

This Issue is Still Relevant.		This Issue is Less Relevant Now.
Land Use		
	The preservation requirements that area a part of the various character area development modes do not meet community requirements for preservation of sensitive areas critical to the maintenance of rural character outside of the developments themselves.	
11	Developments approved to date have required many variances, and have not created much real preservation.	3
6	Zoning code needs to include best practices to achieve desired development pattern. There are zoning districts in the ordinance that are not compatible with the currently adopted Comprehensive Plan.	2
9	Current zoning is almost silent on development outside of villages, hamlets and conservation subdivisions, which could allow development that is not in keeping with community desires.	
6	As originally conceived, three villages and multiple hamlets would create around 30,000 housing units – creating concerns regarding sprawl and loss of community character.	2
5	Lack of economic incentives for dense, nodal development in villages and hamlets, and disincentives for conventional suburban sprawl.	2
4	In the creation of the city, 1 ½ of the planned villages were cut out of the city’s boundaries. The city needs this tax base.	2
8	Rural community values should be reflected in development codes, particularly related to dark skies and signs.	
5	Can the current zoning ordinance promote agricultural uses and discourage suburban sprawl?	1
4	Balance between the level of regulations and community values that support personal freedom, but are sometimes conflicted on “neighbor freedom.”	2
3	Comp Plan needs input of major landowners/ developers. Their buy-in and success are required drivers of this process.	
5	Concerns regarding development without city water or sewer available.	4
8	Concern about options for landowners to realize financial benefit from their land, without selling it to a developer.	
3	Existing AG-1 zoning allows lots as small as one acre in size which is not consistent with rural character but with suburban large lot zoning.	2
7	Protection of the South Fulton Scenic Byways, especially when the Byway intersects one of the Crossroads Communities.	2
8	Preservation of viewsheds of lakes and streams, farmland, horse pastures, riparian corridors and mature forests that are prevalent throughout the City of Chattahoochee Hills.	

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6	Preservation of historical and cultural sites with regards to the placement, size and type of future development.	
5	City has a history of land use planning that supports the vision of villages hamlets and preserved open space.	
5	High level of recognition of anticipated development pressure and the need for tax revenue to support the city's operating needs and to implement the Comp Plan vision.	1
Transportation		
20	Preserve Rural Character.	
15	Strong support for and strong opposition to the notion of public transportation.	2
14	Desire for multi-use trails with compromising rural character.	4
16	Need to accommodate increasing traffic volumes as development occurs.	
12	What are the local transportation priorities (roundabouts instead of traffic lights, preference for traffic calming measures, etc?)	1
8	A number of bridges in the city have low sufficiency ratings and will need to be replaced.	1
7	State and federal money for transportation improvements is limited.	
7	The City of Chattahoochee Hills has minimal traffic indicated by relative low traffic counts on all of its roads.	3
14	The South Fulton Parkway Access Study is underway and the Atlanta Regional Commission plans to start the South Fulton Comprehensive Transportation Plan in 2011.	
Community Facilities		
9	Need for community facilities	5
4	No sewer outside of Town, Village, and Mixed Use Hamlet	14
2	Regional stormwater facilities should be considered	7
12	Improve water infrastructure	5
10	Need for cultural resources	4
17	Need for increased educational opportunities within the city	3
8	Need for funding for city facilities and services	5
Intergovernmental Coordination		
14	How will impacts of development on the city's borders be addressed?	
7	Need for changes in how undeveloped land is taxed	9
16	Desire to build cooperative relationships with nearby local governments and explore possibility of shared services	
Housing		
19	Maintain Rural Character	
9	Traditional Neighborhood Development (TND) can require mass grading by developers. How will greenspace and viewsheds be preserved?	3

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1	No census data is available for the city.	3
3	Lack of rental housing in the city.	9
5	Only one type of housing (single family detached) is available in the city. Need housing for all life stages and price ranges.	7
2	In rural areas have two types of housing: single family and accessory dwelling units.	7
13	Need for senior housing.	2
13	Continued support for village/ hamlet style development with live/ work units.	1
9	Access to houses for fire trucks.	3
9	Need for design standards in town, village and hamlet.	2
17	Abandoned subdivisions and vacant foreclosed homes cause code enforcement problems.	1
Natural and Cultural Resources		
19	Promote Chattahoochee Hills Rural identity	2
21	Preserve rural character of scenic corridors	
9	Give city residents more recreation opportunities.	6
13	The current TDR program is not preserving land now. Alternative mechanisms need to be considered.	2
13	How land preservation is made permanent needs to be defined.	
13	Citizens do not have access to the Chattahoochee River.	1
18	Maintaining the ability to hunt and fish in the city limits.	2
17	Illegal dumping and recycling.	
3	Current zoning does not allow for best practices and actually limits the flexibility needed for real innovation.	1
11	Conservation of natural resources.	
7	Use parks, protected greenspace and vistas to promote economic development.	2
2	Reevaluate conservation subdivision ordinance.	2
6	Protection of the city's drinking water.	2
17	Preservation of historic resources.	
Economic Development		
17	How to market Chattahoochee Hills to companies that fit in with the vision for the city.	
16	Need for consistent branding of the Chattahoochee Hills vision of rural countryside and villages/ hamlets/ sustainable development pattern.	3
8	Need for city code and financial mechanisms that facilitate economically and environmentally sustainable growth and traditional neighborhood development.	4
12	Placement of infrastructure to be cost effective and facilitate the type of growth desired.	
11	Promoting economic growth while maintain 60-80% preservation/ conservation	

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12	Options to improve the city's tax base except for conventional suburban sprawl.	
12	Local food movement requires locally grown food and may provide opportunities to promote agricultural activity in the city	1
6	Cooperation with nearby communities	
8	City government should be business friendly within the context of the envisioned Chattahoochee Hills development pattern.	
8	The city is hard to find and navigate for newcomers.	
7	Industrial development should be located with primary vehicular access from state highways to minimize wear and tear on city maintained roads.	14
9	Rural nature of the community often requires the use of accessory structures for home occupation (workshops, barns, etc) but current rules are too restrictive for a rural area.	3