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**Chattahoochee Hills Comp Plan
Steering Committee
April 19, 2016
Issues and Policies Discussion**

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Comp Plan Elements

- Issues
- Opportunities
- Policies
- Implementation Items
- Short Term Work Program
- Long Term and Ongoing Activities

Priorities

Based on Feedback from the Community Open House

- Almost everything is still a priority
- Natural and Cultural Resources Issues seemed to generate a lot of activity.
- Economic Development and Transportation Issues also seemed to generate interest.
- Recurring themes were around character, identity, branding, and education
- Seemed to be a greater degree of comfort with the existing conditions around housing, development standards, zoning

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Less of A Priority

Based on Feedback from the Community Open House

- Issues related to rental housing and diversity of housing, expansion of water and sewer infrastructure, industrial development
- Not a significant desire to change the current model of town, village and hamlet

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Policies & Strategies

- Agribusiness/ Industrial Opportunities
- Development in Crossroads Communities (specifically Rico, Goodes, and Campbellton)
- Character of Parkway Commercial Zoning
- Encourage/ Undertake Active Conservation and Preservation Opportunities
- Expansion of Preferred Development Areas to include Hwy 154

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Discussion #1: **Agribusiness/ Industrial Opportunities**—Do we need to do more with this category in the Plan?

For Example:

- *Industrial development should be located with primary vehicular access from state highways to minimize wear and tear on city maintained roads.*

Recommendation:

- Ensure that the vision and intent of the agribusiness/ industrial character area matches the market realities of community. This is one of the few areas the future development map encourages higher intensity development, and could respond to the need for increased tax base to support the community. Aligning goals and priorities could occur through a couple of ways, such as a professional market assessment of viable uses in that area, or active marketing of this area to developers that would understand and support the vision.

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Discussion #2: Development in the Crossroads Communities – should more development opportunities be allowed in some of the Crossroads Communities?

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Discussion #3: Parkway Commercial – does this category need more detail on character and design?

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Discussion #4: Is the community accomplishing its preservation and conservation goals?

For Example:

- *The current TDR program is not preserving land now. Alternative mechanisms need to be considered.*
- *How land preservation is made permanent needs to be defined.*

Recommendation:

- Undertake a detailed natural and cultural resources element for the Comprehensive Plan, including an inventory of significant working agricultural landscapes. Develop an implementation program that includes the appropriate mechanism for preservation and conservation.

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Discussion #5 – Expansion of Preferred Development Areas to Include Highway 154

Current Development Map

Current City Boundary

FUTURE DEVELOPMENT MAP (CHARACTER AREAS MAP)



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