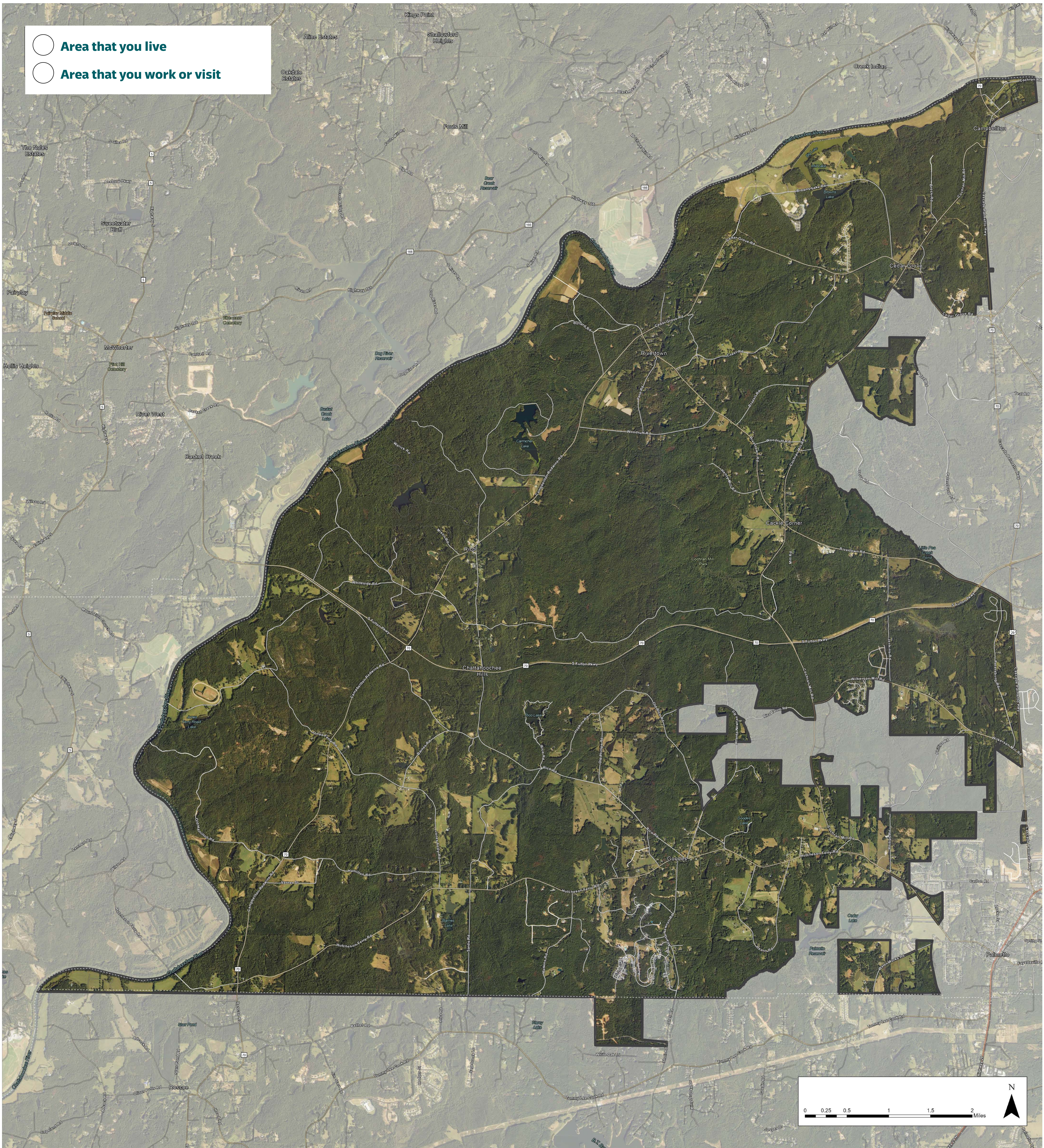


What brings you here?

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



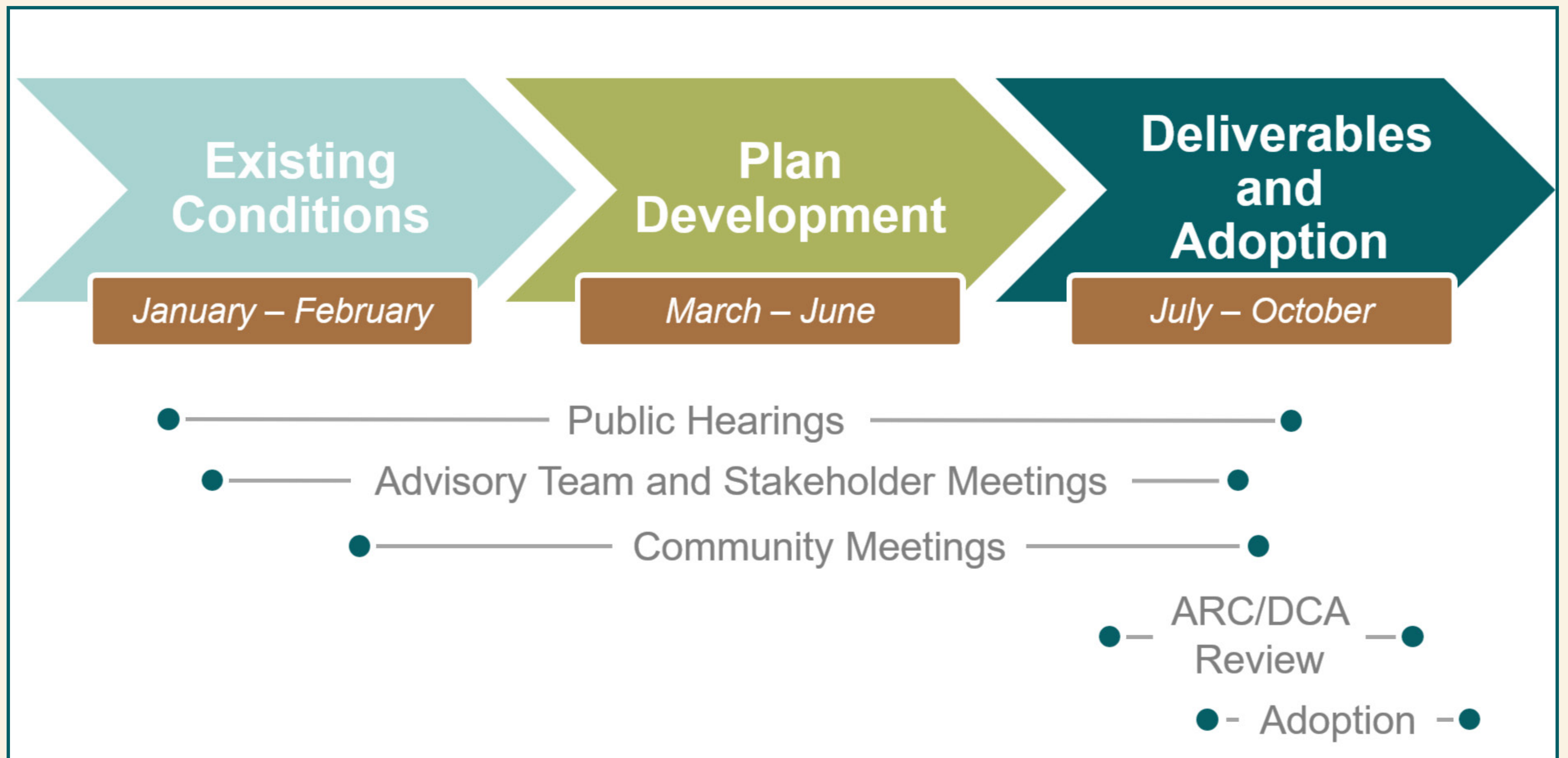
What do you love about Chattahoochee Hills today?

Please leave a word or phrase below.

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

Please leave a word or phrase below.

Schedule



What is a comprehensive plan?

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

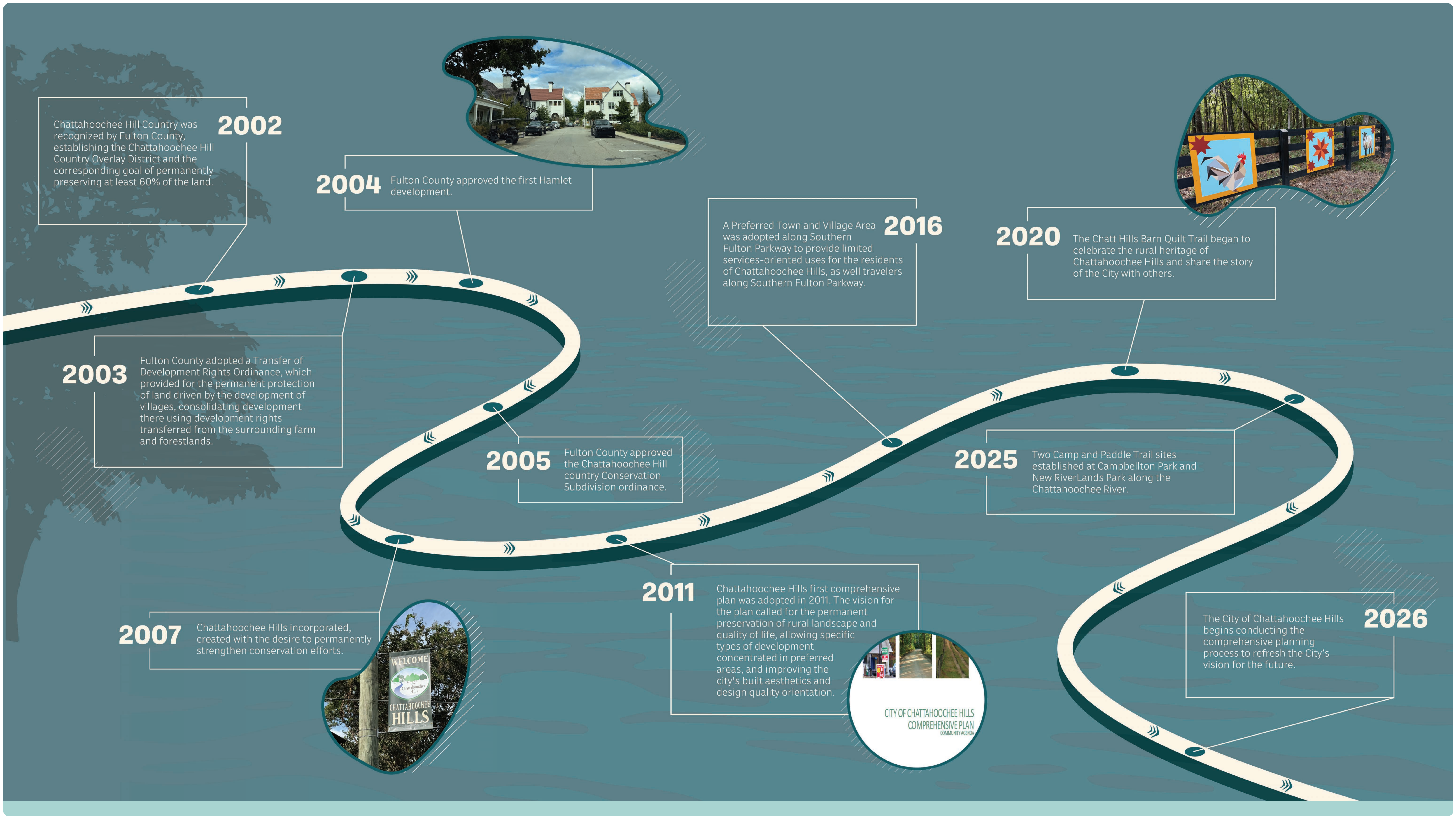
How is it used?

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

Why are we updating it?

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

How did we get here?



Demographic and Economic Context

Chattahoochee Hills Today



3,641

Residents



1,502

Households



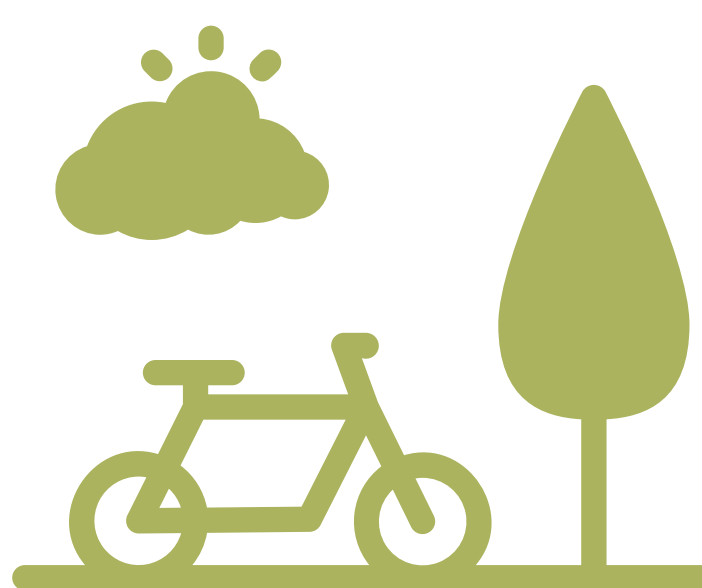
\$87,193

Median
Household
Income



49.9

Median Age



**Leisure and
Hospitality**

Largest Industry

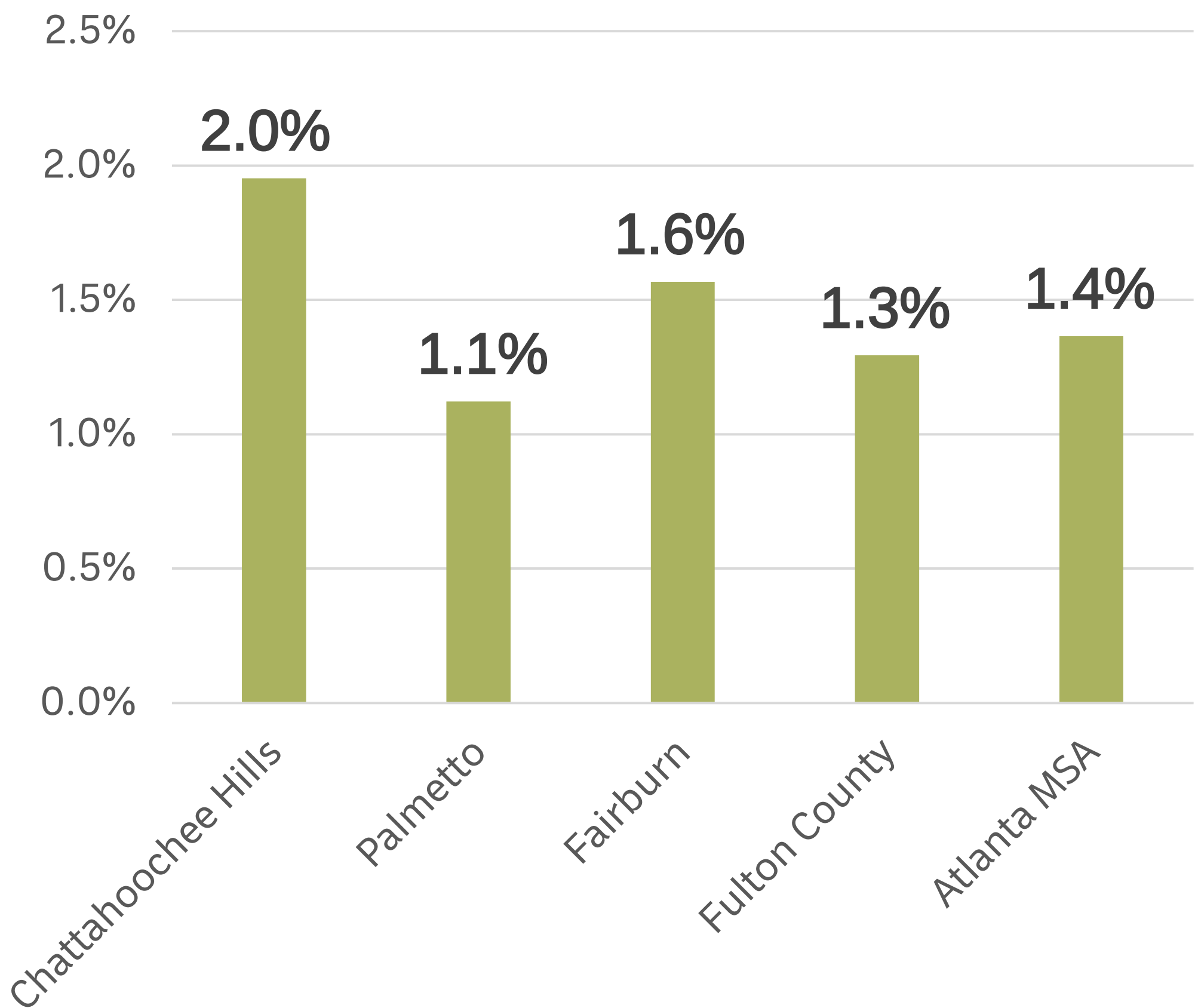


577

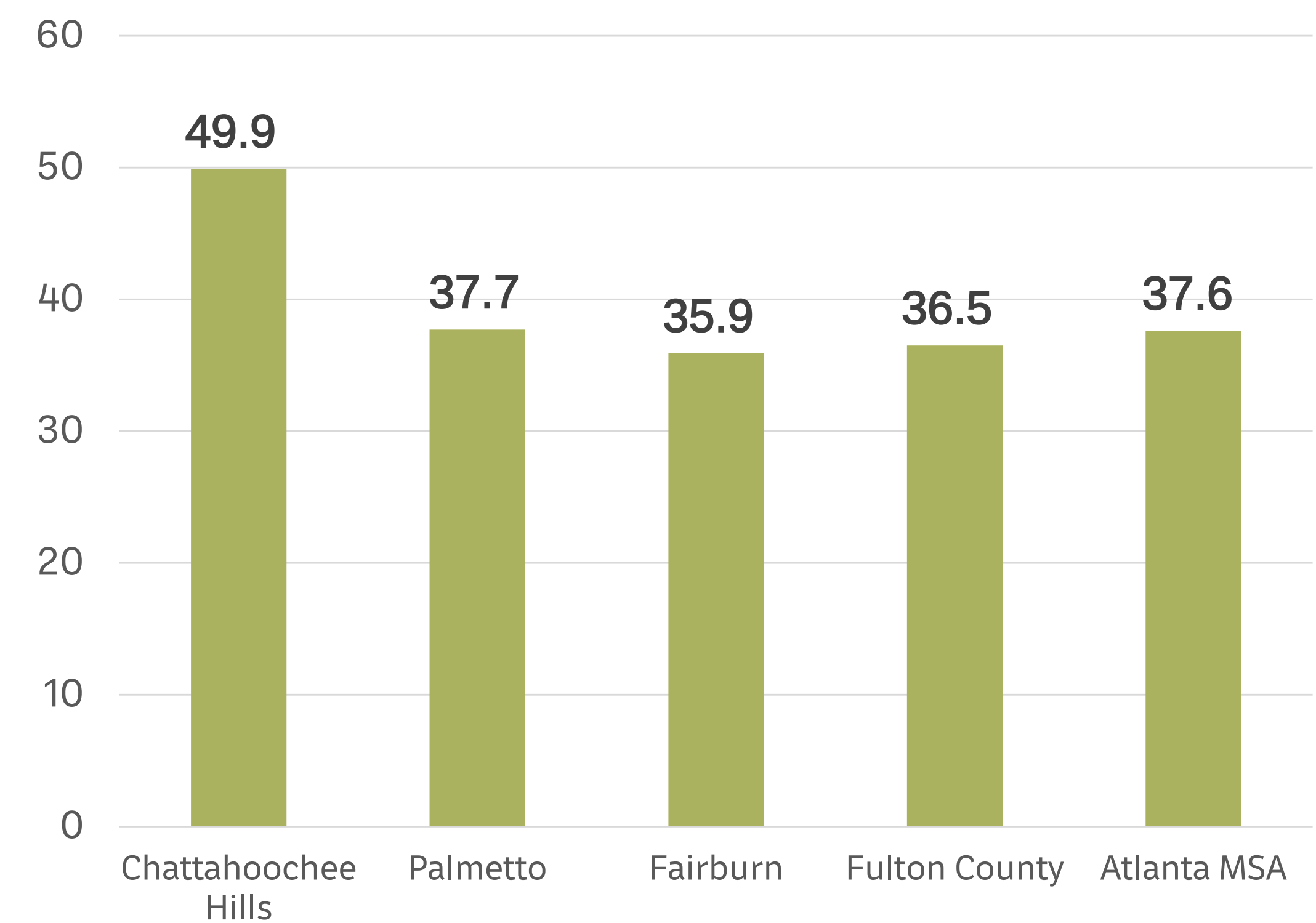
Jobs

How Chattahoochee Hills Compares

Population Growth Rate, 2010 - 2025



Median Age



Key Takeaway

While Chattahoochee Hills' population growth rate is greater than nearby cities, Fulton County, and the Atlanta region, the City's relatively small population means that even small population increases can result in a comparatively high growth rate.



Key Takeaway

The median age in Chattahoochee Hills is noticeably higher than in nearby communities, Fulton County, and the Atlanta region. Understanding age trends helps the City better anticipate future needs and make informed decisions about services and community investments.

Recent Developments

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.

A

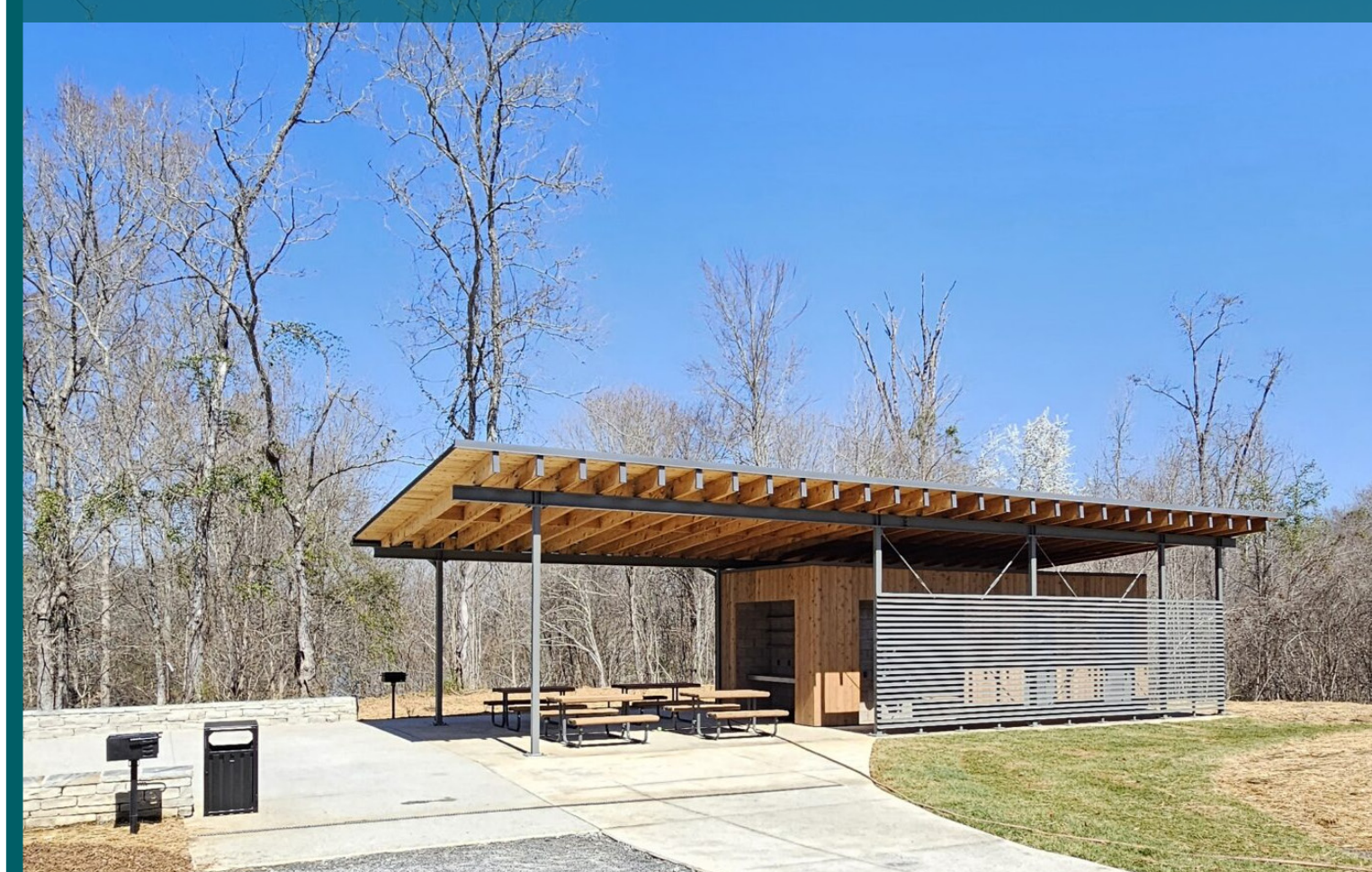
Residential Development



Since 2021, three new residential developments have been completed or are currently under construction, including Estates at Cedar Grove and Heatherwood Manor. These developments were approved by Fulton County prior to the city incorporating in 2007.

B

New RiverLands Park



The Camp + Paddle Trail Overnight Camp at New RiverLands Park opened in 2025. This park is part of the Chattahoochee RiverLands 48-mile Camp + Paddle Trail, and recent improvements include an ADA-accessible campsite, kayak launch, and restrooms.

C

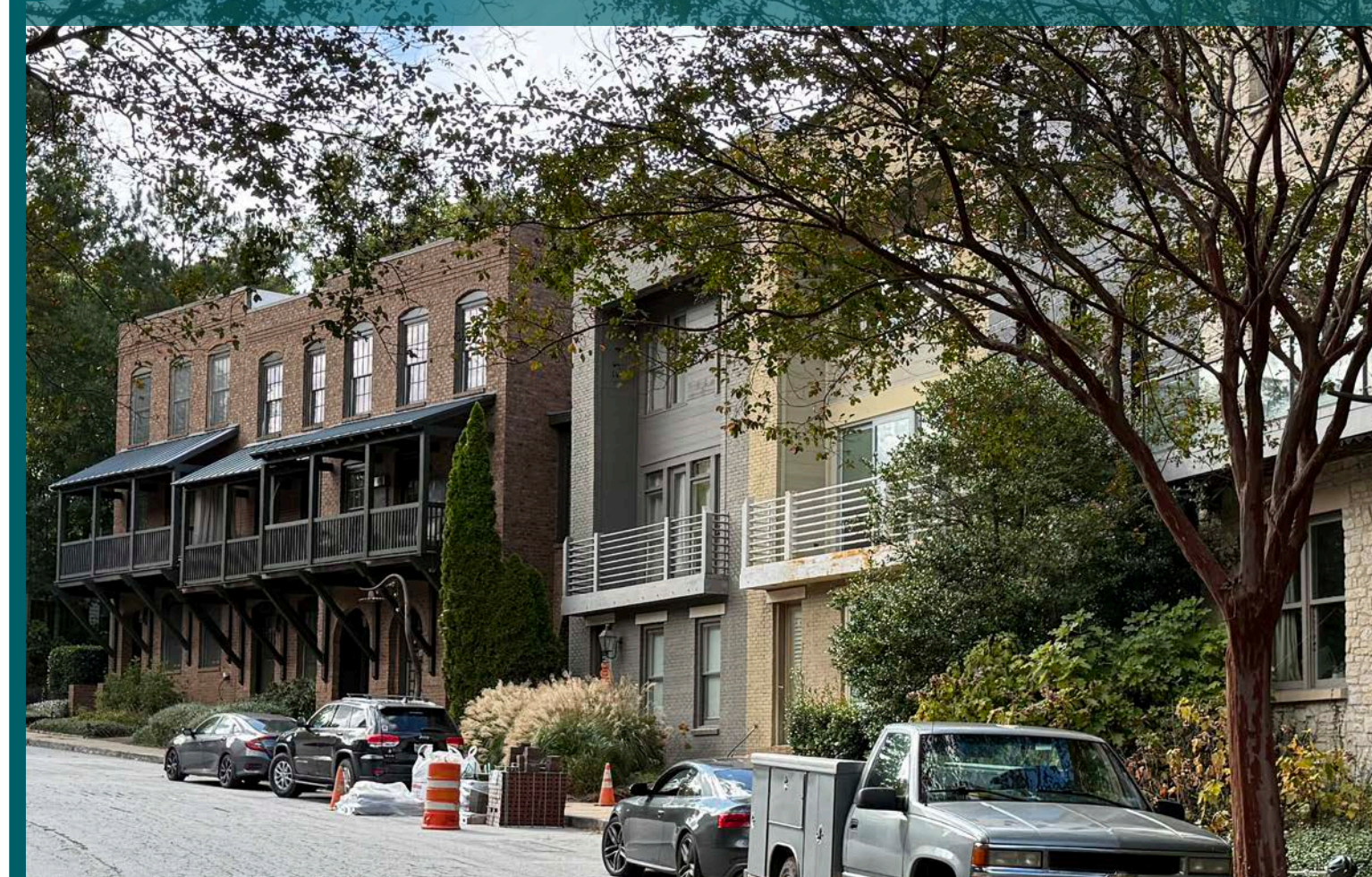
Campbellton Park Improvements + Expansion



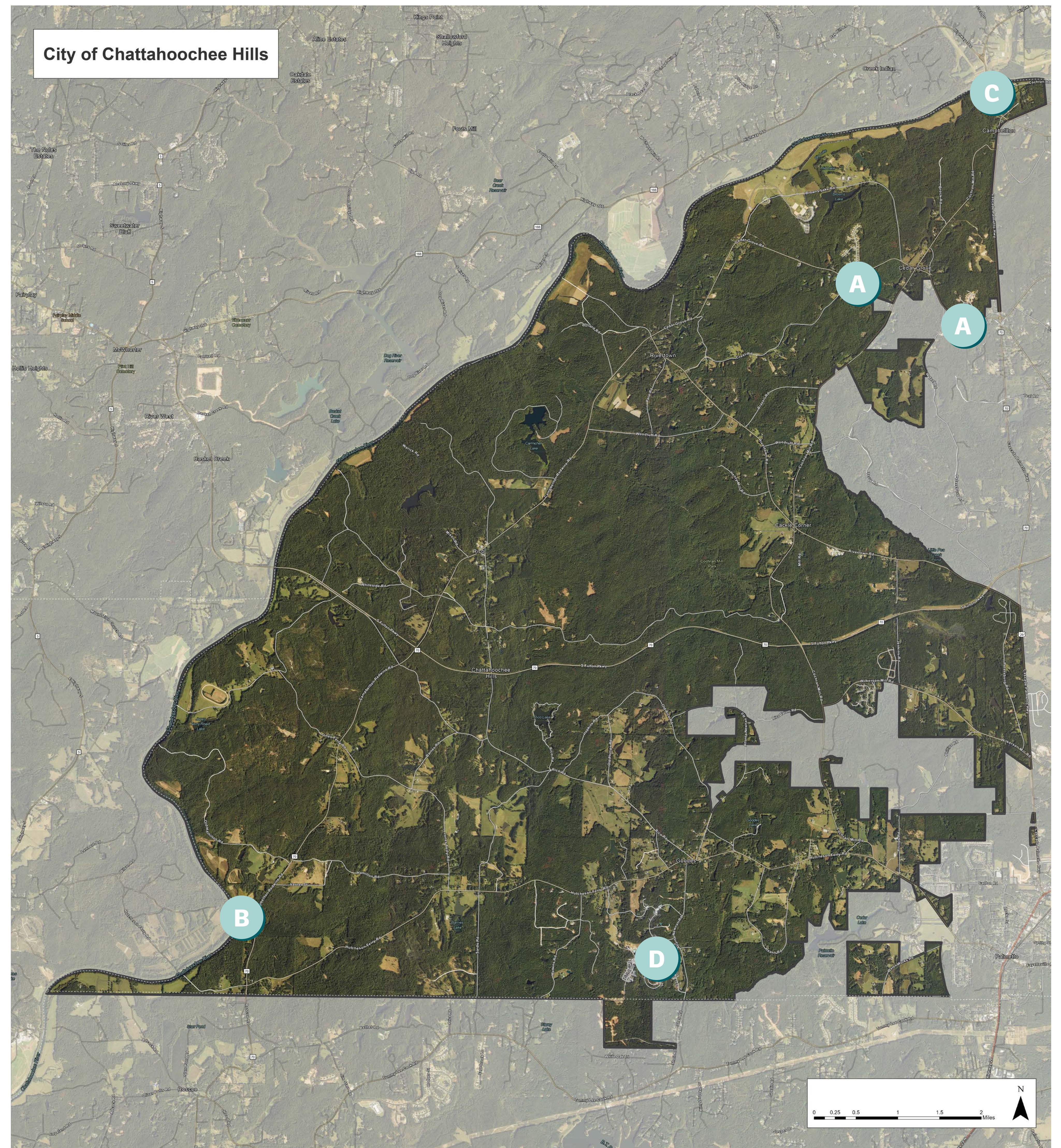
In 2025, the Camp + Paddle Trail Overnight Camp at Campbellton Park opened as a part of the Chattahoochee RiverLands 48-mile Camp + Paddle Trail. Campbellton Park also expanded from 18 acres to 96.8-acre parks thanks to the Trust for Public Land.

D

Serenbe Expansion



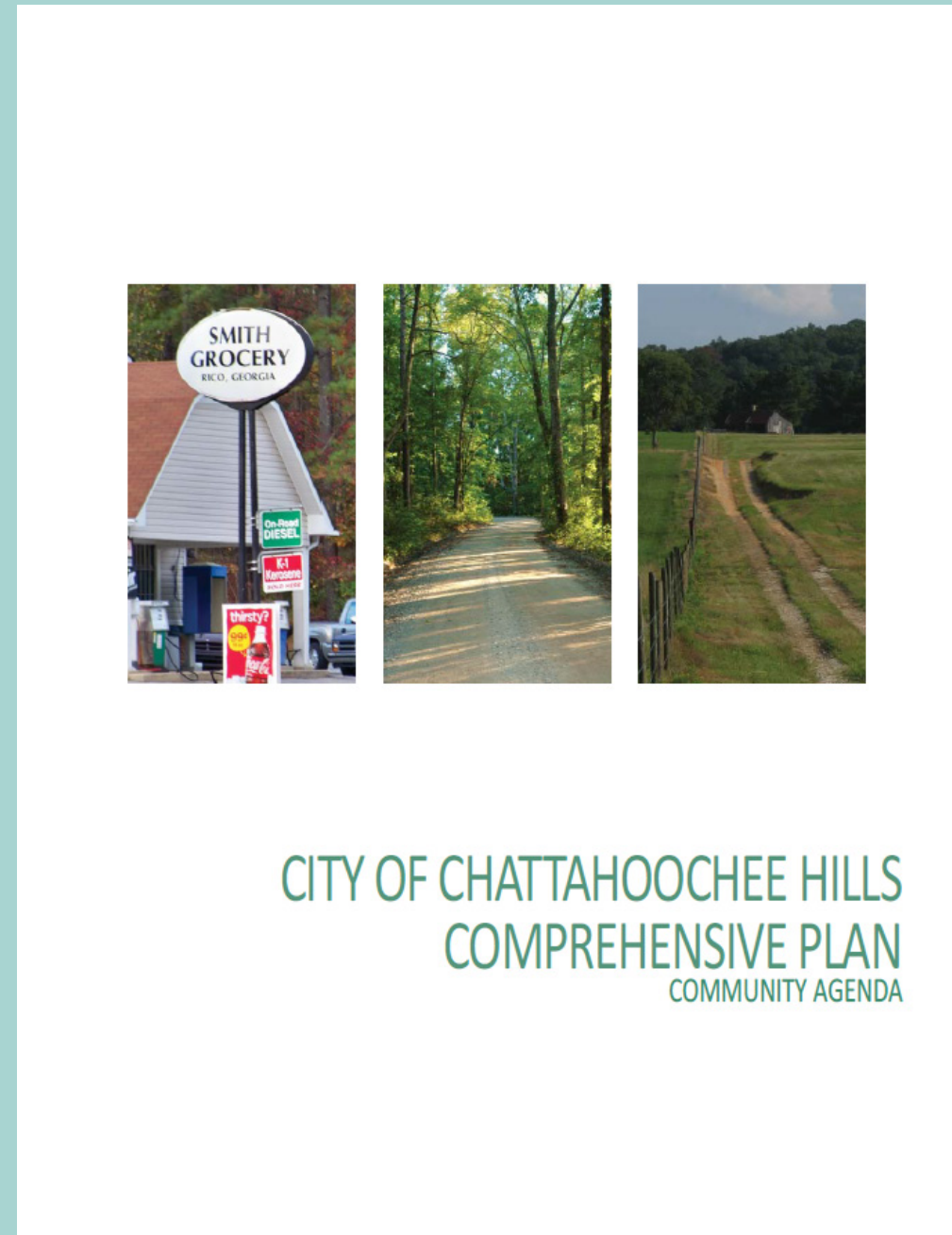
Serenbe has continued to expand residential development. In 2025, Serenbe released its 10-year expansion plan which includes plans for additional housing, services, and amenities.



Other 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.

The City of Chattahoochee Hills Comprehensive Plan Update 2016



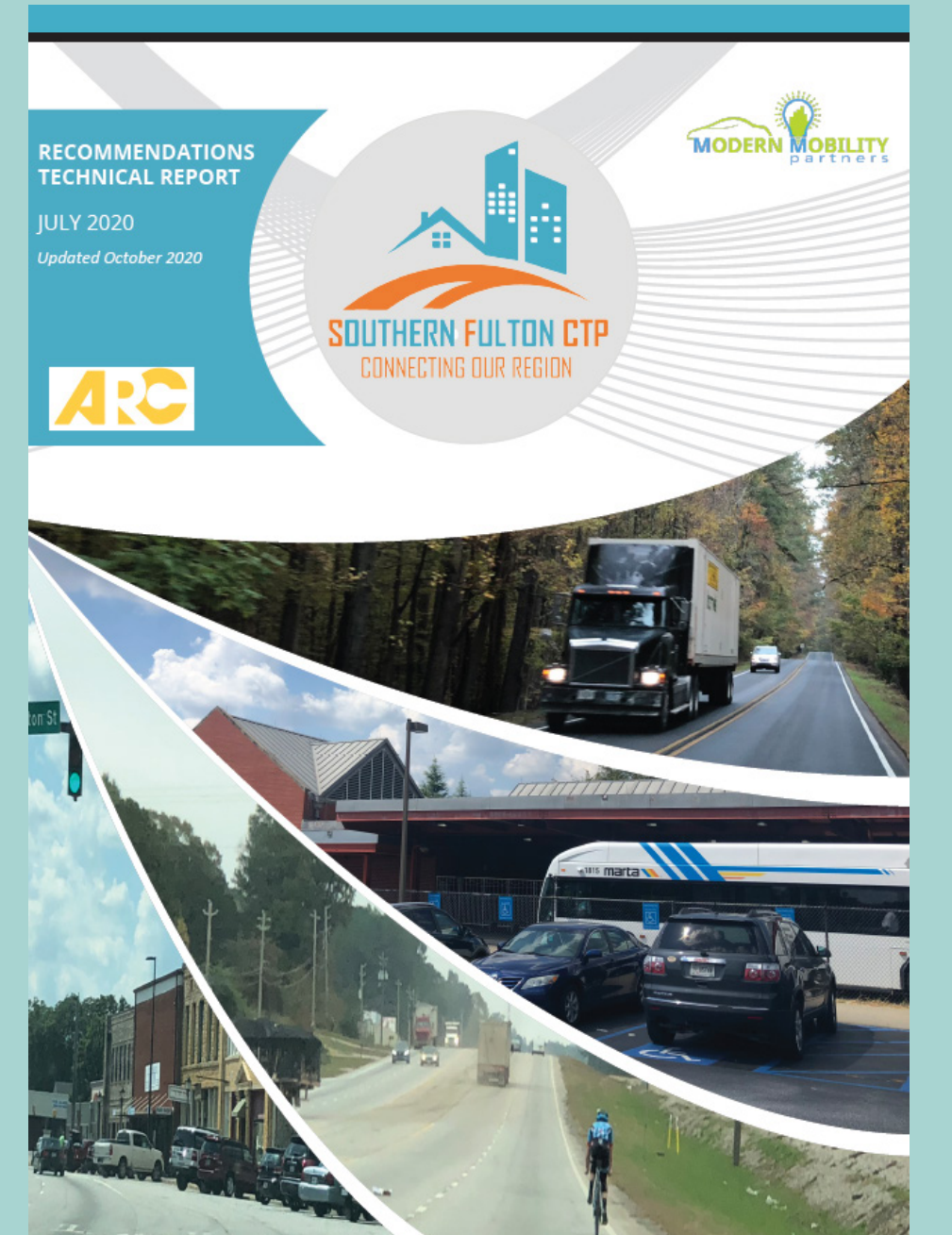
2021 Comprehensive Plan

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 Town, 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.



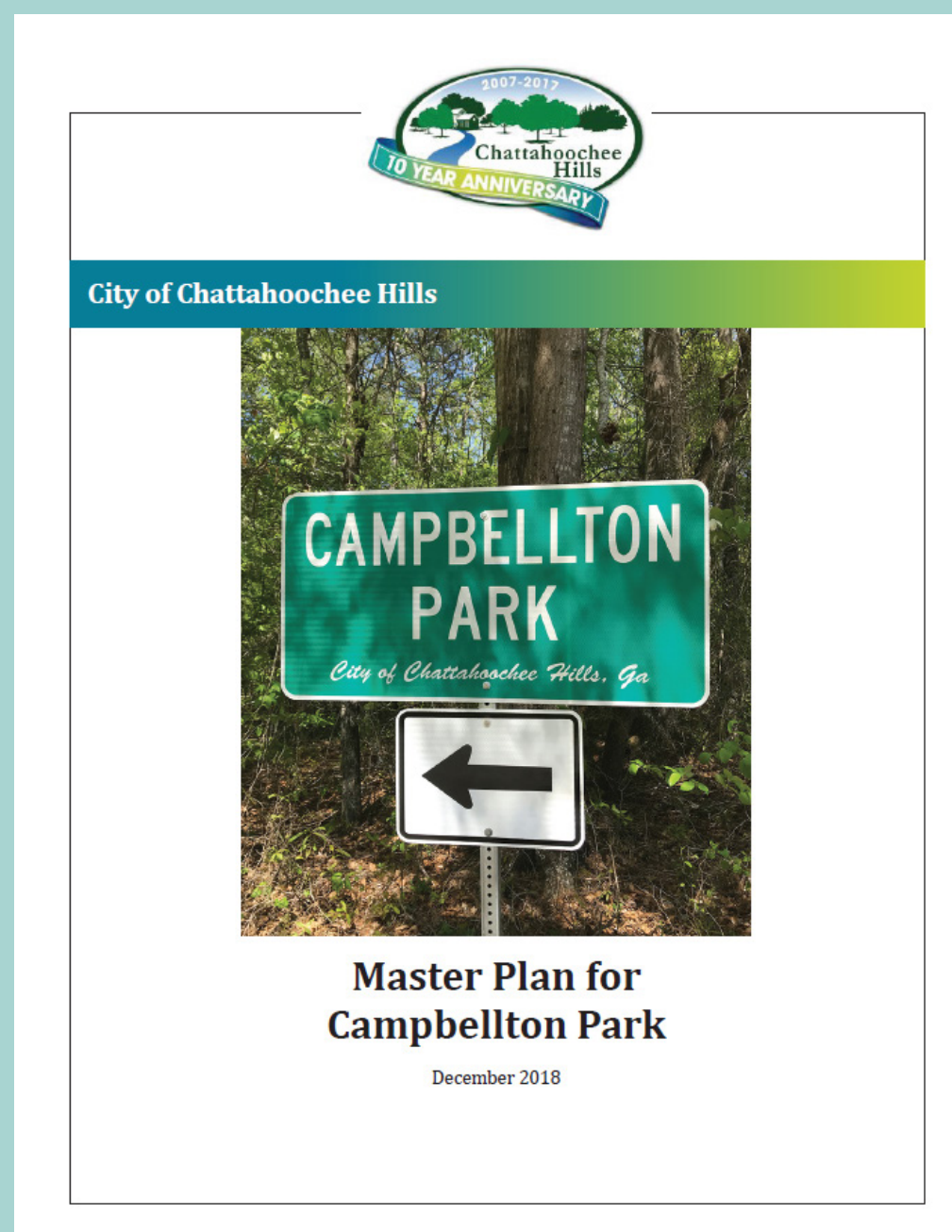
2020 Southern Fulton Comprehensive Transportation Plan

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.



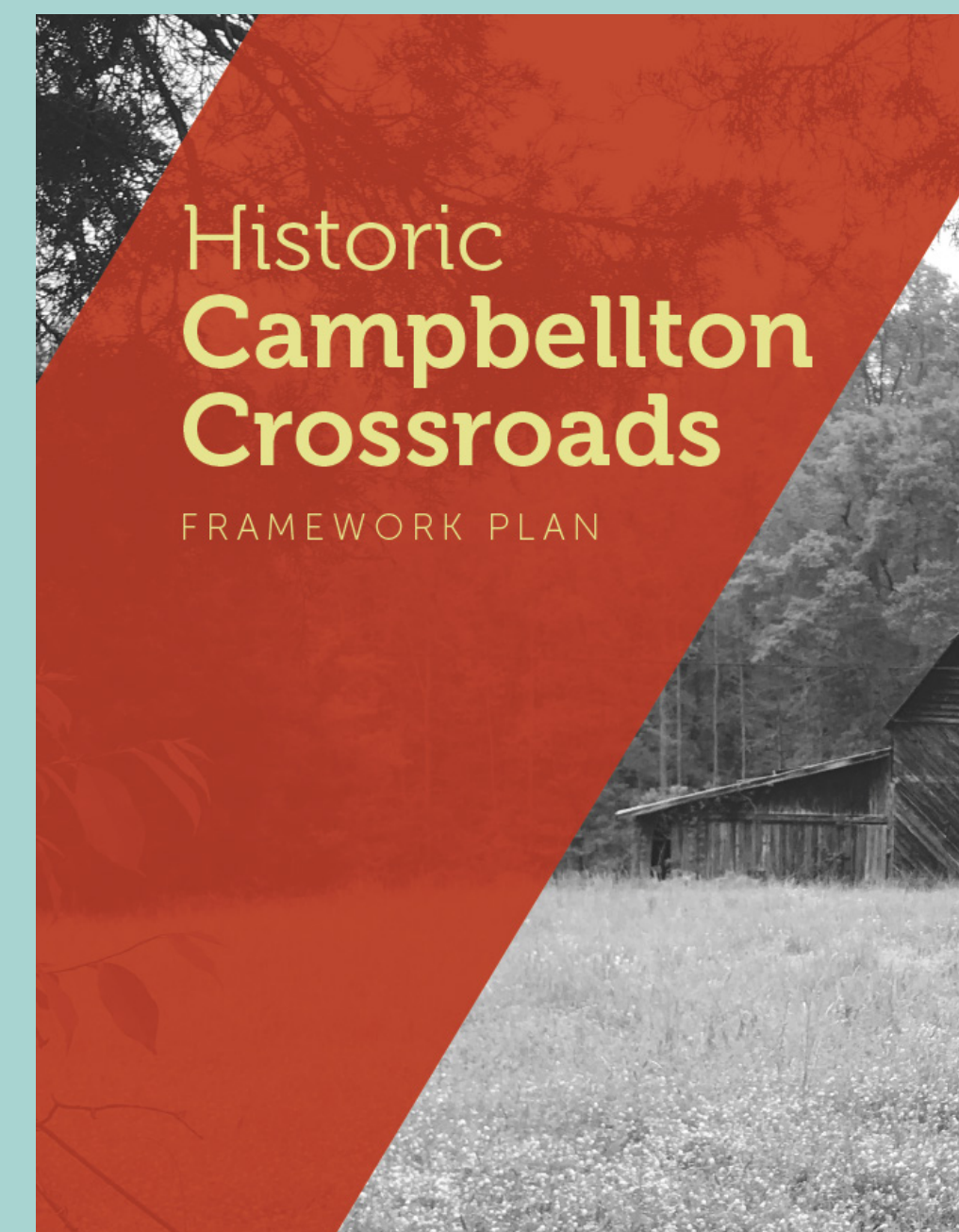
2018 Campbellton Park Master Plan

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.



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.



2021 Rico Historic Crossroads

The Rico Historic Crossroads plan outlines a vision for the Town of Rico 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 hamlets, 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 town's historical and rural identity.



Upcoming + Ongoing Planning Efforts

- ◆ Food Systems Plan
- ◆ Southern Fulton Comprehensive Transportation Plan Update
- ◆ City Transportation Plan
- ◆ Safety Action Plan

What are the greatest issues facing Chattahoochee Hills today?

Please leave a word or phrase below.

Example Categories:

**Land Use | Housing | Transportation | Economic Development | Health & Wellbeing |
Cultural & Community Resources | Natural Resources & Agriculture**

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

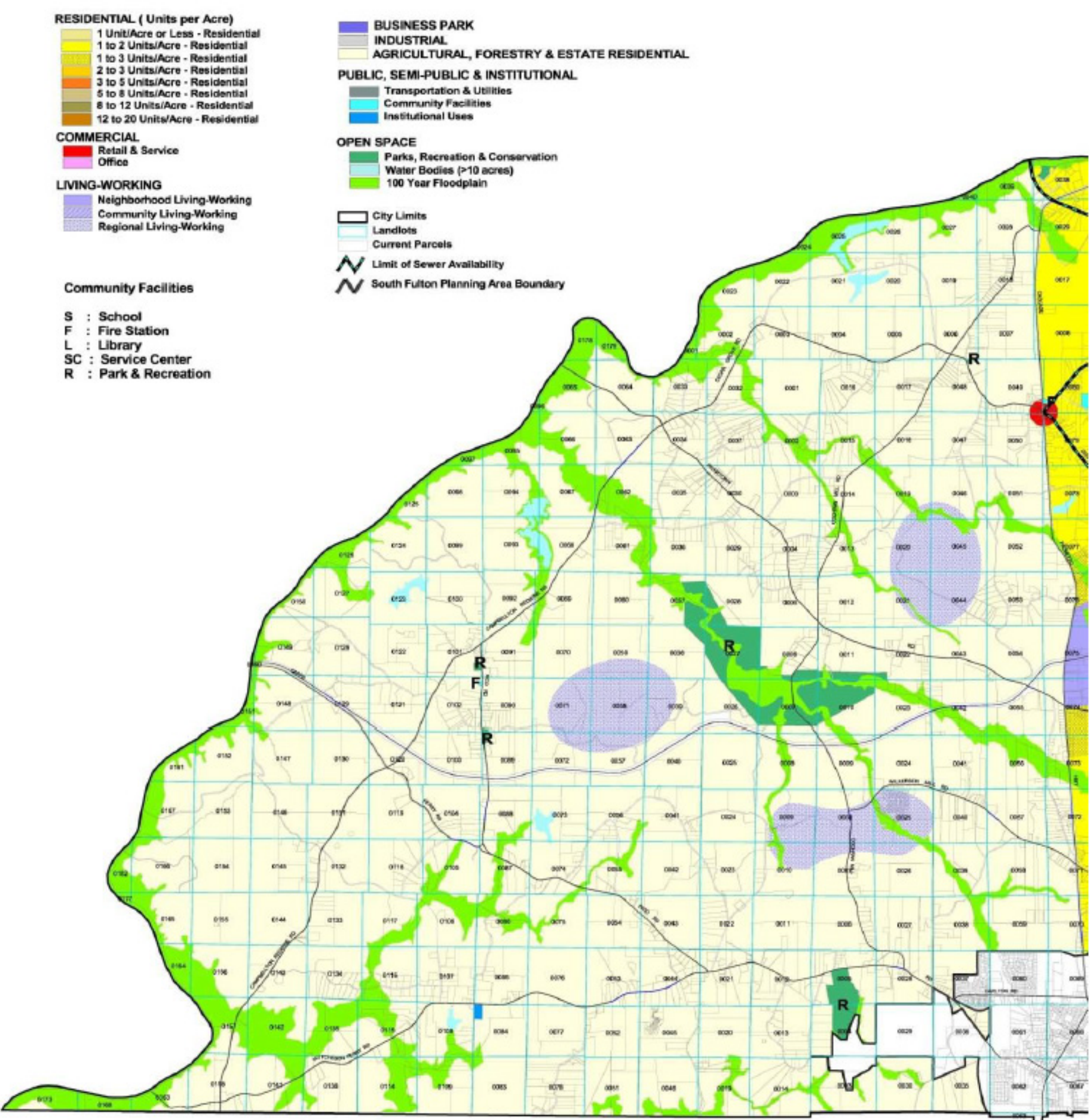
Please leave a word or phrase below.

Example Categories:

Land Use | Housing | Transportation | Economic Development | Health & Wellbeing |
Cultural & Community Resources | Natural Resources & Agriculture

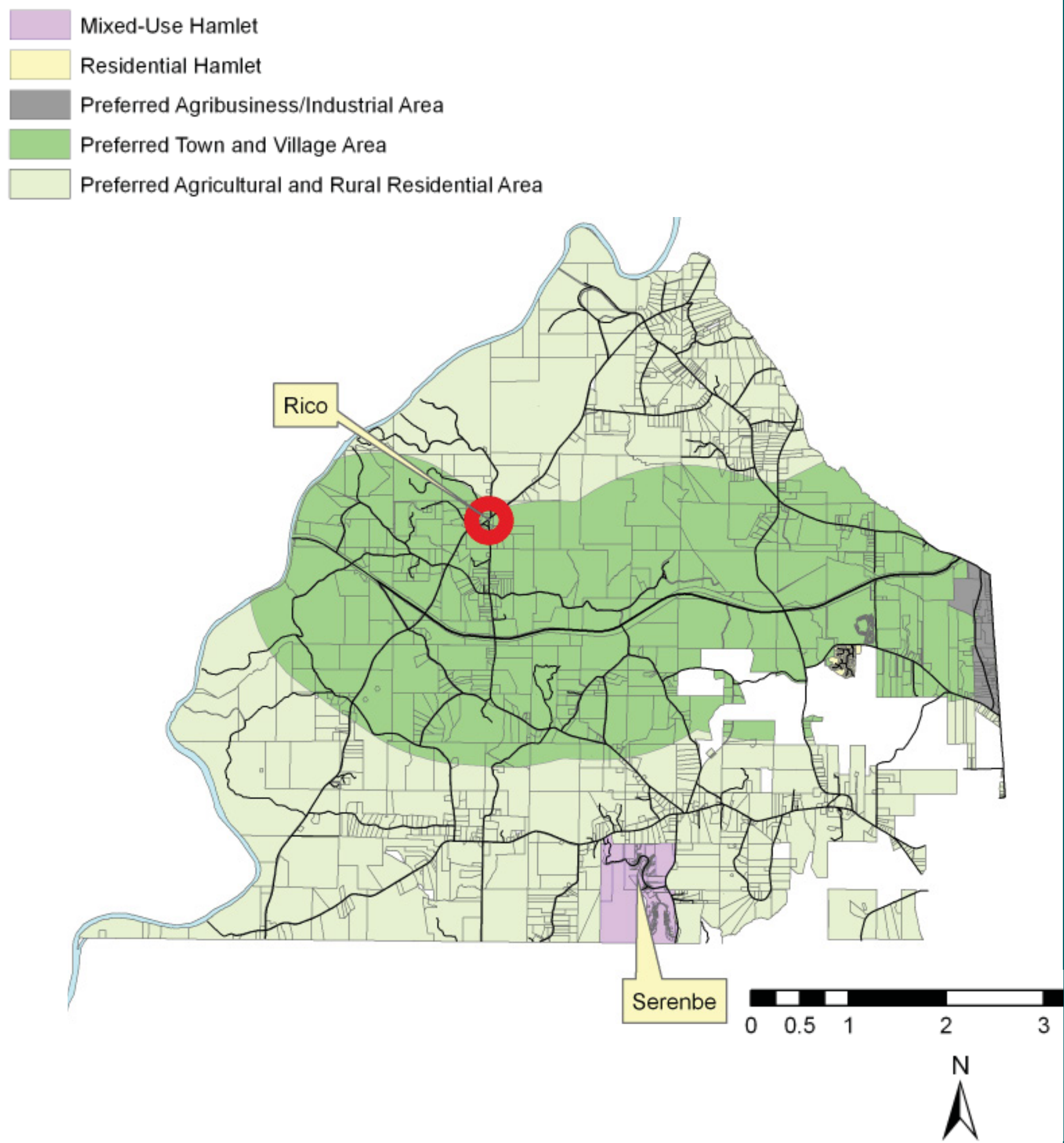
How has our vision evolved?

Future Development Map | 2005



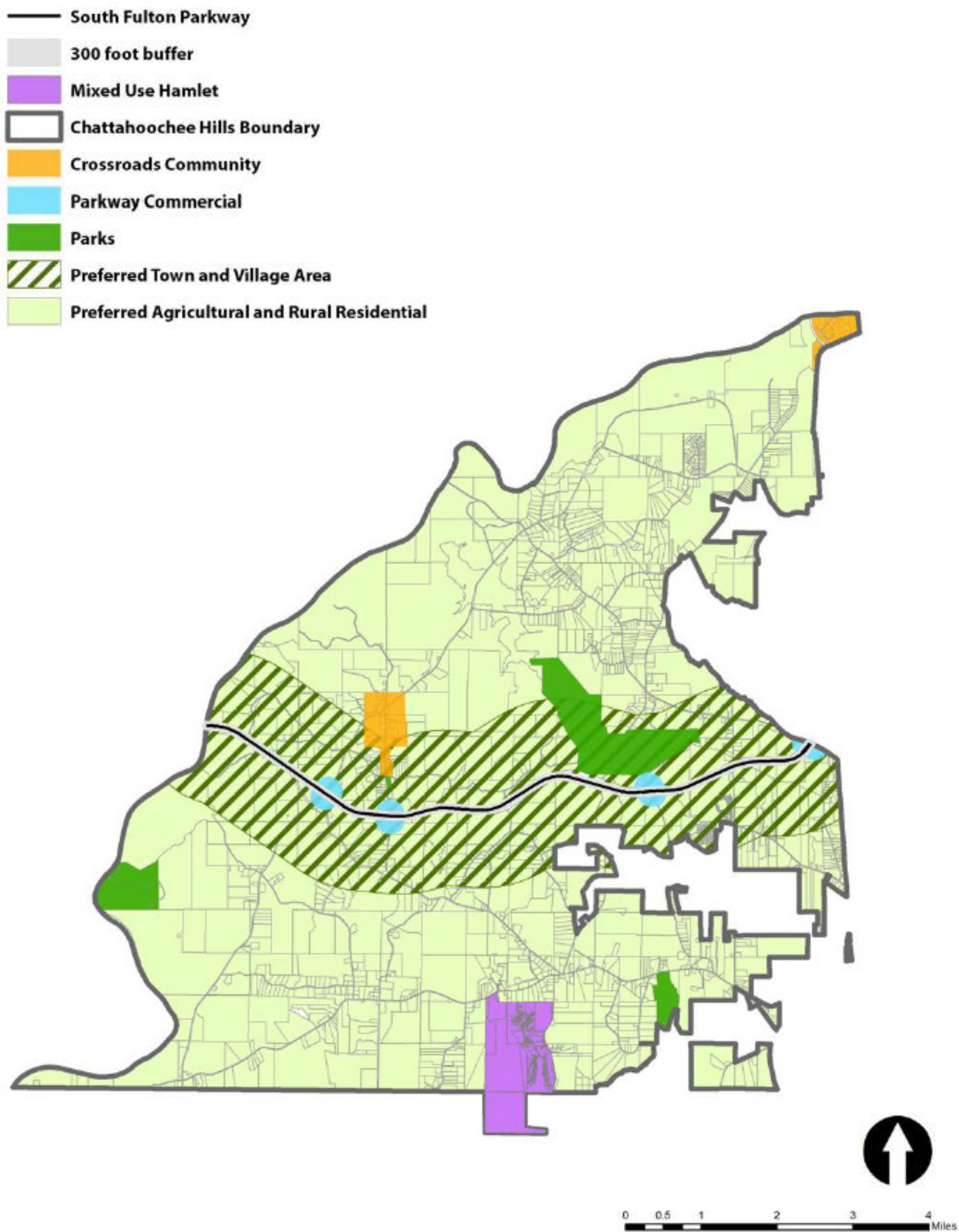
The 2005 South Fulton Plan laid the groundwork for future development in the region, promoting thoughtful growth that preserved the area's rural character. Key features included emphasizing low-density residential developments, preserving natural landscapes, and supporting agricultural activities. The plan also recommended establishing infrastructure that balanced development with environmental protection, ensuring sustainable growth over the long term.

Future Development Map | 2011



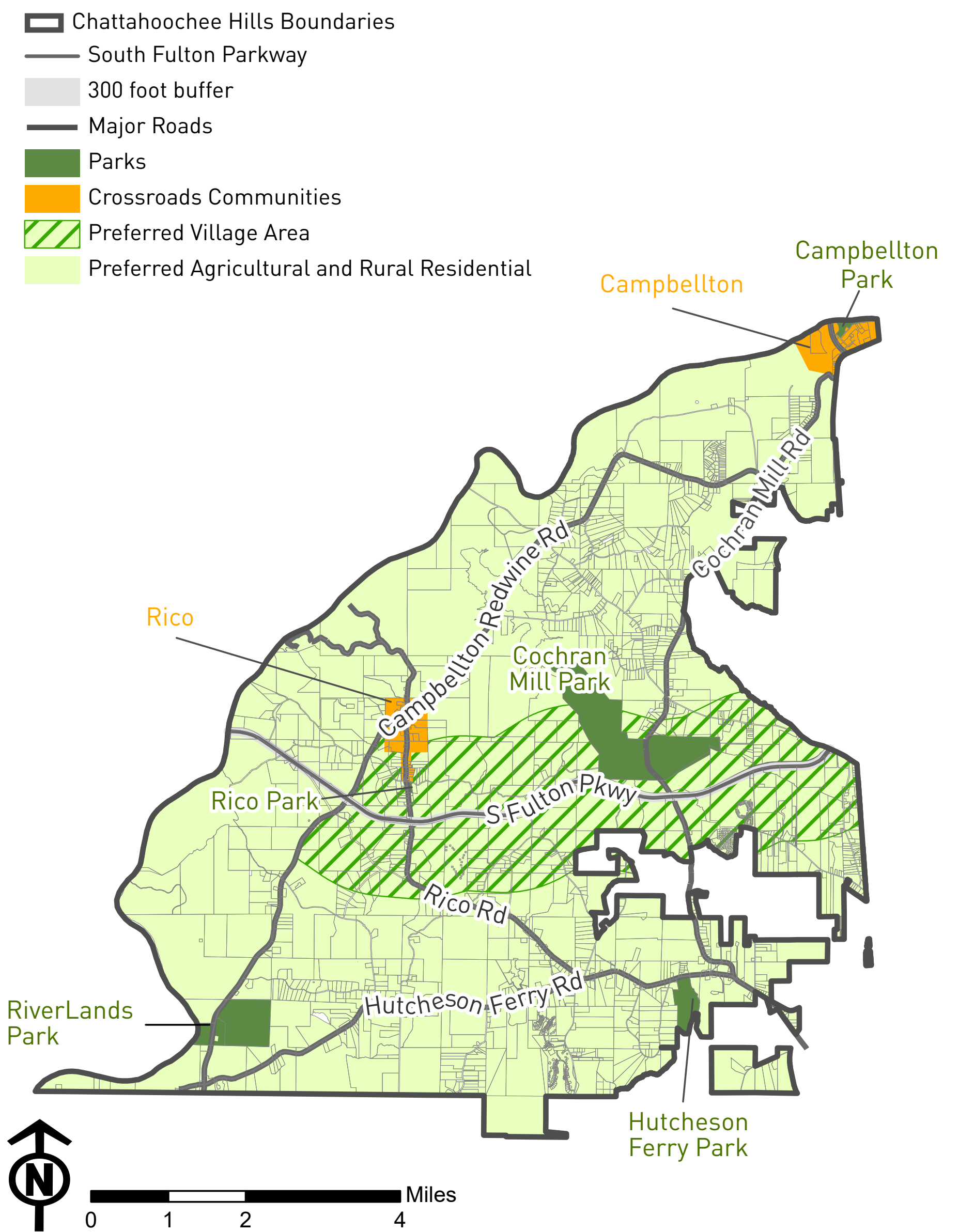
The 2011 Chattahoochee Hills Comprehensive Plan focused on cementing the vision for the newly incorporated city. It prioritized land use strategies that fostered conservation and sustainability. The plan recommended the creation of compact, mixed-use hamlets like Serenbe to serve as community hubs, reducing urban sprawl and emphasizing walkability. It also stressed the importance of maintaining open spaces and agricultural lands, promoting eco-friendly developments to enhance the quality of life for residents.

Future Development Map | 2016



Building on earlier frameworks, the 2016 Chattahoochee Hills Comprehensive Plan aimed to refine and further the city's vision for managed growth. Key concepts included diversifying housing options while preserving the natural environment, improving connectivity within the community through better transportation networks, and enhancing local economic opportunities. The plan recommended focusing development in specific areas to maintain the rural atmosphere and protect green spaces, ensuring sustainable and balanced progress.

Future Development Map | 2021



The 2021 Chattahoochee Hills Comprehensive Plan continued to uphold the principles of sustainable and community-focused development. Key recommendations included leveraging technological advancements to improve municipal services and energy efficiency, expanding public amenities and recreational areas, and fostering resilient agricultural sectors. The plan emphasized the importance of maintaining the unique character of Chatt Hills while adapting to modern needs, promoting a harmonious balance between development, conservation, and community well-being.

The Vision for Chattahoochee Hills

Maintain the rural character

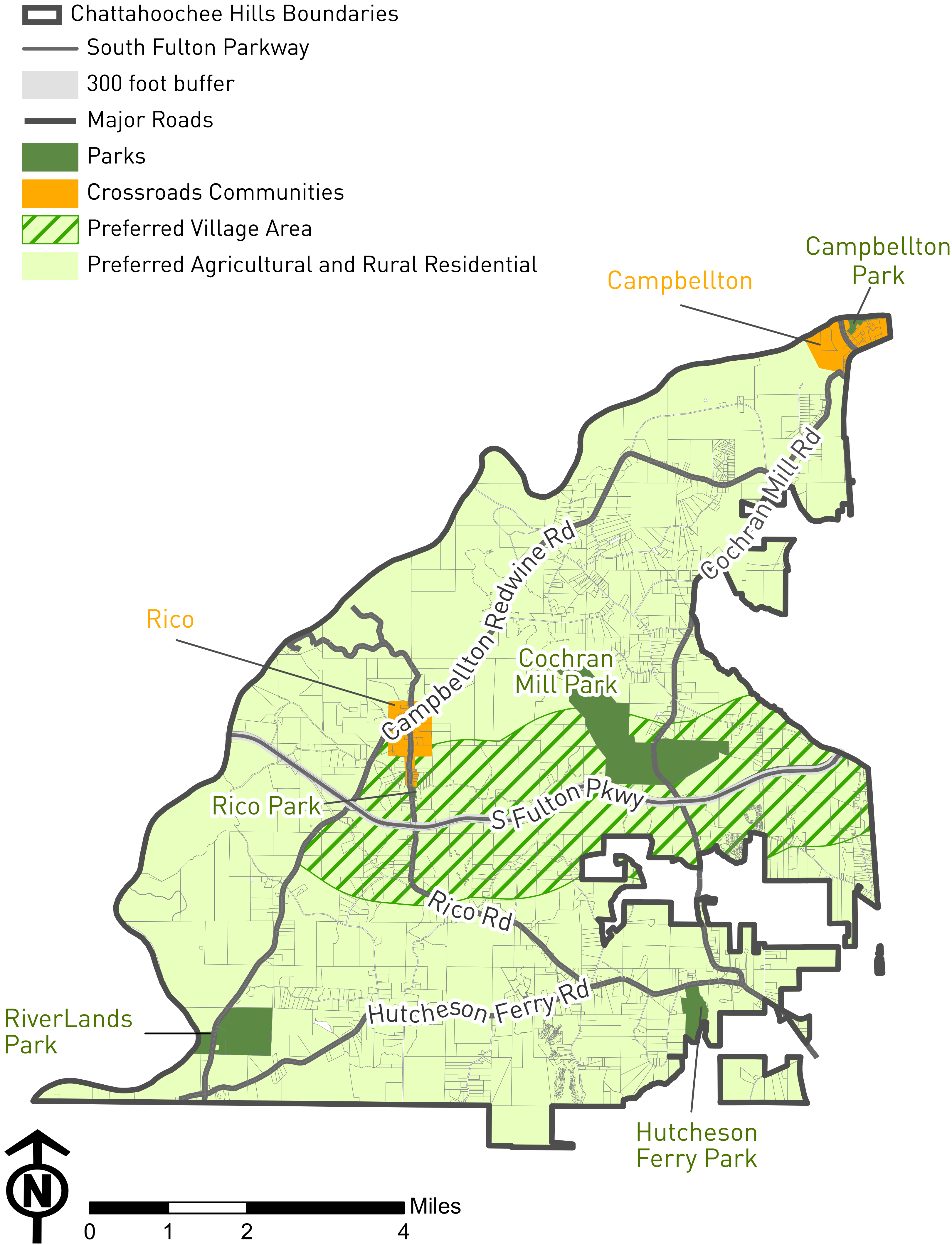
Concentrate development in designated villages and hamlets

Ensure that the majority of the land (60-70%) remains dedicated to agriculture, conservation, or very low-density

Given the vision for Chattahoochee Hills, are we on track? Is the vision still relevant?

Please place a sticky note in the space below.

Future Development Map | 2021



What areas do you want to grow or preserve?

Please place the corresponding dot on the map below.

