

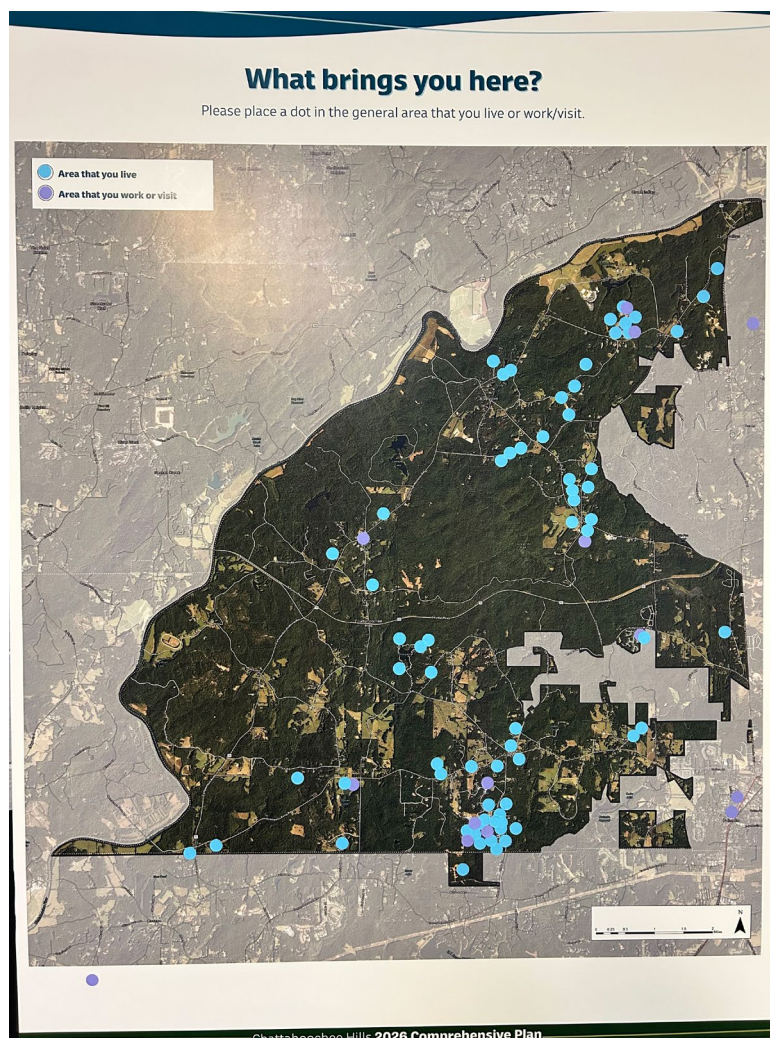
Public Meeting #1

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

What brings you here?

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

- » Cluster of attendees live in Serenbe, new subdivision near Campbellton



Today and Tomorrow

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

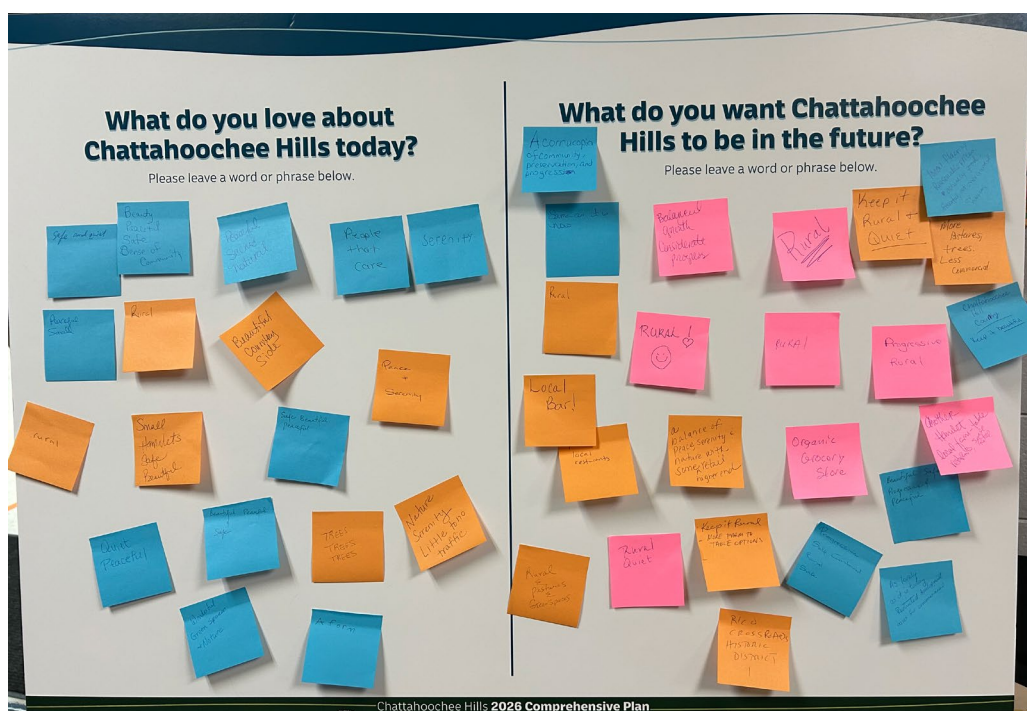
What do you love about Chattahoochee Hills today?

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

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

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

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



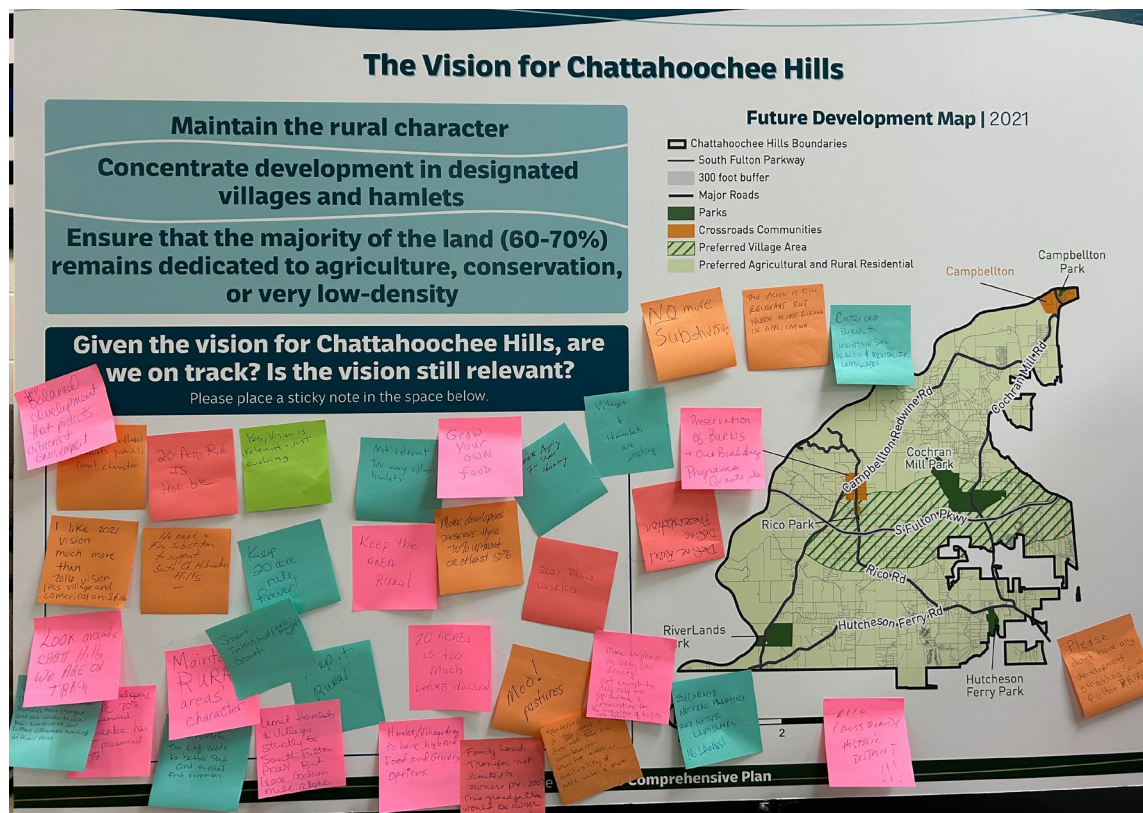
Vision

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

The Vision for Chattahoochee Hills

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

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



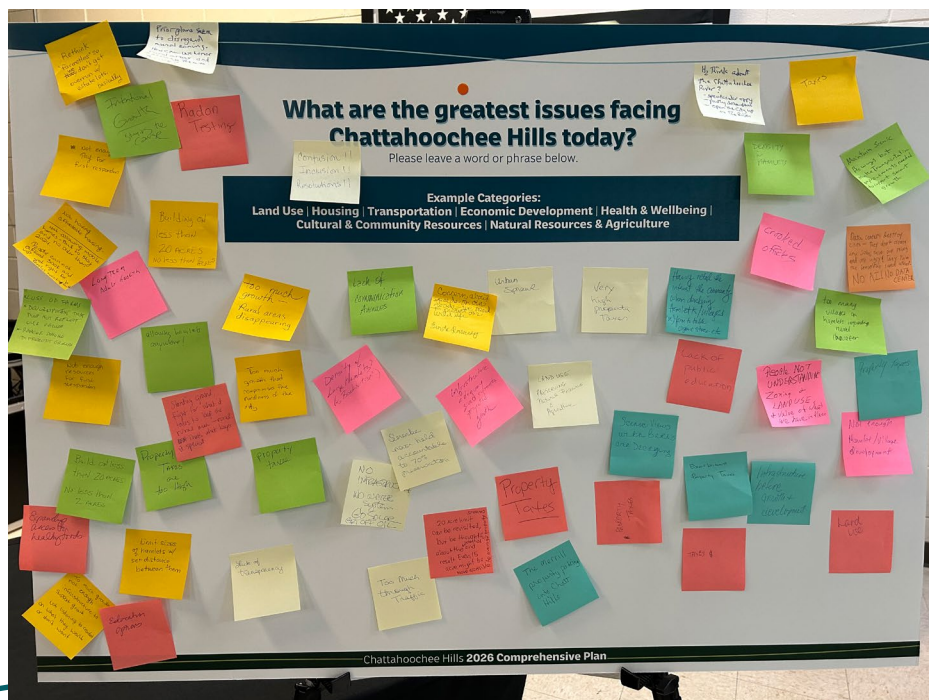
Issues and Opportunities

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

What are the issues facing Chattahoochee Hills today?

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

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



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

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

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



Grow and Preserve

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

What areas do you want to grow or preserve?

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

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

