

Land Use and Housing Issues & Opportunities

- There is support the Chattahoochee Hills model that clusters development in Town(s), Village(s) and Hamlet(s) to preserve the majority of land in the city for rural and low density land uses.
- There is concern for the expansion of commercial uses in areas that are traditional agricultural and residential. Ensure that any non-residential development that occurs outside of a Town, Village or Hamlet model (such as at Parkway Commercial or 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 Towns, Villages and Hamlets and discouraging traditional patterns of sprawl.
- There is concern that development happens at a more rapid pace than environmental protection. 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 Town(s), Village(s) and Hamlet(s).
- There is an opportunity to create housing diversity through accessory dwelling units.
- The comprehensive plan and zoning ordinance should protect and encourage the continuance of rural and agricultural uses.

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

Comments: