

# City of Chattahoochee Hills

Community Open House #2  
May 21, 2026

Kimley»Horn



# Comprehensive Plan Schedule



# Previous Community Engagement

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



# Upcoming Community Engagement

- Additional Working Group Meeting
- Community Survey
- Advisory Team Meeting #3
- Community Open House #3

Check out the  
project website  
here!



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

# What have we heard?

- Strong desire to **retain the rural character**, preserving 70% of land as greenspace
- Success in slowing and **guiding development**, while **preserving greenspace**
- There is room for improvement or updates to our **programs and policies**
- Consider **approved developments and infrastructure** when new development is proposed
- Coordinate more with and provide more **support for local agriculture and farmers**
- Coordinate with **existing community schools** and **Fulton County Schools**
- Explore improved access to **healthcare, emergency services, and senior services**

# What have we learned?

- Chattahoochee Hills is home to approximately **3,600**, increasing from **2,950** residents in 2020, a rate greater than peer cities, the county, and the region.
- Chattahoochee Hills is older than its peers, with a median age of nearly **49**.
- The median home value in the City is nearly **\$382,000**, which is greater than peer cities but lower than the county and the region.
- In 2025, the median home sale price was **\$600,000**. This is greater than peer cities but less than Fulton County and the region.
- A majority of the current jobs and services are located in one

# Plan Elements



Land Use



Economic Development and Housing



Natural, Cultural, and Agricultural Resources



Health and Wellbeing



Transportation

# Land Use

- **Future Development Map**
- **20-Acre Rule**
- **Transfer of Development Rights (TDR)**
- **Land preservation strategy**



# **Economic Development and Housing**

- **Unconventional economic development**
- **Preferred employment location along South Fulton Parkway, inside Villages and Hamlets**
- **Lack of workforce, young professional, and senior housing**
- **Lack of local, quality schools impact growth**
- **Recruit partners to meet unique development desire and housing types**



# **Natural, Cultural, and Agricultural Resources**

- **Parks programming, trails, and greenspace connectivity**
- **Needs and challenges for agricultural uses and targeted support and resources for farmers**
- **Public art, placemaking, and cultural and historic preservation**



# Health and Wellbeing

- **Affordable healthcare access (emergency, primary care, and mental health services)**
- **Senior services and care**
- **Active living and recreation**
- **Access to local and healthy food (Further explored in the Local Food Systems Plan)**



# Transportation

- **Bicycle and pedestrian infrastructure, connection, and safety**
- **Roadway safety and speed management**
- **Rural road character and gravel roads**
- **Transportation priorities will be further explored in upcoming plans**



# Community Open House Overview

## Council Chambers

- Issues and Opportunities
- Plan Element Strategies and Priorities
- Food Well Alliance – Local Food Systems Plan

## Art Room

- Land Use
- Future Development
- 20-Acre Rule
- TDR Program

