

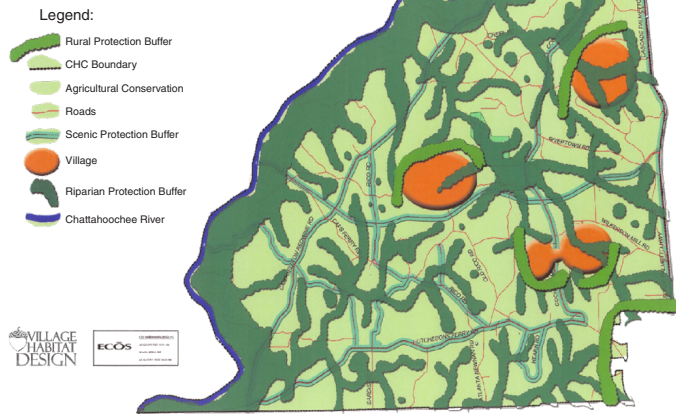
Chattahoochee Hill Country Livable Centers Initiative

In partnership with Fulton County Environment and Community Development and Chattahoochee Hill Country Alliance

Chattahoochee Hill Country

Conceptual Land Plan

South Fulton County, Georgia



Project Overview

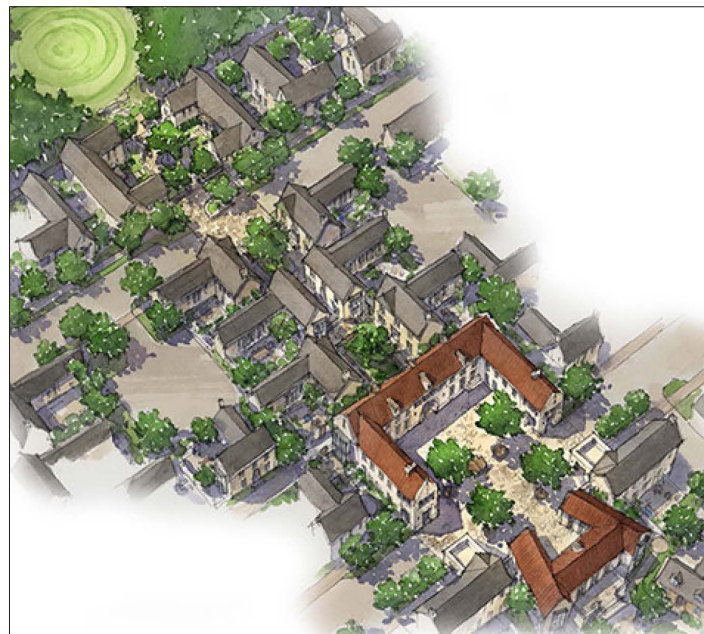
Chattahoochee Hill Country is a rural community 30 miles southeast of Atlanta. Seeking to preserve their rural community while still allowing for strategic growth and economic development, Chattahoochee Hill Country Alliance and Fulton County Environment and Community Development sought a Livable Centers Initiative grant. This grant funded a community-focused planning process to provide residents the opportunity to plan for livable, sustainable villages within their rural community.

The planning process followed four phases:

1. Inventory and analysis
2. Visioning and sustainable housing model
3. Plan development and projections
4. Planning for implementation

The four phases included

- Planning process management—an integrated and collaborative planning activity with design professionals, planners and community residents.
- Charrette facilitation and educational presentations—vital feedback loops to educate planners on the needs of community members. This drove the process toward greater collaboration and consensus plan.
- Zoning Ordinance Implementation.



Ultimately the Serenbe community arose out of this initiative. The above conceptual plans illustrate village centers with core density and outlying open space.

A Model Sustainable Village

The Model Sustainable Village Plan that was developed integrates living, working, shopping and playing in a pedestrian-oriented, human scale development. The plan seeks to reduce vehicle-miles traveled and land consumed by providing a mix of uses, jobs, public places and transportation connections in a high-density, compact location. The plan utilizes a more sustainable development pattern than traditionally found in the metropolitan Atlanta area in an effort to use energy and water resource efficiently, improve the quality of the current environment, provide transportation options, improve pedestrian activity and protect open space. Further, the plan includes housing and commercial projections, thus ensuring that there is a sense of economic reality to the planning and design process.

About the Project Team: the planning process was led by Southface Director of Regenerative Places and Spaces, Robert Reed, then with his firm Village Habitat Design. Partners in this process included: Ecos Environmental Design, Inc., Village Habitat Design, Inc., Torti Gallas and Partners CHK, Inc. and Mercer University.