


**A RESOLUTION OF THE CITY OF CHATTAHOOCHEE HILLS, GEORGIA TO
TRANSMIT THE COMMUNITY AGENDA DOCUMENTS AS PART OF THE
CITY'S 20 YEAR COMPREHENSIVE PLAN**

WHEREAS, Chattahoochee Hills has completed the Community Assessment and Community Participation documents as part of the 20-year Comprehensive Plan; and,

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearings were held on March 8, 2011; March 19, 2011; and March 29, 2011;

NOW THEREFORE LET IT BE RESOLVED that the Chattahoochee Hills Mayor and City Council do hereby transmit the Community Agenda portion of the Comprehensive Plan to the Atlanta Regional Commission and the Georgia Department of Community Affairs for official review.

RESOLVED this 5th day of April, 2011.


D. L. Hayes, Mayor

Attest:


Dana Wicher, City Clerk
(Seal)





City of Chattahoochee Hills Comprehensive Plan DRAFT Community Agenda



April 5, 2011



Chattahoochee Hills Mayor and City Council

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Executive Summary

The Comprehensive Plan Community Agenda is the product of a year long planning effort that involved an extensive public outreach effort and numerous public workshops. It is intended to be a concise, user-friendly document usable for day-to-day decision making by the city's elected officials and staff as they work toward achieving the desired future of the community.

The foundation of the Plan is a vision for the future that is deliberately rural. Not rural because suburban development pressure has not yet arrived, but a vision to remain rural in the face of suburban development pressure. The citizens 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 is a desired development/non-development pattern and an economic development strategy. By creating a unique place in the region, the city will be fulfilling the unmet need to be close to nature and agriculture. Agriculture and agricultural compatible businesses are the city's economic development targets. The rural nature of the community, if protected will create value for the property owners here as others come to appreciate the beauty and serenity of the city.

City residents recognize that coming development pressure must be channeled into an acceptable form that fits the city's vision and enhances the city's tax base. Therefore the comprehensive plan task force has refined the existing village, hamlet and AG-1 vision for the city (from the Focus Fulton 2025 plan) into a revised town, village, hamlet and traditional rural/agricultural development form. Outside of the densely developed mixed-use nodal town, village and hamlets, the city will be rural, with a strong focus on agriculture and preservation of the rural public realm and rural vistas that are highly valued by the community.

Each of the Comprehensive Plan committees began their work with a thorough review of the Comprehensive Plan survey results and of the feedback given through the outreach meeting process. Letting the citizens' charge of "keep it rural" guide them, each committee set out to define what rural is, and how to best achieve that state in the context of the needs of a small city.

The consensus of the Comprehensive Plan Task Force committees was that by maintaining the rural character of the city, the Mayor and City Council is not only following the wishes of the city's citizens, but is also creating a valuable commodity that

will competitively differentiate the city, improving both property values and tax collections. Metro Atlanta is overrun with suburban sprawl. Families continually move further out from the center of the city to escape that sprawl. In Chattahoochee Hills, people will be able to enjoy the rural nature of the community in perpetuity because the city has made a deliberate choice to maintain its rural character, both for the 20 year timeframe of the Comprehensive Plan and permanently, rather than being temporarily rural only because the suburban sprawl hasn't arrived yet.

In its current rural state, the city has a very limited tax base. In order for the city to be able to continue to provide an acceptable level of services in the future without significant property tax increases, the property tax base will have to be improved. In order to keep the majority of the city rural while allowing for needed development, that development will only be permitted in designated development areas (the town, villages and hamlets). Additionally, the elements that most embody the rural nature of the city, the roadways and viewscapes will be protected through transportation planning and buffer protection policies.

The Comprehensive Plan calls for preservation of City's natural resources and rural character while still accommodating targeted growth. Based on the results of the public outreach efforts, this plan calls for promoting a village and town pattern of development in order to preserve open space and accommodate anticipated growth. Several specific types development pattern are identified:

Town – An activity center that contains all of the elements of a small town, including civic, commercial, industrial and residential uses of all types, as well as a significant percentage of preserved space. The town will be walkable and have land use mixed at a very fine grain, and will become the future core of the city.

Village(s) – Activity centers that contain most of the elements of a small town, with civic, commercial, and residential uses all linked by a pedestrian-friendly transportation network, in addition to a significant percentage of preserved space. Villages will offer housing, employment, commercial and recreational opportunities.

The town and village will be the focus of new public facilities such as road improvements, utilities, schools, and additional parks and recreational facilities.

Hamlet(s) – The committees defined two sorts of hamlets: mixed-use hamlets, and residential hamlets. In both cases, the development form will require significant

preservation with dense, nodal housing in a pedestrian focused environment. As the name suggests, the mixed-use Hamlet will include commercial uses, while the residential will not.

Crossroads Communities – A historic hamlet is an existing community that will be allowed infill development, and that contains a few commercial uses with closely spaced buildings and houses that are reflective of the history of the area.

Rural – All of the remaining areas of the City that are to remain in conservation, with very low density residential or agricultural uses.

The Community Agenda offers two tools to help guide future land use and capital investment decisions:

- Future Development Map – defines the city in terms of X character areas;
- Future Land Use Plan – a parcel specific map that designates each parcel in terms of a future land use classification.

Both maps are based on the community's vision for the future developed through public outreach process, and are intended to reflect the built environment in 20 years.

The maps were designed to accommodate a target population of 29,600 in 2030. Each of the character areas is identified on the Future Development Map and is described in the text in terms of its existing character, vision for its future, and recommended policies.

This plan includes a discussion of the issues and opportunities, brought up in the community outreach meetings, that the city will face over the next 20 years, as well as Policies and an Implementation Program to address each one.

The last chapter of the Plan is a Short-term Work Program that outlines a five action plan for the city to realize its vision.

Planning in Chattahoochee Hills

The vision for Chattahoochee Hills began to form long before the city was incorporated. Fulton County played a key role in laying the groundwork for the unique Chattahoochee Hill Country community's development concepts through the implementation of creative zoning and land use legislation. Beginning in 2000, Fulton County began working with residents in a grass roots initiative to create the Chattahoochee Hill Country, a concept which preferred dense nodal development with a high level of preservation over the more typical suburban sprawl seen in the Atlanta area. In 2002, Fulton County amended its Land Use Plan, officially designating the 40,000-acre-area known as the Chattahoochee Hill Country, and also adopted the Chattahoochee Hill Country Overlay District, which established the mixed-use hamlet and village zoning districts and the corresponding goal of permanently preserving at least 60% of the land.

In 2003, the County adopted a Transfer of Development Rights Ordinance, which provided for the permanent protection of land with the development of villages by consolidating development there using development rights transferred from the surrounding farm and forestlands. The first hamlet development was approved by the County in 2004. In 2005, Fulton County adopted the Chattahoochee Hill Country Conservation Subdivision Ordinance, making conservation subdivisions the only other development mode allowed in the Chattahoochee Hill Country. In 2006, Fulton County recorded the first two Transfer of Development Rights transactions in the State of Georgia.

The desire to strengthen these programs and to administer them locally was the primary drivers behind citizen efforts to incorporate the Chattahoochee Hill country area into a city. That incorporation took place in 2007, creating the new city of Chattahoochee Hill Country (which later changed its name to Chattahoochee Hills).

The First Comprehensive Plan

Upon its incorporation in 2007, the City of Chattahoochee Hills adopted Fulton County's Comprehensive Plan and development regulations. A portion of the Fulton County Comprehensive Plan, Focus Fulton 2025, specifically addressed the special needs of the area of Chattahoochee Hills, creating an overlay zoning district that called for

preservation of a minimum of 60% percent of the area in a relatively undisturbed state, with development concentrated in villages and hamlets located in specific areas. The future land use map included three villages (informally called Center Town, Friendship Village and Foxhall Village) located in Chattahoochee Hills and the remaining land to be agricultural residential (AG-1, one acre minimum lot size). The 'Friendship Village' village was approved as a DRI by ARC under Fulton County in 2005.

When the city was created in the State legislature, the city limits were drawn to be smaller than originally intended. The boundary changes cut out one of the villages (Foxhall) and two thirds of another (Friendship). Foxhall Village became part of the City of Palmetto and was approved as a DRI by ARC in 2006. Center Town, on land owned by Carl Bouckaert, remained in the city. Despite losing one and two thirds of its villages, the city kept the Fulton County Comprehensive Plan, although there was immediately recognition that some elements of the plan might need to be amended to accommodate the changes in the boundaries.

Since formation of the city, the downturn in the economy has greatly reduced the development pressure experienced throughout the entire Atlanta region, including the City of Chattahoochee Hills.

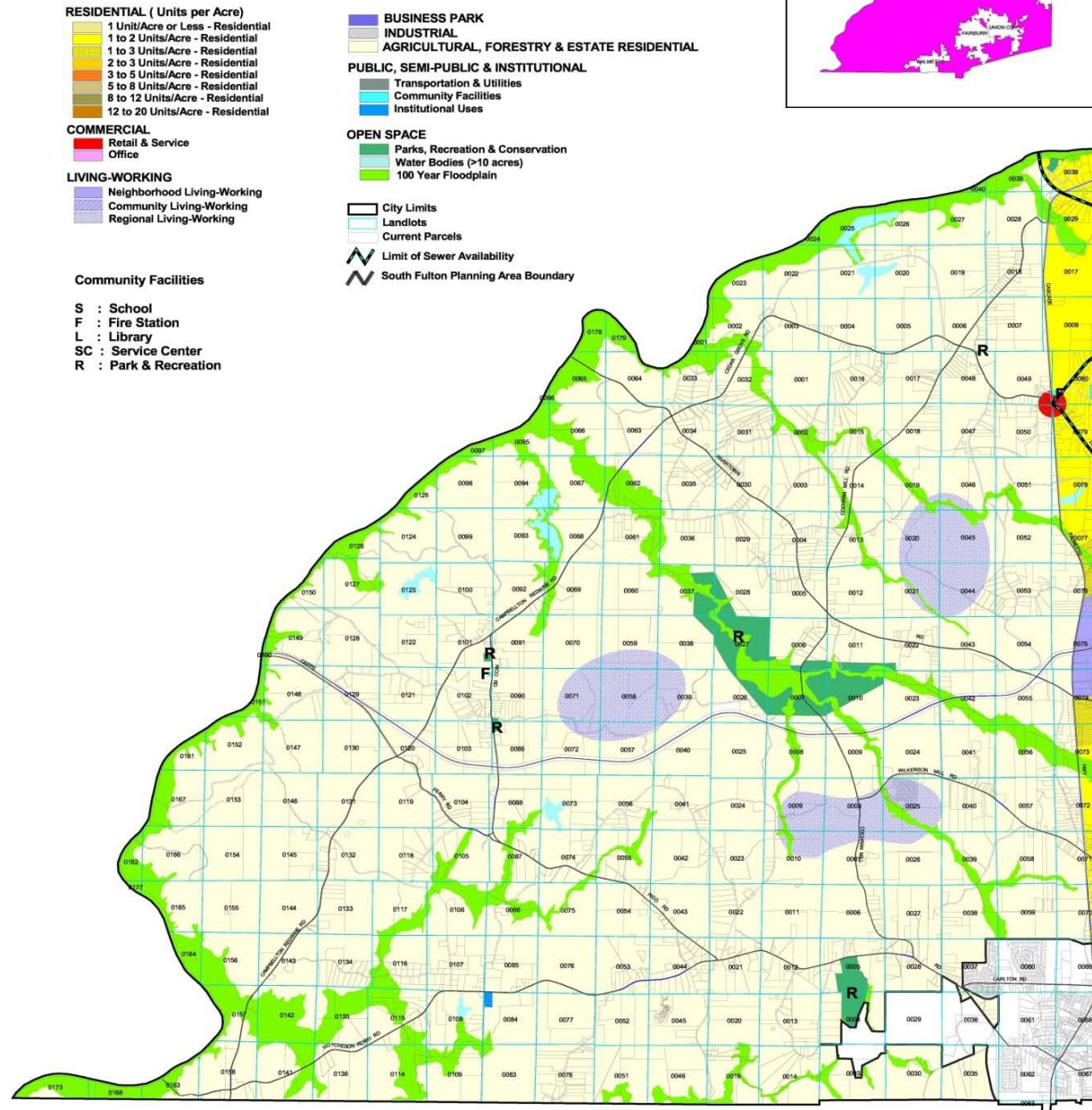
The assets that make the community attractive for development – a large, physically attractive, contiguous and almost entirely undeveloped area with a highly sustainable development plan located only 25 minutes from the world's largest airport – remain, however and the city is likely to experience intense development pressure in coming years.

In the three years since the adoption of Focus Fulton, the leadership and citizens of Chattahoochee Hills have consistently demonstrated their willingness and their passion for "The Plan", for raising the bar for preservation of rural land and lifestyles, and for promoting responsible and sustainable development. The most prominent example of preservation-oriented development in the community is Serenbe, which has been substantially completed, and serves as a nationally recognized award-winning example of outstanding land conservation, planning and implementation. It is the intent of this Community Agenda to build upon the spirit that was established in Focus Fulton, to identify problem areas, and to encourage even higher standards to create and to maintain a sustainable community for the citizens of Chattahoochee Hills.

Focus Fulton 2025 Future Land Use Map

South Fulton 2025 Land Use Plan

Adopted November 2, 2005



The Community Agenda identifies short and long-term planning strategies for the City of Chattahoochee Hills that supports that community vision. These planning strategies are intended to help guide the pattern of development within the city while supporting the character guidelines for specific areas of the community. The goals and policies expressed in the Community Agenda identify how the City of Chattahoochee Hills will address demands associated with future anticipated population and work force growth while supporting the overall vision for the city.

Refining the Vision

A diverse spectrum of stakeholders was appointed by the Mayor and City Council to develop the Community Agenda. Experience in public involvement has shown that lasting solutions are best identified when all segments of a community – individuals, elected officials, the business community, and civic organizations – are brought together in a spirit of cooperation. That was certainly the case in Chattahoochee Hills.

The broad based participation in developing the Community Agenda will help ensure that it will be implemented, because many in the community are involved in its development and thereby become committed to seeing it through.

Comprehensive Plan Task Force

Beginning in December of 2009, the Mayor and City Council began recruiting citizens to work on the Comprehensive Plan. The Comprehensive Plan was discussed at City Council and Planning Commission Meetings, information was posted on the City's website and information about the Comprehensive Plan was reported in the Weekly Reader, the weekly on-line newspaper for Chattahoochee Hills. The Comprehensive Plan Task Force is the body that interpreted the input of the community and created the Community Agenda of the Comprehensive Plan. The task force was created through appointments from the Mayor and City Council and citizens volunteering. There were originally 45 people appointed to the task force. Some were unable to participate due to other commitments. The task force added members over time as citizens came forward to volunteer their time to the effort.

The task force was guided by three facilitators, two of whom are professional planners (consultant and city planner) and the President of the Chattahoochee Hills Civic Association, who serves as the Citizen Chair.



City staff is included in the task force for the professional knowledge that they bring to the process. Four out of five of the members of the Chattahoochee Hills Planning Commission are included in the task force because planning is the focus of their positions on this appointed board. (The Chairman of the Planning Commission elected not to serve on the Comprehensive Plan Task Force due to his work schedule.)

Because of the community's strong planning history, there are a number of community organizations working in the City of Chattahoochee Hills. The following appointees to the Comprehensive Plan Task Force represent various community organizations.

Nancy Green-Leigh, CHCA Sustainable Development Committee
Alan Merrill, Chairman, Chattahoochee Hill Country Conservancy
Tom Reed, President, Chattahoochee Hills Civic Association
Laurie Searle, Scenic Byways Committee

The local business community and education community were also targeted for involvement in the Comprehensive Plan Task Force.

Sandra Storrar, Realtor
Dr. George Brown
Andy Hanna, Builder
Sandra Huffmaster, Educator
Clifford Blizzard, Educator
Judy Henderson, Chattahoochee Hills Community Library, Educator

The Mayor and City Council also invited the largest landowners in the City to participate in the process because of the impact that those parcels will have once they are developed. They are:

Mark Hennessey, Hennessey Properties
Stacy Patton, Minerva
Carl Bouckaert, Bouckaert Properties
Brook Cole, Merrill Trust
Steve Nygren, Serenbe

Citizen Representatives were selected to be part of the process based on interest and willingness to serve the city. The citizens serving on the Comprehensive Plan Task Force are:

Paul Alford
Margaret Clime
Gene Griffith
Nehemiah Haire
Don Harrelson
Michael Harris
Monte Harris

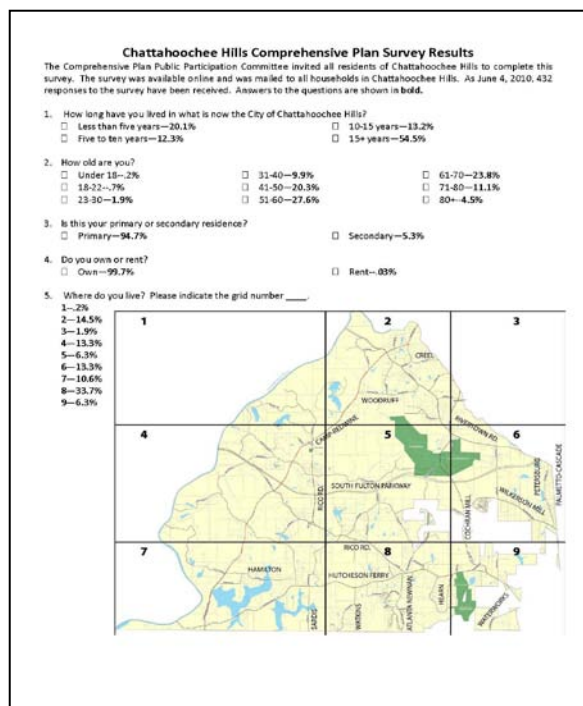
Ken Langley
Wendy McGhee
Tara Muenz
Dan Sanders
Rick Sewell
Allen Shropshire
Bob Simpson

Members of the Task Force were divided into five committees based on interests and expertise. The five committees are Public Participation, Natural and Community Resources, Economic Development, Housing, and Land Use and Transportation. Several citizens and stakeholders served on more than one committee.

Public Participation

The Public Participation Committee comprised of Gene Griffith, Mark Prater, Laurie Searle, Sandra Storrar, and Dana Wicher had the important task of reaching out to the community to gather opinion-based information to guide the development of the

Community Agenda. This was done in two ways. First was through a mail and online survey. The survey was mailed to all 985 households in Chattahoochee Hills. The combined mail and online survey yielded 432 responses - almost 50% of all households in the community! The results of the survey were presented to the entire task force.



The second part of the community outreach was a series of meetings held around the city to get more survey responses, perform an additional visual preference survey and to gather any other feedback from the community regarding the physical development of the city in the next 20 years.

Five outreach meetings were held around the

city during the last two weeks of March and first week of April. Four meetings were held at local churches and one at the Serenbe Institute within Serenbe. The meetings were advertised through all four church bulletins, the Chattahoochee Hills Weekly Reader (a weekly community e-mail newsletter), an email blast to all residents with email addresses on file at City Hall and through flyers posted at Smith's Grocery Store (the only grocery store in Chattahoochee Hills) and at the Blue Eyed Daisy Bakeshop in Serenbe.

The format of all of the meetings was the same. There was a visual preference survey given to inform the Land Use and Transportation Committee about preferred development types. There were walls with signs posted on them. Each sign was the same "Tell us your concerns about _____" with all of the required topics of each of the chapters of the Community Agenda inserted. One wall sign read "Tell us your concerns about Transportation", another about Development, another about Natural Resources, Housing, Economic Development, Intergovernmental Coordination, etc. Next to each of

the signs were five by eight inch Post-It notes where participants could write their concerns and stick them to the wall.



The consolidated list of concerns for each topic was presented to the committee working on that part of the Community Agenda. These comments were used to create the issues and opportunities lists in the Community Assessment. There were 66 attendees in the five outreach meetings.

Committee Structure

Each committee received a report of the survey results, the visual preference survey results and list of residents' concerns along with the Community Agenda and other supplemental information. The committees utilized a visioning process; held workshops with experts in their subject areas and a few even had a charrette. Each committee wrapped up their work by developing policies to achieve goals set by the committee, and steps to implement each policy.

Natural, Cultural and Community Resources Committee

The Natural, Cultural and Community Resources Committee addressed topics from the Natural and Cultural Resources element, the Community Facilities and Services element and the Intergovernmental Coordination Element of the Community Assessment. This committee was the first topic based committee to begin work, holding their first meeting in June, 2010. Members of the committee include:

Paul Alford
Clifford Blizzard
Sandra Huffmaster
Judy Henderson
Alan Merrill
Tara Muenz
Stacy Patton

Rocky Reeves
Laurie Searle
Bob Simpson
Clay Stafford
Hugh Tyer
Dana Wicher



Economic Development Committee

The Economic Development Committee addresses the Economic Development element of the Community Assessment. Unlike the Natural and Community Resources Committee, there was very little Chattahoochee Hills-specific data available to inform their work. This committee was the second topic based committee to begin work in June, 2010. Members of the committee included:

Paul Alford
Nancy Green Leigh
Alan Merrill
Wendy McGhee

Steve Nygren
Stacy Patton
Rocky Reeves
Dana Wicher

Housing Committee

The Housing Committee addressed the Housing element of the Community Assessment. There is very little Chattahoochee Hills-specific Census housing data available for the committee to review. This group had speakers from the Georgia Tech City Planning program and the Atlanta Regional Commission Aging Division to assist the committee in its work. This committee was the third topic based committee to begin work in July 2010. Members of the committee include:

Steve Dray
Andy Hannah
Michael Harris
Nancy Green Leigh

Rick Sewell
Allen Shropshire
Bob Simpson
Dana Wicher

Land Use and Transportation Committee

The Land Use and Transportation Committee addressed the Land Use and Transportation elements of the Community Assessment. This committee had lots of information in the Community Assessment and also had to consider the work of the other topic based committees. This committee was the last topic based committee to begin work in August 2010. Members of the committee included:

Dr. George Brown
Carl Bouckaert
Margaret Clime
Brook Cole
Steve Dray
Gene Griffith
Michael Harris
Don Harrelson
Monty Harris
Ken Langley
Nancy Green Leigh
Wendy McGhee

Alan Merrill
Steve Nygren
Larry Parrott
Stacy Patton
Tom Reed
Rocky Reeves
Laurie Searle
Dan Sanders
Bob Simpson
Sandra Storrar
Hugh Tyer



The 2010 Vision

Public comment and sentiment are a rich source of information about peoples' values and philosophies. These values and philosophies must be interpreted into meaningful information to guide the project. The Community Participation Program for the Chattahoochee Hills Comprehensive Plan included a mail and online survey and five outreach meetings to ensure that the Comprehensive Plan reflects the full range of community values and desires. Based on the input of 432 citizens who responded to the comprehensive plan survey and 45 citizens who participated in the outreach meetings, the city is to be preserved/ maintained as closely as possible to its current rural state.



The City of Chattahoochee Hills has created its own Comprehensive Plan, distinct from and more refined than the previous Fulton County plan, to guide future development. The new comprehensive plan was crafted by local citizens with the help of a professional city planning team to better fit the rural community of Chattahoochee Hills. The Chattahoochee Hills Comprehensive Plan seeks to carry out the wishes of the Chattahoochee Hills community:

- Provide for the permanent preservation of a rural landscape and quality of life (“Keep it Rural”);
- Allow specific types of development concentrated in designated locations; and,
- Improve the city’s built aesthetics and design quality orientation.

All of the Comprehensive Plan Task Force members had to develop specific concepts regarding what is “rural” and what is not, what types of development would be allowed where, what would stay the same and what would change. The most difficult challenge for all of the committee was not determining what needed to be done, but how to do it.



The City of Chattahoochee Hills is both city and country. Our future development will take place only in dense mixed use towns and villages, and in smaller hamlets designated on our character areas and future land use map. The remainder of our City will be deliberately and permanently rural. Not large-lot suburban claiming to be rural, but truly rural, in that all land outside of the villages and hamlets will be in agricultural, conservation or very low density residential use.

Each of the Comprehensive Plan committees began their work with a thorough review of the Comprehensive Plan survey results and the feedback given through the outreach meeting process. Letting the citizens' charge of "keep it rural" guide them, each committee set out to define what is rural.



The consensus of the Comprehensive Plan Task Force committees was that by maintaining the rural character of the city, the Mayor and City Council is not only following the wishes of the city's citizens, but is also creating a valuable commodity that will differentiate the city improving both property values and tax collections. Metro Atlanta is overrun with suburban sprawl. Families continually move further out from the center of the city to escape the sprawl. In Chattahoochee Hills, people will be able to enjoy the rural nature of the community in perpetuity because the city has made a deliberate choice to be rural for the 20 year timeframe of the Comprehensive Plan and

beyond, rather than being temporarily rural only because the suburban sprawl hasn't arrived yet.

In its current rural state, the city has a very limited tax base. In order for the city to be able to continue to provide an acceptable level of services in the future without significant property tax increases, the property tax base will have to be improved. In order to keep the majority of the city rural, development will only be permitted in designated development areas (town, village and hamlets). This development will be compact traditional development which has been found to be the lowest cost for provision of city services and the highest benefit with regard to property tax revenues. Compact traditional development allows the majority of the city's land to remain rural. Additionally, the other elements that most embody the rural nature of the city, rural roads (both paved and gravel) and rural viewsapes, will be protected.

Future Development Strategy

The Future Development Map on page 27 represents a composite of both the parcel specific Future Land Use Plan and the proposed character areas, as refined through the Community Agenda planning phase. Land Uses shown represent the ideal long term uses for each parcel originally conceived by the Land Use and Transportation Committee and reinforced by a consensus of the entire comprehensive plan task force. The map is meant to be a blueprint for future development within Chattahoochee Hills, embracing smart growth principles, protecting the natural resources of the area, and promoting economic development that fits in with the “deliberately rural” concept. The future land uses do not automatically change zoning districts or regulations; rather they are meant as a guide for decision making over time, based on an overall desire to keep the majority of the city as it is (rural) while focusing development in the town, village and various hamlets and embracing economic growth of businesses that fit in with the vision for the city.



Future Development Map

The use of character areas in planning acknowledges the visual and functional differences between the various areas in Chattahoochee Hills. They help guide future development through policies and implementation strategies that are tailored to each area of the city. These character areas can be used to define areas that (1) presently have unique or special characteristics that need to be preserved; (2) have potential to evolve into unique areas; or (3) require special attention because of unique development issues. In some cases, different character areas are defined by existing land use and future land use in order to highlight appropriate transitions as the community evolves. The city's character areas are described and defined individually in the following pages and are shown on the Future Development Map on page 27.



The Future Development Map and its character areas were developed as part of the Comprehensive Plan to:

- Provide a strong link between the community's vision, goals, and land use policy.
- Provide qualitative guidance to the development community.
- Supplement the role of the Future Land Use Map.
- Guide future rezonings, special use, and development decisions.

- Lay the groundwork for the new zoning ordinance, subdivision regulations, urban design guidelines and any other necessary changes to development regulations.
- Encourage and promote quality development and redevelopment.
- Define the vision for the various areas of the city.
- Be used as a tool in securing funding for projects.

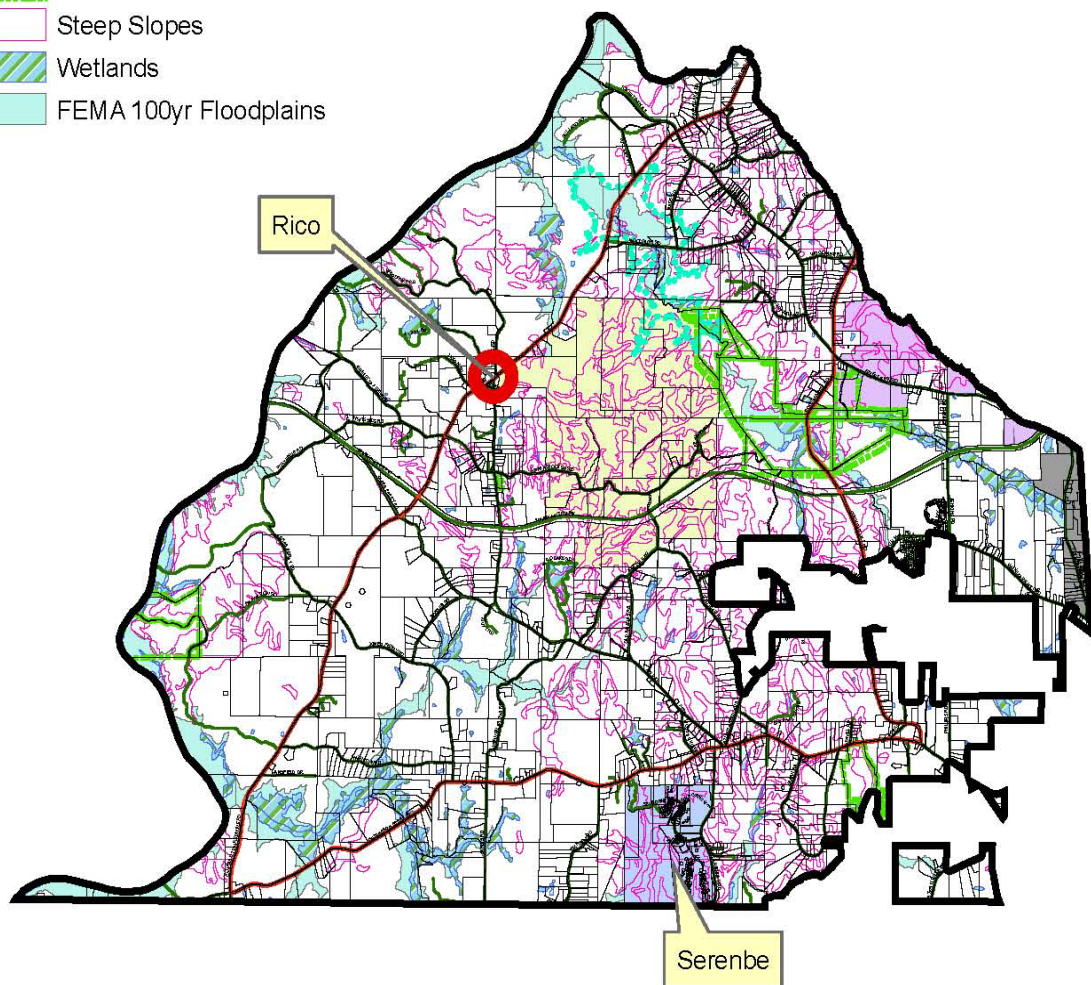
FUTURE DEVELOPMENT MAP (character areas map)

Future Development Map

Development Type

-  Town
-  Friendship Villiage
-  Serenbe Hamlet
-  Future Industrial
-  Scenic Byway
-  Bear Creek Reservoir
-  Parks
-  Steep Slopes
-  Wetlands
-  FEMA 100yr Floodplains

Miles
0 0.5 1 2 3 4



Character Areas

The following table describes each character area in terms of what defines their character, 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. After this table definitions can be found for the policy themes, and fact sheets are included for each character area. Policies do not supersede standards and regulations in the Chattahoochee Hills Zoning Ordinance, Development Regulations and other ordinances as adopted by the Mayor and City Council. The evaluation of each character area for the Quality Community Objectives is listed under the description of the character area.

Character Area	Characteristics	Vision	Implementation Policies
Town	Minimum of 3000 acres with access to South Fulton Parkway. Minimum of 60% open space with the remaining 40% a mix of civic, commercial, office, industrial, and residential development. Must be 10 miles from any other town. Full visual buffering from surrounding roads with the exception of a significant "retail window".	Focal point of the city, with all but the heaviest industrial and agricultural uses allowed. Mixed use development and connectivity are vital to ensure walkability and economic viability.	<ul style="list-style-type: none"> • Develop and adopt a Town zoning district. • Work with State officials to develop a Transfer Fee for Open Spaces and improve current Transfer of Development Rights legislation.
Village	Minimum size of 1000 acres with access to South Fulton Parkway. Minimum of 60% open space with the remaining 40% a mix of commercial, office, and residential uses to promote walkability. Must be 5 miles from any other village or town. Full visual buffering from surrounding roads with the exception of a significant "retail window".	Smaller and less dense than the Town development, the Village will be a mixed-use community that can accommodate most of the everyday needs of residents. Walkability is an important feature.	<ul style="list-style-type: none"> • Update current Village Community Standards within the City of Chattahoochee Hills Zoning Ordinance to be consistent with the vision.
Hamlet	Mixed use community of commercial, office and residential development. Minimum of 250 acres with	The smallest of the mixed-use developments, this character area will	<ul style="list-style-type: none"> • Examine and update existing Hamlet Community Standards within the City of

Character Area	Characteristics	Vision	Implementation Policies
	6-25% commercial. Conservation of 70% of the open space. Full visual buffering from surrounding roads. Pedestrian connectivity within the village is a necessity.	contain both residential and commercial uses included. Rural in nature, the Hamlet will provide residents with a close knit community that capitalizes on pedestrian connectivity.	Chattahoochee Hills Zoning Ordinance to be consistent with the above vision.
Crossroads Community (Rico)	Crossroads communities are found where existing or historic communities have developed at the intersections of one or more roads in a rural setting, and have the appearance of a small village. They generally consist of a nucleus of landmark buildings and often have strong historical ties to the community.	Contingent on community support, Rico would be developed into a thriving crossroad community, with the infill addition of smaller, historically consistent, commercial or civic development. Citizen input is vital and development will not occur if there is not support.	<ul style="list-style-type: none"> • Public meetings with community members • Development of a master plan that examines architectural and economic development • Provide incentives necessary to attract the sort of development desired in Rico • Examine and adjust necessary zoning ordinances to ensure that new development will be consistent with the historical character of Rico.
Residential Hamlet	Low-impact / Light imprint development, with a rural hamlet appearance. Conservation of 70% of the open space. Clustering of homes and connectivity for pedestrians. Full visual buffering from surrounding roads.	Rural hamlet, rather than the conventional suburban subdivision patterns that perpetuate the sprawling patterns present throughout the rest of Metro Atlanta.	<ul style="list-style-type: none"> • Revised construction standards for light imprint development (stormwater controls, no curb and gutter, no cul-de-sacs, houses close to the street); buffering
Farmette Subdivision	Subdivided mini-farms that seen from the road appear to be only one farm / home site, with shared drives and visual screening where possible.	Small scale agricultural activities and homes on 20+ acres hidden from the road	<ul style="list-style-type: none"> • Add Farmette Subdivision to subdivision regulations and zoning ordinance

Character Area	Characteristics	Vision	Implementation Policies
Rural-Agricultural	Agricultural uses and single family homes on very large tracts of land	More true agricultural uses, more land in productive use	<ul style="list-style-type: none"> • New zoning category for agricultural uses and one house per three acres (up to nine acres) allowed • Continued limitations on minor subdivisions
Agribusiness/Industrial	Agricultural related (industrial scale) uses that are incompatible with residential uses and scale	True industrial park that supports the less attractive uses related to agriculture and agribusiness	<ul style="list-style-type: none"> • New zoning category that allows only specific uses envisioned

Town

Existing:

The Town character area does not currently exist within the City of Chattahoochee Hills and was created as a mechanism for concentrating residential, commercial, and civic development originally planned for the now missing one and two thirds villages while staying true to the vision of the City. Located north of South Fulton Parkway, in the central part of the City, this new character area has little existing development.

Vision:

The centralized location of the Town is ideal for denser mixed-use development patterns, with residential, commercial, civic, and industrial uses all within this character area. This area will become the center of daily life for the city, with the majority of the new development happening within its boundaries. Commercial and civic development will be concentrated within close proximity to South Fulton Parkway, with commercial window/buffer exceptions to allow drivers visual access to the area.

Direct access to South Fulton Parkway is an important component of the town, as the parkway, which is the only major arterial road in the city, will provide the primary vehicular access to the Town. Where appropriate, the Town will connect to existing city roads, helping the city to achieve better connectivity.

The 15–50% requirement for commercial development will have phasing requirements, to ensure that the area develops at a correct pace. The requirement of preserving 60% of the property as open space is consistent with the vision of the City. The majority of the Town's development will be concentrated within a specific area allowing much of the rest of the property to remain rural and consistent with what currently exists in Chattahoochee Hills. Additionally, the concentration and mixture of civic, commercial, and residential uses will ensure that the community is walkable. Further, development will not be limited to a minimum lot size, allowing for the dense development pattern desired in this area. While the majority of the residential development will be concentrated around the commercial and civic development, larger residential lots will also be permitted within this area.

Finally, a Town must consist of at least 3000 acres and cannot be located within 10 miles of another Town from the primary access off of South Fulton Parkway. These two requirements are instrumental and consistent with the city's desire to maintain and preserve the current rural nature of Chattahoochee Hills.

Implementation:

- ☐ Develop and adopt a Town mixed use zoning classification.
- ☐ Work with State officials to develop a Transfer Fee for Open Spaces and improve current Transfer of Development Rights legislation.

Appropriate uses:

- Mixed Use
- Civic/ Commercial / Retail
- Industrial/Office
- Public / Institutional / Educational
- Residential (all types)

Illustrative photos/drawings:





Policy Themes:

- Town Center
- Development Node
- Open Space Protection
- River Protection
- Scenic Corridor
- Watershed Protection

Quality Community Objectives Achieved:

- ✓ Environmental Protection Objective
- ✓ Growth Preparedness Objective
- ✓ Housing Choices Objectives
- ✓ Open Space Preservation Objective
- ✓ Sense of Place Objective
- ✓ Traditional Neighborhood Objective
- ✓ Transportation Alternatives Objective

Village

Existing:

The Village Character Area is a development pattern that is part of the founding vision of the City of Chattahoochee Hills. In 2003 Fulton County adopted a Transfer of Development Rights Ordinance, which provided for the permanent protection of land with the development of villages by consolidating development in villages using development rights transferred from the surrounding farm and forestlands.

Villages are planned to be from 1000 or more acres in size, and to incorporate the rural protection buffer for visual screening. One village location is designated partly in the City of Chattahoochee Hills and partly in neighboring unincorporated Fulton County. It is at South Fulton Parkway at Rivertown Road, close to the existing Friendship Crossroads Community. Over 5500 residential units and a great deal of supporting mixed-use commercial and retail are planned. The Friendship Village has received DRI approval from ARC and already has the necessary mixed zoning in the city (CHC-MIX); however the developer currently has the project on hold.

Since formation of the city, the downturn in the economy has greatly reduced the development pressure experienced throughout the entire Atlanta region, including the City of Chattahoochee Hills, and no villages have been constructed to date.

Vision:

Similar in concept to the Town, the Village character area will maintain the current rural development patterns found within the City of Chattahoochee Hills by concentrating commercial, industrial, and residential development within the Village. This character area differs from the Town development pattern as civic uses are not a requirement of the town but may be present, such as a school or church. Further, Villages are required to consist of at least 1000 acres (as opposed to the minimum of 3000 acres within a Town), and will permanently protect 60% of the total acreage as open space. Villages must have direct access to South Fulton Parkway, again to minimize the construction of new roads within the City. Within the Village, commercial development will represent 10–45% of the units, attracting smaller, more localized businesses such as a dry cleaner, coffee shop, small bookstore or grocery, which will be able to support most of the daily needs of the residents. These businesses will be located near the parkway and will be allowed a buffer exception to provide them with a commercial window to

drivers on South Fulton Parkway. 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 character area will be walkable. Further, connectivity of roads within the Village to existing city roads is important, but they should not be used as the primary access point, as the majority of traffic should enter and exit onto South Fulton Parkway. Within the Village there will not be a minimum lot size which will allow the City to achieve the desired density within this character area.

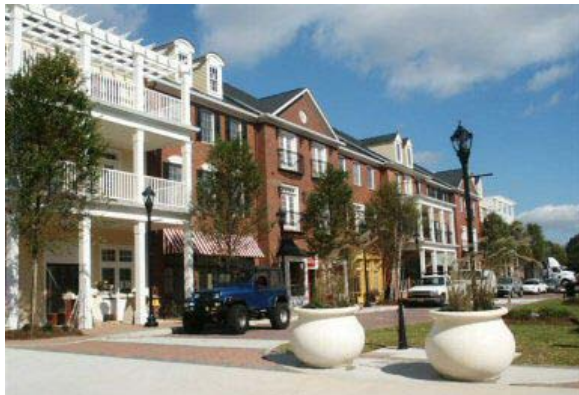
Implementation:

- Create Village Community Standards within the City of Chattahoochee Hills Zoning Ordinance to be consistent with the above vision.

Appropriate uses:

- Civic
- Commercial
- Industrial
- Public/Institutional
- Residential

Illustrative photos/drawing:



Policy Themes:

- Development Node
- River Protection
- Scenic Corridor
- Village Center
- Watershed Protection

Quality Community Objectives Achieved:

- ✓ Environmental Protection Objective
- ✓ Growth Preparedness Objective
- ✓ Housing Choices Objectives
- ✓ Open Space Preservation Objective
- ✓ Sense of Place Objective
- ✓ Traditional Neighborhood Objective
- ✓ Transportation Alternatives Objective

Rico Crossroads Community

Existing:

Crossroads communities are historic settlements found at the intersections of one or more roads in a rural setting and 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 five crossroads communities in the City of Chattahoochee Hills: Rivertown, Rico, County Line/Redwine, Goodes and Friendship. 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.

The community of Rico, currently the largest remaining community and the only one that still has an active commercial presence, has numerous residential buildings, including an operating small general store, two active churches, the Old Rico School (now City Hall) and the Rico Lodge, which are located at intersections of Campbellton-Redwine, Kite and Rico Roads.

Vision:

As one of the remaining crossroads communities, Rico was identified by citizens as an area on which they would like to study further, specifically targeting the development of an individual master plan which would address architectural design and the types of economic development feasible for this sort of community. To ensure that development is desired by community members, input from the community will be required before the development of a master plan begins. If the local community decides that they would like pursue development within Rico, all new construction must be true to the historic character of the community. Commercial development would be limited in size and scale, and must be consistent with businesses that could have historically operated in the area. New development should be mixed use in nature, with the possibility of a business owner living above their commercial space. Buffer requirements would be revised to allow new development to have road frontage, keeping consistent with historical development patterns, while limiting the external impact.

Implementation:

- ☐ Hold a series of public meetings with community members to discuss the creation of a master plan for Rico

- ❑ Development of a master plan that examines architectural and economic development within Rico
- ❑ Create zoning district to codify the vision of the Rico Crossroad Community Master Plan
- ❑ Provide incentives necessary to attract the sort of development desired in Rico

Appropriate uses:

- Low intensity historically appropriate mixed use
- Small scale commercial
- Residential
- Civic

Illustrative photos:



Policy Themes:

- Development Node
- Historic Preservation

Quality Community Objectives Achieved:

- | | |
|--------------------------------------|--------------------------------------|
| ✓ Environmental Protection Objective | ✓ Regional Identity Objective |
| ✓ Growth Preparedness Objective | ✓ Sense of Place Objective |
| ✓ Infill Development | ✓ Traditional Neighborhood Objective |

Hamlet

Existing:

The City of Chattahoochee Hills was originally envisioned to be comprised of three villages with multiple hamlets, designed to concentrated development in specific area as a mechanism to maintain the current rural development patterns. Currently one t development composed of several adjacent individual hamlets is under construction within the city. Located off Atlanta-Newnan Road, Serenbe is a mixed use development with 70 percent open space that allows office, retail, and residential uses, with a maximum residential density of one house per acre. Serenbe has 1000 acres, with about 120 of a planned 1000 housing units and supporting retail and commercial buildings in place. The grounds also include an inn and an organic farm.

Vision:

As Chattahoochee Hills continues to develop, the Hamlet character area will provide the city with a smaller scale version of the town and village character areas. With a minimum acreage of 250 acres, the smaller scale of the hamlet is designed to create close knit communities. The requirement of 6-25% commercial development will provide access to certain everyday necessities, but residents may have to leave the hamlet to get certain items that may only be found in larger commercial establishments. Hamlets must conserve 70% of the open space found within the property, concentrating development in nodes and centers within the development.

A hamlet can be located anywhere within the City and as a result the property must have a full visual buffer from city roads. This is to 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.

Because of the smaller nature of the Hamlet character area, access to South Fulton Parkway is not a requirement but access must be provided to collector roads, the next level of road classification present in Chattahoochee Hills. Further, connectivity to existing city roads is desirable but more importantly the connectivity within the character area itself is vital. Creating a walkable community is a primary goal in character area, as it smaller size is especially suited for pedestrian uses. To do this the different land uses present must be carefully considered and mixed to make sure the

layout and design suit pedestrian needs. Finally, hamlets must have municipal water, but sewage can be managed through the city, community, or privately.

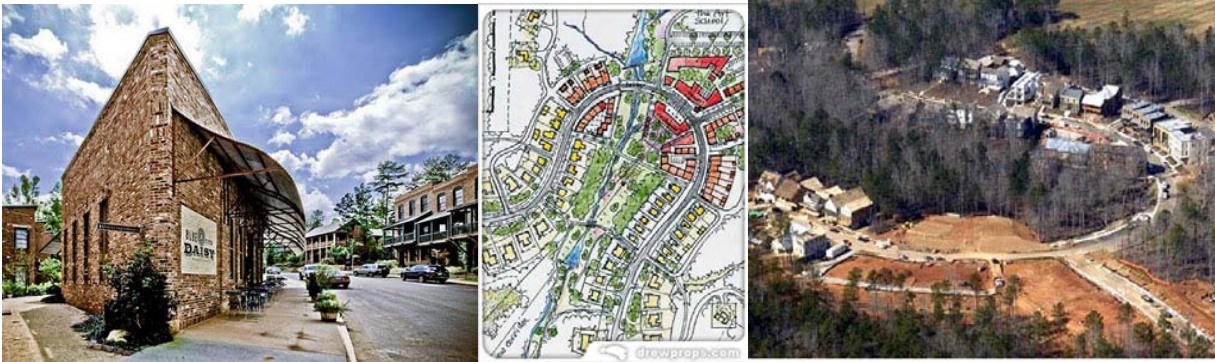
Implementation:

- ✓ Examine and update existing Hamlet Community Standards within the City of Chattahoochee Hills Zoning Ordinance to be consistent with the above vision.

Appropriate land uses:

- Commercial
- Industrial
- Public/Institutional
- Residential

Illustrative photos:



Policy Themes:

- Development Node
- River Protection
- Scenic Corridor
- Watershed Protection

Quality Community Objectives Achieved:

- ✓ Environmental Protection Objective
- ✓ Growth Preparedness Objective
- ✓ Housing Choices Objectives
- ✓ Open Space Preservation
- ✓ Regional Identity Objective
- ✓ Sense of Place Objective
- ✓ Traditional Neighborhood Objective
- ✓ Transportation Alternatives Objective

Residential Hamlet

Existing:

The Residential Hamlet character area is based upon the Chattahoochee Hill Country Conservation Subdivision Ordinance. There are two existing conservation subdivisions within the City, Arbor Reserve and Bear Creek. Currently both developments currently sit abandoned. Foxhall Farms is a large-lot conservation subdivision of approximately 100 lots planned for the area between Whiteside Road and the Chattahoochee River, with zoning approval already in place. Work has not yet started.

Existing conservation subdivisions have not fit with the rural vision of the city, therefore a new Residential Hamlet development option needs to be created. The Residential Hamlet is an attempt to utilize the tenets of conservation subdivisions while correcting the mistakes made with the two previous developments zoned under that ordinance.

Vision:

Residential Hamlets will conserve 70% of the property as open space. A full visual buffer from city roadways will be required in order to maintain the rural character of Chattahoochee Hills. There will be no commercial development within the Residential Hamlet, yet the development must still be walkable. The lot sizes within the character area will vary, depending on whether the development is going to utilize community sewer or individual septic systems. Residential Hamlets will be designed to look rural, rather than suburban, and are envisioned to utilize light imprint development practices.

At their core, conservation subdivisions employ methods that will help Chattahoochee Hills maintain the rural character they are striving to maintain. It would be inappropriate to restrict their development because of failed efforts in the past, before the City was even a city. In the future this sort of development type needs to be closely examined to ensure that Residential Hamlets are constructed according to these new development standards.

Implementation:

- ☐ Examine and update existing Conservation Subdivision Ordinance to be consistent with the "Deliberately Rural" vision.

Appropriate land uses:

- Residential

Illustrative photos:



Policy Themes:

- River Protection
- Scenic Corridor
- Watershed Protection

Quality Community Objectives Achieved:

- | | |
|--------------------------------------|---|
| ✓ Environmental Protection Objective | ✓ Open Space Preservation |
| ✓ Growth Preparedness Objective | ✓ Sense of Place Objective |
| ✓ Housing Choices Objectives | ✓ Transportation Alternatives Objective |

Farmette

Existing:

The Farmette character area designation currently does not exist within the City of Chattahoochee Hills. It was created in response to the minor subdivision process. This process currently permits a land owner to subdivide their land into three additional lots without having to go through the processes associated with a major subdivision, which can be expensive, difficult, and unnecessary in some situations. The minor subdivision rules that the city adopted from Fulton County limit subdividing through the minor subdivision process, to one time only. Once a plot of land had been subdivided, it cannot be subdivided again.

Vision:

In Chattahoochee Hills many landowners own a large amount of land and often want to subdivide their land between family members. The minor subdivision process that is currently in existence does not always suit the needs of the landowners within the City because of the one time subdividing restriction. The Farmette character area is to be used one time after a landowner had gone through the minor subdivision process.

Currently, these are generally lots that have been informally subdivided through the minor subdivision process (limit of three lots). If the landowner wishes to further subdivide their land they will be allowed to do so at one additional lot/house per every additional 20 acres they subdivide.

Given that the city already limits minor subdivisions, the committee wanted to allow subdividing that would have minimal impact to existing property owners and maintain rural character. Because the lots on gravel roads were seen to be more rural in character, the committee felt that they should be the model for new minor subdivisions in the city. These gravel road rural lots are currently a minimum of three acres in size.

The proposed new minor subdivision standard for rural residential is one house per 3 acres for the first 9 acres owned by an individual. After that, one house per 20 acres is proposed under the Farmette guidelines. Existing lots smaller than three acres will be allowed to exist in perpetuity.

This type of subdivision ensures that the rural character of Chattahoochee Hills is maintained. New development built through this process should limit curb cuts, and should be buffered if possible. If a visual buffer cannot be achieved, for example on farm or pasture land, design guidelines will apply to ensure that rural character is upheld. These guidelines will address the scale and placement of structures on the subdivided lots. Because of the rural nature of these properties, septic or individual home systems will be required for sewage.

Implementation:

- ☐ Develop and adopt a Farmette zoning classification

Appropriate land uses:

- Agricultural
- Residential

Illustrative photos:





Policy Themes:

- Agricultural Protection
- Rural Conservation
- River Protection
- Scenic Corridor
- Watershed Protection

Quality Community Objectives Achieved:

- ✓ Environmental Protection Objective
- ✓ Growth Preparedness Objective
- ✓ Heritage Preservation Objective
- ✓ Housing Choices Objectives
- ✓ Regional Identity Objective
- ✓ Sense of Place Objective

Agricultural and Rural Residential

All typical family farm agricultural uses are allowed. These are considered to be in keeping with the rural character desired by the citizenry. Large scale or agribusiness uses may not be located in the Agricultural and Rural Residential character area. Uses associated with large scale farming and agribusiness, such as slaughterhouses should be located in the agribusiness/industrial character area.

Appropriate land uses:

- Agricultural
- Residential

Illustrative photos:





Policy Themes:

- Agricultural Protection
- Rural Conservation
- River Protection
- Scenic Corridor
- Watershed Protection

Quality Community Objectives Achieved:

- ✓ Environmental Protection Objective
- ✓ Growth Preparedness Objective
- ✓ Heritage Preservation Objective
- ✓ Housing Choices Objectives
- ✓ Regional Identity Objective
- ✓ Sense of Place Objective

Agribusiness/Industrial

True industrial park that supports the less attractive and residentially incompatible uses related to agriculture and agribusiness. Uses associated with large scale farming and agribusiness, such as slaughterhouses should be located in the agribusiness/industrial character area.

Appropriate land uses:

- Agricultural
- Industrial

Illustrative photos:



Policy Themes:

- Agricultural Protection

Quality Community Objectives Achieved:

- ✓ Environmental Protection Objective
- ✓ Growth Preparedness Objective
- ✓ Regional Identity Objective

Quality Community Objectives Analysis

Character Area	Quality Community Objectives Achieved
<i>Town</i>	<p>Environmental Protection Objective: Light Imprint stormwater management best practices and tree-replanting ordinance are being employed for all new development. Also, land use measures are used that will protect that natural resources in the community.</p> <p>Growth Preparedness Objective: The elected officials within the community have a strong understand of the land-development process within the community. Specific areas have been identified for growth. Additionally the development regulations and zoning codes are being updated to help achieve the QCO goals.</p> <p>Housing Choices Objective: All housing types will be allowed in the town including flats/garden apartments, townhouses, and single family houses with accessory units allowed, and dedicated senior housing. Universal design must be offered as an option in all new housing.</p> <p>Open Space Preservation: Development in this character area is required to permanently conserve 60% of the property as open space.</p> <p>Sense of Place Objective: Chattahoochee Hills is making specific zoning and development choices to ensure that the current rural character is preserved and represented throughout the city. Visitors should instantly know that they within the city limits through a distinct shift in development patterns compared to those in nearby communities. The Scenic Byway ordinance regulates the size and type of signage present along the roadway.</p> <p>Traditional Neighborhood Objective: Mixed use development will promote walkability verses vehicular transportation. Schools should be located in this character area allowing children to walk or bike to school.</p> <p>Transportation Alternatives Objective: The town development will be required to connect to multiple adjacent city roads, including a connection to the South Fulton Parkway. The town must have an efficient street network /grid for internal circulation. Sidewalks will be required.</p>
<i>Village</i>	<p>Environmental Protection Objective: Light Imprint stormwater management best practices and tree-replanting ordinance are being employed for all new development. Also, land use measures are used that will protect that natural resources in the community.</p> <p>Growth Preparedness Objective: The elected officials within the community have a strong understand of the land-development process within the community. Specific areas have been identified for growth. Additionally the development regulations and zoning codes are being updated to help achieve the QCO goals.</p> <p>Housing Choices Objectives: All housing types will be allowed in the village including flats/garden apartments, townhouses, and single family houses with accessory units allowed and dedicated senior housing. Universal design must be offered as an option in all new housing.</p> <p>Open Space Preservation: Development in this character area is required to</p>

Character Area	Quality Community Objectives Achieved
	<p>permanently conserve 60% of the property as open space.</p> <p>Sense of Place Objective: Chattahoochee Hills is making specific zoning and development choices to ensure that the current rural character is preserved and represented throughout the city. Visitors should instantly know that they are within the city limits through a distinct shift in development patterns compared to those in nearby communities. The Scenic Byway ordinance regulates the size and type of signage present along the roadway.</p> <p>Traditional Neighborhood Objective: Mixed use development will promote walkability verses vehicular transportation. Schools may be located in this character area allowing children to walk or bike to school.</p> <p>Transportation Alternatives Objective: The village development will be required to connect to multiple adjacent city roads, including a connection to the South Fulton Parkway. The village must have an efficient street network / grid for internal circulation. Sidewalks will be required.</p>
<i>Hamlet</i>	<p>Environmental Protection Objective: Light Imprint stormwater management best practices and tree-replanting ordinance are being employed for all new development. Also, land use measures are used that will protect that natural resources in the community.</p> <p>Growth Preparedness Objective: The elected officials within the community have a strong understand of the land-development process within the community. Specific areas have been identified for growth. Additionally the development regulations and zoning codes are being updated to help achieve the QCO goals.</p> <p>Housing Choices Objectives: All housing types will be allowed in hamlets including flats/garden apartments, townhouses, and single family houses with accessory units allowed and dedicated senior housing. Universal design must be offered as an option in all new housing.</p> <p>Open Space Preservation: Development in this character area is required to permanently conserve 70% of the property as open space.</p> <p>Regional Identity Objective: Currently, the only existing Hamlet, Serenbe, attracts many tourists to their community based upon the unique development patterns they have employed. Future development strives to mimic these methods.</p> <p>Sense of Place Objective: Chattahoochee Hills is making specific zoning and development choices to ensure that the current rural character is preserved and represented throughout the city. Visitors should instantly know that they within the city limits through a distinct shift in development patterns compared to those in nearby communities. The Scenic Byway ordinance regulates the size and type of signage present along the roadway.</p> <p>Traditional Neighborhood Objective: Mixed use development will promote walkability verses vehicular transportation. Schools may be located in this character area allowing children to walk or bike to school.</p> <p>Transportation Alternatives Objective: A hamlet will be required to connect to existing city streets and have more than one entrance / exit. Sidewalks will be present in the mixed-use area of this development.</p>

Character Area	Quality Community Objectives Achieved
<i>Crossroads Community (Rico)</i>	<p>Environmental Protection Objective: Light Imprint stormwater management best practices and tree-replanting ordinance are being employed for all new development. Also, land use measures are used that will protect that natural resources in the community.</p> <p>Growth Preparedness Objective: The elected officials within the community have a strong understand of the land-development process within the community. Specific areas have been identified for growth. Additionally the development regulations and zoning codes are being updated to help achieve the QCO goals.</p> <p>Infill Development: The mixed use nature of this area allows for small scale development of 5,000 square feet or less for some uses within this Crossroads Communities.</p> <p>Regional Identity Objective: If the existing community members wish to develop this character area, business that have a historical precedence will be located here.</p> <p>Sense of Place Objective: Chattahoochee Hills is making specific zoning and development choices to ensure that the current rural character is preserved and represented throughout the city. Visitors should instantly know that they within the city limits through a distinct shift in development patterns compared to those in nearby communities. Ordinances regulating the aesthetics, size and type of development will be developed. The Scenic Byway ordinance regulates the size and type of signage present along the roadway.</p> <p>Traditional Neighborhood Objective: Mixed use development will promote walkability verses vehicular transportation. Schools may be located in this character area allowing children to walk or bike to school.</p>
<i>Residential Hamlet</i>	<p>Environmental Protection Objective: Light Imprint stormwater management best practices and tree-replanting ordinance are being employed for all new development. Also, land use measures are used that will protect that natural resources in the community.</p> <p>Growth Preparedness Objective: The elected officials within the community have a strong understand of the land-development process within the community. Specific areas have been identified for growth. Additionally the development regulations and zoning codes are being updated to help achieve the QCO goals.</p> <p>Housing Choices Objectives: Accessory units are allowed and encouraged as a mechanism for providing rental housing within the community. New development is regulated and closely examined to ensure it stays consistent with existing development within the character area.</p> <p>Open Space Preservation: Development in this character area is required to permanently conserve 70% of the property as open space. Further, this character area is based upon the conservation subdivision ordinance that was adopted by the City upon its incorporation in 2007.</p> <p>Sense of Place Objective: Chattahoochee Hills is making specific zoning and development choices to ensure that the current rural character is preserved and represented throughout the city. Visitors should instantly know that they within</p>

Character Area	Quality Community Objectives Achieved
	<p>the city limits through a distinct shift in development patterns compared to those in nearby communities. The Scenic Byway ordinance regulates the size and type of signage present along the roadway.</p> <p>Traditional Neighborhood Objective: Pedestrian connectivity is a primary objective of this character area so residents will have the choice to walk if they choose.</p> <p>Transportation Alternatives Objective: This area is recommended to connect to existing city streets and have more than one entrance/exit. In keeping with maintaining rural character, sidewalks will not be required unless the city engineer deems them necessary for safety reasons.</p>
<i>Farmette Subdivision</i>	<p>Environmental Protection Objective: Stormwater management best practices and tree-replanting ordinance are being employed for all new development. Also, land use measures are used that will protect that natural resources in the community.</p> <p>Growth Preparedness Objective: The elected officials within the community have a strong understand of the land-development process within the community. Specific areas have been identified for growth. Additionally the development regulations and zoning codes are being updated to help achieve the QCO goals.</p> <p>Heritage Preservation Objective: If not visually buffered, new construction in this area must satisfy design guidelines that will address the scale and placement of structures.</p> <p>Housing Choices Objectives: Accessory units are allowed and encouraged as a mechanism for providing rental housing within the community. New development is regulated and closely examined to ensure it stays consistent with existing development within the character area.</p> <p>Regional Identity Objective: Agricultural uses are encouraged in this area, as they were once common throughout the community.</p> <p>Sense of Place Objective: Chattahoochee Hills is making specific zoning and development choices to ensure that the current rural character is preserved and represented throughout the city. Visitors should instantly know that they within the city limits through a distinct shift in development patterns compared to those in nearby communities. The Scenic Byway ordinance regulates the size and type of signage present along the roadway. There will be a plan to protect designated farmland.</p>
<i>Rural-Agricultural</i>	<p>Environmental Protection Objective: Light Imprint stormwater management best practices and tree-replanting ordinance are being employed for all new development. Also, land use measures are used that will protect that natural resources in the community.</p> <p>Growth Preparedness Objective: The elected officials within the community have a strong understand of the land-development process within the community. Specific areas have been identified for growth. Additionally the development regulations and zoning codes are being updated to help achieve the QCO goals.</p> <p>Housing Choices Objectives: Accessory units are allowed and encouraged as</p>

Character Area	Quality Community Objectives Achieved
	<p>a mechanism for providing rental housing within the community. New development is regulated and closely examined to ensure it stays consistent with existing development within the character area.</p> <p>Regional Identity Objective: Agricultural uses are encouraged in this area, as they were once common throughout the community.</p> <p>Sense of Place Objective: Chattahoochee Hills is making specific zoning and development choices to ensure that the current rural character is preserved and represented throughout the city. Visitors should instantly know that they within the city limits through a distinct shift in development patterns compared to those in nearby communities. The Scenic Byway ordinance regulates the size and type of signage present along the roadway. There will be a plan to protect designated farmland.</p>

Future Land Use Plan

The future land use plan for Chattahoochee Hills is a parcel-specific map intended to serve as a guide in making rezoning and capital investment decisions. The map assigns a future land use designation to every parcel in the city. The future land use categories shown on the map are listed and defined in the following table. The definitions also describe what zoning districts are appropriate for each future land use category.

Although a future land use plan is no longer required by the Georgia Department of Community Affairs (DCA), it may be helpful in understanding the vision and plan for Chattahoochee Hills so it has been included in the Comprehensive Plan. The following are DCA defined land use categories, with specific information regarding current and future uses.

Existing Land Uses

Existing land use information for the City of Chattahoochee Hills was gathered from a field survey completed in March 2010. Land uses are classified into the eight standard land use classifications as described in DCA's planning Standards and Procedures for Local Comprehensive Planning. Most of the land use data for the city was gathered from field surveys and aerial photos. The majority of land in Chattahoochee Hills is currently devoted to agricultural/forestry uses, which occupy 71% of the city. Six percent of land was classified as residential. Because so much of the city is agricultural or forested, from the road, it is hard to see where houses are located. Even from aerial photos, the tree cover can obscure houses. The city has many very large tracts of lands on which one house is located but the rest is pasture land or forest. These lots were classified by the majority use. If most of the lot was agricultural or forest, it was classified as Agriculture/Forestry. If the lot was not in any productive agricultural or forestry use and was mostly devoted to residential use, it was classified as residential.

Transportation / communication / utilities land is 16% of the total land area. The city has 101 miles of roads: 66 miles are paved, 34 miles are gravel. The park / recreation / conservation category includes the newly purchased city parks, Cochran Mill Nature Center and the conservation area for one platted conservation subdivision. The land that is categorized as undeveloped / vacant is land that was platted for subdivisions but has been abandoned. The current mixed use category is currently defined by Serenbe.

Future Land Use

Land Use Category	Acres	Current Percentage of the City	Future Percentage of the City
<i>Residential</i>	2296	6%	6%
<i>Commercial</i>	17	Less than 1%	Less than 1%
<i>Industrial</i>	0	0%	Less than 1%
<i>Public/Institutional</i>	28	Less than 1%	Less than 1%
<i>Transportation/Communication/Utilities</i>	6060	16%	16%
<i>Park/Recreation/Conservation</i>	1958	5%	5%
<i>Agriculture/Forestry</i>	27586	71%	62%
<i>Undeveloped/Vacant</i>	138	Less than 1%	Less than 1%
<i>Mixed Use</i>	545	1%	9%
Total	38628	100%	

(Percentages equal more than 100% due to rounding)

Residential

According to DCA, the predominant use of land within the residential category is for single family and multi-family dwelling units organized into general categories of net densities. In Chattahoochee Hills, residential generally means AG-1, lots of one acre or more, not in a subdivision, or conventional residential subdivisions.

There is one conventional subdivision, Crossroads (sometimes called Little Fawn) off of Wilkerson Mill Road, which was developed in the early 1980s. The layout of Crossroads is a typical suburban pattern with only one entrance to the development for more than 150 houses and numerous cul-de-sacs. Houses in the Crossroads subdivision are on lots that are approximately 10,000 square feet in size. The subdivision was originally served by a sewage treatment package plant that failed. It is now served by Fulton County Sewer.

The City has two unsuccessful, partially built, abandoned conventional suburban subdivisions, Arbor Reserve and Bear Creek which could be considered to be in need of redevelopment and/or significant aesthetic improvements.

Arbor Reserve and Bear Creek were built as conservation subdivisions. However, the average citizen may not notice the conservation area because much of the surrounding area is undeveloped. The average person only sees small lots, the problems associated with existing conventional suburban subdivisions in the community and the suburban nature of these developments.

The new residential hamlet designation will replace the conventional conservation subdivision in the major subdivision process and is intended to address the concerns related to conventional subdivisions and force a more rural aesthetic for residential development. Although the number of houses allowed for each acre in the development would remain the same (with an overall density of one house per acre), the appearance will be that of a small rural hamlet, because all of the development will be focused on 30% of the land.

There will be no future development of typical AG-1 (one acre) lot type after the proposed subdivision regulations and zoning ordinance amendments are adopted. AG-1, or one acre lots, are suburban in nature and are not in keeping with the city's rural vision. The current subdivision regulations allow parcels to be subdivided using the minor subdivision process only once and the majority of lots in the city smaller than 10 acres have already been through the minor subdivision process. Those lots cannot be subdivided again. Proposed revisions to the subdivision regulations and zoning ordinance will increase minimum lot size and a limit on the number of small parcels (3 acres) that can be created. Lots created under the minor subdivision process will likely be small farms or farmettes and will be included in the agriculture land use category.

Commercial

DCA characterizes this category as land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, usually organized into general categories of intensities. The only commercial development outside of Serenbe is Smith's Store in the Rico crossroad community. Future commercial development will be located in the Town, Village and Mixed Use Hamlets, not in a separate commercial district, so there will be no net increase in the land designated commercial.

Industrial

This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. There is approximately 10 acres of undeveloped industrially zoned land on Cambellton-Redwine Road. Future industrial land uses may be located in the town or in a new industrial district located adjacent to Highway 154, depending on the size and intensity of the use. Small-scale agricultural industrial of the type typically found in the nonworking farms will also be allowed in the rural district.

Public/Institutional

This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. New civic uses are generally to be located in the town, but may be built in other locations based on need.

Transportation/Communication/Utilities

This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses. This category of land uses is not expected to increase significantly over the planning period.

Park/Recreation/Conservation

This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses. The city has recently acquired all the parks in its borders from Fulton County. Additional conservation areas will be set aside as part of each development in the city, and depending on the use may be a part of the "permanently preserved land" designated in each development.

Agriculture/Forestry

This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting. The theme of this comprehensive plan is deliberately rural, with a focus on agricultural activities, so although the amount of land in this category decreases slightly with the town, village, hamlet development pattern, the city desires to promote agriculture and forestry in the city limits. Typical low-impact agricultural uses may also be a part of the "permanently preserved land" designated in each development.

Undeveloped/Vacant

This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

Mixed Use

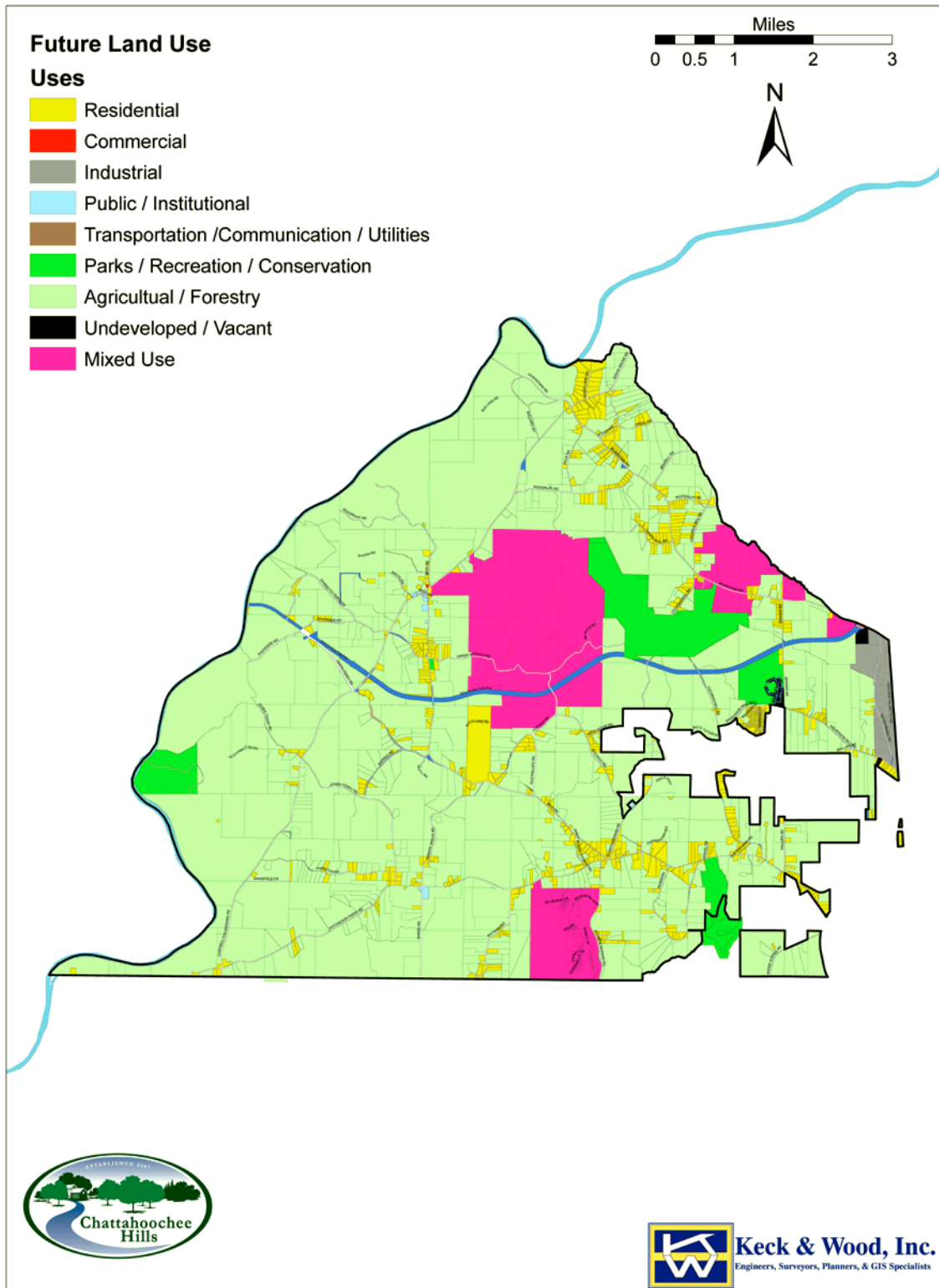
DCA allows communities to create the definition for their own mixed use districts but spells out that they must be fine-grained mixed land use, or one in which land uses are more evenly balanced, and that mixed land use categories must be clearly defined, including the types of land uses allowed, the percentage distribution among the mix of uses (or other objective measure of the combination), and the allowable density of each use.

The Mixed Use category for Chattahoochee Hills will include the Town, Village and Mixed Use Hamlet character areas. Other than the new small industrial land use designation, it will be the only land use type to significantly increase over the 20 year planning period.

Future Land Use Category	Definition	Corresponding Zoning
Mixed Use	Dense town , village and mixed use hamlet development surrounded by 70% greenspace	CHC-MIX or three separate new zoning districts for town, village, and mixed use hamlet
Agricultural/Forestry	Agricultural uses including timbering, houses are allowed	AG-1 or new zoning district
Residential	Rural residential on existing lots or new lots three or more acres in size	AG-1 or new zoning district
Industrial	Industrial or Agricultural uses that are best separated from residential uses of any kind (e.g. Slaughterhouse)	M-1 or M-2 or new zoning district
Parks Recreation Conservation	Parks or permanently protected greenspace	AG-1 or new zoning district

The Zoning Ordinance and Subdivision Regulations will need extensive revisions in order to codify the “Deliberately Rural” vision Chattahoochee Hills. The existing zoning districts are inadequate to create the type of development and preservation that are part of the Chattahoochee Hills vision.

Future Land Use Map



Issues and Opportunities, Policies and Implementation

The following issues and opportunities were identified from a review of the Georgia Department of Community Affairs (DCA) "Quality Community Objectives", analysis of the data and information contained in this document, and concerns stated by city residents in the five outreach meetings hosted by the Public Participation Committee. In order to translate the future vision for the community into an implementation plan first requires goal setting and an identification of the issues and opportunities that must be addressed in making the plan a reality. The following list of issues and opportunities were identified by citizens during the public involvement process and later refined by the planning team and city officials. The overarching goal is to develop a plan that best manages the anticipated growth in the community and preserves the rural character.



Policies are adopted to provide ongoing guidance and direction to local officials. They provide a basis for making decisions in implementing the Comprehensive Plan, including achieving the Community Vision and appropriately addressing the Community Issues and Opportunities. The policies listed here are intended to be general in nature and applied citywide, particularly at the time of rezoning, permit review and budget preparation. Many of these policies will be referenced in staff reports for future rezonings and may influence conditions of zoning that may be placed on future development. Geographic-based policies are part of the description of the Future Development Map and Future Land Use Plan. Policies do not supersede standards and

regulations in the Chattahoochee Hills Zoning Ordinance, Development Regulations and other ordinances as adopted by the Mayor and City Council.

The implementation strategies are the specific measures that have to be undertaken to implement the plan. They are listed to address the issues and opportunities identified by the community in the planning process. Implementation strategies carry out city policies and create the city's "to do" list, also known as the Short Term Work Program.

- **Land Use**
- **Transportation**
- **Economic Development**
- **Housing**
- **Natural and Cultural Resources**
- **Community Facilities and Services**
- **Intergovernmental Coordination**

Land Use

Based on the input of the citizens who responded to the comprehensive plan survey and who participated in the outreach meetings, the city is to be preserved/ maintained as closely as possible to its current rural state. By maintaining the rural character of the city, the Mayor and City Council are not only following the wishes of the city's citizens, but is also creating a valuable commodity that will differentiate the city from the rest of metro Atlanta, improving both property values and tax collections. Metro Atlanta is overrun with suburban sprawl. Families continually move further out to escape sprawl. In Chattahoochee Hills, people will be able to enjoy the rural nature of the community in perpetuity because the city has made a deliberate choice to be rural, rather than being temporarily rural only because the suburban sprawl hasn't arrived yet.

The city has a very limited tax base. In order for the city to be able to continue to provide an acceptable level of services in the future without significant property tax increases, the property tax base will have to be improved. In order to keep the majority of the city rural, development will only be permitted in designated development areas (town, villages and hamlets). Additionally, the elements that most embody the rural nature of the city, the roadways and viewsapes must be protected.

The following table addresses each of the land use issues and opportunities that came up through the Comprehensive Plan survey and outreach meeting process.

Issues and Opportunities	Policy	Implementation Measures
Preservation of the rural character of the area	Use development regulations and transfer of development rights (TDR) ordinance to accomplish the city's future development and conservation strategy.	<ul style="list-style-type: none">• Rewrite development regulations and transfer of development rights ordinance.• Lobby for legislative support of tax incentives and transfer fee programs required for best case implementation.
Developments approved to date have required many variances, and have not created much real preservation.	Use development regulations and TDR ordinance to accomplish future development and conservation strategy. New zoning regulations should focus on form rather than use where appropriate.	<ul style="list-style-type: none">• Rewrite development regulations and transfer of development rights ordinance.• Include form based code in addition to land use regulations.

Issues and Opportunities	Policy	Implementation Measures
Zoning code needs to include best practices to achieve desired development pattern. There are zoning districts in the ordinance that are not compatible with the currently adopted Comprehensive Plan.	Use development regulations to accomplish the city's future development and conservation strategy.	<ul style="list-style-type: none"> • Rewrite development regulations. • Delete unused zoning districts from the code.
Current zoning is almost silent on development outside of villages, hamlets and conservation subdivisions, which could allow development that is not in keeping with community desires.	Use development regulations to accomplish the city's future development and conservation strategy.	<ul style="list-style-type: none"> • Rewrite development regulations.
As originally conceived, three villages and multiple hamlets would create around 30,000 housing units—creating concerns regarding sprawl and loss of community character.	Use development regulations to accomplish the city's future development and conservation strategy and to enforce dense nodal development.	<ul style="list-style-type: none"> • Rewrite development regulations. • Include form based code in addition to land use regulations.
Lack of economic incentives for dense, nodal development in villages and hamlets, and disincentives for conventional suburban sprawl.	Town, village and hamlet will be the only allowed non-rural development types in the city's zoning ordinance. Suburban style development will not be allowed.	<ul style="list-style-type: none"> • Rewrite zoning districts to reflect the desired development patterns and restrict suburban style development.
In the creation of the city, 1½ of the planned villages were cut out of the city's boundaries. The city needs this tax base.	The new, larger Town style development in particular, as well as the Village and Hamlet development pattern will make up for the loss of village designated land.	<ul style="list-style-type: none"> • Create zoning districts for Town. • Update current zoning standards for villages and hamlet development.
Rural community values should be reflected in development codes, particularly as related to dark skies and signs.	Use the dark sky ordinance to protect the nighttime sky. Use the sign ordinance to prevent unwanted signage within community.	<ul style="list-style-type: none"> • Keep the dark sky ordinance in the new zoning ordinance. • Review/update the sign ordinance to ensure that it reflects community character.
Can the current zoning ordinance promote agricultural uses and discourage suburban sprawl?	Use incentives to encourage agricultural uses and disincentives for sprawl.	<ul style="list-style-type: none"> • Update the zoning ordinance to incorporate incentives for agricultural uses and disincentives for sprawl.
Balance between the level of regulation and community	Restrictions on rural uses should be directly related to nuisances	<ul style="list-style-type: none"> • Revise the zoning ordinance and remove

Issues and Opportunities	Policy	Implementation Measures
values that support personal freedom, but are sometimes conflicted on 'neighbor freedom'.	close to residential structures. Agricultural uses should be supported and protected under grandfathering provisions.	restrictions normally found in suburban communities that prevent rural uses.
Comp Plan needs input of major landowners / developers. Their buy-in and success are required drivers of this process.	Involve major landowners/developers in the planning process so they help to refine the vision for the city.	<ul style="list-style-type: none"> Continue to include major landowners / developers in the planning process.
Concerns regarding development without city water or sewer available	Utility polices for the city must be incorporated into the new development regulations	<ul style="list-style-type: none"> Incorporate new utility policies for the city in development regulations.
Concern about options for landowners to realize financial benefit from their land, without selling it to a developer	Adherence to the future development plan/future land use map and policies of the Comprehensive Plan will create additional value for properties in the city.	<ul style="list-style-type: none"> Rewrite development regulations to include new development options. Revise transfer of development rights ordinance.
Existing AG-1 zoning allows lots as small as one acre in size which is not consistent with rural character but with suburban large lot zoning.	Use development regulations to accomplish the city's future development and conservation strategy.	<ul style="list-style-type: none"> Rewrite development regulations and transfer of development rights ordinance.
Protection of the South Fulton Scenic Byways, especially when the Byway intersects one of the crossroads communities.	Provisions for protection of the scenic byway must be included in the development regulations and Rico Crossroads Community Master Plan.	<ul style="list-style-type: none"> Include provisions for visual buffering requirements, and protection of the scenic byway in the development regulations and Rico Crossroads Community Master Plan.
Preservation of viewsheds of lakes and streams, farmland, horse pastures, riparian corridors and mature forests that are prevalent throughout the City of Chattahoochee Hills.	Use development regulations to accomplish the city's future development and conservation strategy.	<ul style="list-style-type: none"> Implement visual buffering requirements for all development styles Rewrite zoning districts to reflect the desired development patterns and restrict suburban style development.
Preservation of historical and cultural sites with regards to the placement, size and type of future development.	Future development must respect the area's historic and cultural significance.	<ul style="list-style-type: none"> Rewrite the development regulations, Rico Crossroads Community Master Plan, and any other plans or studies of other crossroads communities to include

Issues and Opportunities	Policy	Implementation Measures
		respect for the area's historic and cultural sites.
City has a history of land use planning that supports the vision of villages, hamlets and preserved open space.	Use the Comprehensive Plan to build on and refine the vision for Chattahoochee Hills.	<ul style="list-style-type: none"> • Rewrite development regulations. • Rewrite zoning districts to reflect the desired development patterns and restrict suburban style development. • Include form based code in addition to land use regulations.
High level of recognition of anticipated development pressure and the need for tax revenue to support the city's operating needs and to implement the Comp Plan vision.	Use the Town, Village, Hamlet development pattern to channel development pressure into desired areas and forms to create the city's tax base.	<ul style="list-style-type: none"> • Rewrite zoning districts to reflect the desired development patterns and restrict suburban style development while increasing the city's tax base.

Transportation

Protecting the character of the existing 100 miles of roads, both paved and gravel, is the key to maintaining the rural nature of the city. All the paved rural roads in the city (except for South Fulton Parkway) are two narrow lanes (e.g. 10 feet wide) with a grass shoulder. Both the paved and gravel roads are very lightly travelled, even during rush hour.



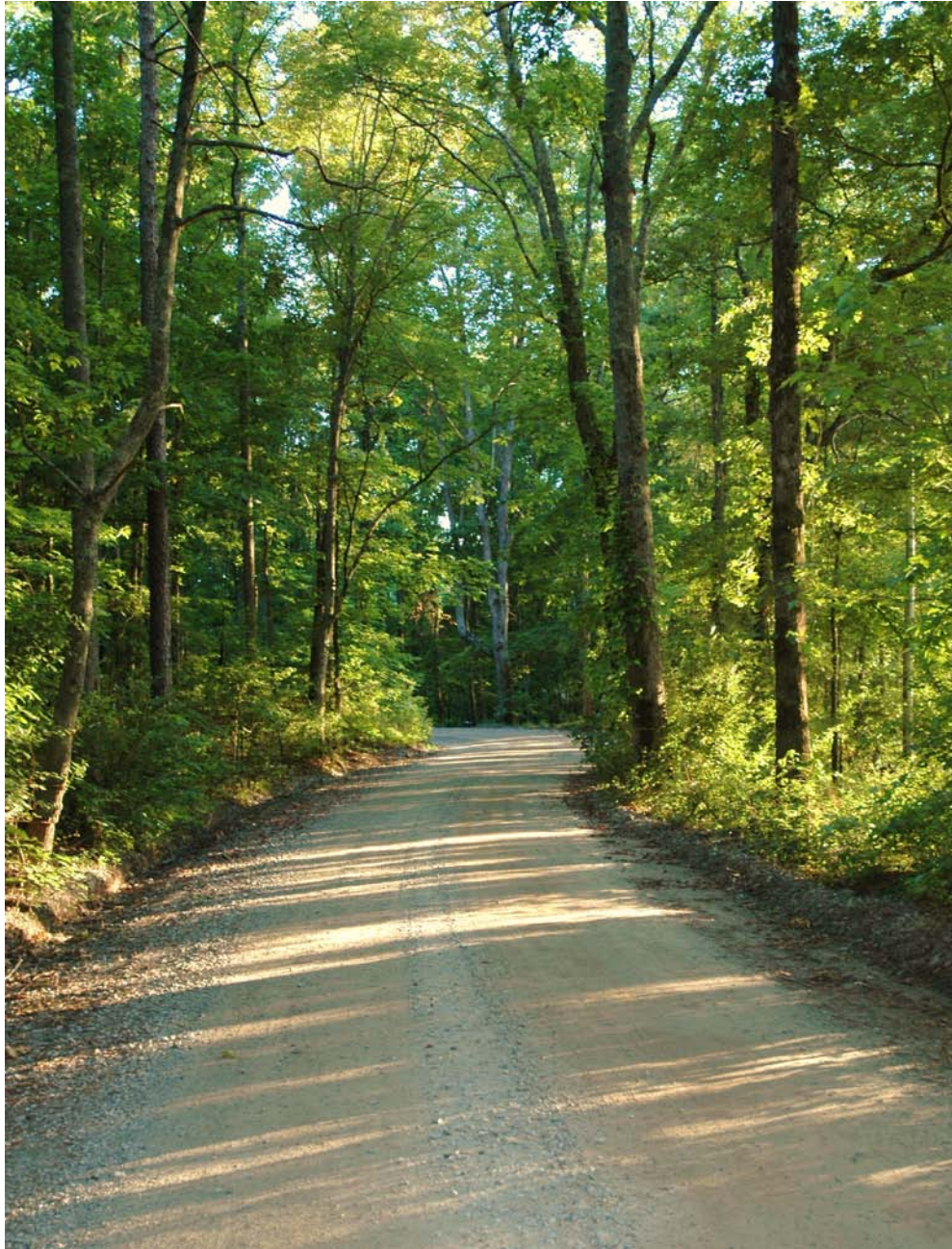
In order to maintain the rural road character neither the gravel nor paved roads will ever be widened. Additional traffic from new town and village development will be addressed by sound transportation planning principles that include connectivity and building an enhanced rural road network throughout the city, giving residents many ways to get from one part of the city to another. Traffic will be minimized on existing roads by requiring developers to build new roads within their developments and new roads to connect to South Fulton Parkway. The enhanced road network will allow traffic volumes on existing roads to stay low enough to continue to have free flow on rural roads, thus maintaining the existing character.

Developers of all towns, villages and hamlets (mixed use or residential) will be responsible for constructing necessary new arterial and collector roads to connect with South Fulton Parkway or other major arterial road, in addition to local roads to serve the development OR will pay transportation impact fees in the amount equivalent to the cost of constructing the new roads for any development.

The following table addresses each of the transportation issues and opportunities that came up through the Comprehensive Plan survey and outreach meeting process.

Issues and Opportunities	Policy	Implementation Measures
Preserve rural character.	Existing rural roads will not undergo any improvements that will change the character of the road. New development regulations should include a requirement for city approval for access (curb cuts) to city owned roads.	<ul style="list-style-type: none"> • Implement visual buffering standards for all new development • Implement curb cut standards that incentivize sharing of curb cuts for all new development as appropriate • Develop road standards for paved and gravel roads to be incorporated into the South Fulton Comprehensive Transportation Plan (CTP) scheduled to begin in 2011.
Strong support for and strong opposition to the notion of public transportation.	There is a need for transportation for the disabled and elderly in the community. When population density of the Town is adequate to support transit, a study of community needs must be done.	<ul style="list-style-type: none"> • Address in the upcoming South Fulton Comprehensive Transportation Plan (CTP) scheduled to begin in 2011.
Desire for multi-use trails without compromising rural character		<ul style="list-style-type: none"> • Trail standards should be addressed in the CTP and the city's parks plan.
Need to accommodate increasing traffic volumes as development occurs	Existing rural roads will not undergo any improvements that will change the character of the road.	<ul style="list-style-type: none"> • Developers will build new roads to connect to South Fulton Parkway, a new internal street grid, and multiple connections to existing city roads. The land use mix of the town, village and mixed use hamlets will allow residents to walk and bike for more trips than would be possible in a suburban style development.

Issues and Opportunities	Policy	Implementation Measures
What are the local transportation priorities (roundabouts instead of traffic lights, preference for traffic calming measures, etc.)?	Existing rural roads will not undergo any improvements that will change the rural character of the road. Improve the city road network to have multiple two lane roads, rather than fewer wider roads.	<ul style="list-style-type: none"> Roundabouts are preferred over traffic lights. Multiple two lane roads are preferred over wider roads.
A number of bridges in the city have low sufficiency ratings and will need to be replaced.	City bridges must have adequate sufficiency ratings.	<ul style="list-style-type: none"> These bridges will be listed in the city's capital improvement program.
State and federal money for transportation improvements is limited.	Developers must build all the roads to support their developments. Other transportation funding sources must be considered, including impact fees.	<ul style="list-style-type: none"> Developers will build new roads to connect to South Fulton Parkway, a new internal street grid, and multiple connections to existing city roads.
The City of Chattahoochee Hills has minimal traffic indicated by relatively low traffic counts on all of its roads.	Very light traffic and free flow conditions fit the rural vision for the community, therefore the minimum Level of Service (LOS) acceptable for city roads is C.	<ul style="list-style-type: none"> Developers will build new roads to connect to South Fulton Parkway, a new internal street grid, and multiple connections to existing city roads.
The South Fulton Parkway Access Study is underway and the Atlanta Regional Commission plans to start the South Fulton Comprehensive Transportation Plan in 2011.	The city's policies regarding transportation must be incorporated into both the Access Management Study and the CTP.	<ul style="list-style-type: none"> See above.



Protecting the character of the existing roads is the key to maintaining the rural nature of the city. A detailed transportation plan for the city will be developed as part of the South Fulton Comprehensive Transportation Plan. The following city policies must be incorporated into the CTP.

- The city's future development map which shows exactly where towns and villages may be located.

- Gravel roads must be maintained in their current state.
- Current paved rural roads are typically two narrow lanes (e.g. 10 feet wide) with a grass shoulder.
- Neither gravel nor paved roads will ever be widened.
- The minimum acceptable LOS for existing city roads is generally 'C'. Developers of all towns, villages and hamlets (mixed use or residential) will be responsible for constructing necessary new arterial and collector roads to connect with South Fulton Parkway or other major arterial road, in addition to local roads to serve the development OR will pay transportation impact fees in the amount equivalent to the cost of constructing the new roads for any development that will degrade service below 'C' LOS.

Economic Development

Based on the input of the citizens who responded to the comprehensive plan survey and who participated in the outreach meetings, the city is to be preserved/ maintained as closely as possible to its current rural state. By maintaining the rural character of the city, the Mayor and City Council are not only following the wishes of the city's citizens, but is also creating a valuable commodity that will differentiate the city from the rest of metro Atlanta, improving both property values and tax collections.

The city currently has a very limited tax base. In order for the city to be able to continue to provide an acceptable level of services in the future without significant property tax increases, the property tax base will have to be improved and new businesses attracted to the city. In order to ensure that the city develops in the way envisioned by the citizens participating in the comprehensive plan process and that the types of businesses that fit the city's vision will locate here, the city must do an economic development study and develop an economic development strategy.

The following table addresses each of the economic development issues and opportunities that came up through the Comprehensive Plan survey and outreach meeting process.

Issues and Opportunities	Policy	Implementation Measures
How to market Chattahoochee Hills to companies that fit in with the vision for the city.	Only businesses that fit into the Chattahoochee Hills vision should locate here.	<ul style="list-style-type: none">Perform feasibility study to determine the types of businesses we could attract that fit into our vision. As a result of the feasibility study, develop an economic development strategy to attract the types of businesses named in the study.
Need for consistent branding of the Chattahoochee Hills vision of rural countryside and villages/hamlets/sustainable development pattern.	Only businesses that fit into the Chattahoochee Hills vision should locate here.	<ul style="list-style-type: none">Concurrent with the Feasibility Study, develop a Branding Program for Chattahoochee Hills: with a focus on conservation/ development pattern that makes Chatt Hills unique.
Need for city code and financial mechanisms that facilitate economically and environmentally sustainable growth and traditional	Only businesses that fit into the Chattahoochee Hills vision should locate here.	<ul style="list-style-type: none">Rewrite development regulations and transfer of development rights ordinance to accomplish the city's future development and conservation strategy.

Issues and Opportunities	Policy	Implementation Measures
neighborhood development.		
Placement of infrastructure to be cost effective and facilitate the type of growth desired.	Infrastructure location policies must be developed.	<ul style="list-style-type: none"> • Utility polices for the city must be incorporated into the new development regulations.
Promoting economic growth while maintaining 60-80% preservation/conservation.	This policy is already incorporated into the zoning code but must be updated.	<ul style="list-style-type: none"> • Rewrite development regulations and transfer of development rights ordinance to accomplish the city's future development and conservation strategy.
Options to improve the city's tax base except for conventional suburban sprawl.	The Town, Village, Hamlet development pattern will channel development pressure into desired areas and forms to create the city's tax base.	<ul style="list-style-type: none"> • Rewrite development regulations.
Local food movement requires locally grown food and may provide opportunities to promote agricultural activity in the city.	New comprehensive plan and zoning ordinance will protect agricultural areas.	<ul style="list-style-type: none"> • As a part of the zoning ordinance revisions, incorporate incentives for agricultural uses.
Cooperation with nearby communities.	Sending development requests that don't fit our vision to surrounding communities that would welcome it.	<ul style="list-style-type: none"> • Create an Economic development authority coordinating with other nearby communities as they have things we don't have and vice versa (Fairburn, Palmetto, etc).
City government should be business friendly within the context of the envisioned Chattahoochee Hills development pattern.	Support existing and new businesses that fit the Chatt Hills vision.	<ul style="list-style-type: none"> • Promote local businesses in & outside of the city on the city's website. • Revise related city ordinances and processes to increase certainty and efficiency. Sign and Zoning ordinances must be reviewed.
City is hard to find and navigate for newcomers.	Make the city easier to find and navigate.	<ul style="list-style-type: none"> • Improve way finding and signage in the city. • Customize street signs to let you know you're in the city. Develop a way finding system for the city to include parks, trail system and roads.
Industrial development should be located with primary vehicular access from state	Agribusiness/Industrial land use designation located	Agribusiness/Industrial land use designation located adjacent to Highway 154 at the city's eastern

Issues and Opportunities	Policy	Implementation Measures
highways to minimize wear and tear on city maintained roads.	adjacent to Highway 154 at the city's eastern edge	edge is shown on future development map.
Rural nature of the community often requires the use of accessory structures for home occupation (workshops, barns, etc) but current rules are too restrictive for a rural area.	Home occupations that are compatible with the city's vision are welcome here.	Change home occupation rules in the Zoning Ordinance so they fit the businesses that happen here in a rural area as opposed to the suburban zoning that we currently use.

Housing

The City of Chattahoochee Hills needs housing options for all incomes and age groups. Based on the results of the City's Comprehensive Plan survey, there is a need for rental housing in the city limits. There is also a need for housing for senior citizens.

According to the US Census 2008 American Community Survey, 6.2 percent of Fulton County's population was over 65 years of age. The population of Chattahoochee Hills seems to include a higher percentage of older residents than Fulton County has as a whole. When the 2010 census is released it will be important to analyze Chattahoochee Hills' trends. The city will need to ensure that housing options are provided to meet the needs of the aging population.

The following table addresses each of the housing issues and opportunities that came up through the Comprehensive Plan survey and outreach meeting process.

Issues and Opportunities	Policy	Implementation Measures
Maintain rural character.	Deliberately rural	Rewrite development regulations to accomplish the city's future development and conservation strategy. Include rules about siting of houses to protect steep slopes, ridge lines / viewsheds. Limit building heights relative to ridge heights (Height may vary depending on base elevation or visual screening).
TND can require mass grading by developers. How will greenspace and viewsheds be preserved?	Open space requirements currently in the Zoning Ordinance.	All proposed development types (Town, Village, and Hamlet) require significant open space preservation.
No census data is available for the city.	When 2010 census data is released, reexamine Chattahoochee Hills' population and housing trends to plan for housing options to meet the needs of the aging population.	Update the Comprehensive Plan when the 2010 census data is released.
Lack of rental housing in the city.	Accessory housing units should be used throughout the city to help meet rental housing needs and should	Revise Zoning Ordinance to allow accessory units without restrictions.

Issues and Opportunities	Policy	Implementation Measures
	not be restricted to family members.	
Only one type of housing (single family detached) is available in the city. Need housing for all life stages and price ranges.	In town/villages/hamlets have full range of housing types: flats/garden apartments, townhouses, single family houses with accessory units allowed, and senior housing In rural areas have two types of housing: single family and accessory dwelling units.	Revise Zoning Ordinance
Need for senior housing.	Incorporate the principles of ARC's Lifelong Communities Handbook: Creating Opportunities for Lifelong Living to address the city's senior housing and aging in place needs and require Universal Design as an option in all new housing developments.	Rewrite Zoning Ordinance
Continued support for village/hamlet style development with live/work units.	Allow live work units in villages and hamlets.	Rewrite development regulations to accomplish the city's future development and conservation strategy.
Access to houses for fire trucks.	All houses must have adequate access for fire trucks.	Must be considered as part of the development code rewrite.
Need for design standards in town, village, and hamlets.	Form based standards should be user friendly and easily accessed by the public.	Adopt a form based zoning code that will include rules for conservation subdivisions (street layout, placement of houses on the land, architectural rules for houses).
Abandoned subdivisions and vacant foreclosed homes cause code enforcement problems.	Enforcement of existing city codes and vacant structure registry.	Work with local land owners and developers to address stalled housing development sites and foreclosed homes.

Natural and Cultural Resources

Chattahoochee Hills has abundant and valuable natural resources including streams, the Chattahoochee River, lakes, wetlands, forests and rock outcroppings. All of these natural water features support a wide variety of uses for its citizens, from drinking water to recreation to irrigation. Additionally, water provides wildlife habitat for both aquatic and terrestrial animals.



In order to maintain the rural character of Chattahoochee Hills, the city's natural and cultural resources must be protected. The following table addresses each of the natural and cultural resources issues and opportunities that came up through the Comprehensive Plan survey and outreach meeting process.

Issues and Opportunities	Policy and Implementation Measures
Promote Chattahoochee Hills' Rural Identity	<ul style="list-style-type: none">• Develop design standards for all buildings (civic and commercial) in town, village and hamlets.• Preserve country views through revisions to the Zoning Ordinance requiring: three acre minimum lot size, increased curb cut / road access spacing restrictions, requiring sharing of curb cuts where appropriate, and mailbox placement limitations to disallow the "picket fence of mailboxes".

Issues and Opportunities	Policy and Implementation Measures
Preserve rural character of scenic corridors.	<ul style="list-style-type: none"> • Incorporate scenic byway protections into development regulations. • Implement visual road buffering standards for all new development. • Develop Gravel Road Standards to maintain rural look and feel of the area. Include requirements for increased lot width/frontage, landscaping and buffers, road width, road buffers and tree canopy. • Develop Paved Road Standards to maintain rural look and feel of the area. Include requirements for increased lot width/frontage, landscaping and buffers, road width, road buffers and tree canopy.
Give city residents more recreation opportunities.	<ul style="list-style-type: none"> • Develop a Parks Master Plan which will include a bike facilities plan, a land acquisition plan with riverfront property and boat access as a priority. The Master Plan should also address programming for parks and grant funding. • Develop a Trail Master Plan for the city.
Current TDR program is not preserving land now. Alternative mechanisms need to be considered.	<ul style="list-style-type: none"> • Rewrite TDR ordinance, create entity to manage TDR/PDR program including identification of sending and receiving zones. Require preservation in all development types. • Implement the transfer fee based program to fund TDR/PDR program. • Develop a protected area prioritization program to direct transfer fee funded TDR/PDR purchasing. • Appoint a land bank agency / land trust to implement the system apolitically
How land preservation is made permanent needs to be defined.	<ul style="list-style-type: none"> • All options must be considered and spelled out in TDR/PDR and development code rewrite.
Citizens do not have public access to the Chattahoochee River.	<ul style="list-style-type: none"> • This must be considered in the city's parks planning process.
Maintaining the ability to hunt and fish in the city limits.	<ul style="list-style-type: none"> • Work with Georgia Department of Natural Resources to develop a hunting preservation program.
Illegal dumping and recycling	<ul style="list-style-type: none"> • In the next update of the city's solid waste management plan, illegal dumping and cycling must be addressed more completely.
Current zoning does not allow for best practices and actually limits the flexibility needed for real innovation.	<ul style="list-style-type: none"> • Rewrite development regulations to accomplish the future development /conservation strategy.
Conservation of natural resources	<ul style="list-style-type: none"> • Develop a Greenspace Master Plan which will include provisions for protection of wildlife and a prioritized list of types of natural areas and habitats to be protected. In development regulations: protect species native to bedrock

Issues and Opportunities	Policy and Implementation Measures
	<p>outcroppings in the city and require a survey of unique geological features; do not allow rock outcroppings to be disturbed or covered; preserve wetlands and protect streams.</p> <ul style="list-style-type: none"> • Develop a tree ordinance to promote protection of tree cover, replanting of native trees, and use of best management practices.
Use parks, protected greenspaces and vistas to promote economic development.	<ul style="list-style-type: none"> • Use parks, protected greenspaces and vistas to promote economic development. • Include eco-tourism, eco-industry and wetlands mitigation in economic development strategy.
Reevaluate conservation subdivision ordinance.	<ul style="list-style-type: none"> • Replace conservation subdivision ordinance with residential hamlets.
Protection of the city's drinking water.	<ul style="list-style-type: none"> • Adopt Groundwater Recharge Area Protection Ordinance. Promote purchase of water from South Fulton Water Authority. Restrict land uses near the Bear Creek Reservoir.
Preservation of historic resources.	<ul style="list-style-type: none"> • Develop Historic Resources Plan to include stabilization of existing structures and funding opportunities, including grants.

Community Facilities and Services

The City of Chattahoochee Hills provides public services to the residents of the city through city departments and contracted services. Adequate facilities and services promote public health, safety, and welfare throughout the city. Specifically, Community Facilities and Services addresses the existing level of public services and facilities in the city including water, sewer, stormwater system, streets, fire protection, law enforcement, solid waste management, parks and recreation, administrative services, library, and school facilities, as required by the Georgia Department of Community Affairs.



The following table addresses each of the community facilities and services issues and opportunities that came up through the Comprehensive Plan survey and outreach meeting process.

Issues and Opportunities	Policy and Implementation Measures
Need for community facilities.	<ul style="list-style-type: none"> • Civic buildings should be located in the Town. Architecture should reflect community character.
No sewer outside of Town, Village and Mixed Use Hamlets	<ul style="list-style-type: none"> • Incorporate into revised development regulations.
Regional stormwater facilities should be considered.	<ul style="list-style-type: none"> • Develop Light Imprint Stormwater Management Plan
Improve water infrastructure.	<ul style="list-style-type: none"> • Work with South Fulton Municipal Regional Water and Sewer Authority to improve area water infrastructure.
Need for cultural resources.	<ul style="list-style-type: none"> • Develop Cultural Resources Plan to address the following: develop cultural resources in context with surrounding area • Welcome center, community theater, community center, historical society.
Need for increased educational opportunities within the city.	<ul style="list-style-type: none"> • Support the Chattahoochee Hills Charter School district. Developments over a certain size must provide continuing education facilities. Support the development of a home school network. Develop higher education access points/venue.
Need for funding for city facilities and services.	<ul style="list-style-type: none"> • Hire a grant writer for the city.

Intergovernmental Coordination

Chattahoochee Hills is one of six municipalities within south Fulton County. Fulton County provides many services to the residents of the City of Chattahoochee Hills, as they are also residents of the County. The Service Delivery Strategy is designed to serve as the primary coordination mechanism between the city and county governments. In 1997 the State of Georgia passed the Service Delivery Strategy Act (HB489). This law mandates the cooperation of local governments with regard to service delivery issues. Each county was required to initiate development of a Service Delivery Strategy (SDS) between July 1, 1997 and January 1, 1998. Service Delivery Strategies must include an identification of services provided by various entities, assignment of responsibility for provision of services and the location of service areas, a description of funding sources, and an identification of contracts, ordinances, and other measures necessary to implement the SDS. The Service Delivery Strategy for Fulton County was adopted prior to incorporation of the city. The City of Chattahoochee Hills is not a signatory of this document, but, rather has shared services with the county through other intergovernmental agreements.

The following table addresses each of the intergovernmental coordination issues and opportunities that came up through the Comprehensive Plan survey and outreach meeting process.

Issues and Opportunities	Policy and Implementation Measures
How will impacts of development on the city's borders be addressed?	<ul style="list-style-type: none">• Participate in ARC DRI review process.• Engage in outreach to neighboring municipalities in the interest of "zoning edge area" coordination
Need for changes in how undeveloped land is taxed.	<ul style="list-style-type: none">• This issue needs to be addressed by all local governments in Fulton County in the State Legislature.
Desire to build cooperative relationships with nearby local governments and explore possibility of shared services.	<ul style="list-style-type: none">• Explore joint economic development strategy/ authority and other services. Continue joint transportation planning efforts.

Short Term Work Program

Project	Fiscal Year(s)	Estimated Cost	Funding Source	Responsible Party
Rewrite Zoning Ordinance	2012-2013	\$80,000	General fund	City
Engage grants writer	2016	\$40,000	General fund	City
Adopt Groundwater Recharge Area Protection Ordinance	2012	Staff time	General fund	City
Develop Sustainable Local Agriculture Plan	2012-2013	\$50,000	Grants	City
Develop Historic Resources Plan	2015	\$80,000	Grants	City
Develop Cultural Resources Plan	2015	Part of above plan	Grants	City
Develop Light Imprint Stormwater Management Plan	2015	\$70,000	General fund or stormwater utility fee	City
Develop Rural Paved and Gravel Roads standards	2013	Staff time	General fund	City
Create entity to manage PDR/TDR program	2014	Staff time	General fund	City
Develop Parks Master Plan	2013	\$80,000	General fund	City
Research transit options for the elderly and disabled	2015	Staff time	General fund	City
Economic Development Feasibility Study	2012	\$65,000	General fund	City
Develop Branding Program for Chatt Hills	2012	\$20,000	General fund	City
Participate in South Fulton Comprehensive Transportation Plan	Ongoing	Staff time	General fund	City
Develop Capital Improvements Program	2012	Staff time	General fund	City
Impact fee study for transportation, fire, police and parks	2013	\$50,000	General fund	City