

DRAFT

THE CITY OF

Chattahoochee Hills Comprehensive Plan

2026



Acknowledgments

Mayor and City Council

Camille Lowe, Mayor
Ruby Foster, Mayor ProTem,
District 1
Angela Addison, District 2
Scott Lightsey, District 3
Tim Southard, District 4
Rodney Peek, District 5

City Staff

Mike Morton
Ron Johnson, AICP

Consultant Team

Jon Tuley, AICP
Jonathan Demici, AICP
Hannah Robnik
Tyrese Davis
Gracie Stuart
Paige Jaeger
Maria Del Valle Gonzalez

Advisory Team

Charles Adams
Lily Baucom
Melea Brett
Doug Cloud
BreeAnne Clowdus
Jonathan Cunningham
Brett Davidson
Will Duncan
Sue Edmonson
Chad Epple
Jim Geitzinger or Joel Desmarteau
Gene Griffith
Nate Haskell
Dave Hanson
Charles Hayes
Mark Hennessey
Camille Lowe
Lindsey Mosby
Patrick Muhammad
Steve Nygren
Garnie Nygren
Jeff Peek
Laurie Searle
Shronda Smith

Table of Contents

Introduction 6

Existing Conditions 12

Community Engagement Summary 46

Community Vision and Recommendations 80

Report of Accomplishments 122

Community Work Program 128

Appendix A | Community Engagement Documentation 136



Introduction



Introduction

Rural by Design

The City of Chattahoochee Hills is located in Fulton and Coweta counties, Georgia, within the Atlanta metropolitan area. Bordered by I-85 to the south and I-20 to the north, the city is approximately 25 miles southwest of downtown Atlanta and 20 miles west of the world's busiest airport, Hartsfield-Jackson Atlanta International Airport, offering residents convenient access to the region's urban core while preserving its environmentally and community-oriented character. Key corridors within the city, including South Fulton Parkway, Hutcheson Ferry Road, and Campbellton-Redwine Road, provide important regional connectivity and link Chattahoochee Hills to neighboring communities such as Newnan and Palmetto. These and other local roads also provide some of the most memorable rural scenes and viewsheds within Metro Atlanta.



Figure 1. Regional Context

Officially chartered in 2007, Chattahoochee Hills is known for its innovative approach to preserving the rural character of the City by clustering development. The City's goal of preserving 70 percent of land as greenspace while allowing 30 percent of the land for development, represents a pioneering framework for integrating conservation into policy. This emphasis on environmental stewardship, combined with a strong focus on community, safety, and intentional growth, has made Chattahoochee Hills a desirable destination for both residents and visitors.

Chattahoochee Hills has a vision for the future that is deliberately rural. Not rural because suburban development pressure has not yet arrived, but an intentional vision to maintain rural character in the face of the inevitable suburban development pressure. The residents of Chattahoochee Hills have made a deliberate and bold choice to stand apart from the predominant development pattern of metro Atlanta. The deliberately rural vision encapsulates both a balanced development/non-development pattern and an economic development strategy.

By creating a unique vision for this special place in the region, the city will be fulfilling an otherwise unmet need to be close to nature and agriculture in a location that would otherwise become a typical sprawling suburban environment. Mixed-use nodes surrounded by agriculture and rural residential along with compatible businesses and industry are the city's primary economic development targets. The rural nature of the community, if protected, will create value for the property owners already here as others come to appreciate the beauty and serenity of the city.

Chattahoochee Hills: Celebrating Conservation

Since its inception, Chattahoochee Hills has redefined what it means to preserve greenspace, farmland, and forests. The city is a national leader in unique conservation development, and will continue to be so. Some of these success are summarized below, and this comprehensive plan will take the city to the next level

8,653 Acres

of land
committed for
conservation

PLACEHOLDER

XXX

Hamlets
approved

1,886 Acres

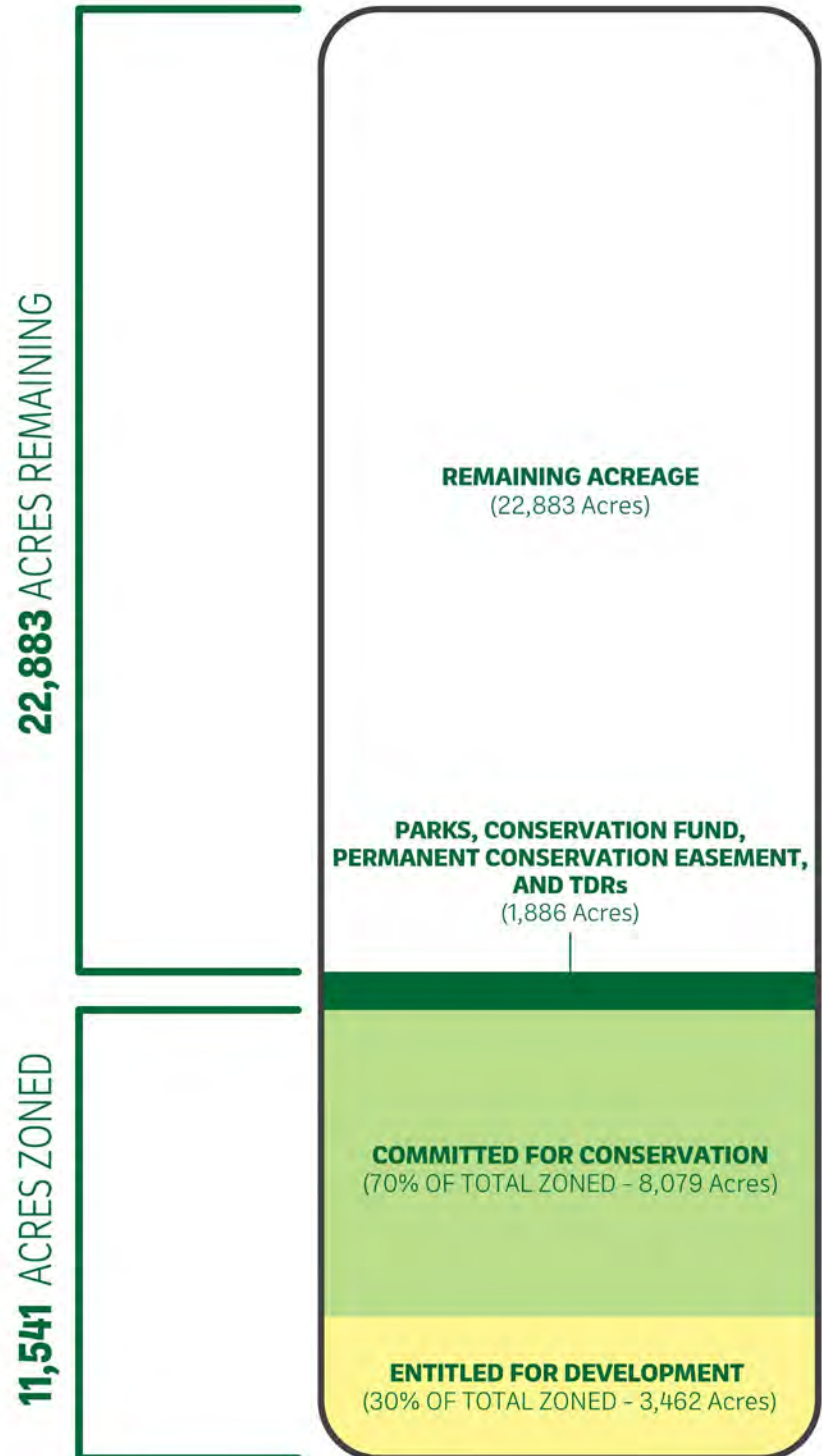
of parks and
permanant
conservation

70%

of land preserved
as greenspace

Chattahoochee Hills: Celebrating Conservation

The graphic to the right further illustrates Chattahoochee Hills' success in conserving greenspace through balanced growth and development. 8,653 acres have been preserved through entitlement.



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 a Comprehensive Plan 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 is the Comprehensive Plan being updated?

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, building on the City's previous comprehensive plans.





Beavers-Lee-Fountain House

The Beavers-Lee-Fountain House (c. 1835) is the oldest and last remaining *in situ* house in the former City of Campbellton, the original county seat of Campbell County (1828-1931). Built on land that a few years earlier was part of the Muscogee Creek Nation, records suggest that early members of the Beavers family purchased or built the house, originally constructed in a hall-and-parlor type. The house was reoriented to align with the city grid and remodeled to the current Greek Revival Cottage architecture prior to 1860. Reuben C. Beavers is on record to have owned the house from 1861-1898. The Lee Family owned the house from 1920-1970. The Fountain Family owned the house from 1985-2003. The City of Chattahoochee Hills acquired the house from Fulton County in 2016, and it is now part of Campbellton Park.



Existing Conditions



Chattahoochee Hills Over The Years

2002
Chattahoochee Hill Country was recognized by Fulton County, establishing the Chattahoochee Hill Country Overlay District and the corresponding goal of permanently preserving at least 60% of the land.

2004
Fulton County approved the first Hamlet development, Serenbe.



2003

Fulton County adopted a Transfer of Development Rights Ordinance, which provided for the permanent protection of land driven by the development of villages, consolidating development there using development rights transferred from the surrounding farm and forestland.

2005

Fulton County approved Chattahoochee Hill Country Conservation Subdivision ordinance.

2007

The City of Chattahoochee Hill Country incorporated, created with the desire to permanently strengthen conservation efforts.



2011

Chattahoochee Hill Country placed a cap on all development in the immediate area.

As part of the 2016 Comprehensive Plan Update, the preferred Town and Village Area was adopted along Southern Fulton Parkway to provide limited services-oriented uses for the residents of Chattahoochee Hills, as well as travelers along South Fulton Parkway.

2016

County of the Chattahoochee Hill

tion on e.

Chattahoochee Hills first comprehensive plan adopted. The vision for the plan called for the permanent preservation of rural landscape and quality of life, allowing specific types of development concentrated in preferred areas, and improving the City's built aesthetics and design quality orientation.



CITY OF CHATTAHOOCHEE HILLS
COMPREHENSIVE PLAN
COMMUNITY AGENCY

2020

The Chatt Hills Barn Quilt Trail began to celebrate the rural heritage of Chattahoochee Hills and share the story of the City with others.

2021

The Chattahoochee Hills Comprehensive Plan was updated for the third time in 2021.

2025

Two Camp and Paddle Trail sites established at Campbellton Park and the New RiverLand Park.

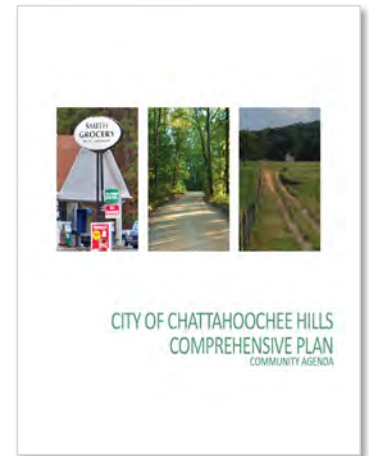
The City of Chattahoochee Hills updated the Comprehensive Plan.

2026

Previous Planning Efforts

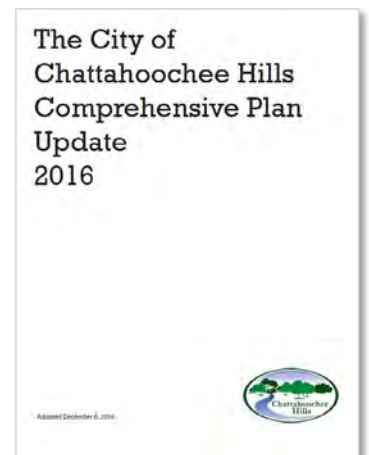
2011 Comprehensive Plan

The 2011 Chattahoochee Hills Community Agenda is a comprehensive plan developed through extensive public outreach and numerous workshops to guide the future development of Chattahoochee Hills. The primary purpose of this plan is to maintain the city's rural character in the face of inevitable suburban development pressure. It outlines a vision for sustainable growth by designating specific areas for town, village, and hamlet development while preserving significant portions of open space. The plan also addresses issues related to land use, transportation, economic development, housing, natural and cultural resources, and community facilities to support the community's long-term goals.



2016 Comprehensive Plan

The 2016 Chattahoochee Hills Comprehensive Plan is a strategic document aimed at preserving the city's rural character while accommodating necessary development. Building on the 2011 plan, it emphasizes concentrating development within designated mixed-use nodes such as towns, villages, and hamlets to maintain extensive areas for agriculture and conservation. The plan introduces updates to zoning regulations, subdivision standards, and a Transfer of Development Rights (TDR) program to manage growth sustainably and ensure that development enhances the city's tax base and quality of life.

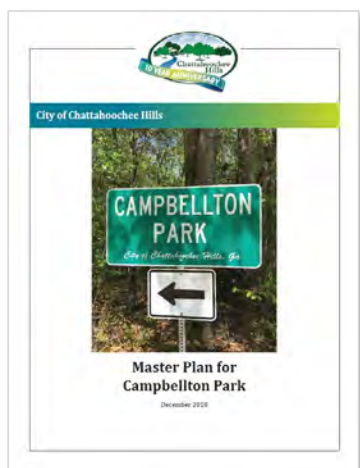


2021 Comprehensive Plan

The 2021 Chattahoochee Hills Comprehensive Plan outlines a vision for preserving the rural character of Chattahoochee Hills while accommodating necessary development. The Plan continuously emphasizes maintaining significant open space and agricultural areas by focusing on clustering development into designated Village and Hamlet areas, thus preventing suburban sprawl. This update builds on the 2016 Comprehensive Plan by refining the vision to exclude the Town category, reinforcing development in denser Village and Hamlet nodes and preserving more extensive rural landscapes.



Previous Planning Efforts



2018 Campbellton Park Master Plan

The Campbellton Park Master Plan is a strategic guide developed to steer the enhancement and utilization of Campbellton Park in Chattahoochee Hills, Georgia, over the five years following the plan (2019-2024). The plan aims to preserve the park's natural and historic assets, particularly the Beavers House and its extensive Chattahoochee River frontage, while introducing amenities like a boat ramp, nature trails, pavilions, and picnic areas. It reflects community input gathered through surveys and meetings to ensure the park serves as a cherished recreational and historical resource.



2020 Southern Fulton Comprehensive Transportation Plan

The Southern Fulton Comprehensive Transportation Plan (SFCTP) is a regional plan designed to update local transportation strategies and facilitate their integration into the broader regional framework. For Chattahoochee Hills, this plan aims to enhance mobility, accessibility, and connectivity by focusing on the preservation and improvement of rural character while addressing transportation needs. Key initiatives include improvements to intersections on South Fulton Parkway, the evaluation of greenway trail feasibility, and studies for potential high-capacity transit, ensuring that development is balanced with conservation and the city's unique rural aesthetic is maintained.



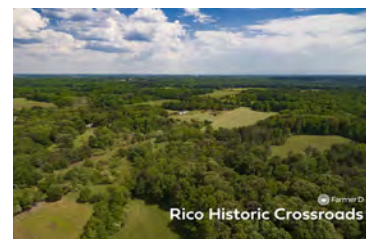
2021 Historic Campbellton Crossroads Framework Plan

The Historic Campbellton Crossroads Framework Plan, finalized in February 2021, provides a vision and framework to guide decision-making for future change around the historic Campbellton area. Funded by the Atlanta Regional Commission's CDAP and matching funds from the City of Chattahoochee Hills and the City of South Fulton, the plan aims to balance historic preservation, environmental sustainability, and modern development. It considers community needs, regulatory conditions, and opportunities, setting out clear recommendations for economic development, transportation improvements, and high-quality placemaking to re-establish a vibrant historic downtown and rural village.

Previous Planning Efforts

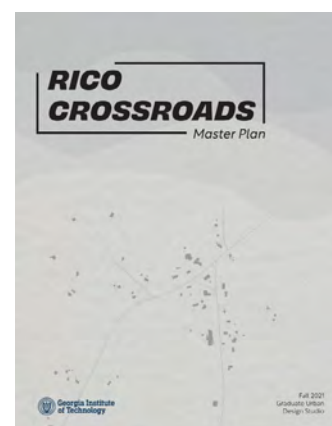
2021 Rico Historic Crossroads

The Rico Historic Crossroads plan outlines a vision for the Rico Crossroads Community within the City of Chattahoochee Hills, emphasizing the preservation of rural character, agricultural land, and historic sites while promoting future development. The plan identifies key land parcels suitable for agriculture and potential development, aiming to create a walkable community with essential goods, cultural activities, and access to natural landscapes. It encourages sustainable growth that supports local farmers and artisans, while maintaining the area’s historical and rural identity.



2021 Rico Crossroads Master Plan

The Rico Crossroads Master Plan was created by a Georgia Tech City and Regional Planning Studio in 2021. The plan aimed to strike a balance between preservation of the current rural character while providing unique communal spaces for residents and visitors alike. The primary goals that the plan set out to accomplish – increase the Chattahoochee Hills tax base, preserve rural character and historical assets, create a center for the Rico community, and improve City Hall – are directly addressed by the plan’s implementation strategy. By emphasizing environmental conservation and historical preservation, the plan moves Rico Crossroads into the future while retaining the character and community of the area.



2025 Renaissance at Rico Crossroads

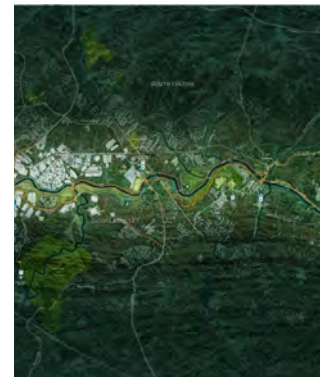
The Renaissance at Rico Crossroads plan was created by the 2025 Urban Land Institute Mini Technical Assistance Panel (ULI mTAP), and provides a vision for sustainable community growth in the area. The plan divides the site into distinct zones, with “The Spark,” a new town center, at the heart of the community. Development is concentrated on a 45-acre city-owned site while preserving roughly 70% of the land as open space and strengthening trail connections, aligning with the broader community vision of Chattahoochee Hills. The study provides market, infrastructure, and zoning guidance to help translate the vision into an implementable framework.



Previous Planning Efforts

2020 Chattahoochee RiverLands

The Chattahoochee RiverLands project is a regional vision to create a continuous network of trails, parks, and river access that reconnects communities to the Chattahoochee River while protecting its ecological and cultural resources. In Chattahoochee Hills, the RiverLands is centered on large, conservation-oriented parklands that serve as a rural anchor for the corridor, supporting low-impact recreation, river access, and long-term stewardship while linking Chattahoochee Bend State Park to the broader regional greenway and blueway system.



Demographic Trends

Population Trends

The City of Chattahoochee Hills has a relatively small population compared to its peers in the Atlanta region, with an estimated population of 3,641 in 2025.

The city saw more growth between 2020 and 2025 than it did between 2010 and 2020. This increase in population is likely due to an increase in housing availability across the city, with projects at the north end of the city and Serenbe developing during this time.

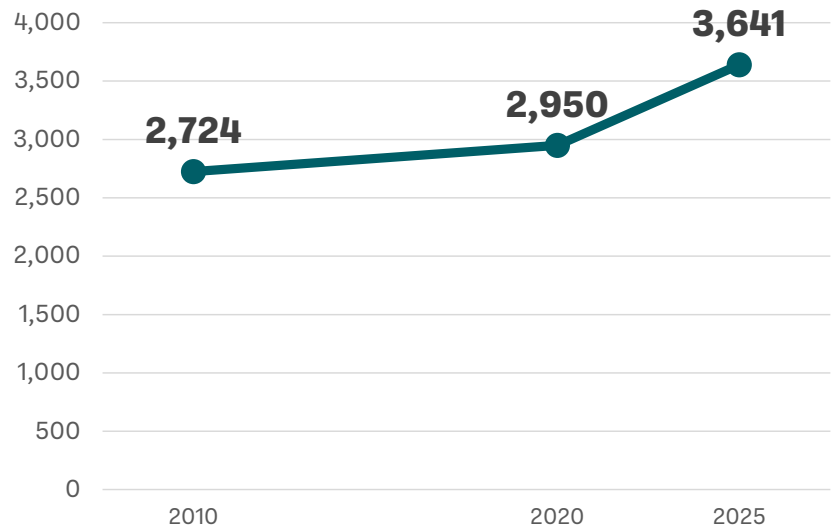
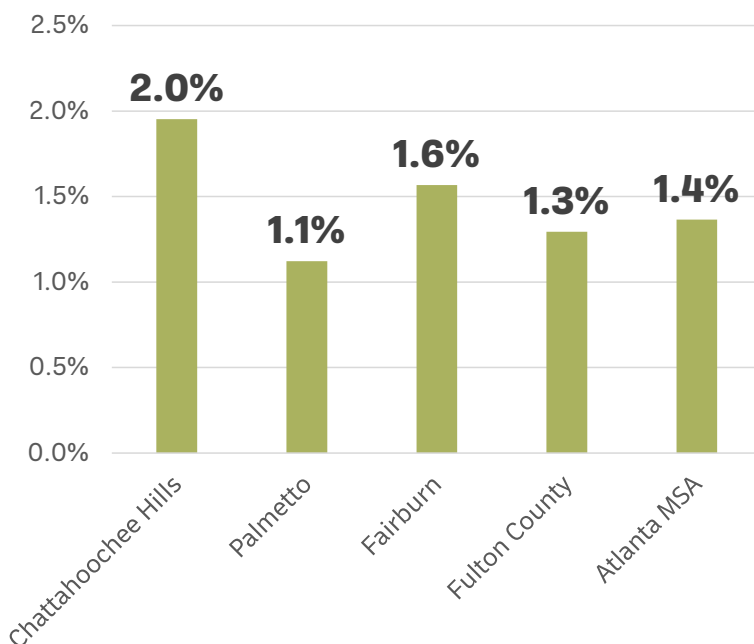


Figure 2. Population Trends, 2010 - 2025

Source: ESRI Business Analyst (BAO); Kimley-Horn



The compound annual growth rate of the city between 2010 and 2025 was 2.0%, which was a higher rate than other communities in southern Fulton County or the region..

While this growth rate exceeded that of peer cities, Fulton County, and the Atlanta MSA, Chattahoochee Hills' relatively small population means that even modest population increases can result in a comparatively high growth rate.

Figure 3. Compound Annual Growth Rate, 2010 - 2025

Source: ESRI Business Analyst (BAO); Kimley-Horn

Age

Chattahoochee Hills has an older population than it's peers, with a median age of 49.9, while nearby cities like Palmetto and Fairburn, Fulton County, and the region have median ages between 35 and 38. Additionally, the greatest population growth between 2025 and 2030 is expected for people aged 75 and greater, indicating that Chattahoochee Hills' population will continue to age.

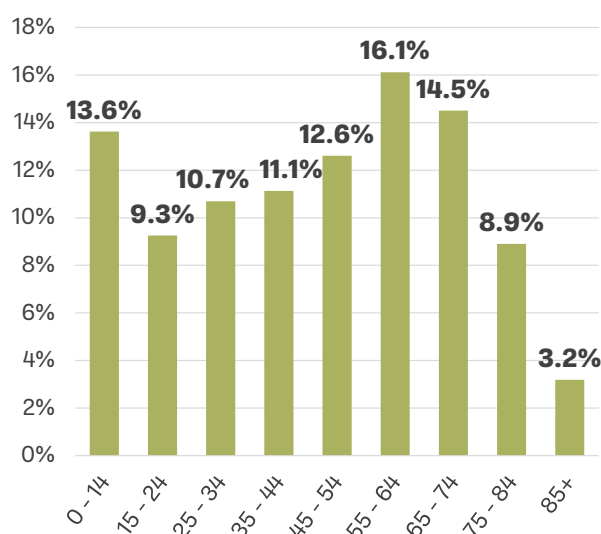


Figure 4. Population by Age Cohort, 2025

Source: ESRI Business Analyst (BAO); Kimley-Horn

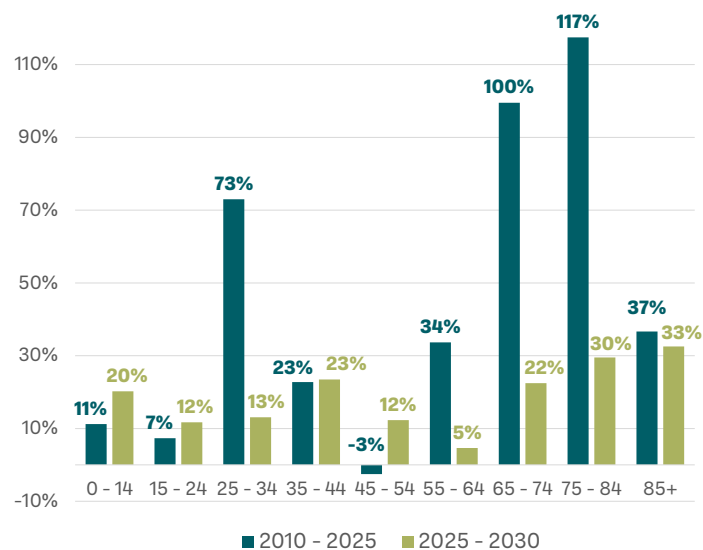


Figure 5. Population Growth by Age Cohort

Source: ESRI Business Analyst (BAO); Kimley-Horn

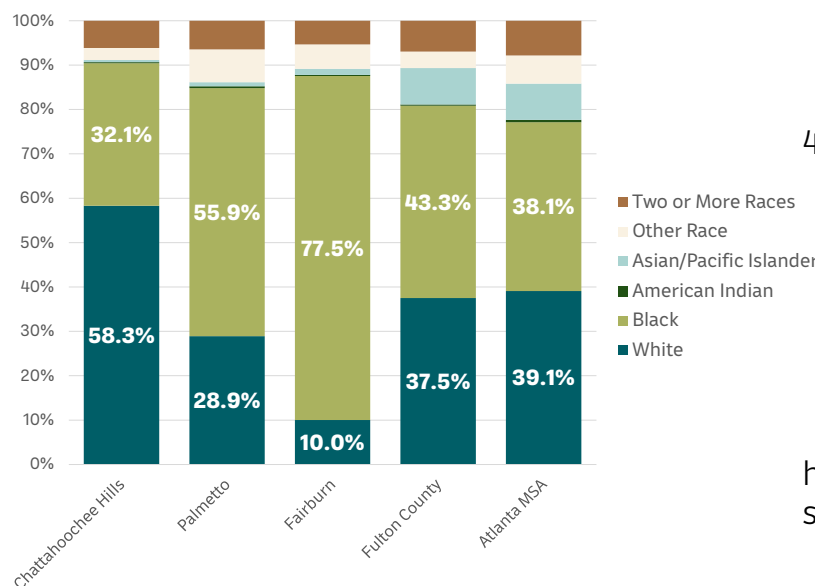


Figure 6. Race, 2025

Source: ESRI Business Analyst (BAO); Kimley-Horn

Race

Chattahoochee Hills is a diverse city, with 41.8% of the population identifying as non-white. 31.2% of residents identify as Black and 6.2% identify as two or more races. Approximately 6.6% of the City's residents identify as Hispanic, which is lower than Fulton County (8.3%) and the Atlanta metro area (12.5%).

While diverse, Chattahoochee Hills has a higher share of white residents and a lower share of Black residents when compared to its peers, the County, and the region.

Local Housing Market

Housing Inventory

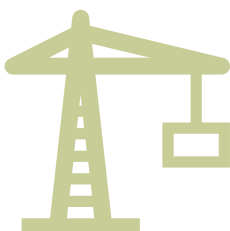
The assessment of a local housing market often considers several trends from different sources. This includes U.S. Census data as well as other market or real estate data. According to ESRI Business Analyst, the median home value in Chattahoochee Hills is \$381,548, which is greater than peer cities Palmetto (\$220,170) and Fairburn (\$285,923), but lower than both Fulton County (\$498,256) and the Atlanta metro area (\$386,048).

Housing is predominantly single-family detached, accounting for 78.3% of units. The city also has a higher share of single-family attached housing (13.7%) than its peers, likely reflecting the mix of housing types in Serenbe. Most homes are owner-occupied (81.7%), with renters making up 18.3% of households. Chattahoochee Hills also has a relatively high vacancy rate of 13.7%, which may be due in part to aging and historic structures that are no longer habitable.

Median Home Value, 2025

\$381,548

23.4% lower than the median home value in Fulton County



Median year structure built
1991

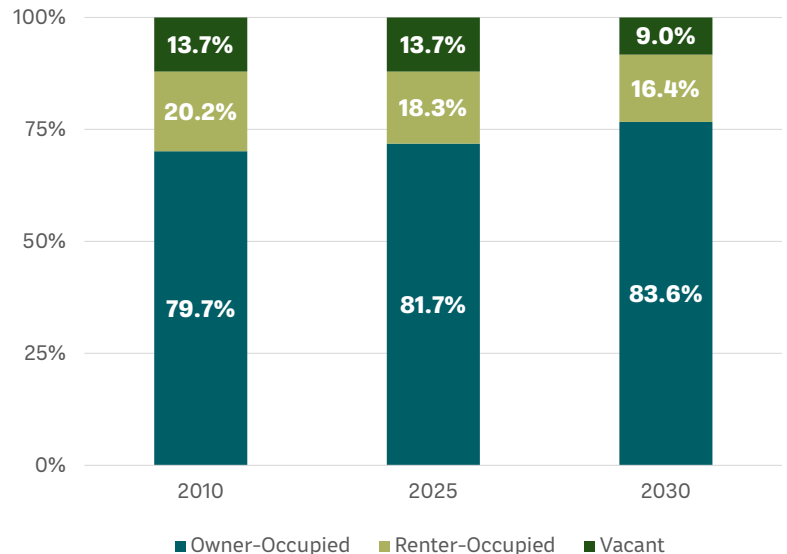


Figure 6. Housing Tenure, 2010 - 2025

Source: ESRI Business Analyst (BAO); Kimley-Horn

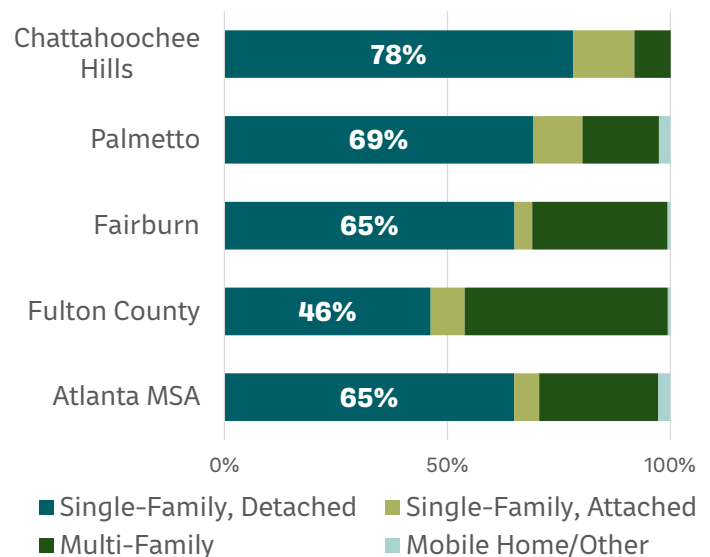


Figure 7. Housing Types

Source: ESRI Business Analyst (BAO); Kimley-Horn

Metro Atlanta Housing Study

The Metro Atlanta Housing Strategy, developed by the Atlanta Regional Commission (ARC), provides a data-driven framework to address rising housing costs and limited affordability across the region. The study offers key insights into local housing conditions. In Chattahoochee Hills, 85% of the city falls within Submarket 10: Higher-Priced Rural, characterized by newer, higher-priced, owner-occupied single-family homes on large lots, an older population, few renters, and limited multifamily housing. Another 13% of the city falls within Submarket 9: Below-Median Priced Rural, which includes lower-priced, large-lot rural areas dominated by single-family homes, a higher share of investor-owned properties, and the highest proportion of cost-burdened homeowners.

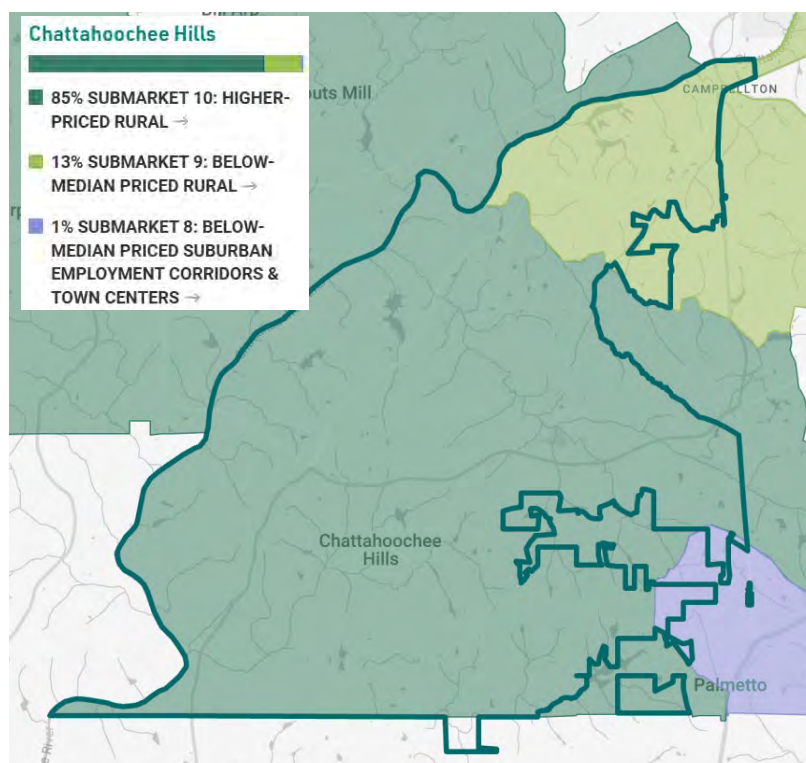


Figure 8. Chattahoochee Hills Housing Submarkets

Source: Atlanta Region Commission ; Kimley-Horn

City Snapshot

The City Snapshot highlights trends in the local housing market. While the median home value in Chattahoochee Hills is about \$382k, the 2025 median sale price reached \$600,000, a 31% increase since 2020 and higher than nearby Palmetto (\$235k) and Fairburn (\$307k). The sales price is greater than the median home value because it reflects only homes that were sold, rather than the broader housing stock, which includes homes that have not recently been on the market.

Median Home Sale Price (2025): **\$600,000**

Change in Median Home Sale Price (2020-25): **+31%**

Home Sale Price Per Sq Ft (2025): **\$360.00 sq ft**

Percent Change in Home Sale Price Per Sq Ft (2020-25): **+38%**

Median Building Area of Home Sales (2025): **1,679 sq ft**

Figure 9. City Snapshot

Source: Atlanta Regional Commission (ARC); Kimley-Horn

Income and Employment

Household Income

Chattahoochee Hills has a median household income of \$87,193 which is lower than both Fulton County (\$101,235) and the Atlanta MSA (\$88,061), but greater than nearby peer cities of Palmetto (\$74,705) and Fairburn (\$76,349).

Approximately 44.8% of Chattahoochee Hills households have an annual income of over \$100,000.

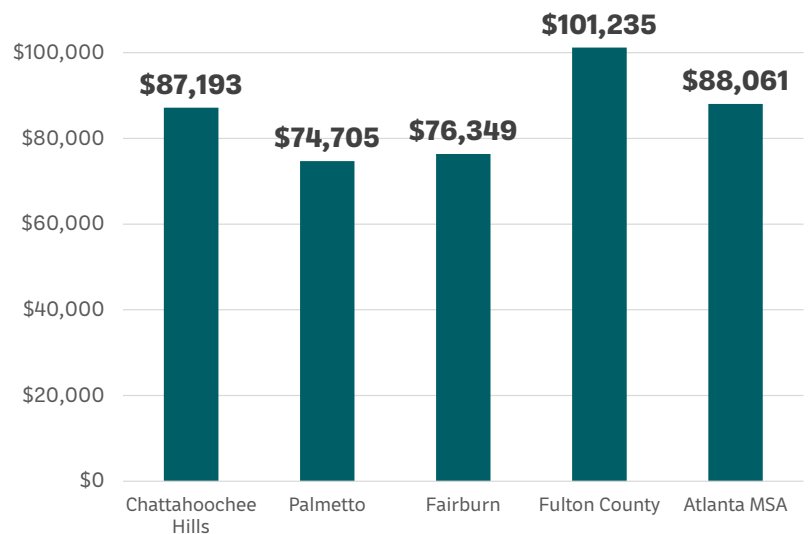
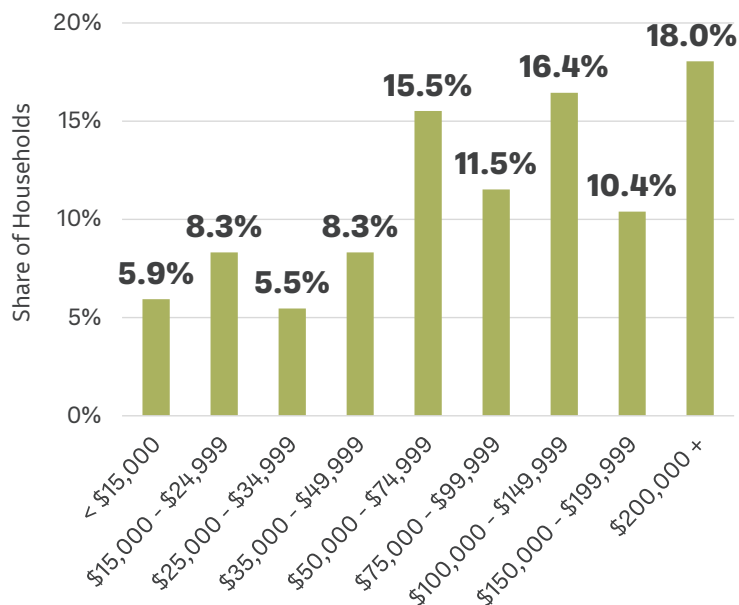


Figure 10. Median Household Income, 2025
Source: ESRI Business Analyst (BAO); Kimley-Horn



Median Household Income

\$87,193



Figure 11. Housing Income by Cohort, 2025
Source: ESRI Business Analyst (BAO); Kimley-Horn

Employment Snapshot

Jobs in Chattahoochee Hills

Jobs data was collected using the LEHD On The Map tool, for which 2023 is the most recent data available. In 2023, the City of Chattahoochee Hills had an estimated 557 full-time jobs. The top industries in the City are:

- » Leisure and Hospitality (35%)
- » Professional Services (14%)
- » Public Administration (12%)

Many of these jobs are located in Serenbe, making it a key area for employment and economic activity in the city.

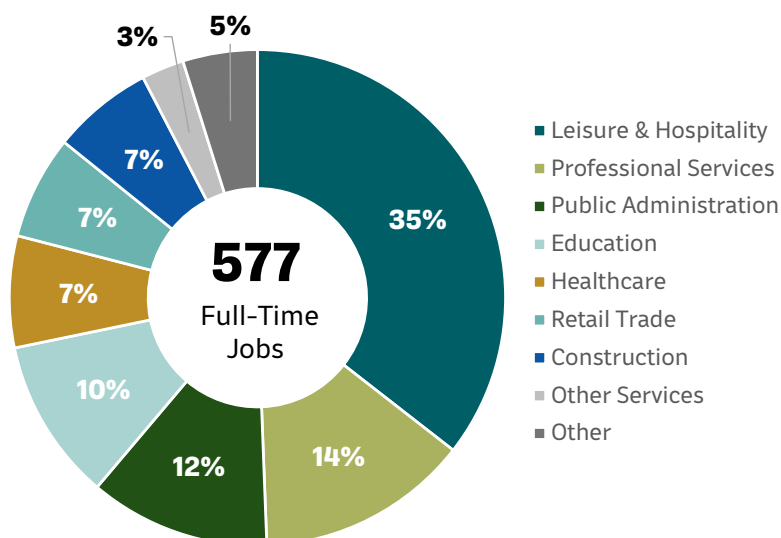


Figure 12. Jobs in Chattahoochee Hills, 2023

Source: LEHD On The Map; Kimley-Horn

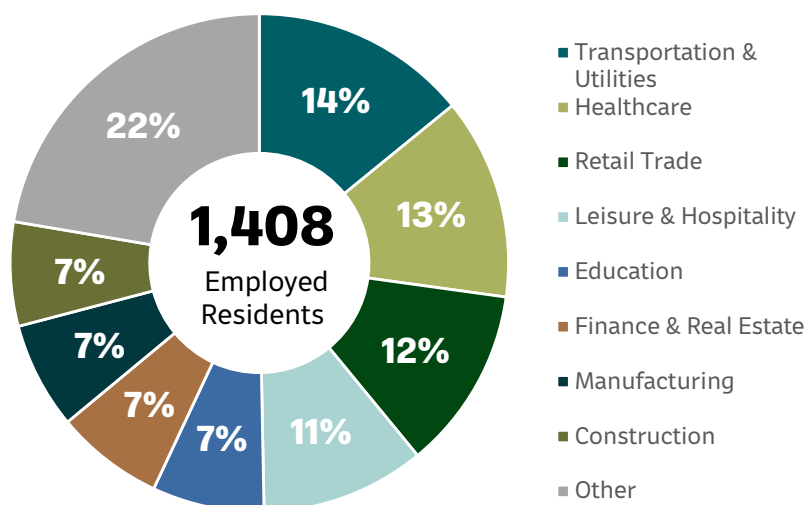


Figure 13. Jobs held by Chattahoochee Hills Residents, 2023

Source: ESRI Business Analyst (BAO); Kimley-Horn

Employed Residents in Chattahoochee Hills

In 2023, the City of Chattahoochee Hills had an estimated 1,408 employed residents. The top industries that residents are employed within were:

- » Transportation and Warehousing (14%)
- » Healthcare and Social Assistance (13%)
- » Retail Trade (12%)
- » Leisure and Hospitality (11%)

Income and Employment

Work Destinations

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 Chattahoochee Hills and commute to the city for work
- » **52** people live and work in Chattahoochee Hills
- » **1,356** people live in Chattahoochee Hills and commute elsewhere for work

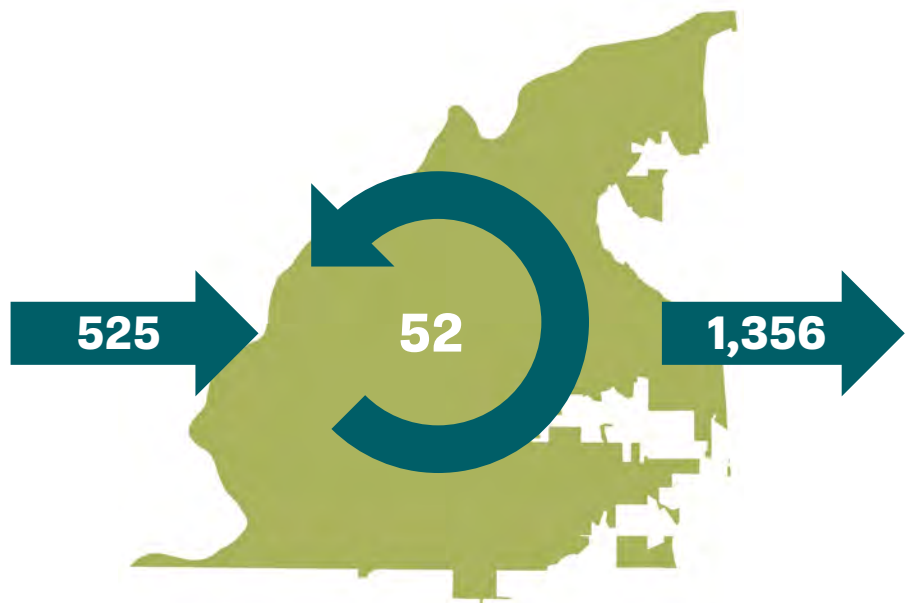


Figure 14. Inflow and Outflow of Workers, 2023

Source: LEHD On The Map; Kimley-Horn

14% of Chattahoochee Hills residents commute to Atlanta for work

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
- » The remainder of commute locations each represent less than 2.6% of the total employed residents.

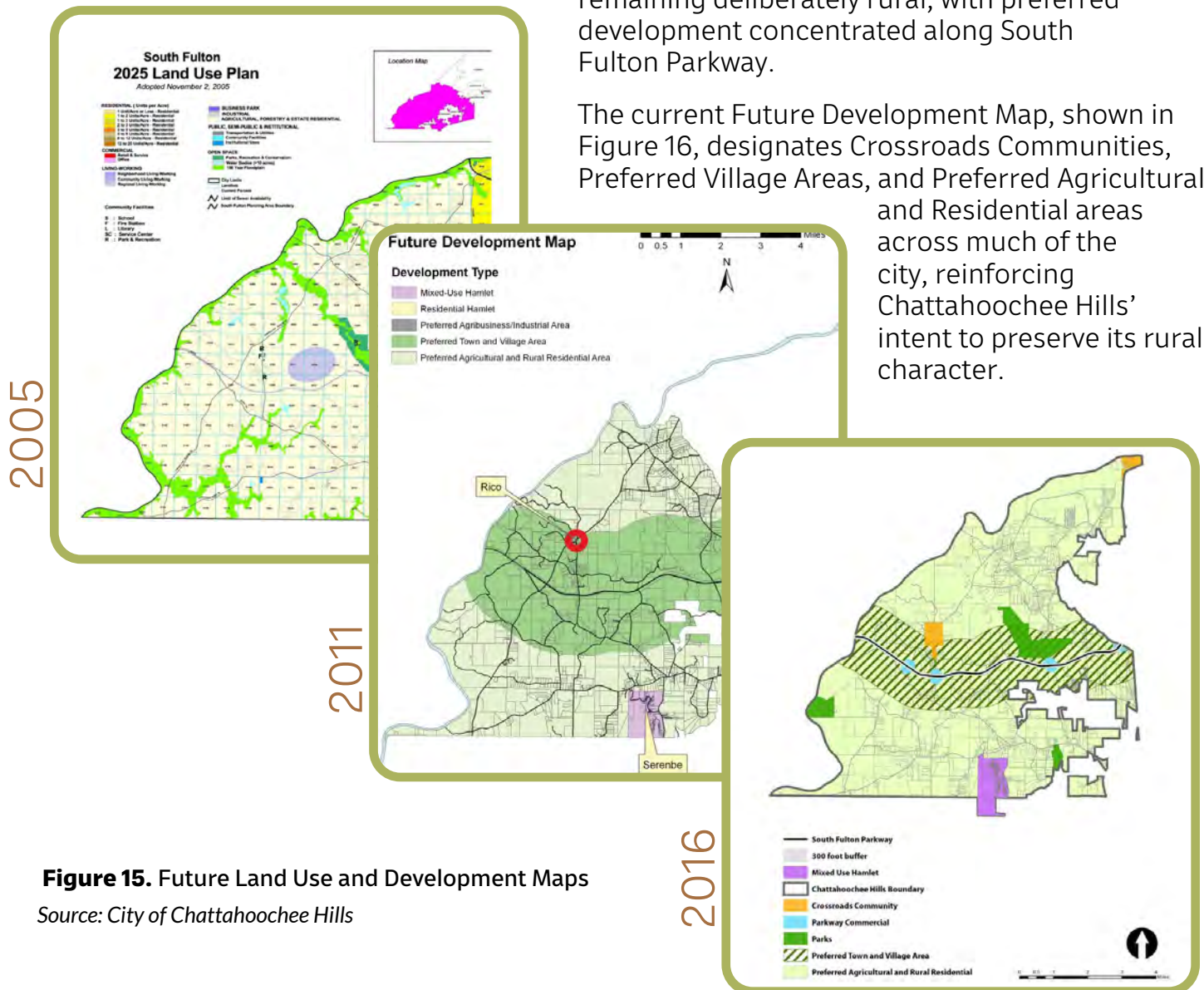
THIS PAGE LEFT
INTENTIONALLY BLANK

Land Use

Future Development Map

The Future Development Map helps guide the types of development and conservation the City would like to see, as well as where those patterns should occur. Chattahoochee Hills' Future Development Map has evolved over time through previous comprehensive planning efforts. From the earliest days of the Chattahoochee Hill Country vision, through incorporation and subsequent plan updates, the overarching goal of large-scale preservation and limited, focused development has remained consistent. The Future Development Maps shown in Figure 15 reflect how the City's vision has evolved over time, while maintaining a clear commitment to remaining deliberately rural, with preferred development concentrated along South Fulton Parkway.

The current Future Development Map, shown in Figure 16, designates Crossroads Communities, Preferred Village Areas, and Preferred Agricultural and Residential areas across much of the city, reinforcing Chattahoochee Hills' intent to preserve its rural character.



2021 Future Development Map

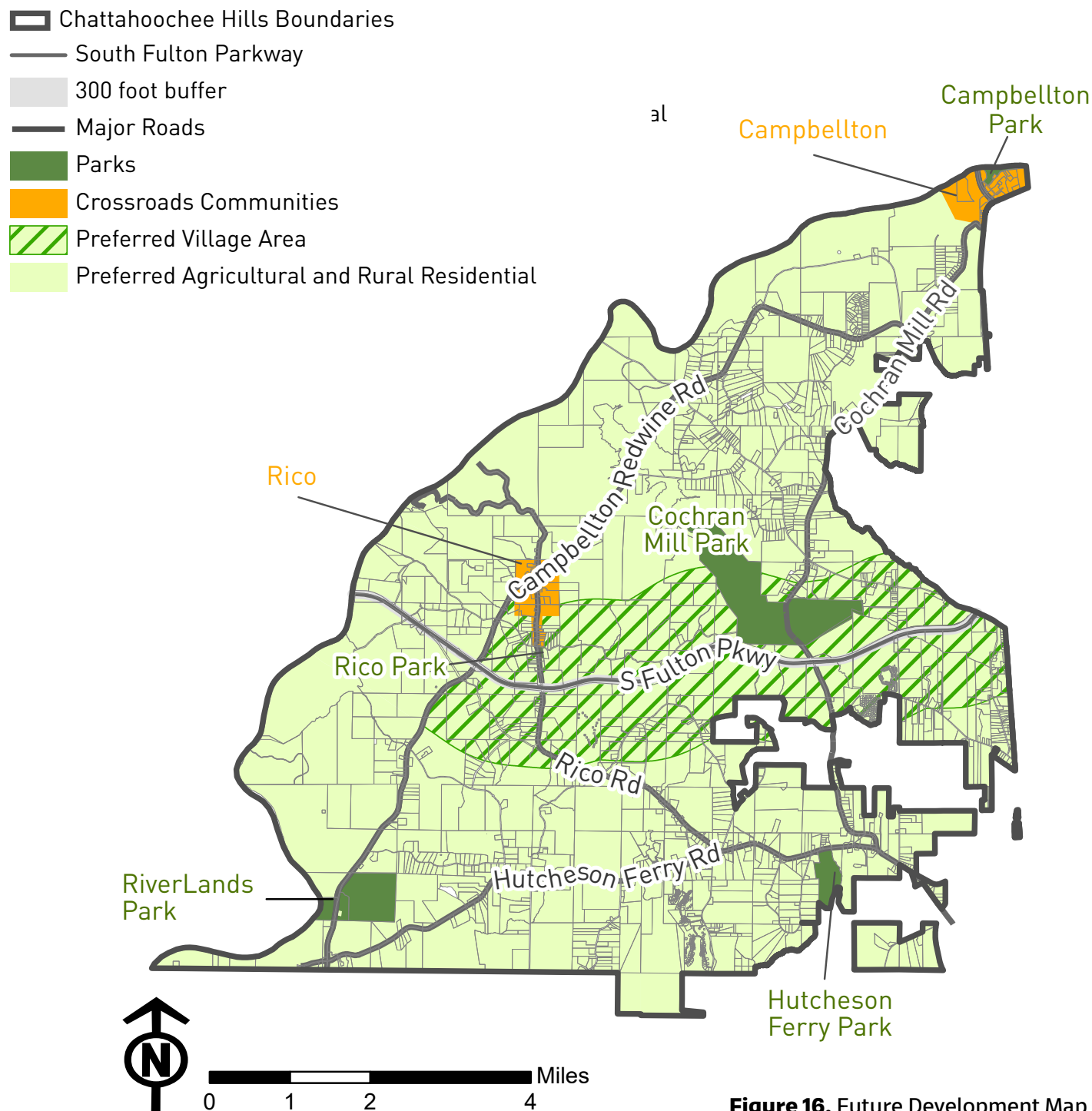


Figure 16. Future Development Map

Source: City of Chattahoochee Hills

Zoning

Zoning is the primary tool communities use to regulate how land is used and developed, including what types of uses are allowed, how buildings are designed, and how intense development can be. It works hand-in-hand with the comprehensive plan, which establishes the community's long-term vision and goals. The Future Development Map, a key component of the comprehensive plan, illustrates desired land use patterns across the city. Zoning is then used to implement that vision on the ground by setting specific standards and regulations that ensure development aligns with the plan.

The zoning map for the City of Chattahoochee Hills shows how land is designated throughout the community and identifies the types of uses that are allowed on each parcel or property. Zoning is a key tool the City uses to guide growth and development while protecting the area's rural character and natural resources.

Most of Chattahoochee Hills is currently zoned Rural (RL), a designation intended to preserve greenspace and maintain the community's agricultural and scenic qualities. Over time, select areas of the City have been rezoned to Mixed-Use Hamlet (HM-MU), a district designed to support small-scale, walkable centers that allow a mix of residential, commercial, and civic uses. These hamlet areas are intended to focus growth in appropriate locations while reinforcing the City's overall land use vision.

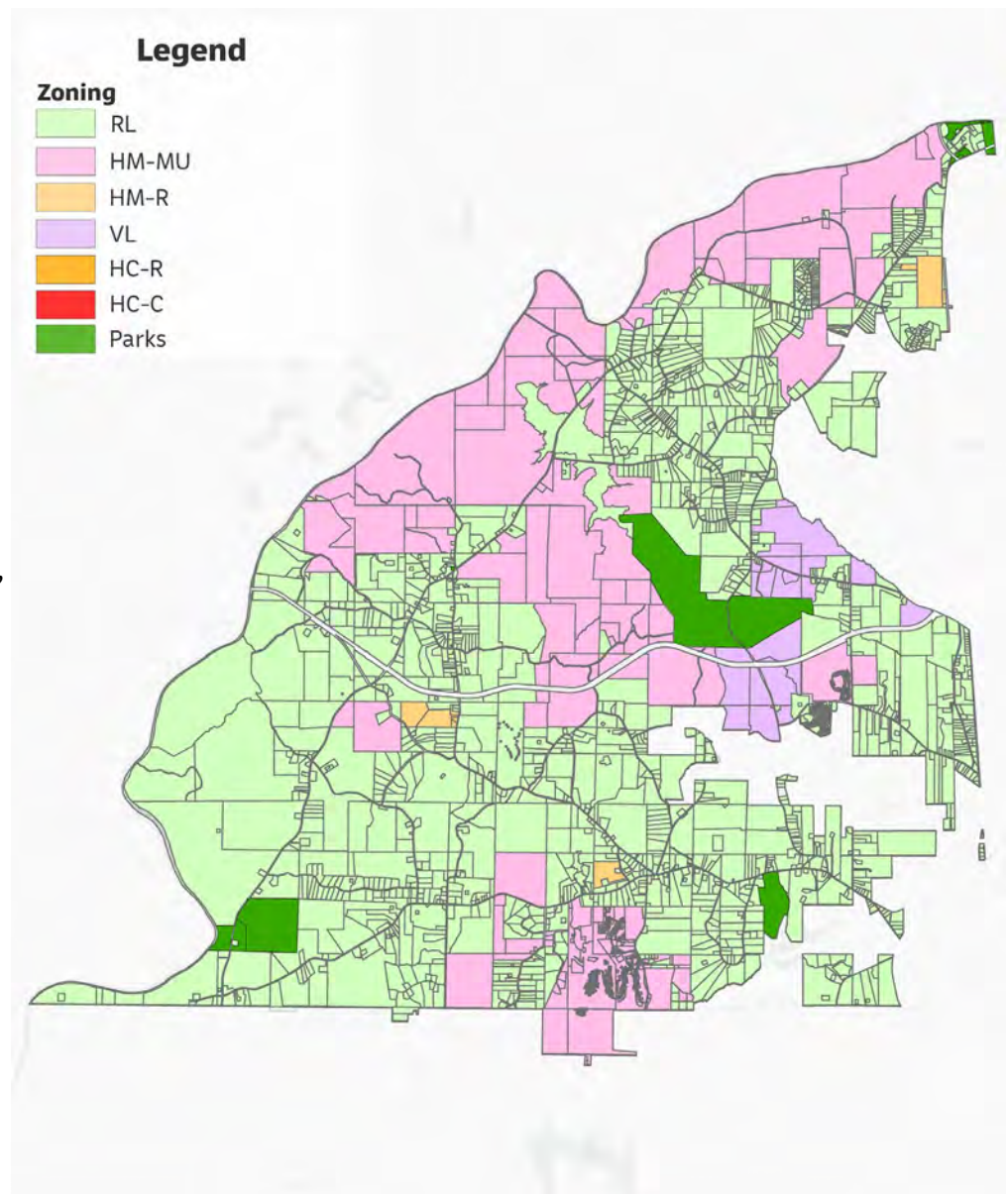


Figure 17. Zoning

Source: City of Chattahoochee Hills

THIS PAGE LEFT
INTENTIONALLY BLANK

Public and Private Investments

Development activity in Chattahoochee Hills has been limited, with only a few projects moving forward. However, the presence of existing water lines, a pump station, and a treatment plant is significant, as water and sewer infrastructure is often costly to install and can play an important role in supporting future development.

Since the adoption of the City's previous comprehensive plan in 2021, several notable projects have occurred across Chattahoochee Hills. These include new single-family housing, new park facilities, and the expansion of existing parkland. The map to the right shows where each of these projects is located. Read more below to learn about each project.

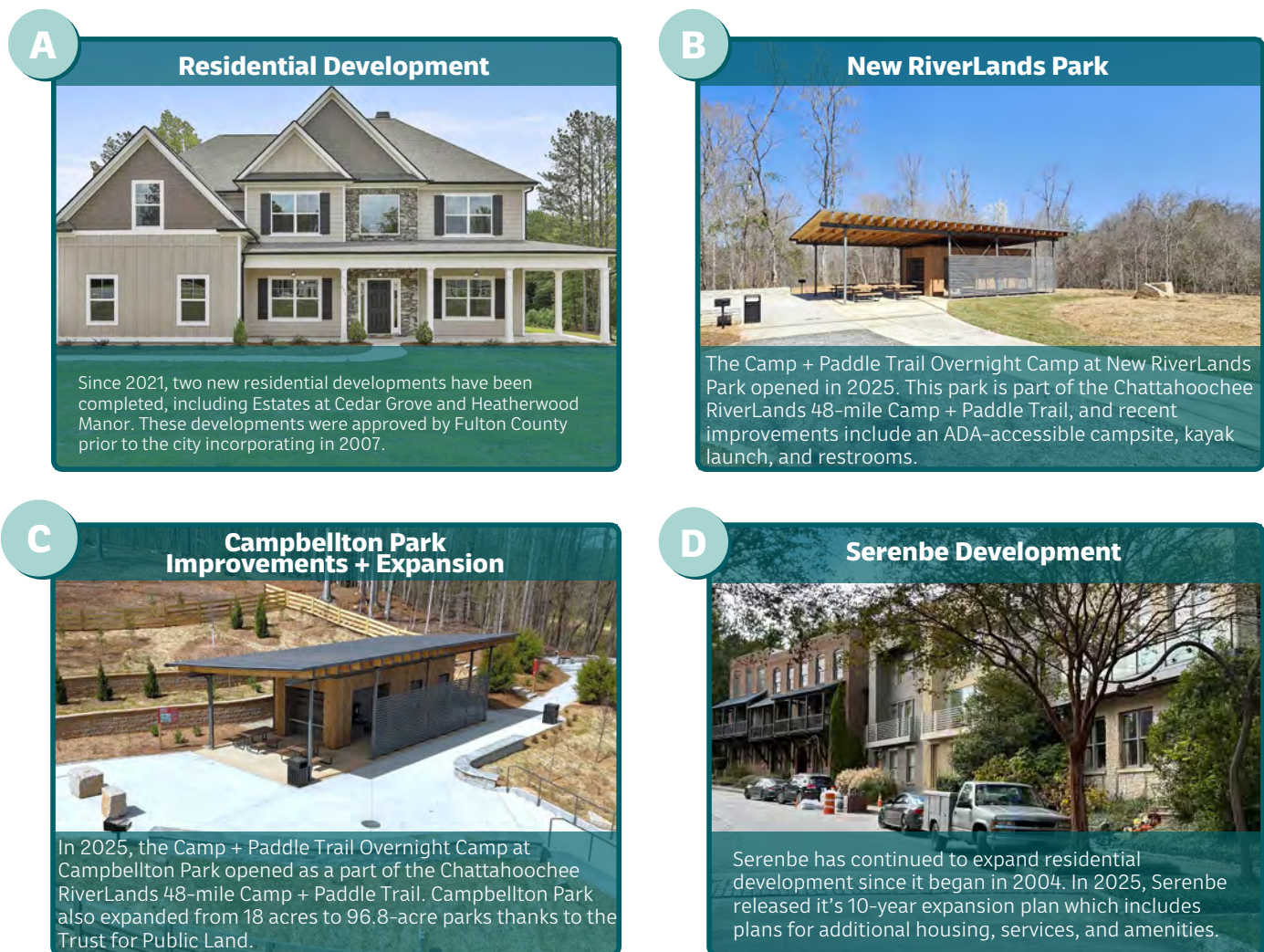
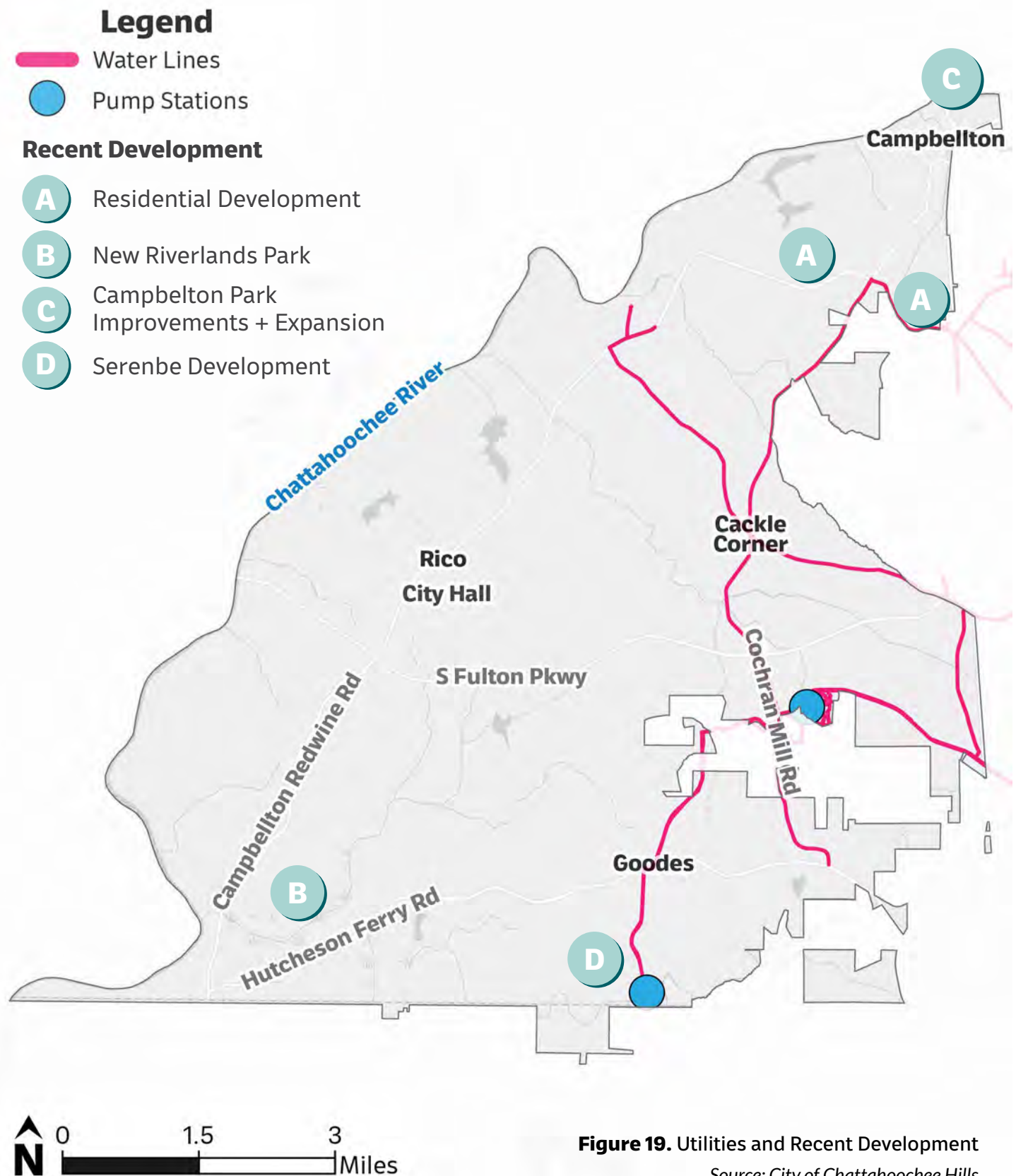


Figure 18. Recent Development in Chattahoochee Hills

Source: Kimley-Horn



Transportation

Roadway Functional Class

Roadway functional classification is a system used to categorize streets and highways based on their purpose, design, and role in the overall transportation network. Functional classification helps in planning, traffic management, and roadway design to ensure efficient and safe transportation systems. The roadway classifications are:

- » Interstates: highest classification, long distance travel, and high speeds
- » Principal Arterial: serve major centers of metropolitan areas
- » Minor Arterial: connected to principal arterials and provide connectivity to smaller areas
- » Major Collector: move traffic through residential, commercial, and industrial areas
- » Local Road: direct access to abutting land at lower speeds

South Fulton Parkway is the only Principal Arterial in Chattahoochee Hills. The road serves as a critical east-west connection and provides access to the airport, Atlanta, and the region. At the north end of the city near Campbellton, Cochran Mill Road is a Minor Arterial, and the southern end is a major collector, along with Campbellton Redwine, Hutcheson Ferry, and Cascade Palmetto Highway.

Rural Road Character

One of the defining elements of the City are the miles of rural roads including through heavily wooded areas, through historic crossroads, and past farms and pastures.

Chattahoochee Hills is also well known within the bicycling community for its smooth, well paved roads, also known as “Silk Sheets”, and numerous gravel roads or “Dirty Sheets” that offer a unique biking experience.



Legend

Roadway Functional Classification

- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local

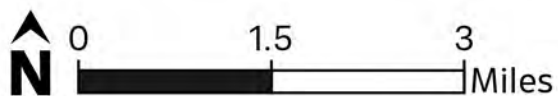
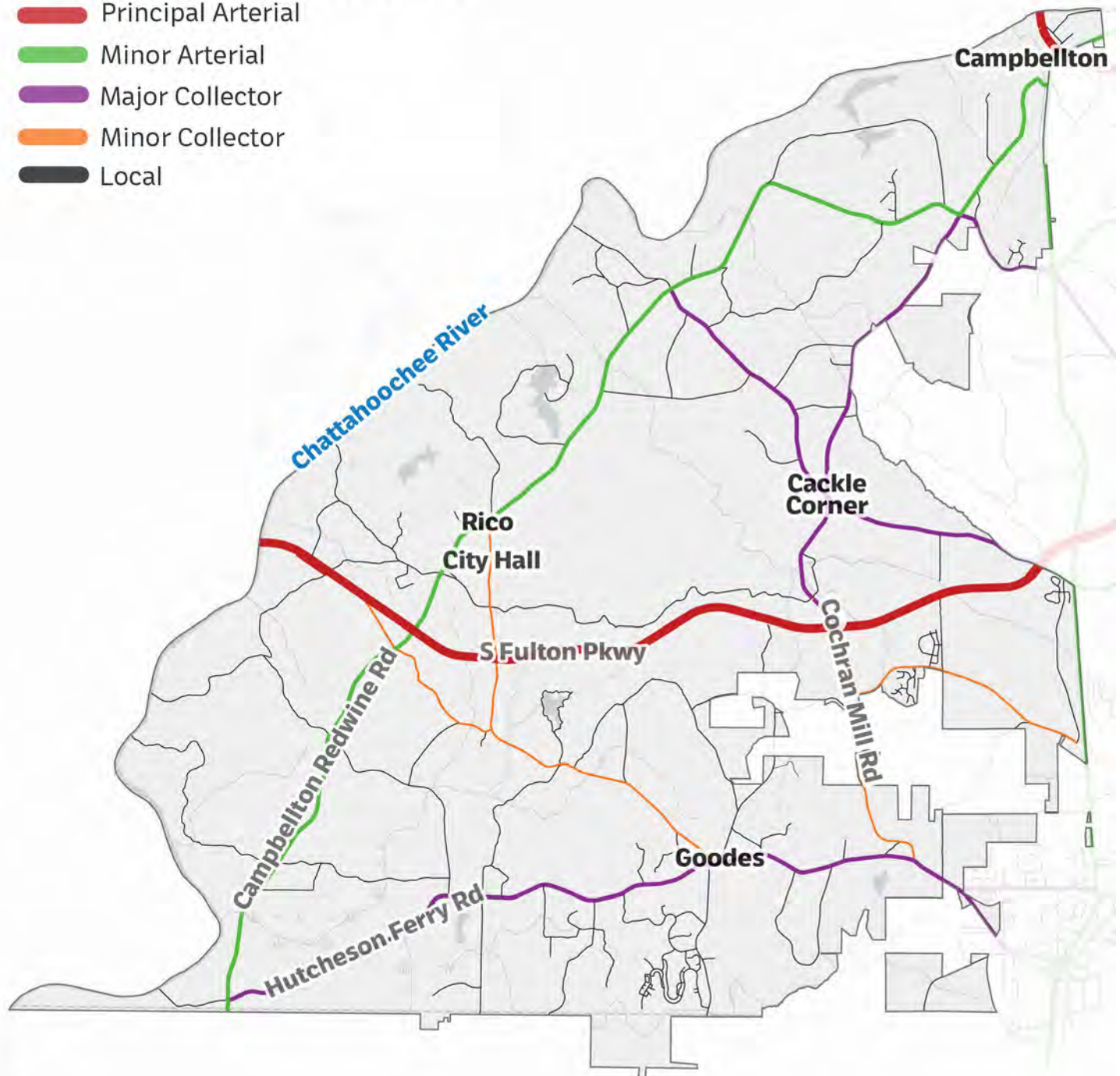


Figure 20. Roadway Functional Classification

Source: City of Chattahoochee Hills

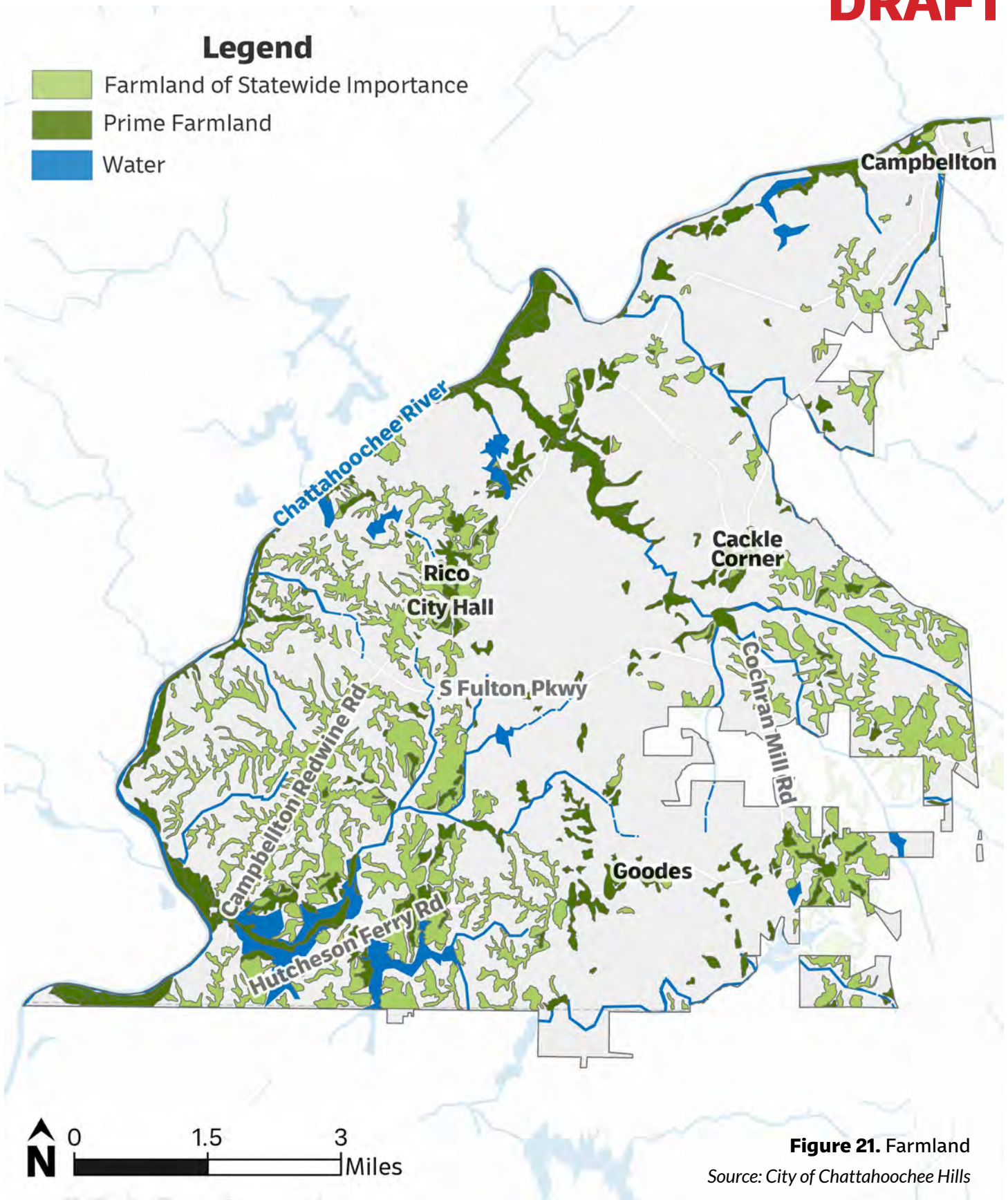
Natural, Cultural, and Agricultural Resources

Farmland

While much of the open space in Chattahoochee Hills is forested, the city's soils are also well suited for farming. Figure 21 illustrates areas of Prime Farmland and Farmland of Statewide Importance, designations by the U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) that identify high-quality soils for agricultural production.

Prime farmland is primarily located in the western portion of the city, with additional pockets to the east and along the Chattahoochee River and Bear Creek. While these areas contain the highest-quality soils, livestock farming is not limited to prime farmland and may be viable throughout much of the city.





Natural, Cultural, and Agricultural Resources

Farms in Chattahoochee Hills

Chattahoochee Hills is home to more than twenty farms producing beef, lamb, goats, chickens, pigs, fruits, vegetables, and flowers. These farms contribute to the local economy, support food production, and help maintain the city's rural character and landscape. Together, they are an important part of Chattahoochee Hills' agricultural heritage and will continue to play a key role in shaping the city's future.



Active Farms within Chattahoochee Hills

- | | | |
|--|------------------------------------|--|
| 1 Woodsong Farm | 11 Valley Creek Farm | 21 Huffmaster Farm |
| 2 Fairywood Thicket Farm | 12 Hillside Farm | 22 Tangled Vines Muscadine Vineyard |
| 3 God Place Farm | 13 Crooked Meadow Farm | 23 Mini Acre Farm |
| 4 Little Bit Farm | 14 Our Way Unity Farms | 24 Chatt Hills Food Shop |
| 5 Serenbe Farms | 15 Beefmasters Farm | 25 Saltz & Peppa Pork |
| 6 Many Fold Farm | 16 Chaguanas Black Angus | 26 Wild Fern Farm |
| 7 Smyly Farm | 17 Hearn Family Farm | |
| 8 Blue Heron Urban Farm & Sanctuary | 18 Lewis Family Farm | |
| 9 Deer Creek Farm | 19 Sarah Kinser Farm | |
| 10 Worth It Farms | 20 The Hard Way Family Farm | |

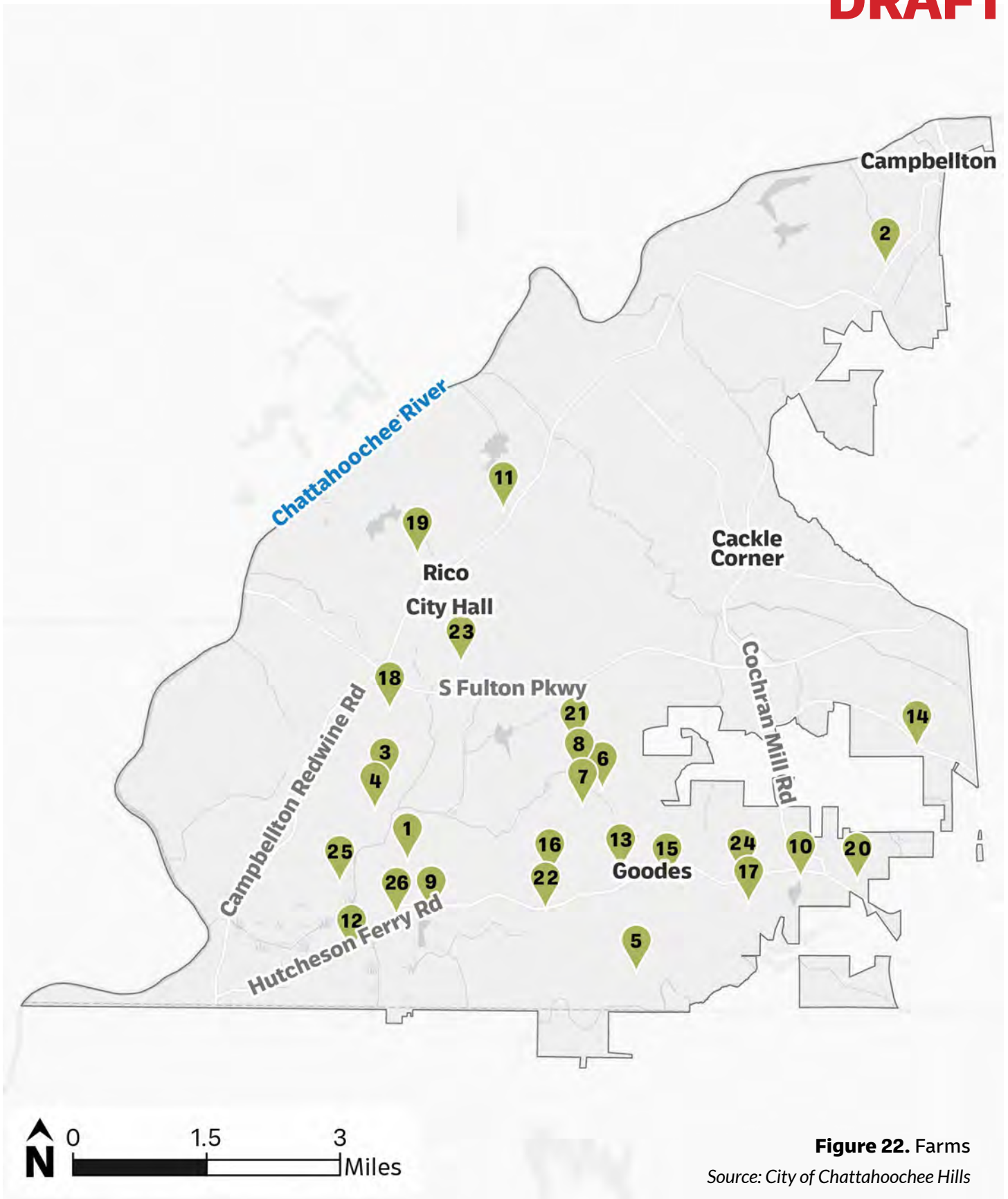


Figure 22. Farms

Source: City of Chattahoochee Hills

Natural, Cultural, and Agricultural Resources

Stream Buffers

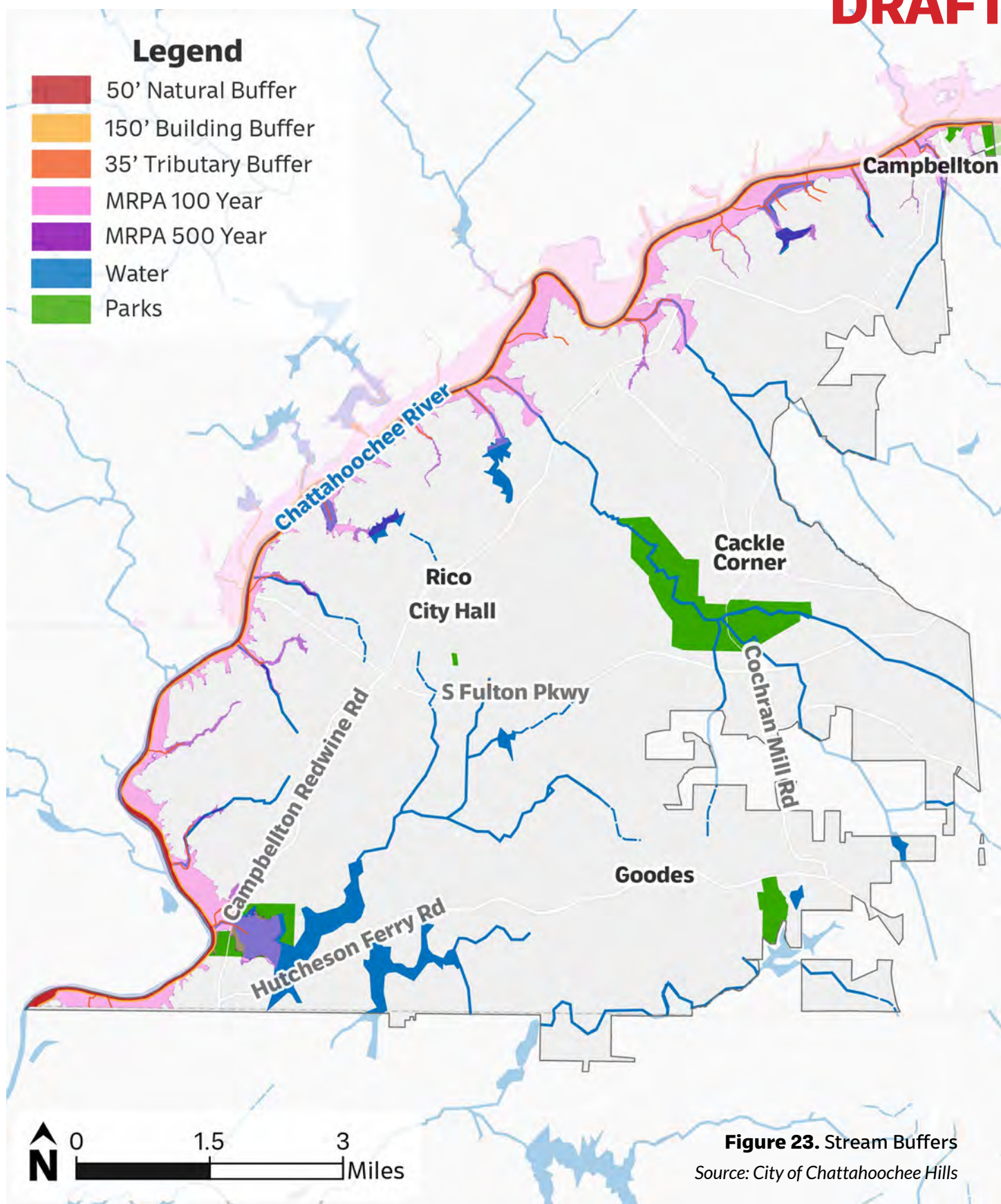
The Chattahoochee River borders Chattahoochee Hills to the west and northwest and plays a crucial role in the environmental integrity of the area. The river is the focus of many of Chattahoochee Hills' parks and recreational areas and strongly influences the community's emphasis on preserving natural resources, fostering resilient agricultural sectors, and protecting the unique character of the community.

Because of its proximity to the Chattahoochee River, Chattahoochee Hills is subject to specific development constraints that preserve the natural resources and environmental resilience of the area. This map depicts existing environmental conditions and regulatory constraints along the Chattahoochee River and its tributaries, with a focus on floodplain extents and required buffer protections.

In 1972, the Metropolitan River Protection Act (MRPA) established a 2,000 foot buffer along both banks of the Chattahoochee River that requires all land-disturbing activity in the corridor to be reviewed and certified for consistency with the Corridor Plan standards. This buffer includes additional buffer distinctions related to the FEMA floodplain (100-year and 500-year) as well as natural (50'), building (150') and tributary (35') buffers each with distinct regulations for development. The boundary aims at protecting and preserving the Chattahoochee river quality and recreational opportunities.

These MRPA requirements, combined with local stream and buffer regulations, illustrate where development is limited or prohibited to protect water quality, manage flood risk, and preserve natural resources. The map provides an important planning tool for understanding constraints on land use, highlighting areas where environmental regulations significantly influence development potential and long-term land-use decisions.





Parks and Recreation

Chattahoochee Hills offers an extensive system of parks and trails that reflect the city's emphasis on conservation, outdoor recreation, and its rural landscape. Public parks provide access to forests, creeks, open fields, and historic resources, with opportunities for hiking, biking, horseback riding, picnicking, and community events.

Larger natural areas, such as Cochran Mill Park, offer miles of multi-use trails and access to waterfalls and stream corridors, while smaller neighborhood and community parks support everyday recreation and gatherings. Several of the paved and unpaved roads in Chattahoochee Hills are also highly utilized by the bicycle community. Whether for training and exercise, or to host organized rides, Chattahoochee Hills "Silk Sheets" biking paths (paved roads) and "Dirty Sheets" biking paths (gravel roads) are well known and well used bicycle routes.

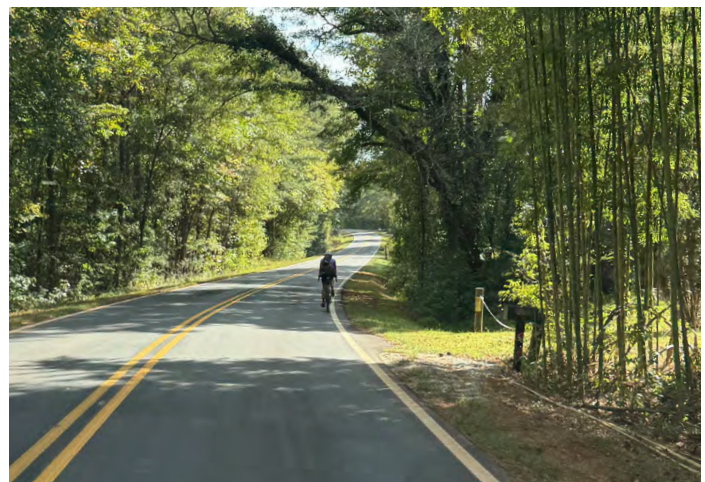
Together, these parks and trails contribute to residents' quality of life, support tourism and outdoor recreation, and reinforce Chattahoochee Hills' identity as a nature-oriented community.

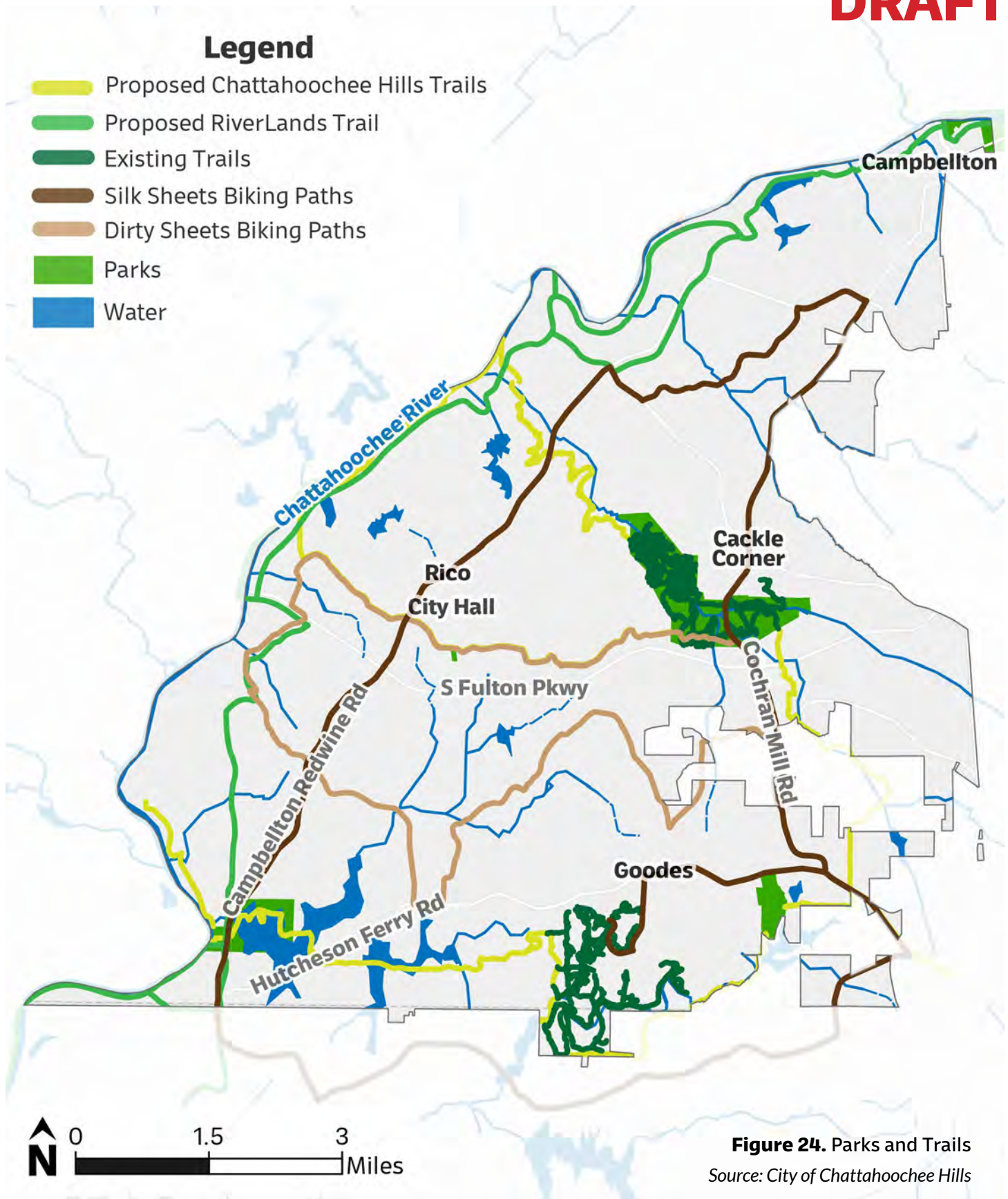
Parks in Chattahoochee Hills include:

- » Campbellton Park
- » Cochran Mill Park
- » Hutcheson Ferry Park
- » Rico Park & Athletic Field
- » New RiverLands Park

Other recreational opportunities in the city include:

- » South Fulton Scenic Byways
- » Silks Sheets Biking Paths
- » Dirty Sheets Biking Paths





Overlay Map

The Overlay Map in Figure 25 was created to better understand land use decisions during the comprehensive planning process and ultimately help inform future land use decisions. The overlay map illustrates existing conditions in Chattahoochee Hills, including recently zoned and entitled parcels, existing infrastructure, and areas identified as prime farmland and farmland of statewide importance.

Together, these layers highlight existing conditions in the City that are likely to impact future development. This preliminary map informed the Draft Future Development Map and can serve as a supplemental resource for City staff when evaluating land use decisions and how best to balance preservation and future development.

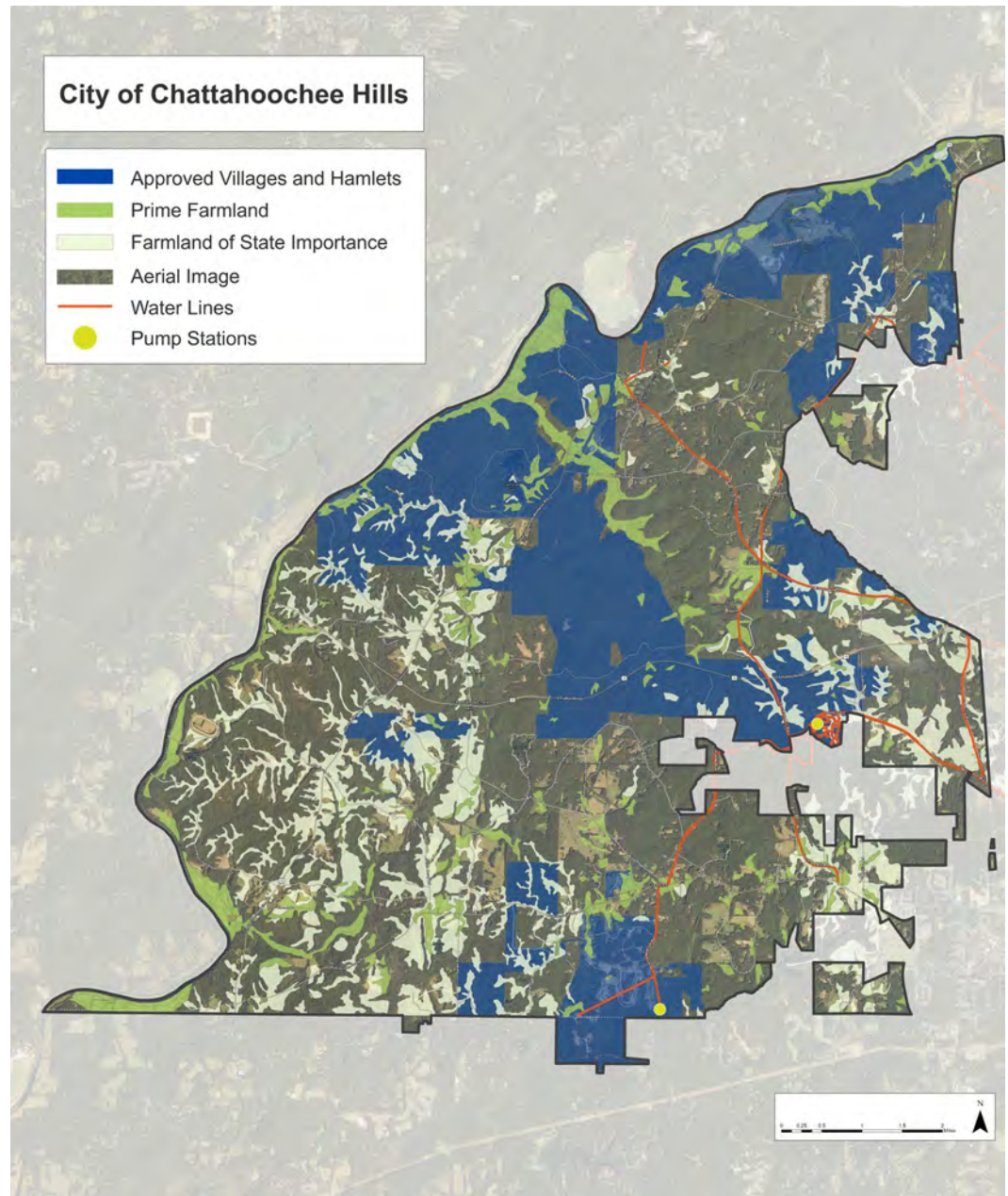


Figure 25. Overlay Map

Source: Chattahoochee Hills, Kimley-Horn

Broadband

Broadband service refers to high-speed internet access, which allows users to access the internet much faster than traditional dial-up connections. The Federal Communications Commission (FCC) defines broadband service as having download speeds of 25 Megabits per second (Mbps) and upload speeds of 3 Megabits per second (Mbps). Areas where more than 80% of locations meet these broadband speed criteria are considered “Served,” while areas where less than 80% of locations meet the criteria are deemed “Unserved.”

The majority of Chattahoochee Hills is considered “Served,” and the rest of the city is considered “Unserved.”

No portion of Chattahoochee Hills is “Unserved.” This is a substantial improvement in service since 2021, when a majority of Chattahoochee Hills was “unserved” The top providers in Chattahoochee Hills include AT&T, GreyStone Connect, Spectrum, Xfinity, Verizon, MINTernet, and T-Mobile.

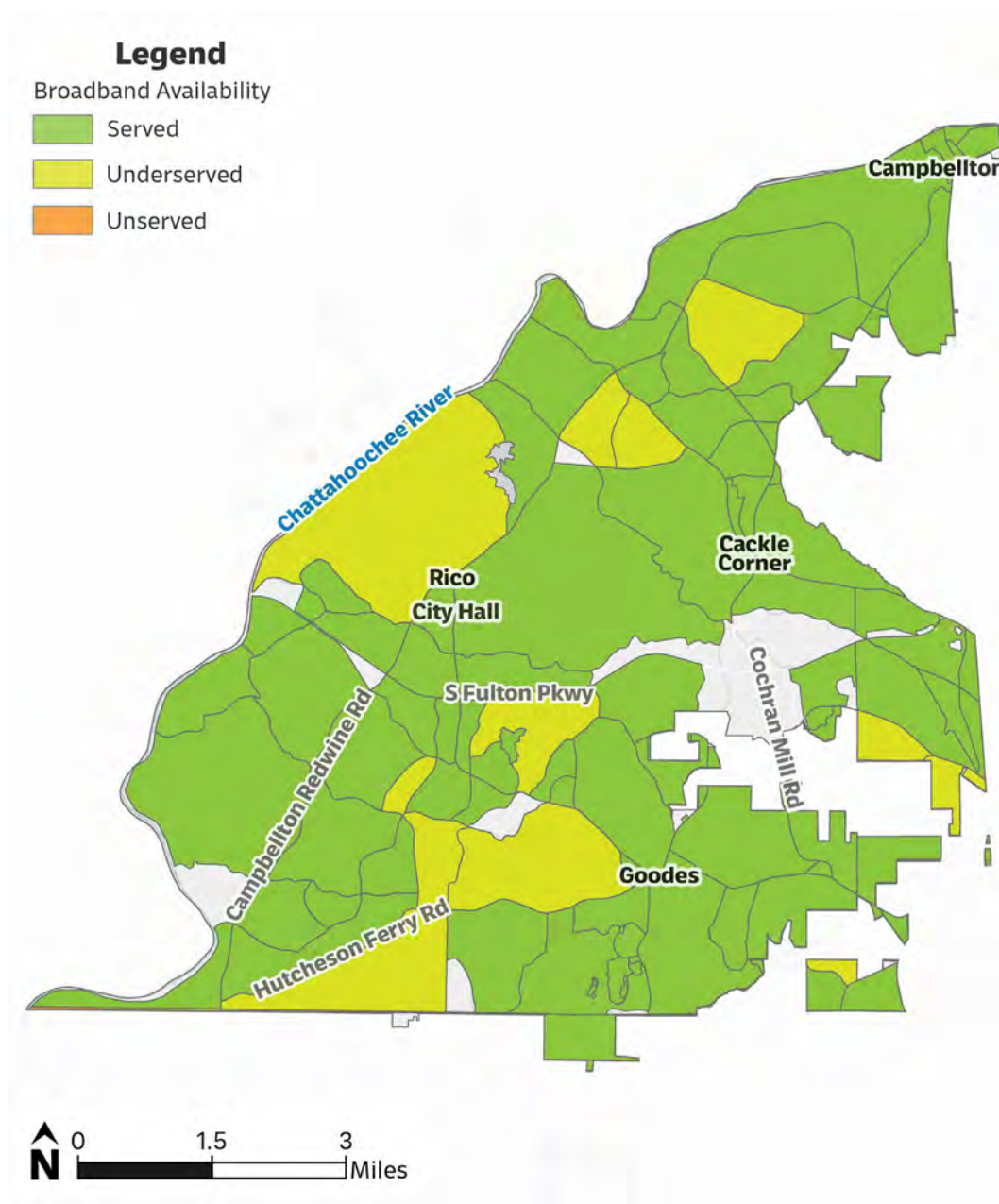


Figure 26. Broadband

Source: Federal Communications Commission, Kimley-Horn



Community Engagement Summary



Community Engagement Summary

Engagement Overview

The community engagement program for the Chattahoochee Hills Comprehensive Plan was thoughtfully structured to ensure broad and meaningful participation from residents, stakeholders, and community leaders throughout the planning process. Recognizing that no single engagement method reaches everyone, the City employed a variety of meeting formats and outreach tools to provide multiple opportunities for involvement.

The process included two public hearings held during City Council meetings, three public open houses, three Advisory Team meetings, four rounds of Working Group meetings focused on key community topics, and four virtual stakeholder interviews. Staff also provided two updates to Council and participated in the Meal and Market event. To promote transparency and maximize public access, all meetings, including public, advisory, and working group sessions, were open to the public and widely advertised. A dedicated project website was created to provide project updates, meeting schedules, and materials, including summaries from every engagement event. In addition, an online community survey allowed residents to participate and help shape the plan from their homes, ensuring that those unable to attend meetings could still contribute to the community's vision for the future.

The following section provides an overview of each of the meetings and the key takeaways, and full meeting summaries and documentation are located in the Appendix.



Advisory Team

The Advisory Team serves as a stakeholder and steering committee that helps guide the planning process and ensure the plan reflects the community's values, priorities, and local expertise. In Chattahoochee Hills, the Advisory Team was made up of community leaders, residents, property owners, business representatives, and other key stakeholders who provided input at critical milestones throughout the process. Georgia's comprehensive planning requirements emphasize meaningful public and stakeholder involvement as part of the plan development process, and Advisory Teams are commonly used to provide ongoing guidance, review draft recommendations, identify community needs and opportunities, and help build consensus around the vision and implementation strategies for the community's future.



Working Groups

To provide opportunities for more in depth discussion, the planning process included a series of topic-based Working Groups that allowed interested community members to help shape specific elements of the Comprehensive Plan. Rather than discussing a wide range of topics within a single public meeting, the Working Groups created dedicated forums where participants could focus on issues most important to them and engage in detailed conversations with fellow residents, stakeholders, and the project team. The first Working Group meeting began with a community-wide session open to the public that introduced the Working Group concept and provided an overview of the five topic areas: Land Use; Economic Development and Housing; Transportation; Natural, Cultural, and Agricultural Resources; and Health and Wellbeing. Participants then broke into topic specific discussions and were able to attend two separate Working Group sessions during the meeting. Following this kickoff event, three additional rounds of Working Group meetings were held over the following months, allowing conversations within each topic area to continue, ideas to be refined, and recommendations to be developed as the plan evolved.

DRAFT

Advisory Team Meeting #1 | February 24, 2026

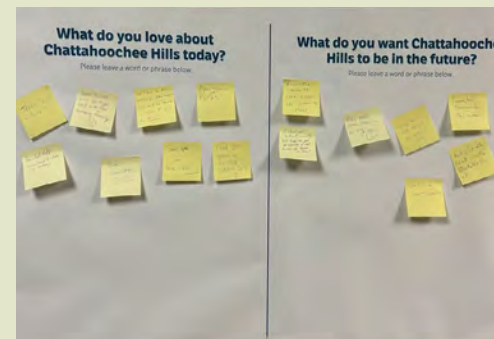
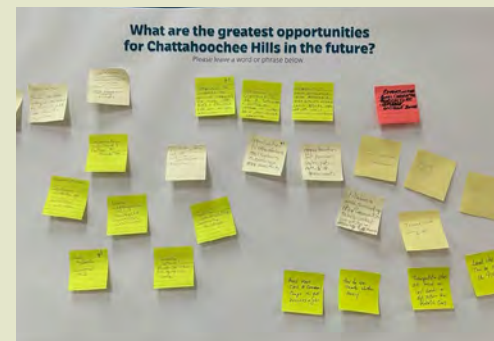
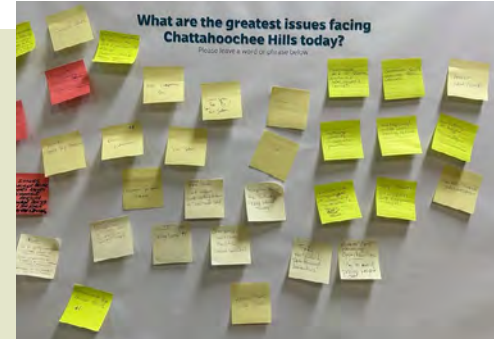
Meeting Overview

The first Advisory Team Meeting for the Chattahoochee Hills Comprehensive Plan took place on February 24 at 6:00pm. The mayor of Chattahoochee Hills, Camille Lowe, offered opening remarks at the meeting thanking team members for their participation in the process. The project team then explained the comprehensive planning process, presented demographic and economic statistics and trends in the city, and facilitated a conversation about issues and opportunities in Chattahoochee Hills and the city's vision.

Discussion & Key Takeaways

The Advisory Team discussed a range of topics shaping the future of Chattahoochee Hills, including the Transfer of Development Rights (TDR) program, infrastructure, economic development, education, housing, and transportation. Participants noted that the TDR program is not currently functioning as intended and may require stronger incentives, monetization opportunities, or City participation to improve its effectiveness. Limited access to water, sewer, and reliable internet was identified as a challenge that can affect property costs and future development. The discussion also highlighted the importance of strengthening the local job base, expanding housing options, improving access to education, healthcare, parks, trails, and emergency services, and preserving agricultural land and rural viewsheds.

During the vision discussion, participants emphasized preserving large, contiguous open spaces, better defining what “rural” means in Chattahoochee Hills, and directing growth to villages and hamlets to protect the broader rural character of the city.



Advisory Team Meeting #2 | April 27, 2026

Meeting Overview

The second Advisory Team Meeting for the Chattahoochee Hills Comprehensive Plan included an overview of previous and upcoming community engagement, a presentation of draft Issues and Opportunities, updates on Plan Elements, and facilitated discussion on key land use topics. The meeting focused on gathering feedback from Advisory Team members to help refine priorities, clarify areas of concern, and identify where additional analysis or discussion is needed as the plan moves forward.

Discussion & Key Takeaways

The consultant team presented a draft list of Issues and Opportunities, followed by discussion and feedback from the Advisory Team. Members emphasized the importance of context, clarity, and alignment with the City's long-standing values. Key topics included the preservation of Cochran Mill Park, maintenance standards for gravel roads, scenic byways, access to City facilities, public education, internet and cellular service, the City's 20-acre rule, and the continued challenges associated with the Transfer of Development Rights (TDR) program. Participants also emphasized that maintaining rural character is a founding principle rather than an issue and requested that the language of the existing Comprehensive Plan be more fully reflected.

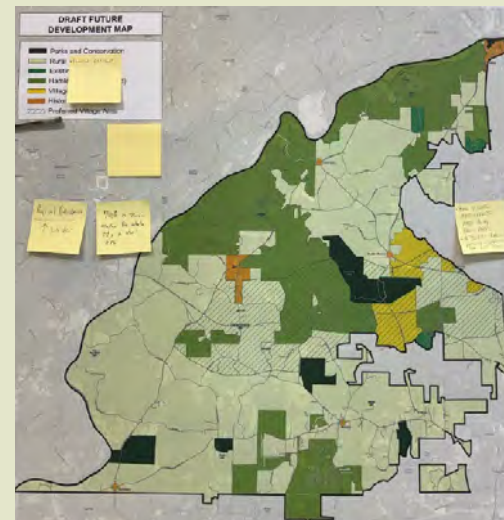
The consultant team also presented draft priorities for Land Use, Economic Development and Housing, Natural, Cultural, and Agricultural Resources, Transportation, and Health and Wellbeing. Discussion focused on updating the Future Development Map, improving the usability of the TDR program, supporting life-cycle housing, enhancing parks and open spaces, promoting agribusiness and agritourism, expanding bicycle and pedestrian infrastructure, and improving access to healthcare, recreation, and community gathering spaces. During discussion of the Future Development Map, Advisory Team members requested additional mapping of existing zoning, infrastructure, and prime farmland to better understand development capacity and preserve agricultural land. The meeting concluded with continued discussion of the 20-acre rule and the TDR program, with participants expressing interest in exploring alternative development approaches, scenario-based modeling, and creative strategies to improve the long-term effectiveness of the City's growth management tools.

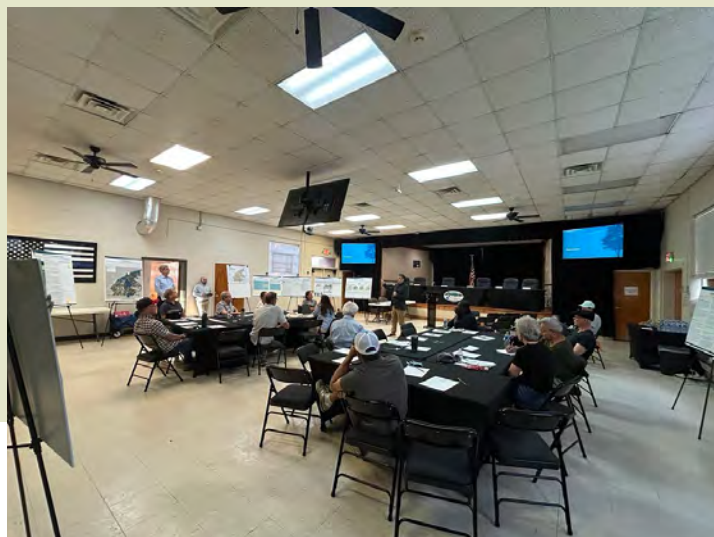
The third Advisory Team Meeting for the Chattahoochee Hills Comprehensive Plan included an update on project progress, key themes, and draft plan elements. Advisory Team members reviewed and provided feedback on Historic Crossroads Planning, the Future Development Map, the 20-acre rule, the Transfer of Development Rights (TDR) program, and draft priorities for Land Use, Economic Development and Housing, Transportation, Health and Wellbeing, and Natural, Cultural, and Agricultural Resources. Through a series of feedback stations and group discussion, participants identified priorities, shared comments on draft strategies, and discussed key considerations for the Comprehensive Plan moving forward.

The consulting team presented an update on the Comprehensive Plan, including project progress, community engagement, key themes, and draft plan elements. Advisory Team members reaffirmed the importance of preserving rural character, maintaining approximately 70% of land as greenspace, supporting local agriculture, and balancing growth through clustered development. Participants reviewed Historic Crossroads Planning, the Future Development Map, the 20-acre rule, the Transfer of Development Rights (TDR) program, and draft priorities across all plan elements. Feedback focused on improving the Future Development Map, strengthening the TDR program, and protecting agricultural land, rural viewsheds, and other conservation priorities.

Through station exercises and group discussion, members identified priorities for implementation, including expanded bicycle and pedestrian infrastructure, stronger trail connections, enhanced parks and gathering spaces, support for agriculture and agritourism, and improved access to healthcare and educational opportunities. Discussion also focused on conservation incentives, preservation of agricultural soils, regional transportation coordination, and ensuring future policies continue to support agriculture while maintaining the City's rural identity.

Land Use		
Overview The Land Use element guides how Clark County will progress by establishing a system for the regulation and planning of future development (and preserving the rural landscape). The county is implementing through the Future Development Map and a supporting program, which will be used to guide development decisions, direct growth to appropriate areas, and protect natural and agricultural resources.	Key Priorities and Strategies - Guide the City's zoning ordinance to align with Clark County's Future Development Map - Incentivize the purchase program for "Open-Space" TDR, which is pre-approved, and add restrictions to apply to the TDR land - Support partnerships with landowners, private foundations, and others to identify potential land for TDR	Which of these are most important to you?
What We've Heard The TDRD is a foundational part of the City's identity and should be maintained. The overall issue is still very real, and working with the county commission is necessary to identify the commission and type of metrics developed, and how we best best. Be sure to update the Public's Environment Map to reflect current plans by incorporating existing development, rural development, and natural resources. Interest in applying a potential incentive to the TDRD will require a partnership with the City's board of directors to develop the City's Transfer of Development Rights (TDR) program (not necessary to establish). Continuously monitor the land market and associated development (high impact) and the market and land use patterns. Consider a land designated as "setback" or "open space" that can be used for other purposes, but not for development. Offer the Mayor and council members better information, advice, and updates and present more effectively.	Explore development of a University or City Development Implement the Campbell County Community plan Update zoning and implement the City Development plan Develop plans for other historic University, both as historic and University Continue engagement on the 50-acre rule and public or private use as Micro-Micros.	Which of these are most important to you?

[illegible]



Advisory Team Participants

Working Groups #1 | March 19, 2026

The inaugural Working Group Meeting for the Chattahoochee Hills Comprehensive Plan was held on March 19, 2026, at City Hall. Following an overview of the planning process and project subcommittees, participants attended two 30-minute discussion sessions of their choice. Each group used maps, existing conditions information, and imagery to guide conversation, with later groups building on earlier feedback. Attendees could also observe other discussions, review comments captured on flip charts, and sign up for future subcommittee meetings.

Economic Development & Housing

The Economic Development and Housing Working Group focused on understanding why residents leave Chattahoochee Hills on a daily and weekly basis and identifying the types of amenities and development they would like to see in the future. Participants noted that residents frequently travel outside the city for medical services, senior care, affordable shopping, groceries, dining, entertainment, recreation, schools, employment opportunities, and essential services such as banking, gasoline, and hardware stores. Discussions highlighted a desire for development that remains modest in scale and consistent with the city's rural character. Residents expressed support for neighborhood-scaled grocery stores with affordable and organic options, a small rural-style gas station, a rustic hardware store, expanded medical facilities, and locally focused entertainment venues that could host small concerts, theater productions, and independent films. Throughout the discussion, participants emphasized that future development should be intentionally designed to fit the community's character while providing the amenities and services residents currently seek elsewhere.

Health & Wellbeing

The Health and Wellbeing Working Group explored community strengths that support residents' quality of life as well as ongoing challenges and needs. Participants identified the city's natural environment, trail network, slower pace of life, strong social connections, and sense of safety as key community assets. Residents also discussed concerns related to limited healthcare access, senior services, mental health resources, and affordable food options. Additional challenges included infrastructure gaps, weak connectivity between parts of the city, and the need for stronger health education and outreach. Participants emphasized the importance of planning for future health and wellbeing needs while maintaining the qualities that make Chattahoochee Hills a desirable place to live.

Land Use

The Land Use Working Group discussed growth patterns, development priorities, and the policies that guide future development. Participants raised concerns about the 20-acre rule, changing village standards, confusion regarding existing development entitlements, and inconsistencies between zoning, infrastructure, and future development maps. Residents also discussed the effectiveness of the Transfer of Development Rights program, enforcement of conservation easements, and the need to better identify and protect natural resources and wildlife corridors. Additional topics included design standards, data center policies, and short-

term rentals. Overall, the discussion focused on balancing growth with land preservation while ensuring that planning policies are clear, consistent, and enforceable.

Land Use | Historic Crossroads

The Historic Crossroads Working Group discussed future growth in Rico and Campbellton and the characteristics that should define each area. Residents expressed strong support for organic, incremental growth in Rico and opposed development that feels overly commercial or master planned. Participants favored a walkable downtown, people-oriented design, and reinforcing Rico's role as the city's civic center. In Campbellton, residents focused on traffic concerns, support for traditional architectural standards, and preserving the community's historic identity. Across both areas, participants emphasized thoughtful, context-sensitive growth that strengthens local character and better aligns future regulations with the city's long-term vision.

Natural, Cultural, Arts, & Agricultural Resources

The Natural, Cultural, Arts, and Agricultural Resources Working Group explored the assets that shape Chattahoochee Hills' identity and discussed opportunities to better leverage and protect those resources. Participants identified parks, trails, water access, viewsheds, wildlife corridors, and strong community engagement as defining community assets. Residents supported a balanced approach that promotes tourism, agritourism, and community events without overwhelming local character. Concerns focused on river cleanliness, the potential impacts of extending sewer infrastructure, and challenges facing agribusinesses, including liability issues and limited support. Discussion centered on finding ways to protect natural resources while strengthening cultural, agricultural, and recreational opportunities.



Transportation

The Transportation Working Group discussed mobility challenges, roadway safety, and opportunities to expand walking and bicycling throughout the city. Participants strongly supported additional trails, bicycle facilities, safer street design, and improved connections between destinations. Residents also expressed significant concern about speeding on gravel roads and discussed solutions including lower speed limits, traffic-calming measures, and roadway design improvements. Throughout the discussion, participants emphasized preserving gravel roads and scenic viewsheds as defining features of Chattahoochee Hills while continuing to plan for future transportation needs and regional connectivity.

Working Groups #2 | April 18, 2026

Economic Development & Housing

The Economic Development and Housing Working Group focused on attainable, senior, and life-cycle housing opportunities in Chattahoochee Hills. Participants noted that the city is an older and aging community with no dedicated senior housing options, and many seniors expressed a strong desire to remain in a rural setting rather than relocate elsewhere. Discussion focused on cottage court-style development, age-restricted retirement communities, and other small-scale housing models that could maintain the rural character while addressing housing needs. Participants explored strategies such as affordable housing within hamlets, community land trusts, special-use hamlets, and “micro-hamlets” designed for seniors, agricultural workers, service workers, teachers, and young professionals. High land costs, taxes, infrastructure constraints, school options, and recreational amenities were identified as barriers to implementation. Overall, participants emphasized the need for flexible planning tools, landowner engagement, developer recruitment, and coordinated investment in services and amenities to support housing opportunities that align with community values.

Land Use

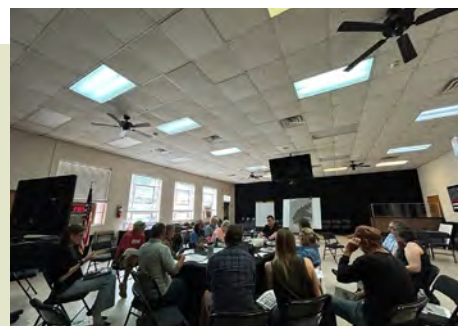
The Land Use Working Group discussed the Future Development Map, the 20-acre rule, and the Transfer of Development Rights (TDR) program. Participants generally agreed that the Future Development Map reflects historic intent rather than current realities and does not clearly communicate what land has been committed to development, conservation, or future growth. Discussion focused on concerns related to fragmented open space, the location and scale of hamlet development, scenic byways, protected viewsheds, and whether current development patterns support compact, identifiable village centers. Participants also discussed the 20-acre rule, noting concerns about public understanding, fairness, and implementation while reaffirming its original purpose of limiting traditional subdivision development and maintaining rural character. The group explored alternative approaches that could allow limited additional homes, senior housing, workforce housing, agricultural uses, or preserved open space without encouraging rural sprawl. Discussion of the TDR program emphasized the need for a viable market that allows landowners to benefit financially from preservation while supporting the city’s long-term conservation goals.

Natural, Cultural, & Agricultural Resources

The Natural, Cultural, and Agricultural Resources Working Group focused on agricultural challenges, opportunities, and long-term support strategies. Participants identified high land costs, elevated property taxes, limited processing capacity, market access constraints, and the availability of suitable farmland as major barriers to maintaining and expanding agricultural operations. Discussion emphasized the importance of revenue diversification through agritourism, farm stores, shared sales locations, restaurant partnerships, and on-farm visitation. Participants also discussed opportunities for greater flexibility, educational

resources, and assistance with permitting and grant applications for agricultural uses. Additional conversations focused on labor-sharing models, affordable housing for farm workers, farm trusts, commercial kitchens, farmers markets, agricultural asset mapping, and the creation of an Agricultural Commission or local food systems group. The group emphasized the need for a coordinated citywide agricultural strategy, stronger support systems for farmers, and investments in shared infrastructure that can strengthen the local food system while preserving the agricultural identity of Chattahoochee Hills.

The Natural, Cultural, and Agricultural Resources Working Group also discussed public space, recreational amenities, and greenspace opportunities throughout the city. Participants identified a need for additional bike lanes, expanded park amenities, improved recreational access, and increased programming within existing parks and public spaces. Discussion included potential amphitheater space in Serenbe, recreational opportunities associated with RiverLands Park and the Palmetto reservoir, and the lack of a group shelter at Cochran Mill Park. Participants expressed interest in adding shelters, increasing park programming, and exploring a stronger role for a Park Commission in activating and improving public spaces. The group also expressed support for gravel roads as an important component of the city's broader trail and recreation network.



Working Groups #3 | May 2, 2026

Future Development Map

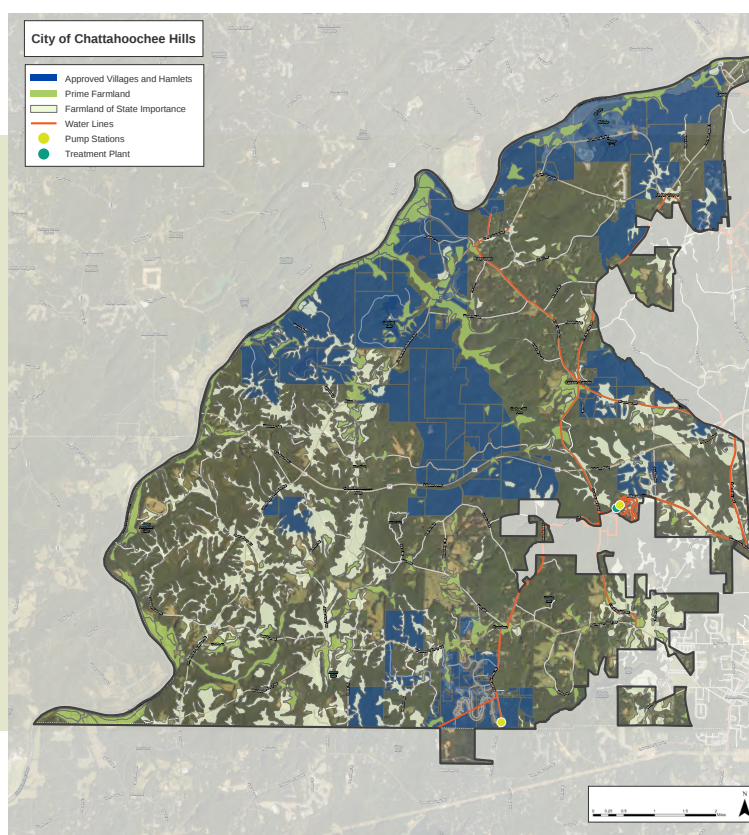
The Land Use Working Group discussed the Future Development Map, beginning with a review of existing conditions, including infrastructure, farmland suitability, water and wastewater lines, and recently zoned parcels. Participants noted that many residents view the current Future Development Map as reflecting historical development more than future intent and emphasized the need for a map that more clearly communicates development, conservation, and preservation expectations. Discussion focused on the role of sewer infrastructure, farmland, forests, scenic byways, and protected viewsheds in shaping future growth. Participants supported preserving prime farmland along the western edge of South Fulton Parkway, adding additional crossroads communities, and ensuring the map aligns clearly with Comprehensive Plan place types. Throughout the discussion, the group emphasized simplicity, transparency, and clear communication of development expectations, while also exploring ways to better represent contiguous greenspace, existing development patterns, and long-term preservation goals.

20-Acre Rule

The Working Group continued its discussion of the 20-acre rule, reviewing its original purpose of preventing sprawling development while maintaining the rural character of Chattahoochee Hills. Participants discussed a variety of conceptual alternatives, including family compounds served by shared driveways, additional housing tied to farmland preservation, and models that allow greater flexibility while preserving substantial open space. Conversation centered on preserving large, contiguous areas of land, protecting wildlife corridors, minimizing visual impacts along roadways, and avoiding incremental development that could function as traditional subdivision. Participants also discussed questions of equity and fairness, particularly the differences between flexibility available in hamlets and limitations placed on rural landowners. While perspectives differed, many agreed that any potential changes should prioritize preservation outcomes, avoid “confetti” open space, and maintain the rural look and feel that residents value. The group also expressed interest in studying alternative scenarios and revisiting provisions related to legacy property owners.

Transfer of Development Rights (TDR)

The final discussion focused on the City's Transfer of Development Rights program and why it has not been widely utilized. Participants reviewed the current Development Transfer Charge framework and discussed how revenues could potentially be used to support strategic land preservation efforts. Many participants noted that if the TDR program were functioning as intended, the City would not be revisiting the topic, and several observed that developers often avoid participating when alternative development options are available. Discussion centered on funding mechanisms, including greenspace assessments, local funding tools, and partnerships with private foundations or conservation organizations. Participants emphasized prioritizing prime farmland and agricultural land for preservation, debated whether hamlets should be required to purchase TDRs in the same manner as villages, and explored ways to improve equity between different development types. The group also discussed long-term preservation strategies, including Purchase of Development Rights programs, phased preservation requirements, and potential reforms that could make the TDR market more effective while continuing to support the City's rural character and conservation objectives



Working Groups #4 | May 13, 2026

Land Use

Participants reviewed draft Land Use priorities related to the Future Development Map, the 20-acre rule, and the Transfer of Development Rights (TDR) program. Discussion focused on re-evaluating the minimum and maximum size of hamlets and villages and providing greater clarity around concepts such as “limited additional driveways.” Participants emphasized that a City-led TDR or Purchase of Development Rights (PDR) program could be an important component of future preservation efforts. Additional feedback highlighted concerns about development patterns and the potential for patchwork growth, with one participants suggesting consideration of a Rural District designation that does not allow hamlets and villages to be intermixed. Overall, discussion centered on balancing preservation goals, development expectations, and clearer implementation strategies for future land use decisions.

Natural, Cultural, & Agricultural Resources

Participants reviewed draft priorities addressing greenspace and parks, opportunities for farmers and agriculture, and arts and placemaking initiatives throughout the city. Feedback on the proposed strategies was generally positive, with participants expressing support for the agricultural priorities and opportunities identified in the draft. Discussion also focused on long-term preservation efforts, with participants asking what additional opportunities may exist for the City to take a more proactive role in preserving farmland, natural resources, viewsheds, and open space. Overall, participants supported the direction of the draft priorities while emphasizing the importance of continued preservation efforts and support for agriculture.

Economic Development & Housing

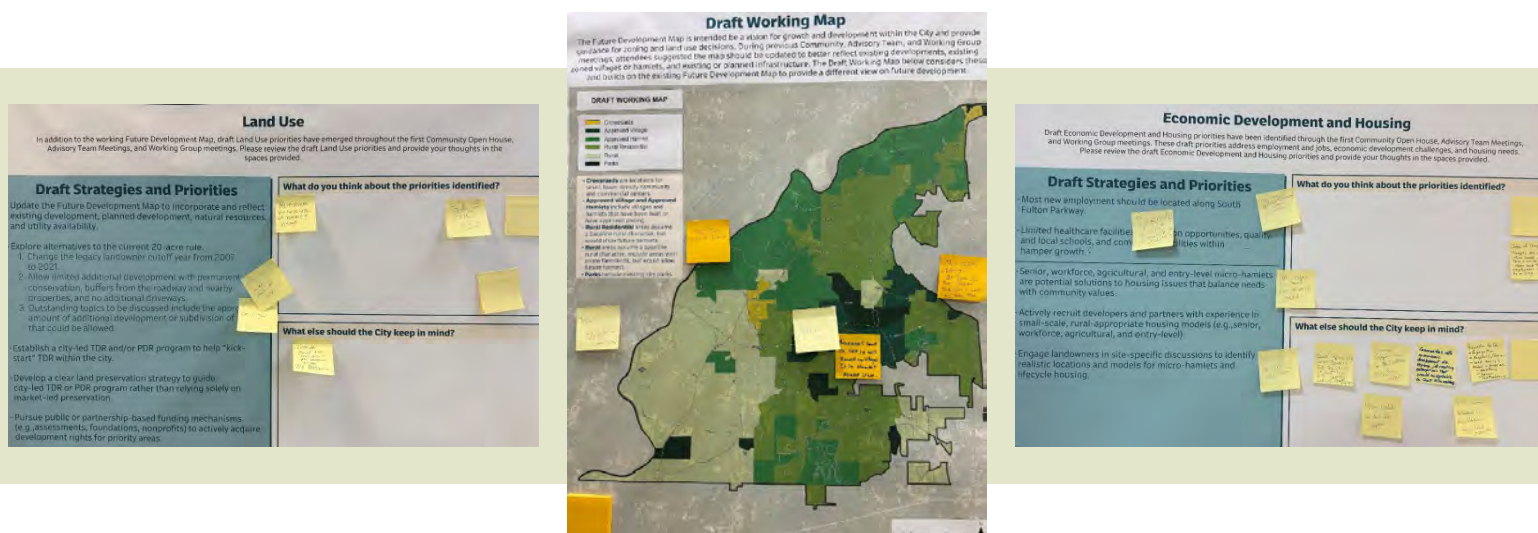
Participants reviewed draft priorities related to employment, economic development, housing, and the concept of micro-hamlets. Discussion emphasized economic development opportunities aligned with community values, including agriculture, hospitality, tourism, and other job-creating enterprises. Participants highlighted workforce and senior housing needs, discussed public-private partnerships for affordable housing, and raised concerns that micro-hamlets could contribute to sprawl or duplicate the role of existing hamlets. Feedback also emphasized supporting housing for police, firefighters, teachers, and other workers while ensuring future growth remains consistent with the community’s rural character.

Transportation

Participants reviewed draft transportation priorities focused on expanding bicycle and pedestrian infrastructure, improving safety, and preserving rural road character. Discussion emphasized the need for a strategy addressing the City's Scenic Byway network and future improvements along Cochran Mill Road as development continues in nearby areas. Participants raised questions about implementation costs, including funding for roundabouts and other transportation improvements. Additional feedback focused on maintaining the rural character of gravel roads while making safety improvements as development occurs. Participants also noted the need for caution when encouraging bicycle and pedestrian activity on narrow gravel roads and discussed potential roadway treatments that could improve safety while preserving the rural look and feel of the community.

Health & Wellbeing

Participants reviewed draft Health and Wellbeing priorities related to food access, healthcare, mental health, senior services, and active living opportunities. Discussion focused on expanding resources for seniors, including stronger coordination with Fulton County and advocacy for additional services. Participants also highlighted education as an important community need, including the potential creation of an education committee or commission and additional efforts to address educational opportunities within the city. Feedback further emphasized the importance of supporting senior services and continuing to improve access to health, wellness, and community resources as the city grows.



Public Open House #1 | March 2, 2026

Meeting Overview

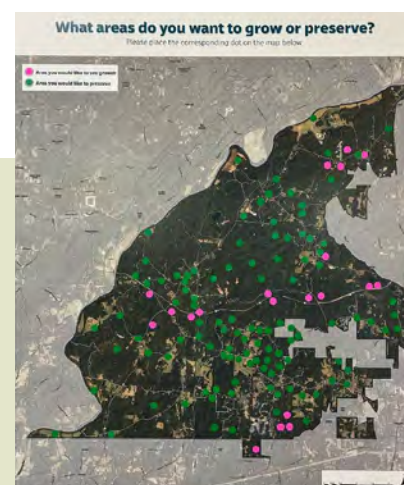
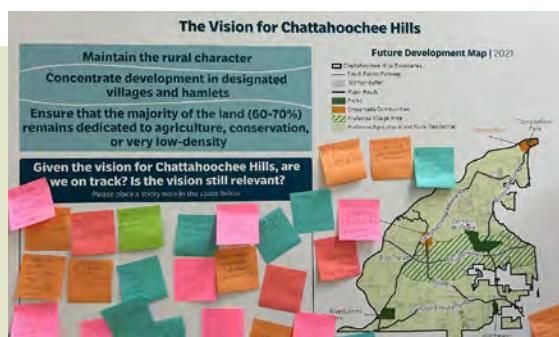
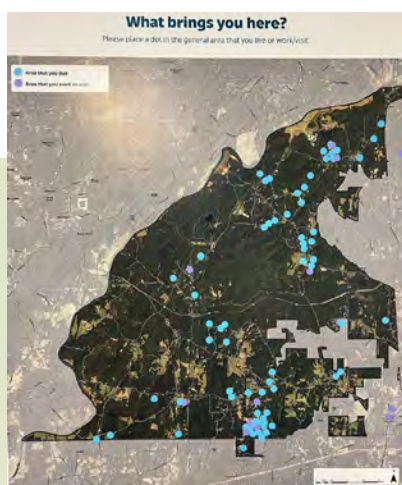
The first Public Meeting for the Chattahoochee Hills Comprehensive Plan was held in an open-house format and provided community members the opportunity to learn about the comprehensive plan process, review existing conditions in the city, and share their vision for the future of Chattahoochee Hills. Over one hundred participants attended and visited stations focused on the city's vision, issues and opportunities, and future growth and preservation. Community members were asked what they love about Chattahoochee Hills today, what they want Chattahoochee Hills to be in the future, whether the city is on track to achieving its vision, and what they believe are the greatest issues and opportunities facing the city. Attendees were also invited to identify locations where they would like to see future growth occur and areas that should be preserved. Feedback gathered throughout the meeting emphasized the importance of rural character, preservation, thoughtful growth, and protecting the qualities that make Chattahoochee Hills unique.

Key Takeaways & Discussion

Community members consistently expressed that the rural nature of Chattahoochee Hills is one of the city's defining characteristics and should remain a priority moving forward. Residents described the community as peaceful, quiet, beautiful, and safe, noting the harmony between the land and the residents who call it home. When discussing the future, participants emphasized preservation, controlled growth, safety, and maintaining existing agricultural and greenspace resources. Many residents expressed a desire to preserve rural viewsheds, natural resources, and open space while supporting intentional progress and balanced development. The overall consensus was that the existing vision for Chattahoochee Hills remains relevant. Participants supported maintaining rural character, concentrating development within villages and hamlets, and ensuring that most of the land remains dedicated to agriculture, conservation, or very low-density development. Residents emphasized that development should be balanced and intentional, protecting both existing communities and the natural environment while allowing people to live, work, and play in Chattahoochee Hills.



When discussing issues and opportunities, residents identified concerns related to new development and growth compromising rural character, a lack of infrastructure to support growth, public education options, transportation and traffic, affordable housing, property taxes, and transparency and communication with the public. Participants also discussed concerns regarding hamlet and village development, the 20-acre rule, and preserving greenspace and natural resources as the city continues to grow. At the same time, residents identified opportunities to maintain the 70/30 rule, preserve 70 percent of new development as open space, improve community connections, support family farms and agriculture, increase access to food and grocery stores, encourage small-scale retail and amenities, and expand trail connectivity. The Chattahoochee River was identified as a valuable community asset and future opportunity. During the growth and preservation exercise, participants generally supported identifying South Fulton Parkway and near existing hamlets as a preferred locations for growth while emphasizing that preservation should occur throughout the city. Overall, feedback reflected a desire for responsible development, protection of rural character, and continued emphasis on conservation, agriculture, and community identity.



Public Open House #2 | May 21, 2026

Meeting Overview

The second Community Open House was held to review drafted priorities and strategies that emerged from previous and ongoing engagement, including Community Open House #1, Advisory Team meetings, and Working Group meetings. The consulting team presented an update on the comprehensive planning process, community engagement efforts, existing conditions and trends, and draft priorities and strategies for key plan elements including Land Use, Economic Development and Housing, Natural, Cultural, and Agricultural Resources, Transportation, and Health and Wellbeing. Participants were provided opportunities to review boards, maps, and draft recommendations and offer comments on issues, opportunities, priorities, and potential implementation strategies. The open house included discussions on the Future Development Map, the 20-Acre Rule, and the Transfer of Development Rights (TDR) program, as well as feedback on draft strategies and priorities that will help inform the final Comprehensive Plan.

Key Takeaways & Discussion

Discussion throughout the Community Open House reinforced several themes that have emerged consistently during the planning process. Participants expressed a strong desire to retain the rural character of Chattahoochee Hills and preserve 70 percent of the city as greenspace while continuing to guide development in a way that reflects community values. Residents acknowledged the City's success in slowing and directing development while preserving greenspace, but also noted opportunities to update programs and policies, improve support for local agriculture and farmers, coordinate with schools and Fulton County, and explore improved access to healthcare, emergency services, and senior services. Community comments repeatedly emphasized the importance of considering approved developments and infrastructure when evaluating future growth and ensuring that development codes and zoning decisions continue to reflect the vision and values of Chattahoochee Hills. Concerns regarding hamlet expansion, hamlet farmette, rural sprawl, preservation tools, and the long-term effectiveness of the Transfer of Development Rights program were raised across multiple discussion topics. Participants also highlighted the importance of buffers between development and rural land, protecting scenic character, and ensuring that conservation and preservation remain central priorities throughout implementation of the Comprehensive Plan.

The 20-Acre Rule generated significant discussion and provided one of the clearest indicators of community priorities. Participants were generally less supportive of changing the legacy landowner cutoff year to 2021 and showed stronger support for maintaining the 70/30 preservation ratio or higher, limiting the number of times a lot can be subdivided, requiring buffers from roadways and nearby properties, and ensuring permanent preservation of land. Participants were more supportive of the 5-10-20 concept than the 3-3-3-20 approach, although many participants still did not want a change to the 20-Acre Rule. Some continued to raise concerns regarding the impact of additional subdivision on rural character.

Across the draft strategy boards, residents emphasized preservation, limiting visual and traffic impacts on local roads, and ensuring that future development patterns maintain the character that distinguishes Chattahoochee Hills from neighboring communities. Feedback also highlighted support for agriculture, agritourism, park and greenspace preservation, stronger educational and healthcare opportunities, roundabouts rather than signalized intersections, improved transportation safety, and economic development that creates jobs and services while remaining consistent with the city's rural identity. Participants generally supported many of the proposed priorities but emphasized the need for thoughtful implementation, stronger preservation mechanisms, and continued coordination between planning policies, zoning regulations, and future development decisions.

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 to the CoACs provided.

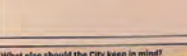
Draft Strategies and Priorities

- 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 driveway.
- Utilize city funds to purchase development rights and help "kick-start" TOD within the city.
- Develop a clear land preservation strategy to guide city-led TOD or PDR program rather than relying solely on market-led preservation.
- Pursue public or partnership-based funding mechanisms (e.g., easements, 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?



Natural, Cultural, and Agricultural Resources

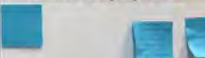
Drafting Natural, Cultural, and Agricultural Resources priorities have been identified through the first Community Open House, Action Team Meeting, and Working Session meetings. These priorities address greenways and parks, opportunities for farms and agriculture in the City, and arts and placemaking programs. Please review the draft priorities and provide your thoughts in the spaces provided.

Draft Strategies and Priorities

- Activate and promote 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.
- Convert farmland and agricultural businesses to identify barriers and strategies for supporting farm and ag operators.
- Explore shared agricultural facilities and equipment, including a centralized commercial kitchen for producing foods.
- Simplify and clarify permitting pathways for agriculture, on farm retail, and processing.
- Designate a liaison to support farmers with permits, grants, and regulatory compliance.
- Map and promote local farms and agribusiness assets to support tourism, education, and economic diversification.
- Establish an arts council or commission to guide funding and advocacy for public art and placemaking.
- Partner with local organizations to advance public art and placemaking that reinforces rural character and visual of place.
- Identify and prioritize areas for preservation, including farmland, historic sites, viewsheds, and natural areas.

What do you think about the priorities identified?

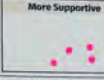
What else should the City keep in mind?



20-Acre Rule Potential Alternatives

The 20-acre rule is intended to preserve the City's rural character by limiting development intensity and containing low-density parcels. Through the development process, some residents have expressed opinions regarding some aspects of the rule, particularly the three Ranks highlighted on this board for further discussion.

- 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).

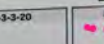
More Supportive	Less Supportive
	
- If limited subdivision was allowed for landowners between 2007 and 2021, of the following considerations are most important? (Select up to three)**

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

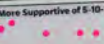
Maintaining the 70/30 preservation or higher 	Limiting the number of times a lot can be subdivided 
Limiting to one shared driveway 	Buffers from the roadway and nearby properties 
Character of the property's road frontage 	Permanent preservation of land 
- Below are two potential concepts for how legacy 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
20-ACRE TOTAL, ORIGINAL PARCELS 	20-ACRE TOTAL, ORIGINAL PARCELS 

More Supportive of 3-3-3-20



More Supportive of 5-10-20



Draft Working Map

A Future Development Map is intended to be a vision for growth and development within the City and surrounding area. It provides a framework for future planning and decision-making, and serves as a guide 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 villages or hamlets, and existing or planned infrastructure. The Draft Working Map below considers the needs and builds on the existing Future Development Map to provide a different view on future development.

DRAFT WORKING MAP

- Core Central
- Approved Village
- Rural Residential (70% Planned)
- Rural Residential
- Parks

Core Central includes the city center, including the downtown area, and surrounding areas. It includes the city center, including the downtown area, and surrounding areas.

Approved Village includes the village of Cambridge, including the village center, and surrounding areas. It includes the village center, including the downtown area, and surrounding areas.

Rural Residential (70% Planned) includes the village of Cambridge, including the village center, and surrounding areas. It includes the village center, including the downtown area, and surrounding areas.

Rural Residential includes the village of Cambridge, including the village center, and surrounding areas. It includes the village center, including the downtown area, and surrounding areas.

Parks includes existing city parks.

Public Open House #3 | July 28, 2026

Meeting Overview

The third Community Open House Meeting #3 for the Chattahoochee Hills Comprehensive Plan was held to present draft priorities, strategies, action items, and implementation approaches developed through previous public engagement, including prior Community Open Houses, Advisory Team meetings, and Working Group meetings. The consulting team provided an overview of the planning process, key themes from previous input, the status of the draft plan, and next steps leading toward final plan submittal. Participants were invited to review boards, maps, draft recommendations, and action items related to the Future Development Map, land use, natural, cultural, and agricultural resources, economic development and housing, transportation, and health and wellbeing. Feedback gathered during the open house will help refine the final Comprehensive Plan and ensure that implementation strategies continue to reflect community priorities.

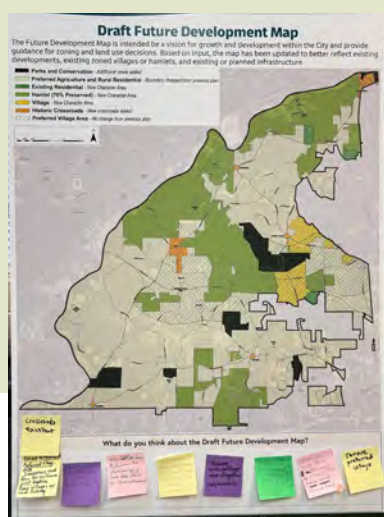
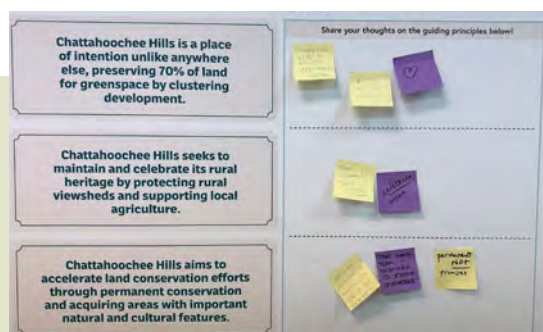
Key Takeaways & Discussion

Feedback provided during the Community Open House reflected many of the themes that have emerged throughout the planning process. Participants continued to emphasize the importance of preserving rural character, protecting farmland and natural resources, supporting local agriculture, and ensuring that future growth remains consistent with the vision of Chattahoochee Hills. Comments also highlighted the importance of implementation, long-term stewardship of conserved land, and maintaining alignment between future planning decisions and the community's preservation goals.

Feedback on the Future Development Map focused primarily on the preferred village area, with some participants expressing concerns regarding its size, location, and relationship to surrounding open space. Additional comments emphasized maintaining the 20-Acre Rule, protecting contiguous greenspace, establishing clear limits on future growth areas, and ensuring that development patterns continue to reflect the city's rural character. Feedback on the character area descriptions also raised considerations related to hamlet boundaries, village development, buffers, density, and preservation priorities.

Across the draft priorities and action items, participants frequently identified preservation-related recommendations as important. Feedback highlighted preserving 70 percent greenspace within hamlets, protecting large contiguous open spaces, strengthening conservation and TDR efforts, supporting local farms and businesses, expanding agritourism opportunities, and preserving historic, cultural, and natural resources. Some participants also identified opportunities to strengthen local branding, celebrate agriculture, and support placemaking initiatives that reinforce community identity.

Participants also provided feedback related to healthcare, recreation, transportation, and community services. Some comments identified improving healthcare access, expanding park programming, creating additional gathering spaces, and addressing trash and recycling services as priorities. Transportation feedback emphasized pedestrian and bicycle connectivity, trail connections, roadway safety, river crossings, and consideration of transportation impacts as future planning efforts move forward.



Community Survey

The Chattahoochee Hills Comprehensive Plan Survey was available from July 6 through July 28. The survey had 245 total responses, and 140 completed responses with a 43% completion rate. Participants were asked to respond to a variety of comprehensive plan topics, including the vision, the Draft Future Development Map and Character Area description, draft policies and strategies for other plan elements, special topics like the 20-Acre Rule and Transfer of Development Rights, and issues and opportunities.

Most respondents, approximately 91.4%, live in Chattahoochee Hills. Survey participants were all ages, with most (71.2%) of respondents between the ages of 45 and 74. Approximately 63.3% of respondents have lived in Chattahoochee Hills for more than six years.

A full survey summary can be found in the Appendix.

245 Total Respondents

43% Completion Rate

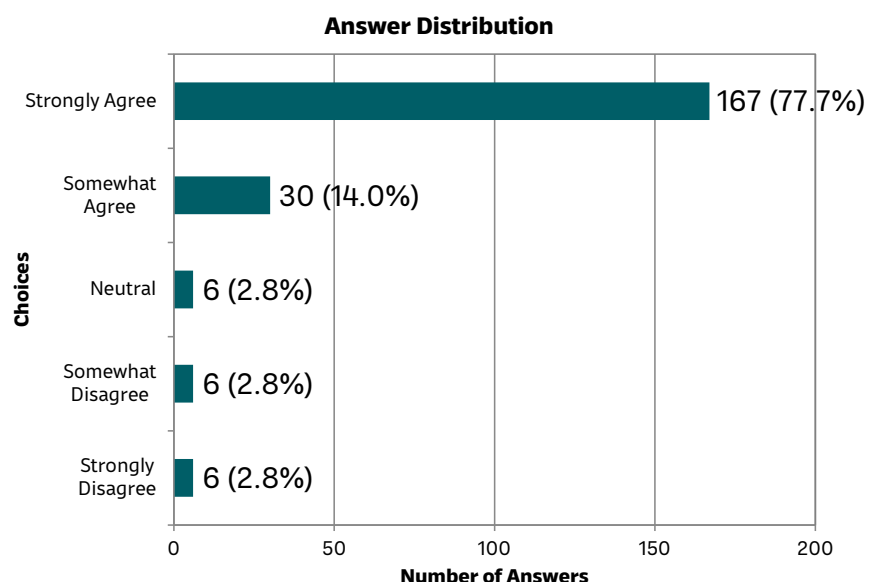
105 Partial Responses

707 Open-Ended Answers

Community Vision

Nearly 78% of survey respondents strongly agreed with the city's vision:

- » Maintain the rural character
- » Concentrate development in designated villages and hamlets
- » Ensure that the majority of the land in the City (60-70%) remains dedicated to agriculture, conservation, or very-low density development



—Future Development Map

Approximately 74.1% of survey respondents either strongly agreed or agreed that the Future Development Map presented on the survey reflects the vision of Chattahoochee Hills.

Feedback on the Future Development Map also highlighted a strong desire to balance future growth with preservation of Chattahoochee Hills' rural character. Residents emphasized protecting conservation areas, farmland, scenic corridors, and other defining community assets while ensuring future development aligns with the community's long-term vision. Many also called for greater clarity around ongoing and future development decisions and land use designations.

—Draft Priorities

As part of the priority-ranking exercise, respondents identified preserving Chattahoochee Hills' rural character and enhancing quality of life as some of the community's most important priorities. Participants placed a high priority on protecting farmland, natural areas, historic resources, and scenic viewsheds while expanding a connected network of parks, greenways, trails, and community gathering spaces. Supporting local agriculture through agritourism and farmer assistance programs also ranked highly. Respondents further identified improved access to healthcare, recreation, and community services as key needs, along with safer pedestrian and bicycle connections, enhanced roadway safety, and directing future employment growth toward the South Fulton Parkway corridor in a way that complements the city's rural identity.

—Other Survey Topics

The community survey also asked survey respondents about the 20-Acre Rule, Transfer of Development Rights (TDR), senior housing, and issues and opportunities.

The 20-Acre Rule received mixed responses. Many respondents do not wish the change the 20-Acre Rule, while others do. Survey questions asked survey respondents to respond to scenarios if the 20-Acre Rule were to change, with a general preference for fewer subdivisions and maintaining rural road character.

Respondents supported a variety of improvements to the city's TDR program. Many survey respondents also felt the city needs independent, assisted living, and/or memory care communities within villages and hamlets and small-scale or cottage-style senior housing in clustered cottages or smaller buildings near community centers as solutions to senior housing.

A full survey summary can be found in the document appendix.

Outreach Methods

The comprehensive plan team took a multifaceted approach to encourage public involvement in engagement events. A combination of personal, public, online, and in-person tools were used to harness neighborhood awareness toward the public engagement practices. Increased awareness and visibility toward the project grew participant involvement and allowed for more detailed answers of what the community's vision is for the future.

Neighborhood Signage

To increase awareness of engagement opportunities, yard signs were placed throughout Chattahoochee Hills to promote public meetings and key project milestones. Positioned in visible locations across the community, the signs helped reach residents through everyday travel patterns, reinforcing outreach efforts and encouraging participation in the Comprehensive Plan process.



Sign on Street



Sign Design



Community Center Signage

Community Flyers

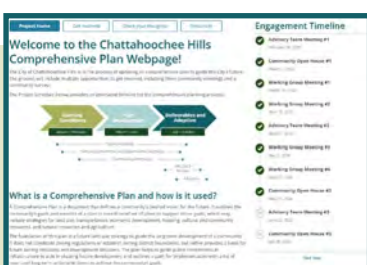
Printed community flyers were distributed at public meetings and made available at City Hall throughout the planning process. These materials provided residents with information about upcoming engagement opportunities, project updates, and ways to participate, helping extend outreach efforts and keep the community informed and involved.



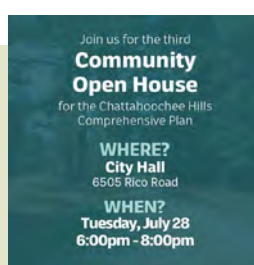
Flyer Design

Project Website

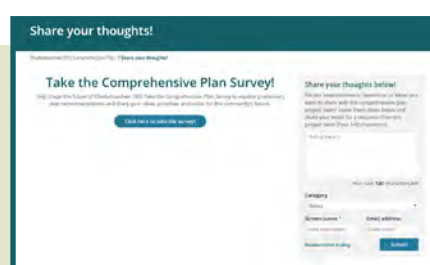
An interactive project website served as a key tool for expanding community outreach and encouraging participation throughout the planning process. The site provided residents with a convenient way to stay informed, engage with project materials, and learn about upcoming opportunities to participate. Features included an online community survey, a project timeline that tracked major milestones and engagement activities, and a resources page containing maps of Chattahoochee hills, past comprehensive plans, and future development documents. By providing accessible information and multiple ways to engage, the website helped build awareness of the Comprehensive Plan, maintain momentum between events, and increase attendance at community meetings and other engagement activities.



Website Homepage



Digital Infographics



Survey Access online

Post Card Marketing

Project postcards were distributed at public meetings and made available at City Hall as a memorable takeaway for residents. Similar to the community flyers, the postcards provided information about the Comprehensive Plan and opportunities to stay engaged. To add a unique and meaningful touch, each postcard was paired with a packet of wildflower seeds to symbolize the community's growth and serving as a reminder that resident involvement helps shape the future of Chattahoochee Hills.



Post Card Design 1



Information on Card



Post Card Design 2

What We've Heard

The following points provide a high-level summary of feedback received throughout the community engagement process relating to each element. These key themes helped shape and inform the priorities and strategies, and will be further addressed in plan recommendations.

Land Use

- » The 70/30 goal is a foundational part of the City's identity and should be maintained
- » The overall vision is still relevant and working, with many acres permanently protected or identified for conservation as part of recently developed and approved hamlets
- » Desire to update the Future Development Map to reflect current status by incorporating existing development, planned development, and natural conditions
- » Interest in exploring potential changes to the 20-acre rule to provide options while maintaining the City's rural character
- » Need to revisit the City's Transfer of Development Rights (TDR) program to create demand for land conservation
- » Uncertainty around how recent and proposed developments may impact rural character and scenic corridors
- » Concerns about fragmented or "patchwork" open space rather than cohesive, contiguous open space
- » Ensure that buffers and buffer standards are clear and consistent, protect adjacent properties, and preserve existing viewsheds.
- » Ensure that new development is designed in a way that preserves rural character and rural viewsheds

Natural, Cultural, and Agricultural Resources

- » Programming and activation of existing parks and open spaces is limited
- » The City's parks and the Chattahoochee River are assets
- » Desire to expand and better connect greenspace across the City
- » Desire to support existing and future agribusinesses by creating opportunities for farmers and agritourism
- » Need for stronger promotion and awareness of local agricultural offerings
- » Barriers related to permitting and regulations impact farm-based businesses
- » Interest in public art and placemaking initiatives that strengthen the rural character and enhance a sense of place
- » Need to identify priority areas to preserve such as farms, historic sites, natural areas
- » Challenges related to the affordability of farmland

Economic Development and Housing

- » Most residents leave the City for daily needs and services.
- » Interest in attracting grocery, fuel, hardware, entertainment, and healthcare services. (Smaller in scale and that fit the character)
- » Preference for most the most intense employment to be located along South Fulton Parkway and within a village or hamlet and in keeping with overall character of the community
- » Need to consider life-cycle housing, particularly for young professionals, families, and the workforce
- » Senior housing, senior services, and healthcare will be important as the city grows and ages
- » Lack of local public schools and youth recreation limit growth
- » Lack of education in the City, including K-12, workforce, and continuing education

Health and Wellbeing

- » Access to affordable healthcare is limited in the city
- » Desire for more fresh, healthy, and affordable food options in the City
- » Lack of awareness of available health and wellness services
- » Uncertainty or limited understanding of the planned Grady Healthcare campus and its impacts and offerings
- » Limited availability of spaces for community gathering and interaction
- » Lack of recreational opportunities or opportunities for an active lifestyle within the City
- » Curbside trash pickup is currently limited in some areas of the city

Transportation

- » Need for expanded bicycle and pedestrian infrastructure to improve safety and connectivity
- » Ongoing concerns related to speeding and overall road safety
- » Preference for traffic circles over additional signalized intersections
- » Strong desire to preserve the rural character of roads and limit roadway expansion
- » Importance of maintaining gravel roads, with concerns around speed and operations
- » Desire to preserve and protect the City's Scenic Byways

Major Topics

Transferable Development Rights (TDR)

Transferable Development Rights were discussed during advisory team, working group, and community meetings. One recommendation was identified and agreed upon for TDR, with more discussion needed on additional improvements to the program.

Definition

A Transfer of Development Rights (TDR) program allows landowners to voluntarily sell their development rights to others, who can then use those rights to increase development density in designated growth areas. This approach enables landowners to preserve their property while receiving financial compensation for forgone development potential.

Intent

The TDR program is intended to permanently protect farmland, forests, and other open spaces by directing development away from conservation areas (called “sending areas”) and toward locations better suited for growth (called “receiving areas”). It also provides an opportunity for landowners to realize financial value from their property without developing it, helping balance conservation goals with private property rights.

Challenges

While the TDR program is a valuable conservation tool, it has seen limited use since its adoption in Chattahoochee Hills. Community members and stakeholders noted that the level of development required to create demand for TDRs (and fund preservation) has not materialized. The market for purchasing development rights has been limited. As a result, the program has not generated the level of conservation activity or development transfer originally envisioned.

Potential Responses

Several opportunities were identified during the comprehensive planning process to strengthen the effectiveness of the TDR program, including:

- » Introduce stronger incentives for both buyers and sellers of development rights.
- » Develop a more focused strategy for marketing, administering, and promoting the TDR program.
- » Establish a City-led or partner organization purchase program to acquire development rights and preserve priority conservation lands.
- » Explore partnerships with land trusts, conservation organizations, and funding programs to support TDR transactions.
- » Consider additional flexibility or development benefits in designated receiving areas to increase demand for development rights.
- » Consider requiring hamlet developments to purchase TDRs.

The City will continue to explore these and other potential solutions following the comprehensive planning process.

20-Acre Rule

Robust discussion surrounded the 20-acre rule during engagement efforts, but they did not yield a clear course of action.

What is the 20-Acre Rule?

The 20-acre rule is intended to preserve the City's rural character by limiting smaller-scale land subdivisions that can contribute to suburban-style development and sprawl. Under the current rule, rural properties generally cannot be subdivided into parcels smaller than 20 acres. The rule has been a recurring topic throughout the comprehensive planning process, with comments supporting maintaining the current 20-acre rule, along with support for other options

Intent

The 20-acre rule helps preserve rural character by protecting open space and guiding growth away from sprawl that has eaten up the landscape and transformed the character of once-rural land in the Atlanta metropolitan area.

Challenges

The 20-acre rule can limit flexibility for property owners who wish to subdivide land for family members or respond to changing personal and financial circumstances. Some community members expressed a desire to balance continued land preservation with greater flexibility for property owners while maintaining the rural character that defines Chattahoochee Hills.

Potential Responses

One potential approach identified during the comprehensive planning process is to update the legacy landowner cutoff date, allowing landowners who purchased property before the current rule was adopted to subdivide under limited conditions. Safeguards, such as character protections, could help improve consistency with community goals. Any new development under a revised rule could be required to include the following:

- » Maintain the 70/30 preservation requirement or a higher preservation standard.
- » Limit the number of times an original parcel may be subdivided.
- » Limit development to a single shared driveway and preserve road frontage.
- » Maintain buffers from roadways and adjacent properties.
- » Permanently preserve portions of the property through conservation measures.

Other potential options discussed during the planning process include:

- » Allowing smaller lots for housing intended for immediate family members.
- » Allowing limited development opportunities for senior housing, workforce housing, or housing that supports active agricultural operations.
- » Providing additional flexibility where development includes enhanced conservation measures, larger buffers, or permanent preservation of open space and natural resources.

Issues and Opportunities

Throughout the comprehensive planning process, key issues and opportunities were identified and refined through community input. Building on previous planning efforts, these findings informed the Plan’s priorities, strategies, and implementation actions, helping advance the City’s long-term vision.

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. There is a need to improve the program 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 preserve rural character and prevent sprawl, some 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 and proximity to other infrastructure, South Fulton Parkway may better support development than other areas of the City.
There are concerns with the nature and 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 incentive 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.
Large scale data centers are not desired within the City.

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.

Gravel roads are an expression of the City's rural character, and 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 and dirty sheets.

There is a need for transportation for the disabled and elderly in the community.

The city has the opportunity to work with GDOT to develop the character of South Fulton Parkway and other state routes.

Buildings built along the scenic byways should receive additional scrutiny and meet appropriate design standards

Economic Development and Intergovernmental Coordination

There is a desire for economic development activities to align with the City's goals of land conservation, reinforcing the 70/30 land use model.

Promote economic development activities focused on the City's natural, cultural, and agricultural resources.

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, for anticipated growth, and for seniors.

Residents outside of hamlets often lack access to city facilities.

Access to curbside trash and recycling services is limited.

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.

Desire to support existing and future agribusinesses by creating opportunities for farmers and agritourism.

Desire to coordinate with neighboring cities on future projects and development that borders Chattahoochee Hills.

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.
Offer additional programming at existing parks, including recreation fields and facilities , was noted as an opportunity.
The future and 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.
Continue creating opportunities for access to the Chattahoochee River.
Implement the Chattahoochee Riverlands Greenway Study.
Use parks, protected greenspace and vistas to promote economic development.
Find 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 the city should ensure that tourism and special events are 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.
There is an opportunity to create a 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.
Engage in partnerships that promote common interests for the stewardship of the historic and cultural resources of the community.
Continue to support Bear Creek Natue Center.



Community Vision and Recommendations



Community Vision and Recommendations

The Community Vision and Recommendations establish a framework for the future of Chattahoochee Hills and provide a roadmap for preserving and enhancing the many qualities that make Chattahoochee Hills great. This section is shaped by three Guiding Principles that emerged through the community engagement process and reflect the values, priorities, and aspirations expressed by residents, stakeholders, and community leaders. Together, these principles define a shared vision for the City's future and serve as the foundation for the recommendations contained in this plan.

To help translate the community's vision into action, the recommendations are organized into a series of key strategies. Each strategy supports one or more of the Guiding Principles and identifies opportunities for the City and its partners to advance community goals. Collectively, these recommendations are intended to guide decision-making, inform future investments, and ensure that growth and change occur in a manner that reinforces Chattahoochee Hills' rural character, natural environment, and strong sense of community.

Guiding Principles

Chattahoochee Hills is a place of intention unlike anywhere else, prioritizing balanced growth and preserving 70% of land for greenspace by clustering development.

Chattahoochee Hills seeks to maintain and celebrate its rural heritage by protecting rural viewsheds and supporting local agriculture.

Chattahoochee Hills aims to accelerate land conservation efforts through permanent conservation and acquiring areas with important natural and cultural features.

Recommendations

Plan recommendations are organized into Priorities and Strategies which provide guidance for key elements of the comprehensive plan and which were shaped through extensive community engagement and dialogue. These recommendations emerged from a variety of outreach efforts, including community open houses, Advisory Team meetings, Working Group discussions, stakeholder conversations, and a community-wide survey, reflecting the values, aspirations, and concerns of residents and stakeholders.

Together, these Priorities and Strategies provide a roadmap for achieving Chattahoochee Hills' long-term vision. Organized into five focus areas, they establish a framework for guiding future decisions, investments, and actions while preserving the community's unique character.



Land Use



Natural, Cultural, and Agricultural Resources



Economic Development and Housing



Health and Wellbeing



Transportation

Land Use

Future Development Strategy

Future Development Strategy

In order to fulfill its vision of remaining deliberately rural in the face of anticipated development pressure, the City will channel this pressure into patterns and locations aligned with the community's vision, identified on the Future Development Map. The rural character of the City will be embodied most distinctly in its agricultural and forest land, preserved through development that takes place in well-defined nodes and ultimately supports the City's future economic vitality.

Chattahoochee Hills' future development vision starts with the assumption that most of the City will remain rural and agricultural, with growth focused in compact, walkable Hamlets and Villages. Permanent land preservation is central to this vision and is supported through open space requirements, density incentives, and the Transfer of Development Rights (TDR) program. The TDR program compensates rural landowners for permanently protecting their land while transferring development rights to designated growth areas, financing the preservation of rural landscapes through development taking place elsewhere in the City.

Future Development Map

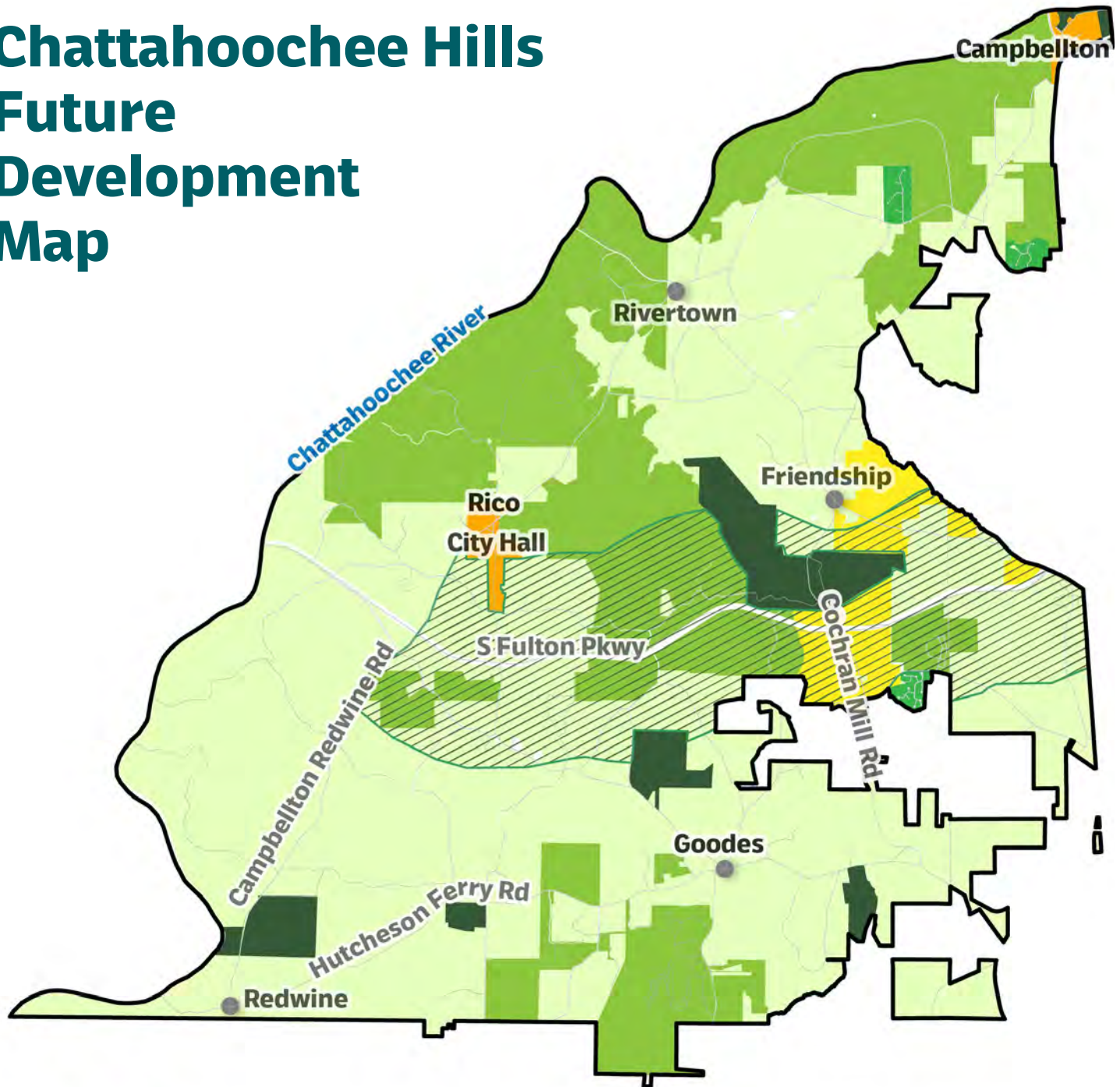
The Future Development Map lays out the vision for growth, development, and preservation within the City, providing guidance for zoning and land use decisions. The Character Areas identify the desired character and preferred development pattern within each of these areas. The Future Development Map and Character Areas do not represent zoning districts or regulations, but instead are meant to guide decision making over time, based on an overall goal to preserve a majority of the land area within the city as rural and natural, while concentrating growth and development in Hamlets and Villages.

Character Areas

The forthcoming pages detail the vision for each of the Character Areas delineated on the Future Development Map. The Character Areas define how the city wants to grow, what areas are most appropriate for that growth, and what needs to be considered as new developments are proposed and considered. While these Character Areas and land use policies are helpful guiding tools, they do not supersede standards and regulation in the Chattahoochee Hills Unified Development Code and other ordinances as adopted by the Mayor and City Council. Chattahoochee Hills has seven character areas, including Parks and Conservation, Agricultural and Rural Residential, Existing Residential, Hamlet, Village, Preferred Village Area, and Historic Crossroads.

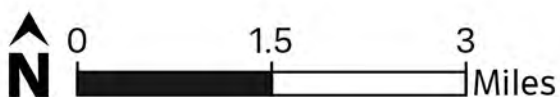
DRAFT

Chattahoochee Hills Future Development Map



- Parks and Conservation
- Preferred Agricultural and Rural Residential
- Legacy Residential

- Hamlet (70% Preserved)
- Village
- Historic Crossroads
- Preferred Village Area



Parks and Conservation

Character Area

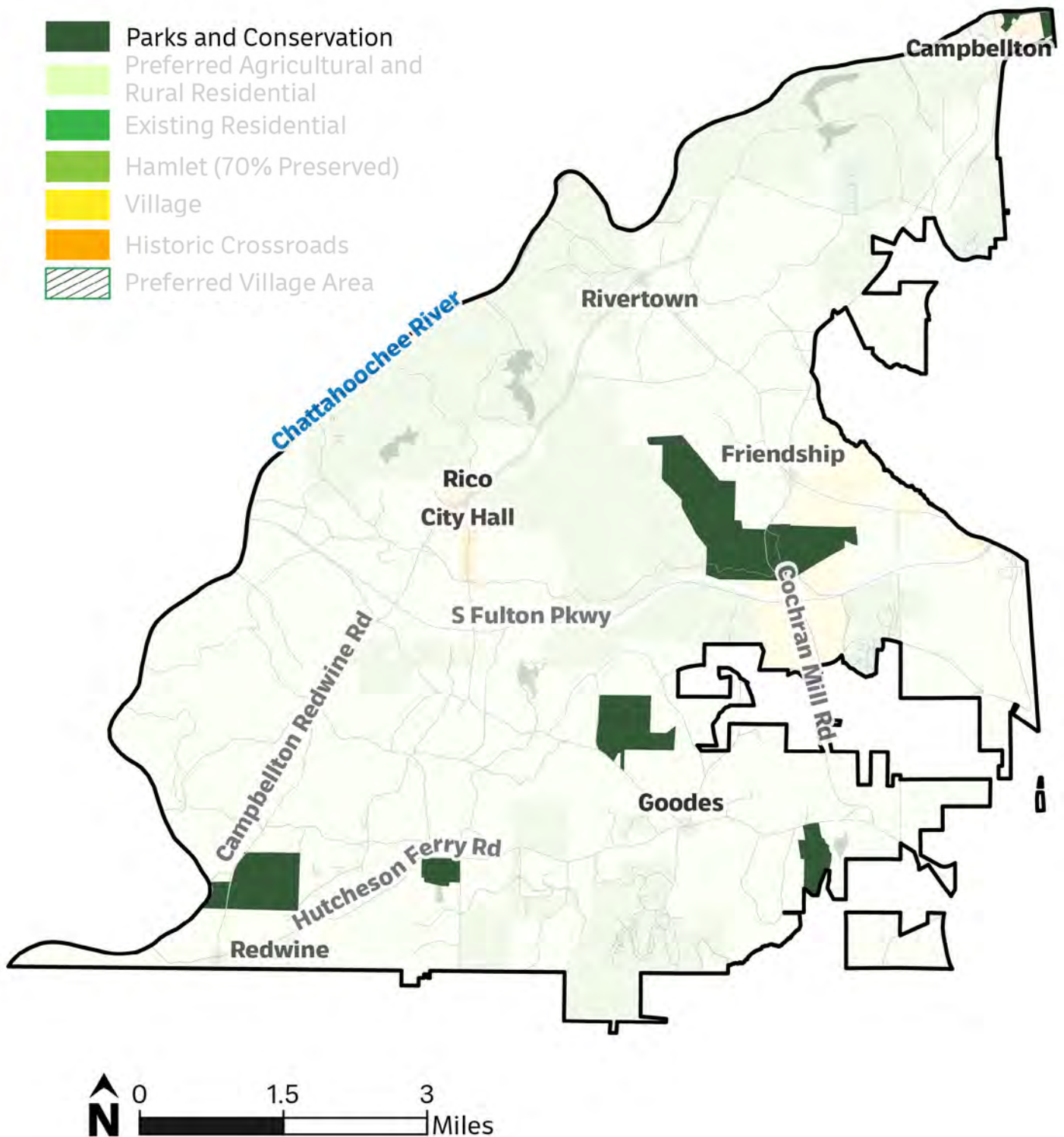
Vision

The Parks and Conservation Character Area includes existing city parks and permanently conserved rural lands that preserve Chattahoochee Hills' natural beauty and rural character. These areas protect forests, streams, wildlife habitat, and scenic landscapes, while supporting recreation, agriculture, and long-term stewardship of the city's environmental resources.

No development is allowed within the Parks and Conservation Character Area, other than development associated with parks and recreation programming or farm structures. This restriction is intended to protect the area's natural resources, scenic character, ecological functions, and recreational or agricultural value. Any allowed improvements should be designed to minimize environmental impacts and maintain the area's character.

The Parks and Conservation Character Area is intended to preserve greenspace, open space, agricultural land, and farmland while protecting natural resources and rural landscapes. This includes passive conservation areas that provide environmental and habitat protection, as well as active recreational uses such as parks, playgrounds, trails, and other park amenities and programming.





Existing Residential

Character Area

Vision

The Existing Residential Character Area includes existing, traditional suburban neighborhoods approved prior to the City's incorporation. While these areas play an important role in the overall community, they are not intended to be the predominant development pattern throughout Chattahoochee Hills.

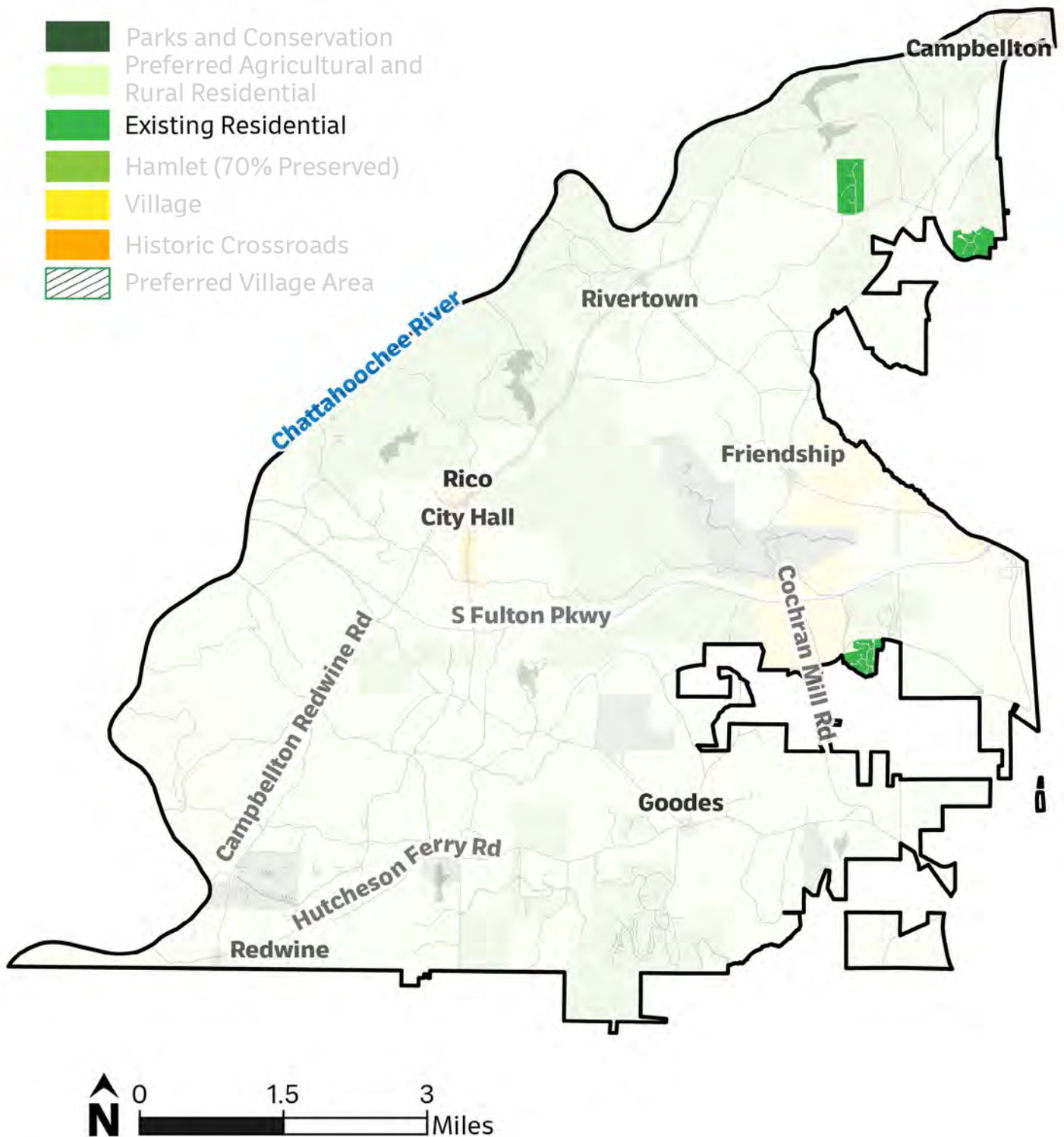
As most of the Existing Residential Character Area has been developed, additional development is not anticipated for these areas.

Existing Residential areas are an important part of Chattahoochee Hills. The intent is to better integrate these areas into the broader community with infrastructure such as bike and pedestrian connections, enhancing mobility and fostering connections within the city.

These three existing residential neighborhoods are:

- » Crossroads
- » Heatherwood Manor
- » Estates at Cedar Grove





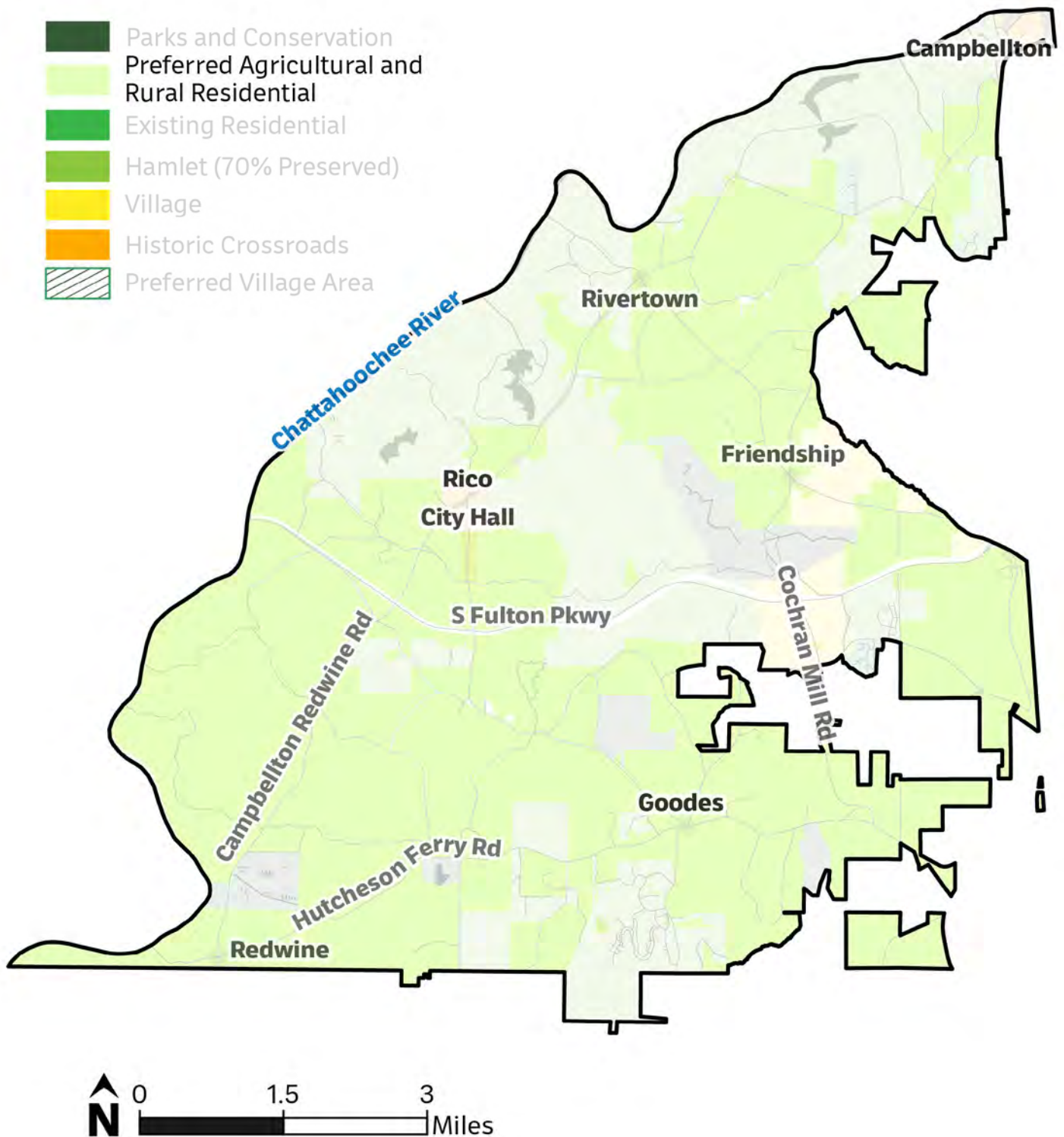
Preferred Agricultural and Rural Residential

Character Area

Vision

The Preferred Agricultural and Rural Residential Character Area is intended for rural preservation and agriculture, with houses on large lots occasionally interspersed with hamlets. Any residential development would be on existing lots or in very large lot farmette subdivisions. This Character Area can include both Hamlet, and Agricultural and Rural Residential development types.





Hamlet

Character Area

Vision

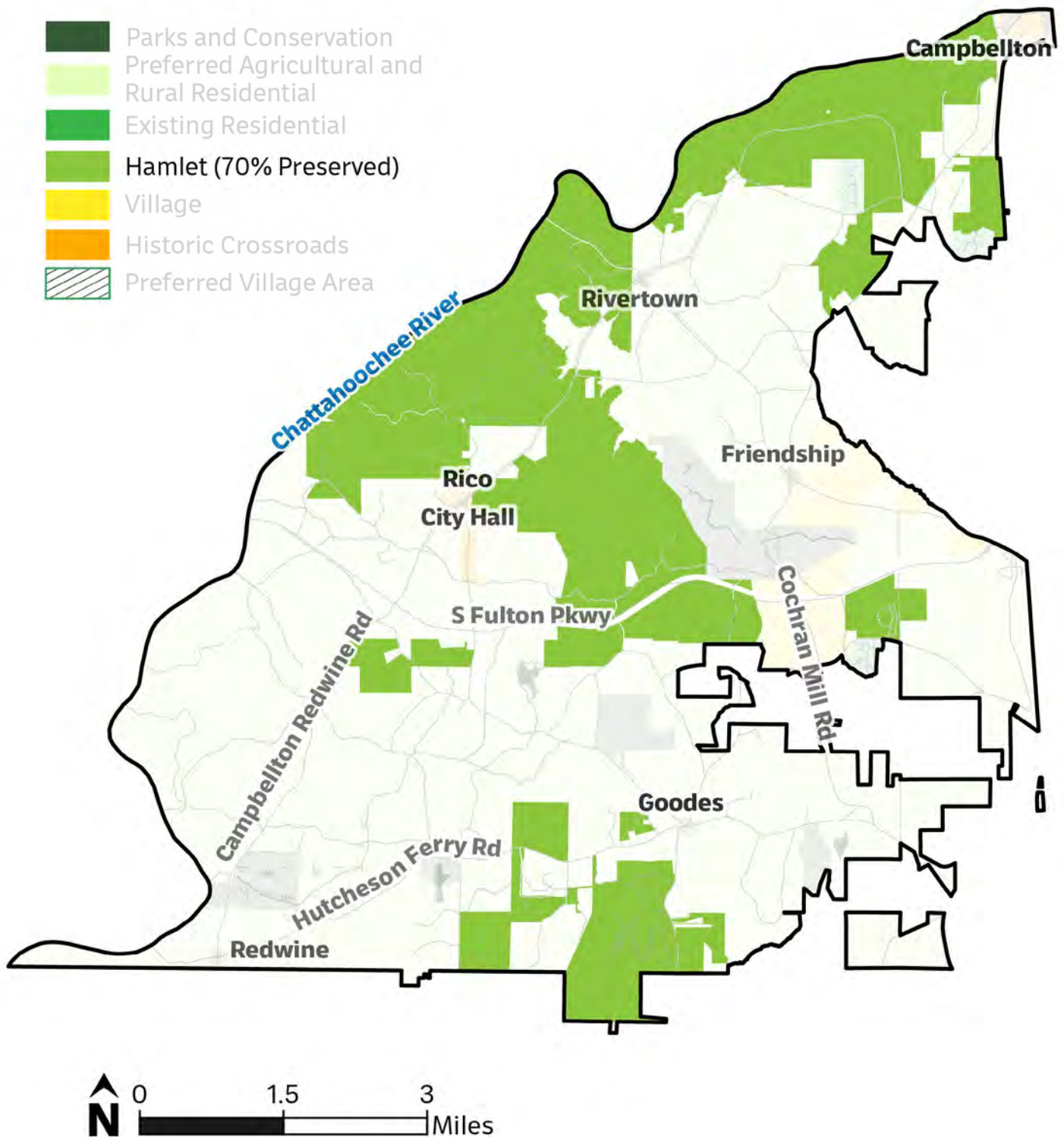
The Hamlet Character Area includes existing, developed, and approved hamlets. The Hamlet development type prioritizes conservation with 70% of development being preserved as open space or greenspace.

The hamlet's small scale is especially suited for pedestrians, so the character area is intended to create close-knit, walkable communities. To ensure walkability, the different land uses must be carefully considered and mixed to ensure the layout and design suit pedestrian needs. Development should be tightly clustered on the property, providing a clear demarcation between the development (30%), civic space, and the preserved open space (70%). The goal of hamlet preservation would be to have conserved areas be connected, contiguous, and accessible by residents and visitors.

While the Hamlet Character Area is composed of approved Hamlet developments, Hamlets also are allowed within the Preferred Agricultural and Rural Residential Character Area and the Preferred Village Area Character Area, given they meet robust preservation and buffering standards that preserve the rural character of surrounding areas.

This character area will grow if additional hamlets are approved in the current Preferred Agricultural and Rural Residential Character Area.





Village

Character Area

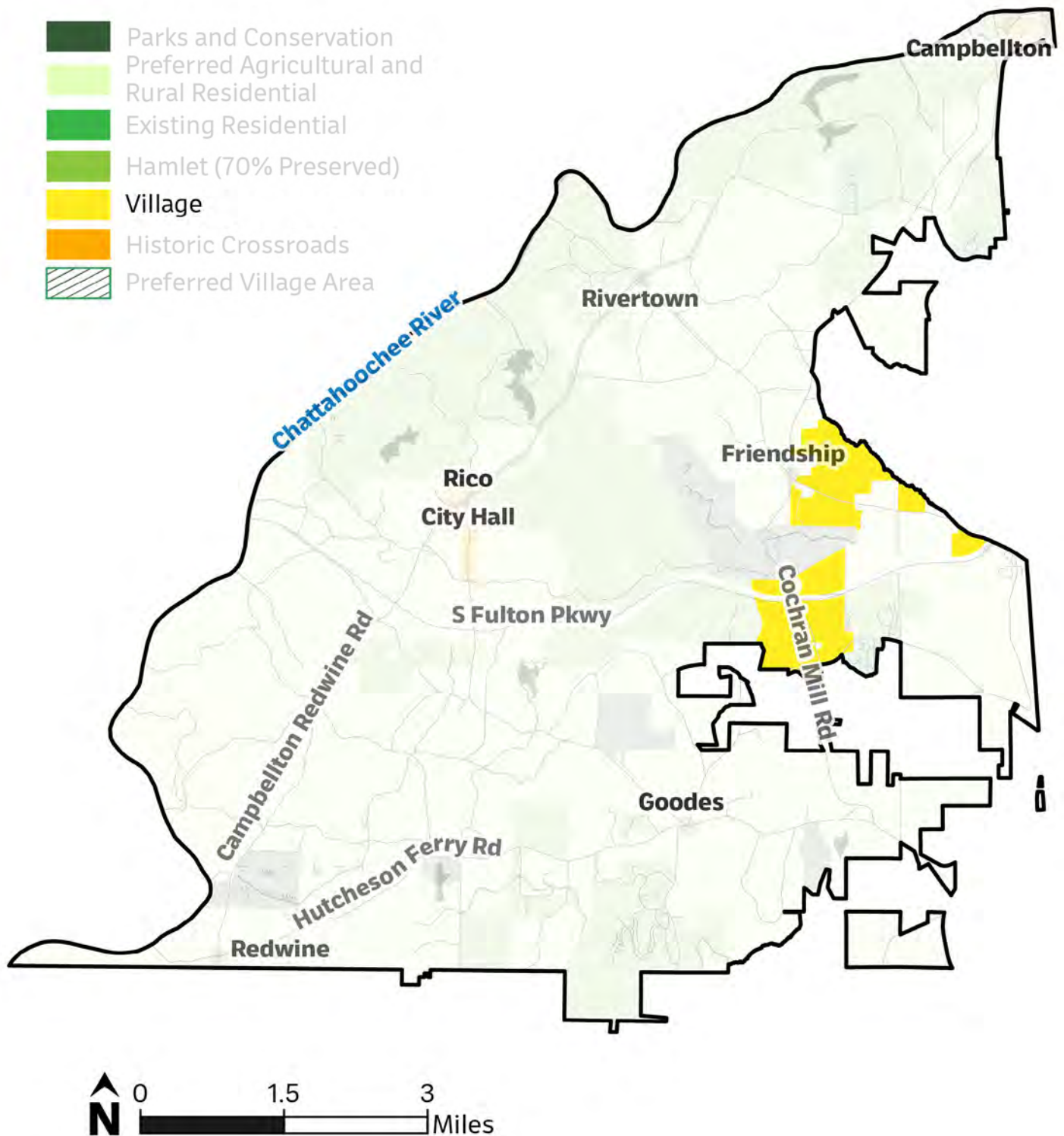
Vision

This Character Area includes approved villages. The Village is where the most intense development in the city will take place and is intended to draw away the development that would have occurred elsewhere within the city. Villages allow the rural character to be preserved throughout most of the City. The Village would be a fine-grained mix of uses, including residential, office, commercial, light industrial and civic.

Villages contribute to the city's 70% preservation goal by using the Transferable Development Rights system to preserve land in the Preferred Agricultural and Rural Residential area.

While the Village Character Area is composed of approved Village developments, Villages are also allowed within the Preferred Village Area, given they meet robust buffering standards that preserve the rural character of surrounding areas.





Preferred Village Area

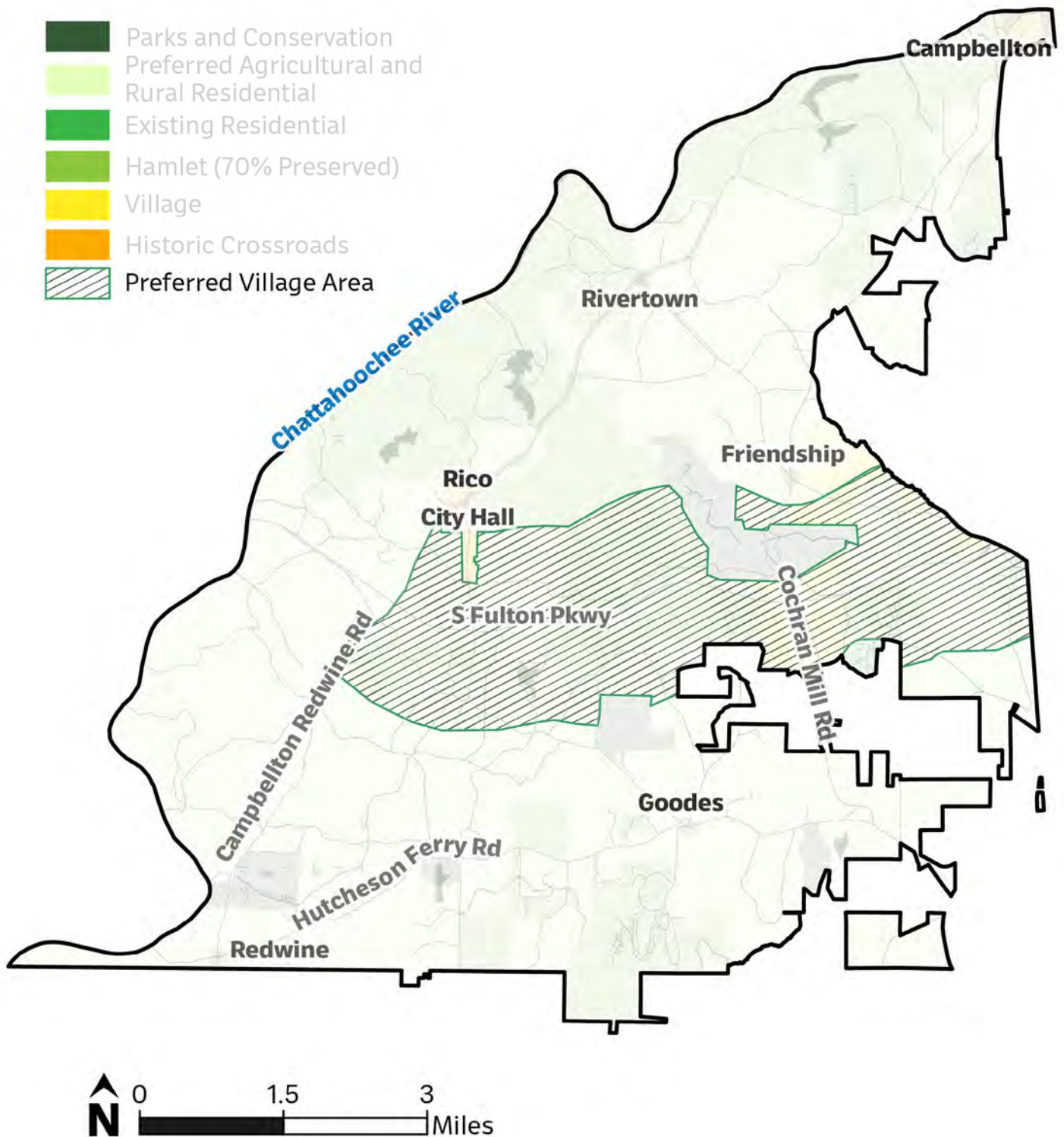
Character Area

Vision

This Character Area identifies the locations within which most village development could be allowed. Although Villages may include land outside of this area, regulations limit most of a village's commercial uses to land within this area. The Preferred Village Area reflects a strategic focus on locations near South Fulton Parkway. Concentrating growth along this state-maintained corridor can help reduce infrastructure and roadway maintenance burdens on the City.

The designation of the Preferred Village Area does not imply that the entire area, or any of the area, is intended for Village development. Rather, it limits Village development outside of the area. Villages within the Preferred Village Area are envisioned as the City's primary centers of development, attracting growth that might otherwise occur throughout the broader rural landscape. These areas are intended to support a mix of residential, office, commercial, light industrial, and civic uses while helping preserve the rural character that defines most of Chattahoochee Hills. While it will be the location for the most intense development in the city, the buffering and TDR requirements built into these Development Types will ensure substantial preservation is achieved.





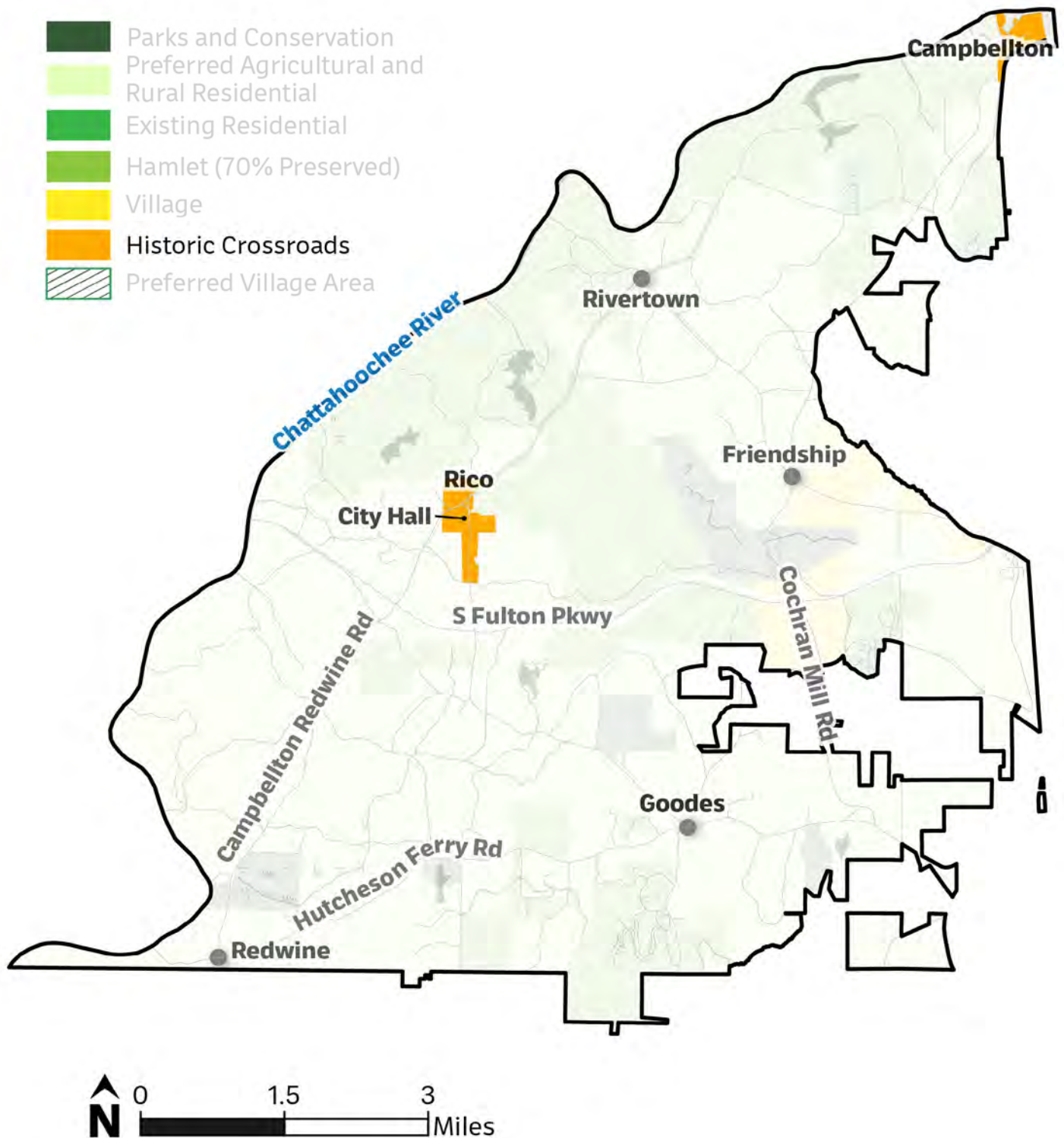
Historic Crossroads

Character Area

Historic Crossroads communities are locations of historic settlements found at intersections of roads in a rural setting that have the appearance of a small village. They generally consist of a nucleus of landmark buildings and businesses such as churches, general stores and schools, surrounded by outlying residential development. There are six crossroads communities in the city of Chattahoochee Hills: Rivertown, Rico, County Line/Redwine, Goodes, Friendship and Campbellton. Each has its own distinct history, yet they also all share a connectedness due to their close proximity and through the families and people of the area who lived, went to school, worked and worshiped in them.

Both the Campbellton Crossroads and Rico Crossroads have had formal planning efforts because of their discernible footprint and existing documentation of the historic character of these communities. These plans include the 2021 Historic Campbellton Crossroads Framework Plan and four Rico Crossroads plans, with the most recent being the 2025 Renaissance at Rico Crossroads plan completed by the Urban Land Institute. The 2021 Historic Campbellton Crossroads Framework Plan has been adopted by the City, while the Rico planning efforts are pending further consideration by the City. Other identified Historic Crossroads have not had formal planning efforts, but future planning may be desired for one or more of these areas if supported by the local residents. The Goodes Historic Crossroads was identified in the 2021 Comprehensive Plan as a location for additional planning work, but as of 2026 no work has begun.





Campbellton Vision

The cities of Chattahoochee Hills and South Fulton partnered with the Atlanta Regional Commission (ARC) to conduct a robust community engagement process and develop a master plan for the Campbellton Community. Three (3) public meetings and 13 stakeholder interviews were conducted and 2,000 postcards were sent.

Vision Statement: Historic Campbellton is a thriving crossroads community nestled along the Chattahoochee River welcoming visitors from the region. Its rethought layout straddles two cities and is responsive to the past but charts a new, sustainable course for its future. Campbellton is a model community that protects the rural heritage of the South Fulton area designed with consideration for walkability, complementary architectural form, and community placemaking. The master plan design principles are:

- » Balance development with environmental sustainability and historic sensitivity.
- » Preserve the rural character of Campbellton and the surrounding area.
- » Celebrate and honor the history of the area.
- » Create a cohesive and vibrant hamlet full of character and charm.
- » Create community opportunities for residents and visitors to thrive economically, socially, and recreationally.
- » Improve transportation safety and mobility throughout the Crossroads area.

Three (3) districts—Community Hamlet, Transitional, Rural Living—were developed with zoning recommendations.

Transportation and mobility improvements recommendations include right sizing roads, streetscape typologies, operational improvements, and mobility improvements.

Catalyst sites—the Intersection, Campbellton Crossroads Multi-Use Trail, Community Arts and Cultural Event Space, Campbellton Park—were identified and implementation measures for each are identified.

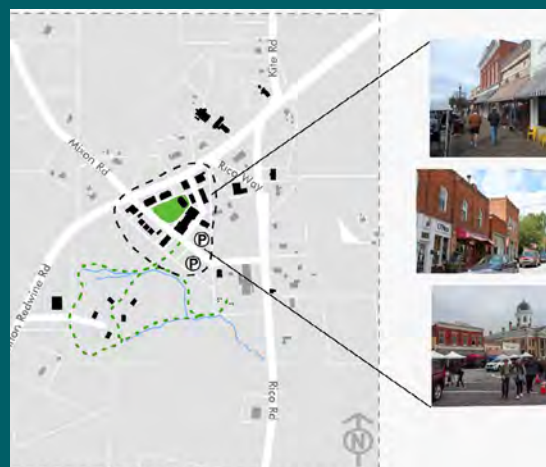
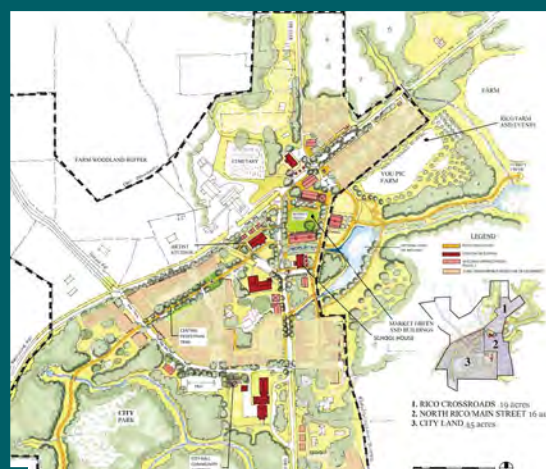


Rico Community Vision

Rico was identified during the 2011 planning process as an area worthy of further study through a community-driven master planning effort. Since then, a series of meetings with Rico residents and community members has helped shape a vision for the future of the historic crossroads community. Discussions focused on the area's history, character, opportunities for infill development, and the role of residents in guiding future growth.

The community has expressed interest in carefully planned infill development that respects Rico's historic character and traditional development patterns. Any future planning or development should be guided by continued community input, with a focus on small-scale, mixed-use development, opportunities for residential uses integrated with commercial spaces, and buildings oriented toward the street. Future planning efforts can further refine development standards related to building scale, design, uses, streetscape improvements, parking, and pedestrian amenities to ensure new development enhances the character and vitality of the community.

Since 2021, the City of Chattahoochee Hills has completed several planning efforts focused on Rico Crossroads, including the Georgia Tech Master Plan, ULI mTAP studies, and the Farmer D Concept Plan. Together, these plans envision Rico as the historic and civic heart of the community and consistently recommend creating a walkable town center, enhancing public gathering spaces and trail connections, preserving historic and rural character, supporting small scale commercial activity, and investing in infrastructure needed to support future growth.



Development Types

Overview

Development Types include the elements that define a type of land use, what is affecting that character, its vision for the future, and the types of policies that need to be in place to achieve that vision. Definitions for the policy themes and fact sheets are included for each development type, and they are closely tied to zoning and development categories. However, policies do not supersede standards and regulations in the Chattahoochee Hills Unified Development Code, Environmental Regulations, and other ordinances adopted by the Mayor and City Council. There are four development types in Chattahoochee Hills: Agricultural and Rural Residential, Hamlet, and Village.



Agricultural and Rural Residential

Development Type

Vision

All agricultural uses at the intensity level of the traditional family farm are allowed. These are considered to be in keeping with the rural character desired by citizens. Large scale industrial or agribusiness uses may not be located in the Agricultural and Rural Residential Character Area.

Small scale, traditional, and craft-style extensions of agricultural activities are encouraged, as is agritourism. Residential users should exist in harmony with these agricultural and rural uses. The owners of these parcels may wish to subdivide their land among family members while retaining a portion of the land for their own use.

Permanent protection of land via conservation easements or other methods is encouraged, whether as a part of the city's Transferrable Development Rights program, for the tax benefits, or simply to fulfill the vision of a landowner who truly loves the land.

Operation

Agricultural and forestry uses and traditional small farm structures are allowed and encouraged. One house and one accessory dwelling unit will be allowed per lot, all on septic or individual systems.

Large parcels may be divided into large farmette lots accessed by shared driveways or internal roads. A "Family Lot" provision allows some long-time property owners to create and transfer a limited number of smaller lots to close family members. Homes and other structures also may be constructed on existing smaller lots, which will be allowed to exist in perpetuity.

New farmette subdivisions are limited to no more than one curb cut per 1500 feet of road frontage, with mailboxes clustered per Postal Service Regulations. This process is exempt from traffic and drainage studies.

Agricultural and Rural Residential (cont.)

Development Type

Regulatory Intent

The Agricultural and Rural Residential Character Area is a preservation of traditional agricultural uses. It is intended to support and encourage traditional farms, small farms, and sustainable farming methods, as well as traditional craft, agritourism, and existing large-lot residential uses.

The intent of the farmette type of development is to maintain the rural character of Chattahoochee Hills, while still allowing for some residential development. Through measures such as limiting curb cuts, requiring shared internal roads, clustering mailboxes along the street, and visual buffering, the farmette subdivision regulations seek to minimize aesthetic impact. Conservation easements protect the rural character in perpetuity. The process allows a land owner to provide lots for close family members while maintaining the bulk of the property in its current state and avoiding some of the regulatory burden of a more intense development type.

Large farmette lots are intended to provide separation between houses and a sense of space and at least a semblance of rural isolation for their residents. Specifying septic and restricting sewer reinforces the rural character of the area and ensures a minimum separation between houses. Large lot size minimums also lend themselves to small scale agriculture and equestrian uses, which are consistent with the rural character envisioned by the community.

The limitation on curb cuts and requirements for internal roads are intended only to discourage direct access to individual subdivided lots. These provisions are not intended to create a very-large-lot version of a suburban residential pod inside a superblock. Rather, connectivity is encouraged; internal roads should allow through traffic and connect with neighboring properties where possible.

Hamlet

Development Type

Vision

The vision for Chattahoochee Hills prior to incorporation as a City included three Villages along with multiple Hamlets, designed to concentrate development into specific areas as a mechanism to maintain the current rural development patterns throughout the bulk of the City. The Mixed-Use Hamlet development type will provide the City with a smaller version of the Village character area. The hamlet's small scale is especially suited for pedestrians, so the character area is intended to create close-knit, walkable communities. To ensure walkability, the different land uses must be carefully considered and mixed to ensure the layout and design suit pedestrian needs. Development should be tightly clustered on the property, providing a clear demarcation between the development and the preserved open space.

Operation

The minimum size of a hamlet is 250 acres, and 65% of the land must be preserved as open space with an additional 5% of civic spaces as defined by the Zoning Ordinance, concentrating development in nodes and centers within the development. 25% of the development must be commercial. Residents will have access to some small scale retail, but will have to leave the Hamlet to get certain items that may only be found in larger commercial establishments.

Since connectivity is vital, block sizes and the design of the public rights of way will be critical. Block sizes should be limited. Boundaries between private property and open space should be marked with some form of right-of-way. Streets in the more densely developed portions of hamlets should have sidewalks or paths and street trees to protect the pedestrian realm.

A Hamlet can be located anywhere within the City, and include buffers in its design criteria. Hamlets will probably require central water service, but sewage can be managed through the City, community, or privately. Preserved open space in the Hamlet must be permanently delineated from the developed land by a right-of-way or some other method.

Regulatory Intent

The commercial space requirement will provide residents access to certain everyday necessities, but is not intended to fulfill all of their needs.

Visual buffers will ensure that the rural character of the city is maintained while allowing for growth and development. By requiring a visual buffer the development will be hidden from individuals driving by while allowing property owners to develop their property fully.

By limiting block sizes and regulation the design of the public rights of way, pedestrian activity is encouraged, increasing resident interaction and reducing the need for automobile use.

Village

Development Type

Vision

The Village is intended to draw away the development that would have occurred elsewhere within the city, thereby allowing the rural character to be preserved throughout most of the City. The Village would be a fine-grained mix of uses, including residential, office, commercial, light industrial and civic.

Villages are 500 or more acres in size, and are visually screened from surrounding roadways by the rural protection buffer. Commercial development will represent no more than 40% of the units in the village, composed of smaller businesses such as professional offices, dry cleaners, coffee shops, small bookstores or groceries, etc., which will be able to support most of the daily needs of residents. Uses within the core of the development will be mixed at a very fine grain, and a great deal of attention will be given to the connectivity of pedestrian routes so that the area will be walkable. Buffers along South Fulton Parkway will contribute toward the preservation of rural character surrounding this development node. Limited visibility through the buffer to the commercial area may be considered at the time of plan approval.

Operation

Villages are 500 acres in size and 10% of its total area must be permanently protected as open space with an additional 5% of civic space as defined by the zoning ordinance. A village may be located anywhere along South Fulton Parkway that these conditions are met.

A dense mix of uses is allowed throughout the Village. The density required in the Village is higher than currently entitled under existing Rural zoning. In order to achieve this increased density, development rights from elsewhere in the city must be applied. These rights can be transferred from other land in the City of Chattahoochee Hills through the TDR program. With the required application of TDRs, the village achieves the required 70/30 (or higher) preservation to development ratio.

Buildings in the Village should be expected to address the street, with lot sizes based on building type or street type, and a minimal front and side yard requirements. Block lengths should be limited. Sidewalks will be provided throughout with pedestrian or multi-use paths providing connections and recreational opportunities through the open space where appropriate.

Numerous connection between Village streets and existing city roads are important, but these connections should not be used as the primary access point. The majority of traffic should enter and exit onto South Fulton Parkway.

Neighboring property owners may be allowed to submit plans to be included in the Village.

Village (cont.)

Development Type

Regulatory Intent

The intent of the Village is to concentrate development within the City and to provide a location for commercial and social life.

The transfers of development rights serve not only to provide additional density in the Village, they also provide a mechanism for preserving open space throughout the City, supporting the vision of Chattahoochee Hills as a rural community.

Reduced block lengths, sidewalks, and side-paths support the goal of walkability and provide route choices for motorists and opportunities for on-street parking. Within the Village, walking and biking should be seen as the most convenient and desirable way to get around. This would allow reduced parking requirements in addition to exercise and recreational opportunities for residents.

Multiple connections to City roads provide numerous benefits. They reduce congestion by removing traffic burden from individual roads, provide route alternatives, reduce vehicle miles traveled, and reduce pollution. These connections will also support the character of the Village as an actual Village and not a suburban mixed-use pod. Use of the connection to South Fulton Parkway should be encouraged through its design, the use of wayfinding signage, and the fact that it will be the most convenient access to the bulk of the metropolitan area.

Accessory dwelling units are encouraged within the Village to provide variety in housing type and price-point and to support lifecycle housing/lifelong community.

Land Use

Priorities and Strategies

Overview

The Land Use element guides how Chattahoochee Hills will grow by establishing a vision for the location and character of future development while preserving its rural landscape. It guides where future development should occur, the types and intensity of land uses that are appropriate in different areas, and how growth can be accommodated while preserving the city's distinctive rural character and natural environment. This vision is implemented through the Future Development Map and supporting policies, which will be used to guide development decisions, direct growth to appropriate areas, and protect natural and agricultural resources. Together, these tools help concentrate growth in appropriate locations, support economic development opportunities, promote compatible land use patterns, and preserve the agricultural lands, open spaces, scenic viewsheds, waterways, and natural resources that define Chattahoochee Hills. By balancing thoughtful growth with conservation, the community will maintain its unique identity while ensuring long-term sustainability and quality of life for residents.





Priorities and Strategies

These Land Use Priorities and Strategies were identified throughout the comprehensive planning process as actionable opportunities to advance the community's vision for the future. Shaped by extensive community engagement, stakeholder input, and existing conditions findings, they provide a roadmap for the City and its partners to make meaningful progress toward the plan's goals and recommendations.

- » Preserve 70% of land within Hamlets as permanent greenspace and open space.
- » Maintain the community's rural character through context-sensitive development standards and buffering.
- » Concentrate growth within villages, hamlets, and historic crossroads to avoid sprawl.
- » Preserve large, contiguous areas of open space rather than fragmented or isolated conservation areas.
- » Initiate city-led purchase program to "kick-start" TDR, advance permanent conservation, and add development rights to the TDR bank.
- » Restart partnership with philanthropic partners, foundations, and others to identify additional funding for TDR.
- » Revisit and adopt a Rico Historic Crossroads master plan if supported by the community.
- » Implement the Historic Campbellton Crossroads Framework Plan, including pursuing infrastructure enhancements and updating development regulations.
- » Consider development of visions, signage, and branding for other Historic Crossroads, such as Goodes and Rivertown.
- » Continue discussions on the 20-acre rule and potential solutions, as well as Micro/Mini-Hamlets.
- » Identify additional tools to support clustered development and preserve land.
- » Review buffer standards to ensure they are protecting rural character as intended.
- » Update the City's zoning ordinance to align with updated Comprehensive Plan policies.

Historic Preservation

Since the Comprehensive Plan Update in 2021, the Historic Commission has continued to prioritize city-owned historic sites. Much of the Commission's activity since its inception has been focused on documenting the significance of city-owned properties. Though the Commission has undertaken several different initiatives to provide additional context to these properties, little progress has been made to determine a path forward for their use and maintenance.

The collection of buildings, sites and landscapes owned by the city provides a unique cross section of community history.

- » The Beavers-Lee-Fountain House and archaeological sites tell the story of the earliest days of Campbell County and the city of Campbellton. The house is significant for its architecture and its role in community development. The long tenure of the site as a residence documents two distinct and important periods in history – early 19th century settlement and governance after the 1823 Land Lottery, and early 20th century homesteading after the relocation of the county seat to Fairburn. The Beavers-Lee-Fountain House was an intown location within an established city, prior to a shift in the power center of the community.
- » Cochran Mill Park includes the remnants of three historic grist mill sites, along with the infrastructure of early electric power generation. The imprints of old roads form a network of modern trails. Today, there is only one known substantially intact mill structure left in Fulton County, and that is located at Wilkerson Mill, also on Bear Creek in the City of Chattahoochee Hills. Wilkerson Mill, Henry's Mill and the Cochran Mills were all located along Bear Creek and Little Bear Creek, each taking advantage of the specific geography that could be engineered to create the water power needed to run the mills.



- » The Varner House complex stands in contrast to the Beavers-Lee-Fountain House as the center of activity for a large agrarian farmstead. At one time, the Varner family held over 800 acres of land. Beyond what is visible today, there were numerous additional structures and imprints of agriculture and ornamental horticulture on the landscape. It was part of a larger network of rural farmsteads documented in the Roscoe-Dunaway Historic District and listed on the National Register of Historic Places.
- » The Scout Hut was long a center of activity in the Rico Community. It served as a crossroads general store, a Masonic Lodge, and a community building. Its location in proximity to Rico Park offers the promise of its adaptive reuse that will continue its use as a center of community activity.
- » St. Paul AME Cemetery includes the remnants of the former church, as well as an extensive burial ground. Evidence suggests that there was an older cemetery that was given over to the church when the land was transferred to the St. Paul's Deacons. Though largely overgrown, a formal survey is needed to document the numerous burials that can be seen through evidence of scattered markers and grave depressions.
- » Cedar Grove Community Center is the most recent acquisition by the city. The Historic Commission has only recently begun documenting the area, including the two former schools in the area. As opposed to many of the sites owned by the city, this building tells the story of the area and its uses in the late 20th century.
- » The Chattahoochee Hills City Hall is located in the former Rico School. This building was one of the first projects undertaken by Fulton County after its consolidation with Campbell County. It is adaptively reused as city offices, but the imprints of the original school, as well as a later addition, are evident.



In 2023, the city installed its first historic marker at Cochran Mill Park. Additional markers have been installed at the Beavers-Lee-Fountain House, Rico School/ City Hall, and the Scout Hut. Research continues for the markers for Varner House, St. Paul's AME Church and the Cedar Grove Community Building. In 2024, the city entered into a Memorandum of Understanding with Old Campbell County Historical Society. The Society serves as the repository for much of the documentation related to the history of this area. Additional resources discovered in other archives are shared with the Society and made available to researchers in the community.

In 2025, the city selected Archaeospatial Analytics to undertake archaeological investigations at the Beavers-Lee-Fountain House and Cochran Mill Park. It is anticipated that future investigations of other city-owned sites will lead to additional documentation and more fulsome context toward a more complete history of the community. This information also provides direction for modern park improvements so as to avoid damage or destruction to any physical artifacts within parks.

In the next five years, it is anticipated that the Historic Commission will continue with the installation of historic markers and with additional archaeological surveys on city-owned properties. The Historic Commission will collaborate with the Parks Commission on the interpretation and evolution of city parks. Research and documentation will be ongoing, and the MOU with Old Campbell County Historical Society creates an important partnership for the continuity of these efforts.





The City could explore a revision to the Historic Commission's enabling legislation that would allow for it to compete for grants dedicated to Certified Local Governments. This would require the Historic Commission to have the authority to designate private property as with historic significance, among other things.

As individual property owners choose to replace older structures, the Historic Commission will continue its willingness to document those sites before demolition. The Historic Commission members will aid and assist private owners with information and direction for the treatment of historic properties in the community that are not under the purview of the city. And the Historic Commission will continue to be a resource to City Council members to advise on the responsible stewardship of the collection of city-owned resources.



Natural, Cultural, and Agricultural Resources

Overview

The Natural, Cultural, and Agricultural Resources element describes how the City will protect and enhance its natural, cultural, and agricultural resources that define its rural character and quality of life. It focuses on conserving landscapes, supporting agriculture, and preserving the community's sense of place, and will be used to guide related decisions and initiatives. The element recognizes that the city's natural landscapes, working farms, historic and cultural assets, scenic views, and environmental resources are among its most valuable community assets and play a critical role in shaping its sense of place. It focuses on conserving environmentally sensitive areas, supporting the continued viability of agriculture and forestry, protecting water resources and wildlife habitats, and preserving cultural and historic resources that reflect the community's heritage. Through a combination of policies, programs, and partnerships, this element provides guidance for managing growth in a manner that safeguards these resources while balancing the needs of residents and businesses. The Natural, Cultural, and Agricultural Resources Element will be used to inform land use decisions, conservation initiatives, development review processes, and community investment strategies that support the long-term stewardship of the landscapes and traditions that define Chattahoochee Hills.





Priorities and Strategies

These Natural, Cultural, and Agricultural Priorities and Strategies were identified throughout the comprehensive planning process as actionable opportunities to advance the community's vision for the future. Shaped by extensive community engagement, stakeholder input, and existing conditions findings, they provide a roadmap for the City and its partners to make meaningful progress toward the plan's goals and recommendations.

Natural Resources

- » Plan for and create a cohesive greenspace network that connects existing and future parks via greenways and trails.
- » Identify and prioritize areas for preservation, including farmland, historic sites, viewsheds, and natural areas.

Cultural Resources

- » Partner with organizations to activate and program existing parks and open space through regular community events and gatherings.
- » Establish an arts council or commission to develop a strategy and identify funding for public art and placemaking.
- » Partner with local artists and organizations to advance public art and placemaking that reinforces rural character and sense of place.
- » Strengthen efforts to protect and preserve historic resources on public and private property.
- » Find ways to support arts and cultural offerings in the City.

Agricultural Resources

- » Convene farmers and agriculture-related businesses to identify barriers and strategies for supporting farm and ag operations.
- » Explore strategies for providing shared agricultural facilities and equipment, including a centralized commercial kitchen or processing space.
- » Explore opportunities to support farmers with permits, grants, and regulatory compliance.
- » Map and promote local farms and agritourism assets to support tourism, education, and economic diversification.
- » Review and update administrative processes related to agriculture and agritourism.
- » Support local farmers by expanding opportunities for agritourism and other supplemental sources of income.
- » Conduct an inventory of farmland, historic sites, viewsheds, and natural areas to identify priority areas for preservation.
- » Support establishment of a seasonal festival to celebrate local farms and agriculture.

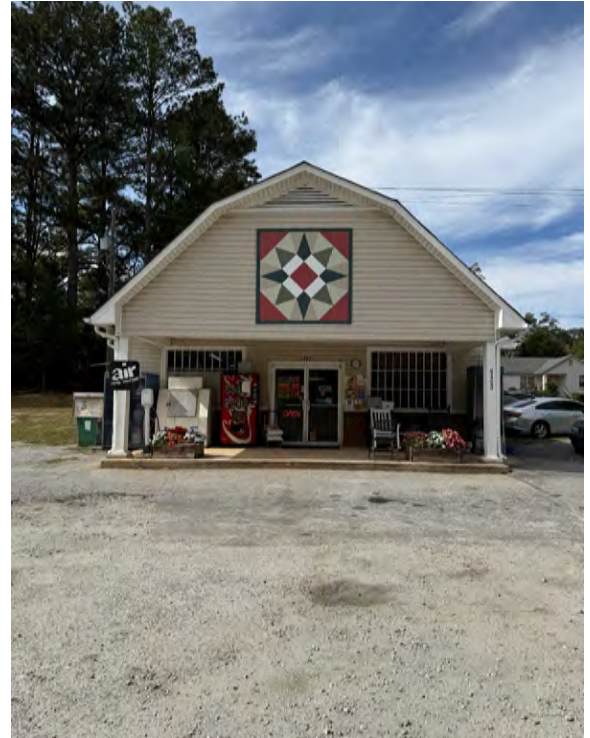
Economic Development and Housing

Overview

The Economic Development and Housing element supports a resilient, locally rooted community by balancing economic opportunity and housing needs with Chattahoochee Hills' rural character. The element recognizes the importance of fostering economic opportunities that complement the city's unique identity, including small businesses, agriculture-based enterprises, agritourism, outdoor recreation, arts and culture, and other locally rooted industries. It encourages targeted investment and entrepreneurship that can strengthen the local economy, expand employment opportunities, and enhance quality of life without compromising the natural and scenic resources that define the community.

The element also addresses housing as an essential component of a healthy and vibrant community. It promotes a range of context-sensitive housing opportunities that can meet the needs of existing and future residents while maintaining the city's conservation-oriented development patterns and rural landscape. Strategies focus on accommodating carefully planned housing options in appropriate locations, supporting aging in place, and providing opportunities for residents at different stages of life, all while preserving open space, agricultural lands, and community character.

Through a coordinated set of policies and implementation strategies, the Economic Development and Housing element will guide decisions related to economic growth, workforce development, business support, housing availability, and community investment. By balancing economic vitality and housing needs with resource conservation and responsible growth, the element helps ensure that Chattahoochee Hills remains a distinctive, resilient, and desirable place to live, work, and visit.





Priorities and Strategies

These Economic Development and Housing Priorities and Strategies were identified throughout the comprehensive planning process as actionable opportunities to advance the community's vision for the future. Shaped by extensive community engagement, stakeholder input, and existing conditions findings, they provide a roadmap for the City and its partners to make meaningful progress toward the plan's goals and recommendations.

Economic Development

- » Economic Development activities should align with goals of land conservation, scenic and environmental resource protection, agritourism, outdoor recreation, and economic activities that reinforce the City's 70/30 land use model.
- » Position Chattahoochee Hills for the experience economy, promoting and coordinating opportunities centered on farms, trails, the Chattahoochee River, arts, equestrian activities, historic places, and authentic local experiences.
- » Support the viability and growth of existing farms, locally owned businesses, artists, food producers, and lodging providers.
- » Work with local farmers, businesses, the CVB and the Chattahoochee Hills Conservancy to explore establishing a "Made in Chatt Hills" or "Grown in Chatt Hills" brand for locally made products.
- » Encourage the most intense new employment to be located along South Fulton Parkway within Villages and Hamlets in keeping with our community character.
- » Partner with the Parks Commission and regional partners including Trust for Public Land and Chattahoochee NOW to expand recreational opportunities.
- » Coordinate with Fulton County Schools, Chattahoochee Hills Charter School, private schools, and universities to identify potential partnerships to improve educational opportunities.
- » Expand strategic partnerships with federal, state, regional, foundation, and university partners to advance transportation safety, recreation, conservation, tourism, local food systems, public art, and other community priorities.

Housing

- » Actively recruit businesses and developers with experience in small-scale, rural-appropriate housing models to meet needed and desired housing (e.g., senior/assisted living, workforce, agricultural, and entry-level).

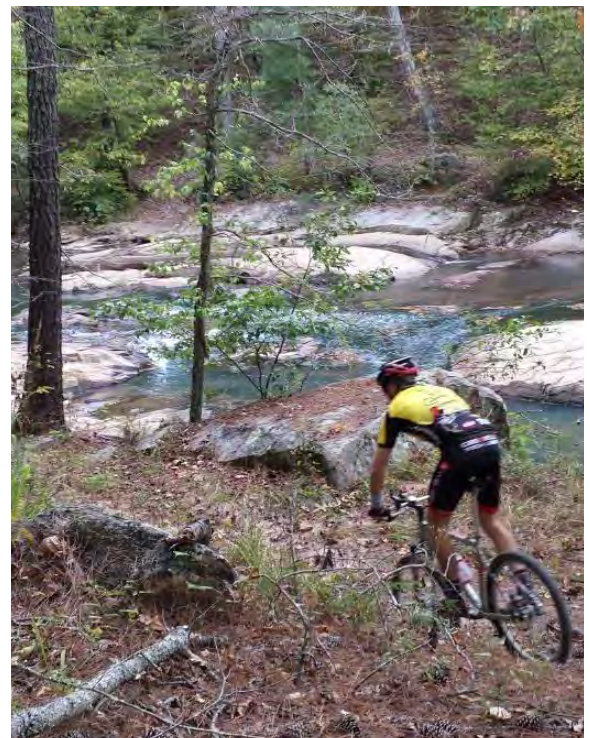
Health and Wellbeing

Overview

The Health and Wellbeing element outlines how the City will support a healthy, connected community. The element recognizes that community health is influenced by a wide range of factors, including access to healthcare services, nutritious food, recreational opportunities, safe transportation options, social connections, and the quality of the built and natural environment. As such, it seeks to create conditions that support healthy lifestyles and foster a strong sense of community for residents of all ages and abilities.

The element focuses on improving access to healthcare resources and services, supporting local and regional food systems, and expanding opportunities for active living through parks, trails, greenways, and pedestrian and bicycle connections. It also emphasizes the importance of public spaces, community gathering places, and programs that encourage social interaction and civic engagement, helping to reduce isolation and strengthen community bonds. By integrating health considerations into planning and decision-making, the element promotes a built environment that supports safety, accessibility, and overall wellbeing.

The Health and Wellbeing element will influence policies that will guide investments, partnerships, and initiatives that enhance quality of life and improve health outcomes across the community. By supporting healthy lifestyles, increasing access to essential services and amenities, and fostering a connected and resilient community, this element helps ensure that Chattahoochee Hills remains a vibrant and healthy place to live, work, and visit.





Priorities and Strategies

These Health and Wellbeing Priorities and Strategies were identified throughout the comprehensive planning process as actionable opportunities to advance the community's vision for the future. Shaped by extensive community engagement, stakeholder input, and existing conditions findings, they provide a roadmap for the City and its partners to make meaningful progress toward the plan's goals and recommendations.

- » Explore impacts and benefits from resident's access to the new Grady Healthcare facility located in Union City.
- » Partner with local community healthcare organizations to explore ways to improve access to affordable healthcare and senior services 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, parks, trails, civic facilities, churches, and schools.
- » Expand opportunities for active living and recreation by establishing new trails and strengthening connections to existing parks through requirements for new development.
- » Pursue partnerships to build on amenities in new developments throughout the City.
- » Consider conducting a study of current trash and recycling collection services and consider a strategy for improvement.
- » Implement recommendations from Food Well Alliance's Local Food Systems Plan.
- » Identify partnerships with established healthcare providers and community health organizations to strengthen healthcare infrastructure in the City.

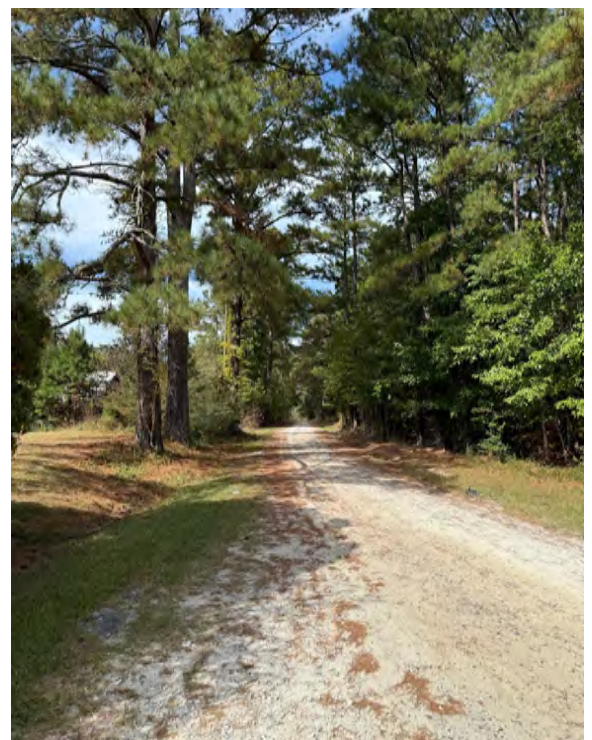
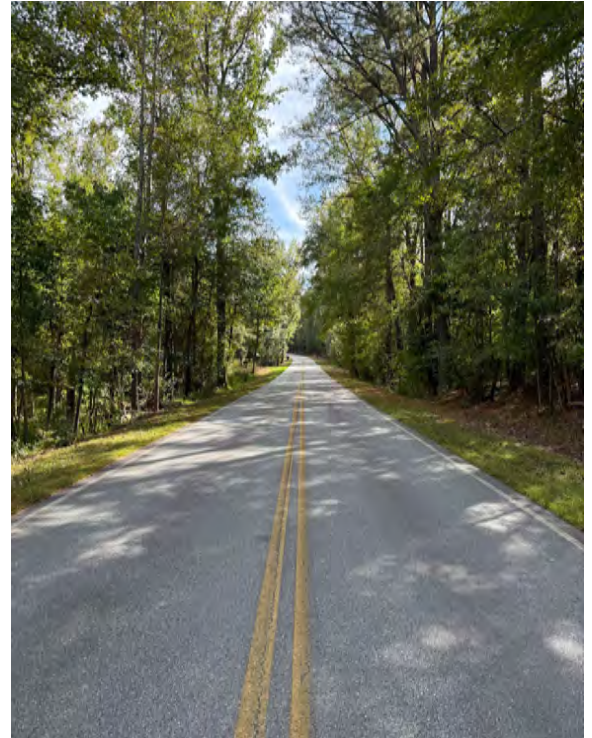
Transportation

Overview

The Transportation element outlines how the City will maintain and improve its transportation system. The element focuses on maintaining existing transportation infrastructure, improving roadway safety, enhancing connectivity between neighborhoods and community destinations, and strengthening regional connections to surrounding communities and employment centers. It also promotes the development of a connected network of trails, sidewalks, and bicycle facilities that provide safe and convenient alternatives to automobile travel while supporting recreation, tourism, and healthy lifestyles.

In addition to identifying long-term transportation goals and priorities, the Transportation Element serves as a guide for future investments, capital projects, grant opportunities, and coordination with local, regional, and state transportation partners. The element will be used to inform decisions related to roadway improvements, intersection safety, multimodal infrastructure, trail development, and access management, ensuring that transportation projects align with the community's vision for growth and conservation.

This element also provides a policy foundation for the City's ongoing transportation planning efforts, including the Citywide Transportation Plan, Safe Streets for All Plan, and the forthcoming Southern Fulton Comprehensive Transportation Plan. By establishing a consistent set of goals and strategies across these initiatives, the Transportation element helps prioritize projects and investments that improve safety, increase connectivity, support economic and recreational opportunities, and enhance overall quality of life for residents and visitors while maintaining the distinctive rural character of Chattahoochee Hills.





Priorities and Strategies

These Transportation Priorities and Strategies were identified throughout the comprehensive planning process as actionable opportunities to advance the community's vision for the future. Shaped by extensive community engagement, stakeholder input, and existing conditions findings, they provide a roadmap for the City and its partners to make meaningful progress toward the plan's goals and recommendations.

- » Expand dedicated pedestrian and bicycle infrastructure to improve safety and connectivity between parks, villages, hamlets, and key destinations. 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 in forthcoming transportation plans.
- » Prioritize traffic circles over new signalized intersections.
- » Preserve the rural road character on existing roadways through zoning requirements for new development.
- » Prioritize gravel roads and scenic corridors as defining civic assets by preserving their character while maintaining safety and long-term functionality.
- » Leave gravel roads unpaved and prioritize scenic corridors as defining civic assets by preserving their character while maintaining safety and long-term functionality.
- » Develop and improve trails and other alternative transportation networks to connect destinations in cooperation with developers, nonprofits, and neighboring jurisdictions.
- » Explore opportunities to plan for and incorporate innovative transportation technologies.
- » Complete Safe Streets for All and Citywide transportation plans and implement action times from those plans.
- » Actively participate in the upcoming Southern Fulton Comprehensive Transportation Plan to ensure Chattahoochee Hills priorities are incorporated.



Report of Accomplishments



Land Use & Housing

Project/Activity	Status	Status Explanation
Review planning tools that may accomplish the conservation and preservation goals of the city	Completed	Third party studies by Rick Pruetz, the Turner Law Clinic
Study attainable housing options	Postponed	
Work with the Chattahoochee Hills Country Conservancy to solidify the Transfer of Development Rights (TDR) Program	Completed	MOU in Place
Continue to refine the vision for Campbellton Crossroads and consider development of an overlay district or similar based on the Campbellton Crossroads plan	Ongoing	A developer has rezoned a portion of the area, Fulton Co. is constructing sewer service, Campbellton Park expansion. Still need to adopt a zoning district and coordinate with GDOT
Continue to refine the vision for Rico and consider development of an overlay district or similar	Ongoing	Several planning efforts, but nothing ready for adoption

Transportation

Project/Activity	Status	Status Explanation
Pursue funding for road and infrastructure maintenance	Completed	TSPLOST, LMIG and LMIG Supplemental
Develop Rural Paved and Gravel Road Standards	Completed	Public Works worked with Engineering

Economic Development

Project/Activity	Status	Status Explanation
Develop Branding Program for Chattahoochee Hills	Completed	CVB
Explore options to increase tourism	Completed	CVB Strategic Tourism Plan, destination website, and multimedia program
Pursue an Independent Outfitter for Kayak/Bike/Other Recreational Items	Postponed	

Economic Development (Cont.)

Project/Activity	Status	Status Explanation
Pursue opportunities to support improved performance and perception of educational options	Canceled	
Update the City's Sign Ordinance	Postponed	
Engage with Atlanta/Fulton County on infrastructure leading to Villages and Hamlets	Canceled	Will reconsider as the need arises

Natural & Cultural Resources

Project/Activity	Status	Status Explanation
Adopt Groundwater Recharge Area Protection Ordinance	Postponed	
Develop Historic Resources Plan	Ongoing	
Determine if the Chattahoochee Hill Country Greenway Trail is feasible	Canceled	Developer proposal for trail location
Expand Parks, Recreation and Trails Plan and promote awareness	Completed	Economic Development Department mapping project
Research and explore incorporating signage program for historic and cultural sites into wayfinding program	Completed	Historic Markers and Farm Sign program
Improve availability of data on historic and cultural sites on City website	Completed	New web pages added

Community Facilities & Services

Project/Activity	Status	Status Explanation
Begin developing maintenance and operations plans for all city-owned historic sites	Postponed	
Explore budgeting to complete a citywide survey of historic resources	Completed	Historic Commission annual budget allocation

Community Facilities & Services Cont.

Project/Activity	Status	Status Explanation
Review and update the South Fulton Scenic Byway Corridor Management Plan	Postponed	
Research policies on utilities/infrastructure and update development codes	Canceled	
Pursue a community center (location and scope)	Completed	Cedar Grove Community Center and \$105,000 renovation

DRAFT





Community Work Program

ID #	Project/Activity	Implementation	
		2027	2028
LAND USE			
LU.1	Update the City’s zoning ordinance to align with updated Comprehensive Plan policies.	X	
LU.2	Initiate city-led purchase program to “kick-start” TDR, advance permanent conservation, and add development rights to the TDR bank.	X	X
LU.3	Work with the Chattahoochee Hill Country Conservancy to develop TDR strategy.	X	X
LU.4	Explore developing master plans for Historic Crossroads at Goodes and/or Rivertown, if supported by the community.		X
LU.5	Study attainable housing options.	X	X
LU.6	Continue to refine the vision for Campbellton Crossroads and consider development of an overlay district or similar based on the Campbellton Crossroads plan.		
LU.7	Continue to refine the vision for Rico and consider development of an overlay district or similar.		
TRANSPORTATION			
T.1	Complete Safe Streets for All and Citywide transportation plans and implement action items from those plans.	X	
T.2	Actively participate in the upcoming Southern Fulton Comprehensive Transportation Plan to ensure Chattahoochee Hills priorities are incorporated.	X	
T.3	Review and update development regulations, as appropriate, to improve connections between new development, existing parks, and the community trail network.	X	
ECONOMIC DEVELOPMENT			

Implementation Year			Estimated Cost	Funding Source	Responsible Parties
2029	2030	2031			

TRANSPORTATION & HOUSING

			Staff Time	General Fund	City of Chattahoochee Hills
			TBD	General Fund, Grants	City of Chattahoochee Hills
			Staff Time	General Fund, Grants, Private/Philanthropic Partners	City of Chattahoochee Hills, Chattahoochee Hill Country Conservancy
X	X		\$150,000	General Fund, Grants	City of Chattahoochee Hills
			Staff Time/\$20,000	General Fund	Community Development, Consultant Services (possible)
X			Staff Time	General Fund	Community Development, Consultant Services (possible)
X			Staff Time	General Fund	Community Development, Consultant Services (possible)

TRANSPORTATION

			TBD	General Fund, Grants	City of Chattahoochee Hills, Fulton County, GDOT
			Staff Time	General Fund	City of Chattahoochee Hills, ARC
			Staff Time	General Fund	City of Chattahoochee Hills

DEVELOPMENT

ID #	Project/Activity	Implementation	
		2027	2028
ED.1	Explore economic development tools to support clustered development and preserve land.	X	X
ED.2	Pursue an Independent Outfitter for Kayak/Bike/Other Recreational Items.		
ED.2	Update the City's Sign Ordinance.		
ED.3	Work with local farmers, businesses, the CVB and the Chattahoochee Hills Conservancy to explore establishing a "Made in Chatt Hills" or "Grown in Chatt Hills" brand for locally made products.		X
NATURAL & CULTURAL RESOURCES			
NC.1	Update city regulations to simplify and clarify permitting pathways for agritourism, on-farm retail, and processing.	X	
NC.2	Convene farmers and agriculture-related businesses to identify barriers and strategies for supporting farm and ag operations. Conduct a kick-off meeting and then convene twice annually over the next five years.	X	X
NC.3	Establish a seasonal festival to celebrate local farms and agriculture.	X	
NC.4	Consider establishing an council or commission to develop an Arts and Placemaking Strategy and identify funding for public art and placemaking. Recruit for an exploratory committee.	X	X
NC.5	Conduct an inventory of farmland, historic sites, view sheds, and natural areas to identify priority areas for preservation.	X	X
NC.6	Explore partnerships with the Parks Commission to develop a parks and recreation strategy to identify opportunities for programming, promotion, and possible addition of new parkland.		X
NC.7	Establish regular coordination with the University of Georgia Agricultural Extension to explore partnerships that celebrate the City's rural and agricultural identity. Schedule a kick off meeting to discuss potential partnerships.		
NC.8	Adopt Groundwater Recharge Area Protection Ordinance.		
NC.9	Develop Historic Resources Plan.		

Implementation Year			Estimated Cost	Funding Source	Responsible Parties
2029	2030	2031			
				General Fund, Grants	City of Chattahoochee Hills
X	X	X	Staff Time	General Fund	Community Development, Parks Commission
X			Staff Time	General Fund	Community Development
			\$15,000	General Fund, Sponsorships	City of Chattahoochee Hills
JURAL RESOURCES					
			Staff Time	General Fund	City of Chattahoochee Hills
X	X	X	Staff Time	General Fund	City of Chattahoochee Hills
			\$20,000	General Fund, Scholarships, Grants	City of Chattahoochee Hills
X	X	X	Staff Time	General Fund, Grants	City of Chattahoochee Hills
			Staff Time	General Fund	City of Chattahoochee Hills, Chattahoochee Hill Country Conservancy
X			\$25,000	General Fund, Grants	City of Chattahoochee Hills
			Staff Time	General Fund	City of Chattahoochee Hills, UGA Extension
X			\$15,000	General Fund	Community Development
X	X		Staff Time/\$50,000	General Fund/Grants	City Staff, Historic Commission, Community Associations, Interested Citizens

ID #	Project/Activity	Imple	
		2027	2028
COMMUNITY FACI			
CF.1	Create a summary of impacts and benefits from the new Grady Healthcare facility located in Union City to be shared with residents and businesses within the City, in coordination with representatives from Grady Healthcare.	X	
CF.2	Schedule up to two meetings per year over the next five years with leadership of the new Grady Healthcare facility in Union City to ensure City’s needs are considered.		X
CF.3	Begin developing maintenance and operations plans for all city-owned historic sites.		
CF.4	Review and update the South Fulton Scenic Byway Corridor Management Plan.		
CF.5	Conduct a study of current trash and recycling collection services and develop a strategy for improvement.		X
CF.6	Establish coordination with local schools and school boards, including Chattahoochee Hills Charter School and Fulton County Schools. Schedule up to two meetings per year over the next five years.	X	X
CF.8	Implement recommendations from Food Well Alliance’s Local Food Systems Plan and consider opportunities to extend its impact.	X	X

Implementation Year			Estimated Cost	Funding Source	Responsible Parties
2029	2030	2031			
UTILITIES & SERVICES					
			Staff Time	General Fund	City of Chattahoochee Hills
			Staff Time	General Fund	City of Chattahoochee Hills, Grady Healthcare
X	X	X	Staff Time	General Fund/Grants	Community Development, Public Works, Parks Commission, Historic Preservation Commission
X	X	X	Staff Time	General Fund/Grants	Community Development, Historic Preservation Commission
X			Staff Time	General Fund	City of Chattahoochee Hills
X	X	X	Staff Time	General Fund	City of Chattahoochee Hills, Chattahoochee Hills Charter School, Fulton County Schools
			Staff Time	General Fund	City of Chattahoochee Hills, City of Palmetto, Food Well Alliance