

**Chattahoochee Hills Comp Plan  
Joint Steering Committee and Planning  
Commission Meeting  
June 16, 2016  
Short Term Work Program Discussion**

Allison Duncan  
Principal Planner  
Atlanta Regional Commission

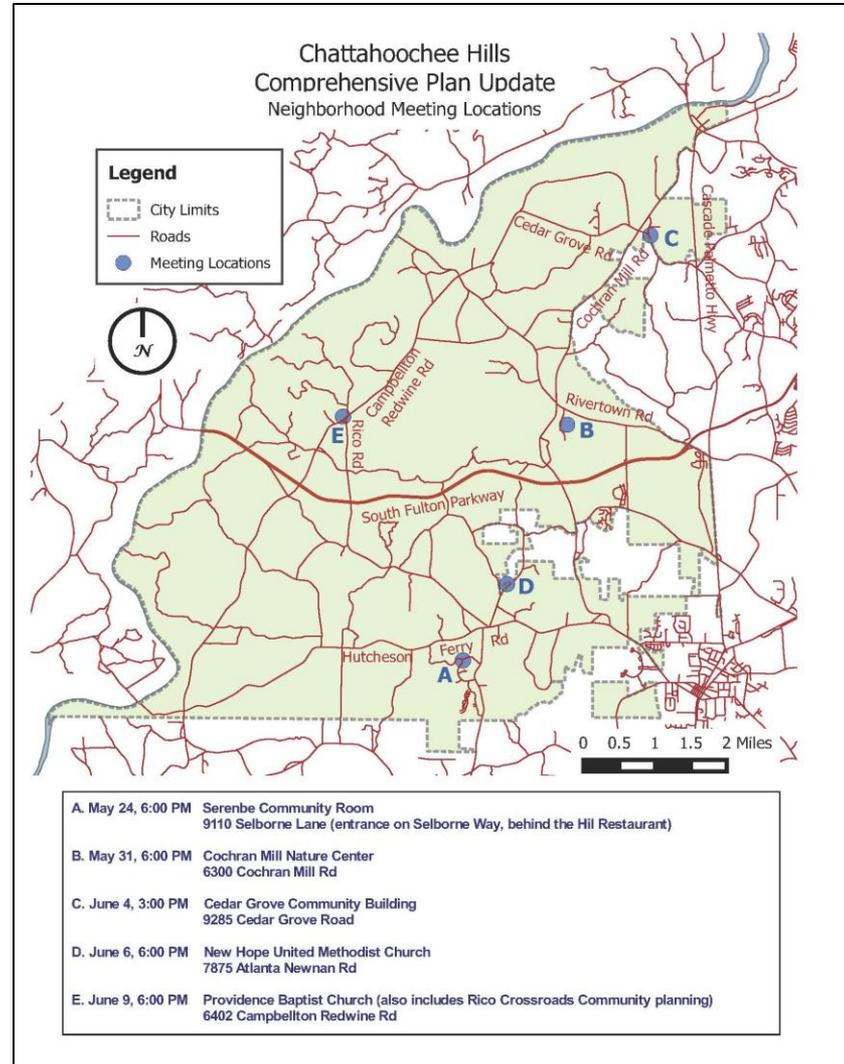
# Steering Committee Meeting

## April 19, 2016

- 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

# Neighborhood Meetings

- May 24
- May 31
- June 4
- June 6
- June 9



# Key Issues from Community Meetings

- Development and Design
- Transportation and Traffic
- Communication
- Community Services
- Sustainability and Placemaking

# Observations

- Contradiction between “Keep It Rural” and desire for certain amenities – broadband, cell service, service amenities
- Desire that there be no development, but very little land is bound by a conservation mechanism
- Conflicting thoughts and language about business development, economic development, achieving businesses that will enhance tax revenue
- Desire for sustainability, but not certain what elements of sustainability
  - Economic
  - Environmental
  - Equity
- Is Placemaking a better concept than Sustainability?

# The Chattahoochee Hills Model: Land Use

## Policy:

- Use zoning and development regulations to accomplish future development and conservation strategy.
- Enforce dense nodal development and discourage traditional suburban style development.
- In towns, villages, and hamlets, have full range of housing types

## Work Program:

- *Continue Neighborhood Meetings Bi-Annually*
- *Create a Citizens Academy for the Benefit of the Community*
- *Initiate a Year-Over-Year Survey to Gather Community Feedback*

# The Chattahoochee Hills Model: Economic Development

## Policy:

- Only businesses that fit into the Chattahoochee Hills vision should locate here
- Support existing and new businesses that fit the Chatt Hills vision
- Sending development requests that don't fit our vision to surround communities that would welcome it

## Work Program:

- *Review and consider deleting the Agribusiness/Industrial Future Land Use Classification*
- *Update the LCI Model Sustainable Village Concept*
- *Actively recruit the types of business and development that you want to have in the city*

# The Chattahoochee Hills Model: Conservation

## Policy:

- Incorporate scenic byways protections into development regulations
- Implement visual road buffering standards for all new development
- Use parks, protected greenspace and vistas to promote economic development
- Future development must respect the area's historic and cultural significance.

## Short Term Work Program:

- *Form a Steering Committee to explore opportunities for Historic Preservation*
- *Identify property owners willing to voluntarily enroll their property in a long-term conservation mechanism*
- *Convene owners of active agricultural land to develop an agricultural sub-element of the Comprehensive Plan*

# The Chattahoochee Hills Model: Placemaking

## Policy:

- There is a need for the development of the city's cultural resources.
- Use parks, protected greenspace and vistas to promote economic development.
- Identify new opportunities for activities and events that create a sense of place for Chattahoochee Hills.

## Short Term Work Program:

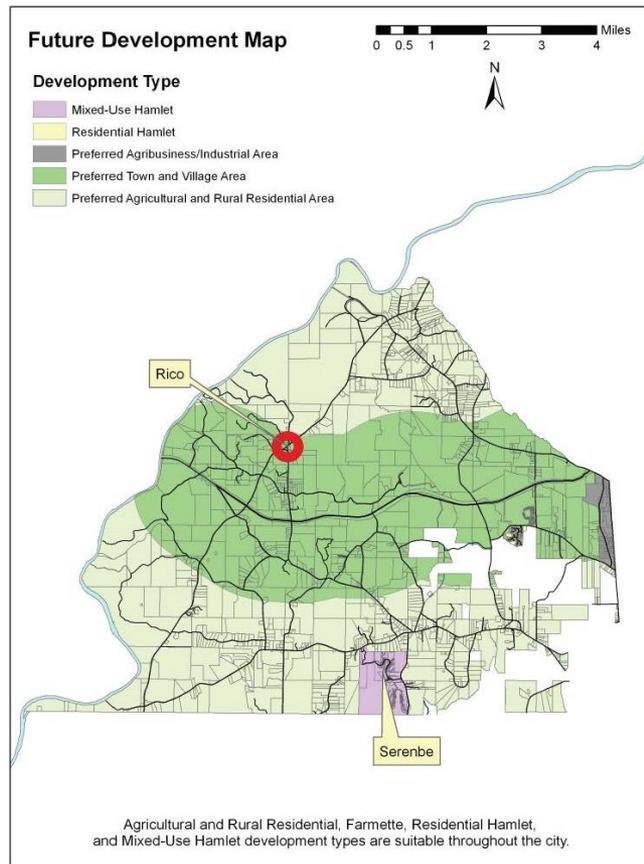
- *Develop outreach programs to the cycling community to create opportunities for safe use of city roads.*
- *Define/ Refine opportunities for Trail development in the city.*
- *Identify opportunities for crowdfunding Placemaking projects, such as park improvements or trail developments*

# Future Development Map Revisions

## Current Development Map

12 CHATTAHOOCHEE HILLS, COMMUNITY AGENDA

### FUTURE DEVELOPMENT MAP (CHARACTER AREAS MAP)



- Expand to add the new City Boundary
- For Consideration
  - Remove Agribusiness/Industrial Category
  - Add Parkway Commercial nodes
  - Shrink the Preferred Town and Village Area
  - Expand the Rico Boundary
  - Include any additional crossroads