

City of Chattahoochee Hills

Working Group Meeting #4
May 13, 2026

Kimley»Horn



Agenda

- Project Overview
- Community Engagement
- Working Group Topics – What did we miss?
- Draft Strategies and Priorities



Comprehensive Plan Schedule



Previous Community Engagement

- Advisory Team Meeting #1 – February 24
- Community Open House #1 – March 2
- Working Group Meeting #1- March 19
- Working Group Meeting #2 – April 18
- Advisory Team Meeting #1 – April 27
- Working Group Meeting #3 – May 2
- Working Group Meeting #4 – May 13



Upcoming Community Engagement

- **Community Open House #2**
 - **Thursday, May 21, 6:00pm – 7:30pm**
- Community Survey
- Advisory Team Meeting #3
- Community Open House #3

Check out the
project website
here!



[https://engagekh.
mysocialpinpoint.com/
chatthillscompplan](https://engagekh.mysocialpinpoint.com/chatthillscompplan)

Plan Elements

Land Use

Economic Development and Housing

Natural, Cultural, and Agricultural Resources

Health and Wellbeing

Transportation



Land Use

- **Future Development Map**

- Draft Priority: “Update the Future Development Map to incorporate and reflect existing development, planned development, natural resources, and utility availability.”

- **20-Acre Rule**

- Draft Priority: “Explore alternatives to the current 20-acre rule.”

- **Transfer of Development Rights (TDR)**

- Draft Priority: “Establish a city-led TDR and/or PDR program to help “kickstart” TDR within the city.”

- **Land Preservation Strategy**

- Draft Priority: “Develop a clear land preservation strategy to guide city-led TDR or PDR program rather than relying solely on market-led preservation.”



Economic Development and Housing

- **Employment locations**

- Draft Priority: “Most new employment should be located along South Fulton Parkway.”

- **Senior and lifecycle housing**

- Draft Priority: “Senior, workforce, agricultural, and entry-level micro-hamlets are potential solutions to housing issues that balance needs with community values.”

- **Landowner and developer recruitment to meet unique development desire and housing types**

- Draft Priority: “Engage landowners in site-specific discussions to identify realistic locations and models for micro-hamlets and lifecycle housing.”



Natural, Cultural, and Agricultural Resources

- **Parks programming, trails, and greenspace connectivity**

- Draft Priority: “Activate and program existing parks and open space through regular community events and gatherings.”

- **Agricultural needs and farmer support**

- Draft Priority: “Simplify and clarify permitting pathways for agritourism, on-farm retail, and processing.”

- **Public art, placemaking, and cultural and historic preservation**

- Draft Priority: “Partner with local organizations to advance public art and placemaking that reinforces rural character and sense of place.”



Health and Wellbeing

- **Affordable healthcare access (emergency, primary care, and mental health services)**
 - Draft Priority: “Pursue regional and county partnerships to expand access to healthcare, mental health, and senior services, recognizing local scale constraints.”
- **Active living and recreation**
 - Draft Priority: “Provide more opportunities for active living and recreation, including new trails and trail connections to and from existing parks.”
- **Food access (Further explored in the ongoing Local Food Systems Plan)**
 - Draft Priority: “Some elements will be further explored in the ongoing Local Food Systems Plan.”

Transportation

- **Bicycle and pedestrian infrastructure, connection, and safety**
 - Draft Priority: “Prioritize continuous pedestrian and bicycle connections between parks, villages, hamlets, and key destinations.”
- **Roadway safety and speed management**
 - Draft Priority: “Explore ways to improve speed management and road safety.”
- **Rural road character**
 - Draft Priority: “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 upcoming plans.**



Community Open House #2

**Thursday, May 21 at
6:00 PM**

City Hall

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