

Summary of Comments from Chattahoochee Hills Comp Plan Neighborhood Meetings

Development and Design

- Study should also consider development's impact on existing resources, residents should be informed and updated of all issues/changes/plans
- Development should include District 1 residents and allow for protection from encroachment on quality of life, natural resources, traffic, light and noise pollution
- All areas to be impacted whether historic or not deserve a study, perhaps federal agencies can be used to triangulate the effort and ensure unbiased reporting
- (District 1 Resident) Development in this area will FURTHER negatively impact the quality of residents near 154/Pkwy. Wildlife, water, air, accessibility to our own homes is already strained by 154 traffic flows. Residents supported the development of Chatt Hills because we thought we would be included in designs to be rural and protected – feeling as though city plans to develop are not balanced and do not include all areas. District 1 is currently unrepresented yet most development and impact are slated this region – we need to be considered when planning any changes. No one has returned to D1 since the 2000 election.
- Development will come to our home as Atlanta continues to grow. Our neighbors will eventually sell their land, some to outside developers. We need this plan for how we want our home to look and feel in 5-10 years or developers will make it for us
- Please remove from future development map. Make no sense and/or consideration for residents that live as zoned presently as "Preferred Agribusiness/Industrial Area." This area which is totally homes and woods/nature and we because of this request to re-zone to residential. It appears, based on Land Use Map, this "Preferred Agribusiness/Industrial Area" is only in this small strip of 154/Cascade Hwy. Why of the entire length of state route 154 – would this be zone in our resident – there's miles of open land within the city on 154. This was not discuss with those that live on 154. Please remove from future development map.
- What has been "rezoned" as agriculture/industrial is 100% residential – acre lots, families, wildlife. There's nothing in the descriptor that matches what exists.
- District 1 is not represented on this map yet most development is slated for District 1. 1st – is this intentional? 2nd – Traffic on 154 is a concern – constant noise/volume. Added development compromises value of property and quality of life.
- Ability to oversee building sites + development?
- Inspections?
- Allow more flexibility for small business not just at the crossroads
- Zoning for aesthetics should be in Hamlets/Villages/Towns only! Don't tell Rural area what kind of fences they can have, or what they can put in their yards. Only zone for use in rural. Rural is random.
- There is great concern over the development of Friendship Village and its impact on traffic, noise, etc.
- Community facility like medical care; day care.

Summary of Comments from Chattahoochee Hills Comp Plan Neighborhood Meetings

- We should be flexible and let the city develop organically
- We don't need "high value" development. That's code for rich. I'd rather have no development.
- Serenbe Inn has created noise, traffic, disturbances by people wandering onto properties
- We don't need Industrial but agribusiness will do well here.
- People down here don't want that. They want it to stay like it is.
- No expanded development!
- Nope. Not interested in development targeting this area – is very lightly populated now, have it go where needed, not forced.
- Narrow commercial from 1 ½ mile to ½ mile [Preferred Town and Village Area]
- Town and village areas should be smaller or gone altogether. We don't need towns or villages.
- "Too Large" [arrow pointing to Preferred Town and Village area]
- We do not need to develop Agribusiness/Industrial opportunities at all. We need a small increase in tax base to pay our police/fire personnel better and improve roads. We don't need this type of development.
- We don't need area studies. We need some flexibility in zoning to allow for organic developments like small businesses to serve local people. No more development in crossroads
- Historical development for businesses/bldgs. @ crossroads
- No development in crossroads + concentrate development along city border corridors. + a mixed use development border among the river + cleaning up the river water.
- Parkway Commercial was not in the original Comp Plan. There should be more meetings on this topic before we proceed.
- There is nothing wrong w/ P.C. zoning
- Increase buffers
- City border development + mixed use plans w/ restrictions along river.
- We should focus on reducing the preferred development area to the absolute minimum.
- Ask people if they want development at all. Don't start with the assumption that we have to have development then ask people where it should be.
- Would like major shopping nearer to Chatt Hills (Kroger, Walgreens)
- Why only 1 development in 10 years?
- Clarify that this refers to septic tank only (non-sewer), 5-6 house limit
- We don't want to be another P'tree City or God forbid another Serenbe

Summary of Comments from Chattahoochee Hills Comp Plan Neighborhood Meetings

- Don't want expanded development
- Don't want commercial businesses on the Parkway
- We want this area to remain as it is. Why do people move to the country and then want all the "city" stuff?
- Develop a local assisted living community initiative so the elderly don't have to move away when they have health issues
- Don't need all the rules about how tight we can make it and how everybody has to conform and have black or brown wood fences. What will be next? Will we have uniforms?
- Don't make everything the same. Rural is not designed. "Design standard" is the antithesis of rural. Density needs to be controlled but design standards should be very broad.
- Don't tell people what kind of house they can build – limited to rules to prevent nuisances and encourage environmental protection

Communication

- Communication should include paper/ US mail option – several seniors do not have access to internet
- I would like to see the city honor the desires of existing residents – to remain intentionally rural. Why focus on branding - for what purpose? This seems counter intuitive to the desires of the residents. It appears city leadership is focused on items not yet communicated. Transparency is needed.
- People who have lived here for generations are being ignored.
- Have future meetings start at 7:00 instead of 6:00

Transportation and Traffic

- Road Maintenance. Roads, especially our scenic gravel roads need to be a higher priority.
- Reopen Rivertown Road to the river
- Keep trucks from cut-throughs on local roads to get to the parkway
- I would like bike or cycling trails developed instead of cyclists using the same thoroughfare as vehicles. It's a safety issue for the bikers and the vehicles.
- I live on (154-State Route) Cascade Palmetto Hwy – concern: Any mix use development on South Fulton Pkway, especially Rivertown Rd. would be horrifying traffic wise. I live on Cas. Pal Hwy between Rivertown Rd + Wilkerson Mill Rd_ I can barely get out of driveway now_ We are bombarded with Tractor Trailers worst than I-285 – this particular location of mixed use development would not only impact the residents it will impact the City of Palmetto _ the traffic on Hwy 154 going towards Hwy 29 (Roosevelt Hwy) in which 154 dead end into Hwy 29 – it's a rural Spaghetti Junction_ please hear us in this area_ Petersburg Rd, Cascade Palmetto Hwy that intersection with Rivertown Rd.
- Grant joining Douglas County walking trails through Chatt Hills

Summary of Comments from Chattahoochee Hills Comp Plan Neighborhood Meetings

- Widen Rico Road to make it more accessible to South Fulton
- Bicycle Lanes on Hutcheson Ferry Road
- They need to do something about the bicyclists that ride 4-deep. Too much traffic on these roads trying to get to and from work so we can pay our taxes , including these road taxes. These bicyclists throw down trash and make people slow down or the other drivers that try to pass them in a curve and run people like us in a ditch!
- Ideally wouldn't it be great to have sidewalks or pedestrian passages in the areas with more walkers

Community Services

- We don't need any services other than police/fire and minimal government
- Broadband
- Recycling
- Garbage
- The Charter School costs the city in terms of traffic, road wear & Tear, use of police, etc., but there is no benefit to the city. Not many Chatt Hills kids go there and I see no financial gain in terms of taxes.
- There is great concern about crime coming into the area w/ the housing developments. I recently presented the statistics to City Council of our surrounding developed communities and it is significantly higher than Chatt Hills.
- We don't need services, so we don't need more income from taxes.
- No utilities from the city – no water, no power, no sewer, no trash pick-up.
- Small government.
- Any sewer processing plant like Utoy plant above us should be below Creel Road on the west side near river, Little Pea and Big Pea Creeks. Drainage!
- Salaries for EMS/ Fire and Police Personnel needs to be raised and health benefits included if we are going to keep the best personnel and do the right thing for them and our citizens
- Serenbe needs to improve fire protection
- Plan for offering locally controlled community broadband
- Handicap accessibility through Chatt Hills businesses, sidewalks, etc
- Where and when more fire stations?
- We need something to guarantee we keep contracts with an ambulance service
- Our own ambulance service, tiny houses for the elderly.

Summary of Comments from Chattahoochee Hills Comp Plan Neighborhood Meetings

- Keep City Hall in Rico
- Do we have any plans for a senior city in development

Sustainability and Placemaking

- Protection of waterways beyond what is required by the state?
- Chatt Hills is not a BRAND this is our home. Rural cannot be branded – it is random
- Stop trying to get tourists to come here. They are just an expense and an annoyance.
- Improvements to Parks should be for local people – not to attract tourists/outsideers.
- We need activities for our people – Not everyone can afford a horse.
- Our brand in conservation of land.
- The city should be focusing on getting the river cleaned up south of Atlanta to develop areas along the river. Mixed use plan.
- Spark the conversation about the animal rehabilitation facility from UGA
- We are not a brand. We are a community.
- Water in Little Pea Creek & Big Pea Creek must remain pure and pristine as analyzed by EPA div on water quality. Clean H₂O act!
- Conservation should be for the benefit of the environment and everyone.
- Develop a market for farmers (not just Chatt Hills) or Serenbe
- CHC Public River Access
- Serenbe Institute is beginning to transfer conservation easements
- Develop plans to manage tourism in the area
- More programs for the elderly and handicapped.
- Preservation should be about protecting the environment – not just open space
- Buying and restoring the old school house on Rico Road

Summary of Comments from Chattahoochee Hills Comp Plan Neighborhood Meetings