

Draft Issues and Opportunities

The following list includes issues and opportunities from the previous comprehensive plan. New issues and opportunities identified in the 2026 plan update process thus far are bolded. Please review and denote if the item is still a priority or not, as well as add any additional issues or opportunities in each category, or generally on the last page.

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. There is a need to improve the program so residents and others are able to benefit and land across the city is preserved.		
The City's 20-acre rule for subdivision of land limits resident's 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 and proximity to other infrastructure, South Fulton Parkway may better support development than other areas of the City.		
There are concerns with the nature and 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.		
<u>Additional Land Use and Housing Issues or Opportunities?</u>		
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.		
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 and dirty sheets.		
There is a need for transportation for the disabled and elderly in the community.		
The city has the opportunity to work with GDOT to develop the character of South Fulton Parkway and other state routes.		
<u>Additional Transportation Issues or Opportunities?</u>		
Economic Development and Intergovernmental Coordination	✓	✗
Education was identified as an issue for Chattahoochee Hills. Community-based education and stronger support for local schools was identified as a need.		

Accomplishing preservation and conservation goals should be a priority within the community.		
City government should assume a leadership role in fostering the community's conservation and preservation priorities, but support will be needed through collaborative efforts with many partners, including civic associations, land developers, private property owners, and interested citizens.		
Preserving the rural character of the community and promoting the rural identity of the community are important values to residents.		
Create opportunities for access to the Chattahoochee River.		
Implement the Chattahoochee Riverlands Greenway Study.		
Use parks, protected greenspace and vistas to promote economic development.		
Preserve the city's historic resources.		
Utilize and support the planning work created by the Historic Preservation Commission.		
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.		
<u>Additional Natural and Cultural Resources Issues and Opportunities?</u>		

Are there any other issues or opportunities that we should include? If so, please write them in the space provided below.