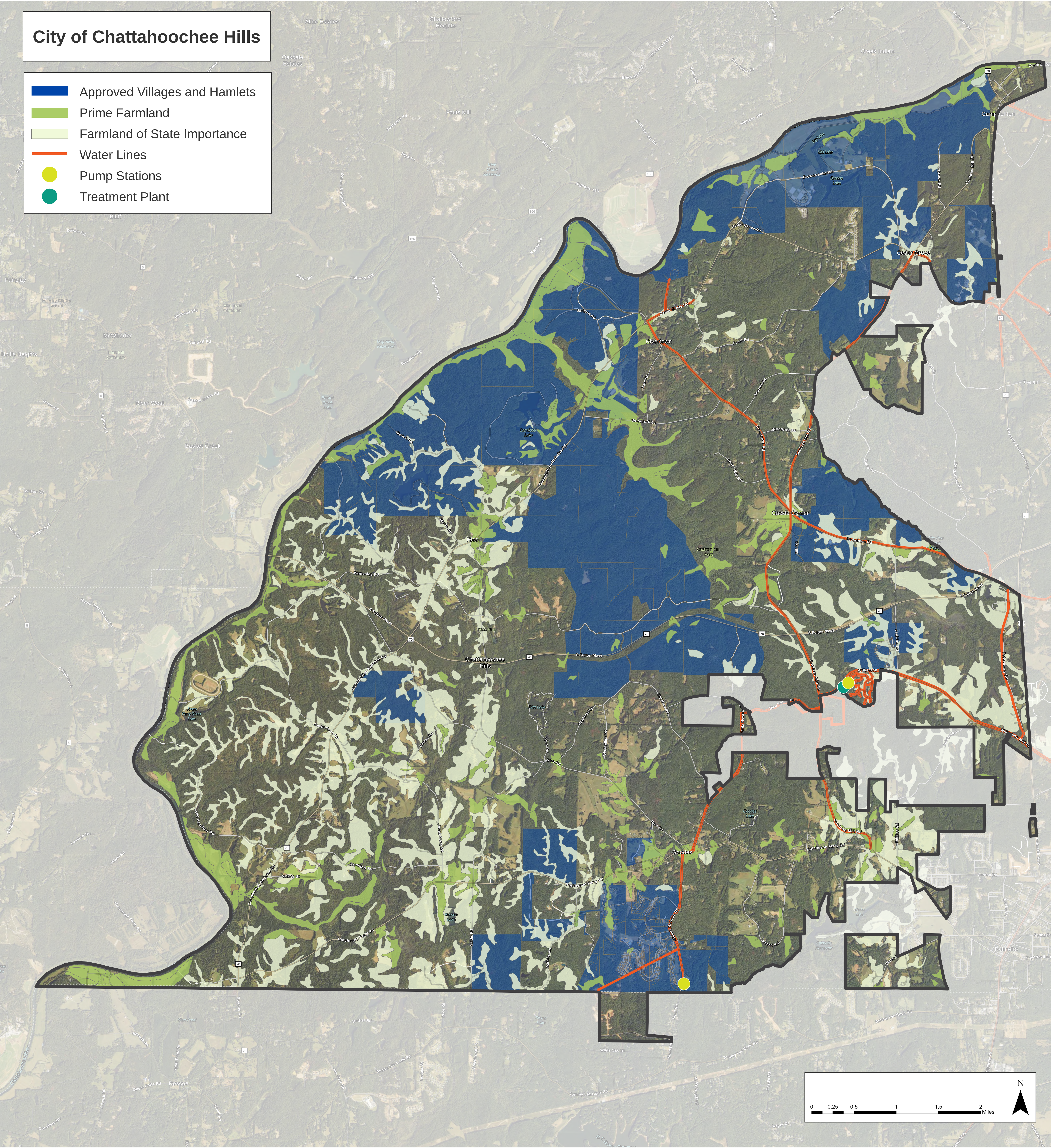


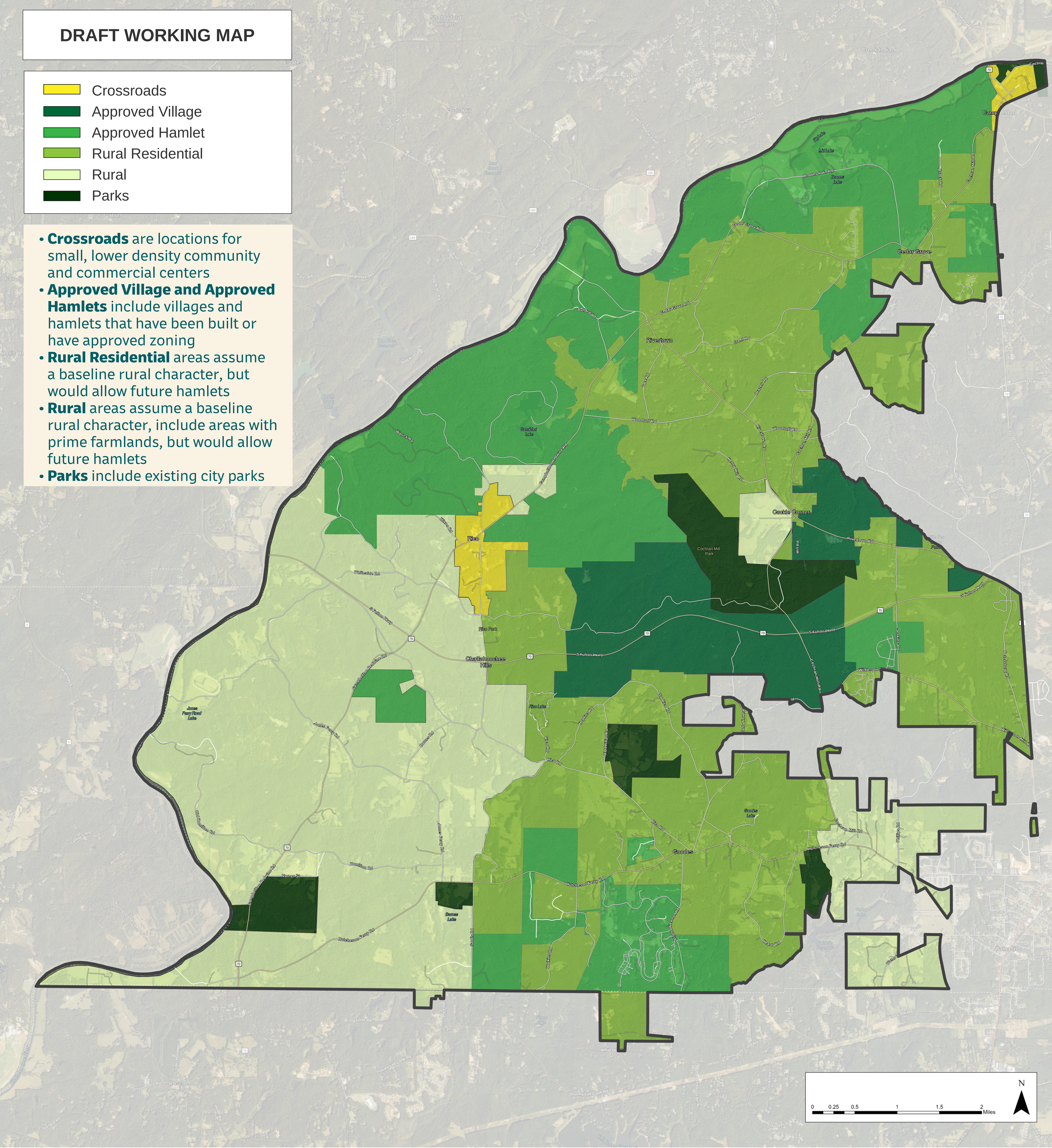
Overlay Map

The map below shows existing conditions in Chattahoochee Hills, including recently zoned/entitled parcels, existing infrastructure, and prime farmland and farmland of state importance, which identifies where in the City is most suitable for growing crops.



Draft Working Map

The Future Development Map is intended 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 below considers these and builds on the existing Future Development Map to provide a different view on future development.

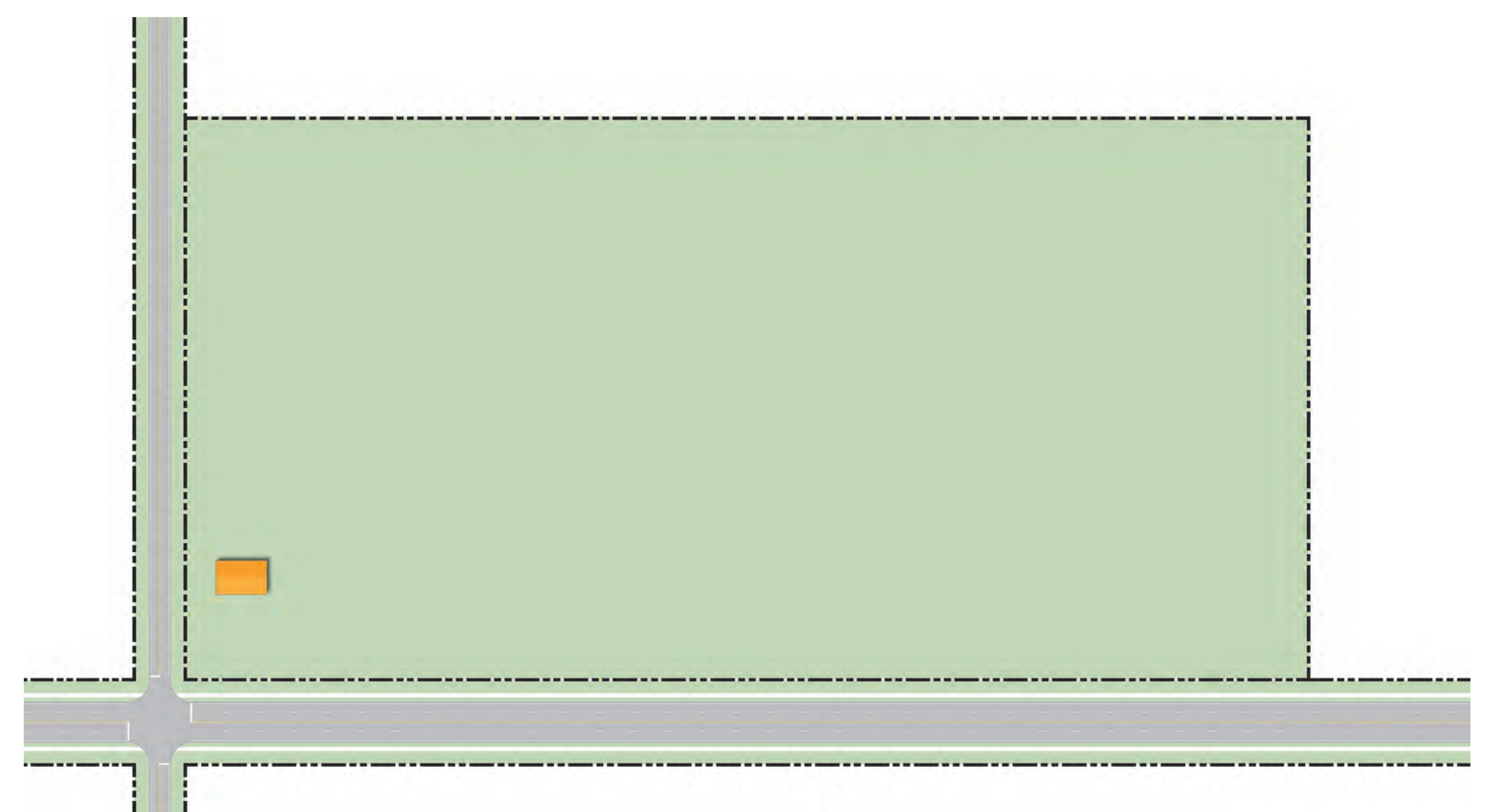


20-Acre Rule Potential Alternatives

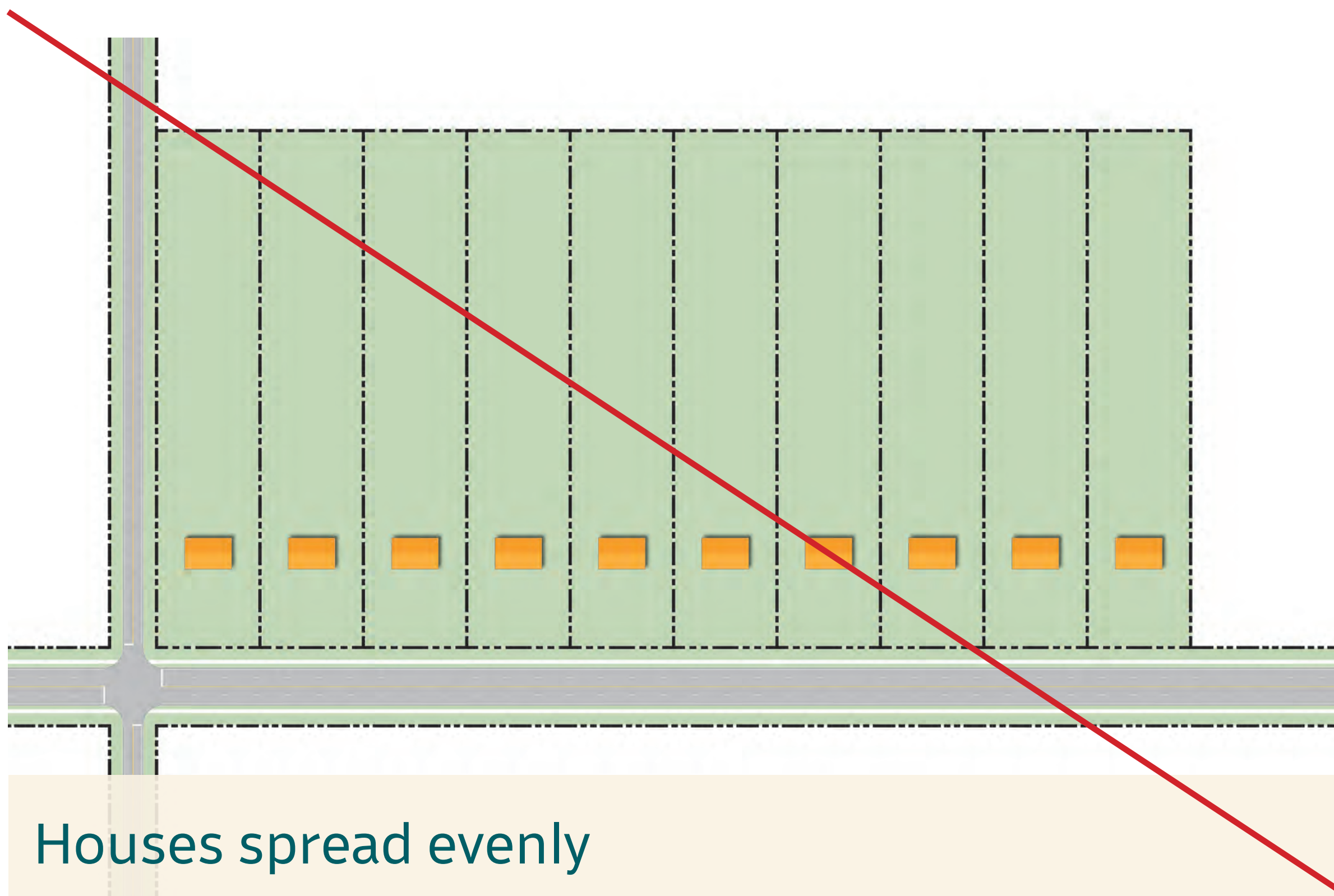
As part of the discussion on the 20-acre rule, several hypothetical development concepts were presented to the working group. These conceptual layouts illustrate several alternatives for the subdivision of a 20-acre lot and were intended to spur discussion. The working group indicated an openness to revisit the 20-acre rule, including the legacy property owner guidance.

Key considerations for any changes to this rule include:

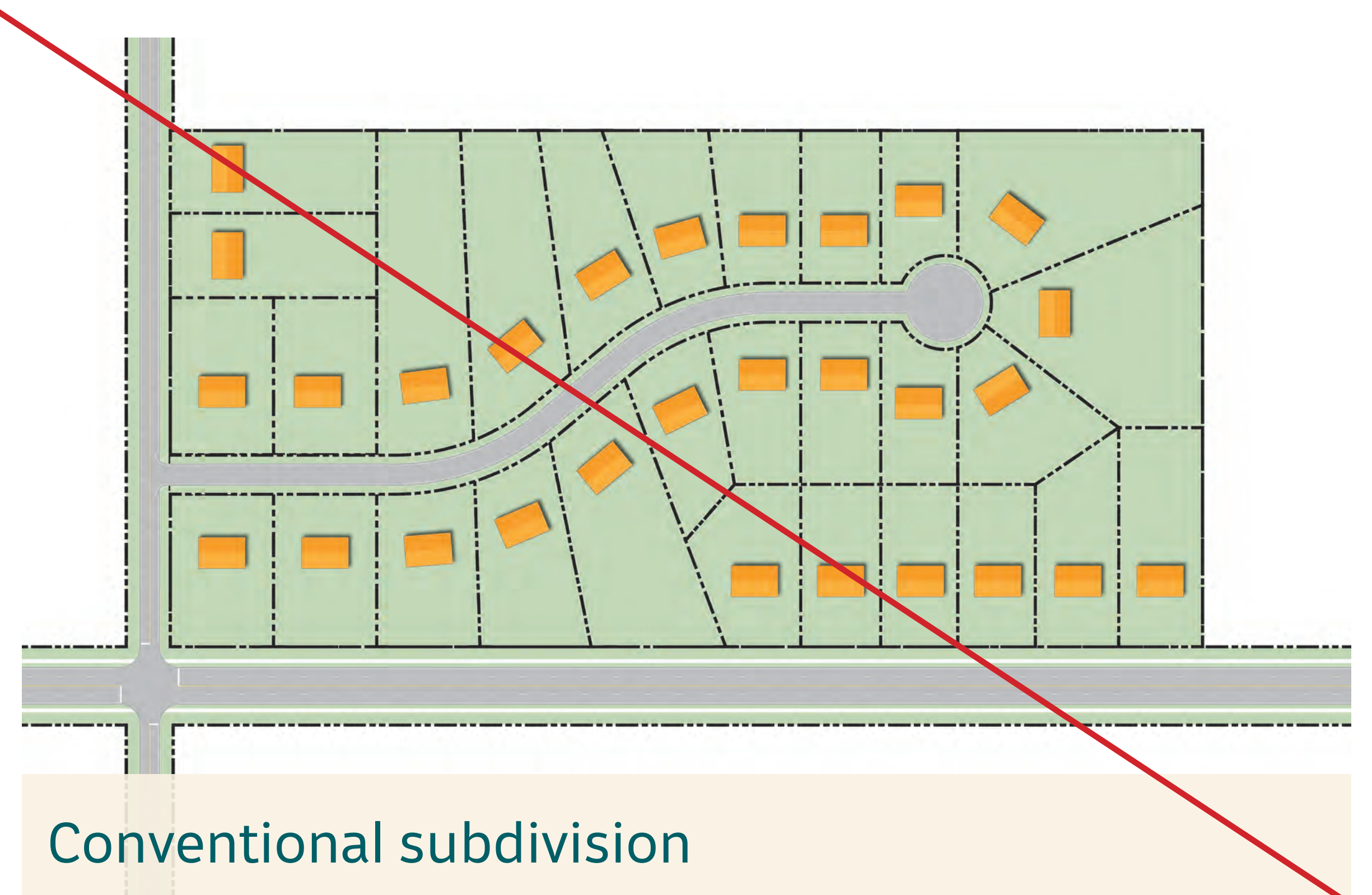
- Maintaining the 70/30 preservation or higher
- Limiting the number of times a lot can be subdivided
- No additional or limited additional driveways
- Maintaining buffers from the roadway and nearby properties
- Maintaining the existing character of the property's road frontage
- Permanent preservation of land



1 house on 20 acres (current)



Houses spread evenly



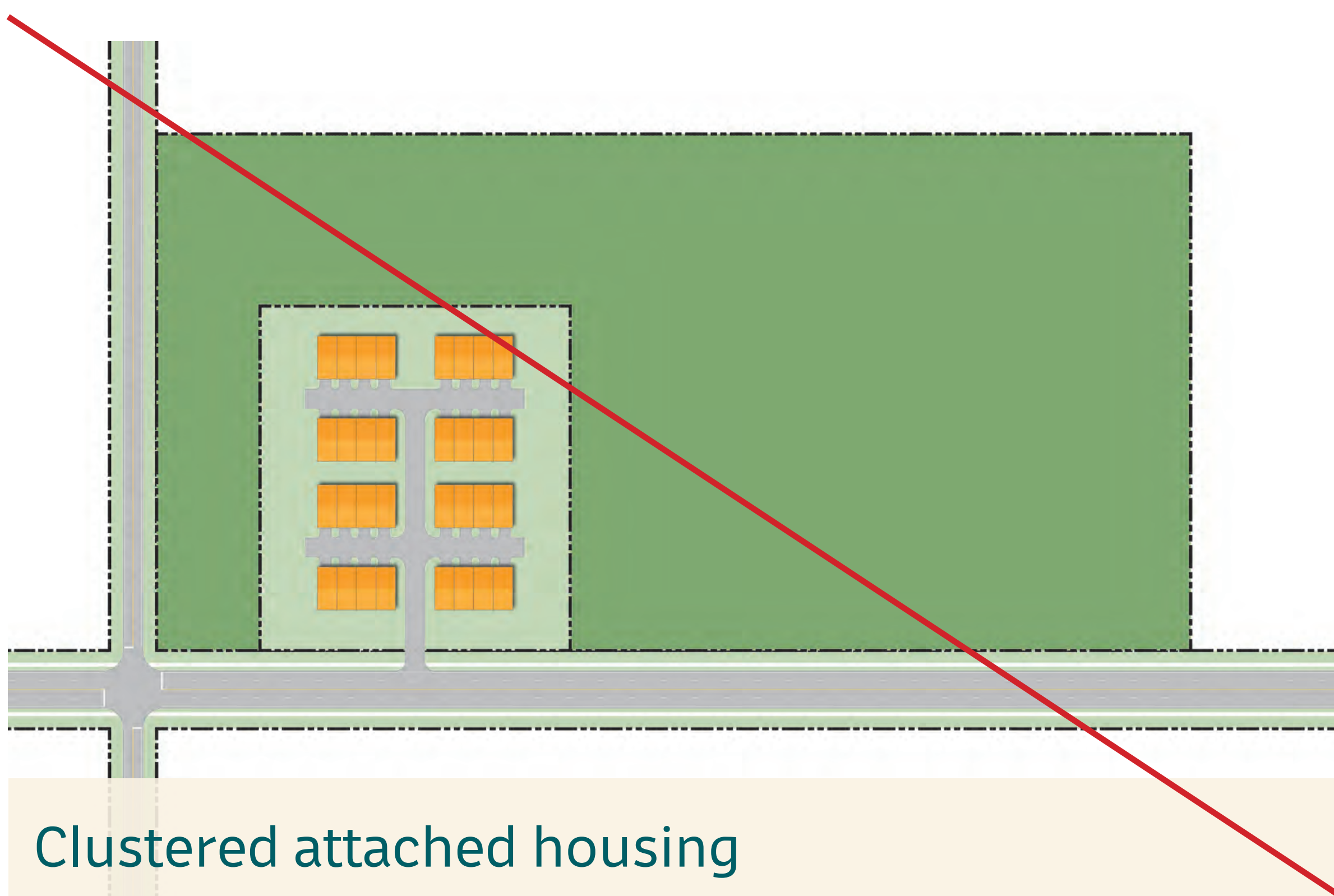
Conventional subdivision



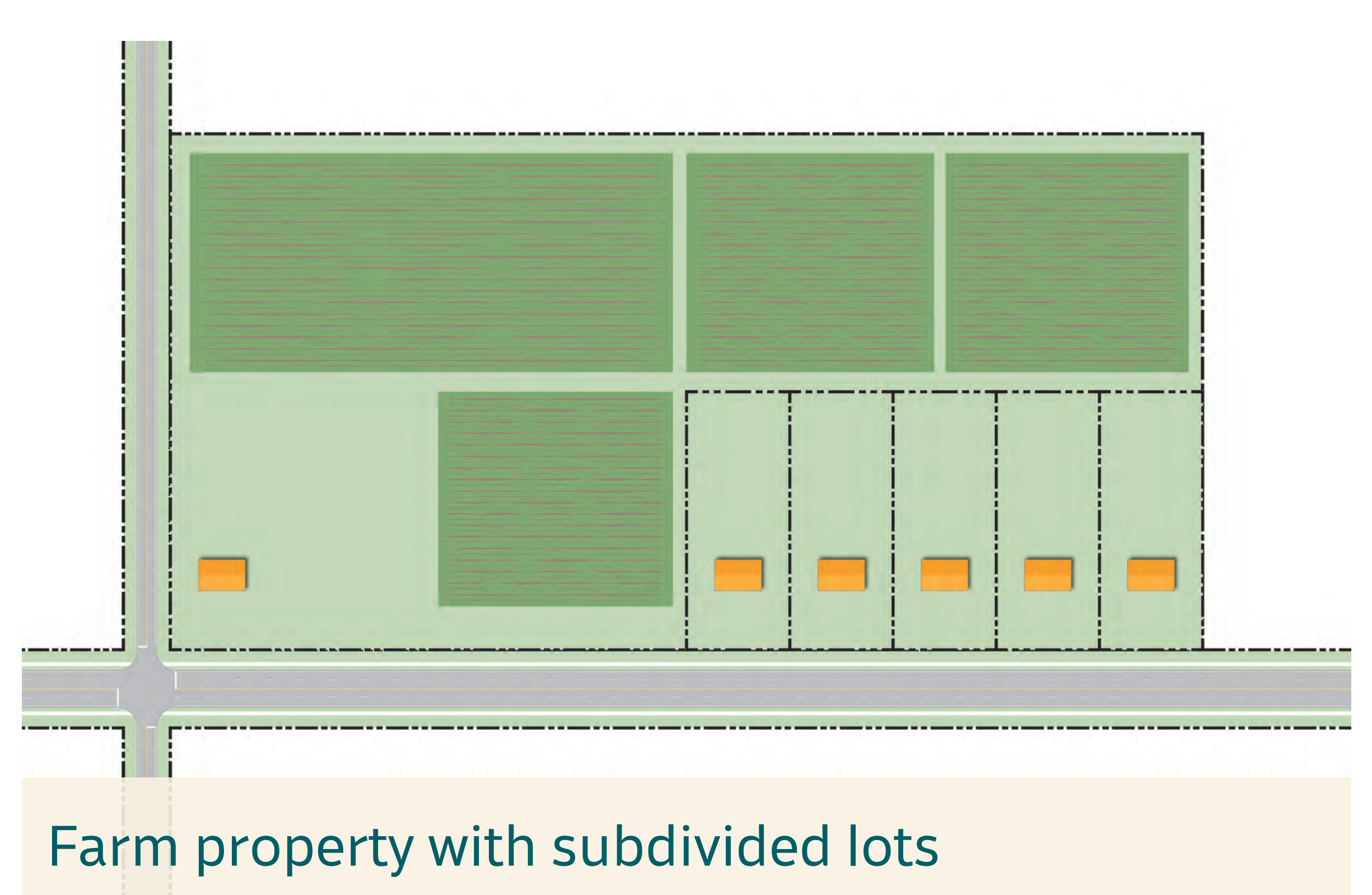
Clustered housing on 20% of property



Clustered housing on 30% of the property



Clustered attached housing



Farm property with subdivided lots

Land Use

In addition to the working Future Development Map, draft Land Use priorities have emerged throughout the first Community Open House, Advisory Team Meetings, and Working Group meetings. Please review the draft Land Use priorities and provide your thoughts in the spaces provided.

Draft Strategies and Priorities

- Update the Future Development Map to incorporate and reflect existing development, planned development, natural resources, and utility availability.
- Explore alternatives to the current 20-acre rule.
 1. Change the legacy landowner cutoff year from 2007 to 2021.
 2. Allow limited additional development with permanent conservation, buffers from the roadway and nearby properties, and no additional driveways.
 3. Outstanding topics to be discussed include the appropriate amount of additional development or subdivision of land that could be allowed.
- Establish a city-led TDR and/or PDR program to help “kick-start” TDR within the city.
- Develop a clear land preservation strategy to guide city-led TDR or PDR program rather than relying solely on market-led preservation.
- Pursue public or partnership-based funding mechanisms (e.g., assessments, foundations, nonprofits) to actively acquire development rights for priority areas.

What do you think about the priorities identified?

What else should the City keep in mind?

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

- Most new employment should be located along South Fulton Parkway.
- Limited healthcare facilities, recreation opportunities, quality and local schools, and community facilities within hamper growth.
- Senior, workforce, agricultural, and entry-level micro-hamlets are potential solutions to housing issues that balance needs with community values.
- 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?

What else should the City keep in mind?

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

What do you think about the priorities identified?

What else should the City keep in mind?

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?

What else should the City keep in mind?

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?

What else should the City keep in mind?