City of Chattahoochee Hills Comprehensive Plan Update
Steering Committee Meeting
Tuesday, February 23, 2016
6:00 p.m.
Chattahoochee Hills City Hall

Meeting Summary

A. Welcome and Introductions

Committee members introduced themselves and shared some brief input on their vision and desire for the future of the city. The meeting was facilitated by Allison Duncan, Principal Planner in the Community Development Division of the Atlanta Regional Commission. Mike Morton, Planner for the City of Chattahoochee Hills, was present to provide input and guidance to the meeting.

B. Opening Opportunity for Public Comment/ Input

Comments from both the public and Steering Committee echoed the needs to balance preservation and conservation, with economic development and financial resources to operate the city and provide services. The zoning and the vision of the Comprehensive Plan Update should be aligned.

C. Comprehensive Plan Update Process and Schedule

Allison Duncan provided an overview of changes in the state requirements for Comprehensive Planning. This information can be found online at *Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning*. A handout is also attached to this meeting summary. In addition to the issues that will be addressed through the minimum planning process, the following issues were raised by the Steering Committee:

- Capital improvement challenges faced by the city
- The need for better information to understand the development process in the city
- Understanding the process for gathering and refining community input for the Comprehensive Plan Update
- Understanding implementation and "next steps" once the Comprehensive Plan Update is completed
- Ensuring that the Comprehensive Plan Update is a usable document
- Plan for newly annexed areas, such as Campbellton, that were not included in the first Comprehensive Plan
- Identify preferred areas for development
- Identify opportunities for economic development
- Understand if there are new or alternative revenues that could benefit the city

D. Existing Plan Elements

Mike Morton provided an overview of the City's current Comprehensive Plan Document. All Steering Committee members were provided with a printed copy of the Comprehensive Plan. The plan is also available through the City's website.

E. City Data and Demographics

Allison Duncan shared a PowerPoint presentation on data and demographics for the city. The purpose of reviewing this information is to understand the characteristics of the population that we will be planning for, and to confirm whether the Steering Committee feels the information is accurate. The following issues were raised by the Steering Committee.

- Impact of population changes from a large scale project
- Change in demographics from the newly annexed areas
- Understanding if there is a way to ensure that the charter school, or future charter schools, can better serve the students in the community (they are currently open to all Fulton County students)
- Look at issues of social services, and who provides them, in the Comprehensive Plan Update
- Need to balance jobs and economic development with the desire to preserve rural character

F. Next Steps

The first public meeting with be held on Tuesday, March 22 at 6:00 p.m. It will be open house format. There will also be a meeting in the Rico Community on Tuesday, March 15 at 6:00 p.m. to discuss forming recommendations for developing Rico as the government/ civic center for the community. The next Steering Committee meeting is scheduled for Tuesday, April 19 at 6:00 p.m. at City Hall.

G. Closing Opportunity for Public Comment

The meeting concluded with a reiteration of the desire to understand the impact of new development on the city's population and demographics, as well as to explore the impact of the schools on the future development of the city.

CHATTAHOOCHEE HILLS Comprehensive Plan Update

Community Goals

Choose One or a Combination

•General Vision Statement
•List of Community Goals
•Community Policies
•Character Areas & Narrative

Needs & Opportunities

This is similar to the Issues and Opportunities section of the current Comp Plan

Community Work Program

This is similar to the Report of Accomplishments and Implementation Measures of the current Comp Plan

No Longer Required

Quality Community Objectives

Service Delivery Strategy

Community Assessment & Community Participation Plan (as separate documents)

Capital Improvements Element

The Capital Improvements Element is required for communities that assess impact fees. Chattahoochee Hills does not assess impact fees, therefore this element is not required.

Economic Development Element

The Economic Development Element is required for Georgia Job Tax Credit Tier 1 Communities. Metro Atlanta communities are not included in this designation. Nonetheless, economic development issues and recommendations will be considered as a part of the Comp Plan Update.

Land Use Element

The Land Use Element is required for communities that have zoning. All Metro Atlanta communities meet this criteria. This will include either a
•Character Area Map & Narrative, OR
•Future Land Use Map & Narrative
Chattahoochee Hills currently has both.

Transportation Element

The Transportation Element is required for communities within an MPO. All Metro Atlanta Communities meet this criteria.

Recommendations from the South Fulton CTP (2013) will be incorporated into the Comprehensive Plan, as well as issues identified during the Plan Process.

Housing Element

The Housing Element is required for Community Development Block Grant communities. All Metro Atlanta Communities meet this criteria.

This element will focus on the adequacy and suitability of the housing stock in Chattahoochee Hills to meet current and future needs.

Other Issues