were served prior to the meeting and displays of the park were available that illustrated the history of the park and its historic home – The Beavers House.

The meeting format included three table topics to generate input on three aspects of the park: the river, the house, and the land. A facilitator introduced each topic and then invited participants to take 5 minutes to brainstorm each topic with others at their table. After the brainstorming sessions, each table was invited to report to the full group.

Approximately 60 people participated in the meeting, and 19 people completed the optional survey.

We thank all who participated and will post their comments as soon as they are compiled. We also thank meeting facilitators: Judy Henderson, Sarah Love, Diana Wilson, and Laurie Searle; and the city manager and other representatives of the city for their support.

Meeting Team

A team of three volunteers coordinated the meeting:

- Judy Henderson, executive director and co-founder of Community Brickworks. This local 501C3 nonprofit manages a community library, community food pantry, after school programs, arts & crafts programs, and recreational activities at local parks.
- Sarah Love, Archaeology Outreach Coordinator, Georgia Department of Natural Resources, Historic Preservation Division. Though serving only in a volunteer capacity for this meeting, Sarah shared her experience as a facilitator.
- Diana Wilson, Chatt Hills Parks Commission Chair. Diana has been instrumental in managing and implementing several grants for the City of Chattahoochee Hills Parks.
- Laurie Searle, Chatt Hills Parks Commission Member. Laurie publishes a community newsletter (circulation 600), and has managed several events at Chattahoochee Hills Parks.

Communications Plan

The communication plan utilized local volunteers, email lists, and social media to advertise the meeting:

- The event flyer on the following page was designed (pro bono) by graphic artist Judy Walker. The flyer included several versions for posting at local meeting places (churches, stores, city hall), email messages, and social media.
- The Chatt Hills Community email list (from Laurie's community newsletter) was used to reach 600 subscribers.
- The Parking Pass program email list was utilized to reach all those who use Cochran Mill & Hutcheson Ferry Parks.
- The flyer and message was posted to several Facebooks including: Chatt Hills Community, Serenbe Neighbors, Memories of Old Campbell County, Cochran Mill Trails, Georgia Canoe Association.
- The flyer was posted to the City of Chattahoochee Hills website and the Chatt Hills Community Website.
- Residents in the town center of Campbellton, the location of the Park, were personally contacted to invite them to the meeting.

A heart-shaped collage of various outdoor and camping items. The items are arranged to form the shape of a heart. Inside the heart, there is a yellow tent, a green canoe, a blue tent, a red life preserver with a maple leaf, a blue lantern, a red campfire, a blue mug, a yellow mug, a red shovel, a blue shovel, a red axe, a blue axe, a red knife, a blue knife, a red fork, a blue fork, a red spoon, a blue spoon, a red bowl, a blue bowl, a red plate, a blue plate, a red cup, a blue cup, a red can, a blue can, a red box, a blue box, a red bag, a blue bag, a red backpack, a blue backpack, a red hat, a blue hat, a red shirt, a blue shirt, a red pants, a blue pants, a red shoes, a blue shoes, a red socks, a blue socks, a red gloves, a blue gloves, a red belt, a blue belt, a red watch, a blue watch, a red compass, a blue compass, a red map, a blue map, a red book, a blue book, a red pen, a blue pen, a red pencil, a blue pencil, a red eraser, a blue eraser, a red sharpener, a blue sharpener, a red ruler, a blue ruler, a red protractor, a blue protractor, a red compass, a blue compass, a red map, a blue map, a red book, a blue book, a red pen, a blue pen, a red pencil, a blue pencil, a red eraser, a blue eraser, a red sharpener, a blue sharpener, a red ruler, a blue ruler, a red protractor, a blue protractor. The heart is surrounded by green pine trees and blue wavy lines representing water. There are also two blue fish swimming in the water.

walkers, paddlers, cyclers, fishers, history buffs,
seniors, young parents, church members, business owners,
and anyone interested in our future park.

Tuesday, August 29, 2017, 7:00 – 8:00 pm

18 acres

- Join us

Questions? Call Laurie Searle at 770-463-5169

Table Topics

Three table topics were developed for the meeting. They includes three suggested uses based on preferences from a prior survey for the park, and a comment section for other ideas. Participants were invited to brainstorm for 5 minutes on each top, use colored dots to rank their preferences, and then report their comments to the full group. The results for each table topic follow.

The River

Usage	1 st Choice	2 nd Choice	3 rd Choice	Other Choice
Canoe/Kayak Launch	8	3		
Fishing Pier	13	6	1	
Ferry		2	4	
Other				
• Boat Ramp				3
• Beach				4
• Picnic Pavilion				3
• Hike/Bike Trail				4
• Tree House				2
• Trail to B.H., parking				2
• Water Jetpacking				1
• Water Trampoline				1
• Water Inflatables				1

Comments

- Kayak/Boat launch multiple access points important (8-12 miles apart)
- Kayak/Boat outfitters only on weekend. Local revenue from visitors
- Kayak/Boat - Need camera/monitoring to maintain security
- Kayak/Canoe launch best for young people. Rentals would be good for people who don't own one
- Kayak/Boat outfitters only on weekend. Local revenue from visitors
- Fishing pier permits? Stability with storms. Debris going downstream
- Fishing Pier -If the water quality is up to a consistent safe standard than any access & use would be terrific
- Ferry is a cool like to history, and to Douglas Co. Park
- Ferry, not yet
- Restrooms
- Parking
- Handicapped access for fishing

The House

Usage	1 st Choice	2 nd Choice	3 rd Choice	Other Choice
Museum	8	5	5	1
Welcome Center	3	3	3	
Meeting Space	6	6	4	
Other				
• Tea room				1
• Ranger living quarter				1
• Police Hq				2
• Judy's Home Place				1
• Art Center				1
• Art Classes				1
• Dance Hall/Music Venue /Event Space				2

Comments

- Old Campbell County Historical Society
- Possible location for OCCH work related to collection management
- Museum - one room for historical artifacts
- Welcome center is a need
- Welcome center with bike rental, kayak rental
- Meeting space could provide income
- House too small for meeting space
- Meeting space - the city needs a meeting space but not here
- Create a pavilion off of the house for larger events

The Land

Usage	1 st Choice	2 nd Choice	3 rd Choice	Other Choice
Picnic Pavilion	9	2		
Yurt Camping	1		5	3
Multi-Use Community Center	10	3	1	1
Other				
• Walking Paths				2
• Primitive campsites				4
• Camper Hookups				4
• Playground				1
• Restrooms				3

Comments

- Pavilion - as long as view from river is protected and historic character of location is protected
- Pavilion - maybe have picnic tables scattered about instead of pavilion
- Pavilion - great place to reserve for reunions
- Yurt camping later when there is security
- Yurt Camping Cochran Mill Park is better location
- Multi-use Community Center - seems like house could provide this
- Multi-use Community Center - with restrooms
- Multi-use Community Center - possible rental for meetings weddings, etc.
- Multiuse Community Center - we need one but location in Beavers house. Maybe redo the Cedar Grove Recreation Center
- Police Precinct lite for presence
- Zip Line
- Any buildings should protect the view shed from the river
- Parking could be an issue. Needs to be carefully placed

Comment Cards

- I think if questions and comments are posted on or in this group, no one should be blocked or removed unless of course topics get rude or nasty.
- Additional public forums that encourage community input on the park planning process. Such as on a Saturday at one of the parks.

Community Input Survey

A community input survey was offered, inviting participants to share their thoughts about the future development of the Beavers House & Park property. This was the same survey offered during the Ghost of Chatt Hills Event at the Park in May.

With an estimated 60 people in attendance and 19 surveys received, the survey response rate was 32%. A good response rate for external surveys is considered in the 10-15% range.

The survey and its responses follow, along with the introductory two paragraphs.

Beavers-Chatt Hills Park Survey

In 2016, the City of Chattahoochee Hills acquired the historic Beavers house and its 18 acres of greenspace, including 1,920 feet of frontage on the southern bank of the Chattahoochee River. The deed specifies that the land must be used in perpetuity as greenspace and may only be developed as parkland.

The Chatt Hills Parks Commission will soon be conducting meetings to generate ideas on how the community would like to use this park. You can give input today by completing this confidential survey.

1. How would you like to see the Beavers house re-purposed for community use?

Museum (10)
Community Center for public/private events (11)
Welcome Center (10)
Do not re-purpose/just restore.....(1)
Other:
 Arts Center for local art
 Dependent upon budget. Needs caretaker and security
 Old Campbell County Historical Society
 Add walking paths to river & historical sites.

2. How would you like to see the access to the Chattahoochee River developed?

Picnic Area 15
Fishing Pier 11
Boat Ramp 8
Do not re-purpose/just restore..... 0
Other:
 Water needs to be tested frequently
 No access till water quality standards are set & tested
 Paved bike/walking path to corridor on private land
 Paddle trail & outfitter
 Local businesses to rent out canoes and pick them up down river

3. How would you like to see the park area developed?

Add picnic area.....	11
Add a pavilion.....	13
Add group shelter	5
Do not develop/leave as is.....	1
Other:	
Depends on historic nature	
Bike Rack	
Good revenue for city	

4. Do you have any suggestions for naming the park?

Leave it	1
Chattahoochee Hills Community Park	1
Chatt Hills Beavers Park	1
Campbellton Park	3
Old Campbellton Park	1
Beaver House Park	3
Beavers House Park on the Chattahoochee	1
After historical person from area or Campbellton Park	1
Something with "Campbellton" included	1
River Park, Chattahoochee Hills River Park, Beavers Park South	1

Tell Us about Yourself

1. What recreational activities do you enjoy?

Boat, Kayak, Canoe	8
Hiking/Walking.....	10
Fishing	4
Horse Ride	2
Picnic	1
Bike.....	7
Travel.....	1
Swim.....	1
Golf	1

2. How many times a month do you use a park in Chatt Hills?

Cochran Mill Park	24
Rico Park	5
Hutcheson Ferry Park.....	4
Other	0

3. Would you like to be notified about upcoming community input meetings for the Beavers-Chatt Hills Park?

Yes	17
No	2

Archives

Knowing that many residents are unable to attend meetings or event, this section is offered for informational purposes, for possible future events, and as a record for the historical archives.

Chatt Hills Acquires The Beavers House & Property

In 2015, the City of Chattahoochee Hills expanded its boundary by 4,920 acres, the result of a citizen led-annexation. This expansion included the Cedar Grove Community and the Old Campbellton town square along with the Beavers House and its Property.

Soon after, Chatt Hills' mayor and council set the process in motion to purchase the house and property from Fulton County. Through a policy adopted by the County in 2006, allowing new cities to purchase parklands and greenspaces within their boundaries for \$100 per acre, Chatt Hills was able to purchase the 18-acre -FC Park for \$1,800, adding to the four parks it had purchased in 2008: Cochran Mill Park, Rico Park, Hutcheson Ferry Park, and the Jones Ferry greenspace.

In Nov. 2016, Fulton County transferred the deed to its Beavers-FC Park to Chattahoochee Hills. The deed specifies that the property shall be used in perpetuity as greenspace property as provided by the Georgia Greenspace Act. It further specifies that property shall at all times be used and developed as parkland consistent with recommendations and guidelines set forth in the Chattahoochee River Greenway Planning and Implementation Handbook.



The Beavers House in 2016

Mailing address 8655 Cochran Rd, Fairburn, Georgia 30213

Physical address: Campbellton Town Square in the city of Chattahoochee Hills, Georgia

Formation of Committee

In April, 2016, the Chatt About Community Newsletter featured an article about the Beavers house, with history provided by the Old Campbell County Historical Society and stories from Irene Sauls and Mary Lynn Oxford who were born and raised there.

In July, 2016, the City of Chatt Hills invited the council, staff, and a few residents with an interest in history to tour the Beavers house. While there the mayor suggested an idea of a history event to introduce the community to the Beavers house.

In August, 2016, a volunteer committee formed, led by local history club member Joe Heiberger. After months of preparation, the committee announced “The Ghost of Chatt Hills” – a free event on April 30, with more than 200 guests pre-registered.



July 2016 Tour of the Beavers House.

Back row: Mayor Tom Reed, Sid Brown, Mary Lynn Oxford, Irene Sauls, guest, City Planner Mike Morton, **Front Row:** Joe Heiberger, Parks Commission members Diana Wilson and Roland Alston, City Council Rep Don Hayes, Public Works Manager Darold Wendlant, and City Manager Robbie Rokovitz. Not pictured, Laurie Searle.

Event Plan

The event committee met monthly to develop and implement an event plan. All meetings were open to the public, and minutes were posted in the Chatt About Community Newsletter.

The Goal of the event was to raise community awareness about the Beavers House and its property, the historic town center of Campbellton, and Campbell County. This as a precursor to hosting community input meetings to develop a master plan for the park.

The event plan, developed over several months, included:

- One-Act Play called the Ghosts of Chatt Hills, performed in the Campbellton Baptist Church.
The cast would tell the story of life in Campbellton during the 1800s and would also feature The Beavers House as a character.
- Tour of Campbellton Lodge #76.
The lodge formed in 1848 and has original artifacts from that period.
- Tour of the Town Center.
Members from Old Campbell County Historical Society would share their knowledge of the area.
- Tour of the Old Campbellton Cemetery.
Guests would be invited to walk the grounds of the historic Cemetery.
- Tour of the Beavers House.
Volunteers would be invited to create historical displays to share the history of the House, Campbell County, the town of Campbellton, and other communities and family life in the Chatt Hills Area
- Other Displays.
Cochran Mill Nature Center and the Hills & Hamlett Bookshop would have displays during the event.
- Music.
Musicians from the local Cedar Grove Recreation Center were invited to perform under a large event tent in the field across from the Beavers House owned by the Fountain Family.
Two dulcimer players were invited to perform on the porch of the Beavers House.
- Food.
Casablanca Café and Catering from Palmetto was invited to sell food during the event, also in the Fountain Family field.
- Community Input Survey.
A survey was developed to gather community input about their desires for the future use of the Beavers House and property.
- Budget.
This free event was funded by the City's hotel motel tax (8% tax paid by visitors who stay in local hospitality accommodations [no funding came from residents' taxes]) and sponsorship.

Volunteers

Event Committee

1. Adrienne Anbinder, (Playwright, Marketing)
2. Barry Anbinder, (Playwright & Director, Marketing)
3. Diana Wilson, Chatt Hills Parks Commission (Church Coordinator, Parking, Play check-in, Logistics)
4. Herndon Murry (Meet & Greet, Play check-in, Parking)
5. Jackie Canyon Hall (Meet & Greet, Play check-in)
6. Joe Heiberger (Event Coordinator, Play Registration, Parking, Logistics)
7. Judy Walker (Marketing, Signage, Cemetery Clean-Up, Beavers House Clean-Up)
8. Laurie Searle, (Coordinator for Information, Historical Displays, Music, Cemetery & Beavers House Clean-Up)
9. Lila Rhyne (Historical Displays, Meet & Greet)
10. Mayor Tom Reed (City support, Logistics, Parking)
11. Robbie Rokovitz, Chatt Hills City Manager (City support, Logistics)
12. Roland Alston, Chatt Hills Parks Commission (Logistics, Beavers House Clean-Up, Cemetery Clean-Up)

Play Cast

1. Alan Merrill, Henry Brock
2. Floy Carroll, Unknown Mother
3. Joe Powell, Colonel Duncan Campbell
4. Joy Johnson, The Courthouse
5. Julie McKinney, Unknown Wife
6. Katherine Maxell, Elizabeth Kennedy
7. Mac McKinney, Colonel Thomas Glover
8. Roy Godwin, The Beavers House
9. Sandra Storrar, Isadora Powell
10. Tatum Knapp, Dora Minerva Smith
11. Tom Blum, Marion C. Keiser
12. Zack Whitley, Unknown Soldier

Other Volunteers and Supporters

1. Berry Brock
2. Biddy Hammett
3. Blake Walker
4. Carole Harper
5. Charles Jackson
6. Chris Loeppke
7. David Saye,
8. Elaine Jackson
9. Frank Camp
10. Irene Sauls
11. Jeff Champion
12. Jim Howell
13. John Howell
14. Lance Fountain
15. Lee Brown
16. Leon Moss
17. Ken Langley

18. Mary Lynn Oxford
19. Mike Motes
20. Noel Gilliam
21. Patience Allen-Clark
22. Ray Johnson
23. Talitha Fountain

Old Campbell County Historical Society

1. Betty Ann Hargis
2. Dian Reeves
3. Lisa Cooper
4. Rodger Smith
5. Sidney Brown

City Supporters

1. Amber Graham, Police
2. Dana Wicher, City Clerk
3. Darold Wendlent, Public Works Director
4. Eddie Sandford, Public Works
5. Greg Brett, Fire Chief
6. Many others
7. Mike Lynch, Police
8. Richard Thomas, Public Works

Old Campbellton Baptist Church Cemetery Clean-Up

(Report by Laurie Searle)

Volunteers teamed up with members of the Campbellton Baptist Church on April 1 to clean-up the historic Old Campbellton Baptist Church Cemetery, which was to be among the tours offered during the Ghosts of Chatt Hills event.

Charlie Jackson and Sam Smith did some initial clean up the prior week, and the Campbellton Baptist Church members got an early start this morning, chain saws buzzing and the chipper truck making quick work of the large branches and small trees.

Volunteers worked from 9am – noon clearing brush and trees from more than half an acre. It was a glorious site to see the 10 inscribed large grave markers, as well as the many more small stone markers, and the stone outline of the original Campbellton Baptist Church.

There is still more work to do – there is always more work to do in a cemetery – but we were at a good stopping point by noon, having cleared ample walking and viewing space for visitors. The fun continued for more than an hour after the work was done, as the history buffs in the group shared stories about the community and families of Campbellton.

Many thanks to the following volunteers and to the members of Campbellton Baptist Church for all of their support.

1. Herndon Murry
2. Jeff Champion
3. Judy Walker
4. Ken Langley
5. Laurie Searle
6. Roger Smith
7. Roland Alston
8. Sam Smith (cleaned-up on Thursday)
9. T.J. Allums

Members from Campbellton Baptist Church

10. Charlie Jackson
11. David Saye
12. Leon Moss
13. Mike Motes



Before



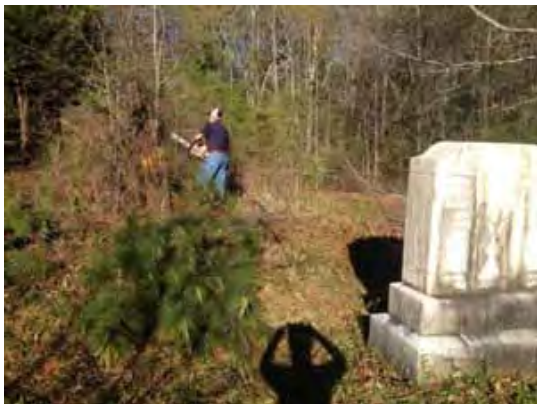
After

Photo Album

Special thanks are given to the many volunteers who contributed photos of the event. A sample of the photos follow, and many more are included on the Chatt Hills Community Facebook.

Old Campbellton Baptist Church Cemetery Clean-Up

(More photos available)



Ghosts of Chatt Hills Play

Photos by Adrienne Anbinder

(More photos available)

Joe's Chatt Hills History Club
PRESENTS

Ghosts Of Chatt Hills

Welcome to a Reader's Theatre Presentation written by a few
great 19th century folks who still roam these Campbellton Hills.*
(With a little ghost writing by Barry & Adrienne Anbinder.)

CAST

The Beavers House.....Roy Godwin
Dora Minerva Smith.....Tatum Knapp
Colonel Duncan Campbell.....Joe Powell
Elizabeth Kennedy.....Katherine Maxwell
Marion C. Keiser.....Tom Blum
Colonel Thomas Glover.....Mac McKinney
Unknown Union Soldier.....Zack Whitley
Unknown Mother.....Floy Carroll
Unknown Wife.....Julie McKinney
Henry Brock.....Alan Merrill
Isadora Powell.....Sandra Storrar
The Courthouse.....Joy Johnson

Directed by Barry Anbinder

* The purpose of this Reader's Theatre Presentation is to entertain and enlighten. Most of the monologues have been taken, word-for-word, from actual diaries, memoirs, books, and articles from and about Campbellton. To see a fascinating and much more comprehensive presentation of facts and portraits, please join us inside *The Beavers House*.



Adrienne and Barry Anbinder, who wrote the *Ghosts of Chatt Hills Play*, pose with their muses.

Barry said, "One would assume that two dogs and a cat had nothing to do with the Old Campbellton event. In fact, the dogs helped write the program and the cat tore the cloth for Glover's sling."

Cast of Characters



**Roy Godwin,
The Beavers House**



**Tatum Knapp,
Dora Minerva Smith**



**Joe Powell,
Colonel Duncan Campbell**



**Mac McKinney,
Colonel Thomas Glover**



**Katherine Maxwell, Elizabeth Kennedy;
Tom Blum, Marion C. Keiser;
Alan Merrill, Henry Brock**



**Zack Whitley,
Unknown Union Solider**



**Floy Carroll,
Unknown Mother**



**Julie McKinney,
Unknown Wife**



**Sandra Storrar,
Isadora Powell**



**Joy Johnson,
The Courthouse**

Beavers House Tour

(More photos available)



Campbellton Lodge Tour
(More photos available)



Old Campbell Baptist Church Cemetery Tour

Photos by Judy Walker
(More photos available)



Entertainment

Photos by Judy Walker
(More photos available)



Volunteers

Photos by Judy Walker
(More photos available)



History Displays

Displays Developed by Laurie Searle

The following descriptions are for the historic plays developed by Laurie Searle for the event, as well as a few community history displays developed over the years.

Descriptions:

1. **Campbell County**

- History of Campbell County
- Timeline of Campbell County
- Photos of Campbell county life
- The story of Chief McIntosh and the Creek Indians
- Campbell County Historical Maps
- Map of Campbell County (paper copy only. Additional copies available from OCCHS)
- Legislation to form Campbell County
- Treat of 1825

2. **Campbellton**

- The story behind the County Seat
- Timeline of Campbellton
- Campbellton town lots map
- Campbellton town square landmarks
- Deed from Francis Irwin, deeding 80 acres to Campbellton
- Campbellton Jail by Sidney Brown

3. **Beavers House (1800s-1920) – Beavers Family**

- Abbreviated Lineage of the Beavers Family
- Early photos of the Beavers House (but not from the 1800s)
- Tracing the family to the Beavers House
- Annie Janie Beavers Harvey – Autobiography of a Beavers family member born in the house

4. **Beavers House (1920-1910) – Lee Family**

- Introduction to the Lee Family
- Abbreviated Lineage of the Lee Family
- Snapshots of Family Life from the Lee Family Album
- Sister Stores from Irene & Mary Lynn Lee who were born and raised in the house
- Artifacts: Lee family has a piece of house siding with a cannon hole; Fountain family contributed three bottles found on the property from the Store.

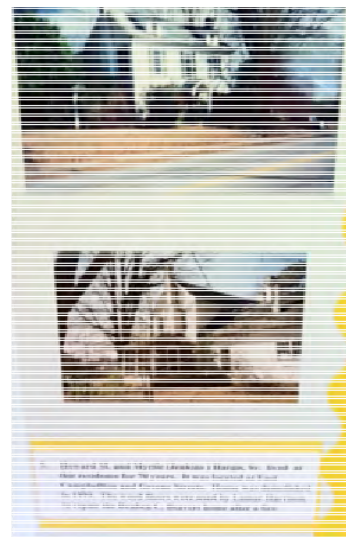
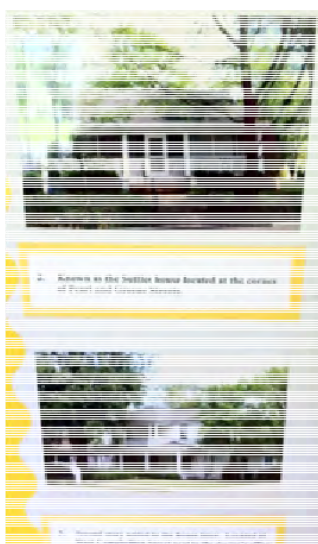
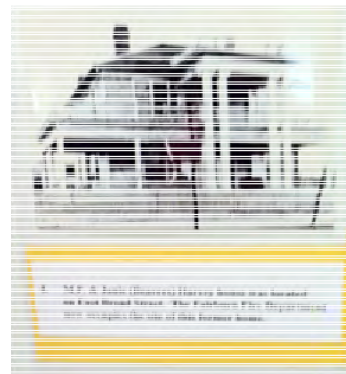
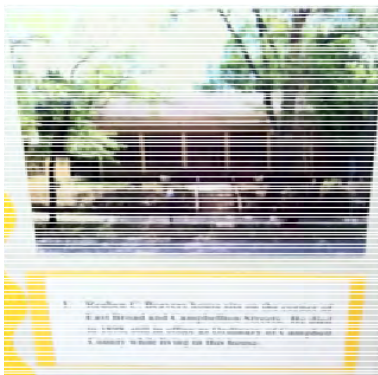
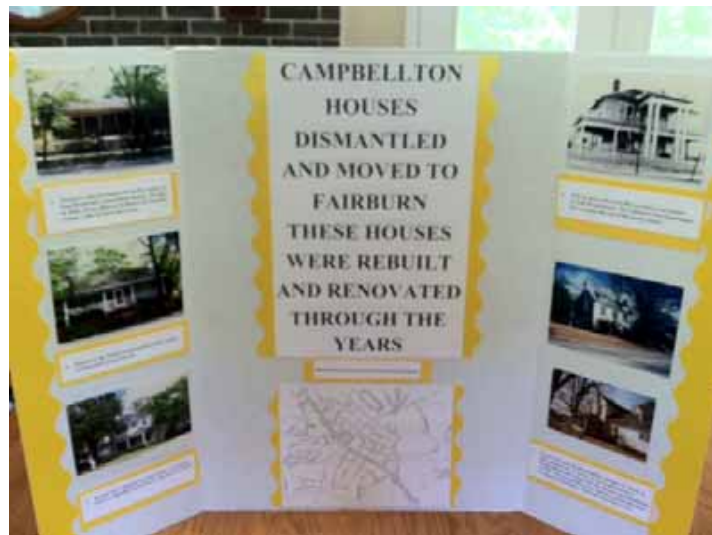
5. **Beavers House (1970-1985) – Investors**

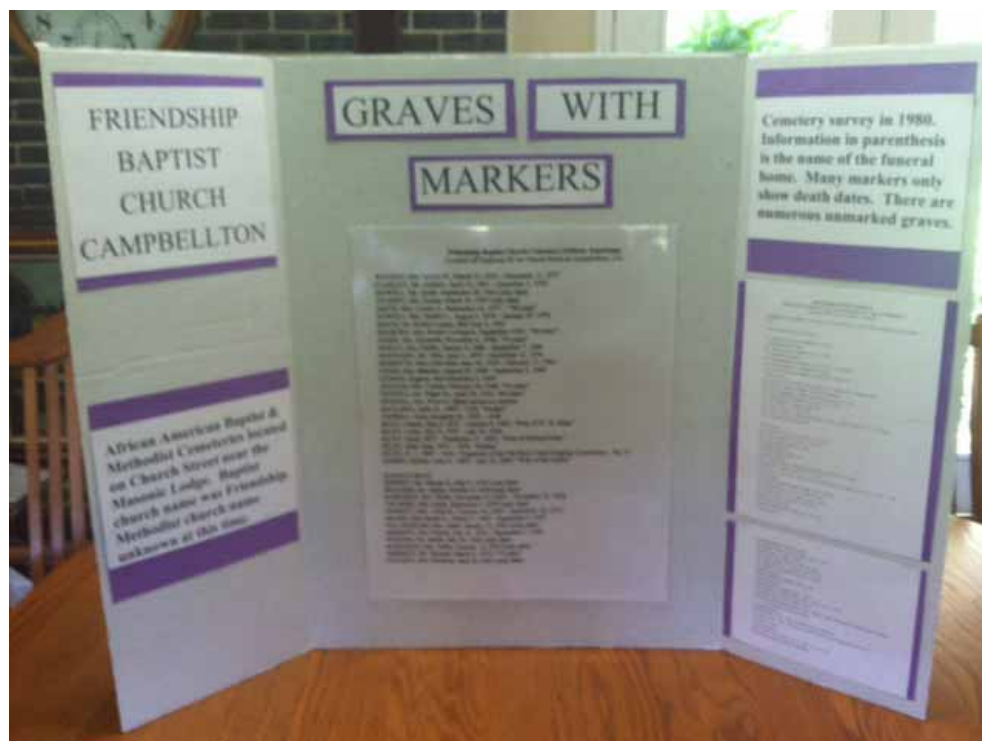
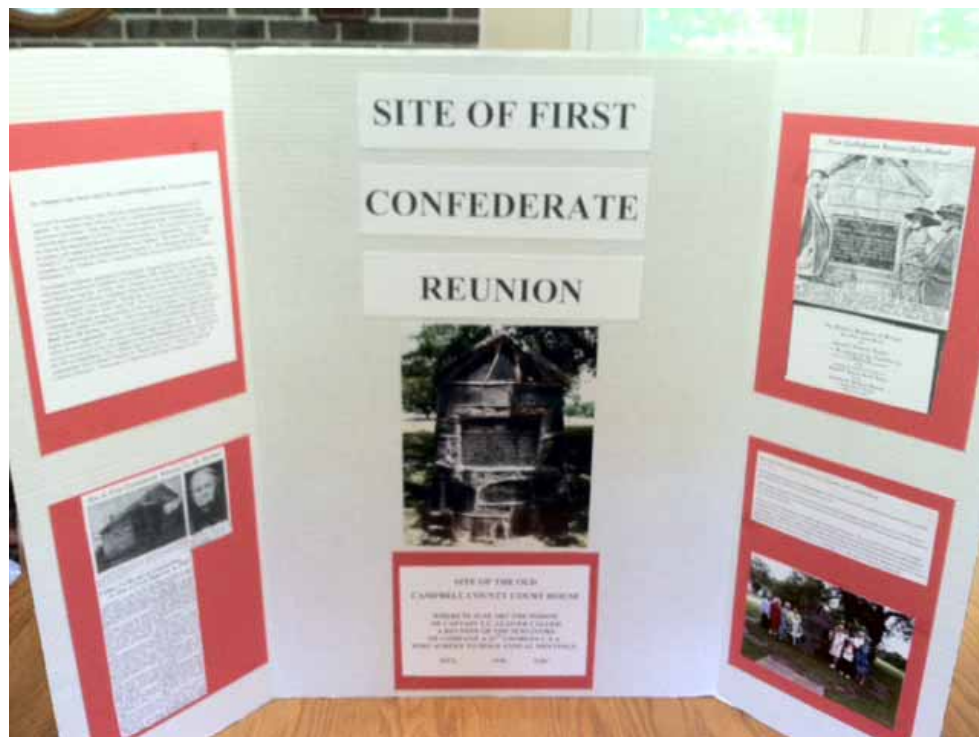
- Introduction to Randy Seckman and Associates, investment group that bought the house
- Photos from the National Register of Historic Homes dated July 1983
- National Register of Historic Homes application and approve page

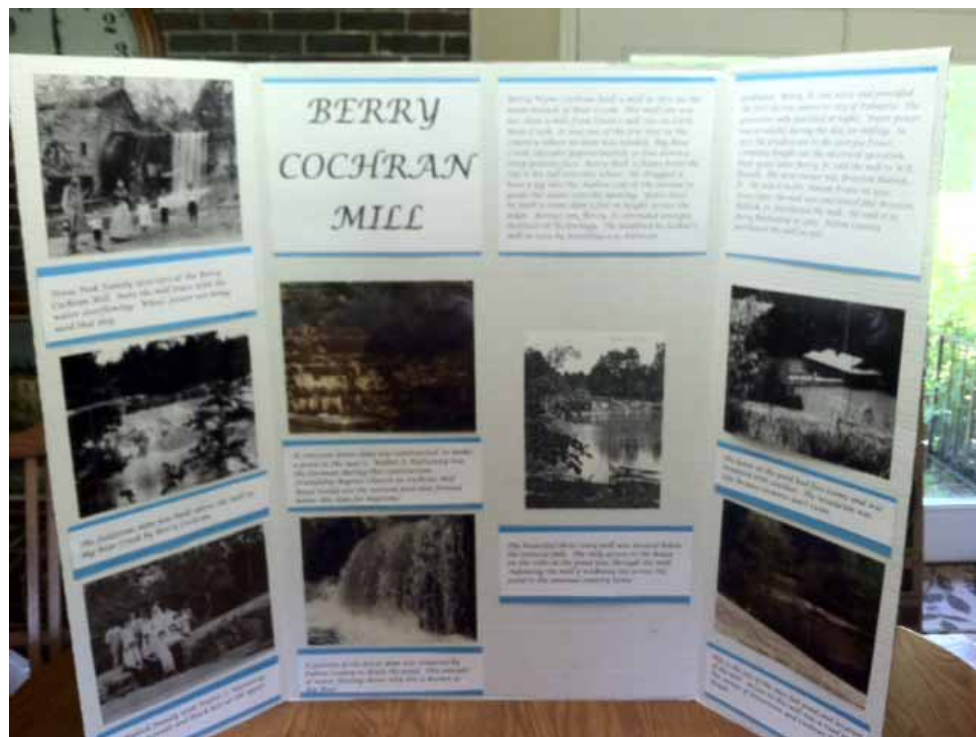
6. **Beavers House (1985-2003) – Fountain Family**
 - Introduction to the Fountain Family
 - Abbreviated Lineage of the Fountain Family
 - Before and after photos of the home renovation
 - Making a historic house a home – photos of family life in the Beavers home
 - 1989 Homecoming brochure from when Beavers House was on tour of homes
 - Property Appraisal
7. **Beavers House (2003-2016) – Fulton County**
 - Introduction to Fulton County and the Trust for Public Land
 - The Trust for Public Land – Preserving Land in Chatt Hills
 - Parcel map
 - Chatt Hills Blue Trails – An idea (previously) explored
 - Property Appraisal
8. **Beavers House (2016-present) – City of Chattahoochee Hills**
 - How the city acquired the property
 - Chatt Hills is a city that loves its parks
 - Community outreach efforts
 - What does the future hold for the property?
 - Deed to the property
 - Proclamation
 - City Council Minutes
 - Newspaper stories
 - A Resolution authorizing the Purchase of the Property known as Beaver House
9. **Chattahoochee River Ferries**
 - River Ferries in Campbell County, Campbellton, and throughout Chatt Hills
 - Map of Chattahoochee River with Ferries locations
 - Ferryboat Design – A do-it-yourself operation
 - Snapshots of local ferries
 - Joe & Henry Brock, Father-Son Ferry Operators
 - Ferry model by Sam Smith
10. **Rico Community**
 - A historic crossroads community
 - Smith's Store – At the heart of Rico
 - Pillars of the Community: Rico Churches and Lodge
 - Community Life through the Ages
11. **Goodes Community**
 - Photos and blurbs about the Goodes Community featuring churches, Men Folk, Women Folk, Children, and Keith's store, contributed by Sarah Ann Alford. No electronic copies.
12. **The Smith Family Once Upon a Time**
 - Photos and blurbs about the Smith family contributed by Judy Smith and Bonnie Goode. No electronic copies.

Displays Developed by Lila Rhyne and Betty Ann Hargis

The following photos are for the historic plays developed by Lila Rhyne and Betty Ann Hargis for the event



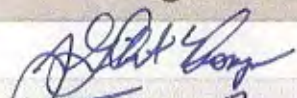
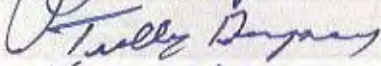
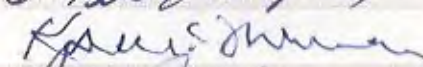
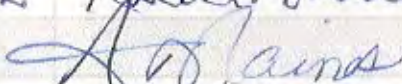
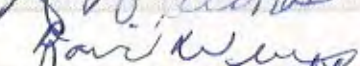
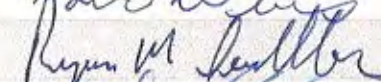
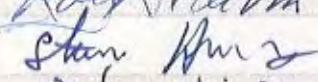
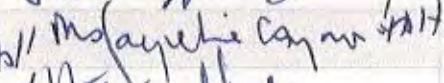
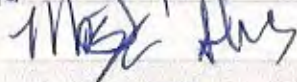
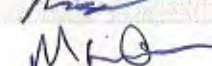
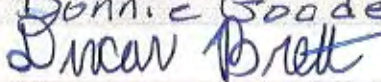




River Access in Chattahoochee Hills

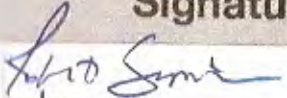
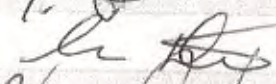
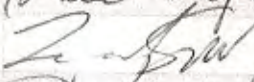
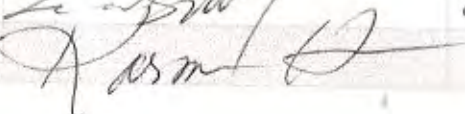
73

We the undersigned support the City of Chattahoochee Hills' effort to develop a new 25 mile Water Trail on the Chattahoochee River.

Printed Name	Signature	email address
J Gilbert Thompson		
Tully Demsey		
K.E. Mercereau		
Amanda Maires		
David Weems		
RYAN SEELBINDER		
~~David Seelbinder~~	~~~~	
Roy Godwin		
STEVE HURWITZ		
Jacqueline GAYNON-Hall		
Morgan Shively		
Myles Cotton		
Markson Cotton		
Bonnie Goode		
Duncan Brett		
Red Peck		

River Access in Chattahoochee Hills

We the undersigned support the City of Chattahoochee Hills' effort to develop a new 25 mile Water Trail on the Chattahoochee River.

Printed Name	Signature	email address
Robert Simpson		
Debbie Fraker	D. Fraker	
Jonnie Crabb	Jonnie Crabb	
Barry Belgen		
Deb Belgen	Deborah Belgen	
CHRISTINA BLUM	Christina C. Blum	
MARILYN McGoire	Marilyn McGoire	
Blake Page		
Sarah Mainor	Sarah Mainor	
Sheila Frost	Sheila Frost	
Candice Lund		
Tim Carlow		
Andreas Kotsianis		
Will Wright	Will Wright	
Leonard Small		
Karoncia Hall		

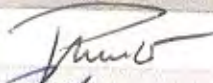
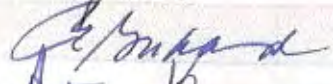
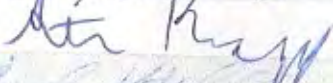
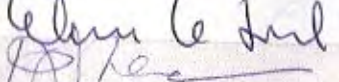
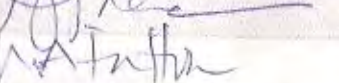
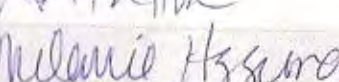
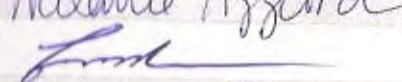
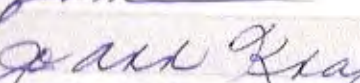
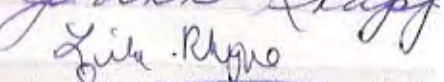
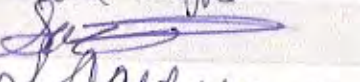
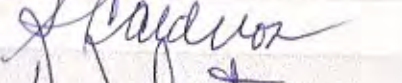
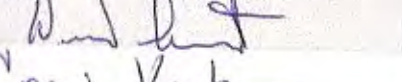
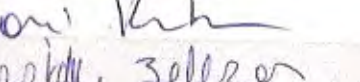
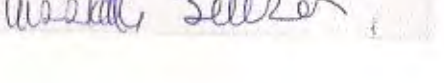
River Access in Chattahoochee Hills

We the undersigned support the City of Chattahoochee Hills' effort to develop a new 25 mile Water Trail on the Chattahoochee River.

Printed Name	Signature	email address
Carol Lucas	Carol Lucas	
NOEL Gilliam	Noel Gilliam	
JAMES E. Turner	James E. Turner	
Elaine Bryant	Elaine Bryant	
Kay Long	Kay Long	
Rick Todd	Rick Todd	
MIKE KWIATKOWSKI	Mike Kwiatkowski	
Becca Smith	Becca Smith	
Alex Smith	Alex Smith	
Jan Gentry	Jan Gentry	
Bailey Williams	Bailey Williams	
Boddy Peck	Boddy Peck	
Sara Ann Alford	Sara Ann Alford	
Maggie Gentry	Maggie Gentry	
Max Arnold	Max Arnold	
Peter Wild	Peter Wild	

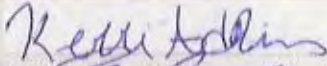
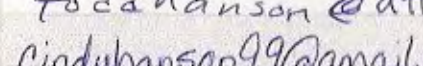
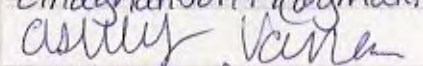
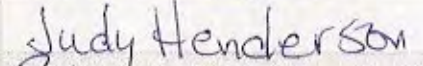
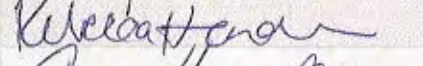
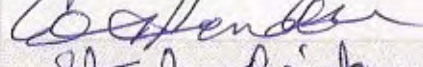
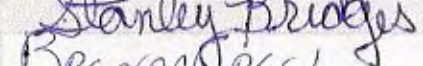
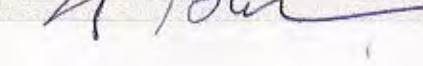
River Access in Chattahoochee Hills

We the undersigned support the City of Chattahoochee Hills' effort to develop a new 25 mile Water Trail on the Chattahoochee River.

Printed Name	Signature	email address
Peter Schneider		
JOHN GRAHAM		
Steve Knapp		
Ricky Hiller		
ANDY FORD		
RONALD MEREDITH		
Wm Tullon		
Melanie Hyzema		
Coran Hyzema		
JO ANN KNAPP		
Lita Rhyno		
Sarah Davis		
Susan Caldwell		
David Sweet		
Cori Kuben		
Cassidy Zellner		

River Access in Chattahoochee Hills

We the undersigned support the City of Chattahoochee Hills' effort to develop a new 25 mile Water Trail on the Chattahoochee River.

Printed Name	Signature	email address
Kerri Adkins		
Stacy Adkins		
Betty Adkins		
RW BRANCHARD		
Geo. DANUSIS		
Roland Aiston		
Todd Hanson		toddhanson@attir
Cynthia Hanson		cindhanson99@gmail.co
Ashley VANHOUSE		ashley_vanhu
David Goode		
Judy Henderson		
Rebecca Henderson		
Ernie Henderson		
Stanley Bridges		
Dwinda Gul		
H. Thomas Blum		

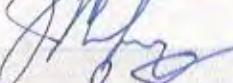
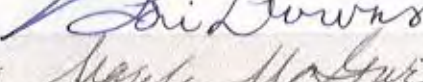
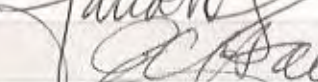
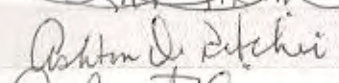
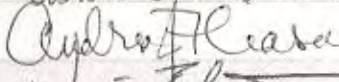
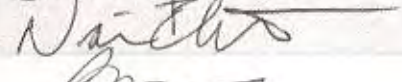
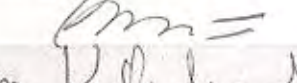
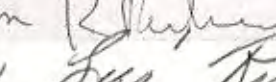
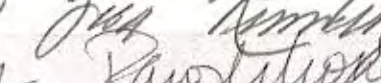
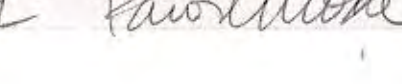
River Access in Chattahoochee Hills

We the undersigned support the City of Chattahoochee Hills' effort to develop a new 25 mile Water Trail on the Chattahoochee River.

Printed Name	Signature	email address
Jean Shelor	Jean Shelor	
Bob Shelor	Bob Shelor	
Matt Ledom	Matt Ledom	
Maria Hanson	Maria Hanson	
Ron Simblist	Ron Simblist	
Mary Janethack	Mary Janethack	
Christina Byrd	C Byrd	
Joseph Byrd	Joe Byrd	
Sam Harrison	Sam Harrison	
Janice Boutin	Janice Boutin	
Judy Walker	Judy Walker	
Hope Harrison	Hope Harrison	
James E. Stephens	James E. Stephens	
Harold D. Huffmaster	Harold Huffmaster	
FRED COVILLION	Fred Covillion	
David Hanson	David Hanson	

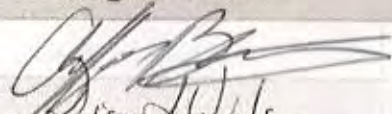
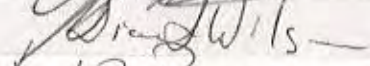
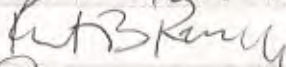
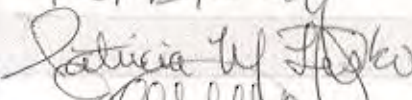
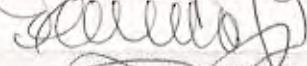
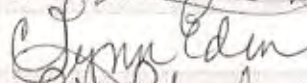
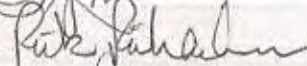
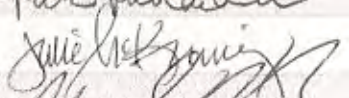
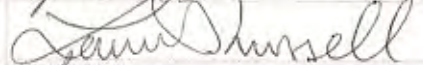
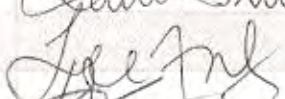
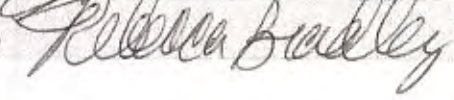
River Access in Chattahoochee Hills

We the undersigned support the City of Chattahoochee Hills' effort to develop a new 25 mile Water Trail on the Chattahoochee River.

Printed Name	Signature	email address
Peter Clemens		
April LeDon		
JOE Heibergin		
Joseph Schats		
Lori Downs		
MARILYN MCGOIRIS		
JANAM SWENSON		
E.C. Hall		
RITA RITCHIE		
ASHTON RITCHIE		
ANDREA CIASULLO		
Dianne Cutler		
Pam Meredith		
Karen Richardson		
Lisa Remley		
PAMBA KUEHL		

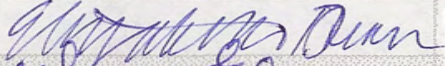
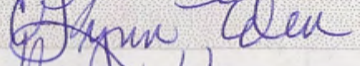
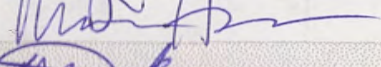
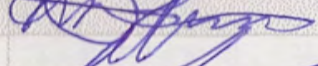
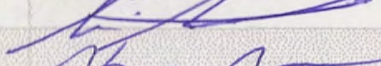
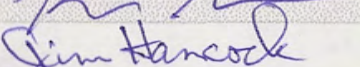
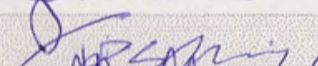
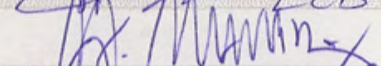
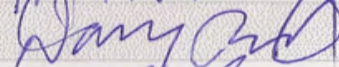
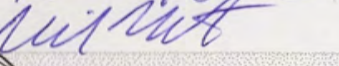
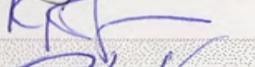
River Access in Chattahoochee Hills

We the undersigned support the City of Chattahoochee Hills' effort to develop a new 25 mile Water Trail on the Chattahoochee River.

Printed Name	Signature	email address
Clifford Blizard		
Diana Wilson		
Kent Remley		
Pat Hesko		
Dianne Harnell Coker		
Richard Green		
Lynn Eden		
Rick Richardson		
Julie McGinnis		
Mike McKinney		
Laura Russell		
Lee Foster		
Gus Summner		
Rebecca Bradley		

River Access in Chattahoochee Hills

We the undersigned support the City of Chattahoochee Hills' effort to develop a new 25 mile Water Trail on the Chattahoochee River.

Printed Name	Signature	email address
Elizabeth Dean		
Lynn Eden		
Maria Hanson		
David Hanson		
Chris Smith		
Kristy Smith		
Jim Hancock		
Chris Mancini		
HERNDON MURRAY		
David Bird		
Michael Morton		
ROBERTO ESPINOSA		
Kelly Vann		
Glen Vann		

LAND VULNERABILITY

CHATTAHOOCHEE CORRIDOR FROM CITY OF ATLANTA WATER INTAKE TO LIMITS OF FULTON & DOUGLAS COUNTIES

Legend

Vulnerability Categories:

- A

B

C

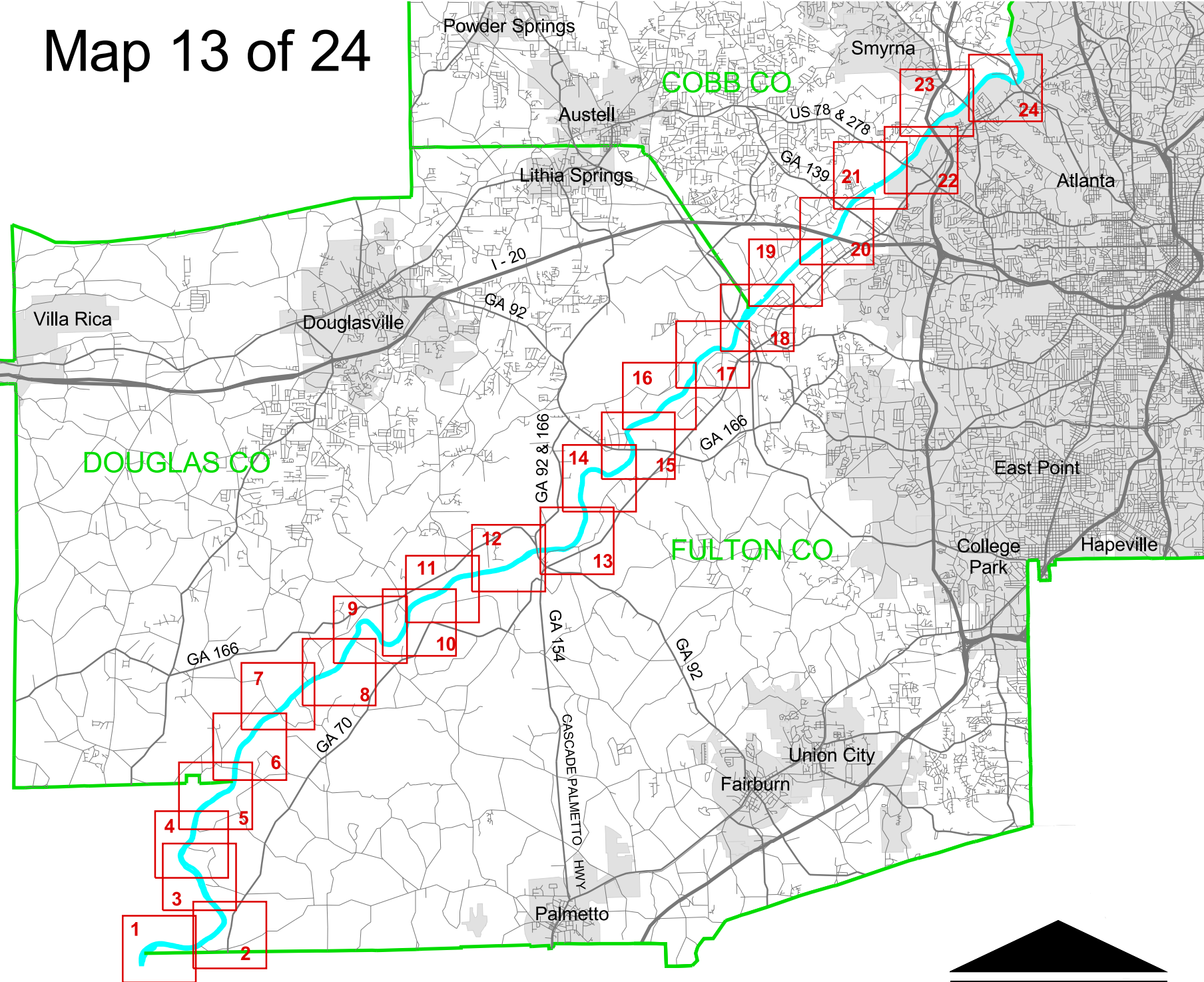
D

E

F
- Least Vulnerable
- Most Vulnerable
-
- 100 Year Floodplain*
-
- Category Boundaries
-
- Chattahoochee River

* U.S. Army Corps of Engineers Floodplain

Map 13 of 24



SCALE 1" = 400'

Aerial photography flown in 1993

Atlanta Regional Commission

