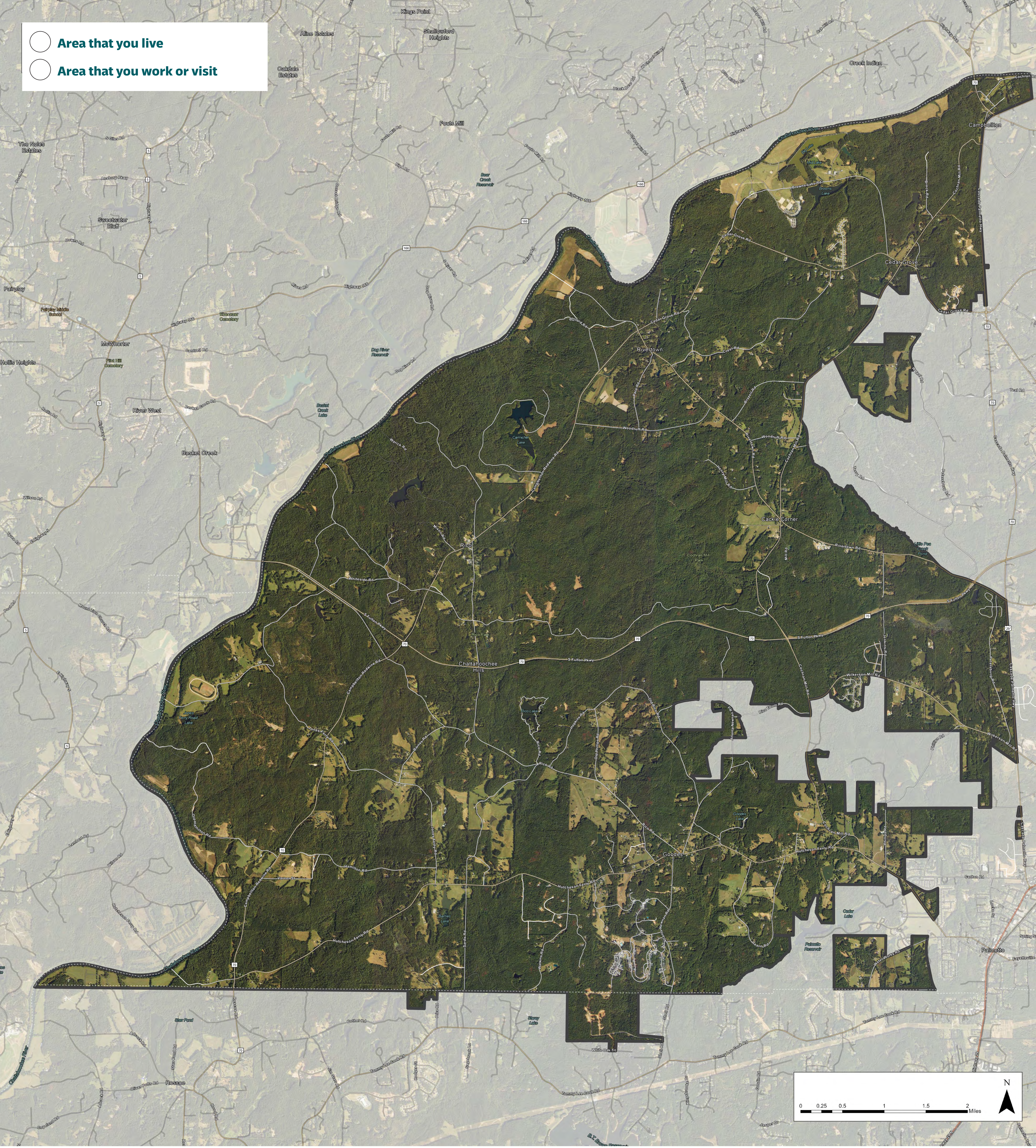
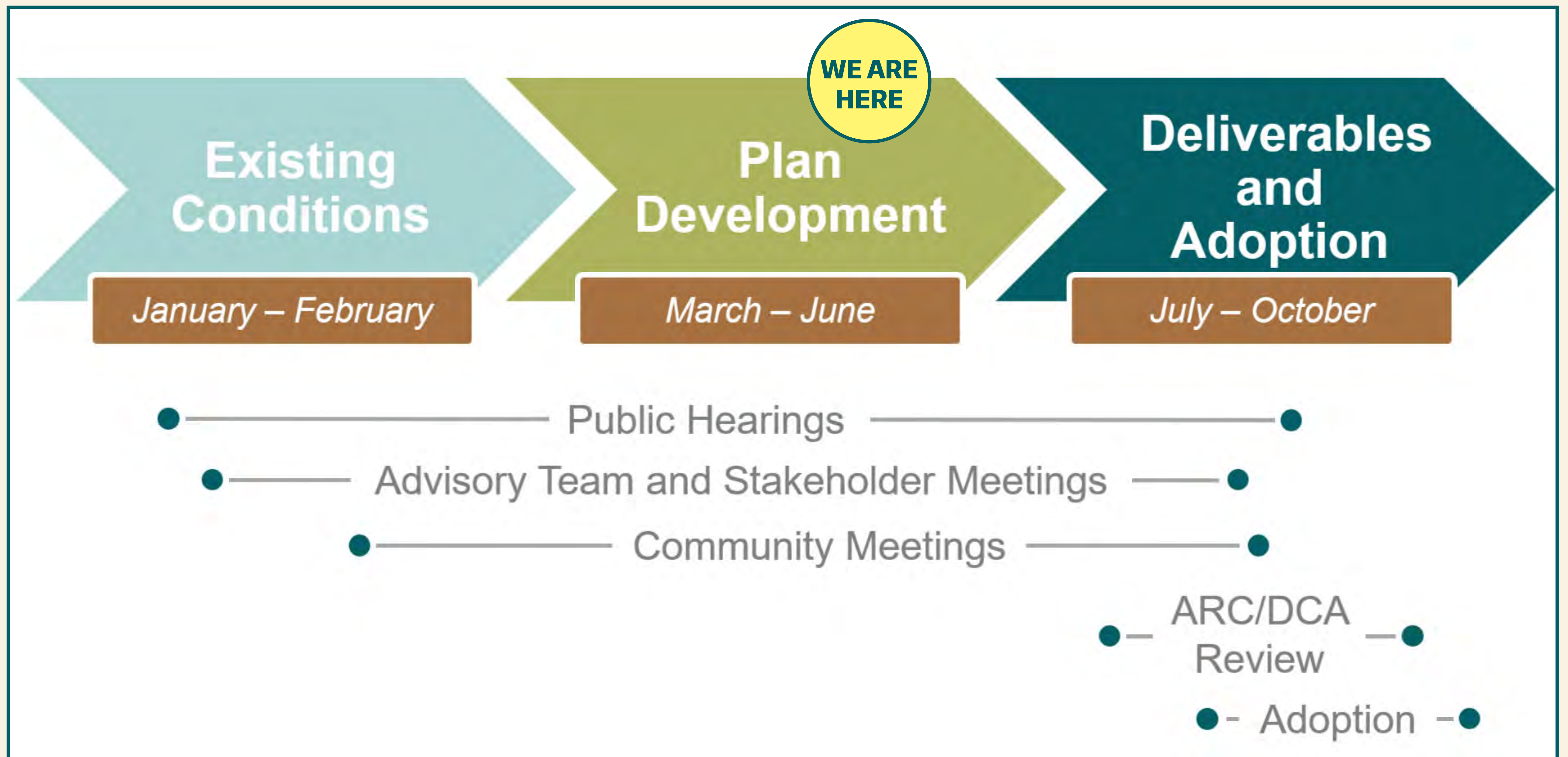


What brings you here?

Please place a dot in the general area that you live or work/visit.



Schedule



What is a comprehensive plan?

A comprehensive plan outlines Chattahoochee Hills' desired vision for the future, encompassing elements related to land use, infrastructure, housing, economic development, and quality of life. It establishes our community's vision without constituting zoning regulations, instead guiding the establishment of development regulations and providing a basis for future zoning decisions.

How is it used?

The comprehensive plan is used to guide zoning and land use decisions, directing public investments in transportation and other infrastructure. It serves as a policy document that includes an implementation plan, helping us realize our community's goals and ensuring that Chattahoochee Hills thoughtfully responds to changes, challenges, and opportunities.

Why are we updating it?

We are updating the plan to fulfill the Georgia Department of Community Affairs (DCA) requirement to refresh it every five years and maintain Qualified Local Government (QLG) status. This provides us an opportunity to review and, if necessary, revise our priorities. Additionally, it allows Chattahoochee Hills to better understand and respond to changes, challenges, and opportunities within our community.

Draft Issues and Opportunities

The following is a draft list of issues and opportunities for the City of Chattahoochee Hills. It builds on the issues and opportunities identified in the previous Comprehensive Plan and has been updated to reflect input shared during the community engagement process, including the first Community Open House, Advisory Team Meetings #1 and #2, and Working Group Meetings #1–#4. Please review the draft issues and opportunities below and let us know what we may have missed.

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. The City should identify new sources of funding so residents and others are able to benefit and land across the city is preserved.
While the City’s 20-acre rule for subdivision of land functions as a tool to prevent sprawl, resident’s have expressed concern that it limits their 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, South Fulton Parkway may support more intense development than other areas of the City.
There are concerns with the 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.
Reducing limits on subdivision of rural land could threaten the city’s rural character.

Do you have any additional Land Use and Housing Issues and Opportunities?

Draft Issues and Opportunities

The following is a draft list of issues and opportunities for the City of Chattahoochee Hills. It builds on the issues and opportunities identified in the previous Comprehensive Plan and has been updated to reflect input shared during the community engagement process, including the first Community Open House, Advisory Team Meetings #1 and #2, and Working Group Meetings #1–#4. Please review the draft issues and opportunities below and let us know what we may have missed.

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.
Maintenance and road standards for gravel roads, particularly funding limitations, are an issue.
The City’s Scenic Byways are a priority and opportunity to preserve rural character.
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 sheets and dirty sheets.
There is a need for transportation for the disabled and elderly in the community.
The city should seek the opportunity to work with GDOT to develop the character of South Fulton Parkway and other state routes.
The city’s gravel roads are an important part of its rural character. The city’s gravel roads will not be paved.

Do you have any additional Transportation Issues and Opportunities?

Draft Issues and Opportunities

The following is a draft list of issues and opportunities for the City of Chattahoochee Hills. It builds on the issues and opportunities identified in the previous Comprehensive Plan and has been updated to reflect input shared during the community engagement process, including the first Community Open House, Advisory Team Meetings #1 and #2, and Working Group Meetings #1–#4. Please review the draft issues and opportunities below and let us know what we may have missed.

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.
There is a need for increased emergency and healthcare services for current residents, anticipated growth, and seniors.
There is a need to ensure that residents outside of hamlets have access to services or community facilities.
A balance is sought between limiting density and development while allowing modern amenities, services, and conveniences.
Limited revenues and resources may hinder the city’s ability to deliver services desired by some residents.
Limited infrastructure may hinder the city’s ability to attract development prospects that would be desirable for the community.
There is a desire to preserve and encourage agriculture and agriculturally-oriented uses as a part of the city’s economic development strategy.
City government should be business friendly within the context of the envisioned Chattahoochee Hills development pattern.
City government should foster greater awareness of development potential that can be expected in both the near term and long-term, based on the existing development codes and other conditions within the community.
The City should take advantage of the lucrative and growing technology and healthcare industries.
Fulton County and City of Atlanta are partners to provide much needed water and sewer for targeted development in Villages and Hamlets. The city has a relationship with both entities and should continue to engage.
The City of Chattahoochee Hills is often perceived as a city that “punches above its weight class.” The city should promote this perception and work to improve the perception of South Fulton County.
Coordinate with federal, state, local, and non-profit partners.
Agritourism is an economic development opportunity that supports the city’s rural character.

Do you have any additional Economic Development and Intergovernmental Coordination Issues and Opportunities?

Draft Issues and Opportunities

The following is a draft list of issues and opportunities for the City of Chattahoochee Hills. It builds on the issues and opportunities identified in the previous Comprehensive Plan and has been updated to reflect input shared during the community engagement process, including the first Community Open House, Advisory Team Meetings #1 and #2, and Working Group Meetings #1–#4. Please review the draft issues and opportunities below and let us know what we may have missed.

Natural and Cultural Resources
There is a desire to increase greenspace connectivity through additional trails and parks across the City.
Creating additional public gathering spaces is an opportunity for the City.
Additional programming at existing parks was noted as an opportunity.
The preservation of Cochran Mill Park is an opportunity.
Access to fresh and affordable food is a challenge.
There is a desire for agricultural uses and agritourism opportunities to better support Chattahoochee Hills farmers and encourage new farms in the City.
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.
Explore new ways to 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.

Do you have any additional Natural and Cultural Resources Issues and Opportunities?

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

- The most intense new employment should be located along South Fulton Parkway.
 - Limited healthcare facilities, recreation opportunities, quality and local schools, and community facilities hamper growth.
 - Explore agritourism opportunities to support the City's brand and provide economic opportunities for residents.
-
- Encourage senior, workforce, agricultural, and entry-level housing as potential solutions to housing needs.
 - 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 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.
- Identify additional gathering and public performance spaces.

*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.
- Coordinate with Fulton County Schools, Chattahoochee Hills Charter School, and private schools to expand access to public education.
- Explore partnerships and service models to facilitate reliable trash and recycling pickup options for residents.
- Provide or support more places and opportunities for social interaction.

*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?

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

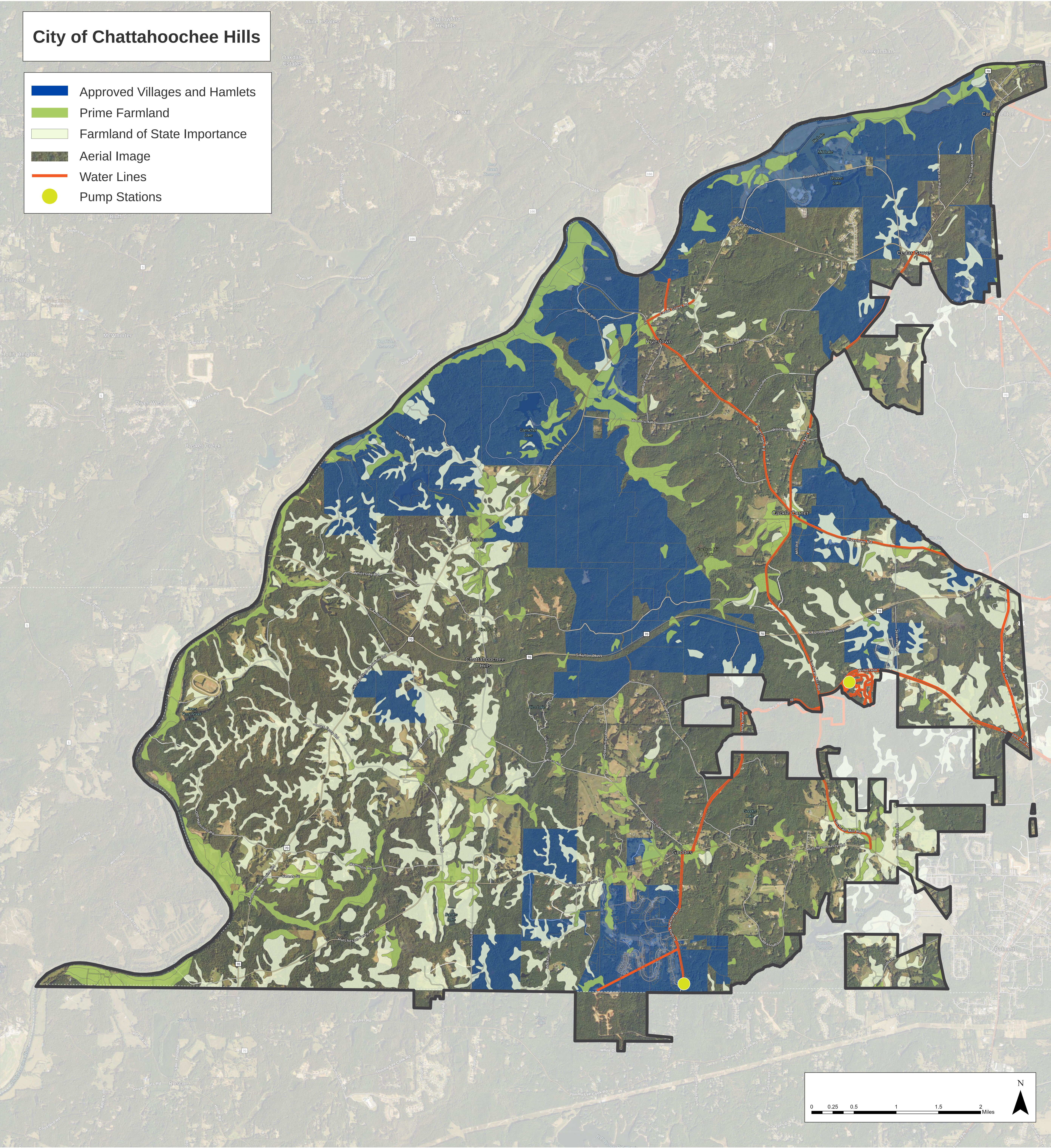
- Update the Future Development Map to incorporate and reflect existing development, planned development, natural resources, and utility availability.
- Explore alternatives to the current 20-acre rule.
 1. Change the legacy landowner cutoff year from 2007 to 2021.
 2. Allow limited additional development with permanent conservation, buffers from the roadway and nearby properties, and no additional driveways.
- Utilize city funds to purchase development rights and 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?

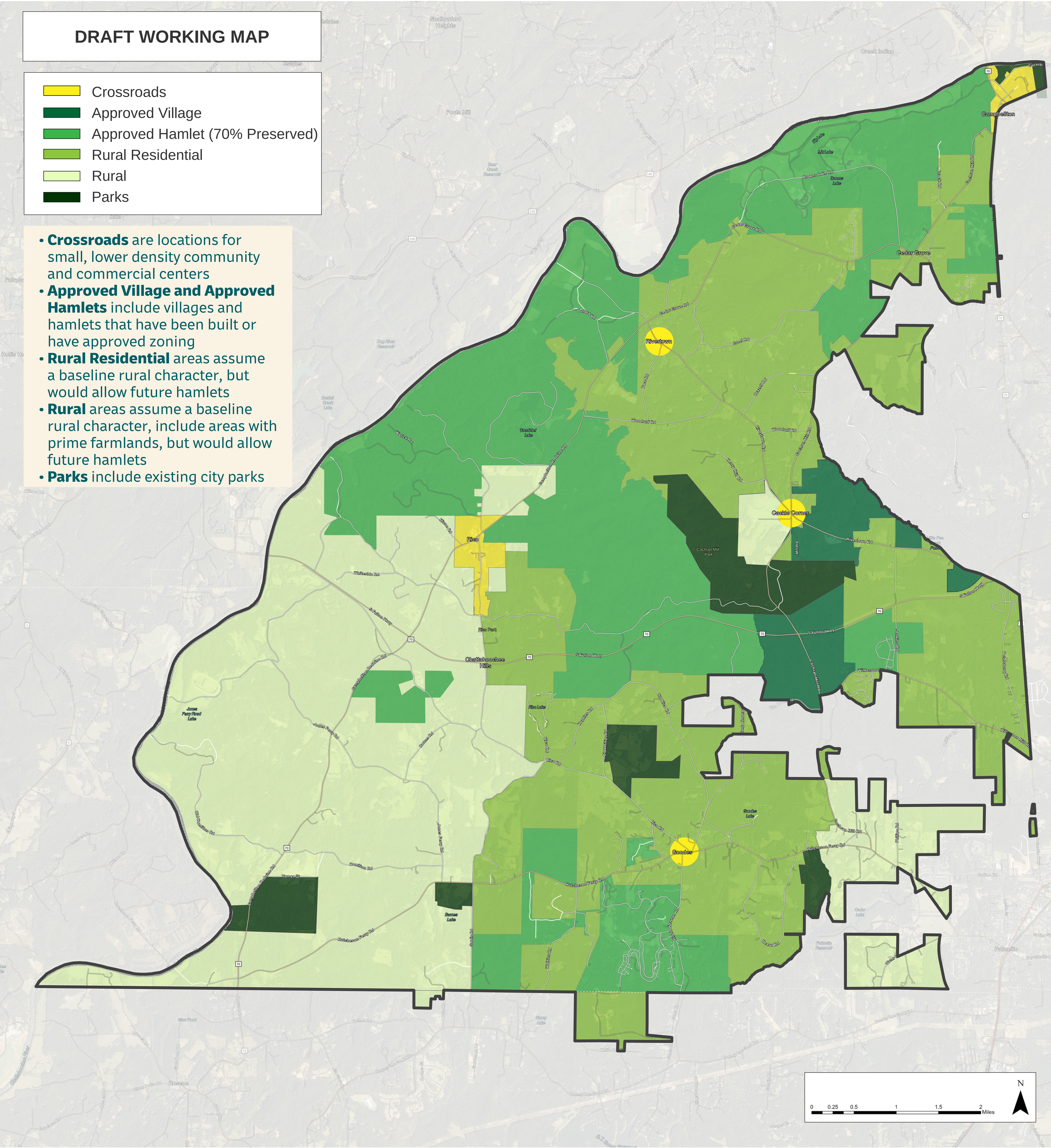
Overlay Map

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

The 20-acre rule is intended to preserve the City’s rural character by limiting development intensity and maintaining low-density parcels. Through the engagement process, some residents have expressed openness to revisiting some aspects of the rule, particularly the three items highlighted on this board for further feedback.

1. Change the legacy landowner cutoff year from 2007 to 2021. This would allow landowners who purchased their property in 2021 or prior to subdivide their land to a limited degree (similar to 3-3-3-20).

More Supportive

Less Supportive

2. If limited subdivision was allowed for landowners between 2007 and 2021, which of the following considerations are most important? (Select up to three)

Please place a dot next to the three (3) considerations that are most important to you.

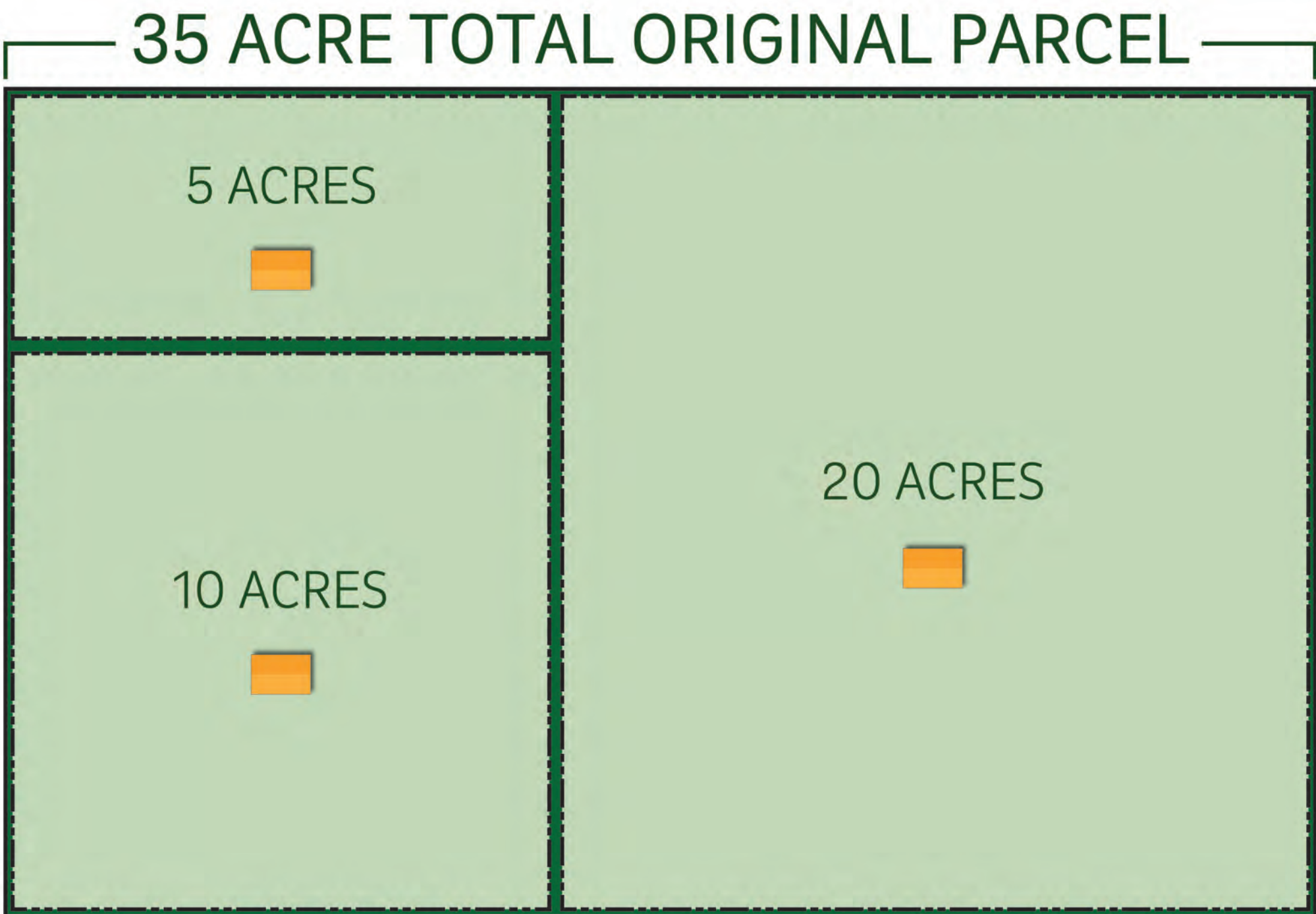
Maintaining the 70/30 preservation or higher	
Limiting the number of times a lot can be subdivided	
Limiting to one shared driveway	
Buffers from the roadway and nearby properties	
Character of the property’s road frontage	
Permanent preservation of land	

3. Below are two potential concepts for how legacy property owners (2007-2021) can subdivide their land. Which of these concepts are you more supportive of?

Graphic Illustration of 3-3-3-20



Graphic Illustration of 5-10-20



More Supportive of 3-3-3-20

More Supportive of 5-10-20