

City of Chattahoochee Hills

Advisory Team Meeting #1
February 24, 2026

Kimley»Horn



Welcome and Introductions



**What do you think makes
Chattahoochee Hills unique
or special?**



**What does Chattahoochee
Hills look like in the future?**



Agenda

- Comprehensive Plan Overview
- Who is Chattahoochee Hills?
- Chattahoochee Hills Today
- Issues and Opportunities Discussion
- Vision Discussion
- Land Use Preview
- Next Steps



Comprehensive Plan Overview



What is a comprehensive plan?

- Outlines a community's desired vision for the future
- Elements related to land use, infrastructure, housing, economic development, and quality of life
- Establishes vision, but does not constitute zoning regulations
- This will be Chattahoochee Hills fourth plan update



The City of Chattahoochee Hills Comprehensive Plan Update 2016

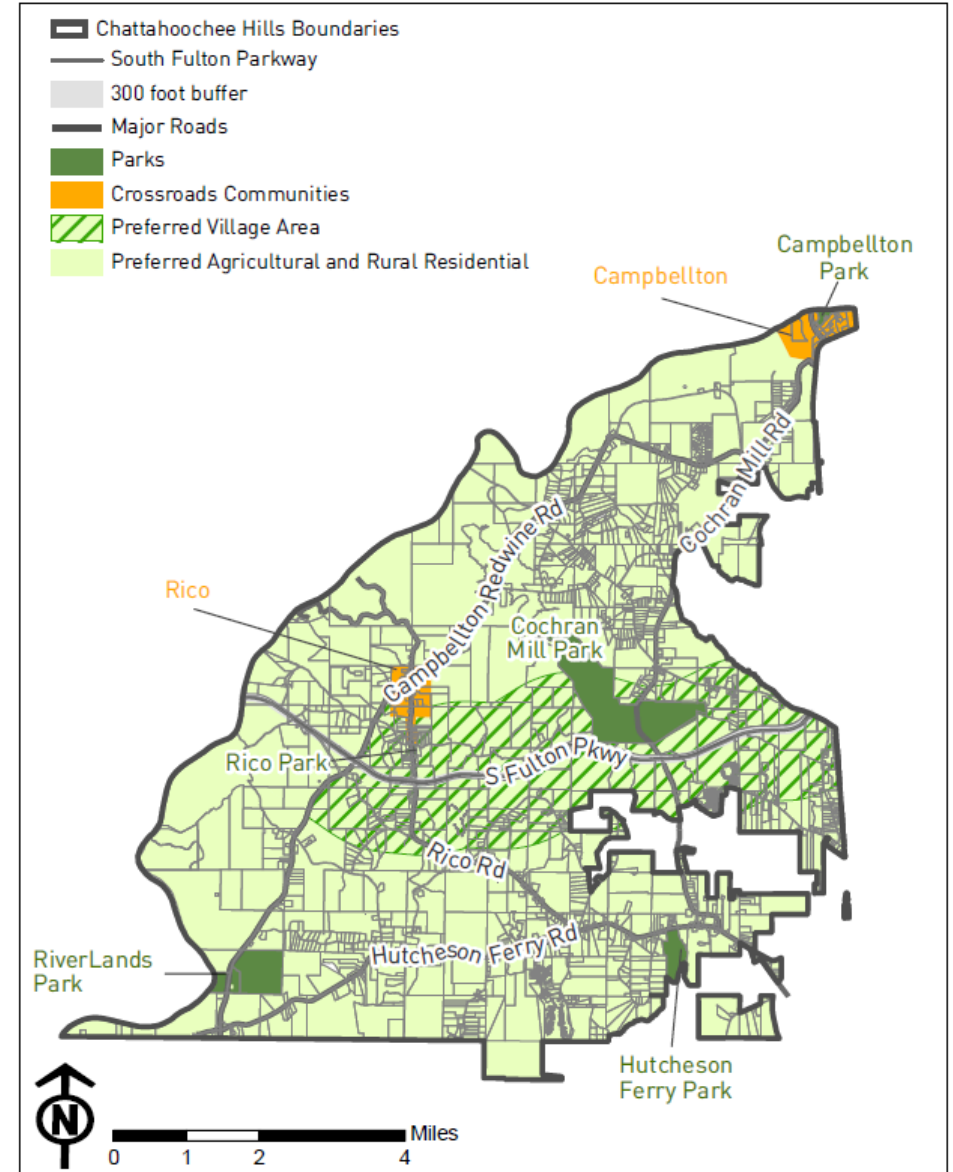
Adopted December 6, 2016



How is it used?

- Provides basis for zoning, land use, and development decisions
- Guides establishment of development regulations
- Guides public investments in transportation and other infrastructure
- Provides connections to other plans or initiatives

Future Development Map



Requirements for a Comprehensive Plan Update

Georgia Department of Community Affairs (DCA) guidance on comprehensive plans:

- Updated every five years
- Two public hearings
- Stakeholder committee
- Opportunities for community input
- Issues and opportunities
- Vision and goals
- Land use, economic development, housing, transportation
- Report of accomplishments
- Updated community work program



Other Planning Efforts

- Local Food Systems Plan – Food Well Alliance | **2026**
- Safety Action Plan | **2026**
- Chattahoochee Hills Transportation Plan | **2027**
- Southern Fulton CTP | **2027**

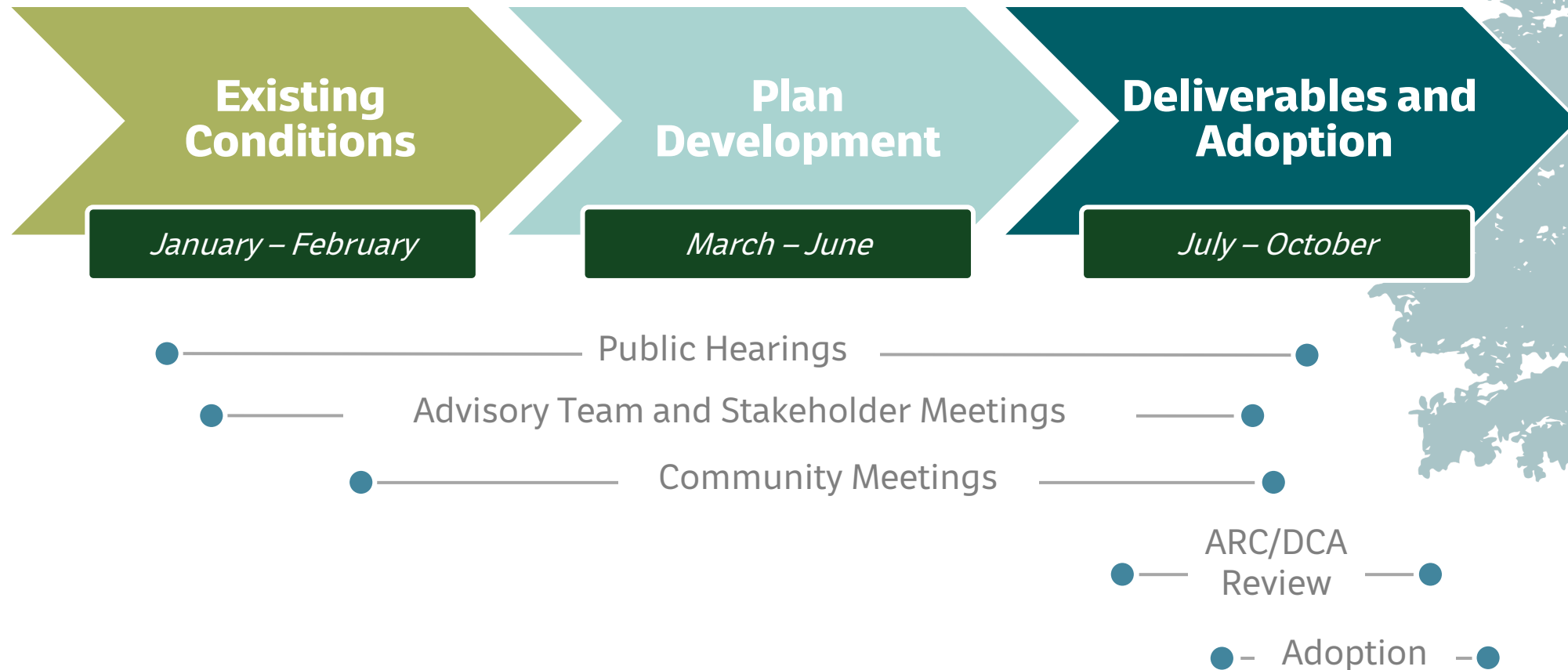


Responsibilities of the Advisory Team

- Georgia Department of Community Affairs (DCA) requirement
- Provide input at key points and on key plan elements
- Act as a “sounding board” on behalf of the community
- Serve as community liaisons
- Meet three times throughout the process
 - February, April, and June



Comprehensive Plan Schedule



Community Engagement

- Public Hearings
- 3 Advisory Team Meetings
- 3 Community Meetings
- Pop-Up/Intercept Meetings with Key Stakeholders
- Task Force and Subcommittee Meetings
- Online Engagement
 - Project Website
 - Community Survey

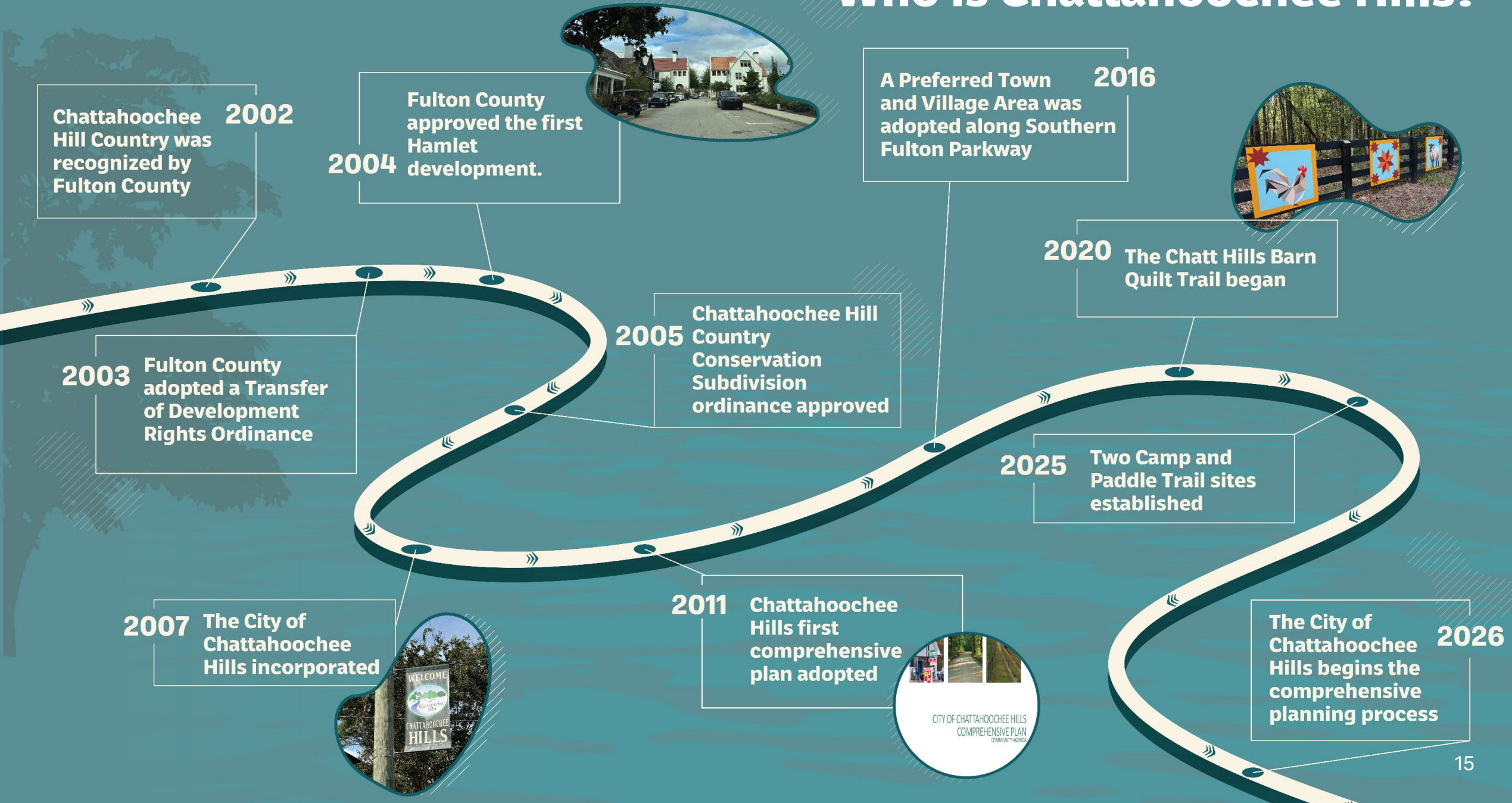
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Who is Chattahoochee Hills?



Who is Chattahoochee Hills?



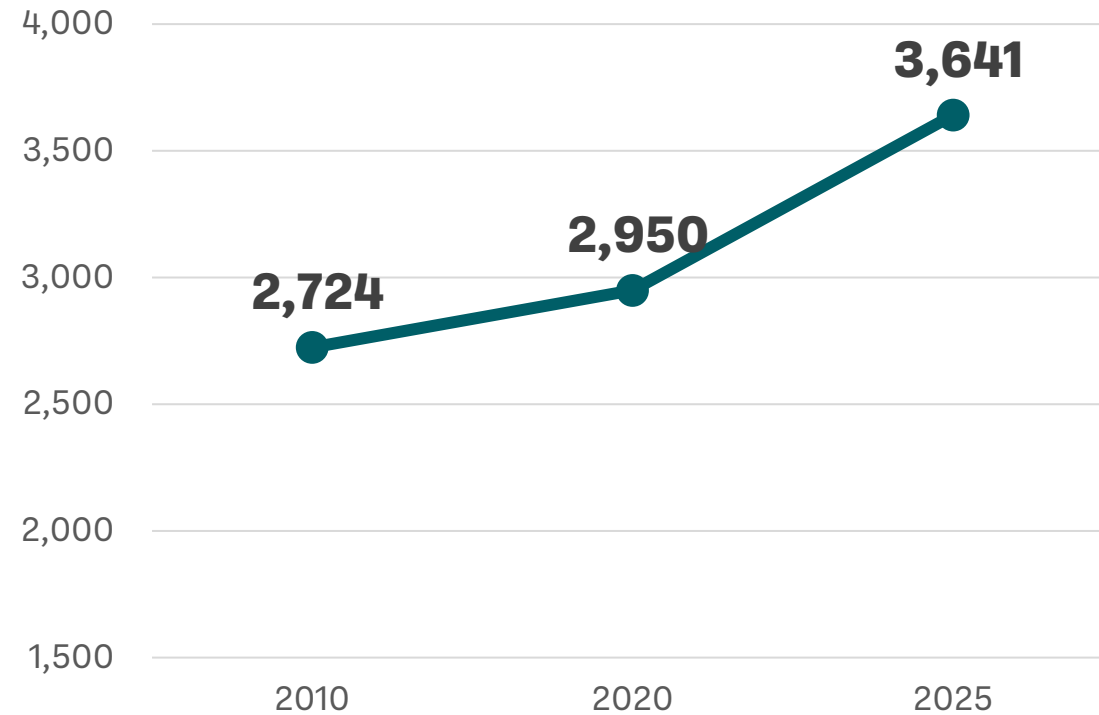
Chattahoochee Hills Today



Population

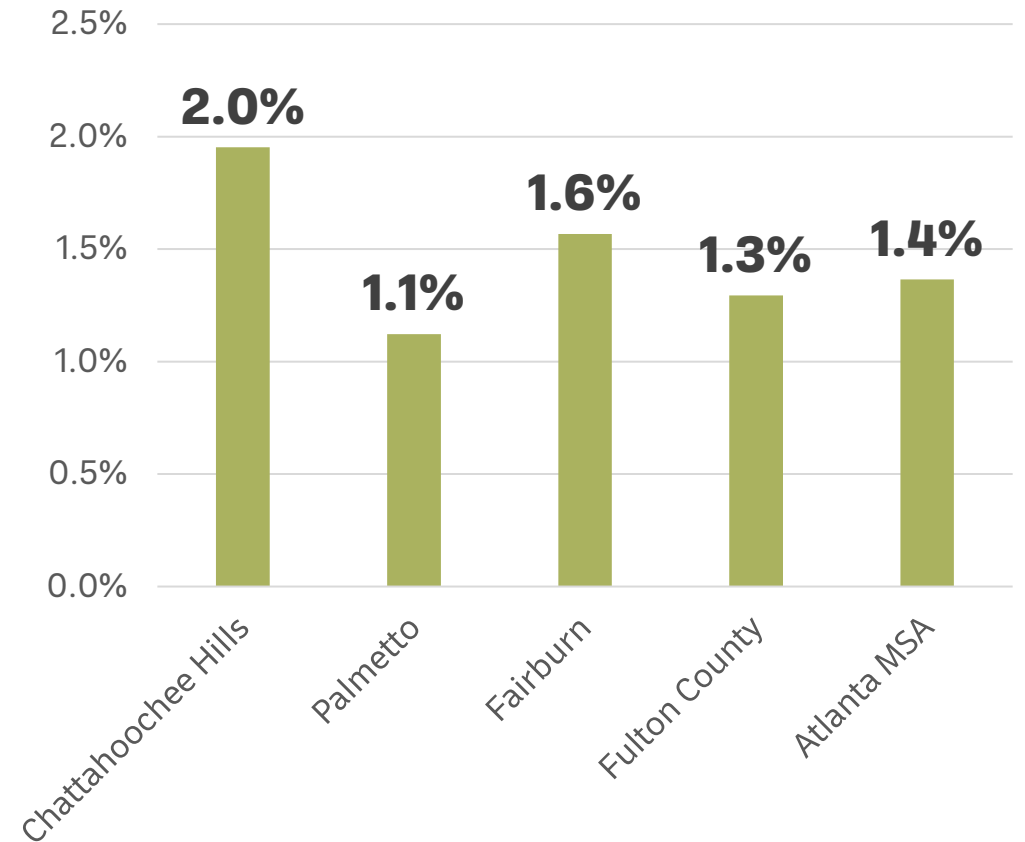
Population Trends, 2010-2025

Source: ESRI Business Analyst (BAO)



Compound Annual Growth Rate, 2010-2025

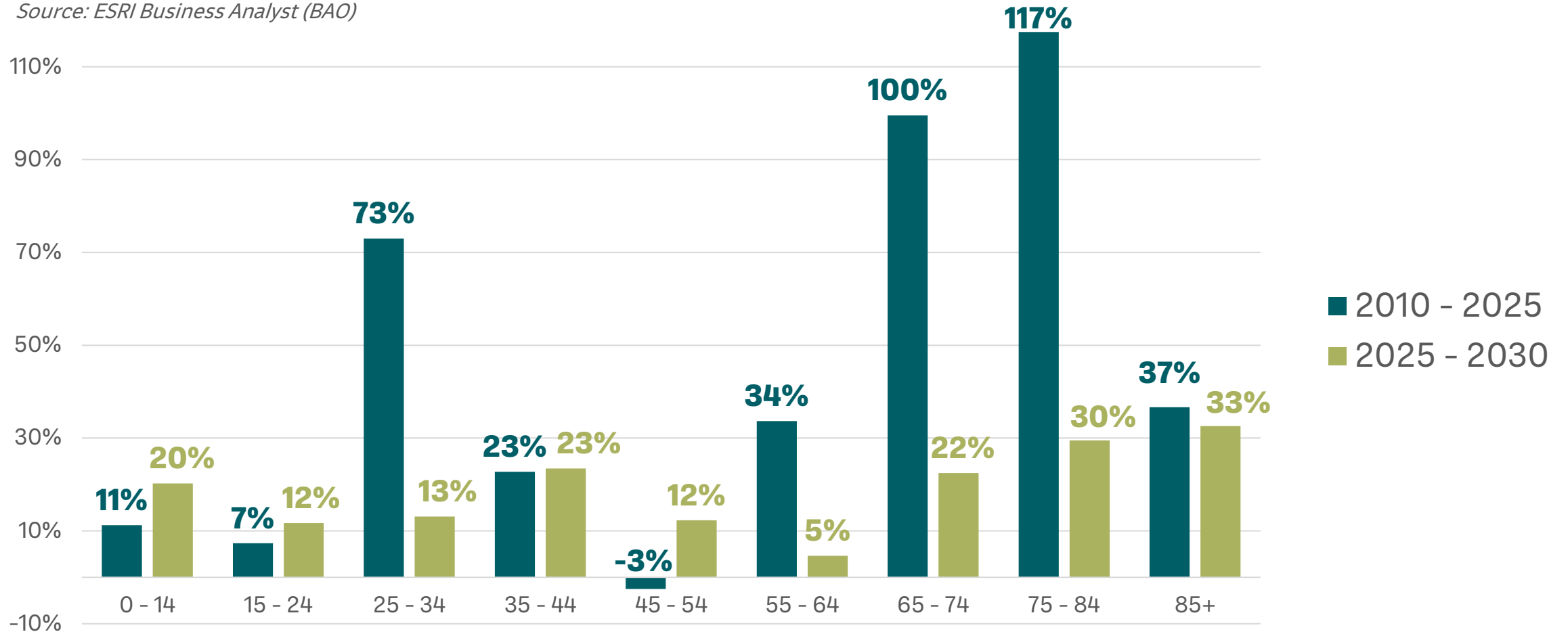
Source: ESRI Business Analyst (BAO)



Age

Population Growth by Age Cohort

Source: ESRI Business Analyst (BAO)



Local Housing Market

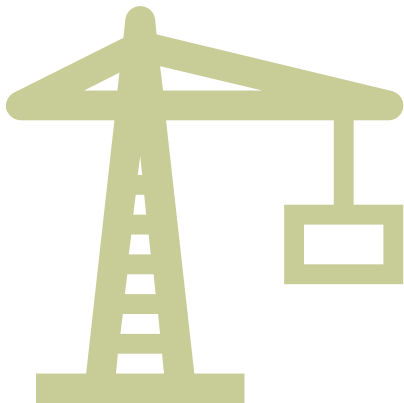
**Median home
value**

\$381,548

*23.4% lower than the
median home value in
Fulton County*



Source: ESRI Business Analyst (BAO)



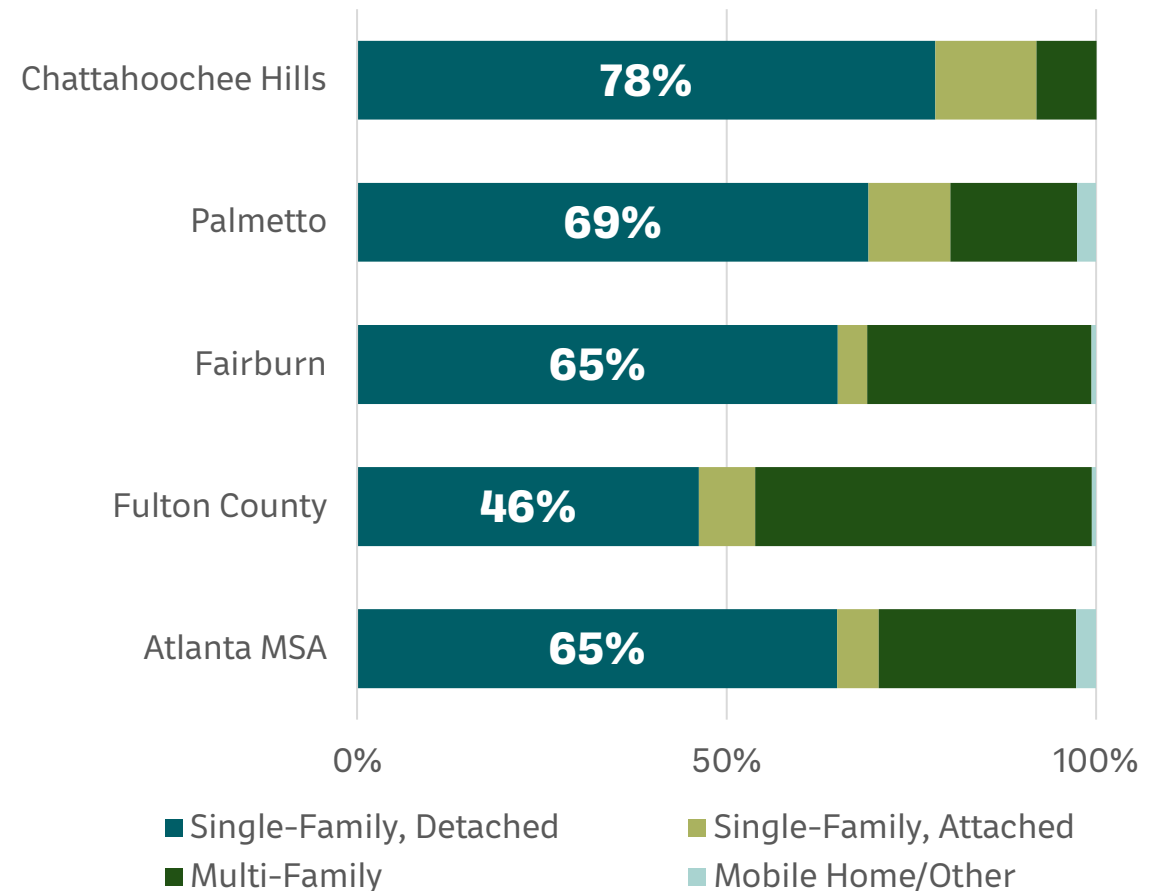
Source: ACS 2024

**Median year
structure built**

1998

Housing Types, 2025

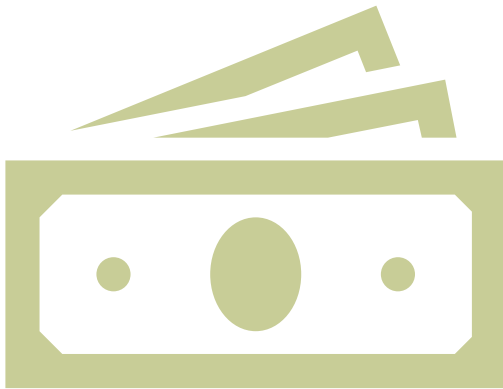
Source: ESRI Business Analyst (BAO)



Household Income

Median Household
Income

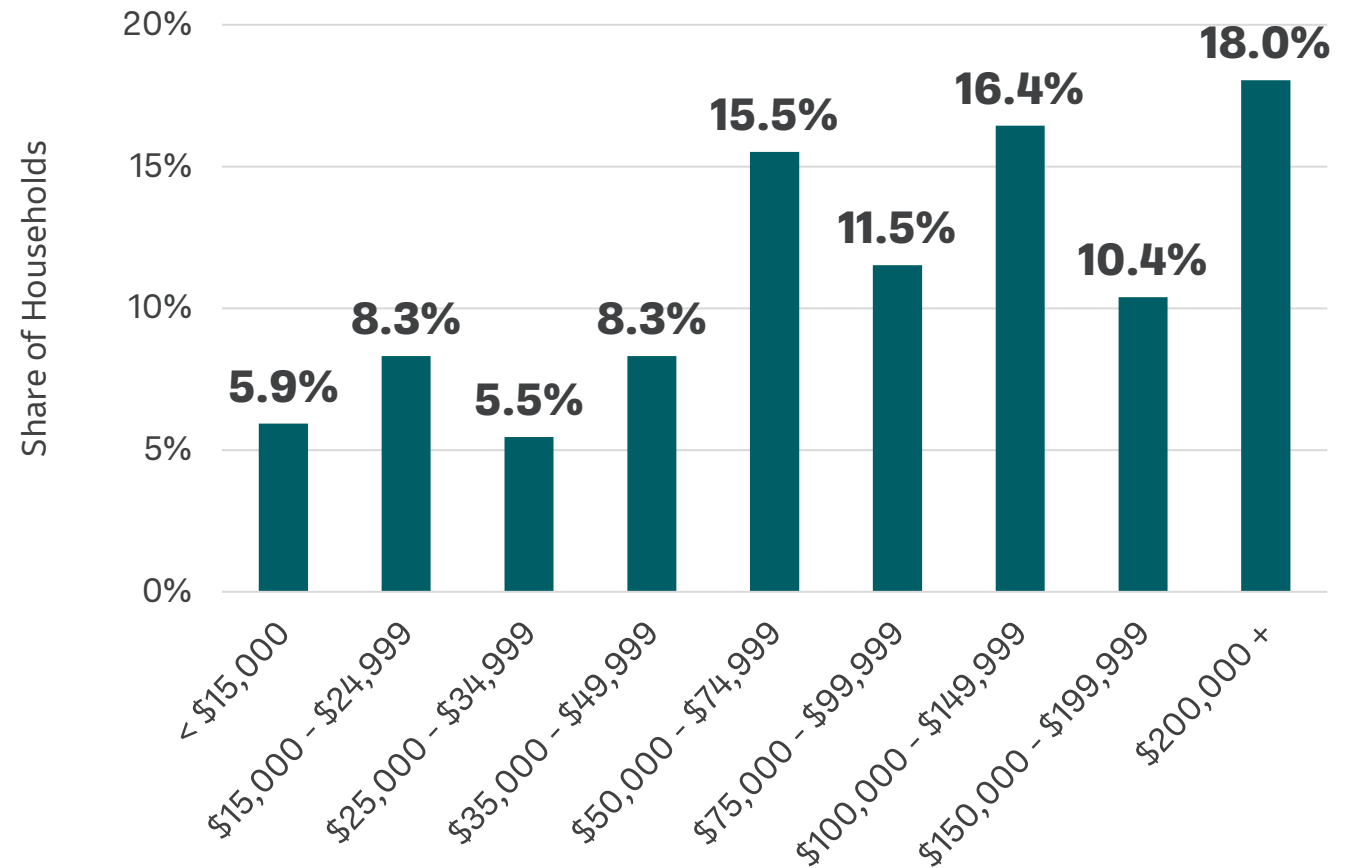
\$87,193



Source: ESRI Business Analyst (BAO)

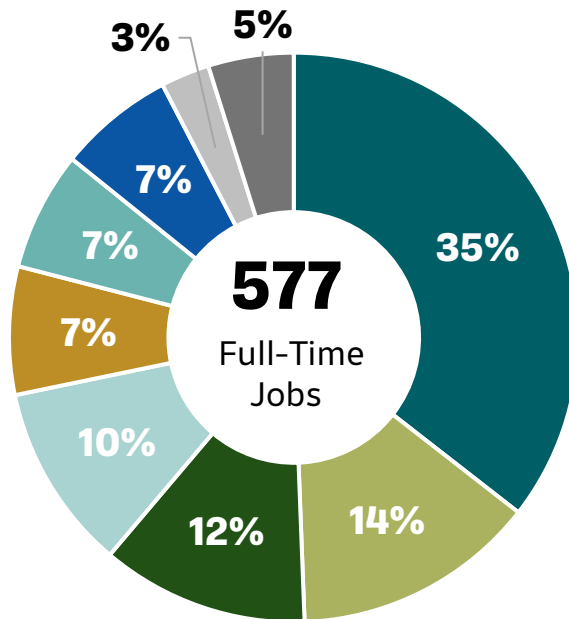
Housing Income by Cohort, 2025

Source: ESRI Business Analyst (BAO)



Employment Snapshot

Leisure and hospitality is the largest job sector in the City, which includes jobs in Arts, Entertainment and Recreation and Accommodation and Food Services.



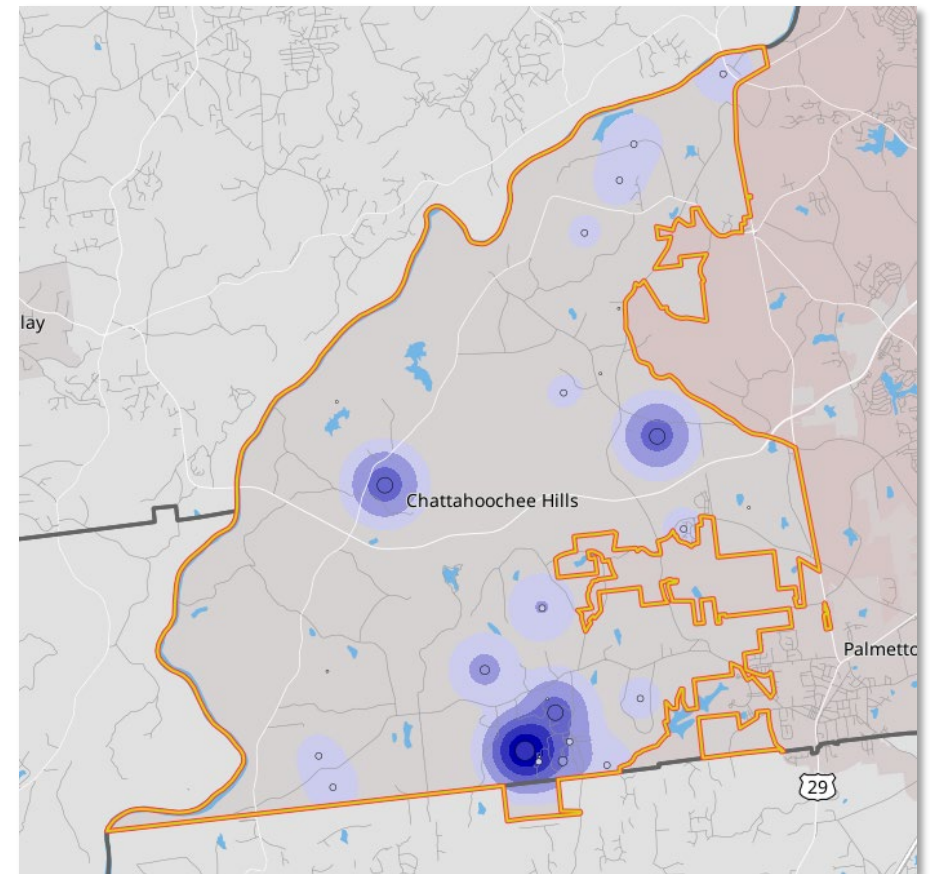
Jobs, 2023

Source: LEHD On The Map

- Leisure & Hospitality
- Professional Services
- Public Administration
- Education
- Healthcare
- Retail Trade
- Construction
- Other Services
- Other

Jobs Density, 2023

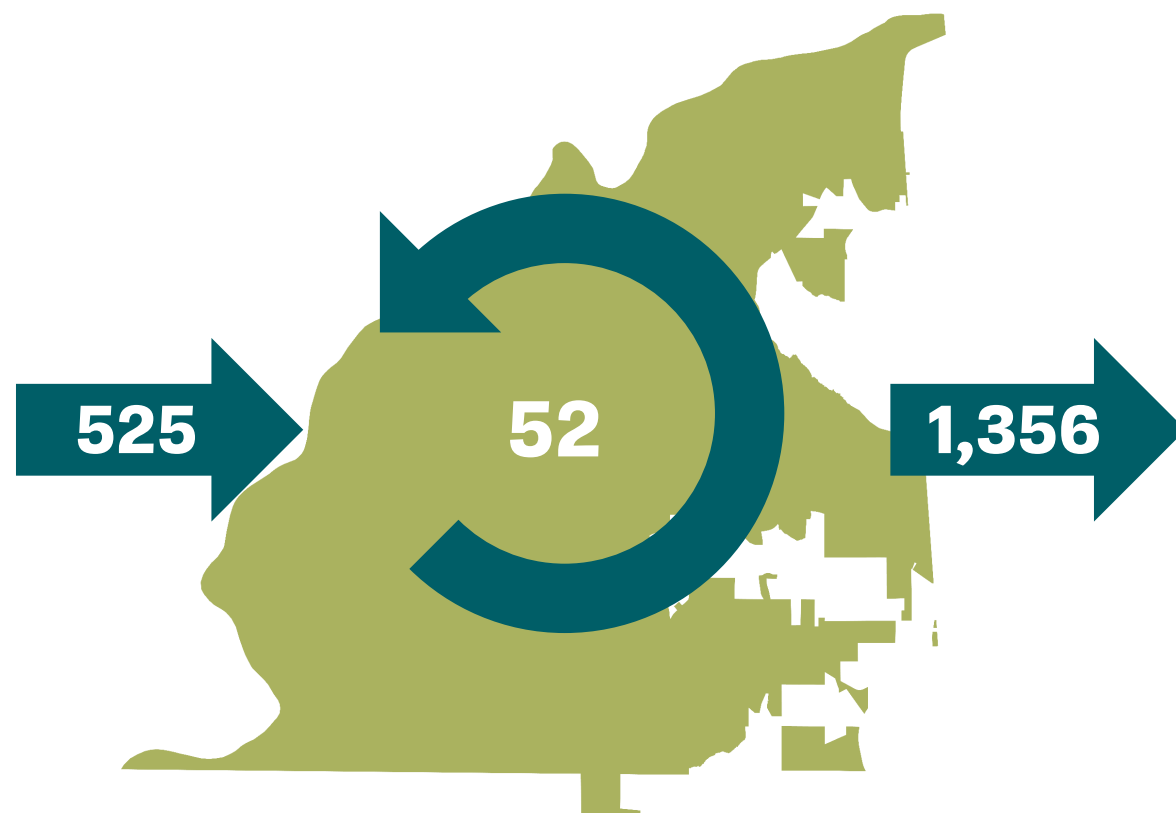
Source: LEHD On The Map



Work Destinations of Chattahoochee Hills' Residents

In 2023, approximately **91%** of all jobs in Chattahoochee Hills were held by those who live outside of the city and commute into the area.

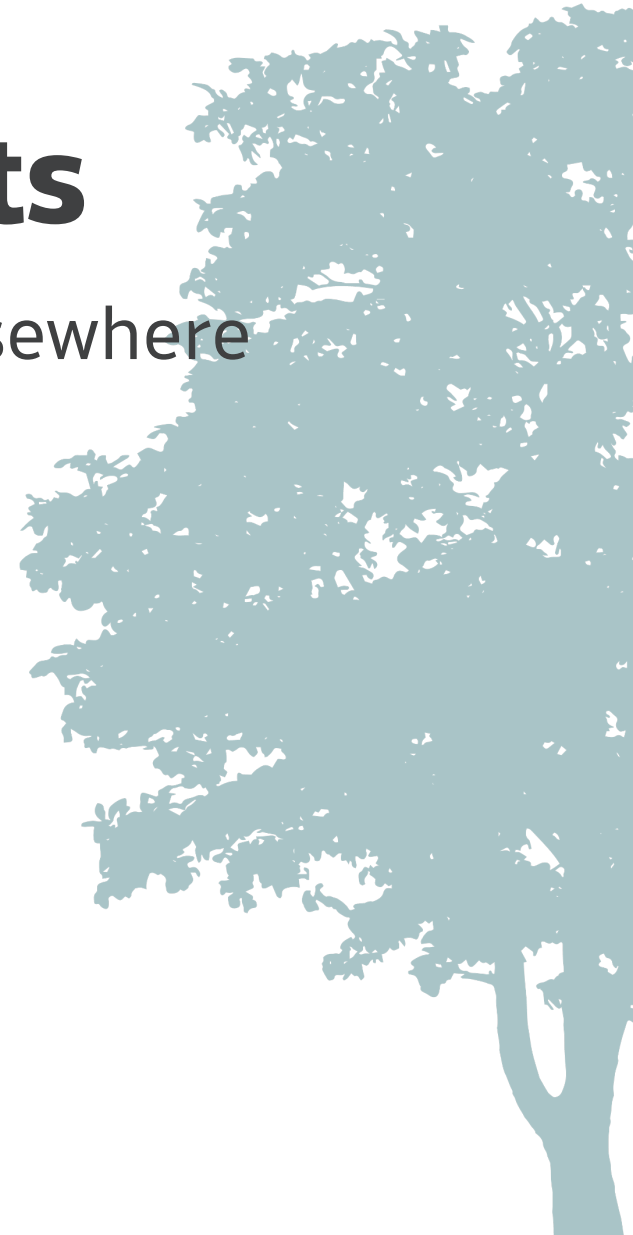
- **525** live outside of Chatt Hills and commute to Chatt Hills for work
- **52** people live and work in Chatt Hills
- **1,356** people live in Chatt Hills and commute elsewhere for work



Work Destinations of Chattahoochee Hills' Residents

Of the Chattahoochee Hills' residents commuting elsewhere for work:

- **14.6%** commute to Atlanta
- **3.8%** commute to College Park
- **2.6%** commute to Newnan
- **2.6%** commute to Fairburn
- **2.6%** commute to Peachtree City
- **2.6%** commute to the City of South Fulton
- **67.6%** of residents commute elsewhere



Recent Development

- Single Family Neighborhoods
 - Estates at Cedar Grove
 - Heatherwood Manor
- New Parks
 - Camp + Paddle Trail Overnight Camp @ New RiverLands Park and Campbellton Park
 - Campbellton Park Expansion
- Serenbe Development

Serenbe Development



Estates at Cedar Grove



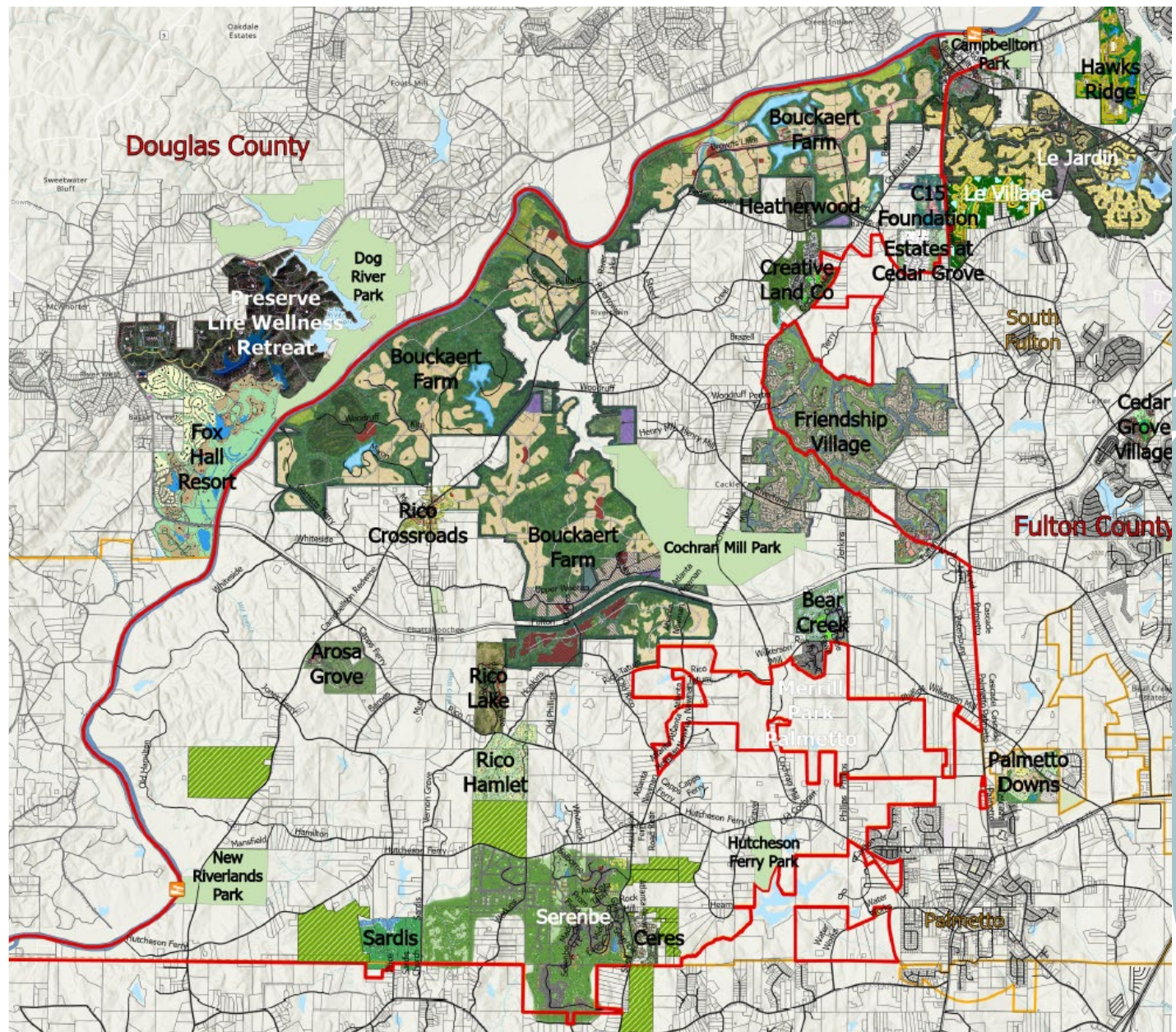
Campbellton Park



New RiverLands Park



Development Map

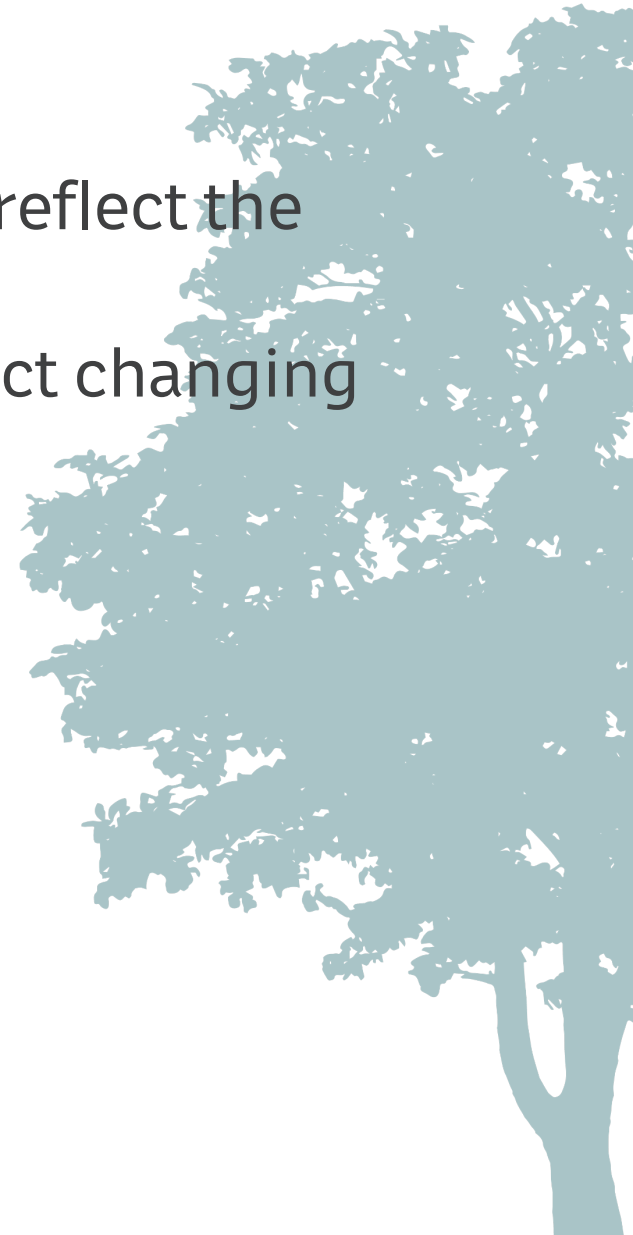


Issues and Opportunities



Issues and Opportunities

- Based on the community's priorities and concerns and reflect the strengths and challenges
- Revisited with each Comprehensive Plan update to reflect changing conditions or priorities
- Issues and Opportunities categories include:
 - Land Use
 - Housing
 - Transportation
 - Economic Development
 - Health & Wellbeing
 - Cultural and Community Resources
 - Natural Resources and Agriculture



Discussion

Issues



What are current barriers facing Chattahoochee Hills?



Opportunities

What opportunities does Chattahoochee Hills have?

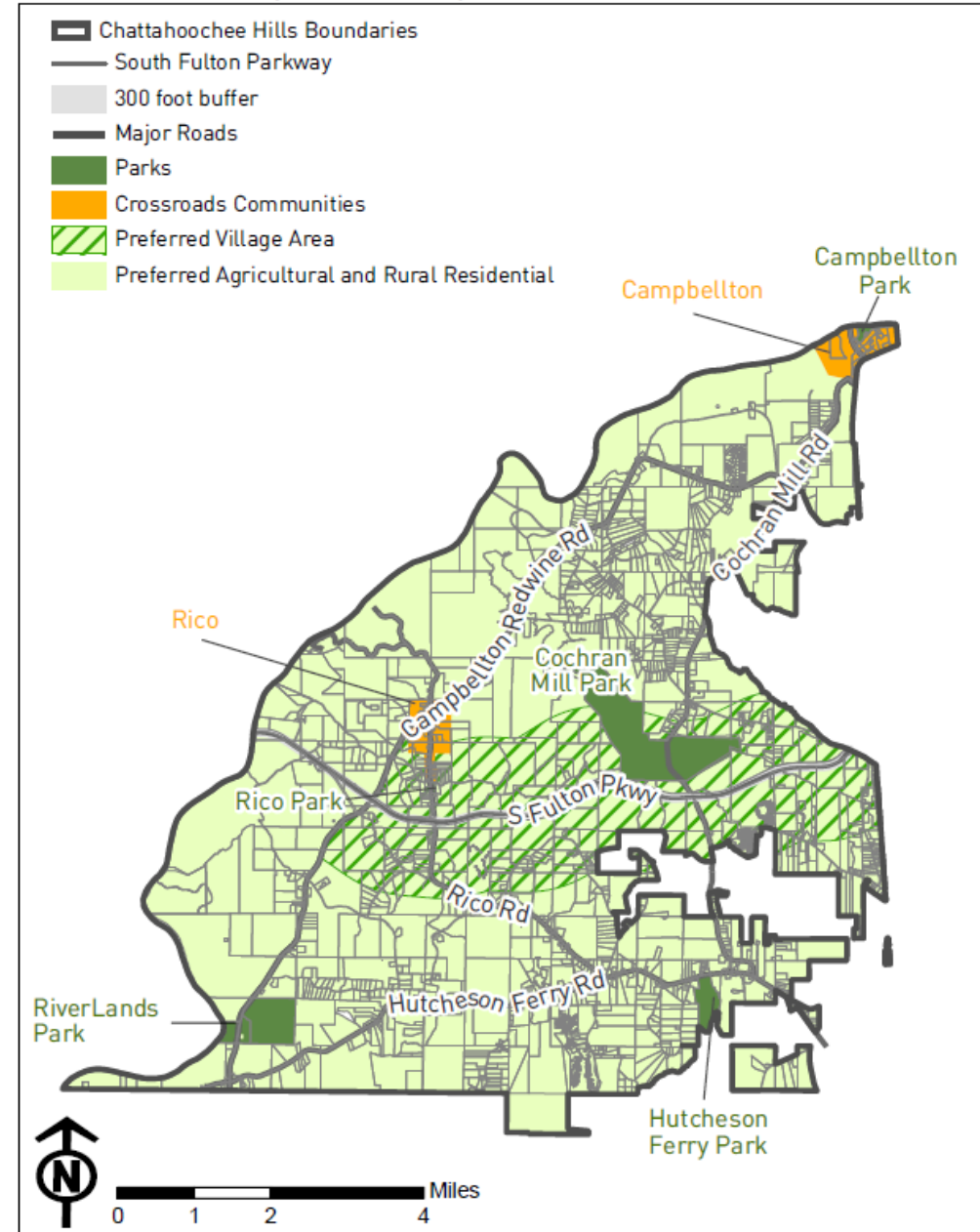
Vision



Vision

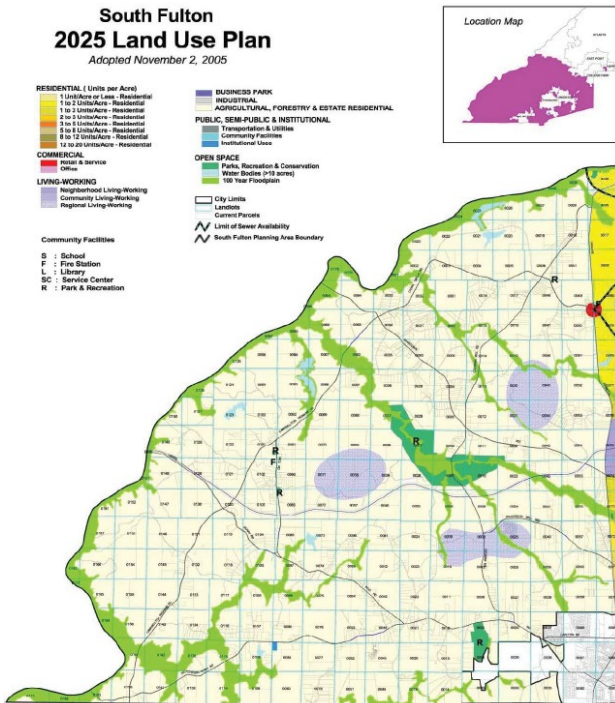
- Create **the best of rural and town** living without combining the two:
 - Deliberately **maintain the rural character**
 - **Concentrate development** in designated villages and hamlets
- Ensure that the **majority of the land** (60%-70%) remains dedicated to agriculture, conservation, or very low-density
- Provide a **unique, rural place** in the Atlanta region

Future Development Map

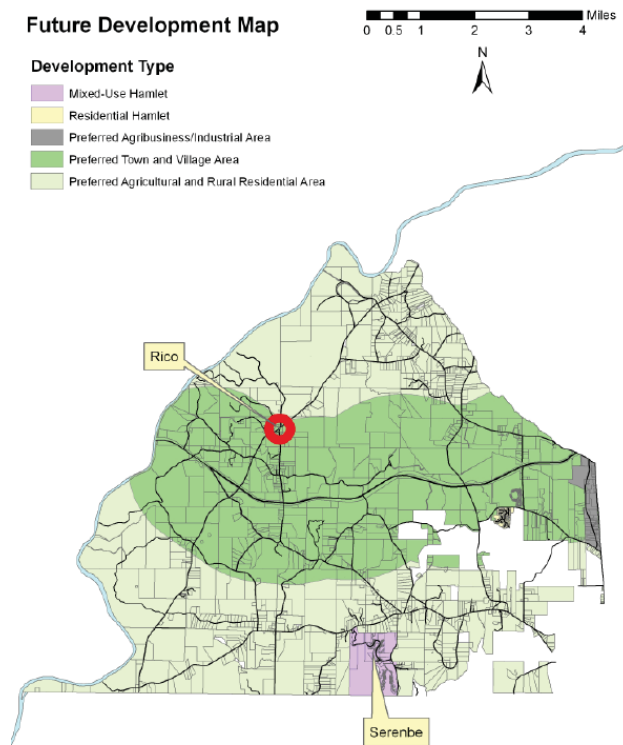


Vision

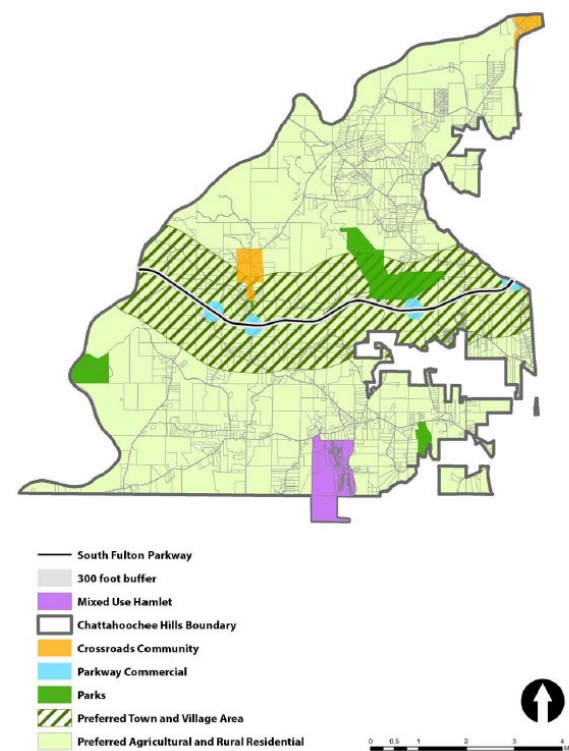
2005



2011

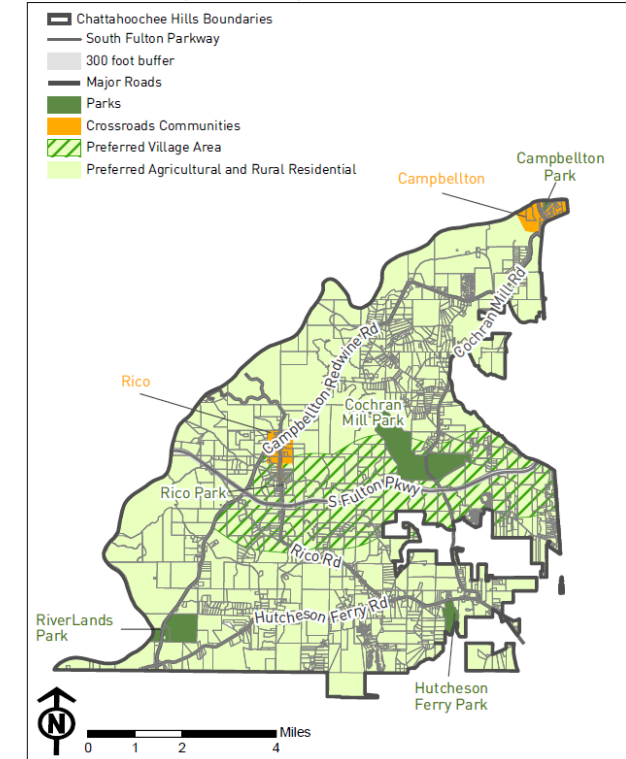


2016



2021

Future Development Map



Current Development Patterns

Pastoral



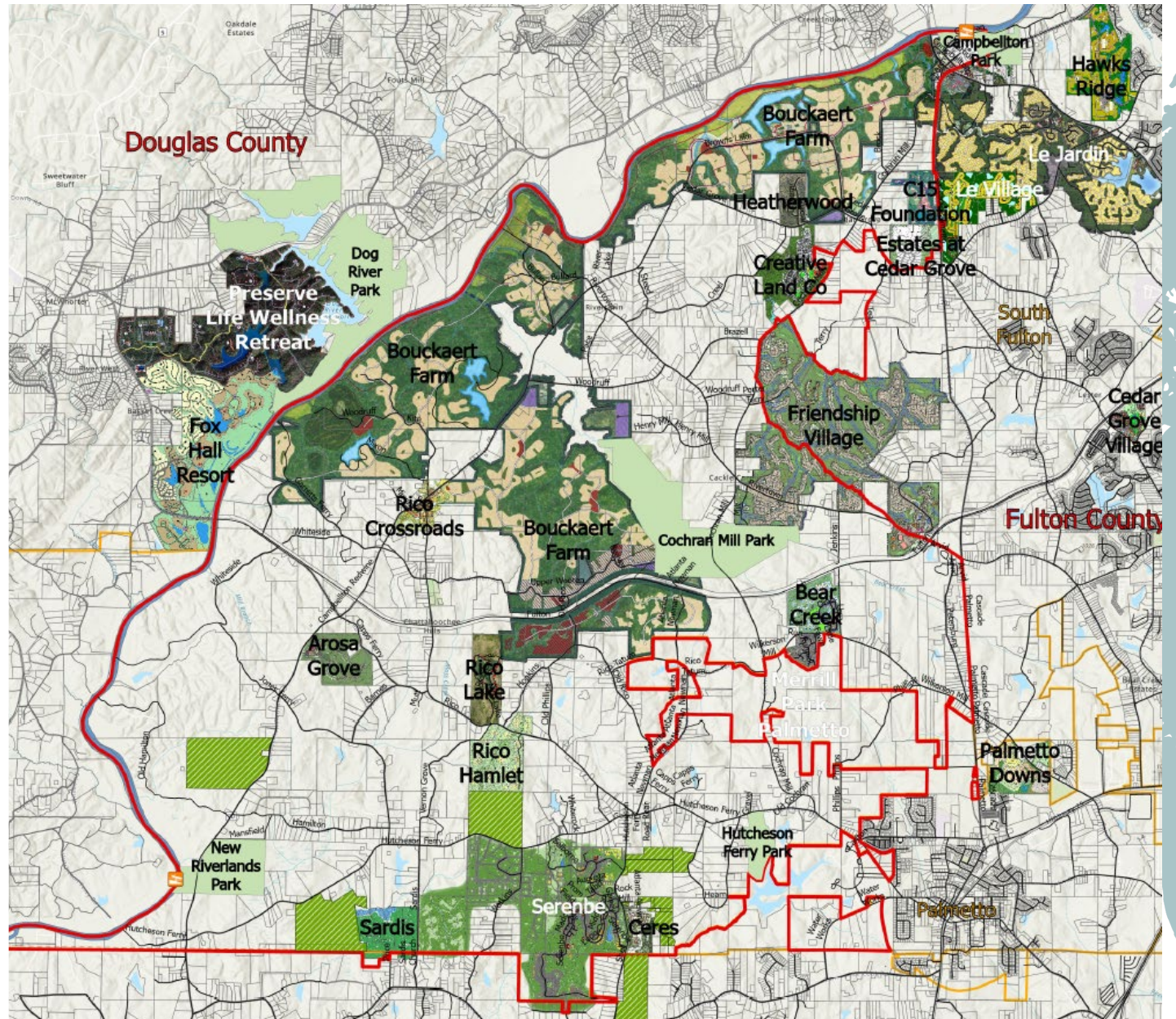
Crossroads



New Development



Development Map



Vision Discission



**Given the current vision for
Chattahoochee Hills, are we
on track?**



**Is the vision for
Chattahoochee Hills still
relevant?**



Land Use Preview



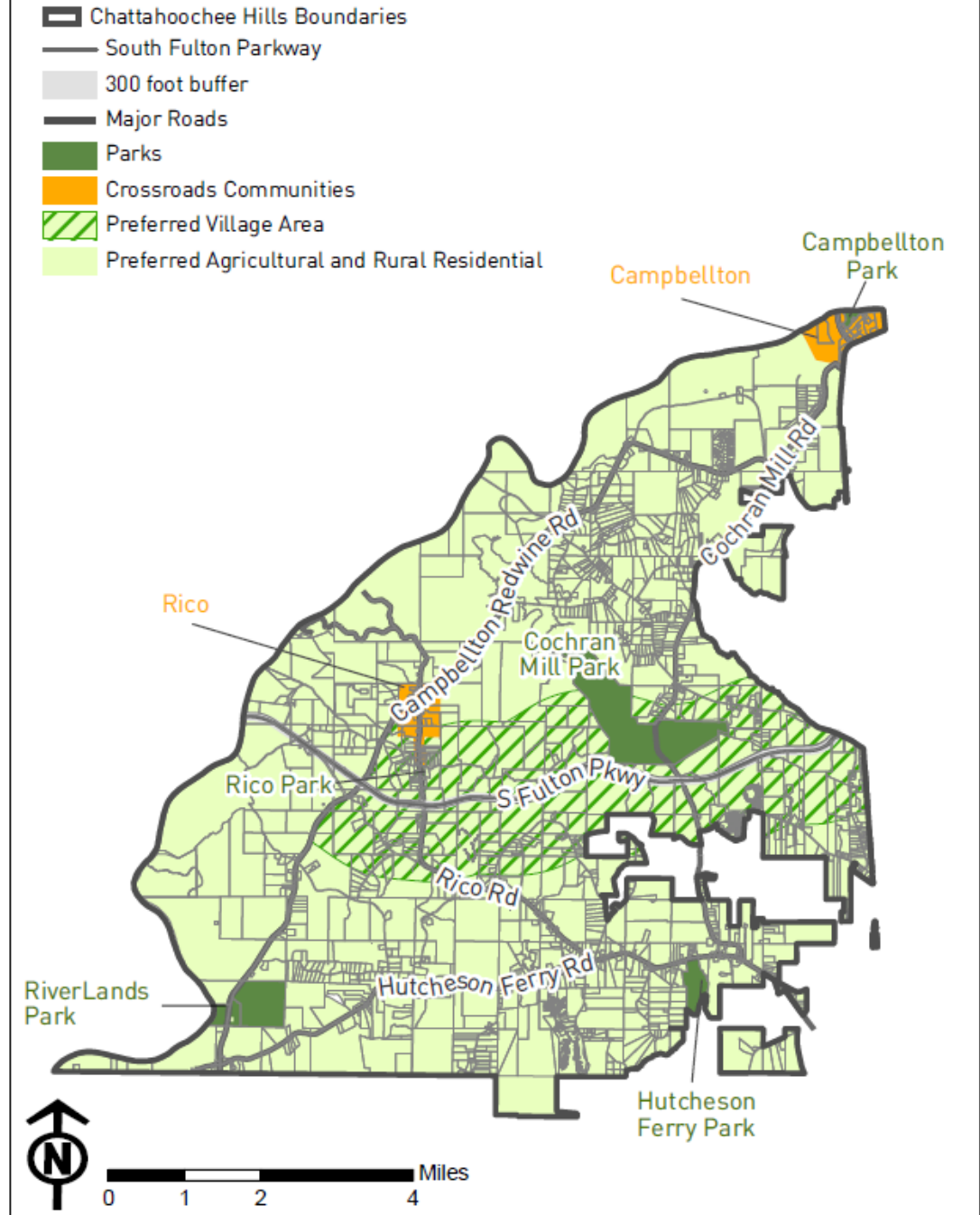
Character Areas

Preferred Village Area

Crossroads Communities

Preferred Agricultural and Rural Residential Area

Future Development Map



Next Steps



Next Steps

- **Community Open House #1**
 - Monday, March 2 from 6:00pm – 8:00pm at City Hall
- **Advisory Team Meeting #2**
 - April 2026
- **Task Force and Subcommittee Meetings/
Local Intercepts**
 - Late March – Summer



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Thank you!

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