

# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

**DATE:** September 17, 2021

**ARC REVIEW CODE:** P2109171

**TO:** Mayor Tom Reed, City of Chattahoochee Hills  
**ATTN TO:** Mike Morton, Community Development Director  
**FROM:** Douglas R. Hooker, Executive Director, ARC



Digital signature  
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** 2021 City of Chattahoochee Hills Comprehensive Plan Update

**Review Type:** Local Comprehensive Plan

**Description:** A review of the 2021 City of Chattahoochee Hills Comprehensive Plan Update.

**Submitting Local Government:** City of Chattahoochee Hills

**Action Under Consideration:** Approval

**Date Opened:** September 17, 2021

**Deadline for Comments:** October 8, 2021

**Earliest the Regional Review can be Completed:** Upon approval by Georgia DCA

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT  
ARC RESEARCH & ANALYTICS  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
CITY OF PALMETTO  
CITY OF FAIRBURN  
CARROLL COUNTY

ARC TRANSPORTATION AND MOBILITY  
ARC AGING & HEALTH RESOURCES  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF SOUTH FULTON  
COWETA COUNTY  
MARTA

ARC NATURAL RESOURCES  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
SRTA/GRTA  
CITY OF UNION CITY  
FULTON COUNTY  
THREE RIVERS REGIONAL COMMISSION

**Attached is information concerning this review.**

If you have any questions regarding this review, please contact Andrew Smith at [asmith@atlantaregional.org](mailto:asmith@atlantaregional.org) or 470-378-1645. If ARC staff does not receive comments from you on or before **Friday October 8, 2021**, we will assume that your agency has no comments and will close the review. Comments via e-mail are strongly encouraged. The ARC review website is located at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>

# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

## NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

<b>Submitting Local Government:</b>	City of Chattahoochee Hills	<b>Date Received:</b>	September 17, 2021
<b>Local Contact:</b>	Mike Morton, Community Development Director, City of Chattahoochee Hills		
<b>Phone:</b>	770.463.6578	<b>E-Mail:</b>	<a href="mailto:mike.morton@chatthillsga.us">mike.morton@chatthillsga.us</a>
<b>Fax:</b>		<b>Website:</b>	<a href="https://www.chatthillsga.us">https://www.chatthillsga.us</a>
<b>Street</b>	6505 Rico Road	<b>City State, Zip:</b>	Chattahoochee Hills, GA 30268

### Department of Community Affairs Review Required

<b>Review Title:</b>	2021 City of Chattahoochee Hills Comprehensive Plan Update
<b>Description:</b>	<p>A review of the 2021 City of Chattahoochee Hills Comprehensive Plan Update.</p> <p>Document can be viewed on the ARC website at:  <a href="https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/">https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/</a>            Under Plan Review, search for the City of Chattahoochee Hills.</p>

**The submitted documents are available for review at ARC and the local government.**

### Reviewing Regional Commission:

Atlanta Regional Commission  
 229 Peachtree Street NE, Suite 100  
 Atlanta, GA 30303

Phone 404-463-3100 | Fax 404-463-3254

<b>Contact Person:</b>	Donald Shockey, Plan Review Coordinator
<b>E-Mail</b>	<a href="mailto:DShockey@atlantaregional.org">DShockey@atlantaregional.org</a>



# ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

**DATE:** September 17, 2021

**ARC REVIEW CODE: P2109171**

**TO:** ARC Managers

**FROM:** Donald Shockey, Plan Review Coordinator, 470.378.1531

**Reviewing staff by Jurisdiction:**

**Community Development:** Shockey, Donald

**Natural Resources:** Santo, Jim

**Aging & Health Resources:** Perembuti, Katie

**Transportation Access & Mobility:** James, Reginald

**Research & Analytics:** Skinner, Jim

**Name of Proposal:** 2021 City of Chattahoochee Hills Comprehensive Plan Update

**Review Type:** Local Comprehensive Plan

**Description:** A review of the 2021 City of Chattahoochee Hills Comprehensive Plan Update.

**Submitting Local Government:** City of Chattahoochee Hills

**Date Opened:** September 17, 2021

**Deadline for Comments:** October 8, 2021

**Earliest the Regional Review can be Completed:** Upon approval by Georgia DCA

**Response:**

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

**COMMENTS:**

[illegible]



6505 Rico Road Chattahoochee Hills Georgia 30268

MAYOR

Tom Reed

September 10, 2021

CITY COUNCIL

Ruby Foster

Richard Schmidt

Laurie Searle

Camille Lowe

Troy Bettis

Atlanta Regional Commission  
229 Peachtree St NE, STE 100  
Atlanta, Georgia 30303

RE: Comprehensive Plan Update Submittal

CITY MANAGER

Robert T. Rokovitz

The City of Chattahoochee Hills has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

[www.chatthillsga.us](http://www.chatthillsga.us)

(770) 463-8881

Fax (770) 463-8550

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plans covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Mike Morton at 770-463-6578 or [mike.morton@chatthillsga.us](mailto:mike.morton@chatthillsga.us).

Sincerely,

Tom Reed  
Mayor  
Chattahoochee Hills

Enclosures

# The City of Chattahoochee Hills Comprehensive Plan Update 2021

Draft for Review 8-31-26



This document was prepared by the Atlanta Regional Commission using funds provided by the State of Georgia.

# Contents

Executive Summary	5
Data and Demographics	7
Community Vision	14
Issues and Opportunities	19
Future Development Strategy	28
Transportation	44
Historic Preservation	48
Report of Accomplishments	50
Community Work Program	53
Appendix	56

# Acknowledgments

## **City Council**

Tom Reed, Mayor  
Ruby Foster (District 1)  
Richard Schmidt (District 2)  
Laurie Searle (District 3)  
Camille Lowe (District 4)  
Troy Bettis (District 5)

## **Comprehensive Planning Steering Committee**

Charles Adams, Economic Development Representative  
Raj Attra  
Bettina Brown  
Doug Cloud  
Allison Duncan  
Ruby Foster  
Gene Griffith  
Mark Hennessey  
Mayor Tom Reed, Elected Official Representative  
Laurie Searle  
Bob Simpson  
Kristie Wendelberger  
Diana Wilson

## **City of Chattahoochee Hills Staff**

Robbie Rokovitz - City Manager  
Mike Morton - Community Development Director  
Cheryl Brooks-City Planner

## **Atlanta Regional Commission Staff**

Keri Stevens-Planning Administrator  
Jared Lombard - Planning Administrator  
Ryan Schlom - Planner  
Natasha Dowell - Intern

# Executive Summary

## *Keep It Rural...*

The foundation of the Chattahoochee Hills Comprehensive Plan is a vision for the future that is deliberately rural. Not rural because suburban development pressure has not yet arrived, but an intentional vision to maintain rural character in the face of the inevitable suburban development pressure. The 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 encapsulates both a balanced development/non-development pattern and an economic development strategy. By creating a unique place in the region, the city will be fulfilling an otherwise unmet need to be close to nature and agriculture in what would otherwise become a typical sprawling suburban environment. Mixed-use nodes surrounded by agriculture, rural residential and compatible businesses and industry are the city's primary economic development targets. The rural nature of the community, if protected, will create value for the property owners already here as others come to appreciate the beauty and serenity of the city.



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 village, hamlet and AG-1 vision for the city (from the Focus Fulton 2025 Plan) was revised into a Town, Village, Hamlet form integrated with traditional rural/agricultural development. The city has determined that the town category is no longer needed to meet the city vision. Outside of the intentionally densely developed mixed-use nodes – Village and Hamlets – the city's rural character will be preserved, with a strong focus on allowing agricultural uses and preservation of the rural public realm and rural vistas that are highly valued by the community.

In maintaining the rural character of the city, the Mayor and City Council are not only following the wishes of the city's citizens, but are also creating a valuable asset that will competitively differentiate the city, improving property values and tax collections as well as quality of life. In Chattahoochee Hills, people will be able to enjoy the rural appeal of the community in perpetuity because the city has made a deliberate choice to preserve and maintain its rural character.

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 acceptable levels 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 be permitted (and concentrated) only in designated development areas. Additionally, the elements that most embody the rural nature of the city, the scenic roadways and viewsapes, will be protected through transportation planning and buffer protection policies, including preserving most of the viewscape on South Fulton Parkway.

This plan calls for promoting a Village and Hamlet pattern of development in order to preserve open space and accommodate anticipated growth. Several specific development patterns are identified:

**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 preserved space.

Villages will offer housing, employment, commercial and recreational opportunities.

The Village(s) will be the focal points of new public facilities such as road improvements, utilities, schools, and additional parks and recreational facilities.

Villages will also create preservation throughout the city by buying the development rights.

**Hamlet(s)** – There are two types of Hamlets: Mixed-Use and Residential. In the Mixed-Use and Residential Hamlets, the

development form will require significant land preservation, with dense, pedestrian-oriented housing nodes. As the name suggests, the Mixed-Use Hamlet will include commercial uses, while the Residential Hamlet may not.

**Crossroads Communities** – An existing/historical community that contains a few commercial uses with closely spaced buildings and houses. The Campbellton crossroads was the subject of a planning study in 2020 and the Rico crossroads will be the subject of continuing planning work, possibly leading to appropriately designed infill development in the form of an historic hamlet reflective of the history of the area.

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

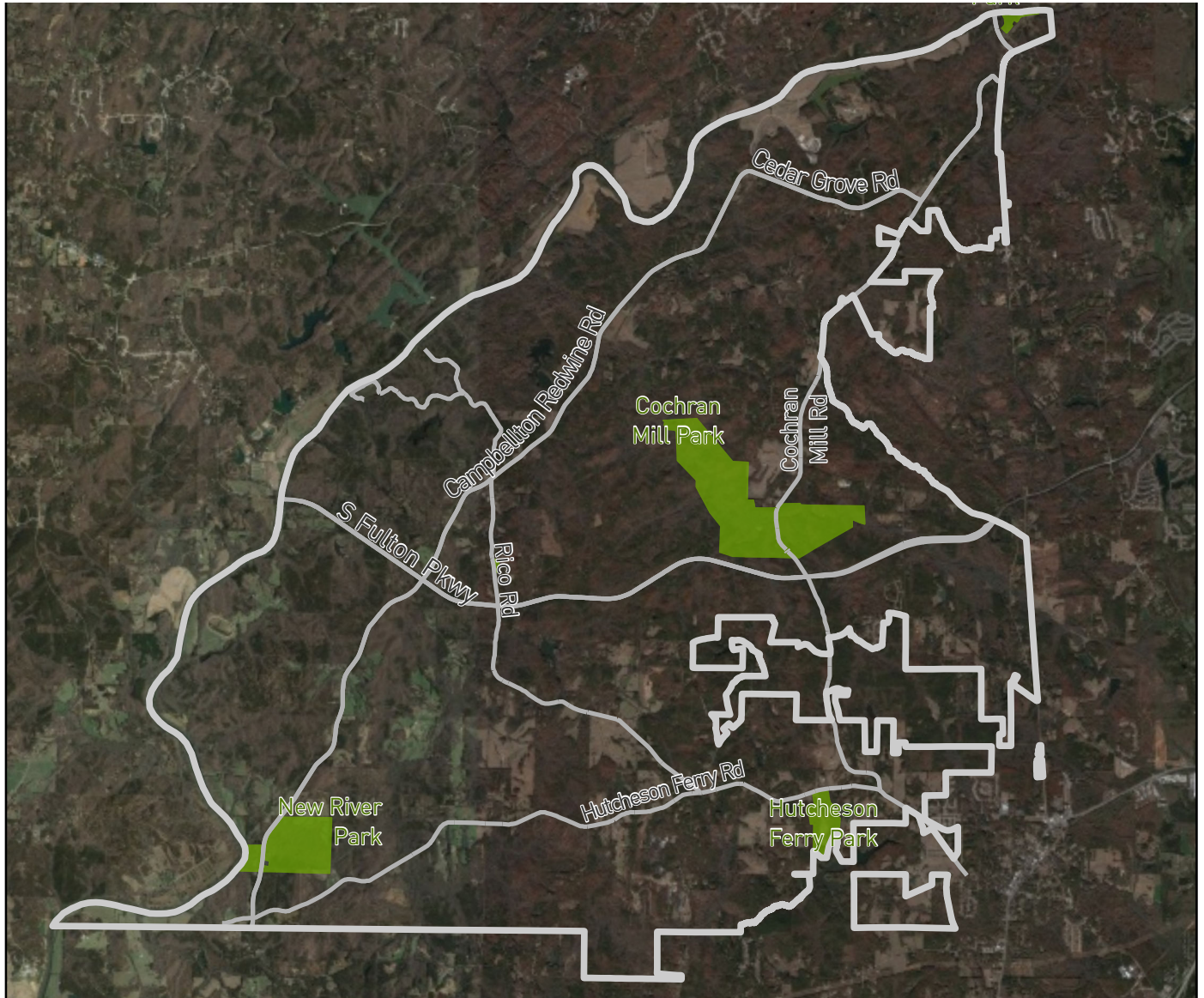
The Comprehensive Plan includes a Future Development Map that offers an illustrative view of the city in terms of its character areas and development types. The map is based on the community's vision for the future as developed through the public outreach process, and is intended to reflect the future built environment.

Character areas and development types are identified on the Future Development Map and each is described in the text in terms of the vision for its future, its operation, the regulatory intent, critical factors, and policy themes it achieves.

This plan includes a discussion of the issues and opportunities that the city faces, as well as policies to guide decision making. The last chapter of the plan is a Short-Term Work Program that outlines an action plan for the city to realize its vision.

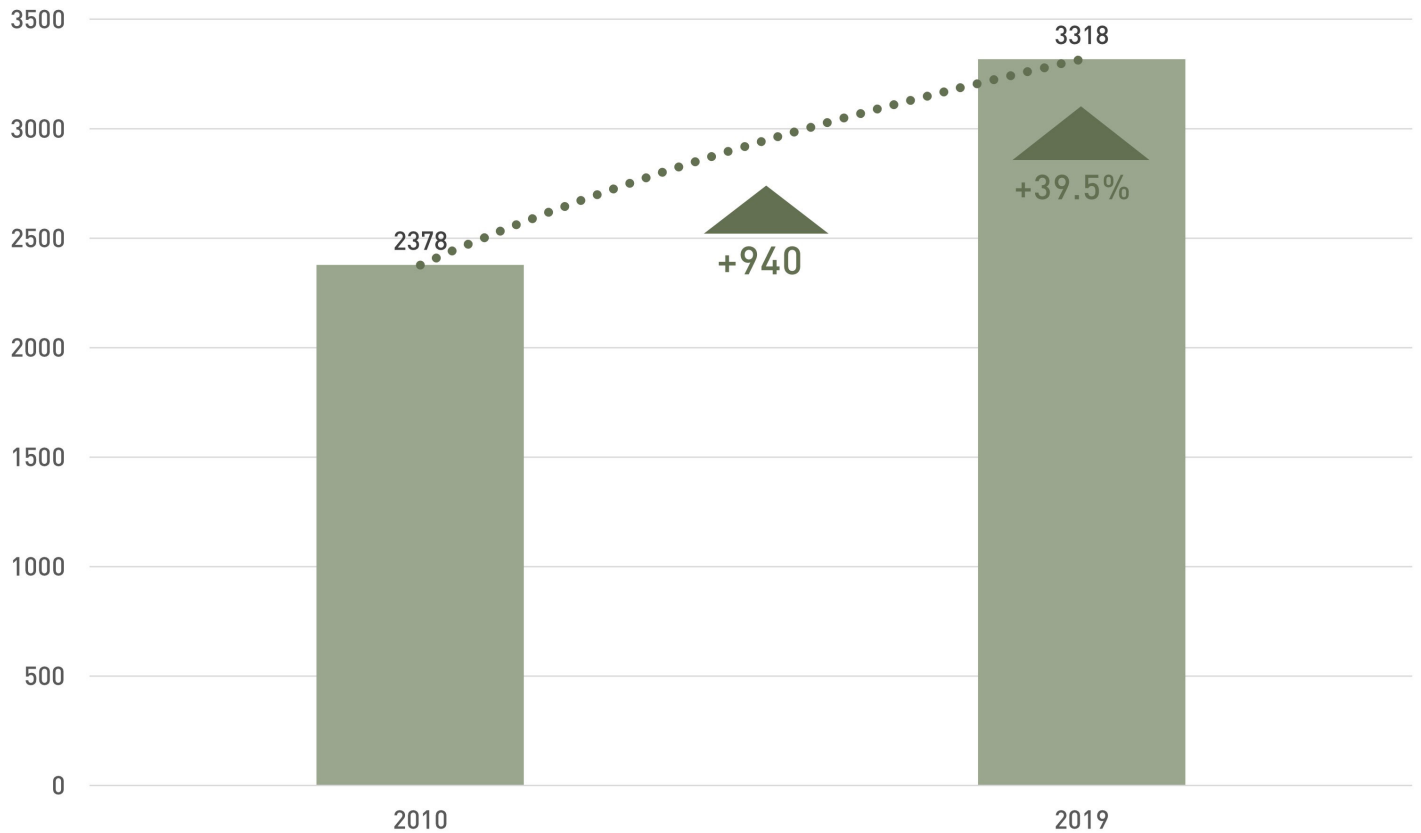


# Data & Demographics



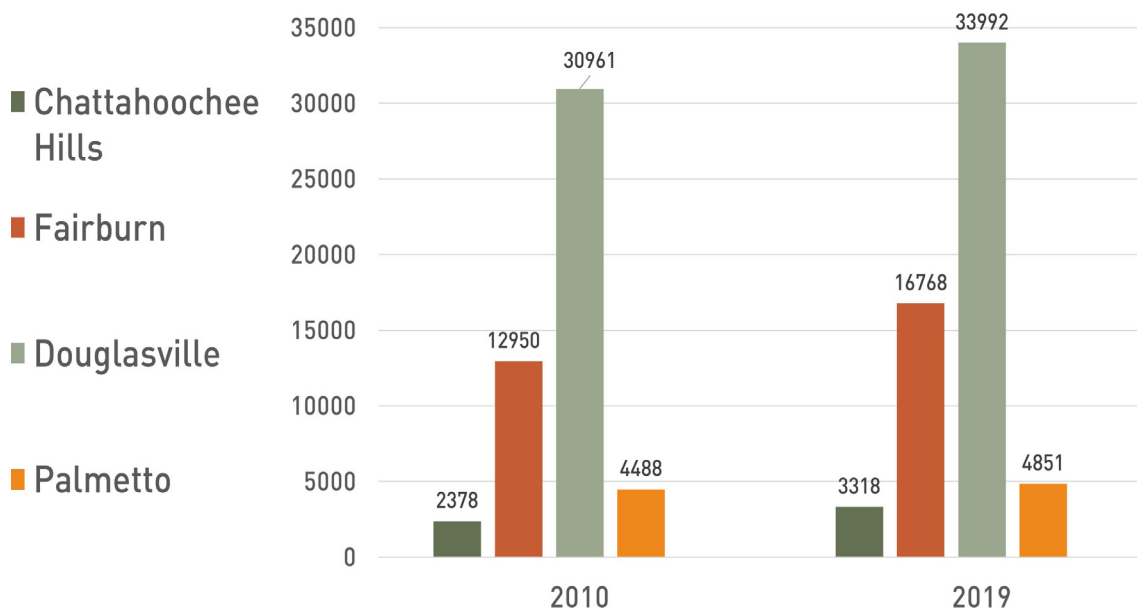
City of Chattahoochee Hills, Fulton County, Georgia

# Population



Data Source: US Census Bureau, 2010; US Census Bureau, Population and Housing Estimates, 2019

The city of Chattahoochee Hills was officially chartered on December 1, 2007. The first demographic data available for the city comes from 2010, at which point the population was 2,378. The current population is 3,318 in 2019. Limited infrastructure and a historic pattern of slow growth may limit some of the forecast projections for this area. When considering issues of future growth, it is important to note that the city's development model encourages opportunities for large cluster-type projects, rather than sprawl. Therefore, a single development project could initiate a significant change in forecast projections compared with historic patterns of development when this area was largely a portion of unincorporated Fulton County.



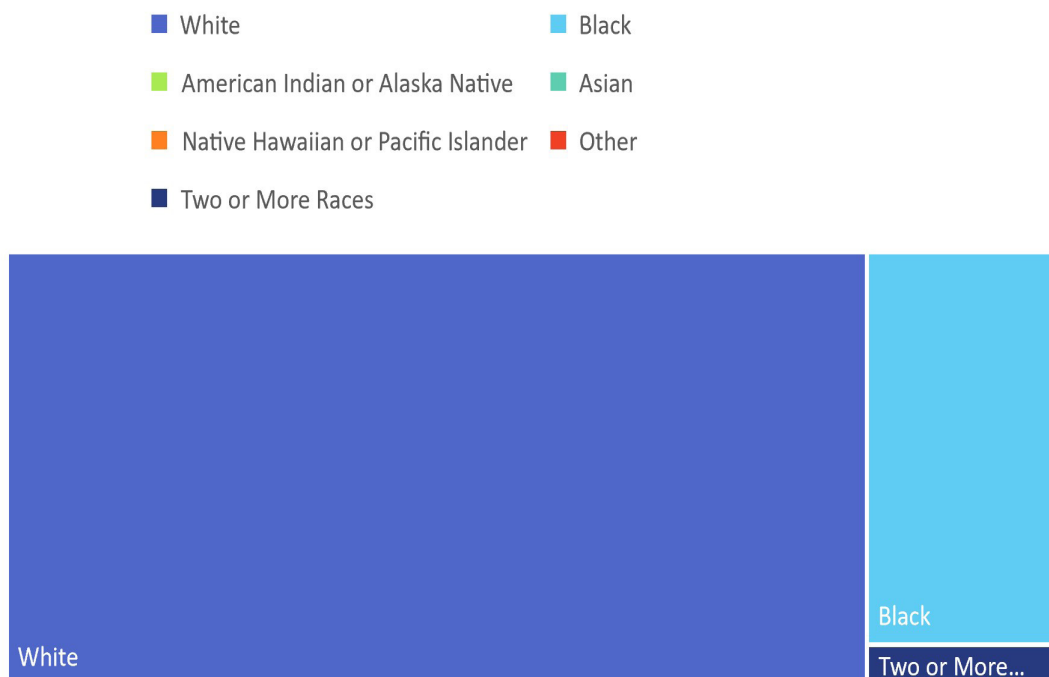
## South Metro

The chart to the left compares the population of Chattahoochee Hills with adjacent cities.

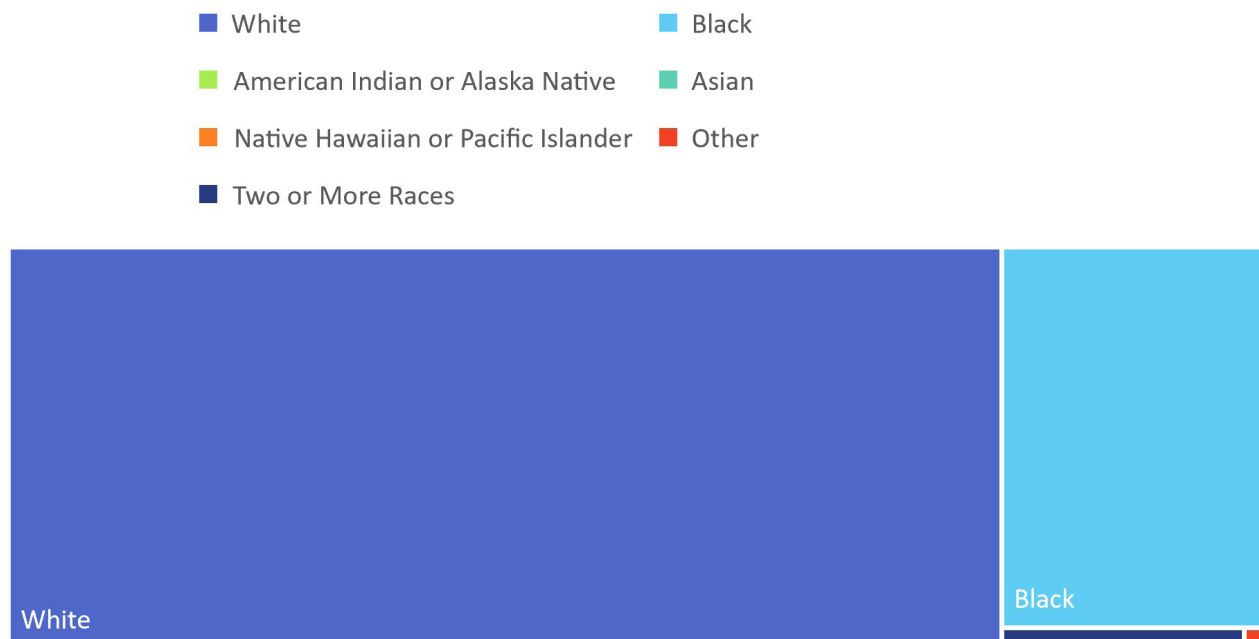
Data Source: American Community Survey, 2010 and 2019

# Race

## Racial Composition, Chattahoochee Hills, 2010



## Racial Composition, Chattahoochee Hills, 2019

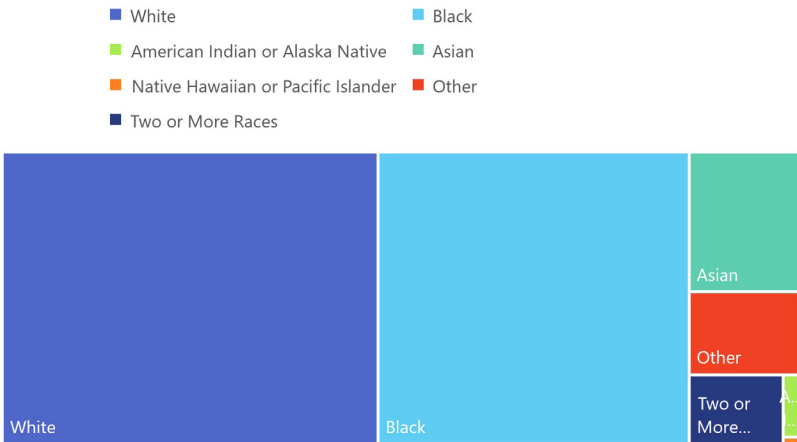


Data Source: American Community Survey, 2010 and 2019

Between 2010 and 2019, Chattahoochee Hill's racial makeup experienced few notable changes. The proportion of black residents increased by about 3% while the white population decreased by roughly the same amount. The proportion of residents identifying as either Asian or "Two or More Races" increased. The proportion of residents who identified as Hispanic was 5% in 2010, and increased to 7.6% in 2019.

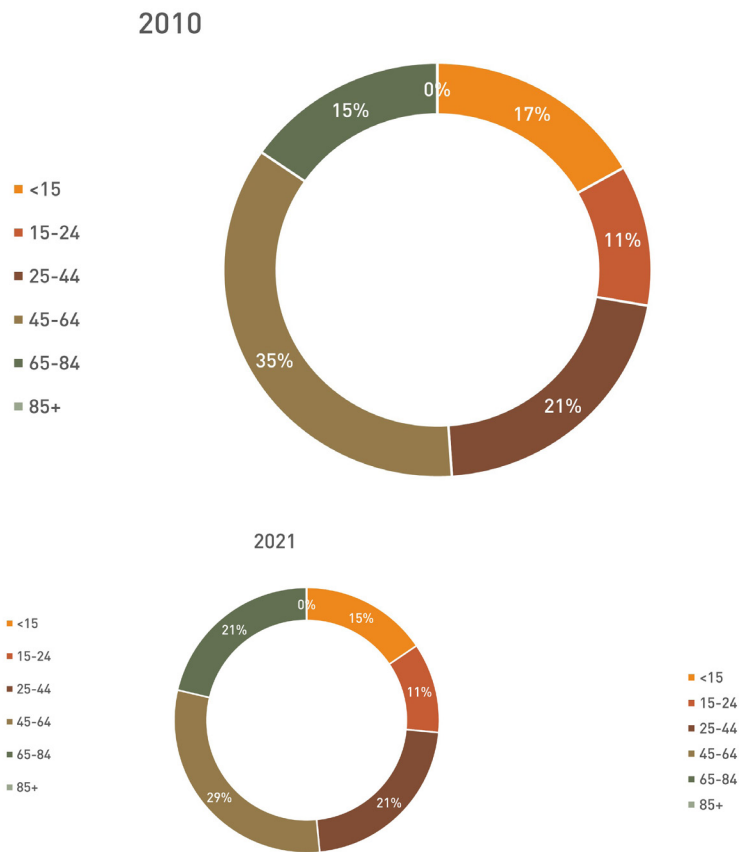
# Race

Racial Composition of 10-County Region, 2019



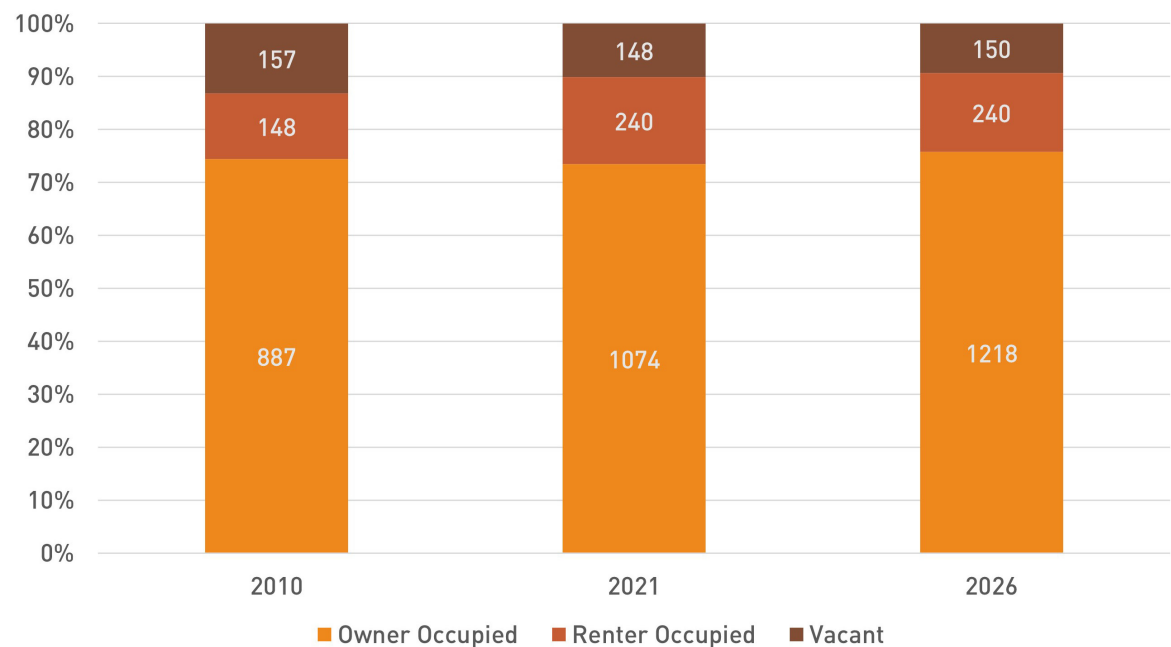
Chattahoochee Hill’s racial composition is more homogeneous compared to that of the 10-county metro area as a whole. Notably, Chattahoochee Hills is home to a smaller proportion of non-white residents than the metro area.

# Age



Young and middle aged adults (25-64) combine for 50% of the population in 2021. Between 2010 and 2026, predictions for the proportion of the population in this age group decreases by 8%. Children under 15 represent a smaller percentage of the population, while older adults aged 65-84 are expected to increase in proportion. The average age in the city is 50.7 compared to 35.5 in Fulton County.

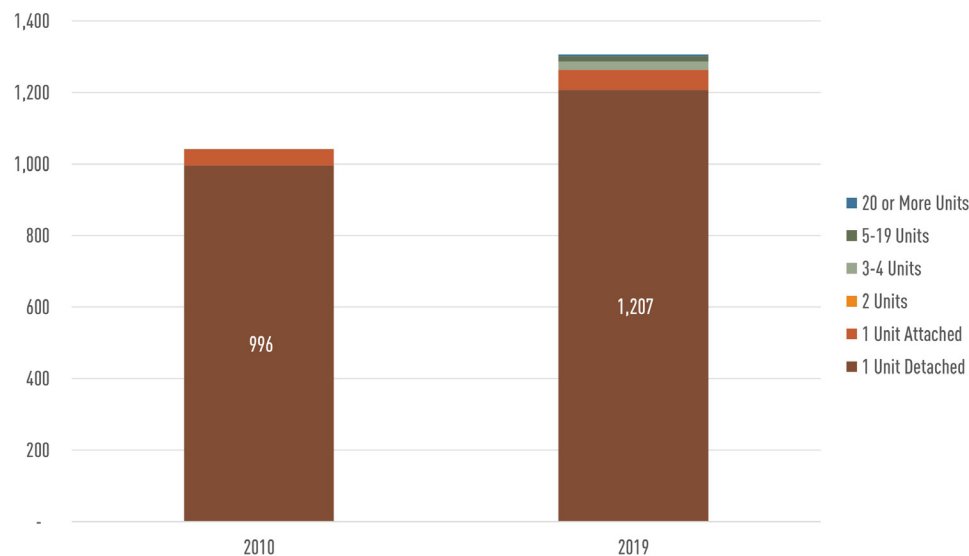
# Housing Demand



Demand in housing is expected to increase, resulting in both an increase in the number of units and a decrease in the vacancy rate. In addition, the Hamlet/Village model anticipates an increase in a variety of housing units.

## Housing: Median Sales Price-\$213, 500

### Housing Type

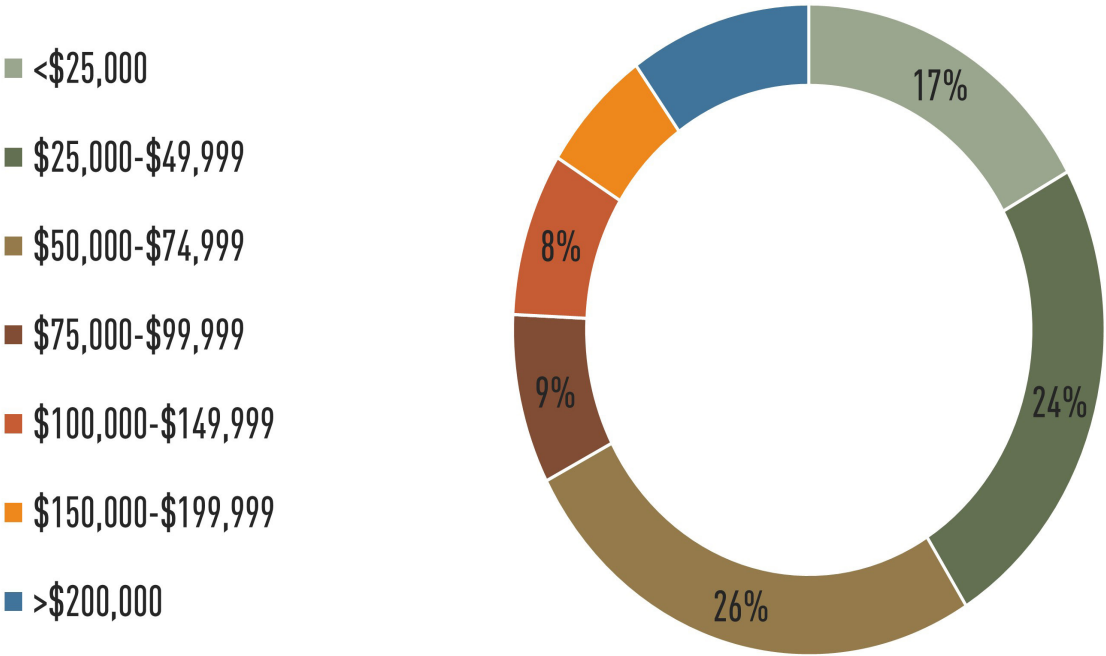


Chattahoochee Hills appears to have experienced a moderate shift in the composition of its housing stock. According to ACS data, the city has increased its supply of single-family detached homes as well as its supply of attached and diverse multi-family housing.

Due to the quality of available data, these figures should be considered rough estimates.

Data Source: American Community Survey, 2010 and 2019

# Income



Data Source: American Community Survey, 2018

67% of households made less than \$75,000 in 2018. The median income in Chattahoochee Hills is \$60,867.

The charts to the right illustrate industry and workforce.

## Resident Area Characteristics:

What industries do Chattahoochee Hills residents work in?

- In terms of employment, the largest industry among the city’s residents is Health Care and Social Assistance, followed closely by Retail Trade.

## Workplace Area Characteristics:

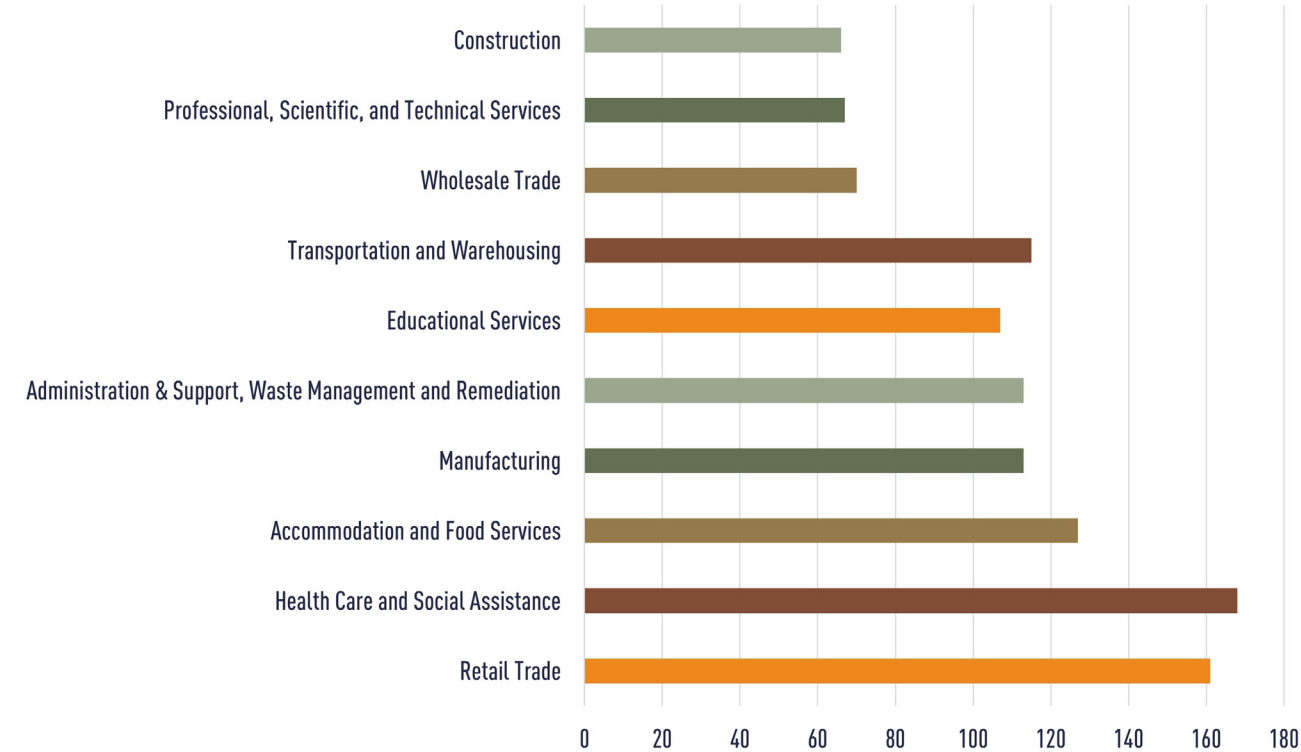
What jobs exist within Chattahoochee Hills?

- In terms of employment, the largest industry in Chattahoochee Hills is Accommodation and Food Services, followed by Educational Services.

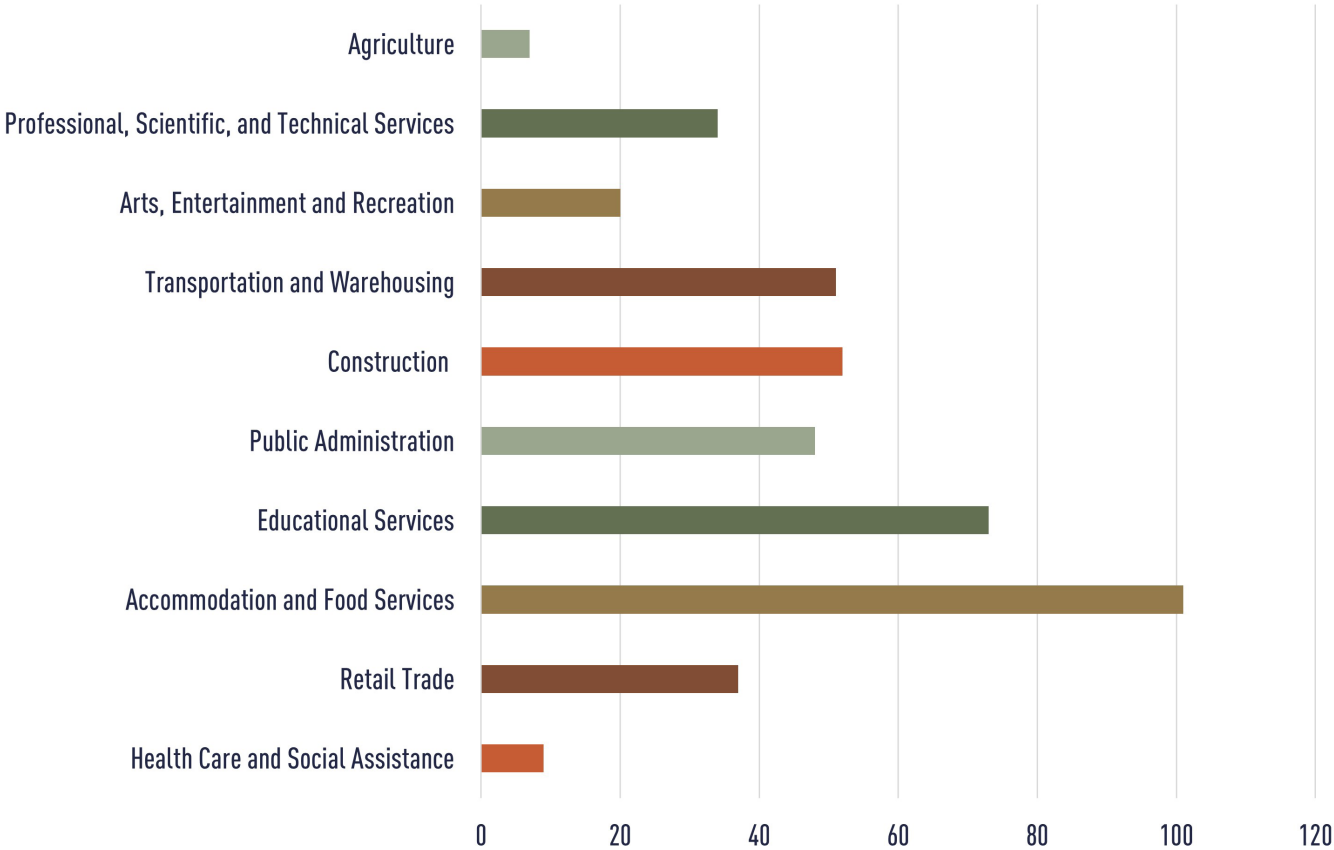


# Employment

RESIDENT AREA CHARACTERISTICS



WORKPLACE AREA CHARACTERISTICS



Data Source: LEHD Origin Destination Employment Statistics

# Community Vision

## *Deliberately Rural...*

The Chattahoochee Hills Comprehensive Plan seeks to carry out the wishes of the Chattahoochee Hills community to achieve the balance of keeping the rural character foremost and intact. The city has adopted land control mechanisms that will encourage permanent preservation of landscapes by concentrating specific types of development in preferred areas. This is accomplished by enabling density transfer and establishing buffer requirements and design aesthetics to ensure quality development.

The City of Chattahoochee Hills is both city and country in a location that would ordinarily be a suburban environment anywhere else in the Atlanta metropolitan area. Our future development will take place only in dense mixed-use villages, and in smaller hamlets. 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. As in the Focus Fulton Plan, the goal is to preserve 60 to 70 percent of the city as open space, including agriculture and forestry lands.

### **Deliberately Rural...**

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 also creating a valuable asset that will differentiate the city, improving both property values and tax collections, as well as quality of life. 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 be rural for the time-frame 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 (Villages 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.



# Planning in Chattahoochee Hills

The vision for Chattahoochee Hills began to form long before the city was incorporated. In 2000, Fulton County began working with residents on a concept which preferred dense nodal development with a high level of preservation over the typical Atlanta sprawl. This led to the adoption of the Chattahoochee Hill Country Overlay District, a Transfer of Development Rights (TDR) Ordinance, and a Conservation Subdivision Ordinance. Together, these regulations limited development to mixed-use hamlets and conservations subdivisions that preserved 60% of their land, or villages that provided funding for permanent preservation of the rural land outside of the development nodes through the TDR program. The desire to strengthen these programs and to administer them locally was the primary driver behind citizen efforts to create the new city of Chattahoochee Hills in 2007.

## **Creation of the City**

Upon its incorporation in 2007, the City of Chattahoochee Hills adopted Fulton County's Comprehensive Plan and development regulations. The future land use map included three village sites and designated the remaining land to be agricultural residential (AG-1, with a one acre minimum lot size). However, when the city was incorporated, one of the village sites and two-thirds of another were excluded from the city. About the same time, the economic downturn greatly reduced the development pressure throughout the entire Atlanta region, including the City of Chattahoochee Hills. Though the recession strained the new city's budgets and eliminated all demand for TDRs, it also provided the breathing room the city needed to adopt its first comprehensive plan and development regulations.

## **Developing the First Comprehensive Plan**

The Mayor and City Council appointed a diverse spectrum of stakeholders, including educators, business people, landowners, government officials, and citizens, to a task force to develop the city's first Comprehensive Plan. Members of the task force were divided into five committees based on interests and expertise. The five committees were Public Participation, Natural and Community Resources, Economic Development, Housing, and Land Use and Transportation. Some served on more than one committee.

The Public Participation Committee gathered opinions and information two ways. The first was 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 second part of the community outreach was a series of five identical meetings held around the city. The 66 attendees in these five meetings participated in a visual preference survey about preferred development types and shared their concerns on topics of Transportation, Development, Natural Resources, Housing, Economic Development, Intergovernmental Coordination, etc.

A consolidated list of these concerns was used by the committees to create the Issues and Opportunities lists in the plan. The committees held workshops with experts and utilized a visioning process, along with other methods, to develop policies to achieve goals set by the committee, and to develop steps to implement each policy.

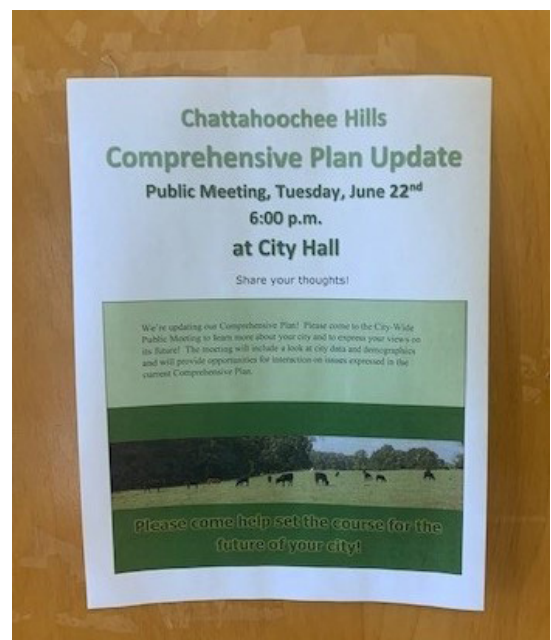
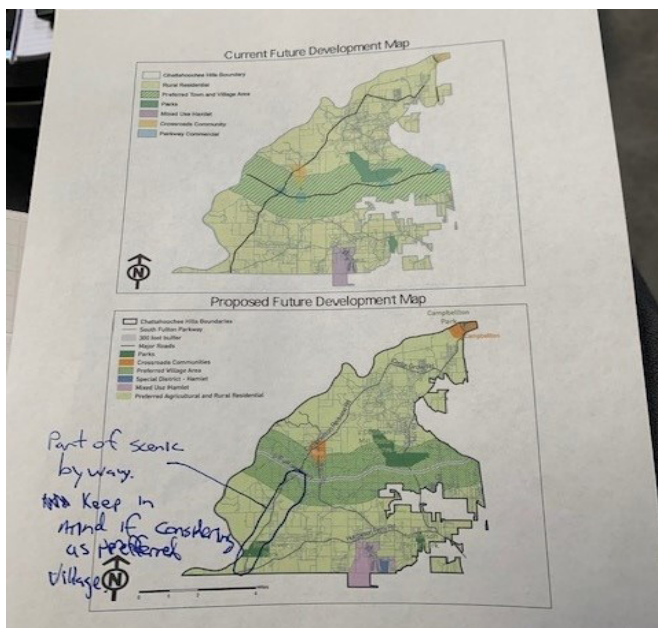
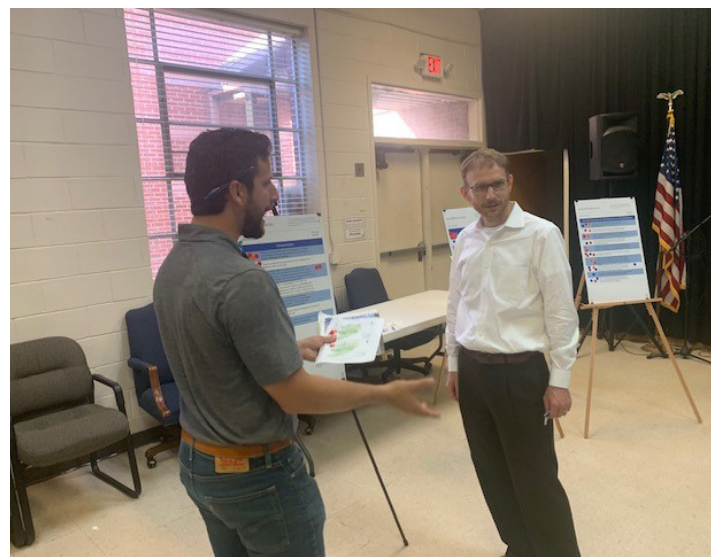
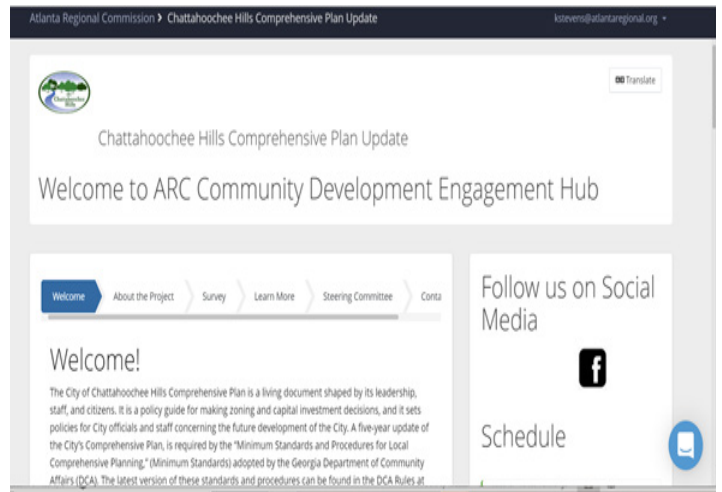
The City Council adopted that first Comprehensive Plan in the autumn of 2011 and updated the plan in 2016. This document is an update to the 2016 plan. Since the original Comprehensive Plan, the Mayor and City Council adopted an all-new zoning ordinance, subdivision regulations, TDR ordinance, and sign ordinance to support the vision expressed in the 2011 plan. The city also annexed over 5,000 additional acres and across the Coweta County line.

It is in this new context that the city moves forward with this Comprehensive Plan update, building on the accomplishments of the last five years, and setting the course for the next five years and beyond. Though the city's aim has not changed, the city's leaders appreciate the value in periodically re-evaluating the path ahead to ensure that the city's resources are continually working toward that aim.

# Community Input Opportunities

The Chattahoochee Hills Comprehensive Plan update process was guided by a Steering Committee comprised of citizens, local business owners, elected officials, and city staff. The Steering Committee met virtually on six (6) occasions, providing direction and feedback at key points in the process. Virtual meetings were necessary because of the COVID-19 pandemic. There were additional opportunities for public participation at one (1) virtual and one (1) in-person public meeting as well as a website with a plan specific survey and at two (2) Public Hearings. Meetings were advertised through the city’s website, a site specific website, and through posted notices. All PowerPoint presentations, and associated notices are located in the Appendix (D) for review.

Tuesday February  <b>2</b> City Council Public Hearing Comp Plan Kick Off	Tuesday March  <b>23</b> Steering Committee Meeting	Thursday April  <b>29</b> Steering Committee Meeting	Monday May  <b>3</b> Virtual Public Meeting	Tuesday May  <b>11</b> Steering Committee Meeting
Thursday May  <b>27</b> Steering Committee Meeting	Thursday June  <b>17</b> Steering Committee Meeting	Tuesday June  <b>22</b> In-person Public Meeting	Thursday July  <b>22</b> Steering Committee Meeting	Tuesday September  <b>7</b> City Council Public Hearing
October  <b>XXX</b> Public Meeting Adoption				



# Other Plans and Programs

There are numerous other plans and studies that support the Comprehensive Plan, and are referenced herein. They are identified below.

- Chattahoochee Corridor Plan (1998)
- South Fulton Scenic Byways Corridor Management Plan (1998)
- Chattahoochee Hill Country: A Model Sustainable Village LCI (2003)
- Chattahoochee Hill Country Regional Greenway Trail Plan (2003)
- City of Chattahoochee Hills Comprehensive Plan Community Assessment/ Comprehensive Plan (2010/2016)
- Rico Community Plan (2016)
- City of Chattahoochee Hills Art and Design Master Plan (2012)
- City of Chattahoochee Hills Wayfinding Plan
- South Fulton Comprehensive Transportation Plan (2013)
- Aerotropolis Atlanta Alliance Blueprint (2015)
- South Fulton Parkway Access Management Plan
- Master Plan for Campbellton Park (2018)
- Aerotropolis Atlanta Alliance Land Use Analysis and Recommendations Report (2020)
- Chattahoochee Riverlands Greenway Study (2020)
- Historic Campbellton Crossroads Framework (2020)
- Beavers House Report (2021)





# Community Issues & Opportunities

## Land Use and Housing Issues & Opportunities

There is support for the Chattahoochee Hills model that clusters development in Village(s) and Hamlet(s) to preserve the majority of land in the city for rural and low density land uses.

Chattahoochee Hills' unique Zoning Ordinance has fostered developments such as Serenbe and protects the rural character.

Chattahoochee Hills' unique Zoning Ordinance requires the development Community to rethink traditional development patterns.

There is concern for the expansion of commercial uses in areas that are traditionally agricultural and residential. Ensure that any non-residential development that occurs outside of a Village or Hamlet model (such as Crossroads Communities) is limited in scale and subject to design controls that will integrate with surrounding uses.

There is a need for economic development opportunities to support the tax base of the city. Continue to identify opportunities to incentivize the development models that are preferable in Chattahoochee Hills, encourage clustering in Villages and Hamlets and discouraging traditional patterns of sprawl.

Ensure that conservation and preservation are implemented alongside planning and promoting the development model for the city.

There are opportunities to think broadly about ways to develop the potential for tourism, while protecting the rights and privacy of residents and property owners.

There is a need to ensure that rural community values are reflected in development codes, particularly related to dark skies, signage, and development controls outside of Village(s) and Hamlet(s).

The comprehensive plan and zoning ordinance should protect and encourage the continuance of rural and agricultural uses.

There is a concern that there is a lack of attainable housing in both the rental and ownership markets.

The Transfer of Development Rights (TDR) Program is an incentive for both property owners and developers and an equity tool.

South Fulton Parkway connects the city to the rest of the region, but encroaching warehouse/other undesirable development patterns threaten quality development in Chattahoochee Hills.

There is an opportunity to re-imagine and better define South Fulton Parkway.

# Land Use and Housing Policies

Protect the South Fulton Scenic Byways as a scenic, environmental and economic asset for the community.

Use development regulations and the transfer of development rights (TDR) ordinance to accomplish the city's future development and conservation strategy.

Zoning regulations should focus on form, rather than use, where appropriate and enforce dense nodal development.

Village and Hamlet will be the only allowed non-rural development types in the city's zoning ordinance. Traditional suburban style development will not be allowed.

Future Development must respect the area's historic and cultural significance.

Use the Comprehensive Plan to build on and refine the vision for Chattahoochee Hills.

Use the Village and Hamlet development pattern to channel development pressure in to desired areas and forms to create the city's tax base.

Village and Hamlet development types will be separated from rural areas by visual buffers of undisturbed or restored vegetation.

# Transportation Issues & Opportunities

There is a concern for issues of maintenance of roads and bridges in the city, though limited city revenues pose a challenge for funding.

The design of road improvements should be sensitive to the rural context of the city.

The heavy use of some roads by the cycling community presents both opportunities and challenges.

Heavy truck traffic on certain roads poses safety concerns for some residents and may become worse because of new warehouse development outside the city limits. Freight and rail patterns will also intensify and may impact the quality of life.

Though the city is still primarily rural, there are opportunities to develop bicycle and pedestrian corridors in desired locations. There are established bicycle corridors well known by the cycling community known as silk and dirty sheets.

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

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

## Transportation Policies

Existing rural roads will not undergo any improvements that will change the character of the road.

Support appropriate recommendations of existing planning studies, such as the South Fulton Comprehensive Transportation Plan, the GDOT Access Management Plan for South Fulton Parkway, Campbellton Crossroads Master Plan, Aerotropolis Atlanta Alliance Land Use Analysis and Recommendations Report, and the MARTA Feasibility Study.

Developers must build all the roads to support their developments.

City bridges must have adequate sufficiency ratings.

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.

# Economic Development and Intergovernmental Coordination Issues & Opportunities

A balance is sought between limiting density and development while allowing modern amenities, services and conveniences.

Limited revenues and resources may hinder the city's ability to deliver services desired by some residents.

Limited infrastructure may hinder the city's ability to attract development prospects that would be desirable for the community.

There is a desire to preserve agriculture and agriculturally-oriented uses as a part of the city's economic development strategy.

City government should be business friendly within the context of the envisioned Chattahoochee Hills development pattern.

City government should foster greater awareness of development potential that can be expected in both the near term and long-term, based on the existing development codes and other conditions within the community.

The City should take advantage of the lucrative and growing movie, technology, and healthcare industries.

Fulton County and city of Atlanta are partners to provide much needed water and sewer for targeted development in Villages and Hamlets. The city has a relationship with both entities and should continue to engage.

The City of Chattahoochee Hills is often perceived as a city that "punches above its weight class." The city should promote this perception and work to improve the perception of South Fulton County.

Coordinate with federal, state, local, and non-profit partners.

## Economic Development and Intergovernmental Coordination Policies

The Village and Hamlet development pattern will channel development pressure into desired areas and forms to create the city's tax base.

The city will support and welcome new businesses that fit the Chattahoochee Hills vision.

The comprehensive plan and zoning ordinance should encourage the protection of agricultural areas and uses.

The city will continue to participate in joint planning efforts with neighboring jurisdictions to ensure that businesses locating in the area are appropriate to the location.

The city will encourage that infrastructure is appropriately located within the city.

Infrastructure location policies will be defined in the appropriate code sections to guide the development of utilities in the city.



# Natural and Cultural Resources Issues & Opportunities

Accomplishing preservation and conservation goals should be a priority within the community.

City government should assume a leadership role in fostering the community's conservation and preservation priorities, but support will be needed through collaborative efforts with many partners, including civic associations, land developers, private property owners, and interested citizens.

Preserving the rural character of the community and promoting the rural identity of the community are important values to residents.

Create opportunities for access to the Chattahoochee River.

Implement the Chattahoochee Riverlands Greenway Study.

Use parks, protected greenspace and vistas to promote economic development.

Preserve the city's historic resources.

Utilize and support the planning work created by the Historic Preservation Commission (Historic Preservation Section and Appendix C).

Natural, cultural, and historic resource planning will provide a roadmap to address needs, future use, and implementation.

Fiscal constraints may negatively impact the preservation of city-owned resources. The city should pursue outside funding to assist in preservation work.

Ensure the protection of wildlife habitat within the city, as well as uses such as hunting and fishing that depend on wildlife preservation.

People are attracted to Chattahoochee Hills because of its natural, historic, and scenic qualities, but tourism and special events must be planned and managed in a way that are not burdensome to residents.

New development will provide a large amount of additional greenspace and provides opportunities for passive and active recreational uses.

The City will develop a written management plan for all city-owned historic and cultural resources. Consideration will also be given to the context of specific resources, such as location in a public park, in determining recommendations for the management plan.

The City will engage in partnerships that promote common interests for the stewardship of the historic and cultural resources of the community.

# Natural and Cultural Resources Policies

The city will coordinate with property owners to create voluntary preservation and conservation mechanisms for natural, scenic and historic resources in the city.

The city will work to ensure that conservation activities accomplish goals of maintaining environmental quality (such as riparian corridors, wildlife habitat, water quality, etc) beyond simply the preservation of open space.

The community plays a key role in identifying and supporting resources worthy of historic designation or historic preservation efforts.

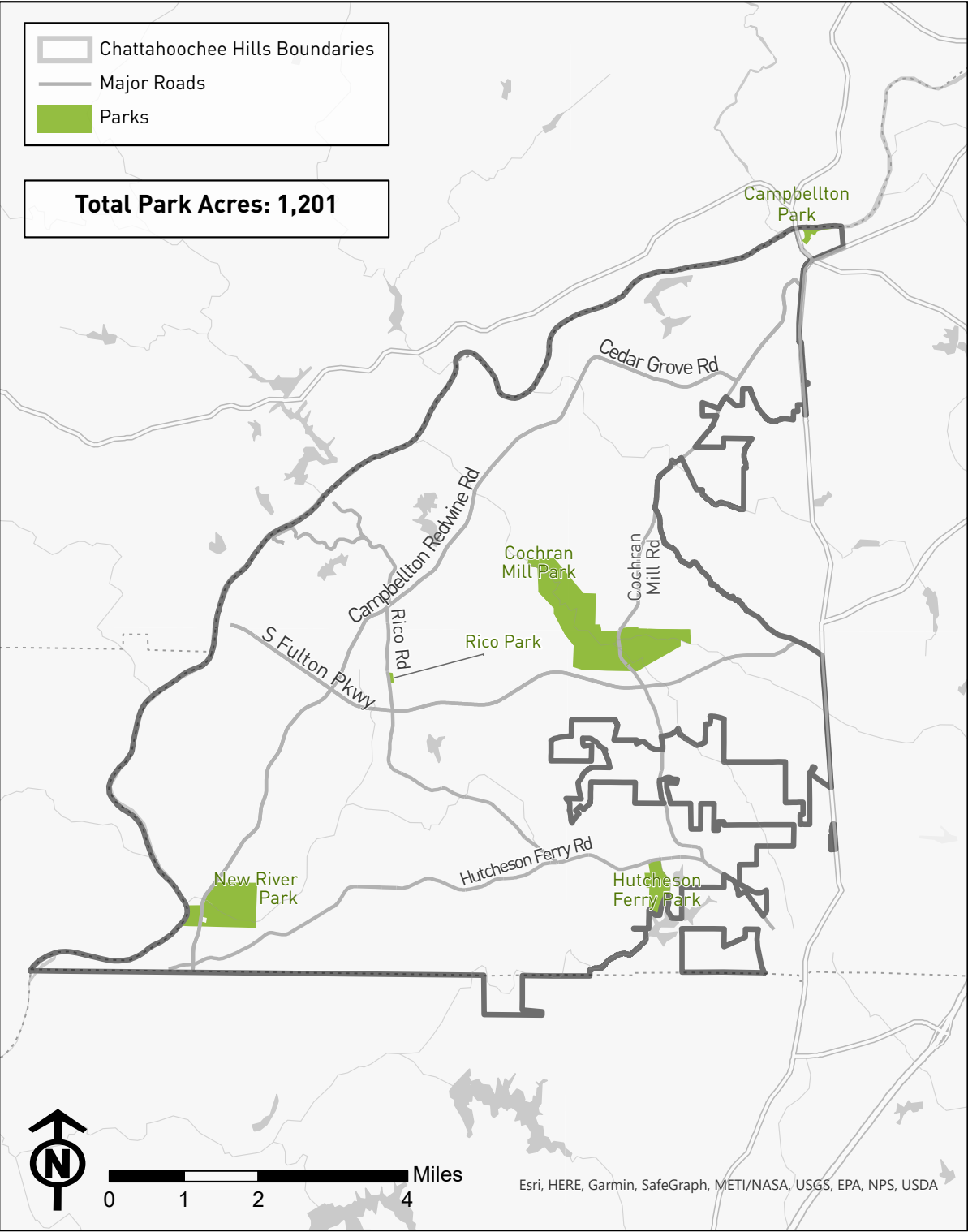
The city will insure that the impacts of tourism, special events, and rural recreational uses that draw visitors are balanced with the quality of life expected by residents.

The city will continue to maintain its current recreation offerings, while looking for opportunities to expand recreation uses by developing new sites, as feasible.

The city will ensure that zoning and development controls maintain the environmental quality of the community while directing new growth to desired locations.

The city will develop zoning use limitations to conserve and preserve required green/open spaces.

# Parks in Chattahoochee Hills, Georgia



# Community Facilities and Services Issues & Opportunities

There is a desire for greater access to broadband and internet services throughout the city.

There is a concern about the perception of K-12 educational options.

There is an opportunity to support other educational resources to improve performance and perception.

The Charter School is an asset for the community, but it only serves a small portion of students from the city of Chattahoochee Hills.

In addition to K-12 education, there is an opportunity to promote other educational programs for all residents in the areas of leadership and agriculture.

The city currently does not provide any utilities for residents, such as water, sewer, garbage collection or recycling.

There is a need for water and sewer to support and incentivize new development in desired areas.

Emergency services do a good job with limited resources, but there are concerns about meeting the long-term needs for equipment, facilities and personnel.

There historically has been very little discussion in the community about providing social services. Currently a non-profit is contracted to provide some services, such as the local food pantry.

Consideration should be given to the needs of the aging population in the city.

The city has a small but effective staff.

A community center is desired for residents to gather.

## Community Facilities and Services Policies

The city will ensure that the provision of community facilities to meet the needs of new residents are constructed concurrent with new development in Villages and Hamlets.

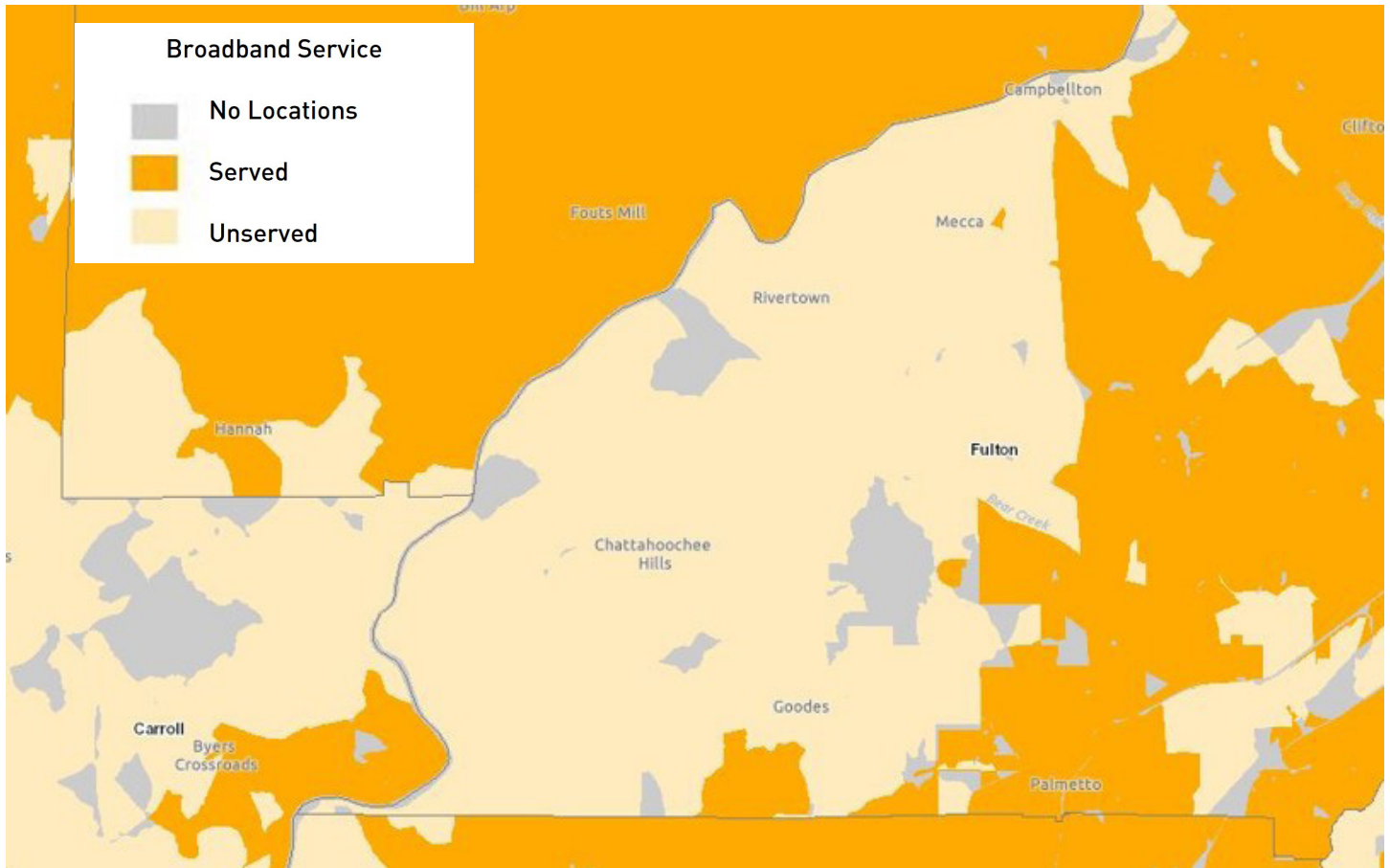
The city will encourage opportunities for creating a balanced revenue stream to support city functions.

The city will explore the creation of a financial model that helps decision-makers understand the impact that different types of development will have on delivering community services.

The city will work to improve education opportunities for the residents of Chattahoochee Hills.

The city will maintain automatic-aid and mutual-aid agreements with adjacent jurisdictions to provide services to community residents.

# Broadband



Data Source: Georgia Broadband Center and Federal Communications Commission, 2017

The map above clearly shows that the city of Chattahoochee Hills is underserved. The lack of service was indicated by the Steering Committee and the public. This deficiency needs and is being addressed.

The city is actively working with carriers and other partners to address this need to remain competitive in the region.

## Key Explanation:

The Georgia Broadband Map project represents a location-level methodology that precisely maps the availability of broadband services to every home and business in the State, which includes all 159 counties.

The map is created by overlaying: (1) all the locations of homes and businesses in the State of Georgia, and (2) broadband provider service availability for those locations within the State.

Broadband services are defined by the State as a minimum of 25Mbps down and 3Mbps up in speed. When 20% of homes and businesses in a census block cannot subscribe to these services, the entire census block is deemed unserved.

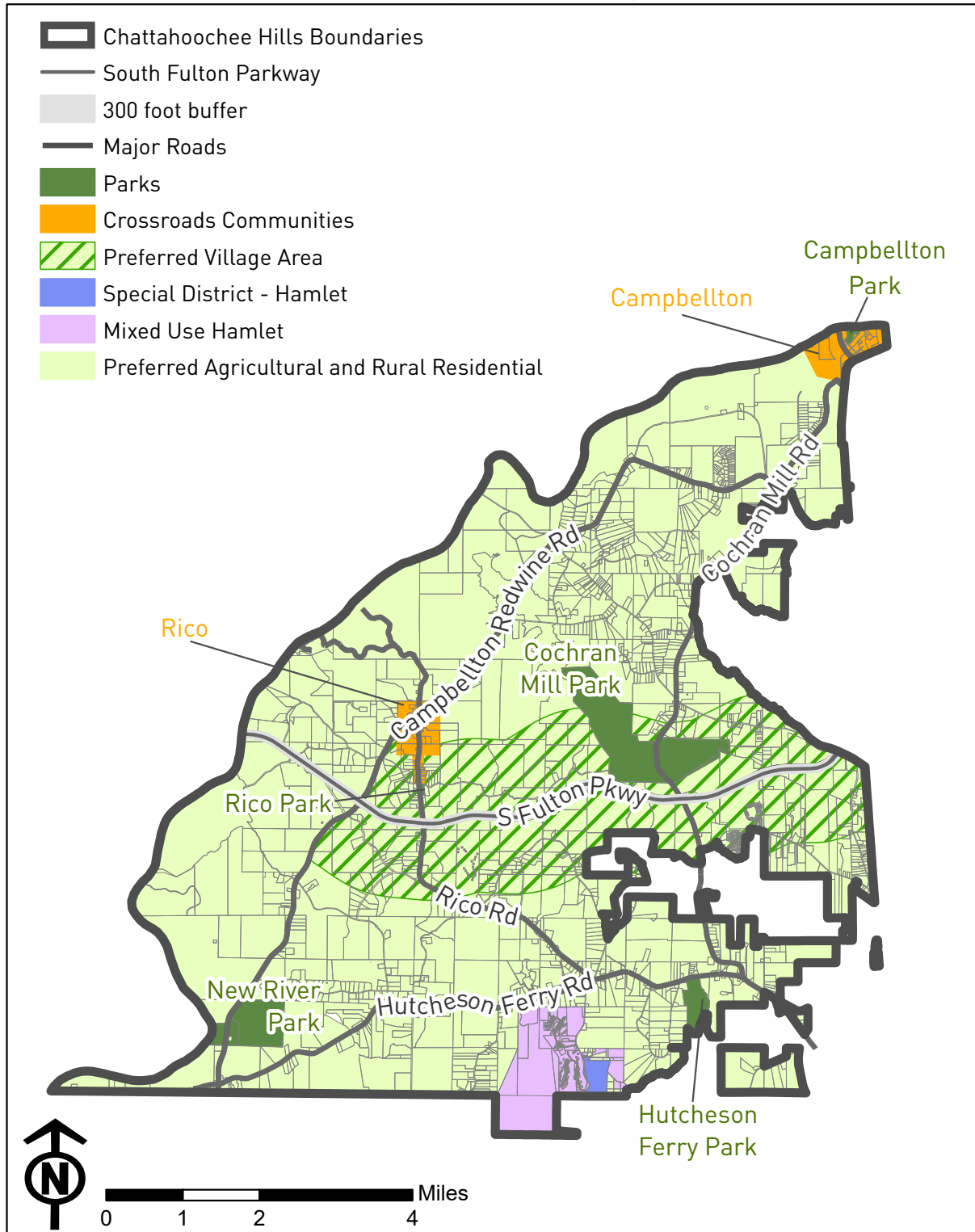
# Future Development Strategy

In order to fulfill its vision of remaining deliberately rural in the face of the development pressure that is sure to come, the city must channel that pressure into desirable patterns and locations. The city has identified a handful of development patterns that are desirable to both preserve large amounts of land and to allow for the economic development patterns that is critical for the city's future. The rural character of the city will be embodied most distinctly in its agricultural and forest land, and will be supported by the development that takes place in well-defined nodes. Each of these areas will have a distinct character that was laid out by the task force.

A central feature of the community's vision is the permanent preservation of a majority of the city's land. It is an indispensable part of remaining deliberately rural. The preservation goal is achieved through several methods. First, the most intense land uses- the Village(s) and the Hamlets- all include significant open space preservation requirements within those developments. Second, density bonuses are available to developers who preserve larger portions of their land. Finally, the city has a Transfer of Development Rights (TDR) program that allows individual landowners to receive money for placing a conservation easement on their property, thus permanently preserving it. These development rights may be sold to the other land owners who will apply them on their own property to increase the amount of development allowed. Alternatively, the TDR program allows an organization (such as a government or land bank) that is interested in preserving targeted properties to purchase development rights. These institutionally-owned development rights may be subsequently sold into a Village or Hamlet development, increasing its developable density just as a direct transfer would. In any case, the development rights are purchased in a market environment, allowing the landowner to receive the full financial benefit of the development opportunity they are foregoing.

# Future Development Map

## Proposed Future Development Map





# Future Development Map

**Future Development Map.** The Future Development Map represents a general understanding of the preferred locations for various development types, as defined in the planning phase. The Character Areas shown identify the broad character of the landscape, and the Development Types represent the range of possible long term uses in the various areas. This was 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 guide to understand future development within Chattahoochee Hills, embracing smart growth principles, protecting the natural resources of the area, and promoting economic development that fits with the “deliberately rural” concept. The character areas and development types 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 a majority of the city as it is (rural) while focusing on the development in the Village(s) and various Hamlets and embracing growth of businesses that fit in with the vision for the city.

The use of character areas and development types 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. They 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; (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 and Development Types are described and defined individually in the following pages.

## Character Areas

**Character Areas.** Character Areas define the geography of Chattahoochee Hills, identifying the broad character of the landscape, including areas where limited growth is desirable, and areas where more intense development is preferable. 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. There are two Character Areas in Chattahoochee Hills: Preferred Agricultural and Rural Residential Areas and Preferred Village Areas.

## Development Types

**Development Types.** Development Types include the elements that define a type of land use, what is affecting that character, its vision for the future, and the types of policies that need to be in place to achieve that vision. Definitions for the policy themes and fact sheets are included for each development type, and they are closely tied to zoning and development categories. However, policies do not supersede standards and regulations in the Chattahoochee Hills Zoning Ordinance, Development Regulations and other ordinances as adopted by the Mayor and City Council. There are six development types in Chattahoochee Hills: Agricultural and Rural Residential; Crossroads Communities; Hamlet (Mixed Use, Residential, and Special District); and Village.

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.
- Guide future rezoning, 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.



# Agricultural and Rural Residential Area

## C H A R A C T E R   A R E A

**Vision.** The Preferred Agricultural and Rural Residential Character Area is primarily rural preservation and agriculture, with houses on large lots, occasionally interspersed with hamlets. Any residential development would be large lot. This Character Area can include several development types, including Hamlets, Farmettes, and the Agricultural and Rural Residential development type.

Agriculture, Rural Residential, Farmettes, and Hamlets can go in either Character Area. Villages can only go in the Preferred Village area.



# Preferred Village Area

## C H A R A C T E R   A R E A

**Vision.** The Preferred Village area is where the most intense development in the city will take place. The commercial core of any Village development will be located in this Character Area. Any Development Type could be allowed in this Character Area, but it is likely to remain mostly rural. Though it will be the location for the most intense development in the city, the buffering and open space requirements built into these Development Types, along with the separation requirements make it quite likely that vast areas of the Preferred Village Character Area will retain its rural character.





# Agricultural and Rural Residential

## DEVELOPMENT TYPE

**Vision.** All agricultural uses at the intensity level of the traditional family farm are allowed. These are considered to be in keeping with the rural character desired by citizens. Large scale or agribusiness uses may not be located in the Agricultural and Rural Residential Character Area. Industrial uses and uses associated with large scale farming and agribusiness, such as industrial slaughterhouses should be located in the Village(s) or Hamlet(s).

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

**Operation.** Agricultural and forestry uses and traditional small farm structures are allowed by right. One house and one accessory residential unit will be allowed per lot, all on septic or individual systems.

Large parcels may be divided into farmette lots with a minimum size of 20 acres, with a provision to allow long-time property owners to create and transfer a limited number of smaller lots to close family members. A single curb cut per road frontage is preferred. If this is not possible, curb cuts should be limited to one per 1000 feet of road frontage, with mailboxes clustered per Postal Service Regulations. This process is exempt from required traffic and drainage studies and tree surveys. Existing smaller lots will be allowed to exist in perpetuity.

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

The intent of the farmette type of development is to maintain the rural character of Chattahoochee Hills, while still allowing for some residential development. Through measures such as limiting curb

## Know Your Agricultural and Rural Residential

- Upholds the historic use of the land
- Maintains rural character
- Owners may sell the development rights and continue to farm the land
- Leverages the local food and farm-to-table trends
- Traditional agriculturally related businesses allowed by right
- Supports agritourism, such as u-pick, horseback riding, wineries, farm tours, etc
- No large scale agribusiness, such as concentrated feeding lots, industrial slaughterhouses, processing plants, feed yards, etc.
- Traditional small farm structures are allowed by right
- Traditional rural business uses of accessory structures are allowed
- The minimum lot size is 20 acres
- Private, unpaved roads allowed
- Minimize curb cuts



cuts, requiring shared internal roads, clustering mailboxes along the street, and visually buffering when possible, the farmette subdivision regulations seek to minimize aesthetic impact. The process allows a land owner to provide lots for close family members while maintaining the bulk of the property in its current state and avoiding some of the regulatory burden of a more intense development type.

Large 20 acre lots are intended to provide separation between houses and a sense of space and at least a semblance of rural isolation for their residents. Specifying septic and restricting sewer reinforces the rural character of the area and ensures a minimum separation between houses. 20 acre lot minimums also lend themselves to small scale agriculture and equestrian uses, which are consistent with the rural character envisioned by the community.

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

### **Critical Factors**

- Preservation
- Transfer of Development Rights
- Sustainability

### **Policy Themes**

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





# Crossroads Community DEVELOPMENT TYPE

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

**Rico Vision.** Rico was identified by citizens in the 2011 planning process as an area which they would like to study further, specifically targeting the development of a 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 the affected community members, input from the community will be required before the development of any master plan begins. If the local community decides that they would like to pursue development, all new construction must be true to the historic character of the community. Commercial development would be limited in size and scale. 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.

**Campbellton Vision:** The Campbellton Crossroads Community was studied in 2020. The master planning effort, funded by the Atlanta Regional Commission, was a joint, collaborative project between the cities of Chattahoochee Hills and South Fulton.

The plan recommends five(5) strategies including historic preservation, infrastructure improvements, transportation & multi-modal improvements, development & conservation, and urban form & regulatory guidelines. Catalyst sites were also identified including the Intersection, Campbellton Crossroads Multi-Use Trail, the Community Arts & Cultural Event Space, and Campbellton Park.

**Rico and Campbellton** were identified for consideration of a master plan and new development because of the discernible historic footprint and existing documentation of the historic character of these communities. As the planning for these communities begins to turn into action, the Goodes Crossroads Community is next in line for consideration.

## **Appropriate Uses:**

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

## **Policy Themes:**

- Development Node
- Historic Preservation

## **Know Your Crossroads Community**

- Historic Community
- Maintain Historic Character
- May offer housing, employment, and commercial opportunities
- A community must have a discernible historic footprint to be considered for a development Master Plan
- The Community will develop a Master Plan for development
- All new development will conform to Master Plan requirements

## Rico Community Vision

Through a series of meetings in the Rico Community a picture has begun to form of what additional development in the historic Rico Crossroads Community might look like. Guided by residents of Rico and other community members, three meetings were held to consider the future of the neighborhood. The group discussed the area's history and its boundaries, identified favorite and least favorite features, and worked out some broad outlines of what the future holds and how the planning process should proceed. Emphasis was placed on the role of the community in directing this process.

The community has indicated that it is interested in considering additional infill development and has provided some guidance regarding the form such development might take, as well as the locations where such development might be allowed. Additional community input will be sought in order to turn these ideas into reality. The community still will provide input on rules regarding the footprint of new development, its relationship to neighboring properties and to the street, acceptable height, bulk and floor areas of new construction, and possibly identify allowable or preferred uses, architectural styles, building materials, street improvements, parking and pedestrian amenities, and other characteristics of potential infill development that will determine its success in the eyes of the residents.





## Campbellton Community Vision

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

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

### Master Plan Design Principles:

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

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

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

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



# Village DEVELOPMENT TYPE

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

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

**Operation.** In order to qualify as a Village, a development must be at least 500 acres. A Village must be at least 5 miles from any other Village and 10% of its total area must be permanently protected as open space with an additional 5% of civic space as defined by the zoning ordinance. A Village may be located anywhere along South Fulton Parkway that these conditions may be met.

A dense mix of uses is allowed throughout the Village. The density required in the Village is higher than currently entitled under existing Rural zoning. In order to achieve this increased density, development rights from elsewhere in the city must be applied. These rights can be transferred from other land in the city of Chattahoochee Hills through the TDR program.

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

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

Preserved open space in the Village must be permanently delineated from the developed land by a right-of-way or some other method.

## Know Your Village

- Minimum Size: 500 acres
- 10 percent must be preserved as open space with an additional 5% dedicated to civic space;; density bonuses are available for additional land preservation
- Mixed use and walkable
- Will offer housing, employment, commercial, industrial and civic uses
- Visually buffered from existing roads and neighboring properties except for a small window to the commercial core
- Development is clustered and permanently delineated from the preserved open space
- Limit block size to promote walkability and route choice
- Provide bonus for providing public infrastructure
- Require some public benefit from preserved open space
- Require dedication of easements for multi-use path right-of-way to improve connectivity throughout the city
- Consider methods to accommodate future growth and connectivity through the buffers
- A street plan is required
- Funds land preservation in the rest of the city through the TDR program



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

**Regulatory Intent.** The intent of the Village is to concentrate development within the city and to provide a location for commercial and social life. The open space preservation requirement will serve to:

- Conserve sensitive land
- Provide wildlife habitat corridors
- Provide stormwater detention and filtering
- Provide opportunities for residents and guests to benefit from interacting with nature
- Provide some buffering from neighborhood property
- Provide parks and recreational and gardening opportunities for village residents and guests
- Provide opportunities for small-scale farming and forestry operations

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

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

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

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

### **Critical Factors**

- Block size
- Open Space Preservation





- Walkability
- Mix of Uses
- Transfer of Development Rights
- Density Bonuses
- Connectivity
- Sustainability
- Growth

#### **Policy Themes**

- Development Node
- Historic Preservation

# Mixed Use Hamlet DEVELOPMENT TYPE

**Vision.** The vision for Chattahoochee Hills prior to incorporation as a city included three Villages along with multiple Hamlets, designed to concentrate development into specific areas as a mechanism to maintain the current rural development patterns throughout the bulk of the city.

The Mixed-Use Hamlet development type will provide the city with a smaller version of the Village character area. The hamlet's small scale is especially suited for pedestrians, so the character area is intended to create close-knit, walkable communities. To ensure walkability, the different land uses must be carefully considered and mixed to ensure the layout and design suit pedestrian needs. Development should be tightly clustered on the property, providing a clear demarcation between the development and the preserved open space.

**Operation.** The minimum size of a Mixed-Use Hamlet is 200 acres. 65% of the land must be preserved as open space with an additional 5% of civic space as defined by the Zoning Ordinance, concentrating development in nodes and centers within the development. 25% of the development must be commercial. Residents will have access to some small scale retail, but will have to leave the Hamlet to get to certain items that may only be found in larger commercial establishments.

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

Because a Hamlet is smaller than a Village, access to South Fulton Parkway is not required. Access to Mixed-Use Hamlets may be provided from smaller paved roads. Unlike a Village, a Mixed Use Hamlet can be located anywhere within the City, and will include buffers in its design criteria.

Preserved open space in the Mixed-Use Hamlet must be permanently delineated from the developed land by a right-of-way or some other method.

Mixed Use Hamlets will probably require central water service, but sewage can be managed through the city, community, or privately.

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

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

By limiting block sizes and regulating the design of the public rights of way, pedestrian activity is encouraged,

## Know Your Mixed Use Hamlet

- Minimum Size: 200 acres
- 65 percent must be preserved as open space with an additional 5% dedicated to civic space ; density bonuses are available for additional land preservation
- Mixed use and walkable
- Offers housing, employment, and commercial opportunities
- Visually buffered from existing roads and neighboring properties
- Provides both vehicular and pedestrian connections to neighboring properties where possible, otherwise provides easements or right-of-way for future connections
- Development is clustered and permanently delineated from the preserved open space
- Limit block size to encourage connectivity and walkability
- Provide bonus for providing public infrastructure
- Require some public benefits from preserved open space
- Consider methods to accommodate future growth through the buffers
- A street plan is required





increasing resident interaction and reducing the need for automobile use.

### **Critical Factors**

- Block size
- Open Space Preservation
- Walkability
- Mix of Uses
- Transfer of Development Rights
- Density Bonuses
- Connectivity
- Sustainability
- Growth

### **Policy Themes**

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

# Residential Hamlet DEVELOPMENT TYPE

**Vision.** The Residential Hamlet development type is based upon the Chattahoochee Hill Country Conservation Subdivision Ordinance.

A Residential Hamlet must permanently preserve 75% of its land as open space. Like the Mixed-Use Hamlet Development Type, a Residential Hamlet must be walkable. Development should be tightly clustered on the property, providing a clear demarcation between the development and the preserved open space.

**Operation.** The lot sizes within the development type will vary, depending on whether the development is going to utilize community sewer or individual septic systems.

Residential Hamlets will preserve 75% of the property as open space, with an additional 5% of civic space and density bonuses available for increased levels of preservation. A full visual buffer from city roadways will be required in order to maintain the rural character of Chattahoochee Hills.

Residential Hamlet may have up to 5% commercial use.

Since connectivity is vital, block sizes and the design of the public rights-of-way will be critical. Block sizes should be limited. Boundaries between private property and open spaces should be permanently delineated by a right of way or some other method. Streets in the more densely developed portions of Hamlets should have sidewalks or paths and street trees to protect the pedestrian realm. Light imprint development practices should be employed.

**Regulatory Intent.** Residential Hamlets will be designed to look rural, rather than suburban. Visual buffers will ensure that the rural character of the city is maintained while allowing for growth and development. By requiring a visual buffer the development will be hidden from the individuals driving by while allowing property owners to develop their property fully.

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

The Residential Hamlet development type should stand out from typical suburban patterns by clustering development, clearly delineating open space, carefully designing frontages to de-emphasize the automobile, supporting walkability, and activating open space with rural amenities.

## Know Your Residential Hamlet

- Minimum Size: 100 acres
- Maximum Size: 300 acres
- 75 percent must be preserved as open space; with an additional 5% of civic space
- Development is clustered and permanently delineated from the preserved open space
- Pedestrian friendly
- Limited or no commercial uses
- Visually buffered from existing roads and neighboring properties
- Provides both vehicular and pedestrian connections to neighboring properties where possible, otherwise provides easements and right of way for future connections
- Limit block size to encourage connectivity and walkability
- Provide bonus for providing public infrastructure
- Require some public benefits from preserved land
- Consider methods to accommodate future growth through the buffers
- A street plan is required

#### Critical Factors

- Block size
- Open Space Preservation
- Walkability
- Mix of Uses
- Transfer of Development Rights
- Density Bonuses
- Connectivity
- Sustainability
- Growth

#### Policy Themes

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



# Transportation

Chattahoochee Hills is included in the South Fulton Comprehensive Transportation Plan. On a local level, Chattahoochee Hills, as noted in this plan, will work with the development community on the design and cost of roadway and multi-modal transportation systems as projects are proposed and implemented in the city. The city also intends to pursue addition funding for road and infrastructure projects (new-Community Work Program) and develop rural paved and gravel road standards (#6 on-Community Work Program) to maintain the character of the city. Chattahoochee Hills works jointly with Fulton County and surrounding municipalities on regional and multijurisdictional transportation projects. Many of the projects below are joint regional or multijurisdictional projects identified in various planning studies

Project Number	Project Location	Category	Description	Jurisdiction	Total Cost Estimate
R-185	Rico Road at Atlanta Newnan Road	Intersection Operations	Roundabout	Chattahoochee Hills	\$1,379,216
R-123	South Fulton Parkway at Cochran Mill Road	Intersection Operation	Intersection Improvements	Chattahoochee Hills	\$1,185,525
M-11	South Fulton Parkway from I-285 to Chattahoochee River	Multi-use Trail	10' Multi-use Trail parallel to road but with large buffer in between	College Park, Union City, Chattahoochee Hills, Unincorporated Fulton County	\$7,614,000
ASP-FS-222	SR 154 from SR 166 to US 29	Roadway Widening	Roadway Widening	Palmetto, Chattahoochee Hills, Unincorporated Fulton County	\$98,200,000
R-124	South Fulton Parkway at Old Rico Connector Road	New Intersection	Intersection Improvements	Chattahoochee Hills	\$296,631
R-125	South Fulton Parkway at Rico Road	Intersection Operation	Intersection improvements	Chattahoochee Hills	\$1,186,525
R-126	South Fulton Parkway at Campbellton-Redwine Road	Intersection operation	Intersection improvements	Chattahoochee Hills	\$1,186,525
R-153	South Fulton Parkway at Cochran Mill Road	Grade separation	Construct a tight diamond interchange	Chattahoochee Hills	\$17,150,760
PT-7	South Fulton Parkway at Campbellton-Redwine Road to Hartsfield Jackson Airport	Transit	South Fulton Parkway Express Bus	Chattahoochee Hills, Unincorporated Fulton County	\$203,102,800

*Project R-123 is the only project in Chattahoochee Hills identified for short term implementation.*



# Transportation

Project Number	Project Location	Category	Description	Jurisdiction	Total Cost Estimate
FS-209	Cochran Mill Park to Phillips Road	Multi-Use Trail	South Fulton Scenic Byway Multi-Use Trail-Phase I	Chattahoochee Hills	\$587,437
20	Hutchinson Ferry Road from Tombs St. to Phillips	Bicycle Lanes	4' Bicycle Lanes	Chattahoochee Hills. Palmetto	\$3,592,098
1579	SR 92/Campbellton Fairburn Road from Fairburn Campbellton Road to Bethlehem Road	Sidewalks	Sidewalk Installation	Chattahoochee Hills, South Fulton	\$3,119,444
1508	Resurfacing	Resurfacing	Resurface roadways based on GDOT's Pavement Management System	Chattahoochee Hills, South Fulton	\$66,834,167
1595/1596	SR 92	Sidewalks	Sidewalks both side of Church Street and Fairburn Campbellton Road	Chattahoochee Hills	\$1,561,112
226	Freight Corridors in Southern Fulton Region	Signal Upgrades	Raise signal heads or add signal on side	All jurisdictions	\$750,000
176	SR 14/South Fulton Parkway	Roadside barrier/guardrail	Install roadside barrier/guardrail	Chattahoochee Hills, College Park, South Fulton, Union City	\$6,729,031
1061	From Buford Dam to Chattahoochee Bend State Park	Multi-use Trail	200 miles	Chattahoochee Hills, South Fulton, Unincorporated Fulton County	\$37,405,983
109	SSR 14 South Fulton Parkway from SR92 to Campbellton Redwine Road	Transit Expansion	Bus Rapid Transit	Chattahoochee Hills, South Fulton, Union City	\$145,000,000

# Transportation

Project Number	Project Location	Category	Description	Jurisdiction	Total Cost Estimate
216	Southern Fulton Region	Roadway	South Fulton Scenic Byway Multi-Use Trail-Phase I	Chattahoochee Hills	\$587,437
20	Hutchinson Ferry Road from Tombs St. to Phillips	Bicycle Lanes	4' Bicycle Lanes	Chattahoochee Hills. Palmetto	\$3,592,098
1579	SR 92/Campbellton Fairburn Road from Fairburn Campbellton Road to Bethlehem Road	Sidewalks	Sidewalk Installation	Chattahoochee Hills, South Fulton	\$3,119,444
1508	Resurfacing	Resurfacing	Resurface roadways based on GDOT's Pavement Management System	Chattahoochee Hills, South Fulton	\$66,834,167
1595/1596	SR 92	Sidewalks	Sidewalks both side of Church Street and Fairburn Campbellton Road	Chattahoochee Hills	\$1,561,112
226	Freight Corridors in Southern Fulton Region	Signal Upgrades	Raise signal heads or add signal on side	All jurisdictions	\$750,000
176	SR 14/South Fulton Parkway	Roadside barrier/guardrail	Install roadside barrier/guardrail	Chattahoochee Hills, College Park, South Fulton, Union City	\$6,729,031
1061	From Buford Dam to Chattahoochee Bend State Park	Multi-use Trail	200 miles	Chattahoochee Hills, South Fulton, Unincorporated Fulton County	\$37,405,983
109	SSR 14 South Fulton Parkway from SR92 to Campbellton Redwine Road	Transit Expansion	Bus Rapid Transit	Chattahoochee Hills, South Fulton, Union City	\$145,000,000







# Historic Preservation

Since the last Comprehensive Plan Update in 2016, the city has taken steps to better plan for the stewardship of historic and cultural resources in the city. Principal among these is the appointment of a Historic Commission to carry out the activities identified in the enabling legislation for historic preservation adopted as a part of the City Code of Ordinances in 2019.

The city has facilitated the acquisition of several properties with historic sites. In addition to their value as historic context for the city, these sites also have long term economic development value in the city. At the time of the 2016 Plan update, existing city owned sites with historic value include:

- Cochran Mill Park
- City Hall/ Old Rico School
- Beavers House/ Campbellton Park

Since that time, the City has acquired the following sites:

- St. Paul AME Cemetery
- Scout Hut (former Smith's Grocery)
- Varner House/ Chattahoochee Riverlands Park

Generally the city has acquired historic sites with documentation of long term management responsibilities for the site. In three instances, visioning documents were developed after-the-fact.

- The Campbellton Park Master Plan
- The Chattahoochee Riverlands Concept Plan
- Hutcheson Ferry Park (no known extant historic resources are on this site)

In the instance of the St. Paul AME cemetery, the ordinances authorizing acquisition clearly state that the city makes no guarantee of any resources to be allocated to the site.

The Historic Commission has prioritized preservation activities for city-owned historic sites. Much of the activity since its inception has been an effort in documenting the significance of all resource of these sites – principal buildings, outbuildings, landscape features, etc. – so as to define those elements that are critical to their preservation. This is important to determine a path forward for their use and maintenance, as well as to prioritize resources to be allocated to these sites.

This process also adds context to the “Deliberately Rural” vision of the city insofar as it begins to provide substantive details to those elements of the natural and built environment that contribute to the city’s vision of remaining deliberately rural. Much of the city vision is understood in the abstract as consensus among those who choose to live here. But as the city courts new development and population increases, it will be necessary to point to the documentation that describes relevant resources that comprise that character.

To this end, the following documents have been initiated by the Historic Commission since the 2016 Comprehensive Plan Update:

- Cochran Mill Park Interpretive Master Plan
- Beavers House Historic Structure Report (compiled by Georgia State University)
- Varner House Historic Landscape Survey

This adds to the library of other documents that provide context and direction the city's historic and cultural features, including:

- The South Fulton Scenic Byway Corridor Management Plan
- The South Fulton Scenic Byway Context Document
- National Register of Historic Places Multiple Property designation for the Roscoe-Dunaway National Historic District
- National Register of Historic Places Individual Property designation for the John Beavers House National Historic Site
- Historic American Building Survey (HABS) documentation of the John Beavers House
- Fulton County Property Record Cards for Historic Resources on file with the State Historic Preservation Office

Authoritative local history resources include:

- Douglas County, Georgia From Indian Trail to Interstate 20 by Fannie Mae Davis
- Palmetto, A Town and Its People by F.E. Steed
- South Fulton Historic Video Trail by the Old Campbell County Historical Society

The City also completed a Master Plan for the Campbellton area in 2020. Though the Campbellton Master Plan was primarily designed to guide land use and transportation improvements, the recommendations on historic preservation are a valuable tool for the Commission.

The 2016 Comprehensive Plan consolidated references on many resources from these various sources into one place. This documentation is a valuable tool for the Chattahoochee Hills Historic Commission. The 2016 Comprehensive Plan also identified that the City should create plans for the stewardship of historic and cultural resources. These previous efforts at documentation, along with the work of the Historic Commission since the 2016 plan, all support the development of this Historic Preservation plan element of the 2021 Comprehensive Plan. All of the documents referenced herein are incorporated by reference in the comprehensive planning framework for the City of Chattahoochee Hills.

# Report of Accomplishments

## Key to Terminology:

Items that are **Completed** have been finished within the 5-Year reporting period prior to this Comprehensive Plan Update.

Items that are **Underway** have been initiated or have had partial progress made as of the end of the 5-Year reporting period prior to this Comprehensive Plan Update. They have been carried over into the new 5-year reporting period for this Comprehensive Plan Update.

Items that are **Postponed** are still priorities for the community, and have been carried over into the new 5-Year reporting period for this Comprehensive Plan Update.

Items that are **Cancelled** will not be carried over into the new 5-Year reporting period for this Comprehensive Plan Update. Generally, these are items that are broad policy statements or routine city operations, and they have been identified appropriately as such.

The city has come a long way since its incorporation and the adoption of its first Comprehensive Plan. The costs of standing up a new city led to large deficits in the city's formative years. By the time the first Comprehensive Plan was adopted, the city had accumulated over \$1.5 million in debt. At the time of this plan update, the city is not only operating in the black, but it has paid down the accumulated debt and built up a reserve fund. The city's parks are also important to the community. The residents banded together and bought over 1,200 acres of parkland for the city. Since then, the city has improved the parks with the help of volunteers, donations, and grant funding.

ID #	Project	Status	Comments
1	Engage Grants Writer	COMPLETED	The city engaged Mary Norman of Alliances4good, LLC.
2	Adopt Groundwater Recharge Area Protection Ordinance	POSTPONED	The city is still interested in pursuing this ordinance. The city is working on defining staff time and resources to complete this task.
3	Develop Sustainable Local Agriculture Plan	COMPLETED	Plan completed by Taproot.
4	Develop Historic Resources Plan	UNDERWAY	Created a Historic Commission. The Historic Preservation Commission and staff will continue to work on priority projects to develop an overall Historic Resources Plan.
5	Develop Cultural Resources Plan	COMPLETED	The city completed two reports: GDEcD Tourism Product Development Report and "Emerging Opportunities" Report.
6	Develop Rural Paved and Gravel Road Standards	UNDERWAY	The subdivision regulations are being revised and incorporated in a Unified Development Code. Fulton County Standard Details form the base framework for the engineering standards. Further investigation to preserve the character of the roads will be investigated and defined.
7	Review planning tools that may accomplish the conservation and preservation goals of the city	UNDERWAY	Chattahoochee Hills Conservancy is being reactivated. The city has named a panel to complete and revise the TDR program.
8	Research transit options for the elderly and disabled	COMPLETED	Opportunities offered by Fulton County Senior Services.
9	Economic Development Feasibility Study	CANCELLED	The city no longer intends on pursuing this study. The city is focusing on economic development in other CWP items such as education, branding, tourism, and broadband.
10	Develop Branding Program for Chatt Hills	UNDERWAY	The Wayfinding Program design, GDEcD Tourism Product Development Report, and Taproot report completed. The city will continue branding efforts utilizing the work referenced.
11	Develop Capital Improvements Program	CANCELLED	City is no longer planning to implement Impact Fees.



12	Impact fee study for transportation, fire, police and parks	CANCELLED	City is no longer planning to implement Impact Fees
13	Participate in the development of a joint multi-jurisdictional vision along South Fulton Parkway	COMPLETED	The South Fulton Parkway Corridor Plan was produced in December 2016.
14	Undertake a small area visioning study for Campbellton	COMPLETED	The Historic Campbellton Crossroads Framework Plan was adopted in February 2021.
15	Continue to refine the vision for Rico and consider the development of an overlay district or similar	UNDERWAY	A ULI mTAP study was conducted in 2021. Further work by a Georgia Tech planning studio is scheduled for Fall 2021.
16	Research policies on the location of utilities and infrastructure and develop recommendations for the update of appropriate development codes	POSTPONED	Incorporated into the new CWP.
17	Develop opportunities to further citizen/ community educational opportunities about the vision and model of development in Chattahoochee Hills	COMPLETED	City began conducting City Council district meetings at which development issues are discussed among other topics. The city began publishing a newsletter to provide further public information.
18	Determine if the Chattahoochee Hill Country Greenway Trail is feasible as currently planned, or if the resources could be used for other similar purposes	UNDERWAY	Exploring two separate sites, one in response to the Campbellton plan, the other in its original alignment.
19	Expand the current Parks, Recreation and Trails Plan and promote awareness of its recommendations to the community	UNDERWAY	Masterplans completed for Rico Park, Hutcheson Ferry Park, and Campbellton Park. The Chattahoochee Riverlands study incorporates the city's new River Park land and refines a portion of the trails plan.
20	Explore options for a creating a Development Authority in the city of Chattahoochee Hills	CANCELLED	The city is no longer interested in pursuing this.
21	Develop Design Guidelines for the Parkway Commercial Zoning District	CANCELLED	Parkway Commercial zoning district is being eliminated by City Council.
22	Pursue funding for a revised/ updated LCI study in Chattahoochee Hills	COMPLETED	This project was combined with and became the Campbellton study.

# Community Work Program

#	Project	2022	2023	2024	2025	2026	Responsible Party	Cost
Land Use and Housing								
7	Review planning tools that may accomplish the conservation and preservation goals of the city	X	X	X			Community Development, Community Associations, Interested Citizens	General Fund
New	Study attainable housing options	X	x				Community Development, Consultant Services (possible)	General Fund
New	Work with the Chattahoochee Hills Country Conservancy to solidify the Transfer of Development Rights (TDR) Program	X	X				City Manager, Community Development, Planning Commission	General Fund
15	Continue to refine the vision for Rico and consider the development of an overlay district or similar	X	x	x			Community Development, Consultant Services (possible)	General Fund
Transportation								
New	Pursue funding for road and infrastructure maintenance	X	X	X	x	x	City Manager, Public Works, Community Development	Grants
6	Develop Rural Paved and Gravel Road Standards	X	X	X			Community Development, Public Works	General Fund
Economic Development and Intergovernmental Coordination								
10	Develop Branding Program for Chattahoochee Hills	X	X	X			Interested Citizens	General Fund
New	Explore options to increase tourism	X	X	X	X	X	Community Development	General Fund
New	Pursue an Independent Outfitter for Kayak/Bike/Other Recreational Items	X	X	X	X	X	Community Development, Parks Commission	General Fund

Economic Development and Intergovernmental Coordination (continued)								
New	Pursue opportunities to support improved performance and perception of educational options	X	X	X	X	X	City Council, City Manager, Community Development	General Fund
New	Explore options to increase tourism	X	X	X	X	X	Community Development	General Fund and Grants
New	Investigate options to improve broadband	X	X	X	X	X	Community Development	General Fund and Grants
New	Engage with Atlanta/Fulton County for infrastructure leading to Village and Hamlets	X	X	X	X		Community Development, Public Works	General Fund
Natural and Cultural Resources								
2	Adopt Groundwater Recharge Area Protection Ordinance				X	X	Community Development	General Fund
4	Develop Historic Resources Plan	X	X	X	X	X	City Staff, Historic Commission with Support from Community Associations and Interested Citizens	General Fund and Grants
18	Determine if the Chattahoochee Hill Country Greenway Trail is feasible as currently planned, or if the resources could be used for other similar purposes	X	X	X			Community Development, Parks Commission	General Fund and Grants
19	Expand the current Parks, Recreation and Trails Plan and promote awareness of its recommendations to the community	X	X	X	X	X	Community Development, Parks Commission	General Fund and Grants
New	Research and explore incorporating a signage program for historic and cultural sites in the context of the overall wayfinding program in the city	X	X				Community Development, Parks Commission, Historic Preservation Commission	General Fund
New	Improve the availability of data to the City's website that includes information about historic and cultural sites	X					Community Development, Historic Preservation Commission	General Fund
New	Begin developing maintenance and operations plans for all city-owned historic sites	X	X	X	X	X	Community Development, Public Works, Parks Commission, Historic Preservation Commission	General Fund and Grants
New	Explore budgeting funds to complete a city-wide survey of historic resources	X	X	X	X	X	Community Development, Historic Preservation Commission	
New	Review and update the South Fulton Scenic Byway Corridor Management Plan	X	X	X	X	X	Community Development, Historic Preservation Commission	General Fund and Grants

Community Facilities and Services								
16	Research policies on the location of utilities and infrastructure and develop recommendations for the update of appropriate development codes		X	X	X	X	Community Development	General Fund, Community Development Assistance Program (CDAP)
New	Pursue a community center, location and scope	X	X	X	X	X	City Manager, Community Development	General Fund and Grants

# Appendix A

## The City's First Plan

### A Vision for the State of Georgia

For much of the past century, American comprehensive planning has produced a development pattern that is understood as suburban. In concept, suburban development patterns were intended to provide the best of rural and urban living in a healthy and productive environment for all citizens. As the suburban model spread, however, it became clear that a number of unintended consequences had emerged. Commuters came to rely heavily on the automobile; uses were disconnected from each other; and the rural and the native landscapes were replaced with highly dispersed, infrastructure-intense development. As Georgia moves into the twenty-first century, there is an opportunity to address many of these challenges in the way we comprehensively plan in the state.

Historically, comprehensive planning focused on the physical development of communities. This is clearly indicated in the original language of the City Planning Enabling Act, provided by the Hoover Commission, and produced by Congress in 1929. In this vision, the primary act of city building, whether for a new city or an expanding existing township, was the creation of the physical public realm. This act deals specifically with the conversion of land into a framework of streets and infrastructure, public spaces and public buildings, and block and lot configurations. The framework, particularly the configuration of streets and blocks, provides a long-term structure for changing patterns of land use, building form and building occupancies. How this structure is designed is vital to the performance of a jurisdiction. Small yet easily developable blocks are the key to creating a city that not only allows, but promotes, public activity through its walkability. The formation of such a public framework is the first step toward livability, sustainability, and adaptability, all within the context of a strong community. The strategic projection of a public framework has a long history in the constitution of enduring cities, from the Roman use of the 'cardo' and 'decumanus' (the main streets at the core of every Roman town) to Oglethorpe's plan for Savannah, or the Commissioners' Plan of 1811 for the city of Manhattan. These plans all passed from regulatory documents to long-lived and much loved constructed places, and have all survived adaptations over the course of time.

In Georgia, this sort of comprehensive planning can drive the makeup and expansion not only of cities and towns, but also of non-urban areas – places that historically have been understood as rural. Rural planning is just as important as urban planning, and in many ways more so. As with the creation of a city, there are also physical elements of a rural the district or area that create a framework that determines the character of future development. Much of the United States, especially as it spread westward, was planned at a very high level through the Land Ordinance of 1785. The system of townships and ranges was used to dimensionally determine the patterns of development and land transfer for everything from capital cities to ranches and farmland, and those patterns, in places, have defined that development for generations after the plans were laid.

Chattahoochee Hills has an opportunity to provide a model for bridging the urban and the rural as a strategy for supplanting the suburban development model. The vision incorporates the best of rural living with the best of town and urban living, but without confusing and combining the two. Each type of development has its own characteristics and qualities that make it livable, sustainable, adaptable and accessible. But the rules for each are not always the same, and the physical elements of each require different approaches. The vision of the Chattahoochee Hills Comprehensive Plan is to provide a model for the state as it moves forward with comprehensive planning in the coming decades, and to provide a model for planning that addresses the differences and similarities between the rural and urban environments. And along with this, the vision for Chattahoochee Hills provides a strategy to transition between the two without losing the value and the values of each.

# 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 regulation. Beginning in 2000, Fulton County began working with residents in a grass roots initiative that created the Chattahoochee Hill Country, an area bound together by a concept which preferred development in dense nodes with a high level of permanent land 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 driven by the development of villages, 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 for the two Transfer of Development Rights transactions in the State of Georgia.

The desire to permanently strengthen these programs and to administer them locally was the primary driver 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% 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 differently than originally intended, with the northeast quadrant excised. In addition, the neighboring city of Palmetto annexed some property in the east of the proposed city at the behest of the developer. The boundary changes removed one of the villages (Foxhall) entirely, along with two thirds of another (Friendship). Foxhall Village, now in the City of Palmetto, was approved as a DRI by ARC in 2006. The conceptual village known as Center Town, on land owned by Carl Bouckaert, remained in the city. Despite losing one and two thirds of its presumed village sites, the city kept the Fulton County Comprehensive Plan, although there was immediate 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, the first phase of which has been substantially completed. Serenbe serves as a nationally recognized, award-winning example of outstanding land conservation, agricultural integration, 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.



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, potential developers, 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 2008, 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 (fully 2% of the city's entire population) appointed to the task force. While some were unable to participate fully due to other commitments, the task force added members over time as citizens came forward to volunteer their time to the effort to maintain its broad-based community input level.

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 served as the Citizen Chair.

City staff was 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 were also 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 Task Force represent various community organizations.

Nancy Green-Leigh, CHCA Sustainable Development Committee

Alan Merrill, Chairman, Chattahoochee Hill County Conservancy

Tom Reed, President, Chattahoochee Hills Civic Association

Laurie Searle, Scenic Byway 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 Representative 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 included (but were not limited to):

Paul Alford  
Ken Langley  
Margaret Clime  
Wendy McGhee  
Gene Griffith  
Tara Muenz  
Nehemiah Haire  
Dan Sanders  
Don Harrelson  
Michael Harris  
Rick Sewell  
Allen Shropshire  
Monte Harris  
Bob Simpson

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

### **Public Participation**

The Public Participation Committee comprised of Gene Griffith, Mark Prater, Tom Reed, 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 – representing almost 50% of all households in the entire city! 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 e-mail blast to all residents with e-mail addressed 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 Assessment and other supplemental information. The committees utilized a visioning process; held workshops with experts in their subject areas, or engaged in a full-scale charrette process. Each committee completed 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.

Member of the committee include:

Paul Alford  
Rocky Reeves  
Clifford Blizzard  
Laurie Searle  
Sandra Huffmaster  
Bob Simpson  
Judy Henderson  
Clay Stafford  
Alan Merrill  
Hugh Tyer  
Tara Muenz  
Dana Wicher  
Stacy Patton

### **Economic Development Committee**

The Economic Development Committee addressed 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  
Steve Nygren  
Nancy Green Leigh  
Stacy Patton  
Alan Merrill  
Rocky Reeves  
Wendy McGhee  
Dana Wicher

### **Housing Committee**

The Housing Committee addressed the Housing element of the Community Assessment. There was 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 dealt with a great deal 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.

Member of the committee included:

Dr. George Brown  
Alan Merrill  
Carl Bouckaert  
Steve Nygren  
Margaret Clime  
Larry Parrott  
Brook Cole  
Stacy Patton  
Steve Dray  
Tom Reed  
Gene Griffith  
Rocky Reeves  
Michael Harris  
Laurie Searle  
Don Harrelson  
Dan Sanders  
Monty Harris  
Bob Simpson  
Ken Langley  
Sandra Storrar  
Nancy Green Leigh  
Hugh Tyer  
Wendy McGhee

# Appendix B

## Historic and Cultural Resources Along the South Fulton Scenic Byway

In 1977, The Georgia Department of Transportation Office of Planning designated three roads within the City of Chattahoochee Hills as Georgia Scenic Byways. A Georgia Scenic Byway is any designated highway, street, road, or route which significantly features certain intrinsic qualities, such as scenic, historic, natural, cultural, archaeological, and recreational, that should be protected or enhanced.

The South Fulton Scenic Byways represents the triangular-shaped core of the city and is comprised of State Road #70 (Cedar Grove Road, Campbellton Redwine Road) on the west, Cochran Mill Road on the east, and Hutcheson Ferry Road on the south equaling a total length of 29.76 miles. This effort to designate these roadways emerged from community input in the update of the 2010 Fulton County Comprehensive Plan. Through this designation, the loop throughout the rural and pastorals section of the city help protect the green space and community resources along the road.

Students from the Heritage Preservation Master's Degree Program at Georgia State University conducted an inventory and evaluation of the qualities of the Scenic Byways which revealed road sections with tree canopies (containing a mixture of oak hardwoods and pine species), wooded parcels, pasture, farms, scenic vistas, and outcroppings. To help enhance these characteristics of the Scenic Byways, a Corridor Management Plan was created through the Fulton County Public Works Department in 1998 which is carried out by the local government and the members of the Corridor Management Plan Committee.

In fact, to help discourage land use adjacent to the byways property owners in the area developed a land use plan and development standards to protect the rural character and the three main scenic vistas. Both of these were adopted by the Fulton County Board of Commissioners in 2002. The land use plan directs development along three main villages and for the protection of the land through transfer of development rights. Transfer of Development Rights allows landowners to sell development rights from their land to a developer or other interested party who can use these rights to increase the density of development at another designated location. The development standards require a 100 foot natural undisturbed buffer to protect the view from the scenic byways.

*In the Fulton County Historic Resources Survey, seventy-eight structures were surveyed along Hutcheson Ferry Road, Cochran Mill Road, and S.R. 70, Campbellton-Redwine Road and Cedar Grove Road. Of these, 55% (42 structures) may be eligible to be placed on the National Register of Historic Places.*

*Most of the resources surveyed were, or are used as residences (85%). Other resource types include churches, stores, a masonic lodge, and a historic marker. Several outbuildings are along both S.R. 70 and Cochran Mill Road; most notably the barn located north of the CCC marker in Campbellton, the outbuildings of a dairy located where Cedar Grove Road makes a sharp turn south, and the barn at the intersection of Rivertown and Cochran Mill, contribute to the scenic and rural qualities of these roads.*

Noted in The Scenic Byways Historic Context Report, Fulton County Environment and Community Development Department, 2007

<sup>1</sup> "Georgia Scenic Byway Program Frequently Asked Questions," (Fulton County Department of Public Works – Transportation Division, 1998), 1.

<sup>2</sup> South Fulton Scenic Byway Corridor Management Plan" (Fulton County Department of Public Works - Transportation Division, 1998) 2.

# Historic Land Use and Structures

From the late eighteenth and early centuries during the occupation of the area by the Creek tribes, through the period of white settlement in the 1820s and up until the 1950's, the nutrient rich, loamy soil made farming the primary income producing activity in the City of Chattahoochee Hills. The rolling landscape bears evidence of old plow farming methods and natural hedges. Fences of various materials help provide boundary markers between properties. Although many of the old family farms and plantations are no longer in operation, most are still owned by longtime residents of the area or the descendants of original settlers.

Most of the historic agricultural buildings extant in the area are remnants from the late nineteenth and early twentieth century periods of farming. Today, most of these buildings are used for purposes other than for which they were originally intended, such as for storage or as a garage. In general, they depict vernacular characteristics with their simple frame structures, local constructed, and exhibiting little or no academic style. Common accessory building types include well houses, cattle barns, corncribs, and farmhouses. As part of the farming community, a number of saddlebag (along Cedar Grove Road in Rivertown), single, and double pen houses, used as rental properties for tenant farmers who worked the land of larger property holders can be found throughout the city of Chattahoochee Hills and are important to note. The condition of these agricultural buildings varies considerably.

Use of Structures Along the Scenic Byways	
Use	Number
Single Family	70
Church	6
Store	2
Governmental	1
Business	1
Mill	2
Marker	1
School	2
Lodge	1
Total	86



Jones Yates House - Italianate style house



Redwine Plantation - Plantation Plain style house



# Crossroads Communities

Crossroads communities are generally found at the intersection of one or more roads in a rural setting and have the appearance of a small town or village. They usually consist of a nucleus of landmark buildings and businesses such as churches, general stores, and schools, surrounded by outlying residential development. Within the City of Chattahoochee Hills, there are six crossroads communities: Campbellton, Rivertown, Rico, County Line/Redwine, Goodes, and Friendship.

Although each of these communities has its own distinct history, they all share a connectedness due to their close proximity, historic ferry crossings, and through the families and people who helped establish the area and city. A major business that helped facilitate this connectedness was the general store.

A general store worked as a retail business that supplied the local crossroads communities with a variety of goods and services. Because of the rural nature of Chattahoochee Hills, these stores were vernacular (a style of building concerned with function and domestic use), single pen (or one room), frame structures, built during the late nineteenth and early twentieth century. In some cases these commercial buildings also acted as post offices or added gas filling stations. These businesses became a core of the community for local and national information and for social gatherings among its residents. Examples of commercial buildings located near Rico are the Barnes Store (intersection of Rico Road and Campbellton-Redwine Road), Reeves Store (6875 Rico Road), and in Friendship the Cook Caldwell Store (6265 Cochran Mill Road).



The site of the Old Campbell County Courthouse

# Mills

There are two culturally and historically significant mills in the city: Wilkerson Mill and Cochran Mill.

Wilkerson Mill represents a type of commercial building associated with industry and manufacturing. Located on Little Bear Creek, off Wilkerson Mill Road, the three-story, timber frame gristmill is the only standing mill in Fulton County. The construction of this building features Greek Revival architectural elements and dates back to 1867. Wilkerson Mill was part of a commercial enterprise that processed local farmer's corn and wheat produce. The building's machinery operated on hydro energy and remained in use until the 1960s. At the time of construction, grist milling was a common and profitable business, not only in Campbell County, but also throughout the region and the state of Georgia.

That is why in 1890 Berry Winn Cochran, Senior built a gristmill, also known as Cochran Mill, powered by an upstream lock and dam on Big Bear Creek. The stone wall and steel frame bridge ruins of the Cochran Mill, located in the now 900 acre, county owned Cochran Mill Park at the intersection of Cochran Mill Road and Upper Wooten Road, are all that remain of the three mills built by the Cochran family during the mid to late nineteenth century along Little and Big Bear Creeks. Cheadle Cochran, the patriarch of the Cochran family, came to Campbell County in the late 1820s and built a lumber mill. His son, Berry, built the gristmill and a third mill on a five-foot dam across the ledge from the second mill. The mill unfortunately burned down in 1974 and a flood in 1994 washed away parts of its foundation.



# Homes and Farms

Most of the historic structures that make up the City of Chattahoochee Hills are houses and farmhouses with their accessory buildings or outbuildings. The majority of the city's significant buildings were built in the century between 1880 and 1980. Some of the most prevalent house types include: gabled ell cottages, central hallways, Georgia cottages, bungalows, and ranch houses.

Historic houses in Chattahoochee Hills represent a broad pattern in the area's history. The houses have a wide date range of construction (1830s through the 1960s) and a variety of popular architectural styles. However, many have elements of a style or vernacular interpretation found in historic rural communities throughout Georgia. Those homes associated with families that have played a large role in shaping the political, economic or social life of the community may also qualify for the National Register of Historic Places.



6285 Cochran Mill Road - Craftsman Bungalow



8570 Hearn Road - Linear Ranch

House Types on the Scenic Byways		
Type	Associated Years	Number
Single Pen	1850-1900	0
Double Pen	1870-1930	1
Saddlebag	1830s-1930	0
Central Hall	1830-1930	9
Side-Gabled Cottage	1895-1930	0
Gabled Wing Cottage	1875-1915	5
Georgian Cottage	1850-1890	1
New South Cottage	1890s-1920s	1
Pyramid Cottage	1910-1930	2
Bungalow	1900-1930	4
Plantation Plain House	1820-1850	2
Ranch	1930-1960	13
Split Level	1950s-1970s	0
Total		38

Building Styles on the Scenic Byways		
Style	Associated Years	Number
No Style		38
Greek Revival	1840s-1860s	8
Folk Victorian	1870s-1910s	5
Italianate	1850s-1870s	1
Gothic Revival	1850s-1880s	1
Neoclassical Revival	1890s-1930s	1
English Vernacular	1920s-1930s	1
Craftsman	1910s-1930s	14
Ranch	1930s-1960s	3
Total		72

# Community Buildings

Landmark buildings are those structures that have played a central role in the social political or religious development of the area and generally include schools, churches, libraries and meeting or social halls. In the study area, four types of these community landmark buildings are evident.

The first examples are that of meeting or social halls. Rico Lodge, located at 6800 Rico Road, was built sometime in the 1890s and has served as a Masonic meeting hall, a general store and a post office over the years. Another example of a fraternal/ political meeting hall is the Campbellton Lodge No76 F&AM/ Old Campbellton Lodge, which was built in 1848 on the southwest corner of Old highway 92 and Church Road in the Campbellton Community. This lodge represents one of Campbellton's earliest community landmark buildings and it served as a post office, general store and Masonic Lodge.

Other landmark buildings include schools such as the Old Rico School located at 6440 Rico Road. This is one of the last remaining school houses build under the Old Campbell County Government. It was build sometime in the 1880s and is one story with some Greek Revival elements and a hipped roof. Another school located in the Rico community is the New Rico School, right across the street from the Old Rico School at 6505 Rico Road, which was building following the consolidation of Campbell, Milton and Fulton counties in 1932. This building now serves as the City Hall for Chattahoochee Hills. Rico School is a brick masonry veneer school design with neoclassical elements, including recessed porches, brick quoins and a hipped roof.

There are a number of local churches through the city, including Providence Baptist Church in Rico, Campbellton Baptist Church and Campbellton United Methodist Church in Campbellton, New Hope United Methodist Church and Sardis Baptist Church near Goodes, Vernon Grove Church on Vernon Grove Road and Friendship Baptist Church in the Friendship Community. All of these churches were built in the early to mid-twentieth century.

Another important resource is the stone monument located on the site of the old Campbell County Courthouse building at the northeast corner of Cochran Road and Old Highway 92. The monument was jointly erected in 1936 by the Works Progress Administration and United Daughters of the Confederacy to commemorate the lost courthouse building and the reunion of 30 survivors form Company A 21st regiment of Georgia.



Friendship Community - General Store



Rico Community School



# Cemeteries

Cemeteries help represent the cultural heritage of Chattahoochee Hills because they give insight to the settlement pattern of the city when it was still a part of Campbell County. They document settlers, founding families and their descendants. They help shed light on the rural life in the community through traditions passed down through generations. And they serve as tangible markers of the historic spatial settlement patterns.

Because of the nature of the cemeteries in a rural community locating them can be difficult consider many were located on family land that may now be overgrown or wooded. Few were ever document and may only be known by locals. And graves marked with fieldstones may have been cleared over the years.

In 2009, the Chattahoochee Hills Historical Society began a project to identify and document all of the cemeteries within the city of Chattahoochee Hills, as well as cemeteries of historical significance in adjoining historic Campbell County. As of March 2010, 34 cemeteries have been identified and recorded on a public website.

Four types of cemeteries predominate: church, community, family and primitive. Church cemeteries dates back to the late 1800s, with the oldest identified as the Piney Woods Primitive Baptist Church Cemetery on Kite Road. Within this cemetery, there are approximately 50 visible graves. Within the City of Chattahoochee Hills, nine church cemeteries have been identified and five are actively supported by churches; four are abandoned.



Cemetery on Campbellton-Redwine Road

## Church Cemeteries

- Andrews Chapel UMC
- Campbellton Baptist Church
- Campbellton United Methodist Church
- Friendship Baptist Church
- Liberty Mill Methodist Church
- Macedonia Church
- New Hope UMC
- Piney Woods Baptist Church
- Rivertown UMC
- St. Paul AME Church
- Verson Grove Baptist Church

## Community Cemeteries

- Old Rico Community
- Rico Cemetery
- Tommy Lee Cook Road

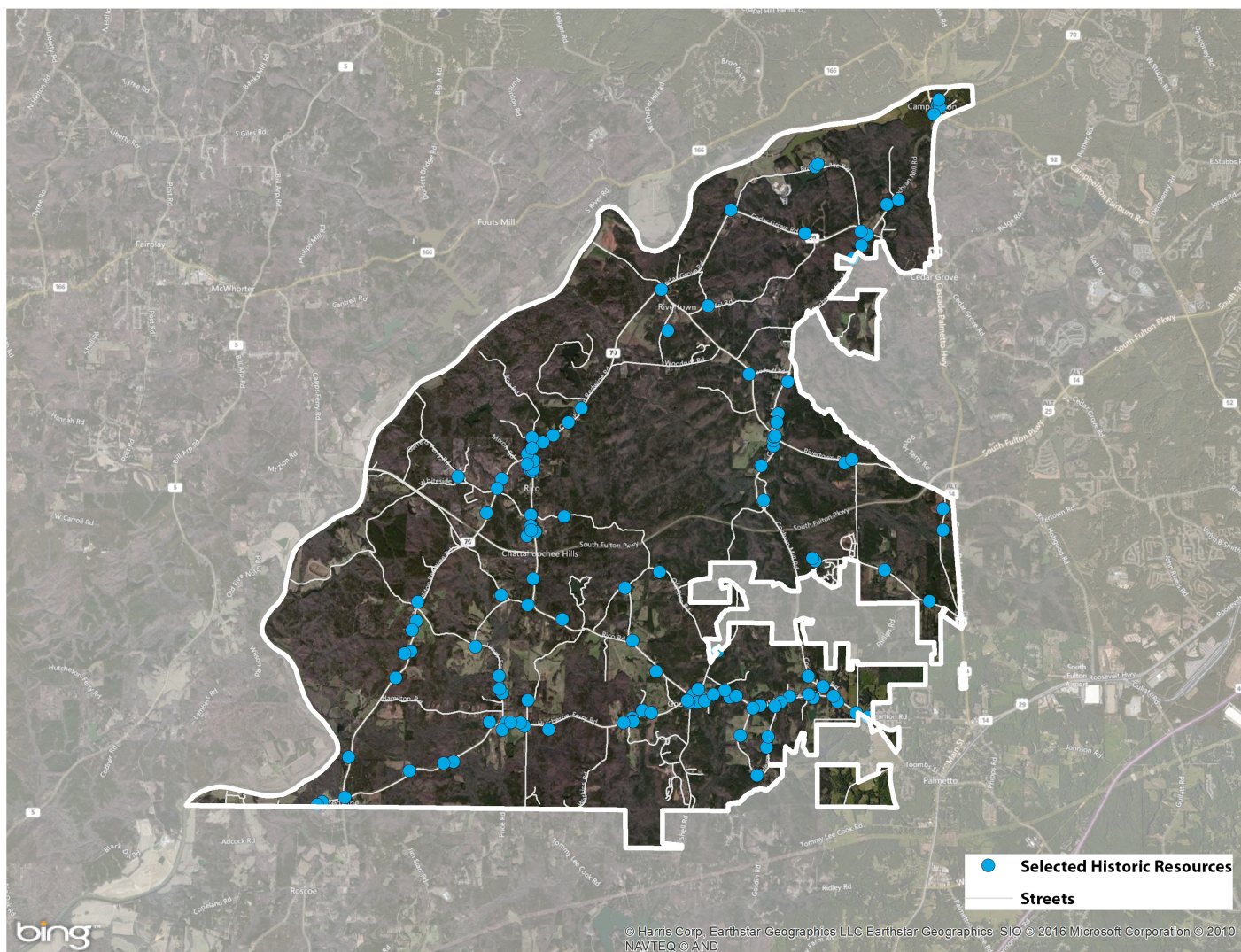
## Primitive Cemeteries

- Cochran Mill Park

## Family Cemeteries

- Astin
- Bryant
- Camp
- Condor
- Duggan
- Jackson
- Lassetter
- Phillips
- Richardson
- Terry-Tanner
- Varner
- Watkins
- Whiteside Road
- Zellars





**Selected Historic Resources, City of Chattahoochee Hills, Fulton County, Georgia**

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
Campbellton				
Resource Name	Date of Construction	Address	History	Source/ Reference
John Beaver House	1828	8655 Cochran Road	Home of justice John Fluker Beavers, one of the first settlers	South Fulton Scenic Byways Historic Context
			"On Monday, April 20, 1829, in the Beavers Home at Campbellton, Judge Walter T. Colquitt, presiding, the first session of the Supreme Court was held."	Douglas County Georgia: From Indian Trail to Interstate 20
			The Beavers House was built about 1828 and faced the town square. The house was probably used for meetings of the Justice of the Inferior and Superior Court and county elections until the courthouse was built.	South Fulton Historical Trail Video
			The John F. Beavers House at 8655 Cochran Road (c. 1828) is an extant example of architecture from the period of early settlement of the county and town. A wood-frame dwelling with a central hallway and Green Revival Elements, the Beavers House was the home of Justice John Fluker Beavers, a Clerk of the inferior Court (later Ordinary Court) and a Campbell County Commissioner. Beavers moved to Fairburn in 1896 and in 1920, the W.F. Lee family purchased the house and farmed the surrounding area until 1970. In 1986, Lance and Talitha Fountain Bought and restored the property. The Beavers House was added to the National Register of Historic Places in 1984. Fulton County purchased for protection purposes the Beavers House and surrounding 16 acres, including the site of the ferry crossing, in May 2003 with Georgia Community Greenspace fund.	South Fulton Scenic Byways Historic Context
			John Beaver House - wood frame dwelling with central hallway and Greek revival elements; originally a two-room house with end chimneys facing southwest toward the town of which it was then a part, it was later reoriented so that its main entrance is to the southeast with an added Greek Revival portico, a central hall, as well as a wing that creates a more traditional Southern Image	National Register Listing



Narrative of Select Historic Resources in Historic Communities; Sources Noted				
Campbellton Baptist Church	1900-1909	8660 Campbellton Fairburn Road	In the 1829 records of the "Yellow River Baptist Association" is recorded the newly constituted Campbellton Baptist Church being received into the association	Douglas County Georgia: From Indian Trail to Interstate 20
	1898		Campbellton Baptist Church was founded in 1829. The present building constructed in 1898 is located across the street from courthouse square. In 1948, church offices were constructed on the front of the church. A steeple was erected in 1950 and on the right side of the building five Sunday school rooms were added. In 1960, a large construction project on the left side of the church consisted of four Sunday school rooms and a fellowship hall with kitchen. In 1980 vinyl siding was added.	South Fulton Historical Trail Video
			The Campbellton Baptist Church (c. 1900-1909) is located at 8660 Campbellton-Fairburn Road (SR 92); however the front of the building faces the old courthouse square. The congregation was organized in 1829 and the original church site and cemetery, where members of the Austell, Bullard, and Collins families were buried are located just to the north of the Beavers' House. The present structure including a front steeple, rear addition and large east wing. The original, two story building exhibits no discernible architectural style. It is wood framed with a rectangular plan and moderately pitched front gable roof. The symmetrical, front facade is two rooms wide and has a three-bay plan with a central door and portico with 1/1 double hung windows on each side. The church was originally covered with clapboard siding, however white vinyl siding was added in the 1980s. A cemetery is stationed to the right of the church on a slight downhill.	South Fulton Scenic Byways Historic Context
Campbellton United Methodist Church	1916	8650 Campbellton Fairburn Road	"Quarterly conference records show that the church was organized in 1830, and was in the then LaGrange District of the Georgia Conference, 36 years before the state divided into the North and South Georgia Conferences in 1866."	Douglas County Georgia: From Indian Trail to Interstate 20

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
	1911		<p>Campbellton Methodist Church was organized in 1830. The first church was built in 1850, adjacent to the present church on the presently cemetery plot. It seated more than five hundred persons. After the county seat was moved to Fairburn in 1870, membership drastically decreased. The present sanctuary was built in 1911. The first homemade pews were the wooded slat type. It was said 'you learned to sit down very carefully or run the risk of being pinched.' In the mid- 1950s, a major building program began. A two-story Sunday school building was constructed with a fellowship hall, well and pump, and kitchen and gas heaters. In the 1960s, improvements consisted of enclosing the open front area, installing central air and heating, a steeple bell, church office, paved parking and other conveniences, including new replacement of the slatted pews with good, old, solid pews then later with upholstered pews.</p>	South Fulton Historical Trail Video
			<p>The Campbellton Methodist Church (c.1916) is located across the road at 8650 Campbellton Fairburn Road. The present sanctuary stands near where the original church was built in the 1830. The church is wood frame and sided with white clapboard. It has a rectangular plan and double pitched front-gabled roof. Pyramidal roof-topped towers flank the double door entrance on the symmetrical, three-bay front facade. Each tower has a small louver window on the upper story and a fixed, vertical window with a smaller window above it on the first story. Both the north and south facades have three centered ribbon windows with a single window on either side. A small path leads to an historic cemetery on the north side of the church where many of the earliest settlers of Campbell County are buried including the Camps , Cochrans, Lathams, Tuggles, and Lees. A number of Confederate and Union War dead were buried here as well.</p>	South Fulton Scenic Byways Historic Context
Campbellton Lodge No. 76	1848	SW Corner of old Hwy 92 and Church Road	One of Campbellton's earliest community landmark buildings. Once served as a post office and general store and used as a masonic lodge	South Fulton Scenic Byways Historic Context

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
			The two-story wooden clapboard Campbellton Masonic Lodge was built in 1848 by F&AM Lodge #76. The furniture was mostly handmade and many of the original furnishings are still in use. In the 1880s, Joe Latham operated a mercantile store and post office on the first floor. In the late 1930s, WPA replaced wrought iron uprights with two front stone corner posts. Following the 1948 Centennial, the first floor was modified. A kitchen and living room were built for lodge functions. There were renovations made in 1977. Meetings are held on the second and fourth Saturdays each month at early candlelight.	South Fulton Historical Trail Video
			On September 4, 1848, the first official meeting of Free and Accepted Masons was held at Campbellton."	Douglas County Georgia: From Indian Trail to Interstate 20
Campbellton Academy	Organized 1829		First School in Campbell County; The Campbellton Academy and many other commercial and domestic buildings, such as the Latham House were either demolished or deteriorated over time.	South Fulton Scenic Byways Historic Context
Latham House	1829, with additions		Greek Revival House in poor condition; According to Fulton County staff, house has been demolished	Georgia Historic Resources Survey
			The Campbellton Academy and many other commercial and domestic buildings, such as the Latham House were either demolished or deteriorated over time	South Fulton Scenic Byways Historic Context
Stone Monument/ Campbell County Courthouse	1936	Old Courthouse Site	In 1936, a granite marker was placed on the old original Campbell County courthouse site commemorating the courthouse and the annual reunion of Confederate veterans of Company A 21st Georgia Regiment. The courthouse square and site is on present day Church Street off 92 HWY.	South Fulton Historical Trail Video
			In 1835, a two-story brick courthouse was erected on the square. The courthouse at Dahlonga was a prototype of the Campbellton Courthouse. It also housed the sheriff, coroner, surveyor, and the court...About 1912, the courthouse was demolished.	South Fulton Historical Trail Video

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
			The old Campbellton courthouse was sold off in 1875. It fell into ruins and was eventually sold to Robert Cook, a local farmer, in 1912. Cook demolished the building for scrap wood to build outbuildings located on his property at Cedar Grove Road. In 1936, the Works Progress Administration and United Daughters of the Confederacy jointly erected a stone monument on the old courthouse site commemorating both the lost building and the reunion of the thirty survivors from Company A 21st Regiment of Georgia. The confederate veterans from Campbellton gathered there after the Civil War at the bequest of Elizabeth Camp, widow of Lieutenant-Colonel TC Glover. This reunion would serve as the inspiration for later gatherings of Confederate and Union veterans during the late nineteenth and early twentieth centuries.	South Fulton Scenic Byways Historic Context
Rico				
Barnes Store	1910-1920	Rico Road at Campbellton Redwine Road	General store and evidence of gas pumps; wood frame; 2 room with full width verandah and a side-gabled roof	South Fulton Scenic Byways Historic Context
Reeves Store	1900-1909	6875 Rico Road	Single dwelling and general store; single story, wood frame gabled ell cottage with partial width front verandah and rear stoop	South Fulton Scenic Byways Historic Context
The Green House	1860-1869	6301 Campbellton Redwine Road	John Barfield, an Irish immigrant, purchased the property site in 1836; sold to the green family in 1881 and sold to J.K. Langley in 1903. The Melears purchased the house in 1955. 1 1/2 story wood frame gabled ell farmhouse; a number of historic agricultural outbuildings found on the property including a barn, smokehouse, corn crib and hay barn.	
	1900-1909	6205 Kite Road	Double pen house	South Fulton Scenic Byways Historic Context
	1930-1939	6390 Kite Road	Bungalow	South Fulton Scenic Byways Historic Context
	1880-1889	6485 Rico Road	Gabled-ell cottage w/craftsman elements	South Fulton Scenic Byways Historic Context

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
Buran-Shannon House	1840-1849	6530 Rico Road	central hallway type w/ Greek Revival element; wood frame; 3 bayed façade w/ full width front porch supported Doric columns	South Fulton Scenic Byways Historic Context
	1900-1909	6105 Campbell-ton-Redwine Road	Georgian Cottage	South Fulton Scenic Byways Historic Context
Shell House	1860-1869	6875 Campbell-ton-Redwine Road	Built by reverend Stephen p. shell, charter member of the New Hope Methodist Church and circuit rider; 2 story, plantation plain, wood farm house ; side-gabled roof; 5 bay plan with full width first story verandah; six outbuildings include a shed, well house, chicken coop and three smaller barns	South Fulton Scenic Byways Historic Context
Providence Baptist Church	1919	6402 Campbell-ton-Redwine Road	Its history traces back to the original Piney Woods Primitive Baptist Church in 1852; rural vernacular church; wood frame with front gabled roof; 5 bay façade with steeply pitched pyramidal roof belfry tower on the right side and small, secondary gable roof on the left side	South Fulton Scenic Byways Historic Context
			In the 1830s, Piney Woods Baptist Church was built about one-half mile from Redwine Road. In 1856, several missionary-minded members constituted Providence Baptist Church and a new framed church was erected. Later a cemetery was started near the church. In the nineteen-teens, a steeple and vestibule were added and later converted into two Sunday school rooms. Three Sunday school rooms were constructed on the rear in 1925. In 1948, more Sunday school rooms were added, the heating system changed, and memorial windows installed. In 1947, the educational building was erected and the sanctuary renovated in 1978.	South Fulton Historical Trail Video
Rico Lodge	1890-1899	6800 Rico Road	Used as a masonic lodge and commercial storefront on the first floor; also a post office; 2 story front gabled roof and full-width 2 story verandah; 3 bay façade with central doorways on both floors	South Fulton Scenic Byways Historic Context



Narrative of Select Historic Resources in Historic Communities; Sources Noted				
			Rico Masonic Lodge #633 was chartered October 30, 1912. On August 12, 1976 the lodge merged with Capitol View Lodge #640 at 6800 Rico Road. The lodge was on the second floor and a store on the first floor. Rico Civic Club was founded in 1938 and was active in road improvements, bridges, and fire protection. Restoration of the old Masonic building was completed in the late 1970s and is used for community events. Boy Scout Troop #7717, with Scout Master Earl Reeves, presently meets in the building.	South Fulton Historical Trail Video
Old Rico School	1880-1889	6440 Rico Road	Last remaining school house built under the old Campbell County government; single story, wood frame with Greek Revival elements and a hipped roof; central hallway plan and 2 rooms deep	South Fulton Scenic Byways Historic Context
			In the early 1900s, the four room, wooden school was constructed across Rico Road from the Methodist Church. Two other small schools were merged into Rico; this building was used until 1933. The Gurley Family acquired the school and converted into a single-family residence. The house was renovated in 1992-93 with CDBG funds. This building may be the only original remaining Campbell County school building.	South Fulton Historical Trail Video
Rico School	1933	6505 Rico Road	Built following the consolidation of Campbell, Milton and Fulton counties in 1932, elementary classes were moved to this building; brick masonry veneer school designed in an Italian Renaissance Revival style with arched recessed porches, brick quoins and a hipped roof; 5 classrooms	South Fulton Scenic Byways Historic Context
			School was closed in 1980 and is used as the City Hall for Chattahoochee Hills today.	
			After the consolidation of Campbell County into Fulton county, a new brick school with seven grades was erected in 1933. Grades 1-7 were taught. A large addition was constructed in 1961. Due to a change in county school policy, the school was closed in June 1980. In the 1980s Fulton County leased the building and purchased it in 1994.	South Fulton Historical Trail Video

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
Rico Methodist Church	1900s		The Rico Methodist Church was founded in 1902. All materials, labor, and cost were either donated or subscribed. The new building was debt free. The building featured a belltower on the right front and a similar room on the left of the church. In 1937, the Rural Electric Administration building brought electricity to Rico and it was installed in the church. In 1950, a kitchen was added. In 1960, a dining hall and restrooms were constructed. Using movable partitions, the dining hall could be converted to Sunday school rooms. Many modern conveniences and improvements were added in the 1970-1980 period.	South Fulton Historical Trail Video
Rivertown (Cross Anchor)				
Jones Yates House	1870-1879	5088 Rivertown Road	William Yates owned in until 1890; 1891 Georgia Loan and Trust assumed title; Purchased by James Jones in 1894; – Italianate style, gabled-ell type; brick quoins; segmental arches over the windows; out-buildings include garage, storage shed, and a well	South Fulton Scenic Byways Historic Context
			The Yates family came to the area about 1837. In the 1870s, W.P. Yates built the two-story Italian villa on the southeast corner of Rivertown Road at Campell-ton-Redwine Road. He lost the property in the 1893-95 financial panic. In 1895, Jethro Jones was the high bidder for the property which included a post office, cotton gin, 267 acres of land, and six tenants. Jethro and his son Joseph prospered. A grist mill was added and a one-story brick addition was built on the back of the house. In the 1920s, a second story was added. In the early 1900s, a general store was built on Rivertown Road across the street from the house and Joe Jones operated the store until about 1948.	South Fulton Historical Trail Video

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
			The Yates family came to Cross Anchor from Spartanburg, SC. They had a cotton gin by 1859 and also ran the Post Office. During the panic of 1890's, the Yates lost their land and house. Jethro Jones bought the 187 house and 267 acres in 1894. The Jones ran the cotton gin, post office and leased their land to six tenant farmers. Mr. Jones also operated a general store, the J.A. Jones General merchandise, and a grist mill. The unique Italianate Jones-Yates House, built c. 1870, was the center of the Rivertown Community.	South Fulton Scenic Byways Corridor Management Plan
	1890-1899	10775 cedar grove road	Saddlebag house	South Fulton Scenic Byways Historic Context
	1880-1890	Rivertown road; west of S.R. #70	Saddlebag house	
City Line/ Redwine Plantation				
Redwine Plantation Home	1840	13125 Hutcheson Ferry Road	Daughter of James Hutcheson and John Redwine's married in 1871; farming ceased in 1950s	South Fulton Scenic Byways Historic Context
			Redwine, originally called County Line, was named for the Redwine family that owned most of the land around the intersection of Hutcheson Ferry and Campbellton Redwine roads, just north of the Coweta County border. James Hutcheson obtained land in Coweta, Carroll and Campbell Counties during the land lotteries. He operated a mill and manufactured well and plow implements in Carroll County. Together with his nephew, they operated the plantation, farmed cotton and corn and ran a general store. A plantation plan house was built in the 1840's at the intersection of Hutcheson Ferry and Campbellton Redwine roads. The Hutcheson Family operated a ferry across the Chattahoochee until the 1950's. The area developed as a cross roads community due to the facilities of the Redwine Plantation. The ferry crossing, the general store, and cotton gin served the farmers and tenant farmers and travelers.	South Fulton Scenic Byways Corridor Management Plan

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
			Redwine Plantation has several out-building including a barn, a machine barn, chicken coop and root cellar. The main barn has a distinctive design with a pyramidal roof topped off with a cupola and a weather vane. The barn's design is attributed to P.J. Berkman's, designer of the gardens and club house of Augusta National. Formal boxwood gardens, planted in the 1840's, are located in the front yard.	South Fulton Scenic Byways Corridor Management Plan
			plantation plain w/Greek revival elements; formal boxwood gardens and distinct, cupola-topped barn	South Fulton Scenic Byways Historic Context
			A number of the old commercial and agricultural buildings that once comprised the family's larger holdings are still extant including second general store (1940-1949 one room building); Saddlebag house (1880-1890 tenant farmer housing); Saddlebag house 1900-1909 on Hutcheson Ferry Road); Double-pen house (1920-1929 on Hutcheson Ferry Road)	South Fulton Scenic Byways Historic Context
Phillips House	1840	13175 Hutcheson Ferry Road	Family obtained the land through the 1827 land lottery and first operators of the nearby hutches on ferry crossing	South Fulton Scenic Byways Historic Context
			2 attendant agricultural buildings and cemetery also on the property; gabled-ell cottage	
			Located opposite the Hutcheson-Redwine homeplace; gabled ell cottage with rear ell addition; family cemetery containing 10 graves; conveys the New South landscaping through eh stone retaining wall and hardwood trees; several out-buildings; I-shaped plan has been altered with the addition of siding and a picture window	National Register Listing
Varner House	1880-1889	8661 Campbellton-Redwine Road		South Fulton Scenic Byways Historic Context

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
			Varner complex contains residential structure, nonhistoric outbuildings, and a family cemetery; residential structure reputed to contain a log structure beneath the current siding; the cemetery is the most elaborate in the district; the site of a former ferry on the property; an original boat structure is reputed to be intact beneath the waters of the Chattahoochee River	National Register Listing
Goodes				
Old Keith Property	1890-1899	8190 Rico Road	William Keith was the postmaster in 1893	South Fulton Scenic Byways Historic Context
			Gabled ell house located on a large farm with pecan groves, orchards, and horse fields. There are 3 outbuildings on the property including a shed, blacksmith shop, and car garage	South Fulton Scenic Byways Historic Context
			About 1895, George Keith opened a general store on Hutcheson Ferry Road at Atlanta-Newnan Road. Mr. Keith was also the postmaster. The store stocked ladies and men's ware, Ken groceries, household items, Hook cheese, and stick candy for the kids and grown-ups. Also farm-related equipment. The store, as all country general stores of the era, served as a community social center. The store continued until Mr. Keith's death in 1958. Because none of the family were old enough to operate the store, it closed.	South Fulton Historical Trail Video
Keith Property	1910-1919	10395 Hutcheson Ferry Road	1 1/2 story, side gabled bungalow	South Fulton Scenic Byways Historic Context
	1900-1909	10340 Hutcheson Ferry Road	Central hallway house	South Fulton Scenic Byways Historic Context
	1900-1909	10380 Hutcheson Ferry Road	Central Hallway House	South Fulton Scenic Byways Historic Context
	1890-1899	10450 Hutcheson Ferry Road	Central Hallway house	South Fulton Scenic Byways Historic Context
	1910-1919	10500 Hutcheson Ferry Road	Gabled Ell Cottage with 3 outbuildings	South Fulton Scenic Byways Historic Context



Narrative of Select Historic Resources in Historic Communities; Sources Noted				
	1920s	10555 Hutcheson Ferry Road and 8090 Atlanta-Newman Road	Pyramidal Cottage	South Fulton Scenic Byways Historic Context
Old Shell House	1900-1909	Near the intersection with Capps Ferry Road	Gabled ell cottage and chicken coop	South Fulton Scenic Byways Historic Context
Robinson House	1880-1889	10865 Hutcheson Ferry	Home of John Robinson, a farmer who lived in the house until his death	South Fulton Scenic Byways Historic Context
			A 1 story central hallway house with a side gabled roof and 2 story secondary dwelling. A barn and a well house are also on the property.	South Fulton Scenic Byways Historic Context
Wilson House	1850-1859	8475 Hearn Road	Greek Revival Style Plantation Plan House with a symmetrical façade, side gabled roof, and 2 brick masonry gable end chimneys	South Fulton Scenic Byways Historic Context
	1890-1899	9990 Hutcheson Ferry Road and Hearn Road	Double pen house	South Fulton Scenic Byways Historic Context
Barnes House (Now Serenbe Bed and Breakfast)	1905	10950 Hutcheson Ferry Road	New South Cottage	South Fulton Scenic Byways Historic Context
			There is also a pecan grove, barns, and tenant houses on 800 acres worth of land	South Fulton Scenic Byways Historic Context
New Hope United Methodist Church	1937	7875 Atlanta-Newnan Road		South Fulton Scenic Byways Historic Context
	1936		New Hope was founded in 1833 and they met in a log building raised by members. In 1858, the log building was replaced by a larger, farm building near the same site. Sunday school was organized during the Civil War. In 1936, the present sanctuary with three Sunday school rooms were erected across the road from the old building. In 1950, a north wing with kitchen, fellowship hall, and additional Sunday school rooms were constructed. In 1963, a steeple was constructed, the church front modified, and second wing of restrooms and Sunday school rooms were added.	South Fulton Historical Trail Video
Sardis Baptist Church	1927	8400 Sardis Road	Vernacular style front gabled structure with a central steeple and a 3 bayed symmetrical façade	South Fulton Scenic Byways Historic Context

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
			<p>Sardis Baptist Church was established in 1875. The first church building was located in the southeast corner of Hutcheson Ferry Road and Sardis Road. The church was renovated in 1904 and a well dug in 1923. After the old church burned in 1926, a new church was constructed across Sardis Road in 1927. Mr. Peak, a member, supervised construction with volunteer church member labor. The church was debt free when completed. Electric lights were added in 1940. Sunday school rooms and restrooms were added on the back of the church in 1947. Sunday school space became urgent in 1960 and a separate Sunday school building was constructed to the left of the church. Later the Sunday school rooms on the back of the church were replaced with a two-story addition. A fellowship hall, kitchen, nursery, and restrooms were on the first floor. Seven classrooms, choir room, office, pastor's study, and baptistry on the second floor.</p>	South Fulton Historical Trail Video
Friendship				
Cook-Goodes House	1860-1869	6250 Cochran Mill Road	1 1/2 story central hallway house with a side gabled roof. There are 7 outbuildings on the property including storage sheds, metal barn/shed, chicken coop, 2 chicken houses, machinery shed, and wood storage shed	South Fulton Scenic Byways Historic Context
Cook Family Home	1920-1929	6285 Cochran Mill Road	Bungalow	South Fulton Scenic Byways Historic Context
	1880-1889	5950 Cochran Mill Road	Central hallway house with Greek Revival elements, a full-width front porch with a small secondary dwelling and a storage shed on the property. There is a well house and chicken coop across the street.	South Fulton Scenic Byways Historic Context
Cook Caldwell General Store	1890-1899	6265 Cochran Mill Road	Single extant commercial building	South Fulton Scenic Byways Historic Context
			This is a wood frame, 1 room wide and deep building with a 3 bayed symmetrical front façade with 2 windows flanking a central doorway and a full-width porch with pent roof	South Fulton Scenic Byways Historic Context

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
	1900s		In the early 1900s Homer H. Cook built a general store on the southwest corner of Cochran Mill Road at Rivertown Road. He operated the store until his death in 1954. Mr. Cook's sister, Mrs. Jewel Caldwell, continued operation of the store until her death.	South Fulton Historical Trail Video
Friendship Baptist Church	1940	6090 Cochran Mill Road	Congregation dates to 1877	South Fulton Scenic Byways Historic Context
			1 story, full-height, triangular front gabled porch with an oculus window in the pediment and 4 columns with a historic cemetery on the property	South Fulton Scenic Byways Historic Context
	1942		Friendship Baptist Church was organized in 1876 with thirteen members. The congregation first met in a schoolhouse. In 1880, a wooden church building was constructed south of the school on Cochran Mill Road. The present granite building with stained glass windows was constructed in 1942. The pews were transferred from the old sanctuary; the old wooden building next door was demolished. The building received a face lift in the early 50s. A rose window was installed and the porch with large white columns and elevated steps were constructed. In the early 1960s, an educational building was erected at the rear. A new building with a baptistery, fellowship hall, and restrooms were constructed in 1980.	South Fulton Historical Trail Video
Cochran Mill	1890	Cochran Mill Park	The park consists of 900 acres and within the park are the stone wall and steel frame bridge that are all that remain of the 3 mills built by the Cochran family	South Fulton Scenic Byways Historic Context
			Cheadle Cochran came to the county during the late 1820s and built a lumber mill on Little Bear Creek. He became a state senator from 1822 to 1837 and was the main proponent of establishing rural mail routes throughout Georgia. His son built a gristmill and built the third mill on a five-foot dam across the ledge from the second mill. In 1903, Berry Cochran, Jr. attached a small generator plant to the mill and supplied electricity to Palmetto from 1909 until 1918.	South Fulton Scenic Byways Historic Context

Narrative of Select Historic Resources in Historic Communities; Sources Noted				
	1840s		<p>Cochran Mill Park was established in 1967 by Fulton County. It embraces 800 acres of woodlands, wetlands, recreation, and six miles of scenic trails that wind all over the woodlands and wetlands of Big Bear and Little Bear Creeks. It is believed Teetle Cochran built the grist mill on Little Bear Creek in the 1840s. Upon Teetle's death in 1854, son Owen took over the mill and operated it until his death. The mill operated almost continuously until it closed in the 1960s. After the mill closed in the late 1960s, vandals began destroying the building and dynamited the dam. Presently all that is left of the mill are the two stone pillars that supported the large water wheel. One of the Cochran brothers, Barry Cochran, built a grist mill on the north side of Big Bear Creek in 1870. It can be reached by a half-mile trail from the Owen Cochran Mill. The mill ground corn and wheat.</p>	South Fulton Historical Trail Video
			<p>Throughout the life of the mill, the mill pond above the dam was also a mecca for swimming recreation. A wooden bridge some fifty feet above the dam served as a swimming platform. Friendship Baptist Church used the mill pond in the summer to baptize converts. The creek at this point cascaded down some seventy-feet over a granite spill-way to a pool below. The water slide became famous throughout the community. The granite surface below the dam resembles a two-step slide, both steps about thirty-five feet in length. The first gently curved to a steeper decline about fifteen feet and leveled off. Then a second slope of about twenty-five feet and a steeper curve into the pool at the base of the granite. The second slope was the favorite. The swimmer positioned himself in the stream of water running over the slope and a wild ride to the pool below.</p>	South Fulton Historical Trail Video



Narrative of Select Historic Resources in Historic Communities; Sources Noted				
			About 1939, another dam was constructed several hundred feet below the original dam. The mill was completely surrounded by water and was demolished by vandals in 1972. A pavilion was built in the center of the man-made lake and it too was later demolished. In 1967, Fulton County purchased the mill as part of Cochran Mill Park.	South Fulton Historical Trail Video
Wilkerson Mill	1867	9595 Wilkerson Mill Road	Intact gristmill and the only standing mill in Fulton County.	South Fulton Scenic Byways Historic Context
			The earliest recording account of the structure is from a deed, dated 1870, that conveys a half interest in the mill business and seven acres of land from William S. Mosely to William Wilkerson. The mill and its machinery were updated at the turn of the century by Mr. W.F. Bearden and later sold to the Denton Family in the early 1900s. The Dentons operated Wilkerson Mill for most of the twentieth century until they were forced to sell the property following the elder Denton's death in the 1960s.	South Fulton Scenic Byways Historic Context
			The mill is 3 stories in height, has minimal Greek Revival elements and is constructed of heavy hewn-frame beams with unpainted, weatherboard siding. It has front gabled roof with incomplete gable returns.	
The Denton Family Home	1920-1929	Located up a small path, closer to the road at 9595 Wilkerson Mill Road	A multi-gabled craftsman bungalow house	South Fulton Scenic Byways Historic Context
			The property's current owners operate a nursery named Wilkerson Mill Gardens out of the old Denton home	South Fulton Scenic Byways Historic Context

# Appendix C

## Historic Preservation Commission Priorities (2021)

At the December 2020 Meeting of the Chattahoochee Hills Historic Commission, Commission members identified the following priorities for 2021, in addition to those that were already ongoing.

- -Continue to collaborate with the City's Parks Commission and Planning Commission. In areas of overlap among the Commissions, the Historic Commission has worked to provide feedback in collaboration with other City Commissions to help inform the city's leadership. The Historic Commission continues to engage with planning staff in advance of each Planning Commission meeting to identify areas where our expertise may be helpful. Recommendations are discussed by the Historic Commission, and if deemed appropriate, are transmitted to staff to include in their report. At the request of city staff, the Historic Commission worked with the Parks Commission to make recommendations on metal detecting in city parks and to complete the report that is a required mitigation measure of the RTP grant.
- -Review and facilitate the recommendations of the Campbellton Master Plan. Historic Commission members participated as community stakeholders in the public meetings for the Campbellton Master Plan. Upon adoption of the Plan by the City Council, the Historic Commission has begun to review plan recommendations to identify areas where the Commission may help with implementation.
- -Cochran Mill Park Interpretive Plan. As a condition of mitigation imposed by SHPO on the RTP grant received for Cochran Mill Park, the Historic Commission has worked to complete the required documentation for the plan. A draft that was satisfactory to the Parks Commission, City Council and SHPO was completed and submitted. Based on feedback, the Historic Commission is incorporating final recommendations. Actions to implement the recommendations of the plan, including further archaeological investigations and a public history day are under discussion, and will be presented to Mayor and Council.
- -Beavers House Historic Structure Report. The Historic Commission is working with faculty and students in the Heritage Preservation Program of

Georgia State University to complete a Historic Structures Report on the Beavers House. This report will provide much needed detail on how the physical form of the building was altered over time. It is anticipated that this will be the basis of a preservation plan for the structure that will allow the city to make decisions on the elements of the house worthy of preservation and those that may reasonably be altered.

- City owned historic properties. Historic Commission members continue to work to document important elements of city-owned historic sites. In addition to the work previously identified at Cochran Mill Park and the Beavers House, Commission members will begin to document landscape features of city-owned sites that may contribute to the historic integrity of each site. Historic Commission members toured all city owned historic sites in the fall of 2020 and anticipate a tour of extant historic features in Cochran Mill Park that are not visible from the marked trails.
- -We will complete a map of City owned greenspace and historic resources. We discussed adding the historic cemeteries.
- Records Research. The Historic Commission is actively working to develop relationships with local history repositories to further the research and detail that is known about historic sites significant to the city.

In addition to the priorities identified above, the Historic Commission welcomes the opportunity to weigh in on issues where our knowledge can inform other aspects of city governance. At the request of city staff or leadership, we will gladly continue to provide feedback on any area where our input is sought.

# Appendix

## Public Engagement (Document 2)

Page 1-	February 2, 2020 Public Hearing
Page 9-	March 23, 2020 Steering Committee
Page 40-	April 29, 2020 Steering Committee
Page 65-	May 3, 2020 Virtual Public Meeting
Page 105-	May 11, 2020 Steering Committee
Page 125-	May 27, 2020 Steering Committee
Page 142-	June 17, 2020 Steering Committee
Page 158-	June 22, 2020 In-person Public Meeting
Page 184-	July 22, 2020 Steering Committee
Page 199-	Survey Results
Page 231-	Public Notices (TO BE ADDED)

# Chattahoochee Hills Comprehensive Plan: 5 -Year Update

February 2, 2021



regional impact + local relevance

# Why Do We Plan?

- Prepare for the future
- Anticipate change
- Accommodate the present
- Enhance strengths
- Minimize weaknesses
- Build community
- Provide for the public health, safety and welfare



regional impact + local relevance

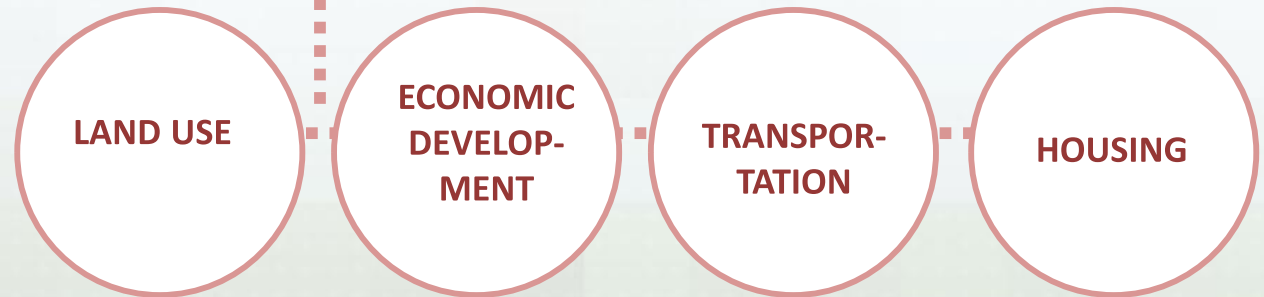


# Process - Plan Elements

**REQUIRED**  
for all



**REQUIRED**



**OPTIONAL**  
Elements  
(Examples)



regional impact + local relevance

# Process

- **Local Government Responsibilities**
  - Designate primary contact to coordinate with ARC- Completed
  - Develop Report of Accomplishments (ROA), showing status of items in existing Work Plan
  - Develop new Work Plan, with ARC input
  - Form Steering Committee, which must include an elected official and person with an economic interest
  - Schedule Steering Committee meetings
  - Develop public awareness and invitations to public meetings
  - Post notices of public hearings as required by community's existing procedures
  - Provide timely notice to ARC of local government meetings that ARC staff should attend



regional impact + local relevance

# Process

- **ARC Responsibilities (more detail in MOA)**
  - Designate Project Manager- [Keri Stevens](#)
  - Update Needs and Opportunities/Vision and Goals as needed, using ARC resources, local data, and community input
  - Review updated Work Plan developed by local staff
  - Update Land Use, Transportation, Housing, and Economic Development Elements, as needed
  - Present/support/attend both required public hearings (one at kick-off and one prior to transmittal for regional/state review)
  - Facilitate one (1) public meeting
  - Develop survey, etc.
  - Facilitate three (3) Steering Committee meetings
  - Develop language for official public hearing notices, if requested
  - Develop ads and other public involvement materials, if requested
  - Implement any revisions required by DCA following state review
  - Provide final plan and other documents



regional impact + local relevance

# Schedule

## January/February

- Develop draft schedule and milestones
- Get local staff's thoughts on:
  - Strengths and weaknesses of existing plan
  - Major issues emerging in last 5 years that need to be addressed
  - Any sensitive topics, e.g., elections, development, citizen concerns?
  - Public engagement considerations
  - Answer any questions
  - Develop online webpage



regional impact + local relevance

# Schedule

## February-October

- Steering Committee Meeting #1-X
- Open additional public engagement opportunity, e.g., survey, online event, etc.
- Steering Committee Meeting #2-X
- Steering Committee Meeting #3-X
- Public Meeting/Engagement Opportunity #1-X
- ARC finalizes plan document based on input, City staff reviews
- August: Local staff schedules pre-transmittal public hearing, aka “Second Required Public Hearing”:
  - *A second public hearing must be held once the plan has been drafted and made available for public review, but prior to its transmittal to the Regional Commission for review. The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review...*
- Transmit plan document to ARC and DCA to begin regional and state review
- **Deadline for review, approval, and local adoption: October 31, 2021**



regional impact + local relevance



## **Questions**

**Keri Stevens  
Planning Administrator  
Atlanta Regional Commission  
404-455-4745  
[kstevens@atlantaregional.org](mailto:kstevens@atlantaregional.org)**



**regional impact + local relevance**

# **CITY OF CHATTAHOOCHEE HILLS**

## **2021 COMPREHENSIVE PLAN UPDATE**

**March 23, 2021 12PM-1PM**  
**Steering Committee**

**Comprehensive Planning Services**



# AGENDA

- I. Introduction:12:00-12:15
- II. Timeline:12:15-12:20
- III. Updated Data Review:12:20-12:35
- IV. SWOT Analysis:12: 35-12: 55
- V. Next Steps:12:55-1:00

ARC



ARC

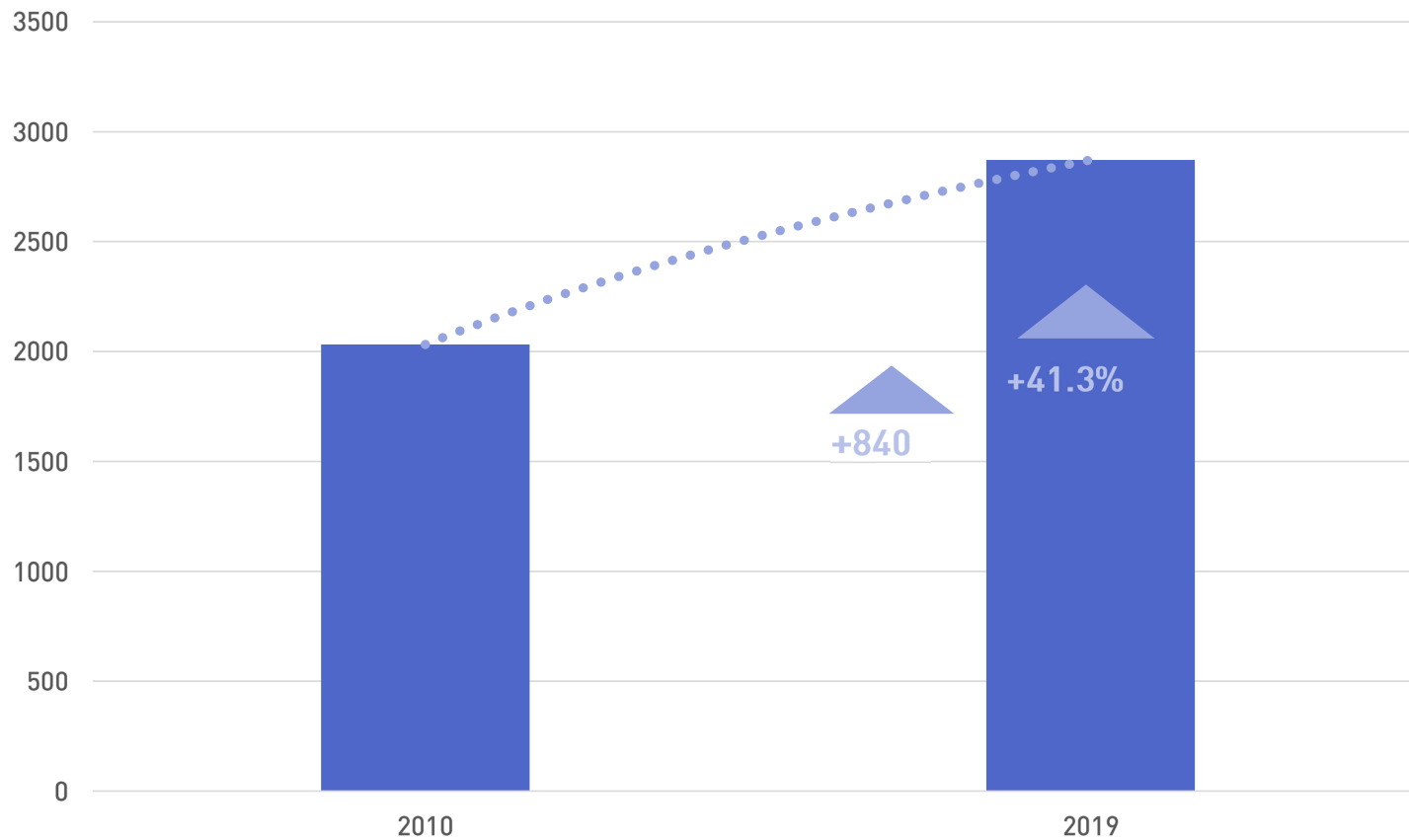




# DEMOGRAPHIC TRENDS



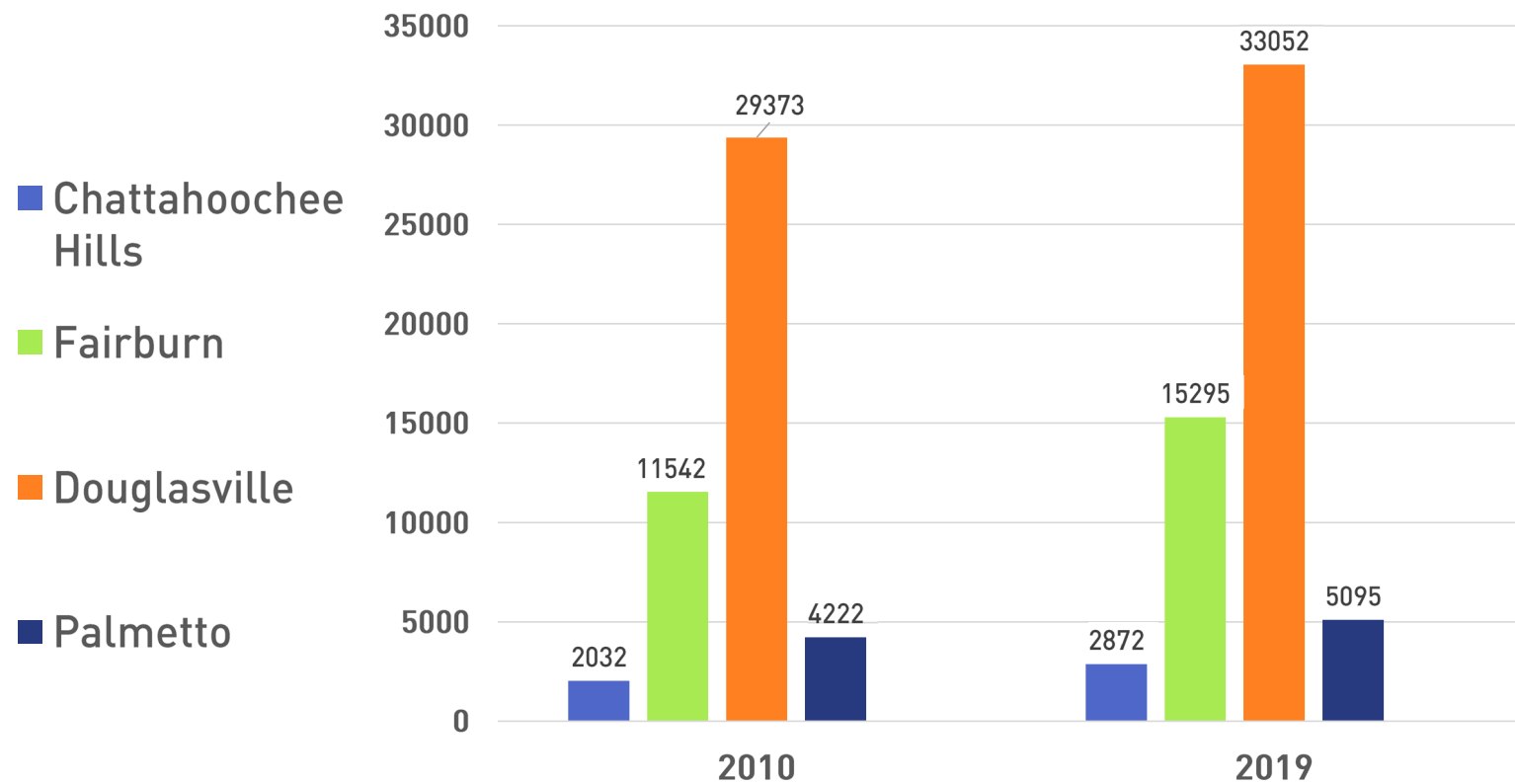
# POPULATION CHANGE



Data Source: US Census Bureau; Population and Housing Estimates, 2019

ARC

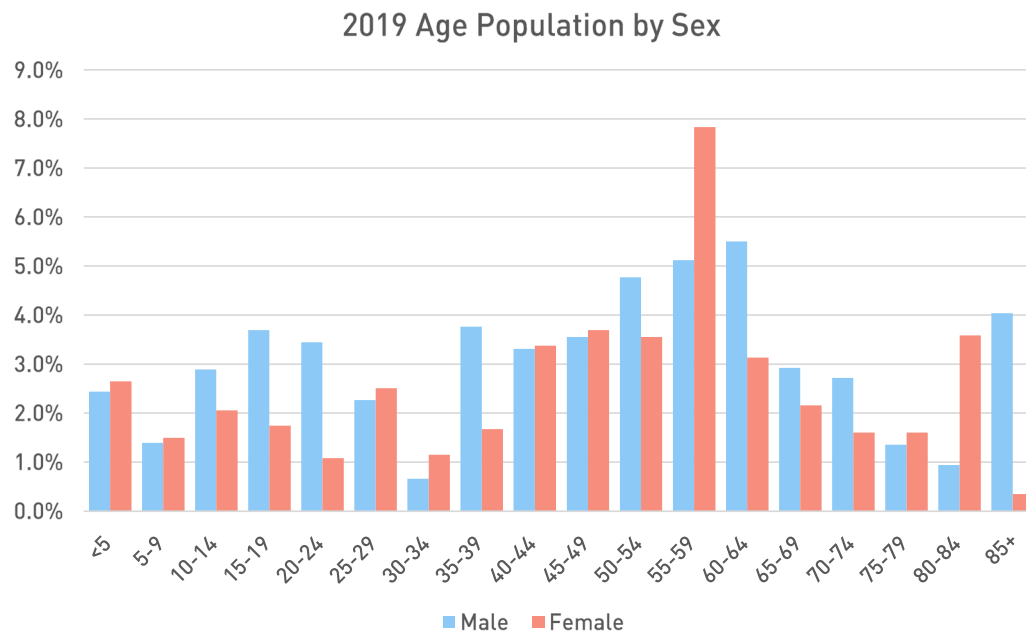
# POPULATION COMPARISON



Data Source: US Census Bureau; American Community Survey, 2018

ARC

# AGE DISTRIBUTION



**50.7**  
Median Age  
Chattahoochee Hills

**35.5**  
Median Age  
Fulton County

This age-sex population graph illustrates the distribution of age groups in Chattahoochee Hills.

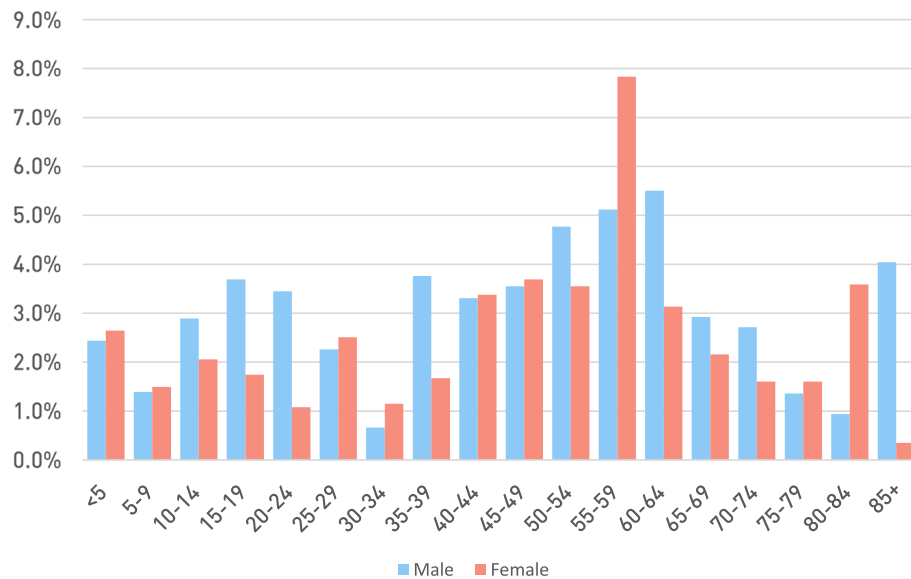
The bulge toward the middle ages reflects the city's large economically active age group and a moderately high fertility rate.

Data Source: American Community Survey, 2019

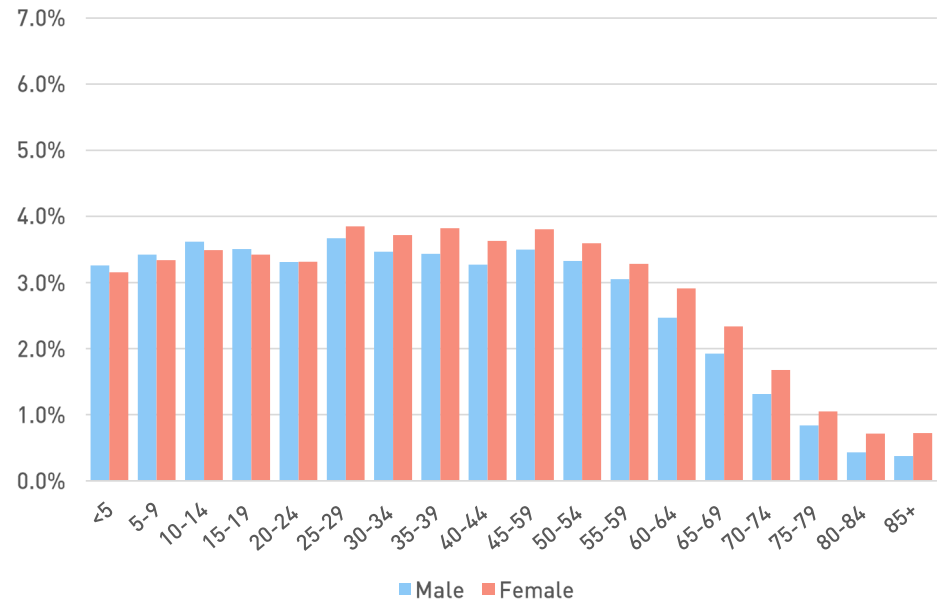
ARC

# AGE DISTRIBUTION COMPARISON

2019 Population by Age and Sex: Chattahoochee Hills



2019 Population by Age and Sex: 10-County Region



These charts depict a comparison between the age group distributions in Chattahoochee Hills to those for the 10-county metro area. The age-sex distribution in Chattahoochee Hills has a larger share of residents over 50 years.

Data Source: American Community Survey, 2019



# RACIAL COMPOSITION

Racial Composition, Chattahoochee Hills, 2010

- White
- Black
- American Indian or Alaska Native
- Asian
- Native Hawaiian or Pacific Islander
- Other
- Two or More Races



Racial Composition, Chattahoochee Hills, 2019

- White
- Black
- American Indian or Alaska Native
- Asian
- Native Hawaiian or Pacific Islander
- Other
- Two or More Races



Between 2010 and 2018, Chattahoochee Hill's racial makeup experienced few notable changes.

The proportion of black residents increased by about 3% while the white population decreased by roughly the same amount. The proportion of residents identifying as either Asian or "Two or More Races" increased between 2010 and 2018.

The proportion of residents who identified as Hispanic was 5% in 2010, and increased to 7.6% in 2019.

Data Source: American Community Survey, 2010 and 2019

ARC



# RACIAL COMPOSITION COMPARISON

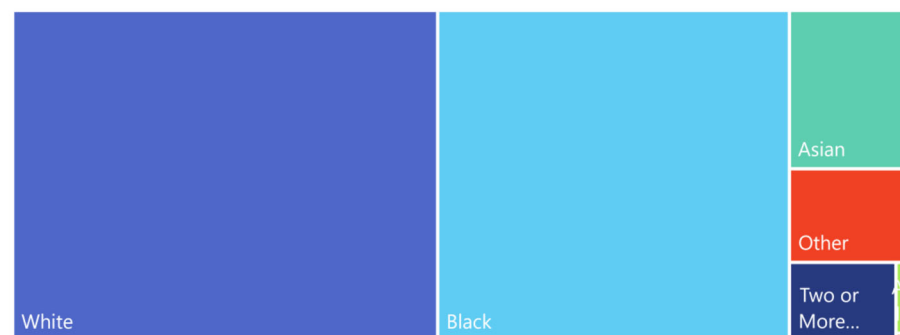
Racial Composition, Chattahoochee Hills, 2010

- White
- Black
- American Indian or Alaska Native
- Asian
- Native Hawaiian or Pacific Islander
- Other
- Two or More Races



Racial Composition of 10-County Region, 2019

- White
- Black
- American Indian or Alaska Native
- Asian
- Native Hawaiian or Pacific Islander
- Other
- Two or More Races



Chattahoochee Hill's racial composition is more homogenous compared to that of the 10-county metro area as a whole.

Notably, Chattahoochee Hills is home to a smaller proportion of non-white residents than the metro area.



# HOUSING TRENDS

# METRO ATL HOUSING STRATEGY

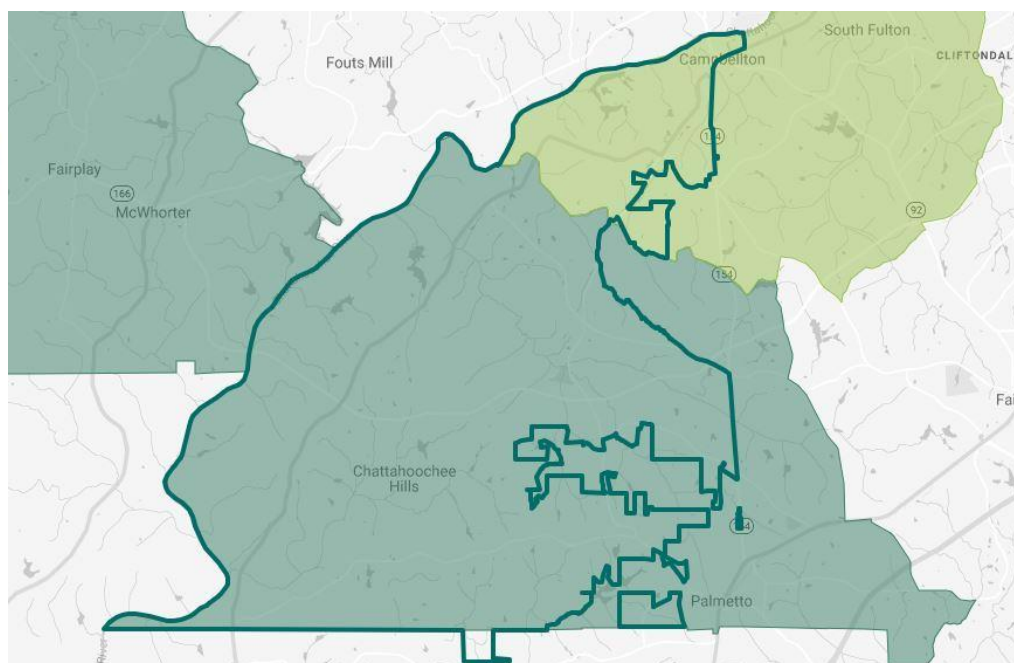
## Chattahoochee Hills



**86% SUBMARKET 10**  
Higher-priced rural areas [Learn more](#)

**13% SUBMARKET 9**  
Lower-priced rural areas [Learn more](#)

**1% NOT COVERED BY SUBMARKET**



## CITY SNAPSHOT

Median Home Sale Price (2018) **\$213,500**

Change in Median Home Sale Price (2013-18) **+79.40%**

Home Sale Price Per Sq Ft (2018) **\$145.54 sq ft**

Percent Change in Home Sale Price Per Sq Ft (2013-18) **+52.00%**

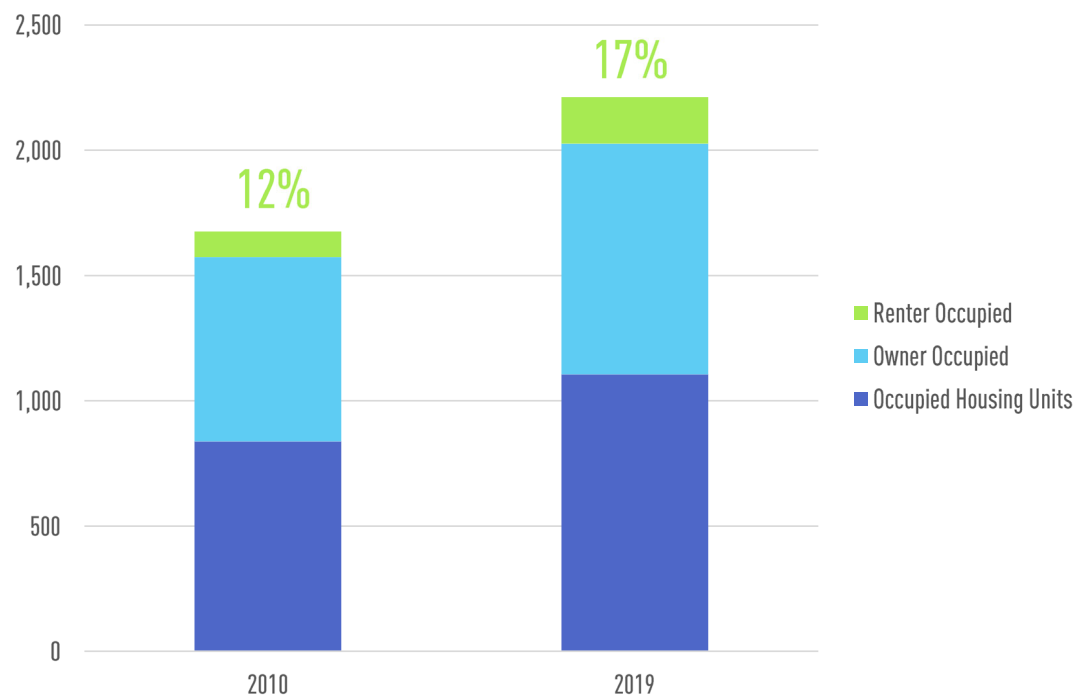
Median Building Area of Home Sales (2018) **1,800 sq ft**

Data source: ARC analysis of Zillow's ZTRAX home sale transactions, 2013 & 2018. Explore this data further in the [DATA EXPLORER](#)

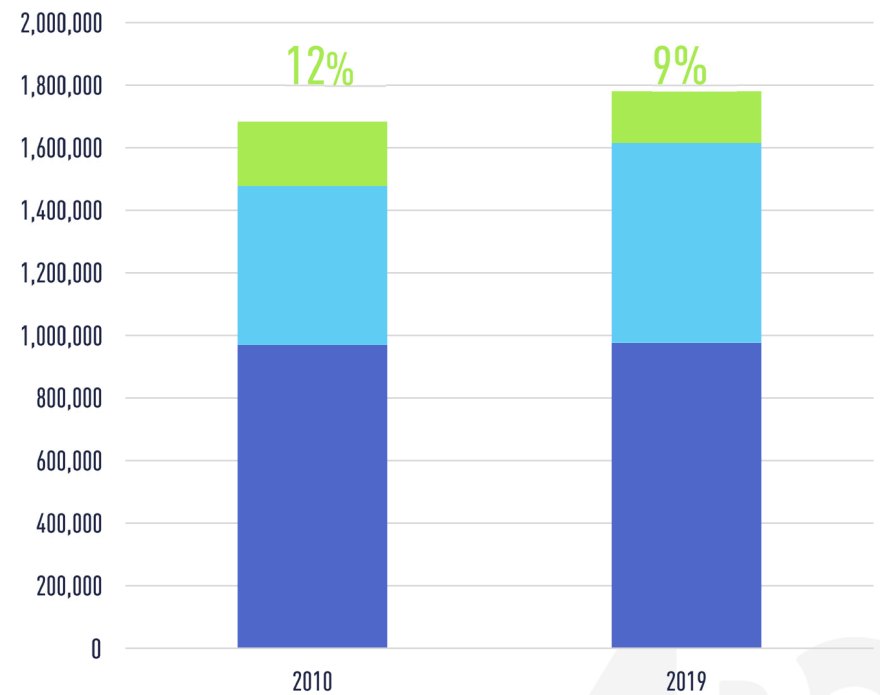
Data Source: metroatlhousing.org

# HOUSING TENURE

Chattahoochee Hills Tenure

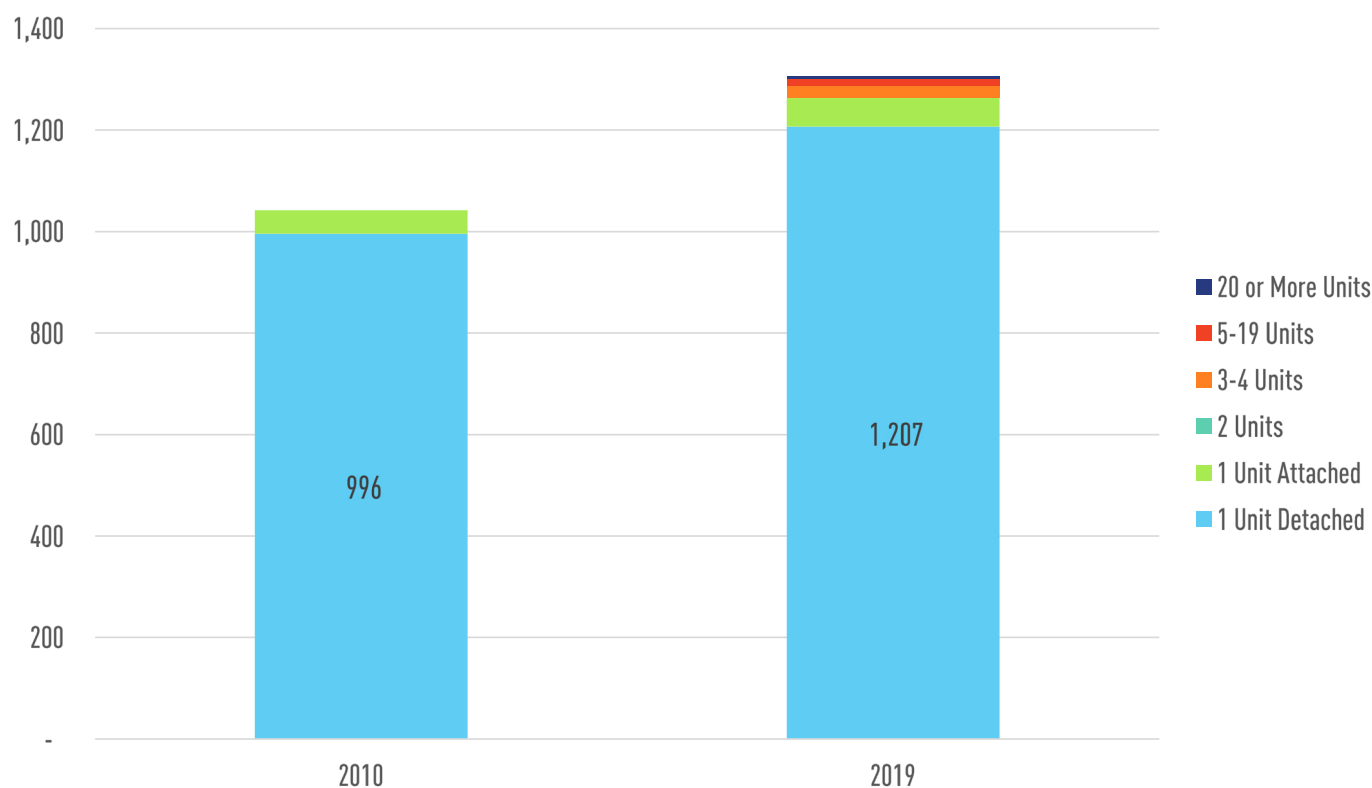


10-County Atlanta Metro Tenure



Data Source: American Community Survey, 2010 and 2019

# HOUSING TYPES



Chattahoochee Hills appears to have experienced a moderate shift in the composition of its housing stock. According to ACS data, the city has increased its supply of single-family detached homes as well as its supply of attached and diverse multi-family housing.

Due to the quality of available data, these figures should be considered rough estimates. Do these numbers represent what you see?

Data Source: American Community Survey, 2010 and 2019







# ECONOMIC TRENDS



# BROADBAND AVAILABILITY

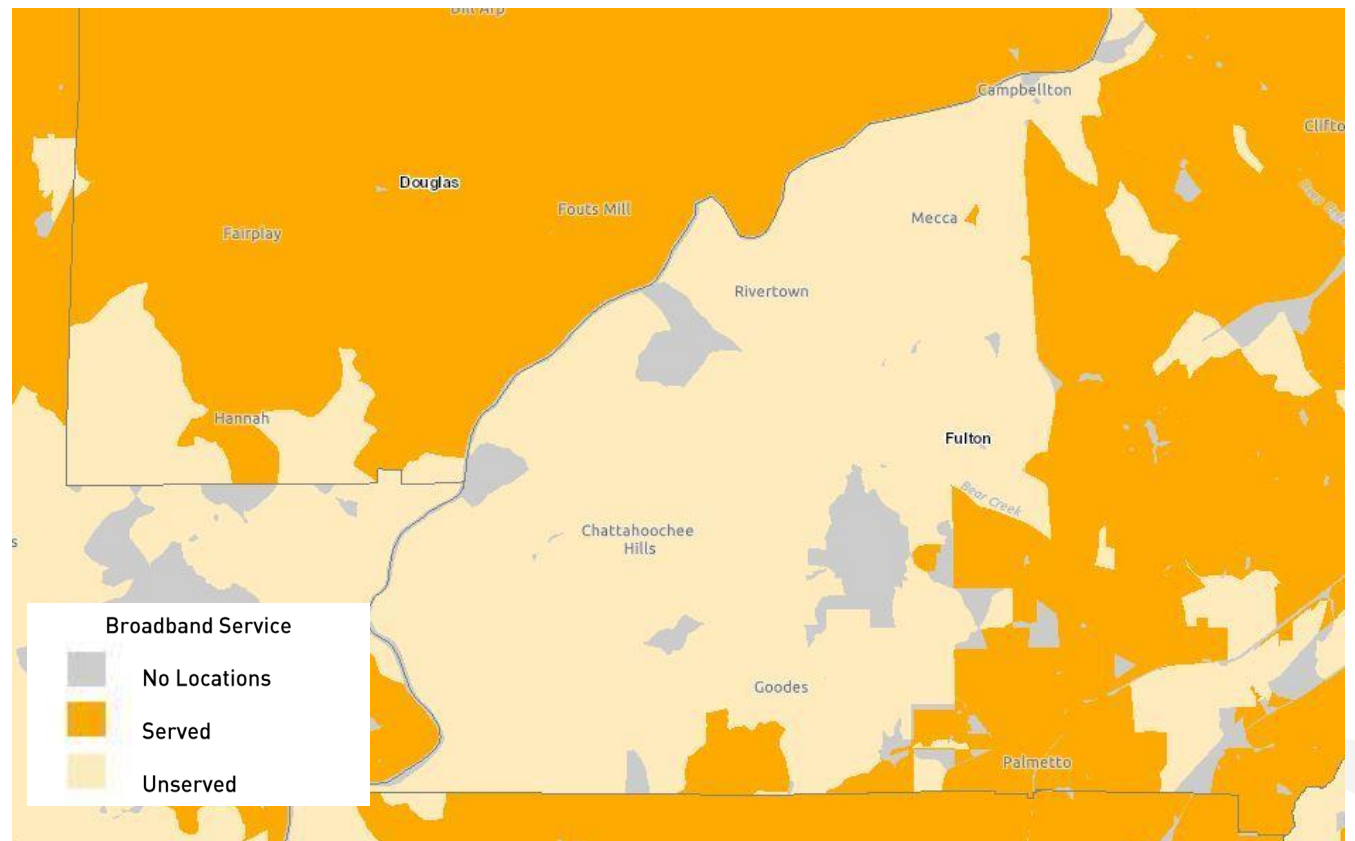
## Description

This map focuses on unserved broadband statistics for Georgia counties. Click in the map or search by county to see county statistics. Census block level availability will appear once zoomed in.

County statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved'. The map depicts access to broadband, not subscription to broadband.

Broadband data is provided by the various Internet Service Providers of Georgia.

Location data are from commercially available sources.

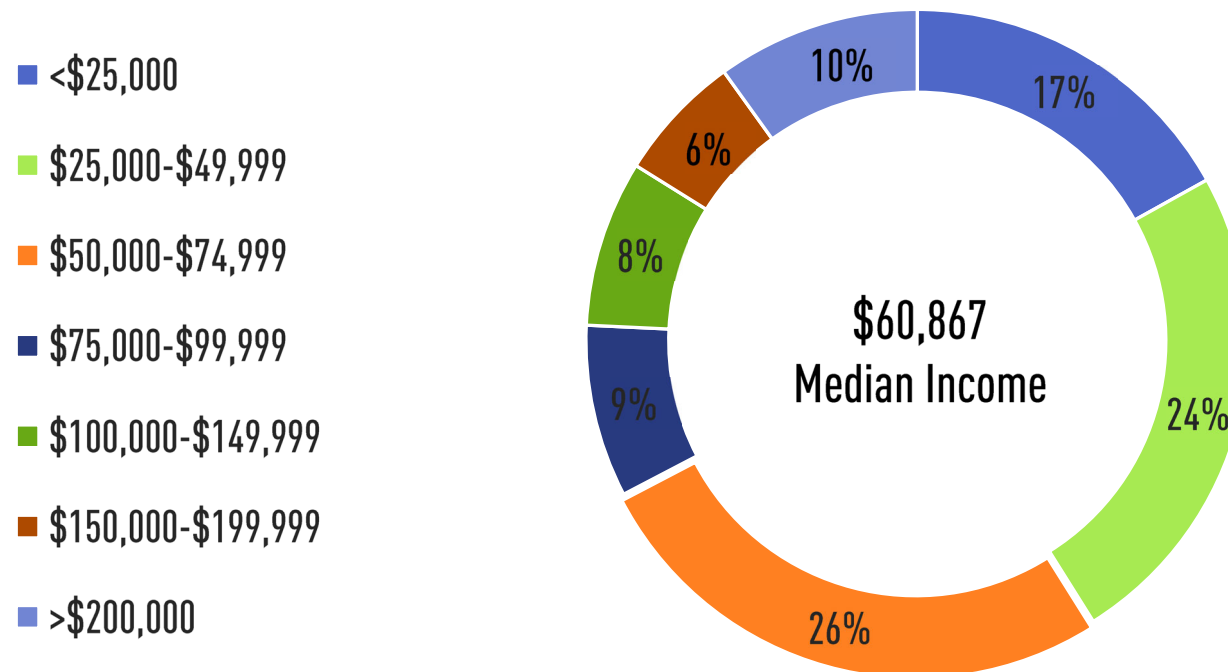


Data Source: Georgia Broadband Center and Federal Communications Commission, 2017

# Poll-Broadband Availability

ARC

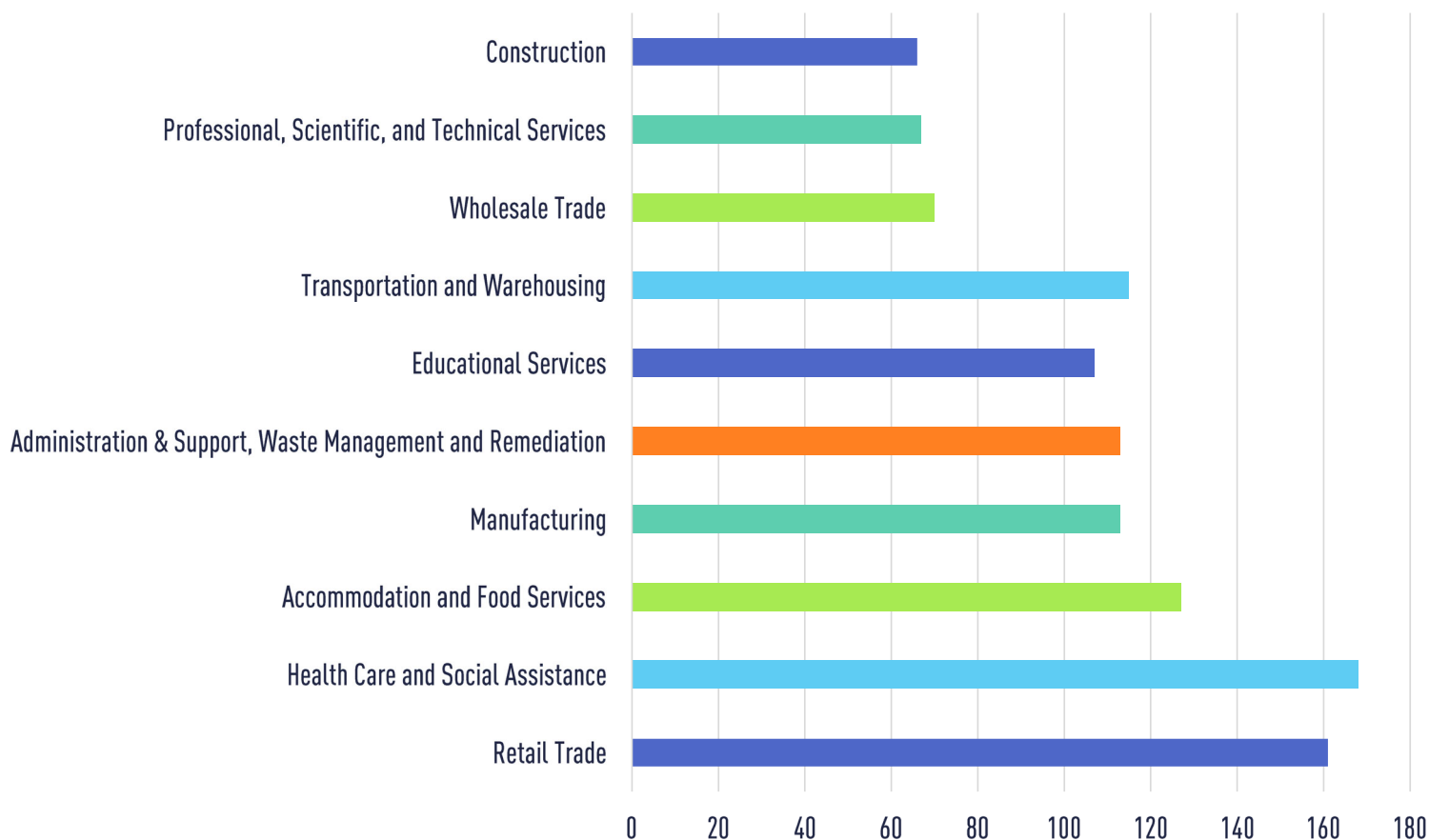
# INCOME DISTRIBUTION



Data Source: American Community Survey, 2018

ARC

# RESIDENT AREA CHARACTERISTICS



**What industries do Chattahoochee Hills residents work in?**

**In terms of employment, the largest industry among the city's residents is Health Care and Social Assistance, followed closely by Retail Trade.**

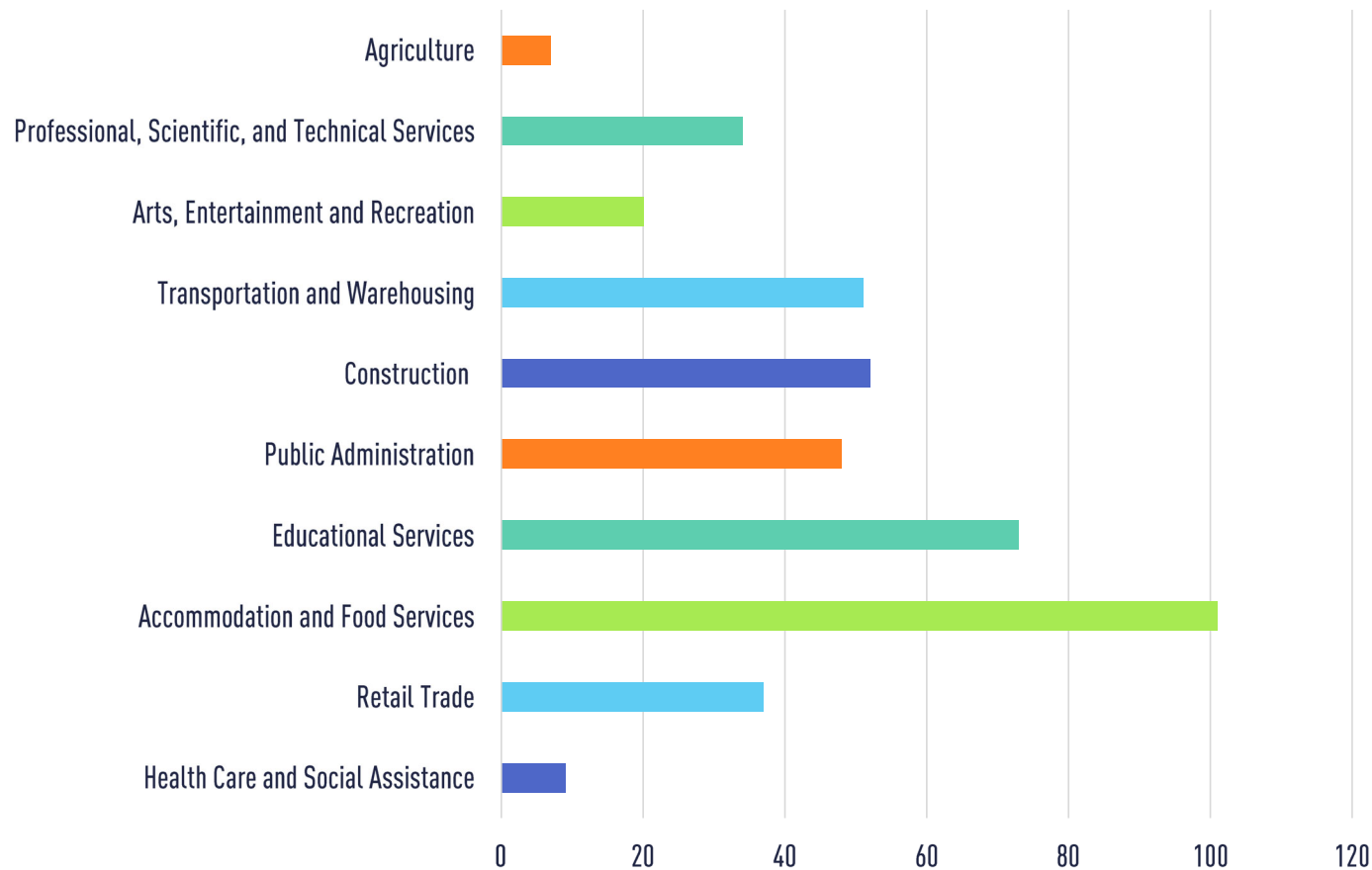
Note: This depicts only the top 10 industries occupied by residents of Union City. Others may be represented in the data that aren't shown here.



Data Source: LEHD Origin Destination Employment Statistics



# WORKPLACE AREA CHARACTERISTICS



**What jobs exist within Chattahoochee Hills?**

**In terms of employment, the largest industry in Chattahoochee Hills is Accommodation and Food Services, followed by Educational Services.**

**Note: This only represents the top ten Workplace Area Characteristics.**



Data Source: LEHD Origin Destination Employment Statistics

A photograph of a horse stable with two horses visible in their stalls. The text "TRANSPORTATION TRENDS" is overlaid in white.

# TRANSPORTATION TRENDS

# TRAFFIC FLOWS

Commute to Chattahoochee Hills:

435

Commute out of Chattahoochee Hills:

1,341

Live and Work in Chattahoochee Hills:

23



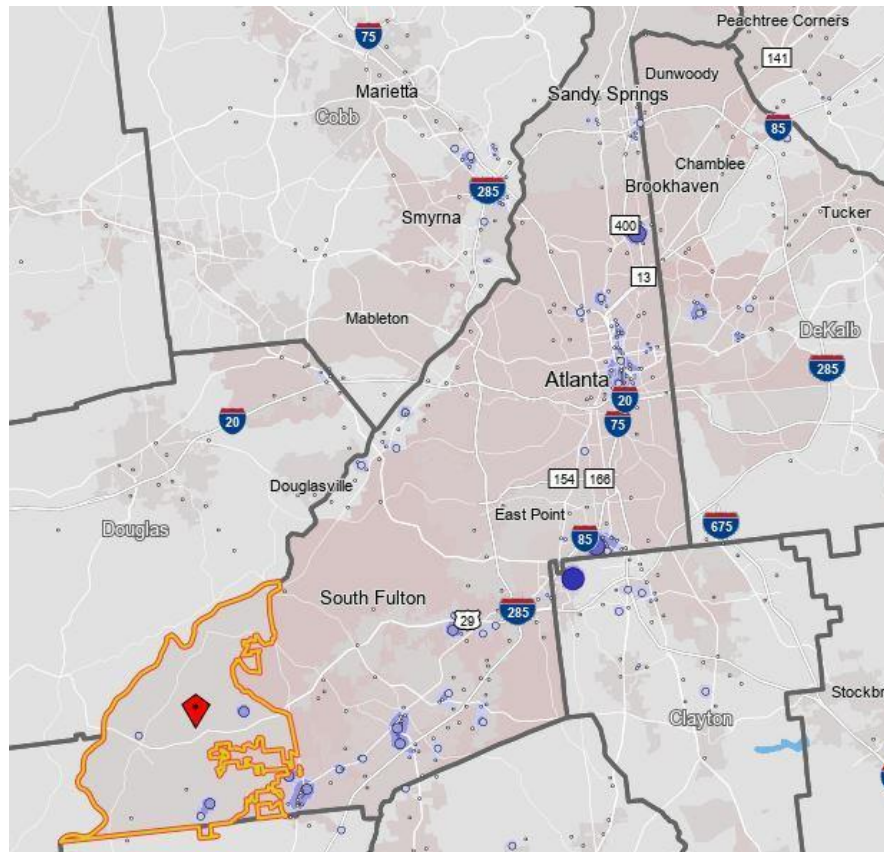
ARC

Data Source: LEHD Origin Destination Employment Statistics, 2018

# WHERE RESIDENTS OF CHATTAHOOCHEE HILLS WORK

- 5 - 7 Jobs/Sq.Mile
- 8 - 15 Jobs/Sq.Mile
- 16 - 29 Jobs/Sq.Mile
- 30 - 47 Jobs/Sq.Mile
- 48 - 72 Jobs/Sq.Mile

- 1 - 2 Jobs
- 3 - 5 Jobs
- 6 - 11 Jobs
- 12 - 20 Jobs
- 21 - 31 Jobs



ARC

Data Source: LEHD Origin Destination Employment Statistics, 2018

## COMMUTE TIME

12.4% of residents travel <15 minutes

25.2% of residents travel 15-29 minutes

31% of residents travel 30-44 minutes

18.6% of residents travel 45-59 minutes

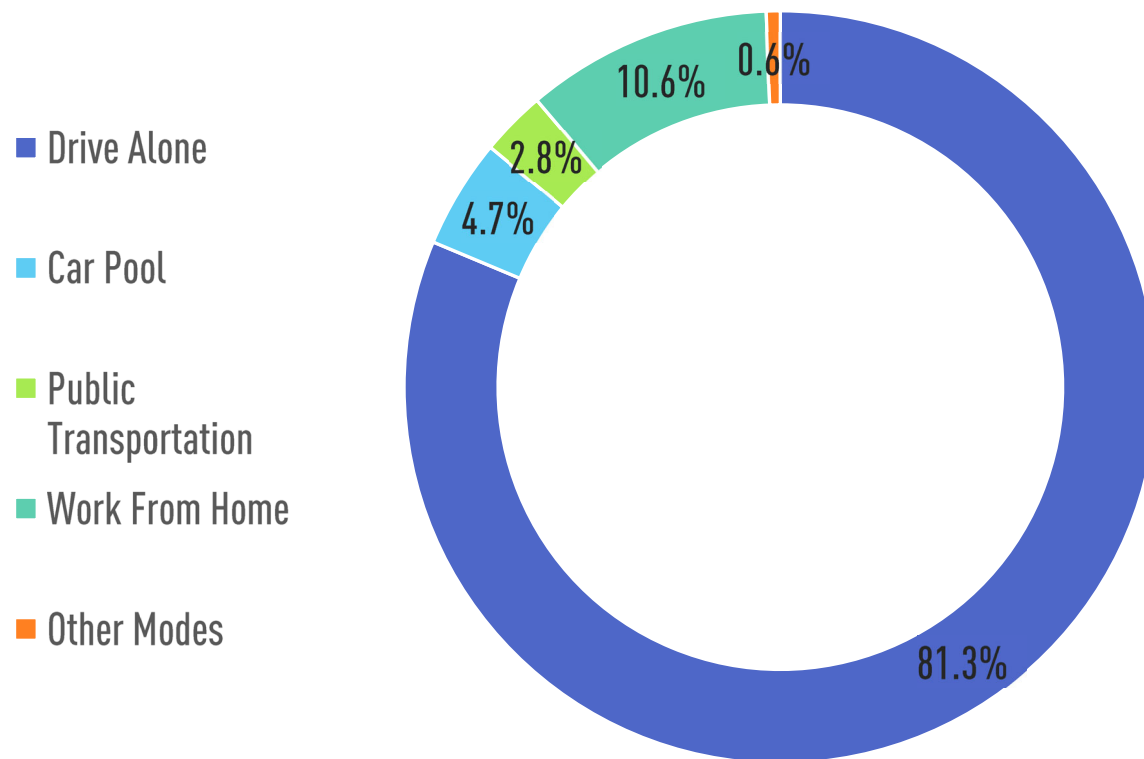
12.8% of residents travel >60 minutes

Data Source: American Community Survey, 2019

ARC



# MODE OF TRANSPORTATION



Over 85% of residents use a car to get to work each day. The vast majority of those drive alone, while about 4.7% carpool. 2.8% of residents use public transportation, 10.6% work from home (in 2019).

Note: This data does not reflect the influence of the pandemic on transportation.

Data Source: American Community Survey 2018

ARC

# NEEDS & OPPORTUNITIES

What are  
Chattahoochee Hills  
best assets,  
strengths, and  
opportunities?

What are the  
challenges,  
weaknesses, and  
threats facing  
Chattahoochee Hills?

# Strengths

Strengths (Internal) describe what an organization excels and gives an advantage.

ARC

# Weaknesses

Weaknesses (Internal) stop a City from performing at its optimum level. They are areas where the City needs to improve to remain competitive.

ARC

# Opportunities

Opportunities (External) refer to favorable external factors that could give a City a competitive advantage.

ARC



# Threats

Threats (External) refer to factors that have the potential to harm a City.

ARC

## Next Steps:

- Promote Website
  - Promote Survey
  - Next Meeting-Vision/Land Use/Work Plan
- April 29: 12-1 PM



# **CITY OF CHATTAHOOCHEE HILLS**

## **2021 COMPREHENSIVE PLAN UPDATE**

**April 29, 2021 12PM-1PM**  
**Steering Committee**

**Comprehensive Planning Services**



# AGENDA

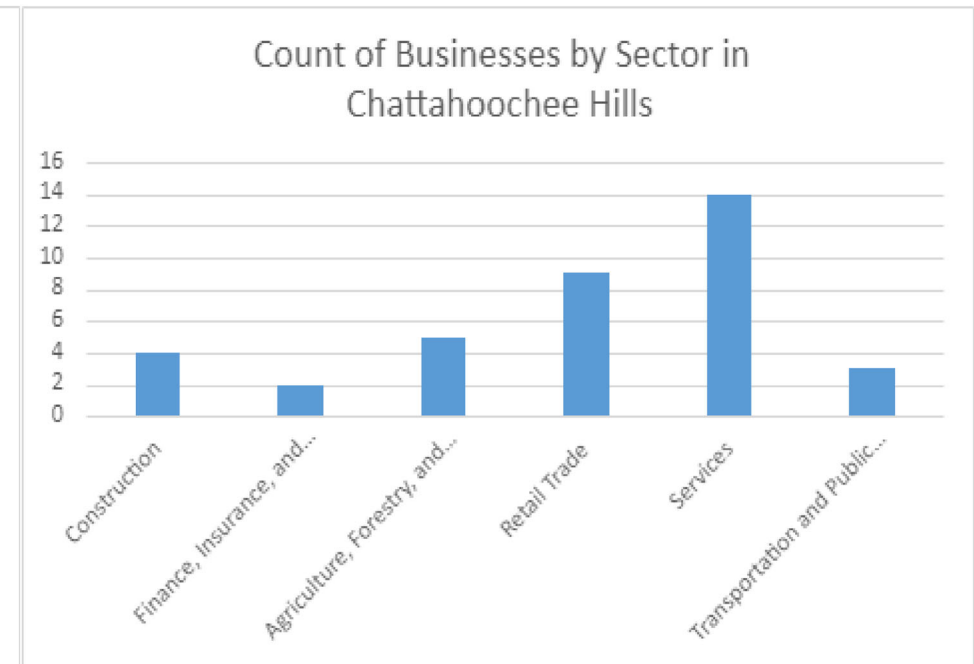
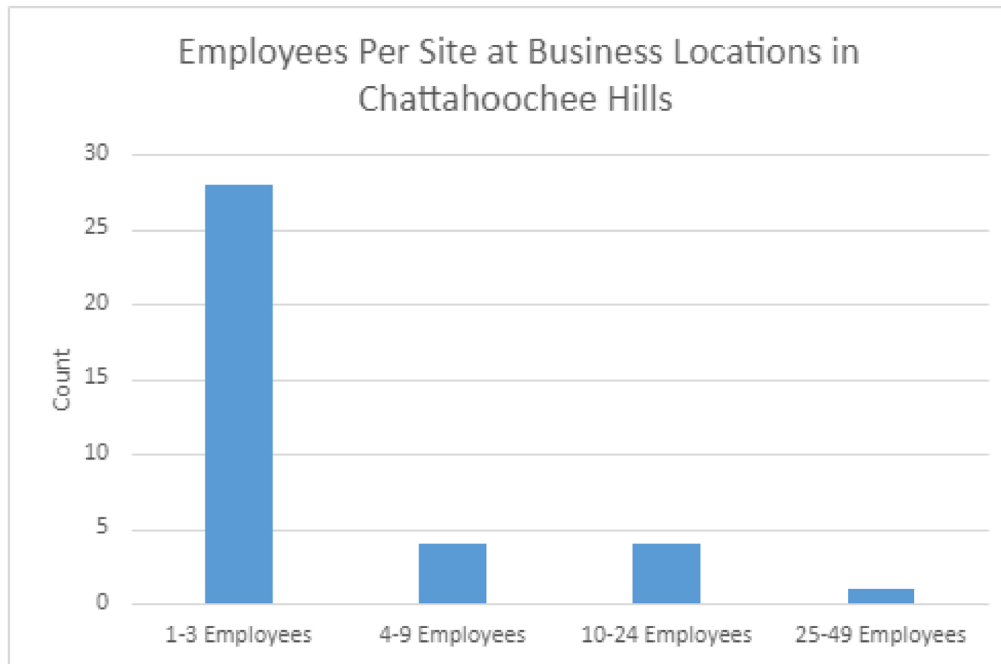
- I. Introduction/Timeline/Follow-up:12:00-12:10
- II. SWOT Analysis: 12:10-12:25
  - Review Strengths and Weaknesses from March-Discuss
  - Opportunities and Threats
- I. Land Use: 12:25-12:50
- II. Work Program: 12:50-12:55
- III. Next Steps and Audience Questions:12:55-1:00





ARC

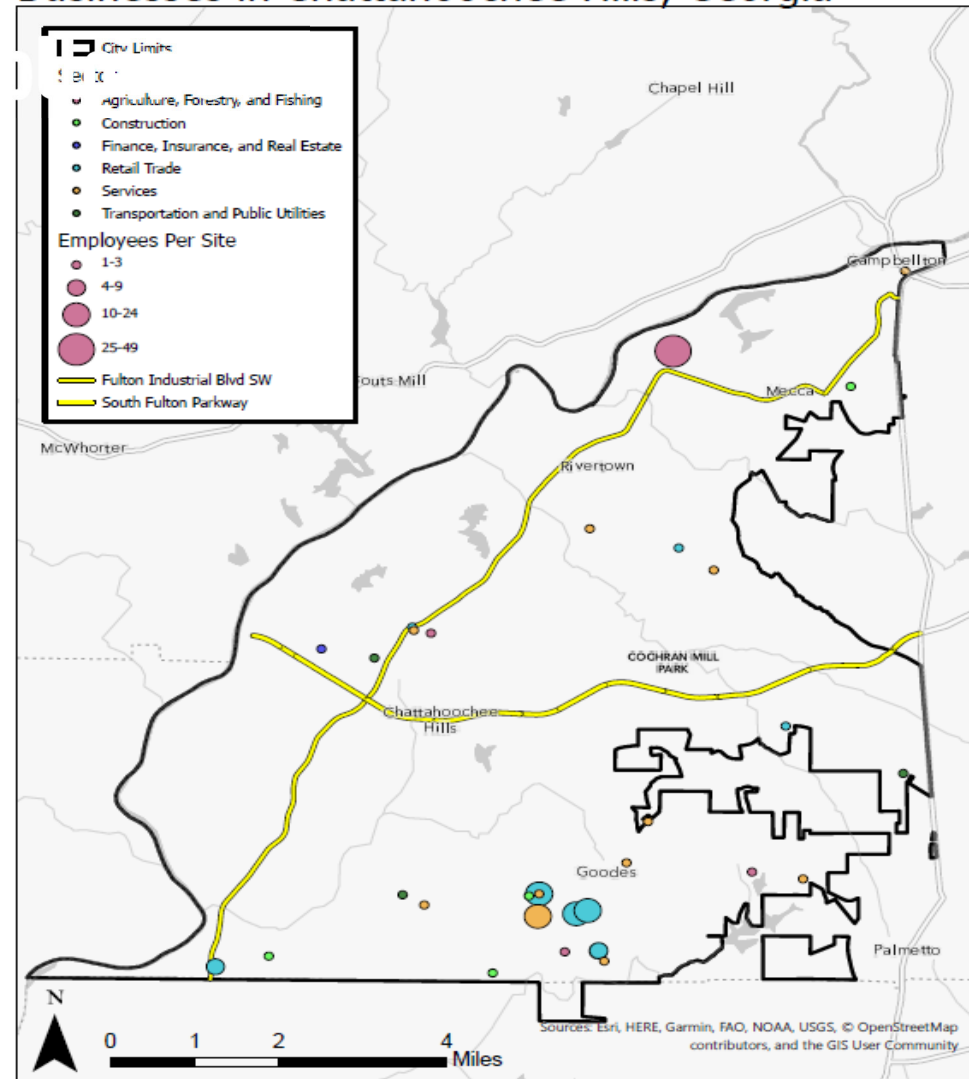




## Question-Follow UP



## Businesses in Chattahoochee Hills, Georgia



# TRAFFIC FLOWS

Commute to Chattahoochee Hills:

435

Commute out of Chattahoochee Hills:

1,341

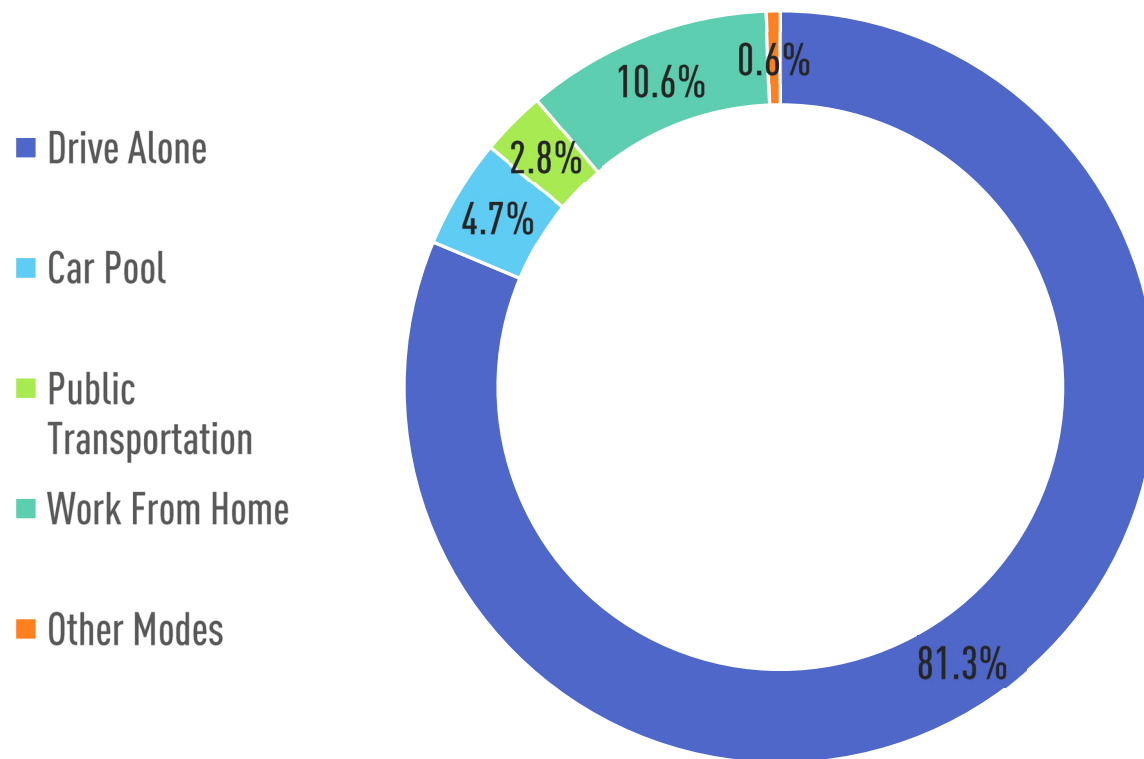
Live and Work in Chattahoochee Hills:

23



ARC

# MODE OF TRANSPORTATION



Over 85% of residents use a car to get to work each day. The vast majority of those drive alone, while about 4.7% carpool. 2.8% of residents use public transportation, 10.6% work from home (in 2019).

Note: This data does not reflect the influence of the pandemic on transportation.

Data Source: American Community Survey 2018

ARC

# NEEDS & OPPORTUNITIES

What are  
Chattahoochee Hills  
best assets,  
strengths, and  
opportunities?

What are the  
challenges,  
weaknesses, and  
threats facing  
Chattahoochee Hills?



# Strengths (March Meeting)

Strengths (Internal) describe what a City excels at and gives an advantage.

## Land Use and Housing

- Unique Development Standards, Protective Zoning
- Low Density-Green
- Open Space Requirements-Prevent Sprawl
- Commercial Conversation: Zoning- No Warehouses
- Serenbe Community-Standards Work
- Last best place close to the Airport-Rural Character
- Undeveloped Land
- Community Developed Vision and Zoning

## Transportation

- Little traffic
- Cyclists-unspoiled country roads

## Community Facilities and Services

- Fulton County/ Atlanta Water and Sewer to Key Development Sites/City and County Cooperation



# Strengths (March Meeting)

Strengths (Internal) describe what a City excels at and gives an advantage.

Economic Development and Intergovernmental Coordination

- Opportunity for Quality Development
- Encourage Jobs Opportunities
- TSPLOST
- Positive Perception- “Punching Above Your Weight”

Natural and Cultural Resources

- Parks and Open Space: Cochran Mill Park, new boat ramp, 260 open acres (Undeveloped Open Space)
  - Social Activities

Other:

- Volunteers
- Vision and Long-Range Planning

ARC

# Weaknesses (March Meeting)

Weaknesses (Internal) stop a City from performing at its optimum level. They are areas where the City needs to improve.

## Land Use and Housing

- Zoning: Creates Friction
- Lack of Affordable Housing
- 3 Acre Minimum
- South Fulton Parkway

## Transportation-None

## Natural and Cultural Resources

- Lack of Social Activities

ARC

# Weaknesses (March Meeting)

Weaknesses (Internal) stop a City from performing at its optimum level. They are areas where the City needs to improve.

## Economic Development and Intergovernmental Coordination

- Job Opportunities
- Lack of Economic Development

## Community Facilities and Services

- Lack of Infrastructure-Limited Resources
- Shared Utilities
- Lack of Broadband
- Education
  - Public School System
  - Lack of Support-What can be done?
  - Empty Nesters
  - Lack of Private Opportunities



# Opportunities

Opportunities (External) refer to favorable external factors.

- Education
- Economic Development
- Social-Utilize Existing Greenspace

ARC



# Threats

Threats (External) refer to factors that have the potential to harm a City.

- South Fulton Parkway

ARC

# LAND USE

ARC

# Land Use

- Character Areas-Preferred Agricultural and Rural Residential and Preferred Town and Village
- Development Types Discussion:
  - Parkway Commercial
  - Hamlet
  - Crossroad Communities
  - Town
  - Village
- Integral to Chattahoochee Hills Development-No Planned Discussion Today:
  - Rural Residential
  - Agricultural
  - Farmette

ARC

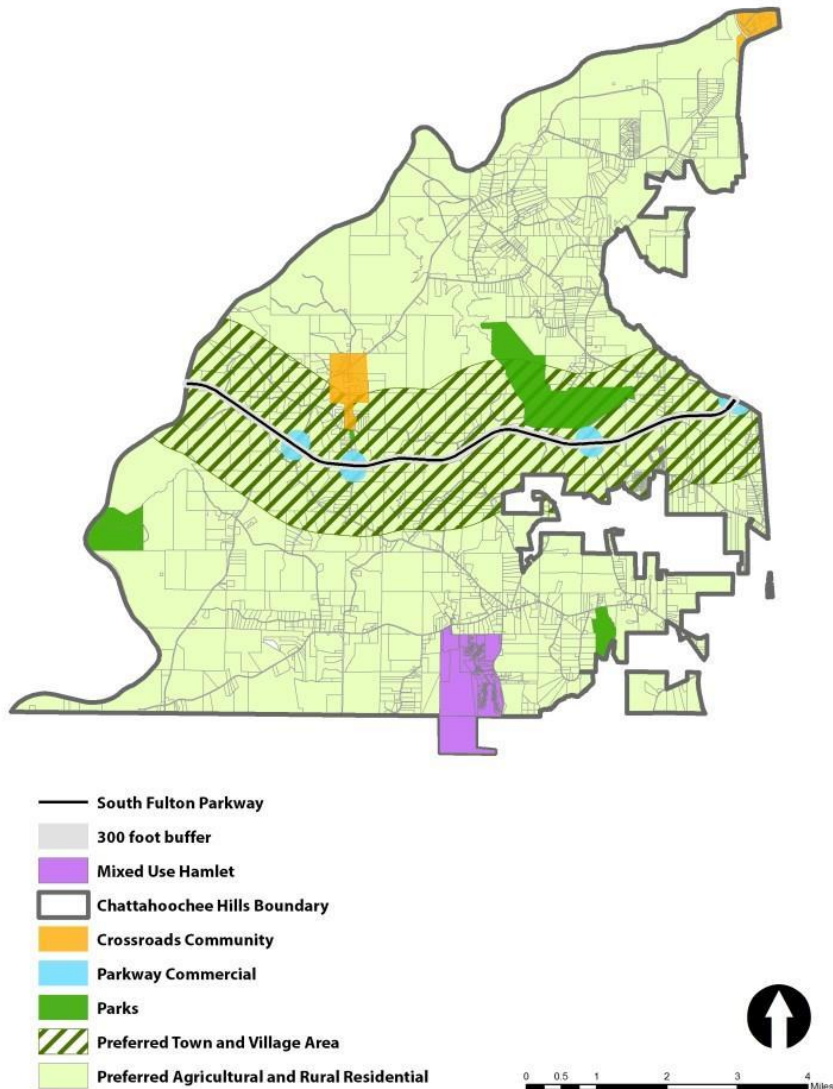
## Preferred Agricultural and Rural Residential

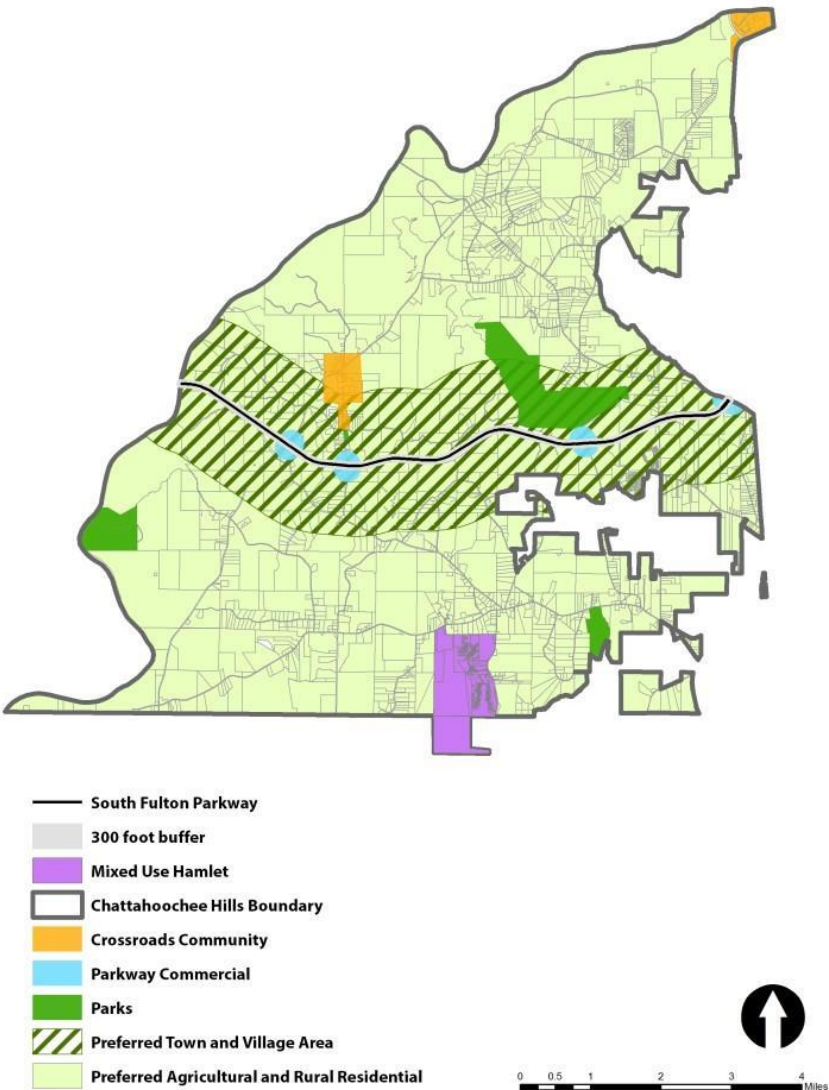
Rural preservation and agriculture with houses on large lots and an occasional hamlet.

Development Types: Agricultural, Rural Residential, Farmettes, Hamlets

What elements do you think should be maintained or preserved?

What elements do you think should be changed or altered?





## Preferred Town and Village

This character area is the most intense with the commercial core of any town or village shall be located here.

Development Types: All

**What elements do you think should be maintained or preserved?**

**What elements do you think should be changed or altered?**

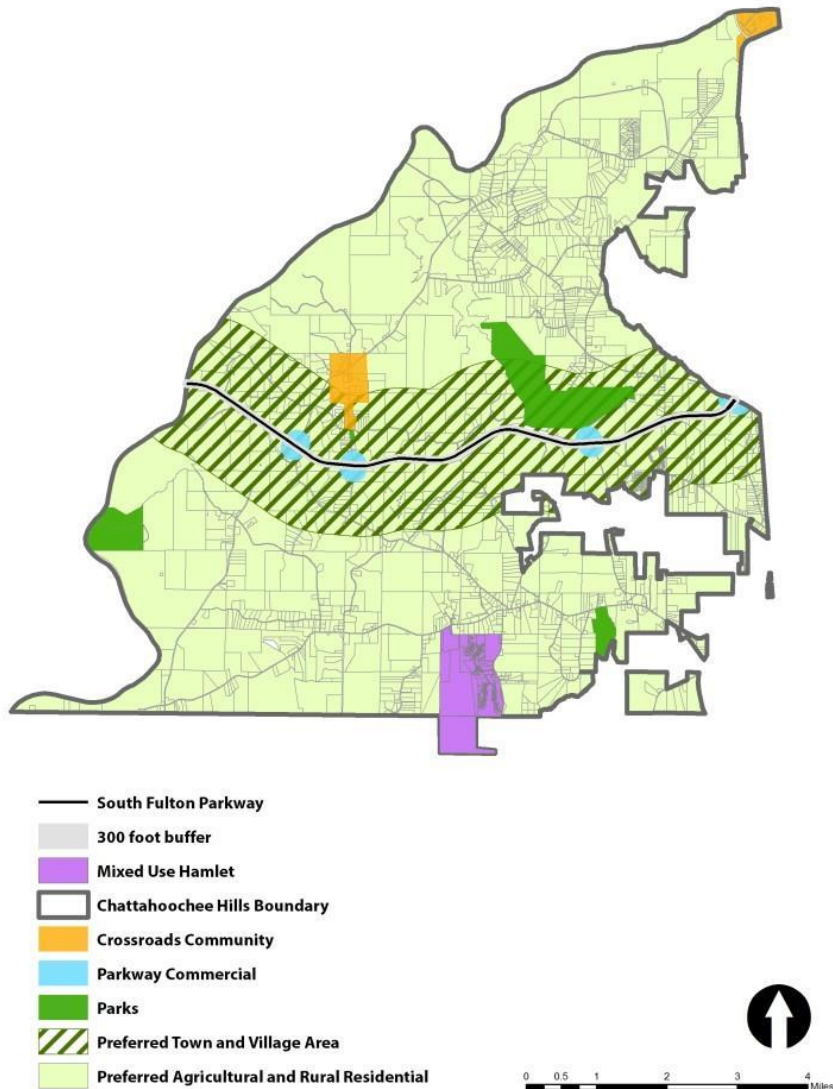


# Parkway Commercial

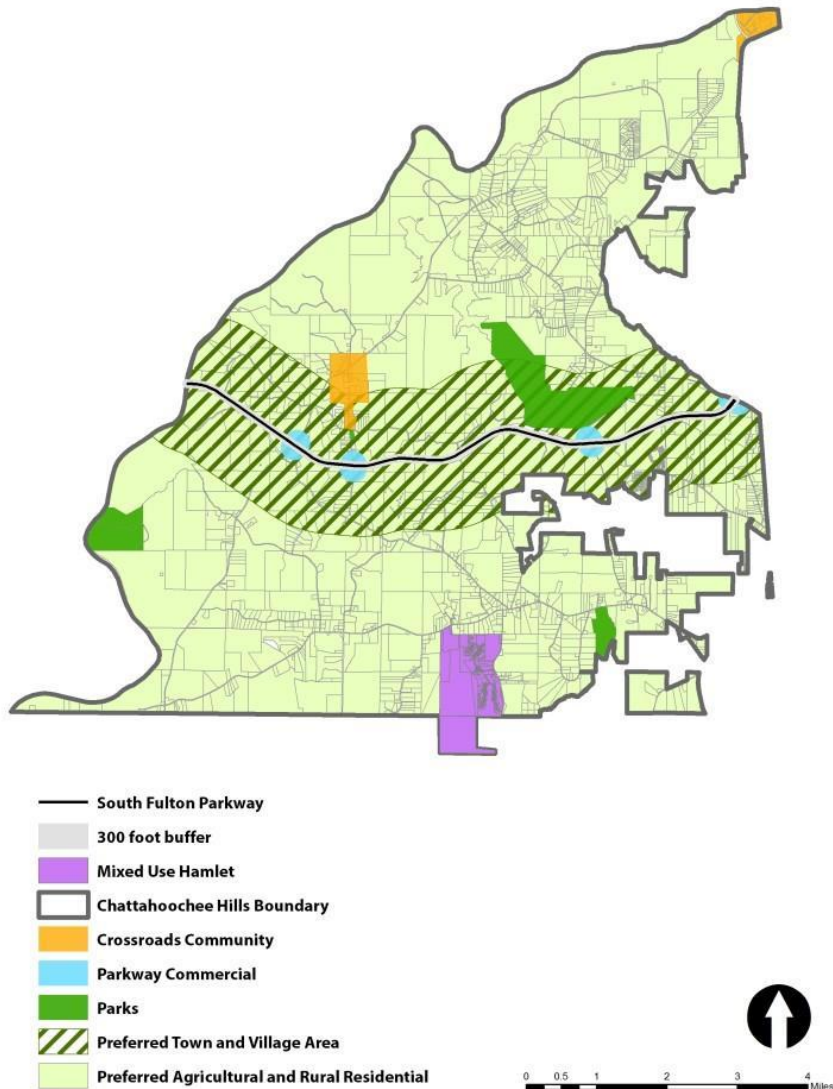
The Parkway Commercial development type supports the zoning district of the same name in establishing limited service-oriented uses.

What elements do you think should be maintained or preserved?

What elements do you think should be changed or altered?



## Hamlet (Mixed Use, Residential, Special District)



MU-Smaller version of Town and Village Development Types  
 Res-Based on Conservation Subdivision Ordinance  
 Special-Smaller Hamlet districts that are focused on a specific use or type not otherwise allowed

**What elements do you think should be maintained or preserved?**

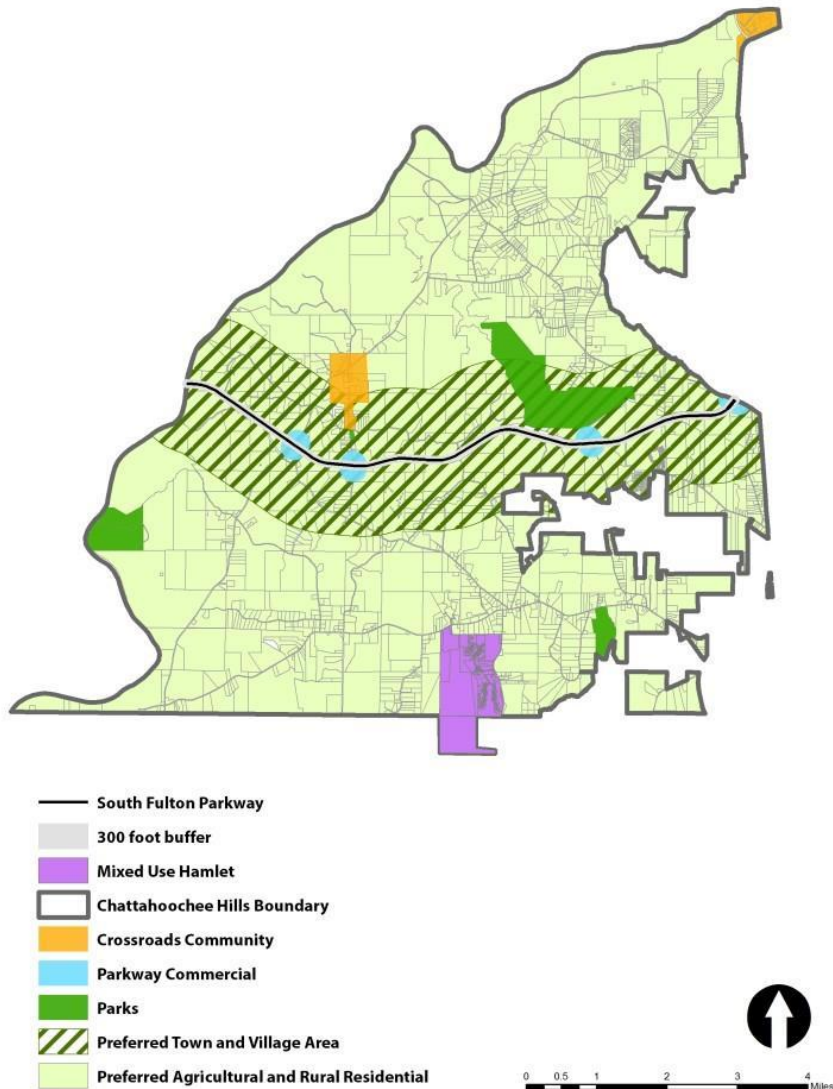
**What elements do you think should be changed or altered?**

# Crossroads Communities

Historic settlements found at intersections of one or more roads in a rural setting

What elements do you think should be maintained or preserved?

What elements do you think should be changed or altered?



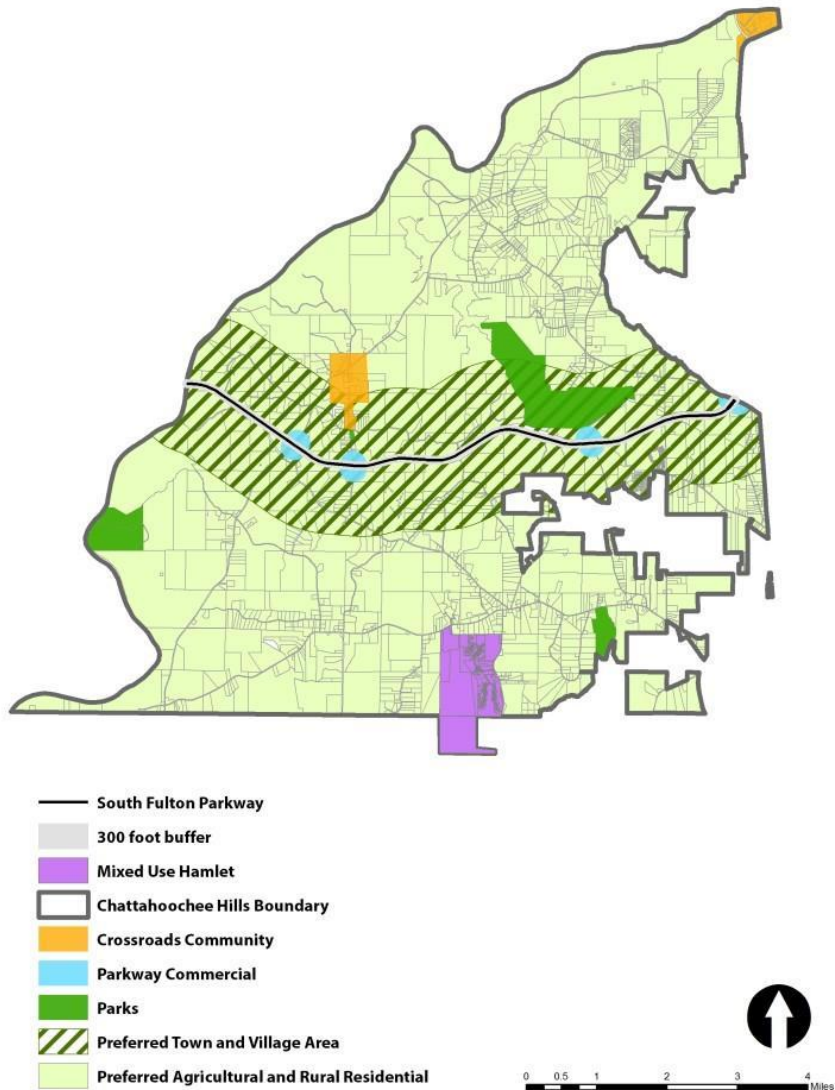
# Town/Village

Town concentrates residential, commercial, and civic development. It is ideal for mixed use development patterns.

Village is smaller and less intense than the Town Development Type with a fine-grained mix of uses.

**What elements do you think should be maintained or preserved?**

**What elements do you think should be changed or altered?**



## What is the Work Plan?

Implementation Matrix: Based on policies and goals established in the plan development identifying specific actions with responsible parties, timeframe, and funding needs.

ARC



public input - Bing


Atlanta Regional Commission - C

Chattahoochee Hills Comprehensive

https://publicinput.com/Q0356

Atlanta Regional Commission > Chattahoochee Hills Comprehensive Plan Update

kstevens@atlantaregional.org



Translate

Chattahoochee Hills Comprehensive Plan Update

Welcome to ARC Community Development Engagement Hub

Welcome

About the Project

Survey

Learn More


Steering Committee

Conta


Welcome!

The City of Chattahoochee Hills Comprehensive Plan is a living document shaped by its leadership, staff, and citizens. It is a policy guide for making zoning and capital investment decisions, and it sets policies for City officials and staff concerning the future development of the City. A five-year update of the City's Comprehensive Plan, is required by the "Minimum Standards and Procedures for Local Comprehensive Planning," (Minimum Standards) adopted by the Georgia Department of Community Affairs (DCA). The latest version of these standards and procedures can be found in the DCA Rules at


Follow us on Social Media



Schedule



Type here to search



6:11 PM  
4/28/2021



### **Next Steps:**

- Promote Website
- Promote Survey
- Next Meeting-Vision-Goals/Survey /Public Meeting/Work Plan :  
May 27: 12-1PM  
Public Meeting-May 3-6PM

Keri Stevens, Planning Administrator, ARC  
404-455-4745-kstevens@atlantaregional.org

# **CITY OF CHATTAHOOCHEE HILLS**

## **2021 COMPREHENSIVE PLAN UPDATE**

**May 3, 2021 6:00-7:30 PM**

**Public Meeting**

**Comprehensive Planning Services**



# AGENDA

- I. Introduction & Overview
- II. Timeline
- III. Demographics
- IV. SWOT Analysis
- V. Topic Polling
- VI. Next Steps

ARC



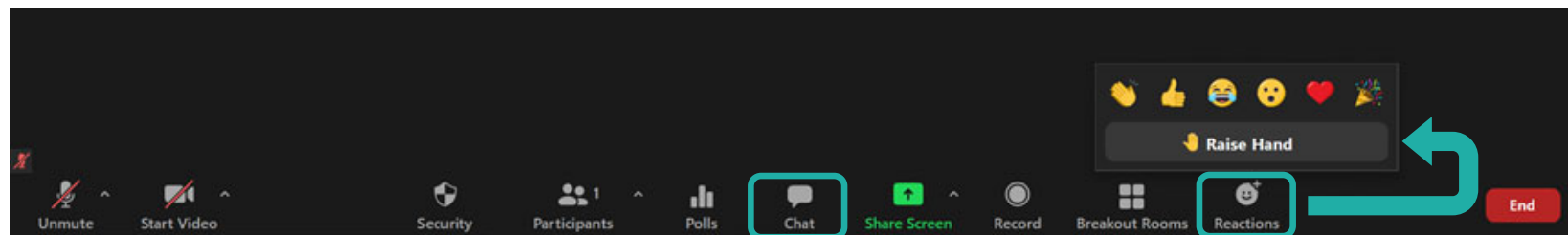
# INTRODUCTION & OVERVIEW



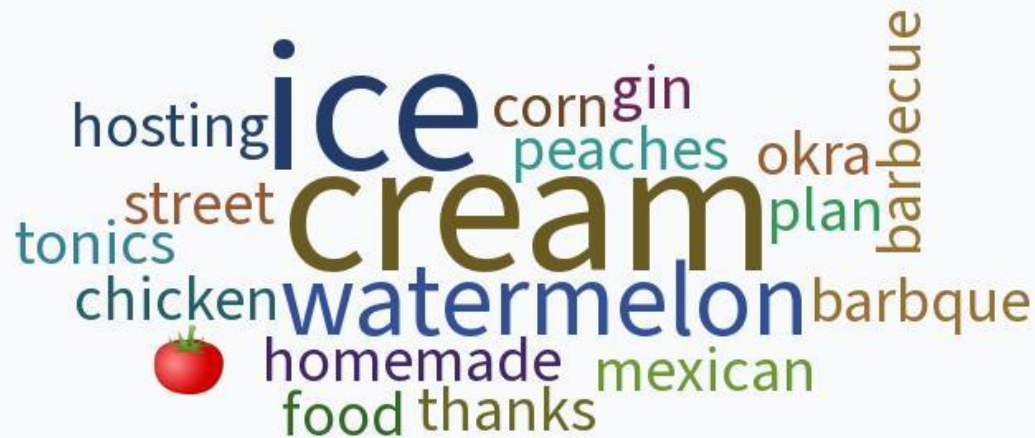


# Ways to Participate!

1. Add questions and comments in the chat function.
2. Raise your hand and wait to be called on to speak.



**What is your favorite summertime food?**



ARC

# WHY DO WE PLAN?



ARC

# PROCESS | REQUIRED PLAN ELEMENTS



ARC

## Which of the following statements applies to you? (you can select multiple answers!)

I live in Chattahoochee Hills and I rent my home.

I live in Chattahoochee Hills , and I own my home.

I own a business in Chattahoochee Hills .

I work in Chattahoochee Hills .

Other

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

# How long have you lived (or worked) in Chattahoochee Hills?

Less than 1 year

1-5 years

5-10 years

10-20 years

Over 20 years

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)



# What is your age?

0-18

19-25

26-35

36-45

46-55

56-65

66+

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)



# TIMELINE



ARC

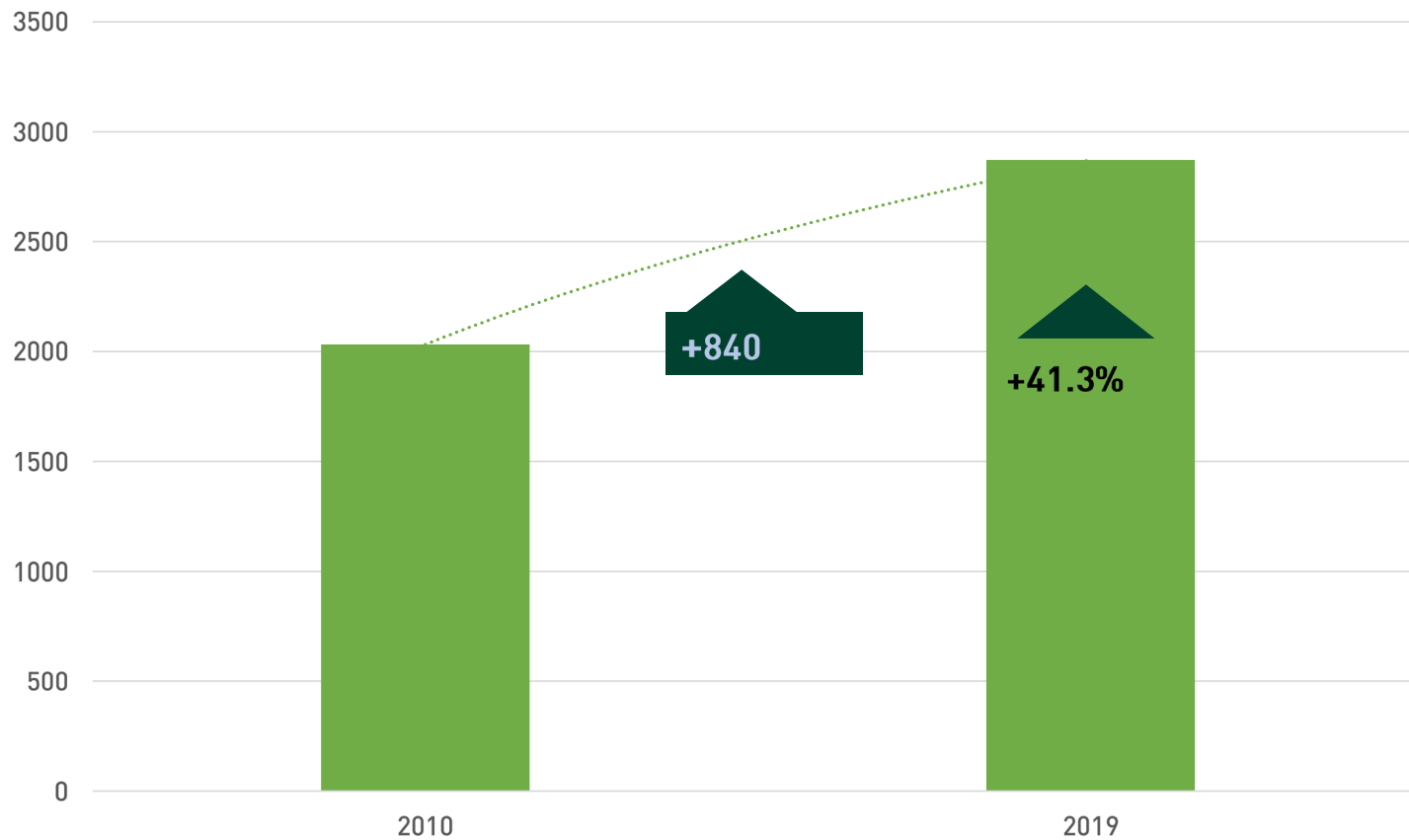
# What do you think when you think about Chattahoochee Hills?

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

A large crowd of people is gathered in a wooded area with trees showing autumn foliage. In the foreground, several runners are visible, including a woman in a blue shirt with a 'ZOOMA' logo and bib number 1472, and another woman in a grey shirt with bib number 1337. The text 'DEMOGRAPHIC TRENDS' is overlaid in large, bold, black letters across the center of the image.

# DEMOGRAPHIC TRENDS

# POPULATION CHANGE

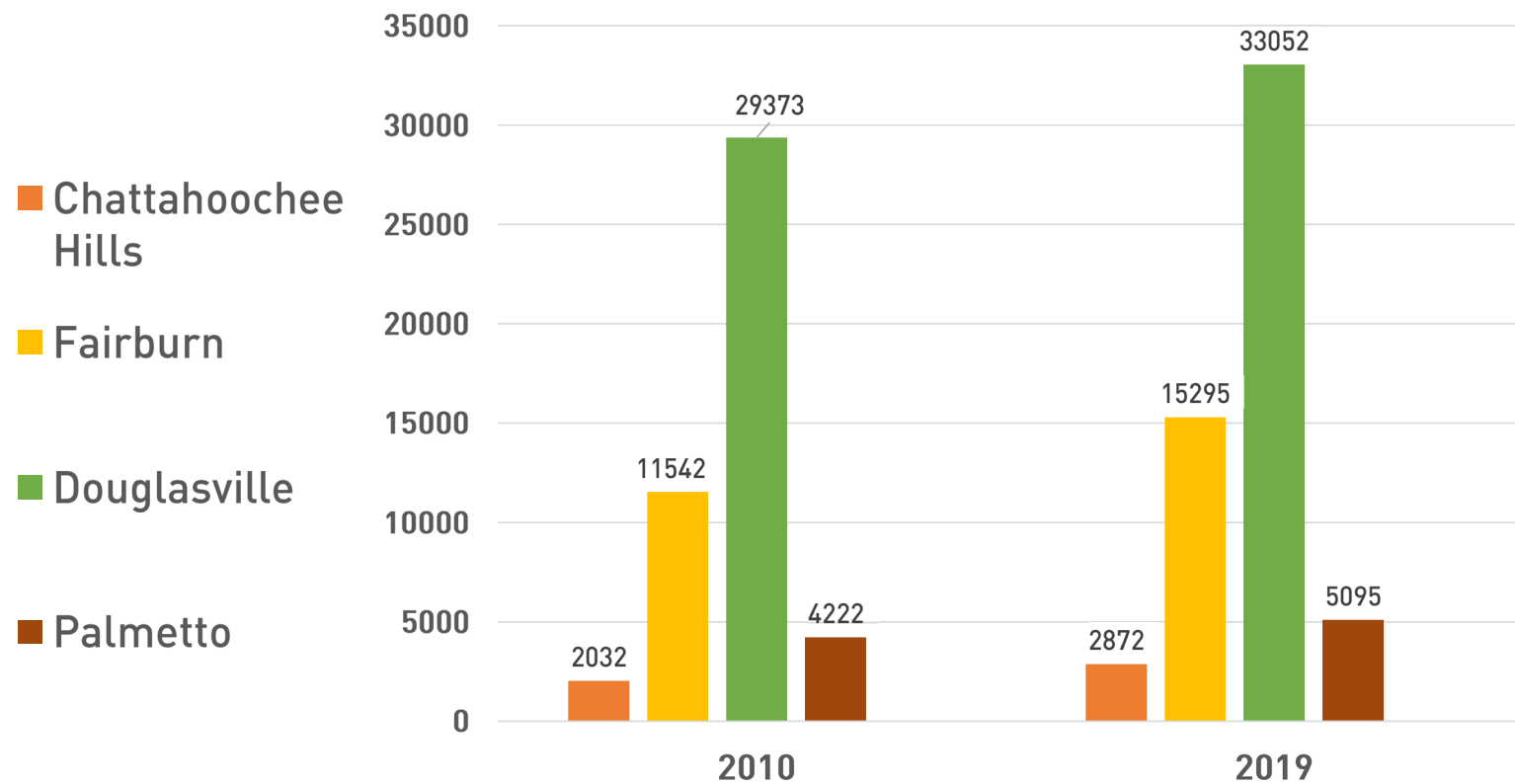


Data Source: US Census Bureau; Population and Housing Estimates, 2019

ARC



# POPULATION COMPARISON

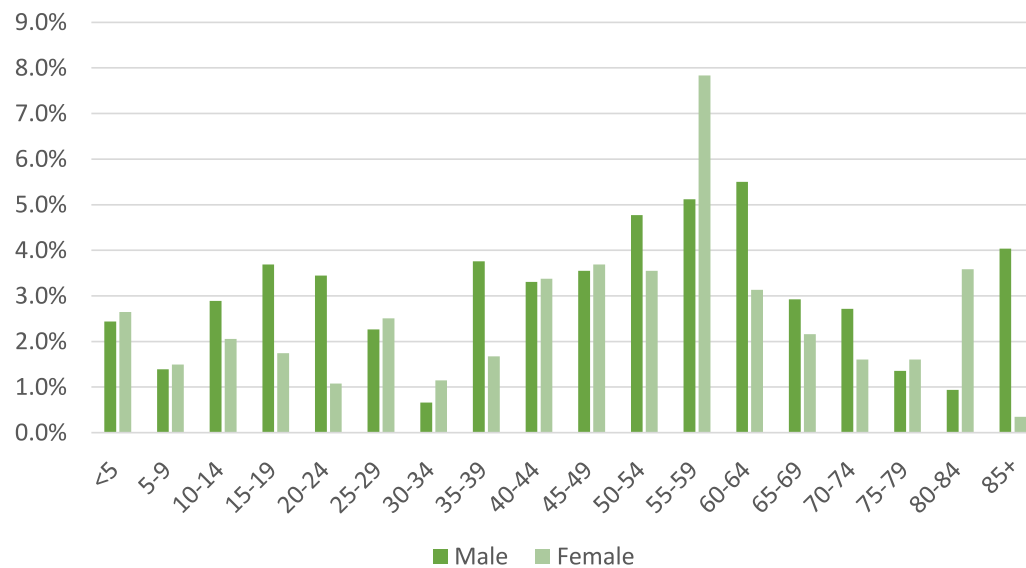


Data Source: US Census Bureau; American Community Survey, 2018

ARC

# AGE DISTRIBUTION

2019 Age Population by Sex



50.7

Median Age  
Chattahoochee Hills

35.5

Median Age  
Fulton County

Data Source: American Community Survey, 2019





# **HOUSING TRENDS**

# METRO ATL HOUSING STRATEGY

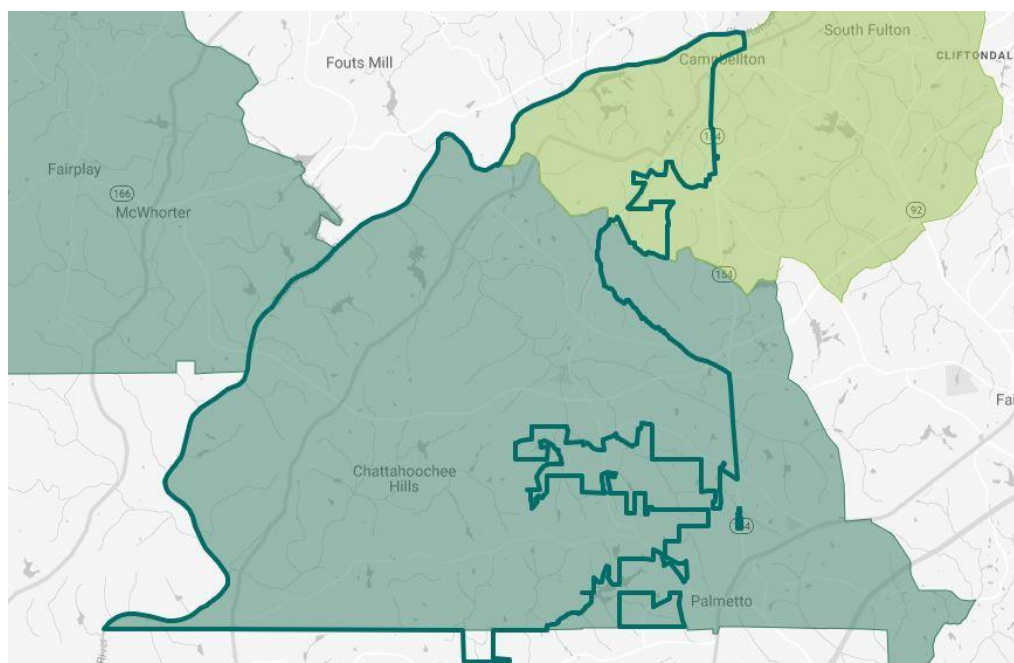
## Chattahoochee Hills



**86% SUBMARKET 10**  
Higher-priced rural areas [Learn more](#)

**13% SUBMARKET 9**  
Lower-priced rural areas [Learn more](#)

**1% NOT COVERED BY SUBMARKET**



## CITY SNAPSHOT

Median Home Sale Price (2018) **\$213,500**

Change in Median Home Sale Price (2013-18) **+79.40%**

Home Sale Price Per Sq Ft (2018) **\$145.54 sq ft**

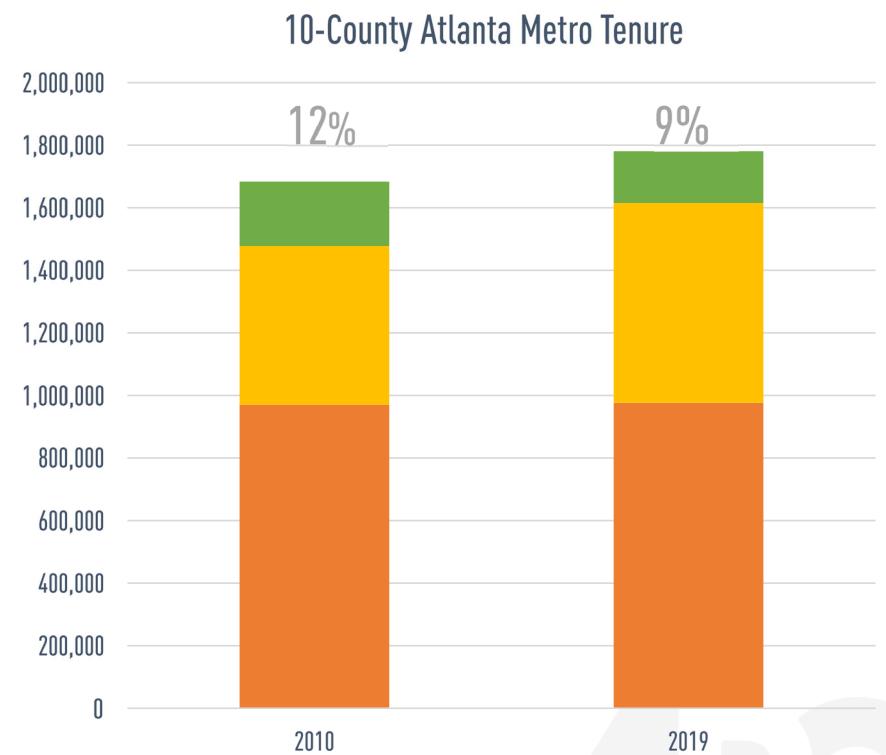
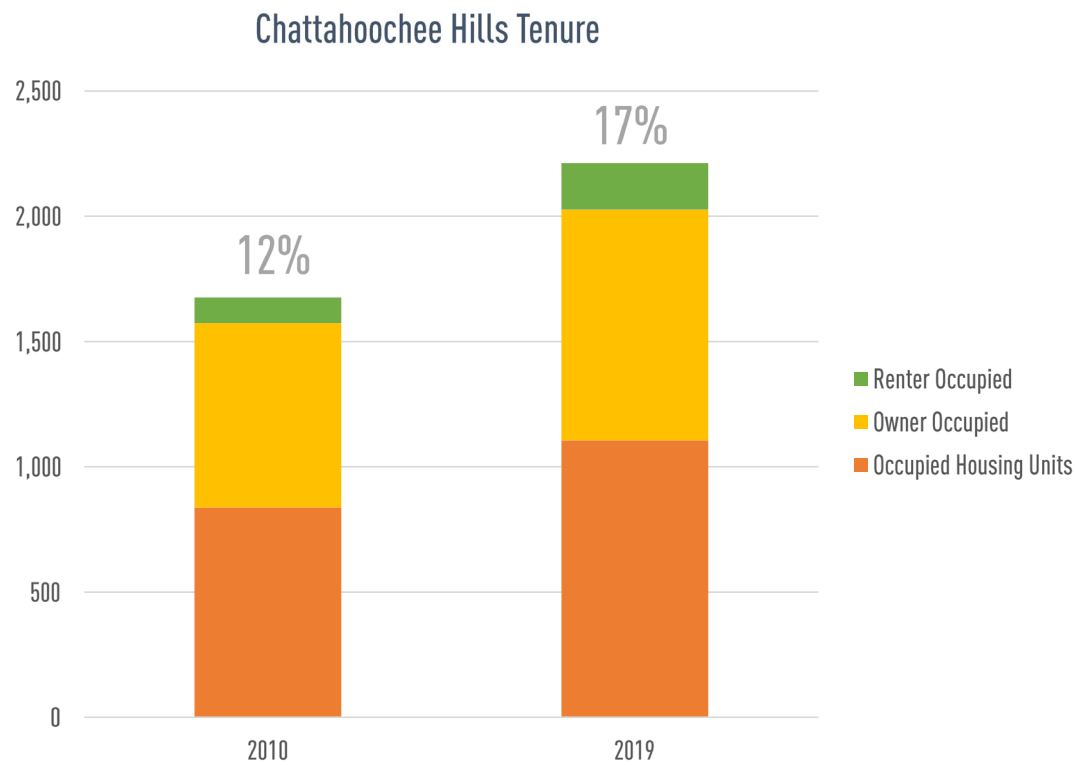
Percent Change in Home Sale Price Per Sq Ft (2013-18) **+52.00%**

Median Building Area of Home Sales (2018) **1,800 sq ft**

Data source: ARC analysis of Zillow's ZTRAX home sale transactions, 2013 & 2018. Explore this data further in the [DATA EXPLORER](#)

Data Source: metroatlhousing.org

# HOUSING TENURE



Data Source: American Community Survey, 2010 and 2019

# What types of housing development would you like to see in Chattahoochee Hills

Single Family

Multi-Family

Townhouses

Senior Housing

Affordable Housing

None of the above

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

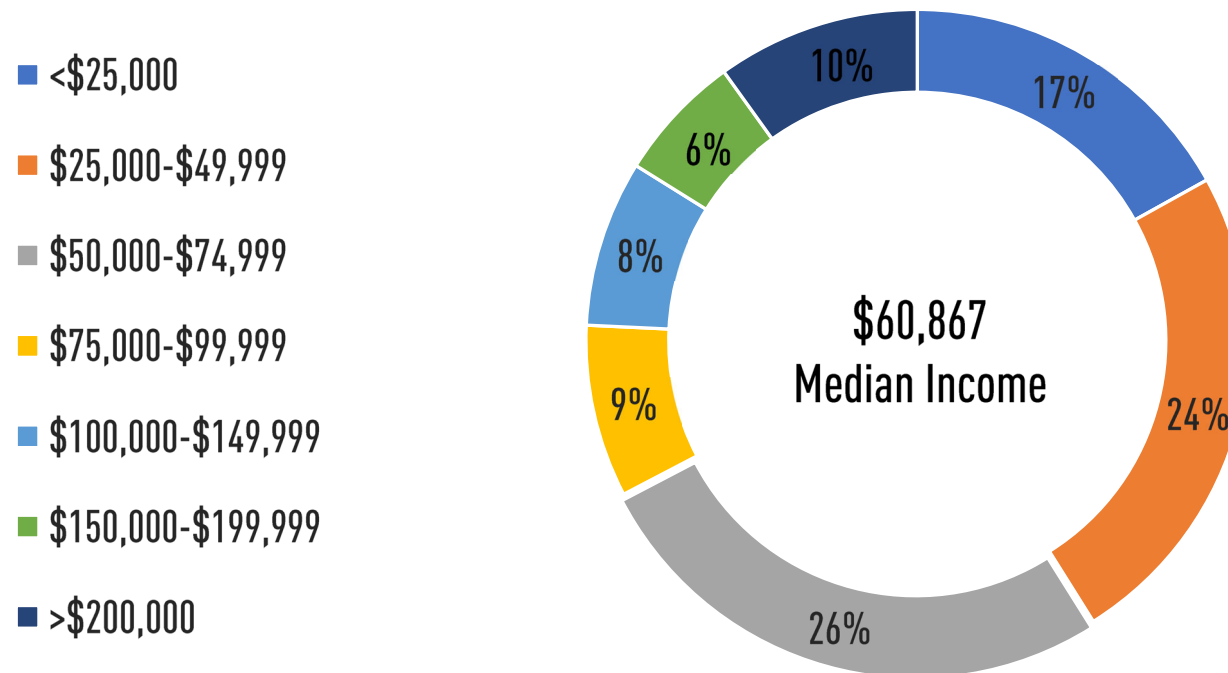




# ECONOMIC TRENDS



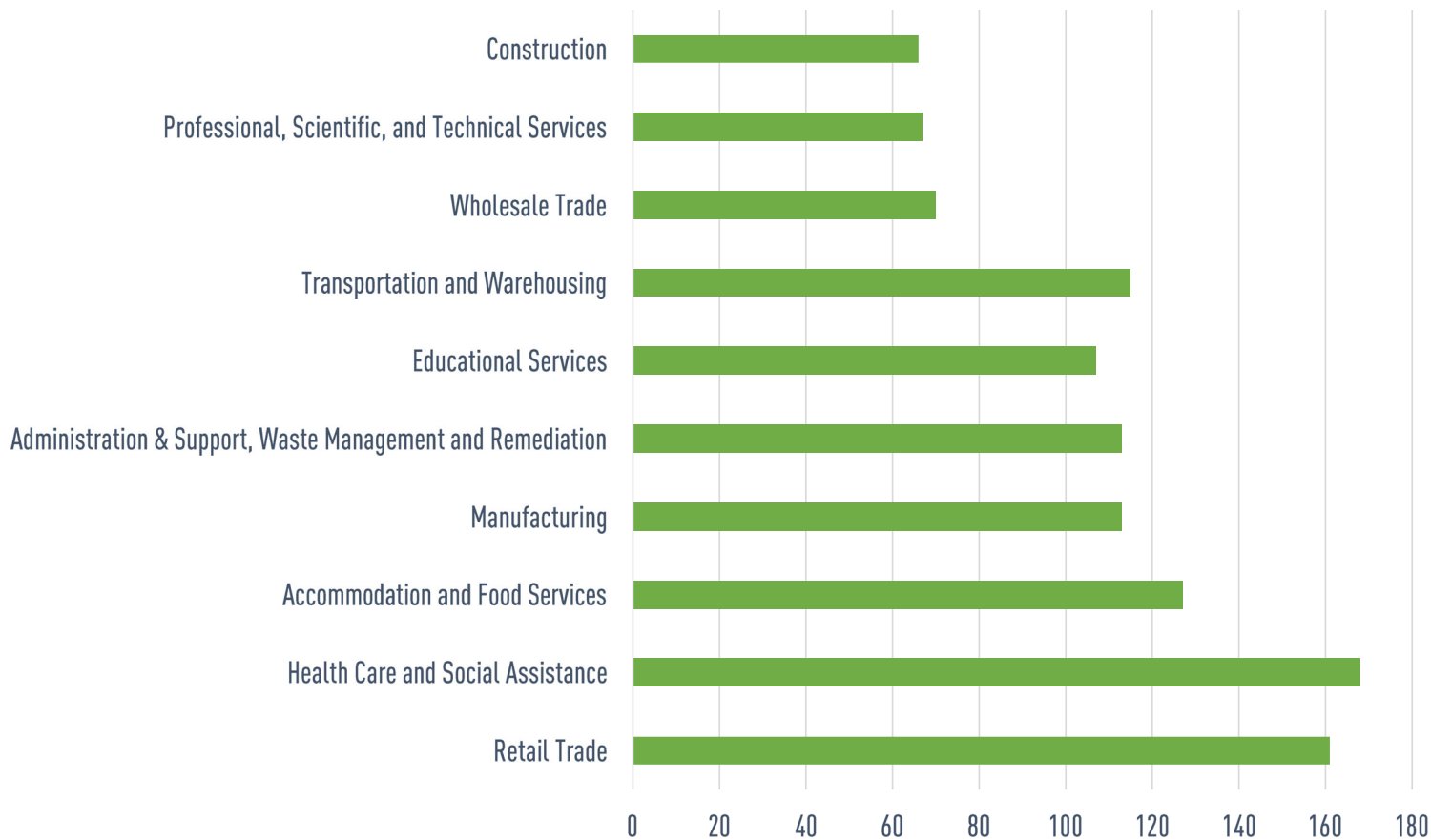
# INCOME DISTRIBUTION



Data Source: American Community Survey, 2018

ARC

# RESIDENT AREA CHARACTERISTICS



What industries do  
Chattahoochee Hills  
residents work in?

In terms of employment, the largest  
industry among the city's residents  
is Health Care and Social Assistance,  
followed closely by Retail Trade.

Note: This depicts only the top 10 industries occupied by residents of  
Union City. Others may be represented in the data that aren't shown  
here.



Data Source: LEHD Origin Destination Employment Statistics

# **If you would like to see additional commercial development, what type would you like to see?**

Restaurants

Entertainment-Nightlife

Shopping

Office

None of the above

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)



# **TRANSPORTATION TRENDS**

# TRAFFIC FLOWS

Commute to Chattahoochee Hills:

435

Commute out of Chattahoochee Hills:

1,341

Live and Work in Chattahoochee Hills:

23



ARC



# COMMUTE TIME

12.4% of residents travel <15 minutes

25.2% of residents travel 15-29 minutes

31% of residents travel 30-44 minutes

18.6% of residents travel 45-59 minutes

12.8% of residents travel >60 minutes

Data Source: American Community Survey, 2019

ARC

# What are the biggest transportation issues in Chattahoochee Hills

Traffic Safety

Traffic Congestion

Walkability/Pedestrian Safety

Public Transportation

None of the above

All of the Above

Maintenance

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

# Needs and Opportunities

What are  
Chattahoochee Hills  
best assets,  
strengths, and  
opportunities?

What are the  
challenges,  
weaknesses, and  
threats facing  
Chattahoochee Hills?

ARC

# Strengths/Opportunities

Strengths (Internal) describe what a City excels at and gives an advantage.

Opportunities (External) refer to favorable external factors.

ARC

When poll is active, respond at [pollev.com/cdev555](https://pollev.com/cdev555)

Text **CDEV555** to **22333** once to join

**The following Strengths have been identified by the Steering Committee and 2016 Comprehensive Plan. Let us know which ones you think are most important. You can also respond in the chat.**

Unique Development Standards/Zoning

Open Space Requirements/Conservation

Parks

Cluster Development in Towns, Villages, and Hamlets

Rural Character

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

When poll is active, respond at [pollev.com/cdev555](https://pollev.com/cdev555)

Text **CDEV555** to **22333** once to join

**The following Opportunities have been identified by the Steering Committee and 2016 Comprehensive Plan. Let us know which ones you think are most important. You can also respond in the chat.**

Protect and Encourage Rural and Agricultural Uses
Preserve Historic Resources
Housing Diversity
Tourism
Develop Bicycle and Pedestrian Corridors
Intergovernmental Cooperation

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)



# Weaknesses/Threats

Weaknesses (Internal) stop a City from performing at its optimum level. They are areas where the City needs to improve.

Threats (External) refer to factors that have the potential to harm a City.

ARC

When poll is active, respond at [pollev.com/cdev555](https://pollev.com/cdev555)

Text **CDEV555** to **22333** once to join

**The following Weaknesses have been identified by the Steering Committee. Let us know which ones you think are most important. You can also respond in the chat.**

Lack of Revenue/Resources

Educational Resources

Developer Friction: Zoning Requirements

Lack of Infrastructure

Lack of Broadband

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

When poll is active, respond at [pollev.com/cdev555](https://pollev.com/cdev555)

Text **CDEV555** to **22333** once to join

**The following Threats have been identified by the Steering Committee. Let us know which ones you think are most important. You can also respond in the chat.**

Heavy truck traffic

Warehouse Development

South Fulton Parkway

Rural Encroachment

Something else

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

When poll is active, respond at **pollev.com/cdev555**

Text **CDEV555** to **22333** once to join

## What is your experience with internet (broadband) service?

Excellent

Good

Intermittent

Poor

None

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

When poll is active, respond at [pollev.com/cdev555](https://pollev.com/cdev555)

Text **CDEV555** to **22333** once to join

## What type of projects would you like the city to focus on?

Transportation-Bike/Pedestrian

Transportation-Vehicular

Historic/Cultural Preservation

Parks-Passive

Parks-Active

Economic Development

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

**What about Chattahoochee Hills makes you proud to live and/or work there? (One word or hyphenated answers work best)**

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)



**Next Steps:**

**- Visit the Website:  
Chattahoochee Hills  
Comprehensive Plan Update -  
PublicInput.com**

**Keri Stevens**

**kstevens@atlantaregional.org**  
**404-455-4745**



# **CITY OF CHATTAHOOCHEE HILLS**

## **2021 COMPREHENSIVE PLAN UPDATE**

**May 11, 2021 12PM-1PM**  
**Steering Committee**

**Comprehensive Planning Services**





# AGENDA

- I. Introduction/Timeline:12:00-12:05
- II. SWOT Analysis: 12:05-12:10
  - Review :Opportunities and Threats
- I. Land Use: 12:10-12:50
- II. Work Program: 12:50-12:55
- III. Audience Questions and Next Steps:12:55-1:00

ARC



ARC

# NEEDS & OPPORTUNITIES

What are  
Chattahoochee Hills  
best assets,  
strengths, and  
opportunities?

What are the  
challenges,  
weaknesses, and  
threats facing  
Chattahoochee Hills?

# Opportunities

Opportunities (External) refer to favorable external factors.

- Education
  - Negative perception of school options/performance
  - Work on school performance and support
  - Tiered education for all groups-agriculture/leadership
- Economic Development
  - Healthcare and technology sectors
  - Movie industry
  - Development Incentives-Transfer of Development Rights (TDR)
    - Hill Country Conservancy
- Social-Utilize Existing Greenspace
  - Greenspace Use Planning
    - 70% land preserved
  - Outfitter-kayaks, tubes, bikes
  - Equestrian venue
  - Community Center

ARC



# Opportunities

Opportunities (External) refer to favorable external factors.

- Location (Location, Location, Location)
- Tourism
  - Parks/Cyclists/Historic Resources
  - Marketing
  - Riverlands Study
  - Tourism Development Committee
- Historic/Cultural Preservation
  - Short and long-range planning and funding
    - Protection of resources
- Agency Coordination
  - Aerotropolis Atlanta Alliance
  - ARC
  - MARTA

ARC

# Threats

Threats (External) refer to factors that have the potential to harm a City.

- South Fulton Parkway
  - Outside development patterns
    - Warehouses in Palmetto/Union City
  - Freight and train logistics
- Fiscal/revenue shortfalls
  - Road maintenance
  - Historic preservation
- Some negative perception of south side of Atlanta
- Developers in “wait” mode
- Affordable housing
- Political-support the vision and goals
- Historic/cultural resources-visitors
- Possible encroachment of suburban development

ARC

# LAND USE

ARC

# Land Use

- Character Areas-Preferred Agricultural and Rural Residential and Preferred Town and Village
- Development Types Discussion:
  - Parkway Commercial
  - Hamlet
  - Crossroad Communities
  - Town
  - Village
  - Rural Residential
  - Agricultural
  - Farmette

ARC

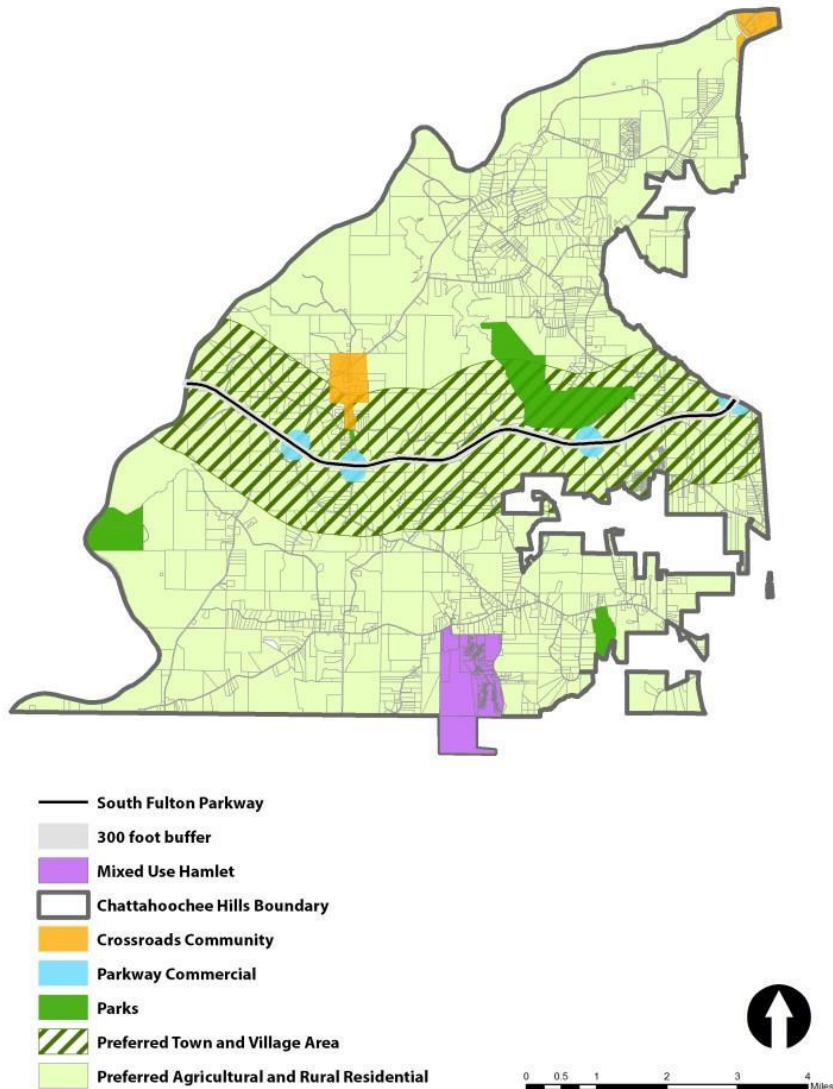
## Preferred Agricultural and Rural Residential

Rural preservation and agriculture with houses on large lots and an occasional hamlet.

Development Types: Agricultural, Rural Residential, Farmettes, Hamlets

What elements do you think should be maintained or preserved?

What elements do you think should be changed or altered?



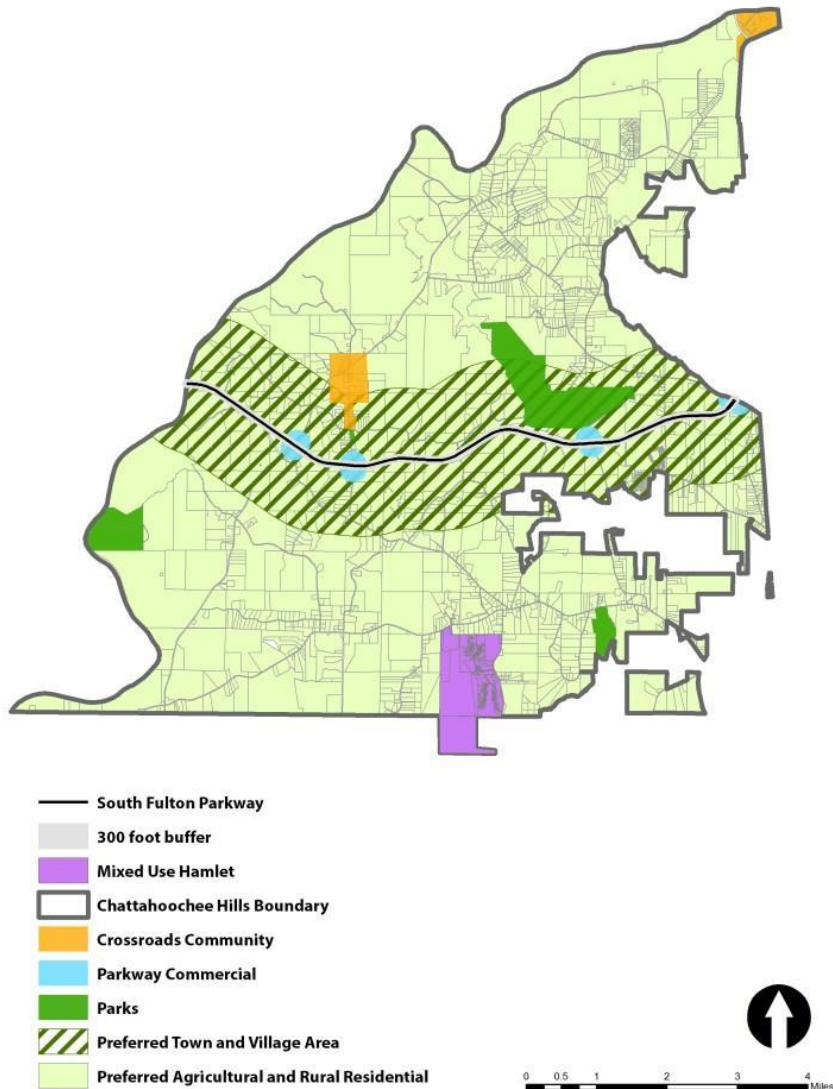
# Preferred Town and Village

This character area is the most intense with the commercial core of any town or village shall be located here.

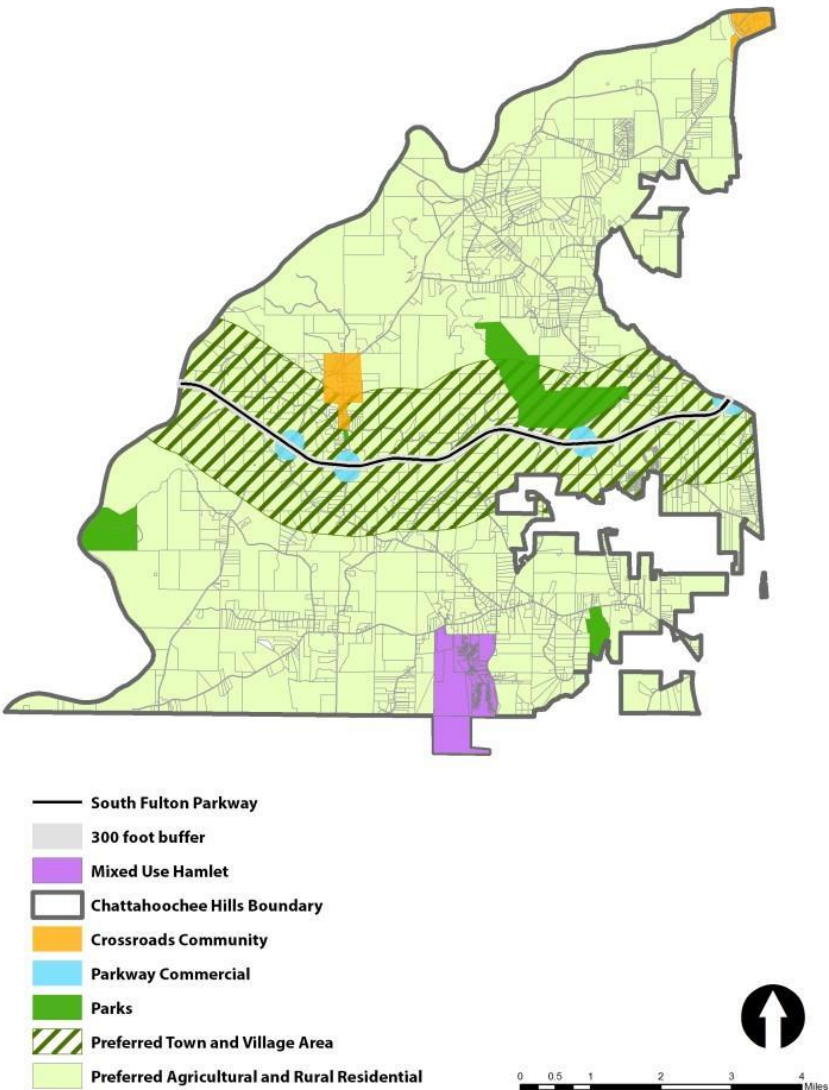
Development Types: All

**What elements do you think should be maintained or preserved?**

**What elements do you think should be changed or altered?**







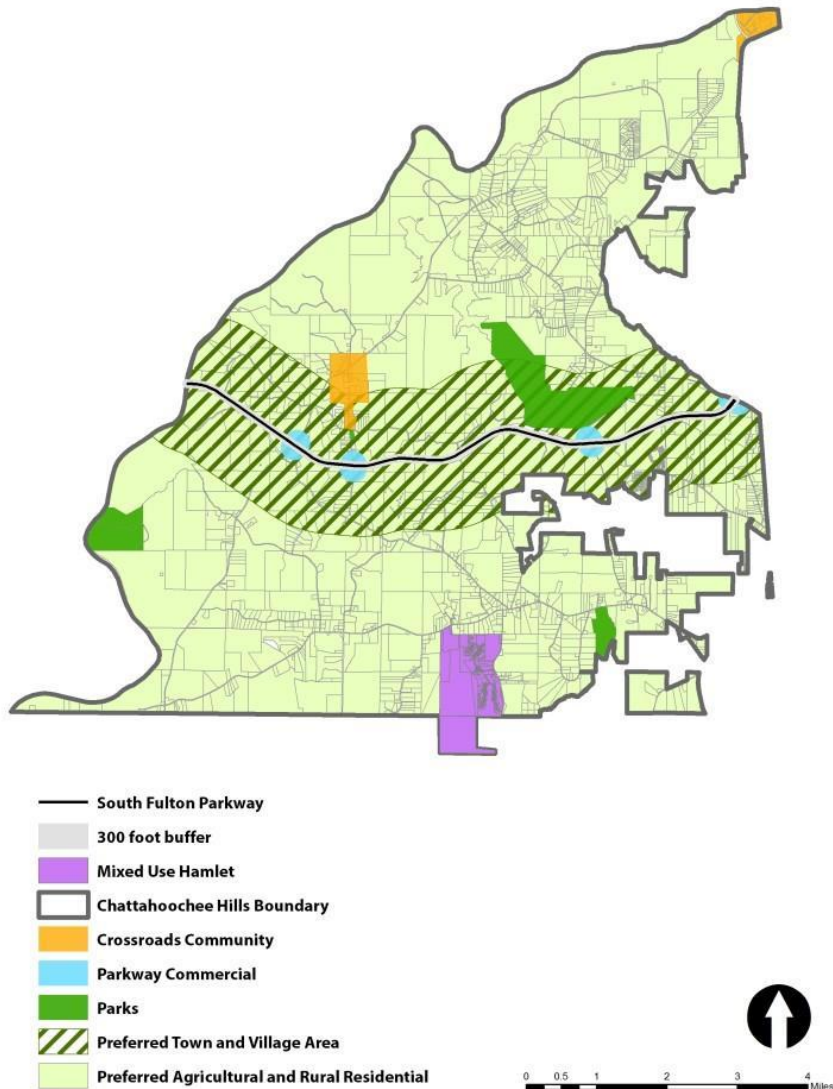
## Parkway Commercial

The Parkway Commercial development type supports the zoning district of the same name in establishing limited service-oriented uses.

What elements do you think should be maintained or preserved?

What elements do you think should be changed or altered?

## Hamlet (Mixed Use, Residential, Special District)



MU-Smaller version of Town and Village Development Types  
 Res-Based on Conservation Subdivision Ordinance  
 Special-Smaller Hamlet districts that are focused on a specific use or type not otherwise allowed

**What elements do you think should be maintained or preserved?**

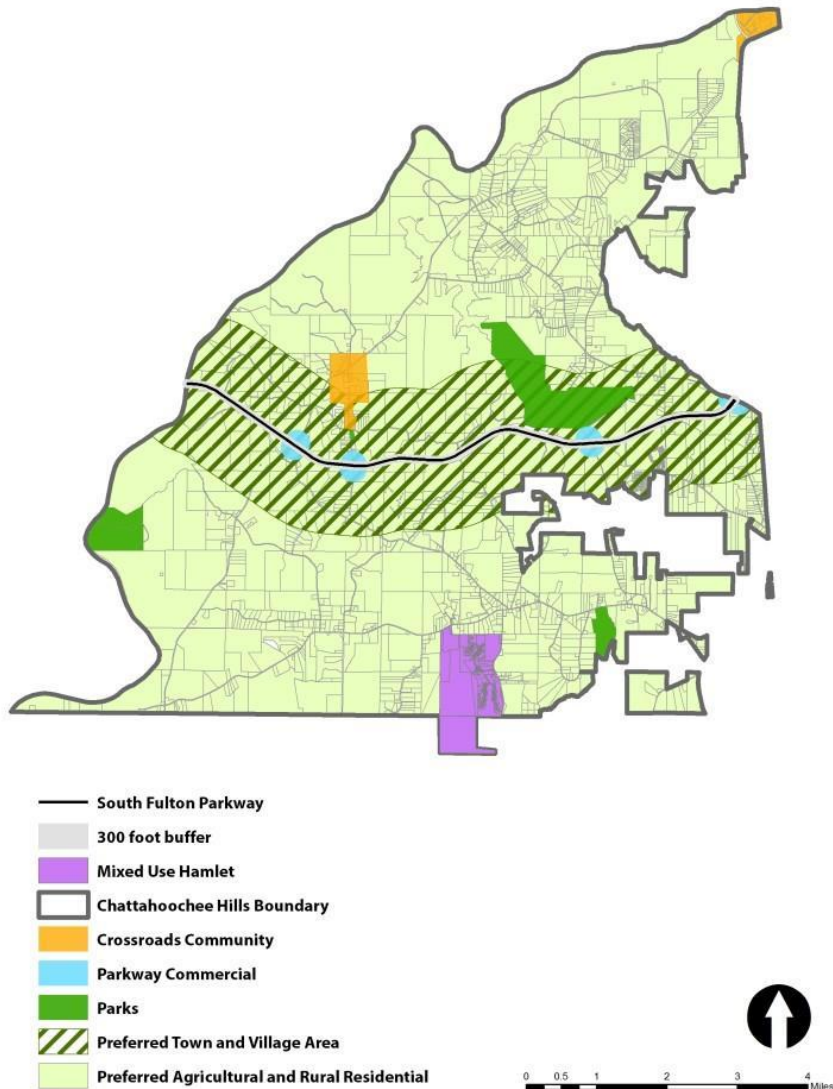
**What elements do you think should be changed or altered?**

# Crossroads Communities

Historic settlements found at intersections of one or more roads in a rural setting

What elements do you think should be maintained or preserved?

What elements do you think should be changed or altered?



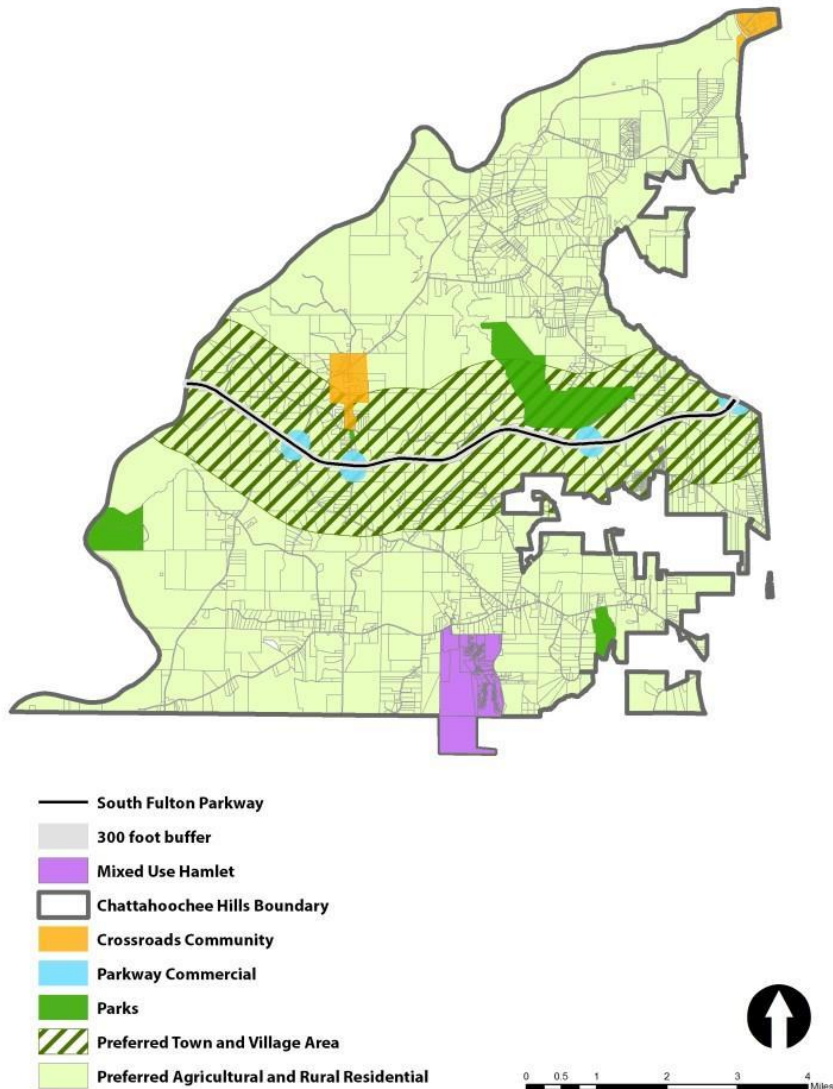
# Town/Village

Town concentrates residential, commercial, and civic development. It is ideal for mixed use development patterns.

Village is smaller and less intense than the Town Development Type with a fine-grained mix of uses.

**What elements do you think should be maintained or preserved?**

**What elements do you think should be changed or altered?**



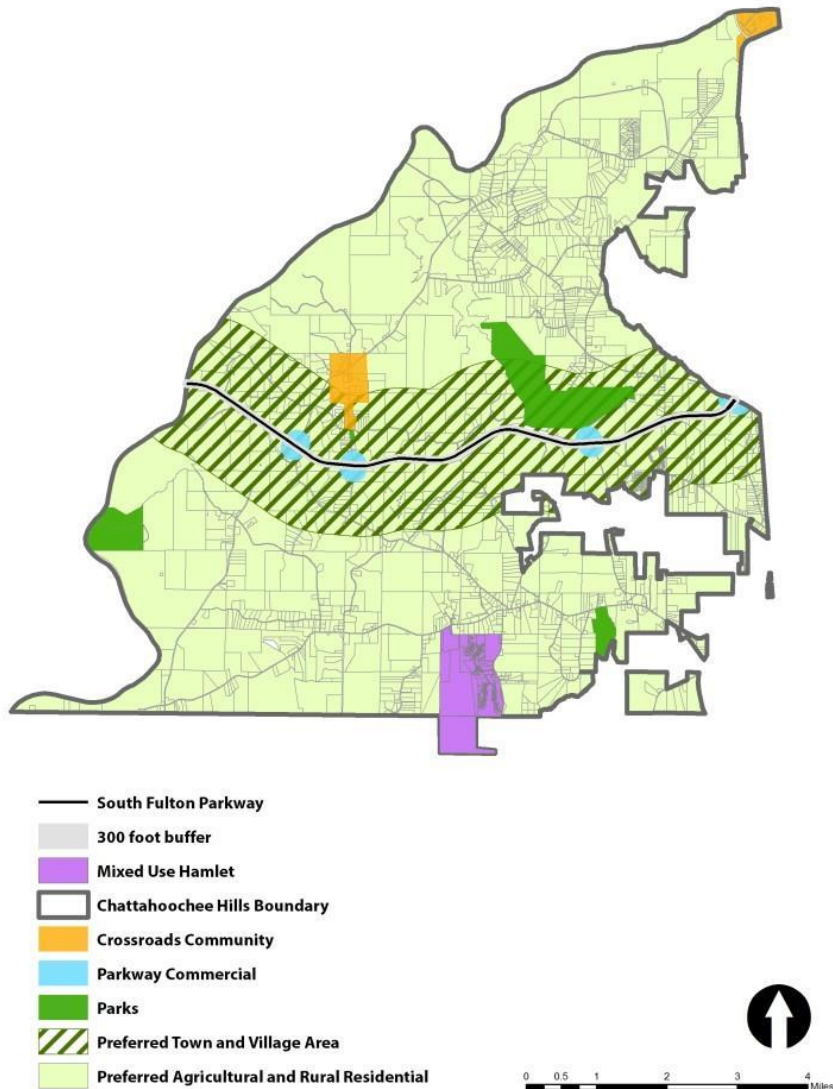


# Agricultural and Rural Residential

All agricultural uses at the intensity level of the traditional family farm are allowed. These are considered to be in keeping with the rural character desired by citizens.

What elements do you think should be maintained or preserved?

What elements do you think should be changed or altered?



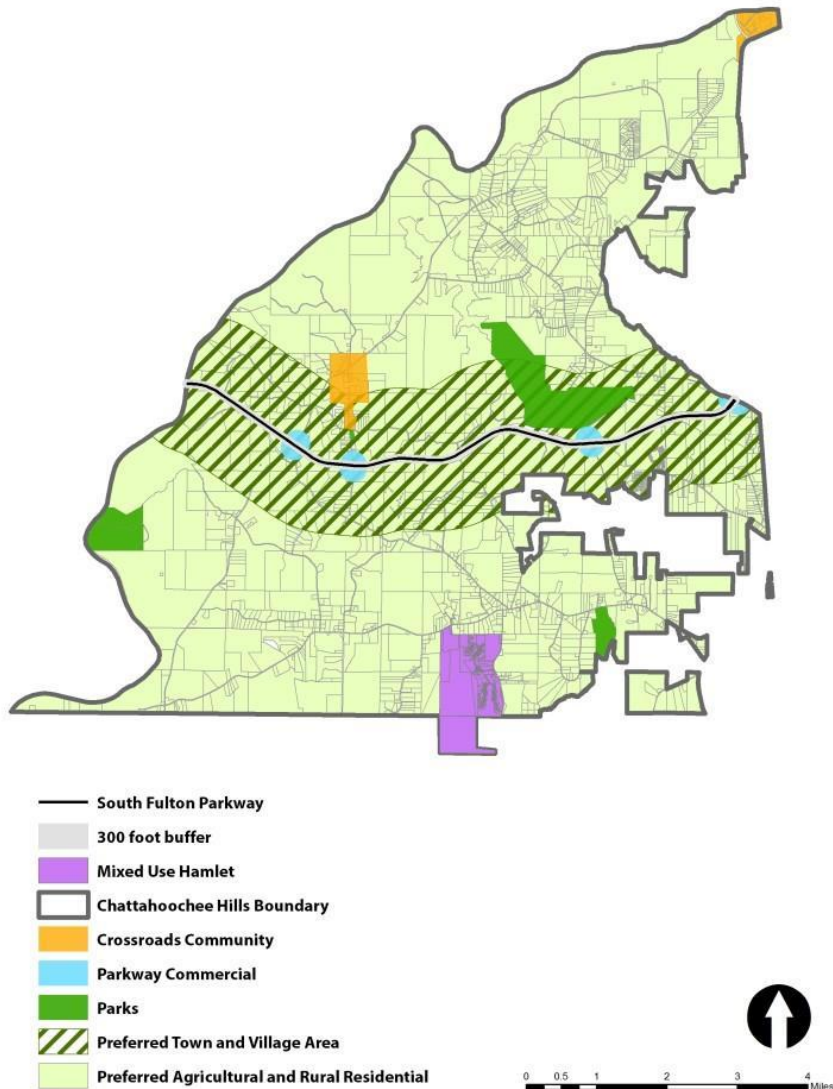
# Farmette

The minor subdivision process allows a maximum of three additional lots to be carved out of a large parcel in addition to the only once allowed under original Fulton County regulations inherited.

One house per 3 acres for the first 9 acres and one house per 20 acres after that.

**What elements do you think should be maintained or preserved?**

**What elements do you think should be changed or altered?**





# What is the Work Plan?

Implementation Matrix: Based on policies and goals established in the plan development identifying specific actions with responsible parties, timeframe, and funding needs.

ARC

public input - Bing


Atlanta Regional Commission - C

Chattahoochee Hills Comprehensive

https://publicinput.com/Q0356

Atlanta Regional Commission > Chattahoochee Hills Comprehensive Plan Update

kstevens@atlantaregional.org



Translate

Chattahoochee Hills Comprehensive Plan Update

Welcome to ARC Community Development Engagement Hub

Welcome

About the Project

Survey

Learn More


Steering Committee

Contact


Welcome!

The City of Chattahoochee Hills Comprehensive Plan is a living document shaped by its leadership, staff, and citizens. It is a policy guide for making zoning and capital investment decisions, and it sets policies for City officials and staff concerning the future development of the City. A five-year update of the City's Comprehensive Plan, is required by the "Minimum Standards and Procedures for Local Comprehensive Planning," (Minimum Standards) adopted by the Georgia Department of Community Affairs (DCA). The latest version of these standards and procedures can be found in the DCA Rules at


Follow us on Social Media



Schedule



Type here to search



6:11 PM  
4/28/2021

## Next Steps:

- Promote Website
- Promote Survey
- Next Meeting-Vision-Goals/Survey Discussion/Public Meeting/Work Plan :  
May 27: 12-1PM



# **CITY OF CHATTAHOOCHEE HILLS**

## **2021 COMPREHENSIVE PLAN UPDATE**

**May 27, 2021 12PM-1PM**  
**Steering Committee**

**Comprehensive Planning Services**



# AGENDA

- I. Introduction/Timeline:12:00-12:05
- II. Land Use: 12:05-12:15
- III. SWOT Review-Issues and Opportunities: 12:15-12:35
- IV. Vision Review: 12:35-12:45
- V. Work Plan: 12:45-12:55
- VI. Audience Questions and Next Steps:12:55-1:00





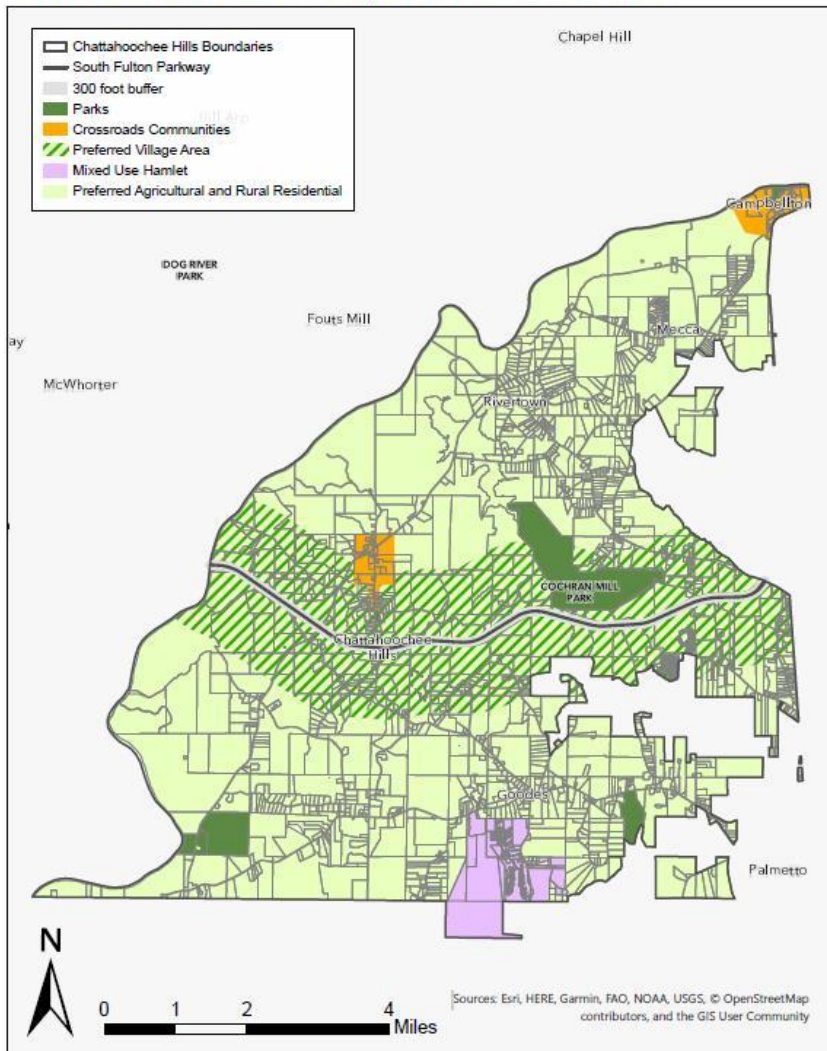
ARC



# LAND USE

ARC

## Chattahoochee Hills, Future Land Use



# Amended Land Use Map

## Character Areas

Amend Preferred Town and Village Areas to Preferred Village Areas

## Development Type

Remove Parkway Commercial

## Other Changes

Amend Parks  
Amend Crossroads Communities  
Amend Serenbe Boundary  
Amend City Boundary

# Issues and Opportunities

- Current Plan Categories: Land Use, Transportation, Economic Development and Intergovernmental Coordination, Natural and Cultural Resources, Community Facilities and Services
- Selected Issues and Opportunities: **Current Plan**
- New Issues and Opportunities: **New**

# Land Use and Housing Issues & Opportunities

- Chattahoochee Hills' unique Zoning Ordinance has fostered developments such as Serenbe and protects the rural character but often causes friction with the development community because of conservation and other non-traditional requirements.
- The development community appears to be in a “waiting” period with little to no development underway.
- There is a concern that development happens at a more rapid pace than environmental protection. Ensure that conservation and preservation are implemented alongside planning and promoting the model for the city.
- There is a concern that there is a lack of affordable housing.
- The Transfer of Development Rights (TDR) Program is an incentive for developers.
- South Fulton Parkway connects the city to the rest of the region, but encroaching warehouse/ other undesirable development patterns threaten quality development in Chattahoochee Hills.

# Transportation Issues & Opportunities

- There is a concern for issues of maintenance of roads and bridges in the city, though limited city revenues pose a challenge for funding.
- There is a need for transportation for the disabled and elderly in the community.
- Heavy truck traffic on certain roads poses safety concerns for some residents and may become worse because of new warehouse development outside the city limits. Freight and rail patterns will also intensify and may negatively impact the quality of life.
- Though the city is still primarily rural, there are opportunities to promote existing and develop new bicycle and pedestrian corridors in desired locations. There are established bicycle corridors well known by the cycling community known as silk and dirty roads.
- There are TSPLOST (Transportation Special Purpose Local Option Sales Tax) funds available for transportation projects. Other funding for transportation projects may be available.

## Economic Development and Intergovernmental Coordination Issues & Opportunities

- City government should foster greater awareness of development potential that can be expected in both the near term and long term, based on development codes and other conditions within the community.
- Take advantage of the lucrative and growing movie, technology, and healthcare industries.
- Fulton County and city of Atlanta are partners to provide much needed water and sewer for targeted development in villages and hamlets. The city has a relationship with both entities and should continue to engage.
- Chattahoochee Hills is often perceived as a city that “punches above its weight class.” The city should promote this perception and work to downplay the negative perception of the south side of Atlanta.
- Coordinate with partner agencies such Aerotropolis Atlanta Alliance and the Atlanta Regional Commission.





# Natural and Cultural Resources Issues & Opportunities

- Fiscal constraints may negatively impact the preservation of city-owned resources. The city should pursue outside funding to assist in preservation work.
- Natural, cultural, and historic resource planning will provide a roadmap to address the needs, future use, and implementation strategies. This may include a tourism component.
- Utilize the planning work created by the Historic Preservation Commission.
- City government should assume a leadership role in fostering the community's conservation and preservation priorities, but support will be needed through collaborative efforts with many partners, including civic associations, land developers, private property owners, and interested citizens.
- New development will provide a large amount of additional greenspace and provides opportunities for passive and active recreational uses such as equestrian.
- Implementation of the of the Chattahoochee Riverlands Greenway Study.



# Community Facilities and Services- Issues and Opportunities

- There is a desire for greater access to broadband and internet services throughout the city.
- There is a concern about the perception of K-12 educational options.
- The city has a public school system. There is an opportunity to support this and other educational resources to improve performance and perception.
- There Charter School is an asset for the community, but only supports a small portion of the students from the city of Chattahoochee Hills.
- In addition to K-12 education, there is an opportunity to promote other educational programs for all residents in the areas of leadership and agriculture, for example.
- The community has expressed interest in a community center.
- There is a need for water and sewer to support and incentivize new development in desired areas.
- The city has a small, but highly effective staff.



# Vision

The Chattahoochee Hills Comprehensive Plan seeks to carry out the wishes of the Chattahoochee Hills community to achieve the balance of keeping the rural character foremost and intact. The city has adopted land control mechanisms that will encourage permanent preservation of landscapes by concentrating specific types of development in preferred areas. This is accomplished by enabling density transfer and establishing buffer requirements and design aesthetics to ensure quality development.

The City of Chattahoochee Hills is both city and country in a location that would ordinarily be a suburban environment anywhere else in the Atlanta metropolitan area. Our future development will take place only in dense mixed-use towns and villages, and in smaller hamlets. 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 Town, Villages, and Hamlets will be in agricultural, conservation or very low-density residential use. As in the Focus Fulton Plan, the goal is to preserve 60 to 70 percent of the city as open space, including agriculture and forestry lands.

*Deliberately Rural...*

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 also creating a valuable asset that will differentiate the city, improving both property values and tax collections, as well as quality of life. 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 be rural for the time-frame 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, Villages 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.

## Work Plan-New

- Transfer of Development Rights (TDR)- Work with the Chattahoochee Hill Country Conservancy to solidify the TDR program
- Pursue opportunities to support improved performance and perception of educational options
- Pursue funding for road and infrastructure maintenance
- Develop a Greenspace Plan (Active/Passive)-Hiking, Biking, Equestrian
- Pursue Independent Outfitter-Kayak/Bike/Other Recreational Items



## Work Plan-New

- Study affordable housing options
- Form a Tourism Committee/Board-Ad Hoc Committee
- Develop a Tourism Marketing Plan
- Investigate options to improve broadband
- Engage with Atlanta/Fulton County for Infrastructure Leading to Village and Hamlet Sites (Water and Sewer)
- Pursue a Community Center



public input - Bing


Atlanta Regional Commission - C

Chattahoochee Hills Comprehensive

https://publicinput.com/Q0356

Atlanta Regional Commission > Chattahoochee Hills Comprehensive Plan Update

kstevens@atlantaregional.org



Translate

Chattahoochee Hills Comprehensive Plan Update

Welcome to ARC Community Development Engagement Hub

Welcome

About the Project

Survey

Learn More


Steering Committee

Contact


Welcome!

The City of Chattahoochee Hills Comprehensive Plan is a living document shaped by its leadership, staff, and citizens. It is a policy guide for making zoning and capital investment decisions, and it sets policies for City officials and staff concerning the future development of the City. A five-year update of the City's Comprehensive Plan, is required by the "Minimum Standards and Procedures for Local Comprehensive Planning," (Minimum Standards) adopted by the Georgia Department of Community Affairs (DCA). The latest version of these standards and procedures can be found in the DCA Rules at


Follow us on Social Media



Schedule



Type here to search



6:11 PM  
4/28/2021



## Next Steps:

- Promote Website
- Promote Survey
- Meetings
- In-person Meeting-June 8, 2021
- Next SC Meeting: Wrap Up  
June 17, 2021 12PM-1PM



Keri Stevens, Planning Administrator-ARC  
404-455-4745  
[kstevens@atlantaregional.org](mailto:kstevens@atlantaregional.org)



public input - Bing


Atlanta Regional Commission - C

Chattahoochee Hills Comprehensive

https://publicinput.com/Q0356

Atlanta Regional Commission > Chattahoochee Hills Comprehensive Plan Update

kstevens@atlantaregional.org



Chattahoochee Hills Comprehensive Plan Update

Welcome to ARC Community Development Engagement Hub

Welcome

About the Project

Survey

Learn More


Steering Committee

Conta


## Welcome!

The City of Chattahoochee Hills Comprehensive Plan is a living document shaped by its leadership, staff, and citizens. It is a policy guide for making zoning and capital investment decisions, and it sets policies for City officials and staff concerning the future development of the City. A five-year update of the City's Comprehensive Plan, is required by the "Minimum Standards and Procedures for Local Comprehensive Planning," (Minimum Standards) adopted by the Georgia Department of Community Affairs (DCA). The latest version of these standards and procedures can be found in the DCA Rules at


## Follow us on Social Media



## Schedule



Type here to search



6:11 PM  
4/28/2021

# **CITY OF CHATTAHOOCHEE HILLS**

## **2021 COMPREHENSIVE PLAN UPDATE**

**June 17, 2021 12PM-1PM**  
**Steering Committee**

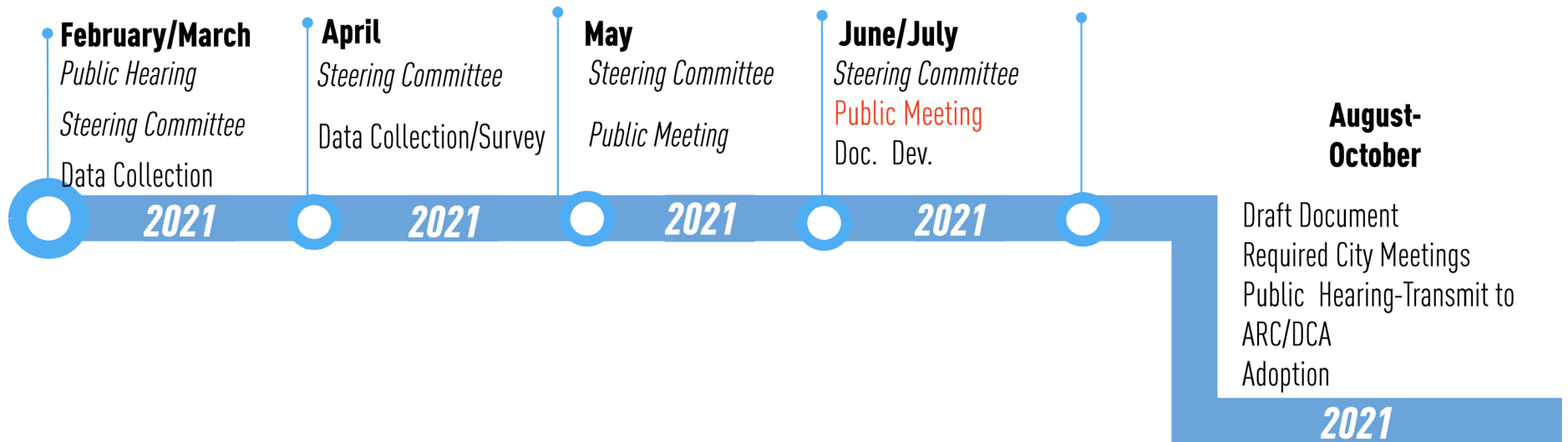
**Comprehensive Planning Services**



# AGENDA

- I. Introduction/Timeline
- II. Land Use
- III. Review-Issues and Opportunities
- IV. Vision Review
- V. Draft Work Plan
- VI. Audience Questions and Next Steps

ARC



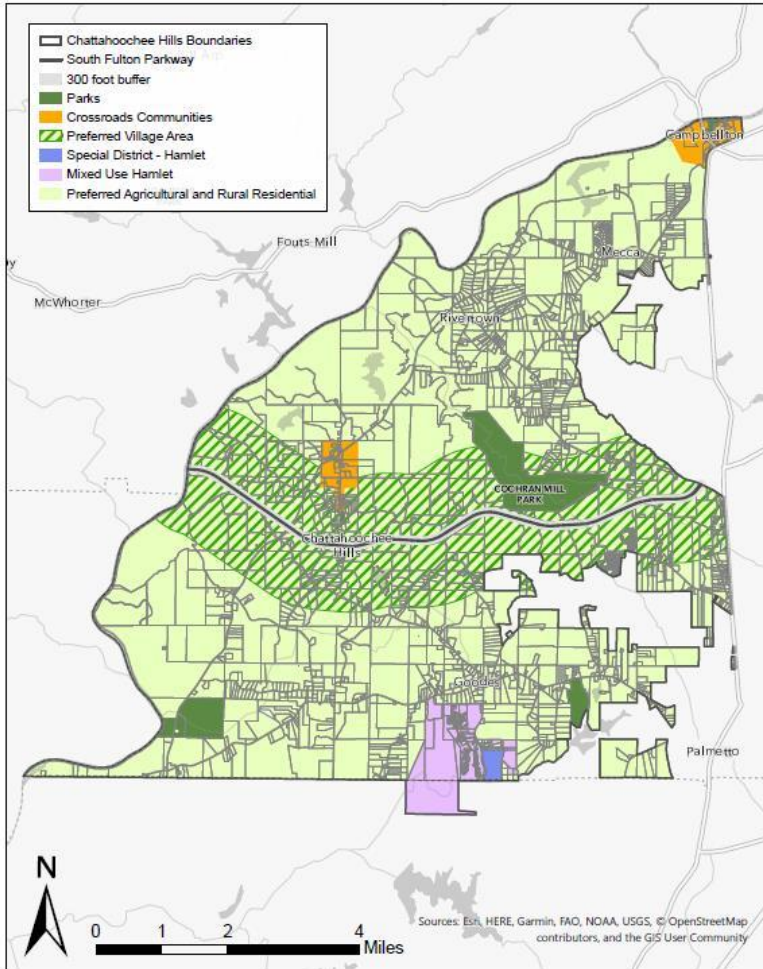
ARC

# LAND USE

ARC



## Chattahoochee Hills, Future Land Use



# Amended Land Use Map

## Character Areas

Amend Preferred Town and Village Areas to Preferred Village Areas

## Development Type

Remove Parkway Commercial

## Other Changes

Amend Parks  
Amend Crossroads Communities  
Amend Serenbe Boundary  
Amend City Boundary

# Issues and Opportunities

- Current Plan Categories: Land Use, Transportation, Economic Development and Intergovernmental Coordination, Natural and Cultural Resources, Community Facilities and Services
- Land Use and Transportation-Revised based on comments
- Selected Issues and Opportunities: **Current Plan**
- New Issues and Opportunities: **New**

# Land Use and Housing Issues & Opportunities

- Chattahoochee Hills' unique Zoning Ordinance has fostered developments such as Serenbe and protects the rural character.
- Chattahoochee Hills' unique Zoning Ordinance requires the development community to rethink traditional development patterns.
- Ensure that conservation and preservation are implemented alongside planning and promoting the model for the city.
- There is a concern that there is a lack of attainable housing in both the rental and ownership markets.
- The Transfer of Development Rights (TDR) Program is an incentive for property owners and developers and an equity tool.
- South Fulton Parkway connects the city to the rest of the region, but encroaching warehouse/ other undesirable development patterns threaten quality development in Chattahoochee Hills.
- There is an opportunity to reimagine South Fulton Parkway as a boulevard.



# Transportation Issues & Opportunities

- Heavy truck traffic on certain roads poses safety concerns for some residents and may become worse because of new warehouse development outside the city limits. Freight and rail patterns will also intensify and may negatively impact the quality of life.
- Though the city is still primarily rural, there are opportunities to promote existing and develop new bicycle and pedestrian corridors in desired locations. There are established bicycle corridors well known by the cycling community known as silk and dirty sheets.

ARC

## Economic Development and Intergovernmental Coordination Issues & Opportunities

- City government should foster greater awareness of development potential that can be expected in both the near term and long term, based on development codes and other conditions within the community.
- Take advantage of the lucrative and growing movie, technology, and healthcare industries.
- Fulton County and city of Atlanta are partners to provide much needed water and sewer for targeted development in villages and hamlets. The city has a relationship with both entities and should continue to engage.
- Chattahoochee Hills is often perceived as a city that “punches above its weight class.” The city should promote this perception and work to downplay the negative perception of the south side of Atlanta.
- Coordinate with partner agencies such Aerotropolis Atlanta Alliance and the Atlanta Regional Commission.
- There is a need for water and sewer to support and incentivize new development in desired areas.



# Natural and Cultural Resources Issues & Opportunities

- Fiscal constraints may negatively impact the preservation of city-owned resources. The city should pursue outside funding to assist in preservation work.
- Natural, cultural, and historic resource planning will provide a roadmap to address the needs, future use, and implementation strategies. This may include a tourism component.
- Utilize the planning work created by the Historic Preservation Commission.
- City government should assume a leadership role in fostering the community's conservation and preservation priorities, but support will be needed through collaborative efforts with many partners, including civic associations, land developers, private property owners, and interested citizens.
- New development will provide a large amount of additional greenspace and provides opportunities for passive and active recreational uses such as equestrian.
- Implementation of the of the Chattahoochee Riverlands Greenway Study.





# Community Facilities and Services- Issues and Opportunities

- There is a desire for greater access to broadband and internet services throughout the city.
- There is a concern about the perception of K-12 educational options.
- The city has a public school system. There is an opportunity to support this and other educational resources to improve performance and perception.
- There Charter School is an asset for the community, but only supports a small portion of the students from the city of Chattahoochee Hills.
- In addition to K-12 education, there is an opportunity to promote other educational programs for all residents in the areas of leadership and agriculture, for example.
- The community has expressed interest in a community center.
- The city has a small, but highly effective staff.



# Vision

The Chattahoochee Hills Comprehensive Plan seeks to carry out the wishes of the Chattahoochee Hills community to achieve the balance of keeping the rural character foremost and intact. The city has adopted land control mechanisms that will encourage permanent preservation of landscapes by concentrating specific types of development in preferred areas. This is accomplished by enabling density transfer and establishing buffer requirements and design aesthetics to ensure quality development.

The City of Chattahoochee Hills is both city and country in a location that would ordinarily be a suburban environment anywhere else in the Atlanta metropolitan area. Our future development will take place only in dense mixed-use towns and villages, and in smaller hamlets. 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 Town, Villages, and Hamlets will be in agricultural, conservation or very low-density residential use. As in the Focus Fulton Plan, the goal is to preserve 60 to 70 percent of the city as open space, including agriculture and forestry lands.

*Deliberately Rural...*

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 also creating a valuable asset that will differentiate the city, improving both property values and tax collections, as well as quality of life. 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 be rural for the time-frame 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, Villages 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.

## Work Plan-New

- Transfer of Development Rights (TDR)- Work with the Chattahoochee Hill Country Conservancy to solidify the TDR program
- Pursue opportunities to support improved performance and perception of educational options
- Pursue funding for road and infrastructure maintenance
- Develop a Greenspace Plan (Active/Passive)-Hiking, Biking, Equestrian
- Pursue Independent Outfitter-Kayak/Bike/Other Recreational Items



## Work Plan-New

- Study affordable housing options
- Form a Tourism Committee/Board-Ad Hoc Committee
- Develop a Tourism Marketing Plan
- Investigate options to improve broadband
- Engage with Atlanta/Fulton County for Infrastructure Leading to Village and Hamlet Sites (Water and Sewer)
- Pursue a Community Center



public input - Bing


Atlanta Regional Commission - C

Chattahoochee Hills Comprehensive

https://publicinput.com/Q0356

Atlanta Regional Commission > Chattahoochee Hills Comprehensive Plan Update

kstevens@atlantaregional.org



Chattahoochee Hills Comprehensive Plan Update

Welcome to ARC Community Development Engagement Hub

Welcome

About the Project

Survey

Learn More


Steering Committee

Conta


## Welcome!

The City of Chattahoochee Hills Comprehensive Plan is a living document shaped by its leadership, staff, and citizens. It is a policy guide for making zoning and capital investment decisions, and it sets policies for City officials and staff concerning the future development of the City. A five-year update of the City's Comprehensive Plan, is required by the "Minimum Standards and Procedures for Local Comprehensive Planning," (Minimum Standards) adopted by the Georgia Department of Community Affairs (DCA). The latest version of these standards and procedures can be found in the DCA Rules at


## Follow us on Social Media



## Schedule



Type here to search



6:11 PM  
4/28/2021

## Next Steps:

- Promote Website
- Promote Survey
- Meeting
- In-person Meeting-June 22, 2021
- Steering Committee-July 22, 2021



Keri Stevens, Planning Administrator-ARC  
404-455-4745  
kstevens@atlantaregional.org





A large, round hay bale is positioned in the lower right foreground of a grassy field. In the background, a dense line of green trees stretches across the horizon under a clear sky. Several other smaller hay bales are scattered in the middle ground.

# **CITY OF CHATTAHOOCHEE HILLS**

## **2021 COMPREHENSIVE PLAN UPDATE**

**June 22, 2021 6PM-7:30 PM  
Public Meeting**

# AGENDA

- I. Introduction/Timeline
- II. Demographics
- III. Interactive Exercises
  - I. Land Use Map
  - II. Maintain/Change Map
  - III. Issues and Opportunities



regional impact + local relevance

# Why do we Plan?

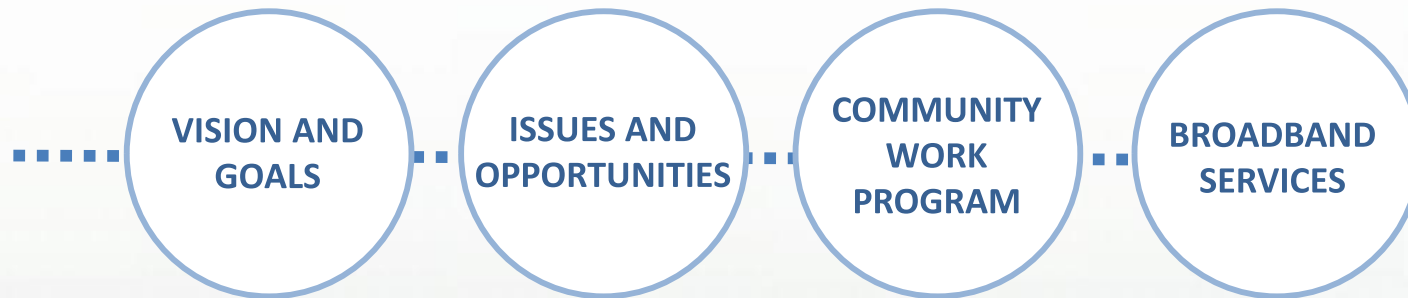
- Prepare for the future
- Anticipate change
- Accommodate the present
- Enhance strengths
- Minimize weaknesses
- Build community
- Provide for the public health, safety and welfare



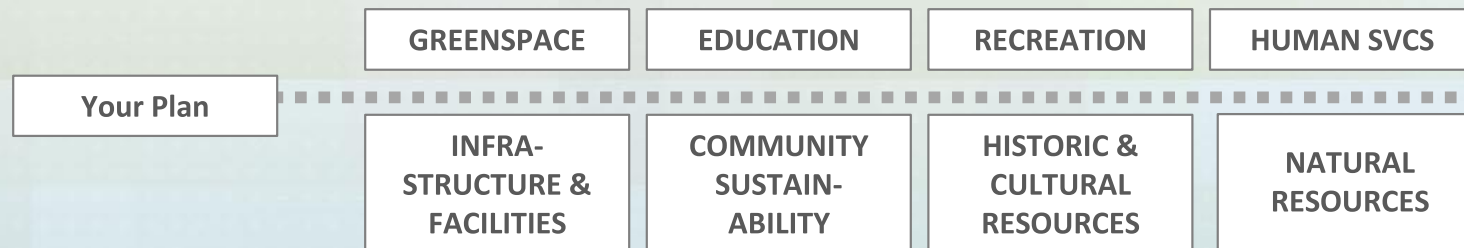
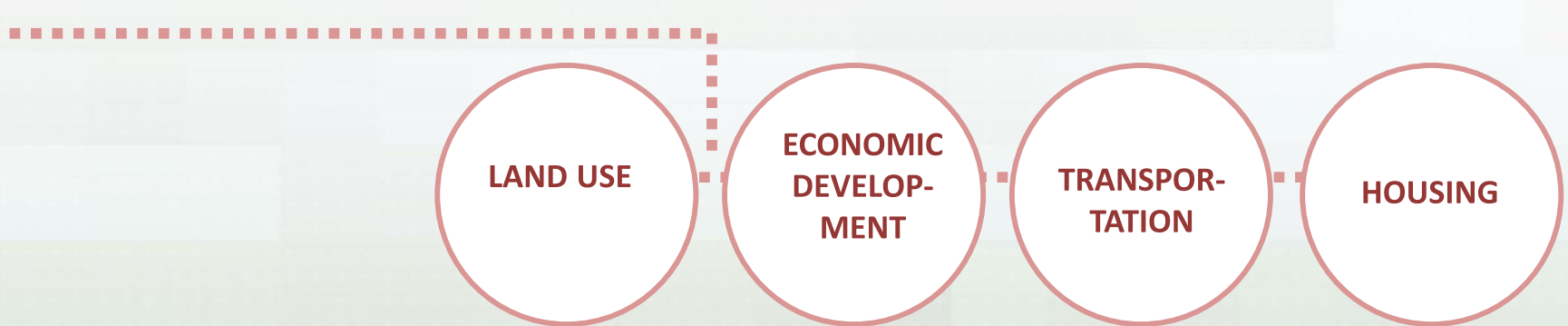
regional impact + local relevance

# Process-Plan Elements

**REQUIRED**  
for all



**REQUIRED**



regional impact + local relevance



# Timeline



regional impact + local relevance

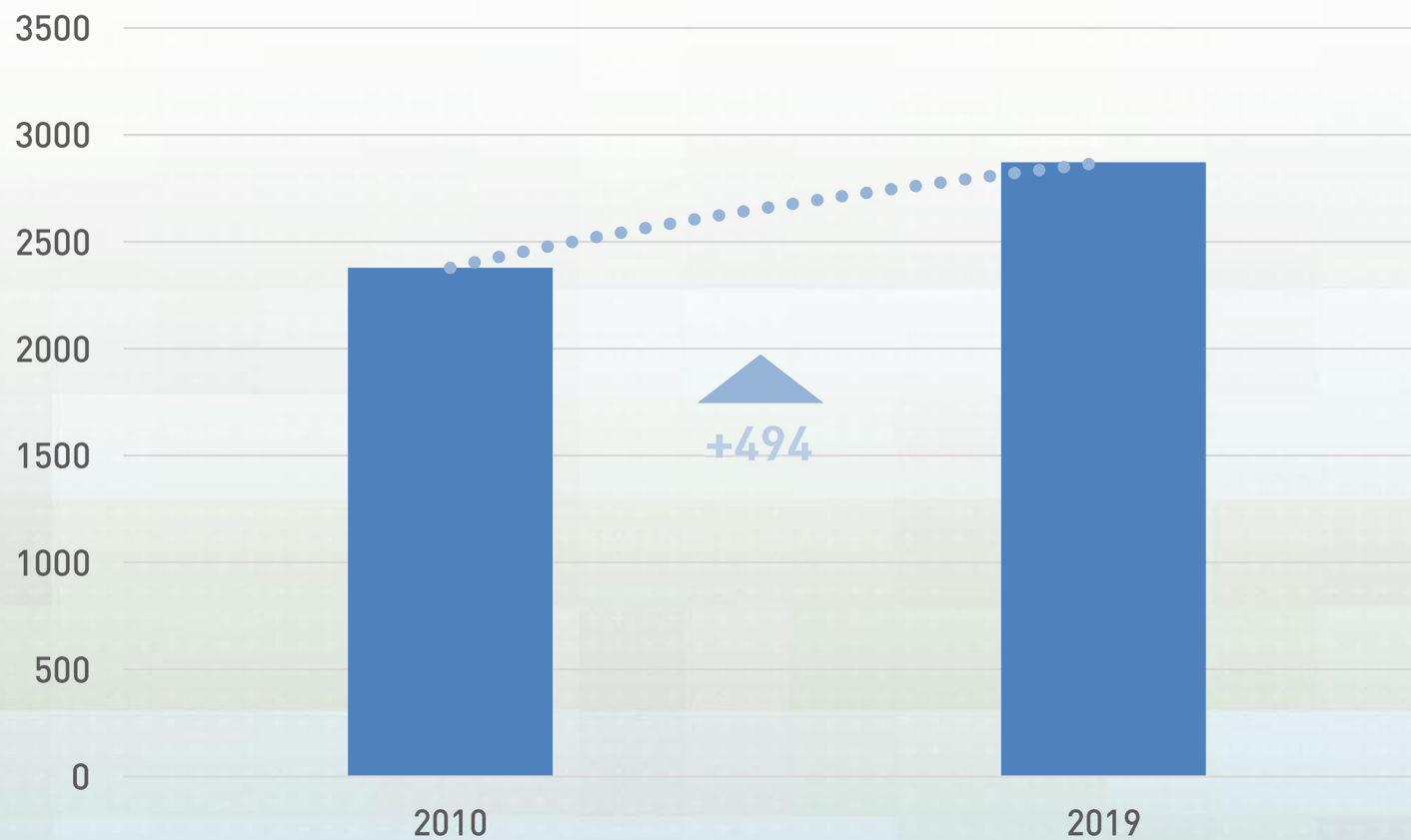
# Demographics



regional impact + local relevance



# POPULATION CHANGE

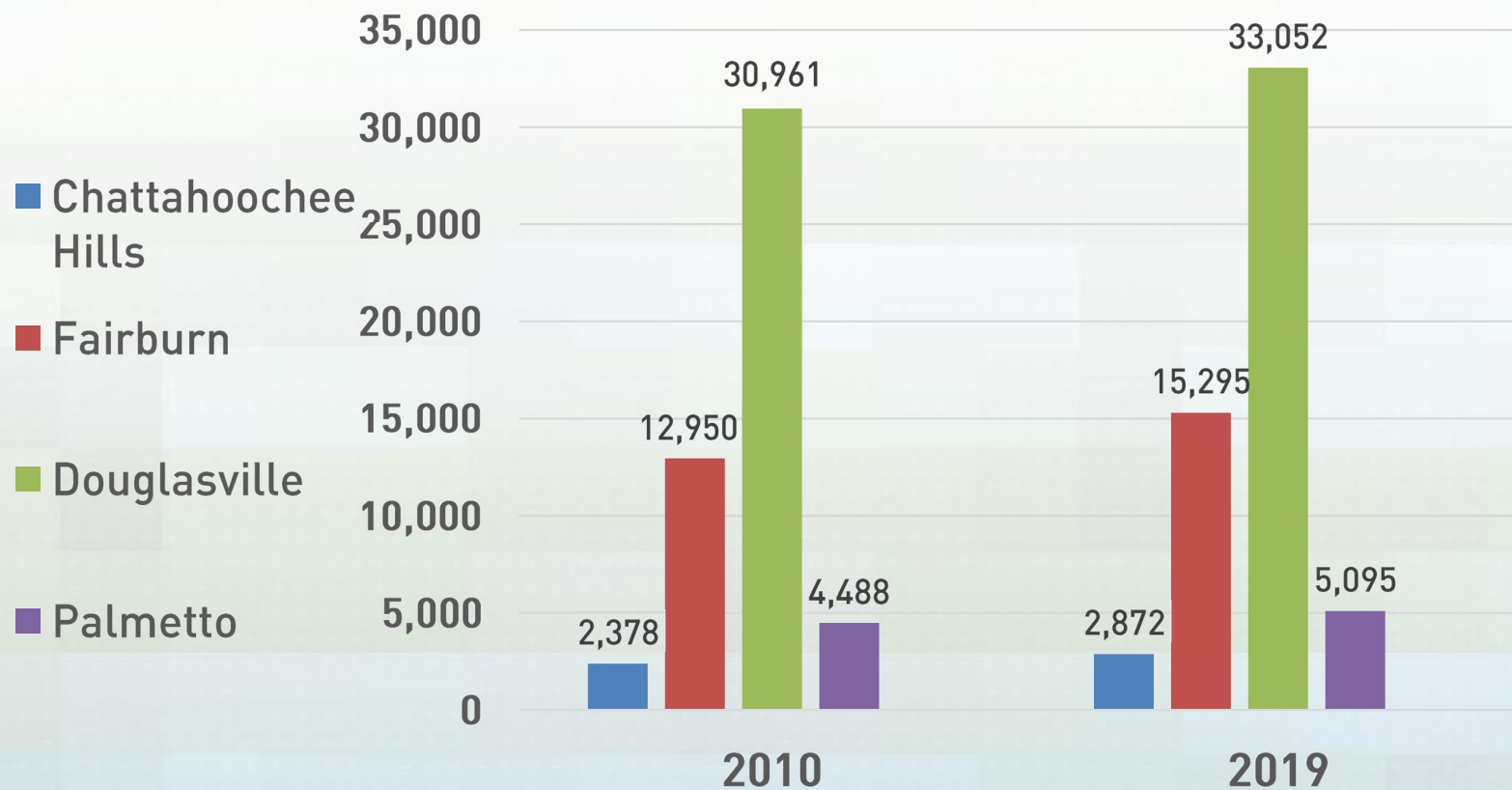


Data Sources: Decennial Census, 2010; American Community Survey, 2019



regional impact + local relevance

# POPULATION COMPARISON



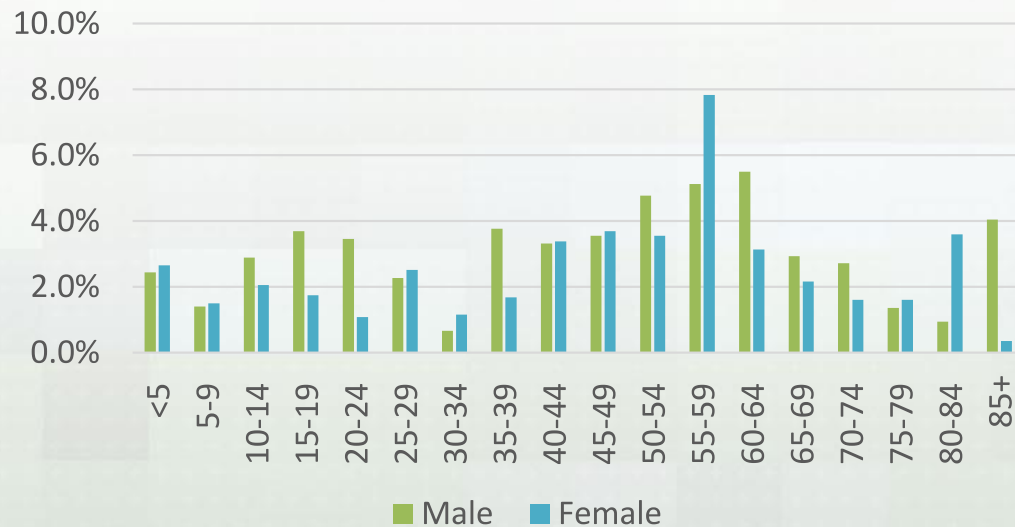
Data Sources: Decennial Census, 2010; American Community Survey, 2019



regional impact + local relevance

# AGE DISTRIBUTION

2019 Age Population by Sex



50.7

Median Age  
Chattahoochee Hills

35.5

Median Age  
Fulton County

The squared left-hand side of the structure with a bulge toward the middle ages reflects the city's large economically active age group and a moderately high fertility rate.

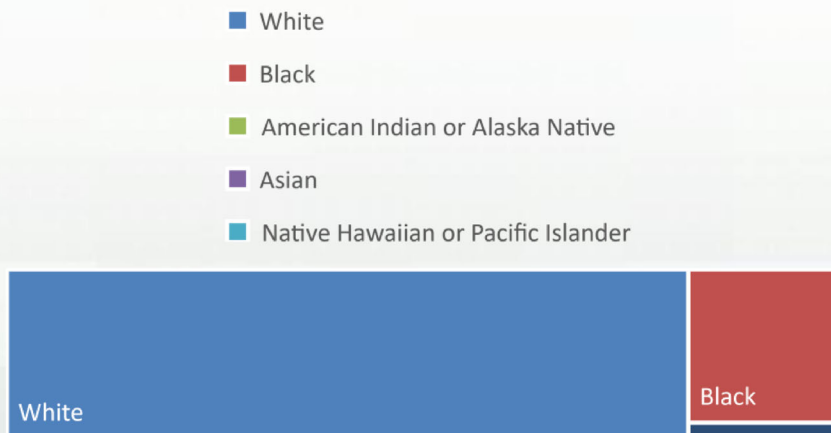
Data Source: American Community Survey, 2019



regional impact + local relevance

# RACIAL COMPOSITION

Racial Composition, Chattahoochee Hills, 2010



Racial Composition, Chattahoochee Hills, 2019



Between 2010 and 2018, Chattahoochee Hill's racial makeup experienced few notable changes.

The proportion of black residents increased by about 3% while the white population decreased by roughly the same amount. The proportion of residents identifying as either Asian or "Two or More Races" increased between 2010 and 2018.

The proportion of residents who identified as Hispanic was 5% in 2010, and increased to 7.6% in 2019.

Data Source: American Community Survey, 2010 and 2019



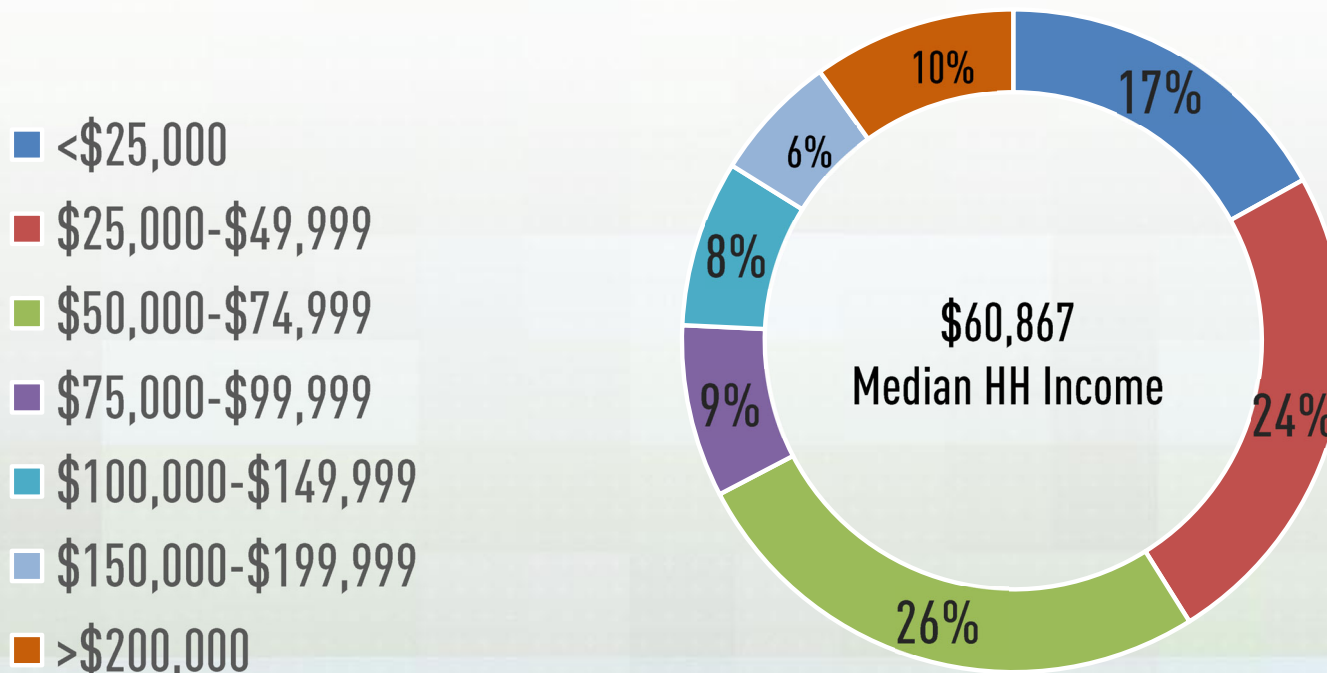
regional impact + local relevance

# HOUSING TRENDS/ECONOMIC TRENDS



regional impact + local relevance

# HOUSEHOLD INCOME DISTRIBUTION



Data Source: American Community Survey, 2019



regional impact + local relevance



# METRO ATL HOUSING STRATEGY

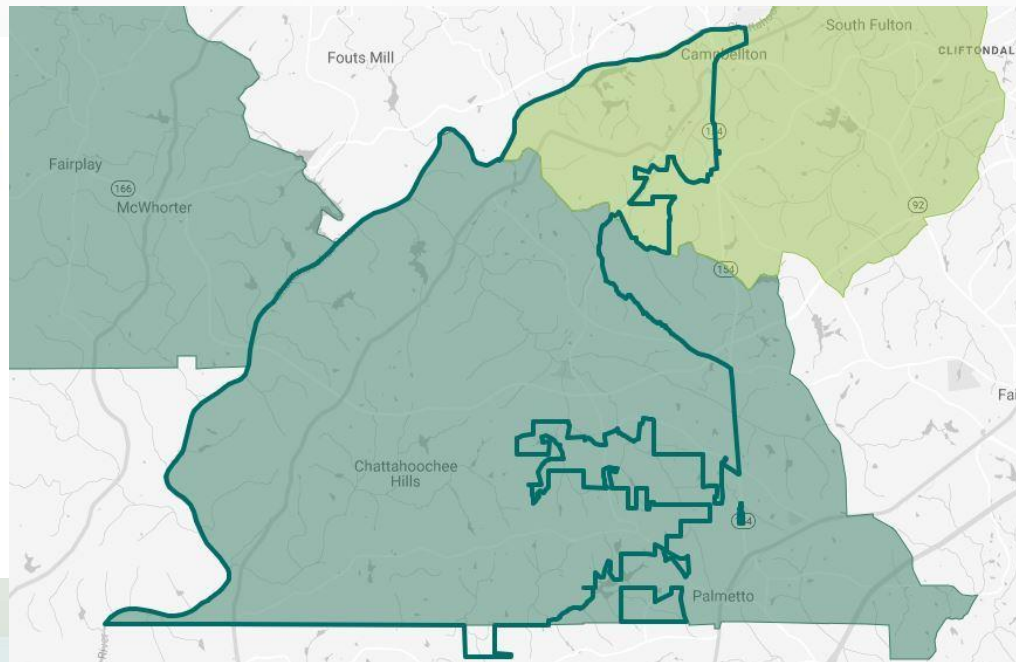
## Chattahoochee Hills



**86% SUBMARKET 10**  
Higher-priced rural areas [Learn more](#)

**13% SUBMARKET 9**  
Lower-priced rural areas [Learn more](#)

**1% NOT COVERED BY SUBMARKET**



## CITY SNAPSHOT

Median Home Sale Price (2018) **\$213,500**

Change in Median Home Sale Price (2013-18) **+79.40%**

Home Sale Price Per Sq Ft (2018) **\$145.54 sq ft**

Percent Change in Home Sale Price Per Sq Ft (2013-18) **+52.00%**

Median Building Area of Home Sales (2018) **1,800 sq ft**

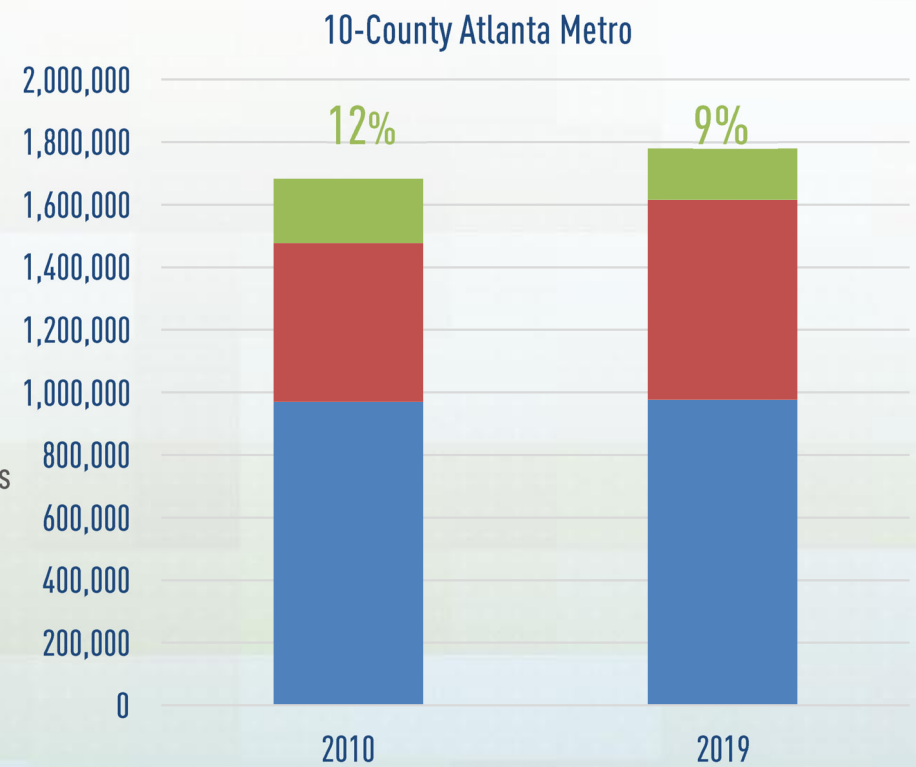
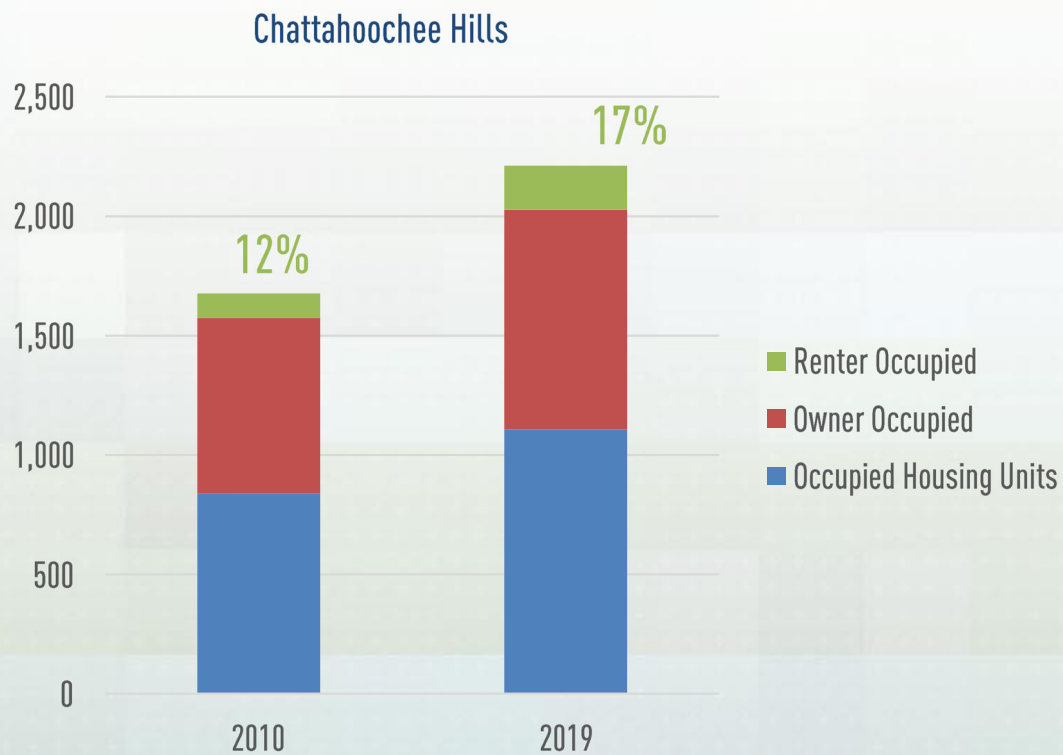
Data source: ARC analysis of Zillow's ZTRAX home sale transactions, 2013 & 2018. Explore this data further in the [DATA EXPLORER](#)

Data Source: metroatlhousing.org



regional impact + local relevance

# HOUSING

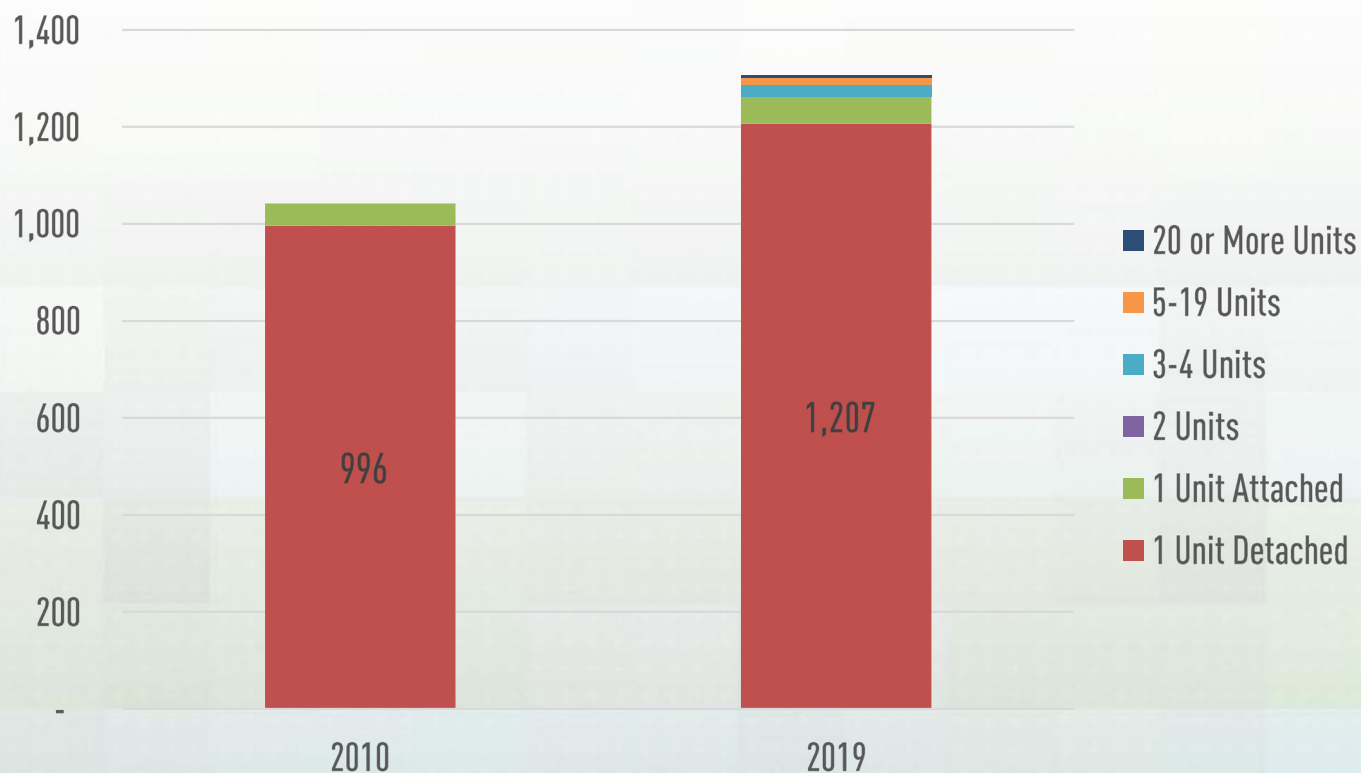


Data Source: American Community Survey, 2010 and 2019



regional impact + local relevance

# HOUSING TYPES



Chattahoochee Hills appears to have experienced a moderate shift in the composition of its housing stock. According to ACS data, the city has increased its supply of single-family detached homes as well as its supply of attached and diverse multi-family housing.

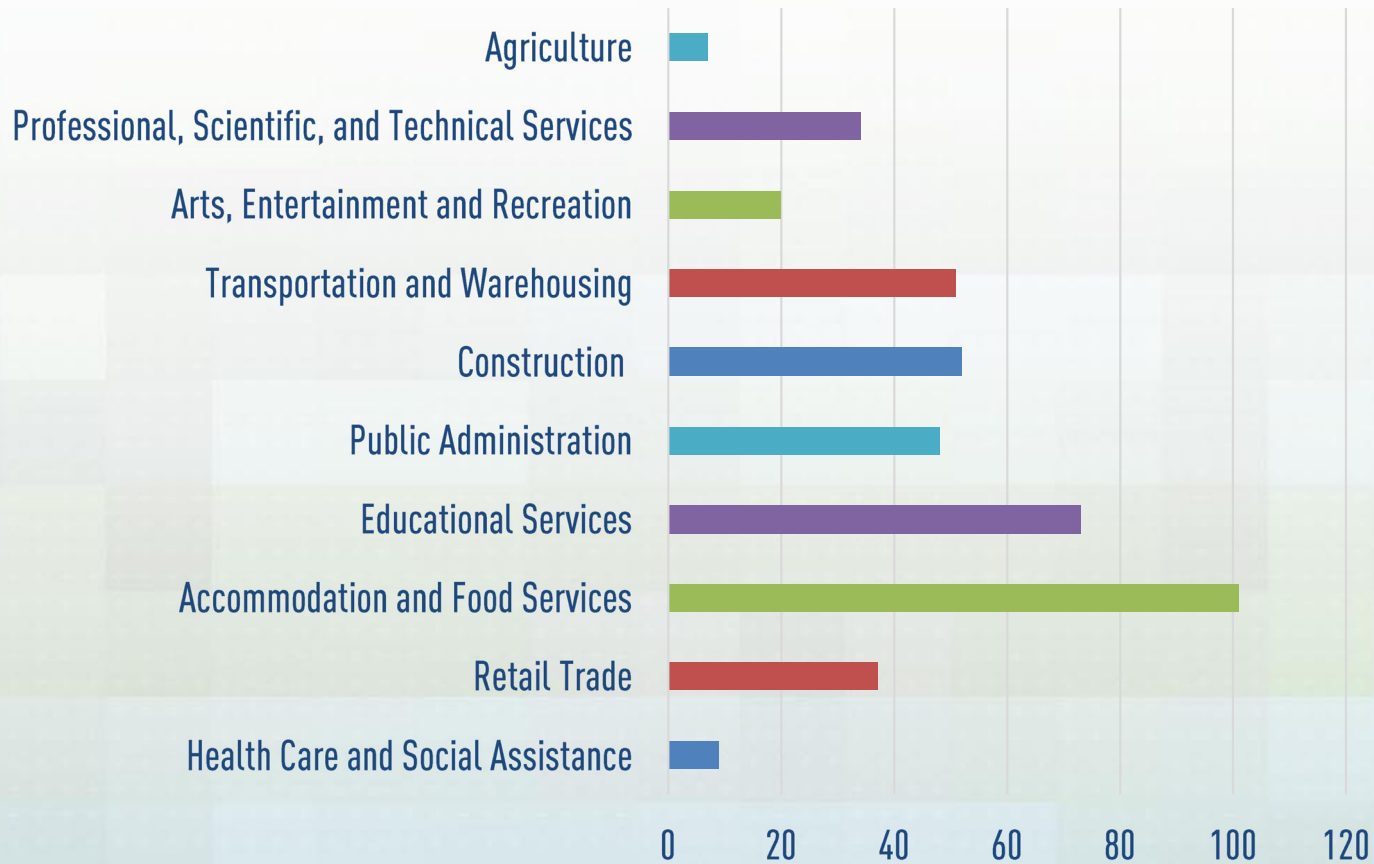
Due to the quality of available data, these figures should be considered rough estimates. Do these numbers represent what you see?

Data Source: American Community Survey, 2010 and 2019



regional impact + local relevance

# WORKPLACE AREA CHARACTERISTICS



## What jobs exist within Chattahoochee Hills?

In terms of employment, the largest industry in Chattahoochee Hills is Accommodation and Food Services, followed by Educational Services.

Note: This only represents the top ten Workplace Area Characteristics.

Data Source: LEHD Origin Destination Employment Statistics



regional impact + local relevance



# BROADBAND AVAILABILITY

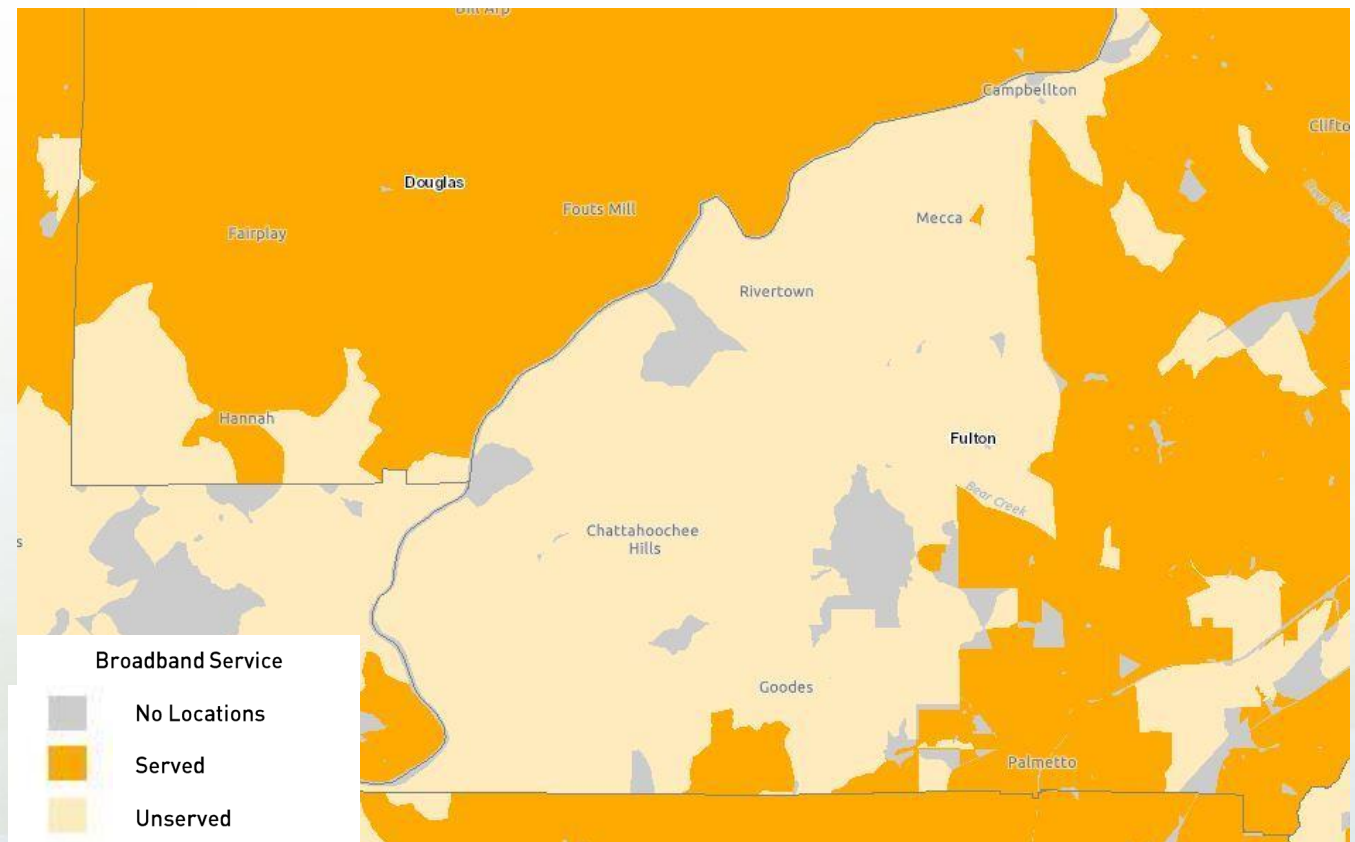
## Description

This map focuses on unserved broadband statistics for Georgia counties. Click in the map or search by county to see county statistics. Census block level availability will appear once zoomed in.

County statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved'. The map depicts access to broadband, not subscription to broadband.

Broadband data is provided by the various Internet Service Providers of Georgia.

Location data are from commercially available sources.



Data Source: Georgia Broadband Center and Federal Communications Commission, 2017



regional impact + local relevance

# Transportation



regional impact + local relevance



# TRAFFIC FLOWS

Commute to Chattahoochee Hills:

435

Commute out of Chattahoochee Hills:

1,341

Live and Work in Chattahoochee Hills:

23



Data Source: LEHD Origin Destination Employment Statistics, 2018

# COMMUTE TIME

12.4% of residents travel <15 minutes

25.2% of residents travel 15-29 minutes

31% of residents travel 30-44 minutes

18.6% of residents travel 45-59 minutes

12.8% of residents travel >60 minutes

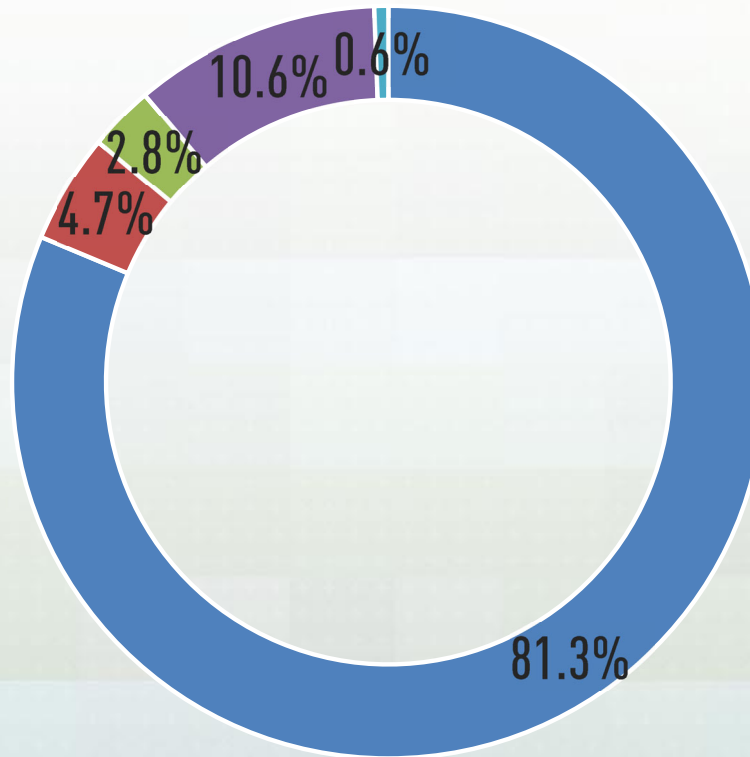
Data Source: American Community Survey, 2019



regional impact + local relevance

# MODE OF TRANSPORTATION

- Drive Alone
- Car Pool
- Public Transportation
- Work From Home
- Other Modes



Over 85% of residents use a car to get to work each day. The vast majority of those drive alone, while about 4.7% carpool. 2.8% of residents use public transportation, 10.6% work from home (in 2019).

Note: This data does not reflect the influence of the pandemic on transportation.

Data Source: American Community Survey 2018



regional impact + local relevance

# Exercise #1

**Land Use:** The board presents the existing and proposed Future Land Use Map.

Here are the proposed changes:

**Character Areas-**

Amend Preferred Town and Village Areas to Preferred Village Areas

**Development Type-**

Remove Parkway Commercial

Special District-Hamlet

**Other Changes-**

Amend Parks

Amend Crossroads Communities

Amend Serenbe Boundary

Amend City Boundary



regional impact + local relevance

## Exercise #2

### Maintain/Change:

1. Use the dots to identify areas of Chattahoochee Hills you think you would like to maintain and those you would like to change. Write notes on sticky notes to provide clarification for your dots or use the comment cards.

### Key-

1. Maintain-Green
2. Change-Red





# Exercise #3

## Issues and Opportunities:

1. Review the list of Issues and Opportunities and determine if you believe they are relevant Issues or Opportunities for Chattahoochee Hills. Add any additional Issues and Opportunities on the comment cards provided.
2. The items on the list which are italicized are from the adopted plan.
3. Rank what you think are the most important Issues and Opportunities with a red dot. You will receive four red dots.
4. Feel free to make notes on the boards.







Translate

## Chattahoochee Hills Comprehensive Plan Update

# Welcome to ARC Community Development Engagement Hub

Welcome

About the Project

Survey

Learn More

Steering Committee

Contact

## Welcome!

The City of Chattahoochee Hills Comprehensive Plan is a living document shaped by its leadership, staff, and citizens. It is a policy guide for making zoning and capital investment decisions, and it sets policies for City officials and staff concerning the future development of the City. A five-year update of the City's Comprehensive Plan, is required by the "Minimum Standards and Procedures for Local Comprehensive Planning," (Minimum Standards) adopted by the Georgia Department of Community Affairs (DCA). The latest version of these standards and procedures can be found in the DCA Rules at

## Follow us on Social Media



## Schedule



**Questions?**

**Keri Stevens**  
**Planning Administrator**  
**Atlanta Regional Commission**  
**404-455-4745**  
**kstevens@atlantaregional.org**



regional impact + local relevance

# **CITY OF CHATTAHOOCHEE HILLS**

## **2021 COMPREHENSIVE PLAN UPDATE**

**July 22, 2021 12PM-1PM**  
**Steering Committee**

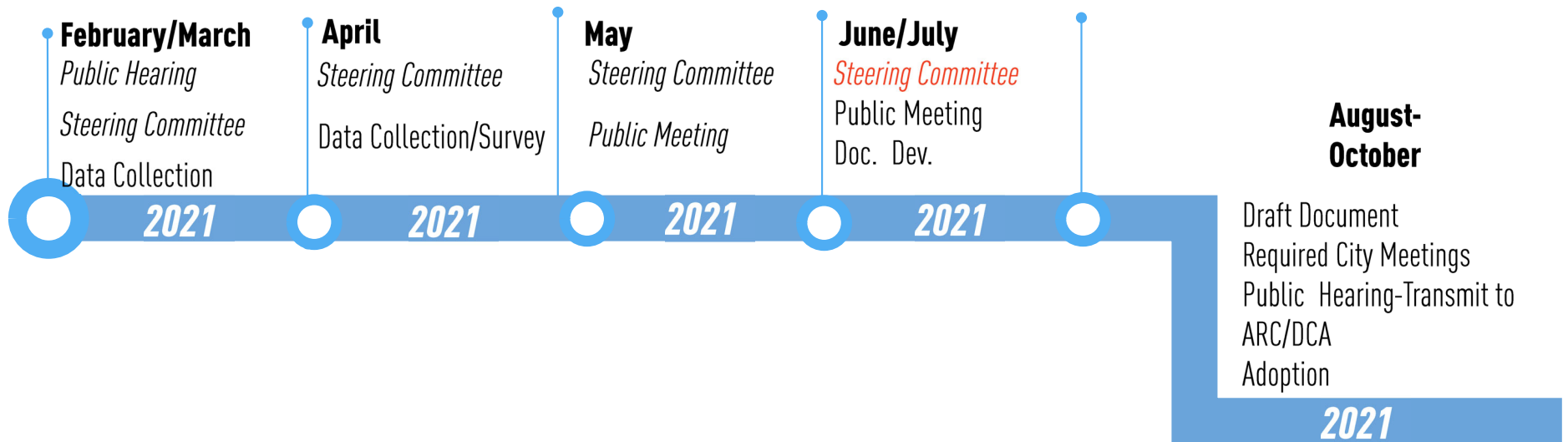
**Comprehensive Planning Services**



# AGENDA

- I. Introduction/Timeline
- II. Land Use
- III. Issues and Opportunities
- IV. Zoning Policy Discussion
- V. Proposed New Work Plan Items
- VI. Audience Questions and Next Steps

ARC

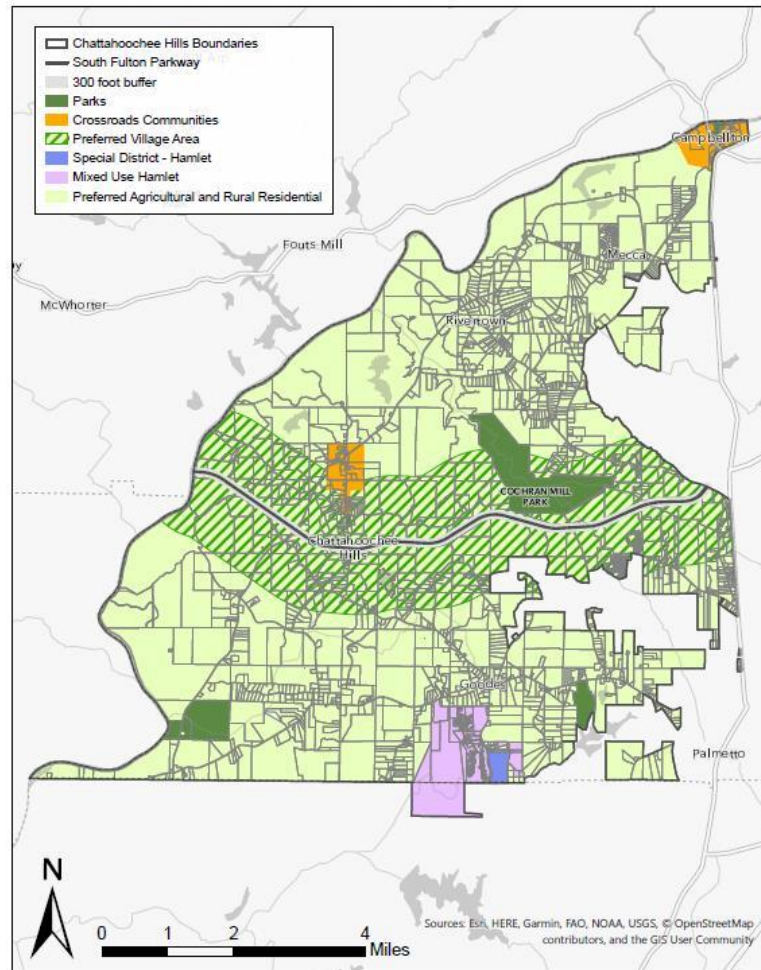


# LAND USE

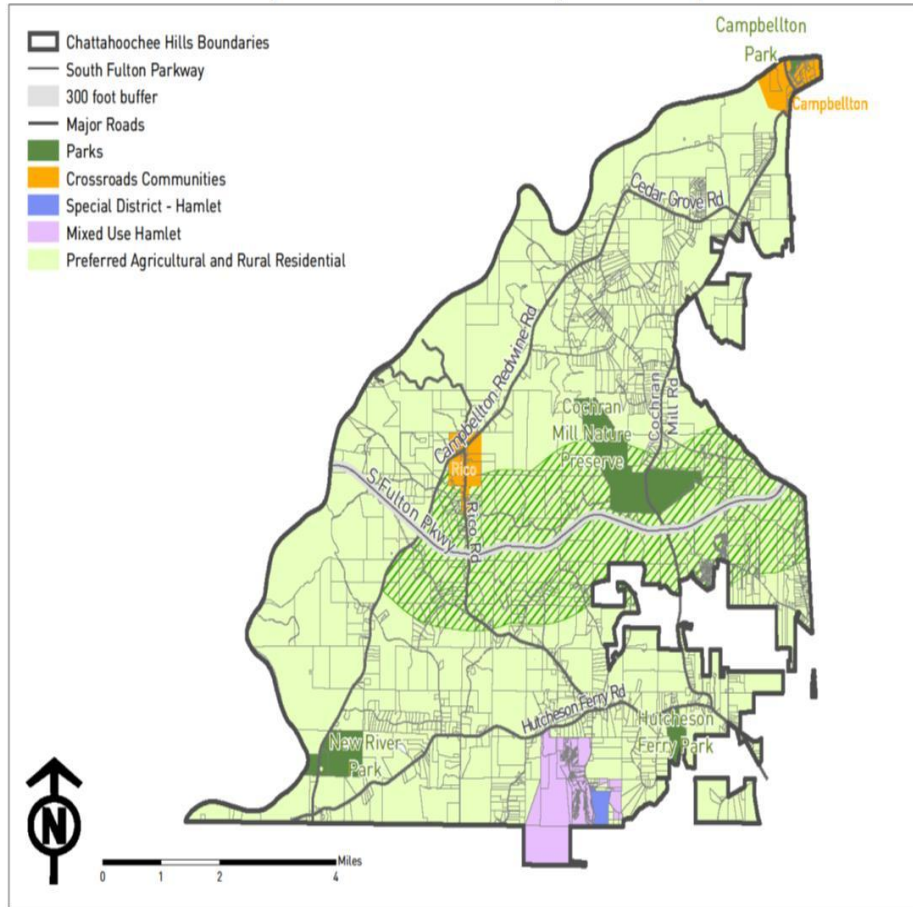
ARC



## Chattahoochee Hills, Future Land Use



## Proposed Future Development Map



# Issues and Opportunities

- The participants in the public meeting universally agreed with the majority of existing and proposed Issues and Opportunities.
- The following are the ones which were undecided.

## Land Use and Housing Issues & Opportunities

- 4 Relevant/6 Not Relevant: There is an opportunity to reimagine South Fulton Parkway as a boulevard.
- 4 Relevant/1 Not Relevant: There is an opportunity to think broadly about ways to develop the potential for tourism, while protecting the rights and privacy of residents and property owners.
- 1 Not Relevant: There is an opportunity to create housing diversity through accessory dwelling units.
- 8 Relevant/2 Not Relevant: The comprehensive plan and zoning ordinance should protect and encourage the continuance of rural and agricultural uses.



## Transportation Issues & Opportunities

- 2 Relevant/3 Not Relevant: Heavy truck traffic on certain roads poses safety concerns for some residents and may become worse because of new warehouse development outside the city limits. Freight and rail patterns will also intensify and may negatively impact the quality of life.

ARC

## Economic Development and Intergovernmental Coordination Issues & Opportunities

- 5 Relevant/1 Not Relevant: A balance is sought between limiting density and development while allowing modern amenities, service, and conveniences.
- 2 Relevant/2 Not Relevant: Limited infrastructure may hinder the city's ability to attract development prospects that would be desirable for the community.
- 8 Relevant/2 Not Relevant: Chattahoochee Hills is often perceived as a city that “punches above its weight class.” The city should promote this perception and work to improve the perception of the south side of Atlanta.





## Community Facilities and Services- Issues and Opportunities

- 2 Relevant (sticky note-agriculture education)/1 Not Relevant: In addition to K-12 education, there is an opportunity to promote other educational programs for all residents in areas such as leadership and agriculture.
- 2 Relevant/1 Not Relevant: There is a need for water and sewer to support and incentivize new development in desired areas.
- 3 Relevant (sticky note-recycling)/3 Not Relevant: The city does not provide any utilities for residents, such as water, sewer, garbage collection or recycling.
- 1 Not Relevant: There historically has been very little discussion in the community about providing social services. Currently a non-profit is contracted to provide some services, such as a food pantry.

## Zoning (UDC) Policy

- Subdivision of Rural Land for Family Members
- Other Discussion(s)

ARC

## Work Plan-New

- Transfer of Development Rights (TDR)- Work with the Chattahoochee Hill Country Conservancy to solidify the TDR program
- Pursue opportunities to support improved performance and perception of educational options
- Pursue funding for road and infrastructure maintenance
- Develop a Greenspace Plan (Active/Passive)-Hiking, Biking, Equestrian
- Pursue Independent Outfitter-Kayak/Bike/Other Recreational Items



## Work Plan-New

- Study affordable housing options
- Explore options to increase tourism
- Investigate options to improve broadband
- Engage with Atlanta/Fulton County for Infrastructure Leading to Village and Hamlet Sites (Water and Sewer)
- Pursue a Community Center





### Next Steps:

- Draft Document Review
- Public Hearing: September 7
- Plan to ARC/DCA

Keri Stevens, Planning Administrator-ARC

404-455-4745

[kstevens@atlantaregional.org](mailto:kstevens@atlantaregional.org)

ARC

# Chattahoochee Hills Comprehensive Plan Update Copy

## Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS	SUBSCRIBERS
289	12	230	99	1

### What are the three (3) strongest assets in Chattahoochee Hills?

Quiet, rural, not built up and developed

2 months ago

The rural atmosphere (the quiet; expansive natural landscape), community within the city, accessibility

2 months ago

The rural, countryside with woods, pastures, and neighborly neighbors.

2 months ago

The Parks, rural character, woods & pastures

2 months ago

Rural, no rif raf of the city, acreage

2 months ago

rural area, neighborly, most citizens have a lot of acreage

2 months ago

The land itself, with forest, fields and especially the water sheds. Keeping set backs so that small property owners are not over whelmed by larger developments. The mayor.

2 months ago

Rural character ; agricultural; zoning for open space

3 months ago

It's rural character and low density population

3 months ago



### What are the three (3) primary challenges facing Chattahoochee Hills?

---

No consistent internet; lack of trash pickup resulting in litter and burning; limited ability to “shop local”

2 months ago

[1 Agree](#)

Cost of roads/infrastructure needs; internet ; economic development

3 months ago

[1 Agree](#)

Lack of revenue. Lack of sewer and water. Internet.

2 months ago

Lack of broadband internet. The new normal is to make a living from home but that requires fast internet. Higher paying jobs usually require this now. This will impede higher earners and the jobs that accompany them from moving here,  
Keeping the zoning standards and succumbing to money that developers bring in  
Keeping industrial expansion contained

2 months ago

No internet, crap schools, roadwork/right away clean up.

2 months ago

building restrictions, unintelligent growth of neighboring cities, lack of internet capability

2 months ago

Not better internet service, people who move here for the peace and quiet and want to change the layout and nature of country living

2 months ago

1.)NO INTERNET

2.)people coming to live here because they like the peace and quiet, low crime, because they are coming from more liberal big cities or states that are ran into the ground with soft on crime policies or bad fiscal policies and high taxes, so they come here to get away from that then they complain that it's not like their “hometown”, yes it's not like that, it's better for the reasons I've listed..... we want to keep it that way..... so stop trying to bring that way of life here, if you miss that stuff so much go back leave us in peace

3.) NO INTERNET

2 months ago

poor internet services, economic development, too red a city

2 months ago

Tooted then move

2 months ago

Palmetto. Cheap construction of homes. Holding to our zoning.

2 months ago

Tax base needs to be improved to pay for infrastructure (roads, bridges, etc)

Need water and sewage

New internet

3 months ago

---

**Quality of life is defined as the standard of health, comfort, and happiness experienced by an individual or group. How would you rate the quality of life that you experience in Chattahoochee Hills?**

18% Average

82% High

11 respondents

It's great the way it is. There needs to be some changes.. however development and the wrong change is not what is needed.

2 months ago

I like the country living and do not wish for major changes to the currently Rita areas. If you develop you need more police and ems

2 months ago

NEED INTERNET INFRASTRUCTURE!!!

2 months ago

High

2 months ago

Need to balance maintaining the rural character with future villages, towns, and hamlets

3 months ago

**Are there any historically or culturally significant buildings or sites in (place) that you feel are in danger of being lost or altered? And what role should the city play in helping to preserve and protect these?**

Many of the old farm outbuildings, houses and cemeteries could be par of the city and its apeal but not if they are lost to development

2 months ago

All of them.. the city does nothing to fix or repair them.. the scout hut being one of them.. they will never be up to today's code if they were then they wouldn't be historical.

2 months ago

Scout hut

2 months ago

The old schoolhouse across from city hall

2 months ago

Scout Hut

2 months ago

Show all comments

**Which culturally or historically significant buildings or sites do you feel are most important to the community?**

City Hall

2 months ago

The school house across from Rico UMC and the scout hut.

2 months ago

Scout hut

2 months ago

City Hall

2 months ago

The Rico area around City Hall

3 months ago

Show all comments

**What are the most significant natural and environmental resources in the area? What role should the City play in helping to preserve and protect these? Natural and environmental resources can include bodies of water, wildlife and wildlife habitat, forests, undeveloped land, etc.**

Pollution standards must be upheld especially the Chatt River. Monitoring the discharge from Atlanta must be primary. As other areas the river could turn into the most appealing part of Chatt Hills. Boise ID is a good example. The Boise river runs through the middle of downtown Boise. It was cleaned up several years ago and now showcases a greenbelt that meanders through the city drawing people from all over to recreate in a downtown area

2 months ago

Not developing- Not having hamlets brought in down here..Wildlife is running out of places to go.. Farms aren't being protected as they should be.

2 months ago

the parks, waterways, treescapes throughout

the city can make decisions that continue to preserve the resources that are here and encourage further growth in preservation by homeowners and builders alike

2 months ago

The Chattahoochee and all of the parks

2 months ago

Cochran Mill Park

2 months ago

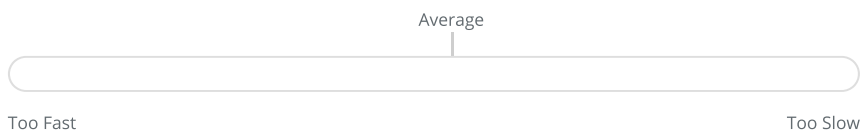
Chattahoochee river and its tributaries/creeks; tree canopy around the City; the Parks and trails and land along the River

3 months ago

Chattahoochee River, Cochran Mill Park,

3 months ago

**How would you characterize your perception of the pace of development in Chattahoochee Hills in recent years?**



**Would you like to see additional gathering spaces?**

22% No

78% Yes

9 respondents

**If you would like to see additional gathering spaces, what type?**

56%	Performing Arts Venue	5
44%	Active Parks	4
33%	Eating Areas	3
22%	Plazas	2
11%	Passive Parks	1
11%	Other	1

9 Respondents

**Would you like see additional commercial businesses?**

29% No

71% Yes

7 respondents

## If yes, what type?

<b>75%</b>	Restaurant	6
<b>50%</b>	Other	4
<b>25%</b>	Entertainment/Nightlife	2
<b>25%</b>	Shopping	2
<b>13%</b>	Office	1
<b>13%</b>	Government Services	1

8 Respondents

**Are there services you would like to see in Chattahoochee Hills that do not exist now?**

Water,sewer, internet

2 months ago

Water, sewer, internet

2 months ago

Broadband internet. Bike lanes

2 months ago

Affordable restaurants

2 months ago

Internet, Trash service. Transparency in the city government.

2 months ago

A Chatt Hills post office and trash service

2 months ago

Would not mind affordable restaurants

2 months ago

Internet &amp; trash pickup

2 months ago

Senior Citizen Center

2 months ago

Senior Center and Connecting Farmers - Coalition for organize farming

3 months ago

Yes. Health and Education

3 months ago

## Where would you like to see future development focused?



## How would you rank the following housing needs in Chattahoochee Hills?

	Need More	Have the right amount	Need Less
Affordable Housing	70% Need More	30% Have the right amount	- Need Less
Senior Housing	100% Need More	- Have the right amount	- Need Less
Mixed-Income Housing	40% Need More	60% Have the right amount	- Need Less
Single-Family Housing	62% Need More	38% Have the right amount	- Need Less
Multi-Family Housing	22% Need More	56% Have the right amount	22% Need Less
10 respondents			

Yes there is a need for more housing down here. But not in hamlets or in subdivisions..

2 months ago

There is a good mix of single-family housing options in the city (pre-current housing boom); however, a void of affordable senior housing. Though probably needed, I'm reluctant to mention affordable housing for young adults because of what that dynamic brings with it.

2 months ago

..

2 months ago

None

2 months ago



### What would you describe as the most important housing need in Chattahoochee Hills? What role should the City play in helping to preserve and protect these?

The rural character this city holds. The farms. The land. Better internet and trash service.

2 months ago

With our aging population, it seems critical that this group have options for right-sizing their lives. Alabama did a tiny house rental community just for seniors. It was built in a few weeks and was rented before completion. It was a test project that was eventually expanded to affordable housing for young families.

2 months ago

Affordable and affordable tax break for seniors

2 months ago

Affordable housing

2 months ago

Senior housing

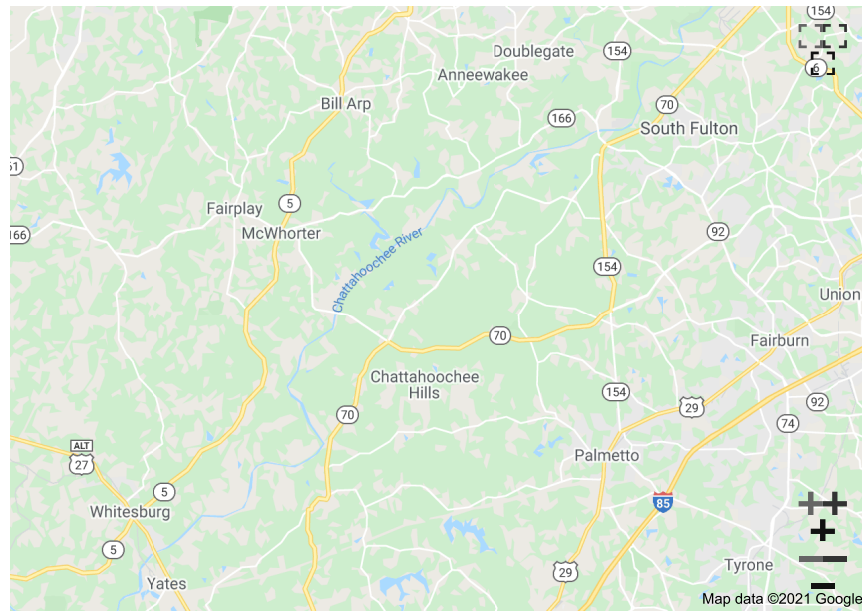
3 months ago

### How would you rank the City's transportation system?

	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Traffic Safety	- Poor	14% Below Average	14% Adequate	29% Good	29% Excellent	14% No Opinion
Traffic Congestion	- Poor	- Below Average	29% Adequate	14% Good	29% Excellent	29% No Opinion
Road Conditions	14% Poor	43% Below Average	14% Adequate	14% Good	14% Excellent	- No Opinion
Pedestrian and Bicycle Safety	- Poor	43% Below Average	43% Adequate	- Good	14% Excellent	- No Opinion
Public Transportation	29% Poor	- Below Average	14% Adequate	14% Good	29% Excellent	14% No Opinion

7 respondents

**On the map below, mark up to three locations where you feel there is a traffic safety issue and explain.**



Intersection of Cochran Mill Rd and South Fulton Pky stop sign going southbound painted lines angle stopped vehicles where its difficult to see down south fulton parkway. Same coming the other direction at the stop sign. Angle the stopped area at a 90 degree angle to be able to see both ways easily while stopped.

2 months ago

Bikes adhering to traffic laws. Spread across the road causes dangerous passing situations for bikes and cars going both ways,.

2 months ago

..

2 months ago

154 at both Rivertown Road and Wilkerson Mill need lights.

2 months ago

The S Fulton crossings can be a challenge during traffic times. Any day bicycles are out any road is a challenge. Most do not get the concept of share the road and put many in dangerous situations trying to go and do what they might need to do.

2 months ago

South Fulton Crossings can be dangerous

2 months ago

All of the SF crossings can be dangerous depending on time of day. Wilkerson Mill Rd. continues to get cut thru truck traffic. Speeding on many of the small roads and the parkway for that matter.

2 months ago

Cut thru truck traffic and speeding.

2 months ago

Slow truck traffic on The parkway via stop signs /dangerous crossing the Parkway

3 months ago

Atl Newnan and Hutcheson Ferry needs a traffic circle.

Rico Rd and SF Parkway, and Cambellton Redwine and SF Parkway need traffic lights

3 months ago

---

### What is your experience with broadband access?



---

### If you have issues with broadband, what are your issues?

It is non existent. The only choice available is to keep a DSL. Hard to run an online business. There are no choices. Can be out for days. Unreliable.

2 months ago

[1 Agree](#)

Poor mobile coverage. Satellite offerings speed drops to unusable at prime times. Cell hot spot coverage un unusable from my home. ATT will not sell new DSL service. No good alternatives that have acceptable speeds all day when needed. Providers force you to sign a two year contract knowing they cannot guarantee speeds they are charging for.

2 months ago

The lack of service able to have.

2 months ago

My broadband access works fine for my household (just 3 of us). I would like to see something stronger with access for everyone in Chatt Hills.

2 months ago

My dsl is old and slow

2 months ago

broadband is extremely slow, and please don't let it rain hard! OMG!

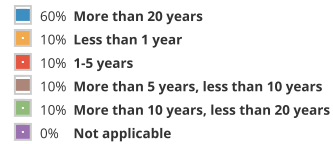
2 months ago

Drop outs, slow service

3 months ago

---

## How long have you lived in Chattahoochee Hills?



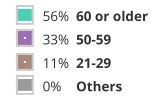
10 respondents

## What is your race/ethnicity?

56%	White	5
33%	I prefer not to answer	3
11%	Multiple races	1
11%	Asian	1
0%	Black or African-American	0
0%	Hispanic, Latino, or Spanish	0
0%	American Indian or Alaska Native	0
0%	Native Hawaiian or Other Pacific Islander	0
0%	Other	0

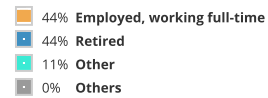
9 Respondents

## What is your age?



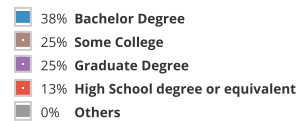
9 respondents

## Which of the following categories best describes your employment status?



9 respondents

## What is the highest level of school you have completed or the highest degree you have received?



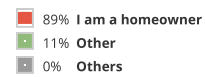
8 respondents

**What is your gender identity?**

13% Male

88% Female

8 respondents

**What best describes your housing status?**

9 respondents

**Are you a business owner?**

25% Yes

75% No

8 respondents



**If desired, please use the space below to list anything else you would like to be considered in future planning efforts for Chattahoochee Hills that was not covered by the previous survey questions.**

---

Remember that most people move down here for the quiet and peaceful. Not building and more traffic.

2 months ago

[1 Agree](#)

Be mindful not to over-regulate and restrict homeowners' ability to use their property in a manner that would increase their personal enjoyment of their investment. Some restrictions are excessive and unnecessary.

2 months ago

[1 Agree](#)

I am distressed that the value of my land has been affected by the zoning restrictions applied to my land on south Fulton parkway. It has curb cuts on Campbellton-Redwine and on Capps Ferry. It was meant to be commercial with obvious site restrictions. It is the gateway to existing commercial in Rico community. Commercial there was to have been thoughtful and appropriate to the nature of the community. You've taken away the right I had to use my land profitably, though with respect for the city. South Fulton Parkway was created as a commercial corridor. I now feel you've picked winners and losers. You've given the win to big money. Unfair.

2 months ago

Nothing else

2 months ago

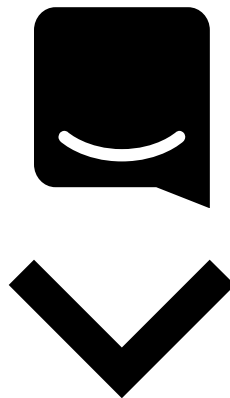
---

### Contact Us!

No data to display...

Comments:

Comments: Steering Committee Meeting #1[Copy 2/5/2021]



AFFP

75091-2021 Comprehensive2021

## Affidavit of Publication

STATE OF GEORGIA }  
COUNTY OF COWETA }

SS

City of Chattahoochee Hills  
Notice of Public Hearing  
Comprehensive Plan

C. Clayton Neely & Elizabeth C. Neely, being duly sworn, says:

That he is Co-Publishers of the Newnan Times-Herald, a daily newspaper of general circulation, printed and published in Newnan, Coweta County, Georgia; that the publication, a copy of which is attached hereto, was

January 13, 2021

The City of Chattahoochee Hills Mayor & Council will hold the initial public hearing regarding the 2021 Comprehensive Plan Update.

The purpose of the hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process.

All interested should attend. Questions should be directed to Mike Morton by calling 770-463-6578.

Public Hearing: Mayor and City Council Meeting

Tuesday, February 2, 2021

6:30 PM

Location: City Hall

6505 Rico Road

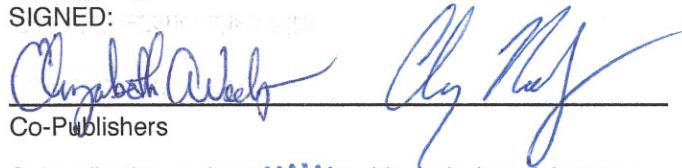
Chattahoochee Hills, Georgia 30268

770-463-8881

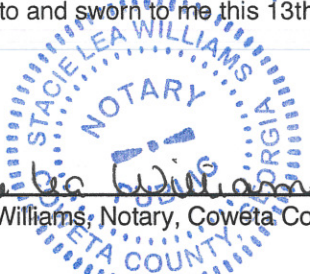
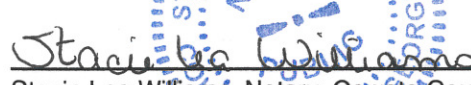
No.75091-1-13

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

  
Co-Publishers

Subscribed to and sworn to me this 13th day of January 2021.

  
  
Stacie Lea Williams, Notary, Coweta County, Georgia

My commission expires: December 06, 2021

05115896 00127927

City of Chattahoochee Hills  
6505 Rico Road  
Chattahoochee Hills, GA 30268

AFFP

76178- Sept 7th

## Affidavit of Publication

STATE OF GEORGIA }  
COUNTY OF COWETA }

SS

### NOTICE TO THE PUBLIC

City of Chattahoochee Hills

The City of Chattahoochee Hills Mayor & Council will hold the second public hearing regarding the 2021 Comprehensive Plan Update at City Hall, 6505 Rico Road, Chattahoochee Hills, GA 30268 on September 7th at 6:00 p.m. The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review. All interested should attend. Questions should be directed to the Community Development Department by calling 770-463-6578 OR sending an e-mail to [mike.morton@chatthillsga.us](mailto:mike.morton@chatthillsga.us).

No. 76178-8-18

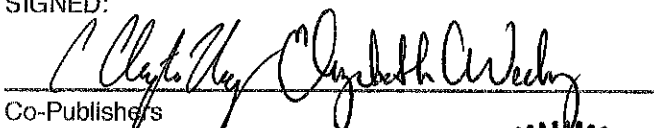
C. Clayton Neely & Elizabeth C. Neely, being duly sworn, says:

That he is Co-Publishers of the Newnan Times-Herald, a daily newspaper of general circulation, printed and published in Newnan, Coweta County, Georgia; that the publication, a copy of which is attached hereto, was

August 18, 2021

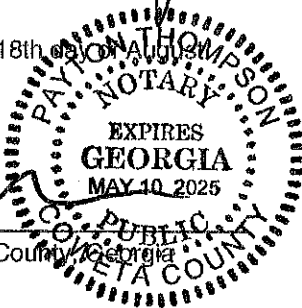
That said newspaper was regularly issued and circulated on those dates.

SIGNED:

  
Co-Publishers

Subscribed to and sworn to me this 18th day of August 2021.

  
Payton Thompson, Notary, Coweta County, Georgia



My commission expires: May 10, 2025

05115896 00129962

City of Chattahoochee Hills  
6505 Rico Road  
Chattahoochee Hills, GA 30268