



# SANDY SPRINGS

GEORGIA

## Next Ten Advisory Committee Five-year Update

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**Thursday, March 17, 2022**

**Meeting Agenda**

**6:00 p.m.**

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The Next Ten Advisory Committee will meet in the Barfield Conference Room, 2nd Floor, at Sandy Springs City Hall (1 Galambos Way, Sandy Springs, GA 30328).

**Live-stream:** **Public Meeting Portal (CivicClerk):** <https://sandyspringsga.civicclerk.com>  
**Zoom Webinar:** <http://spr.gs/ntac>

**Teleconference:** **Phone:** (646) 558-8656 **Webinar ID:** 896 9801 7733

- I. Recap**
- II. Land Use and Character Area Overview**
- III. Critical Issues in Land Use and Character Area for the Next Five**
- IV. Land Use Vision and Priorities**
- V. Broadband**
- VI. Critical Issues in Broadband for the Next Five**
- VII. Broadband Vision and Priorities**
- VIII. Adjournment**

# The Next Ten Five-Year Update

Advisory Committee – 2nd Meeting  
March 17, 2022



SANDY SPRINGS™  
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# Agenda

- March 3 Meeting Recap
- Land Use and Community Character
  - Critical Issues for the Next Five
  - Vision and Priorities
- Broadband
  - Critical Issues for the Next Five
  - Vision and Priorities
- Adjournment

# Comprehensive Planning Overview

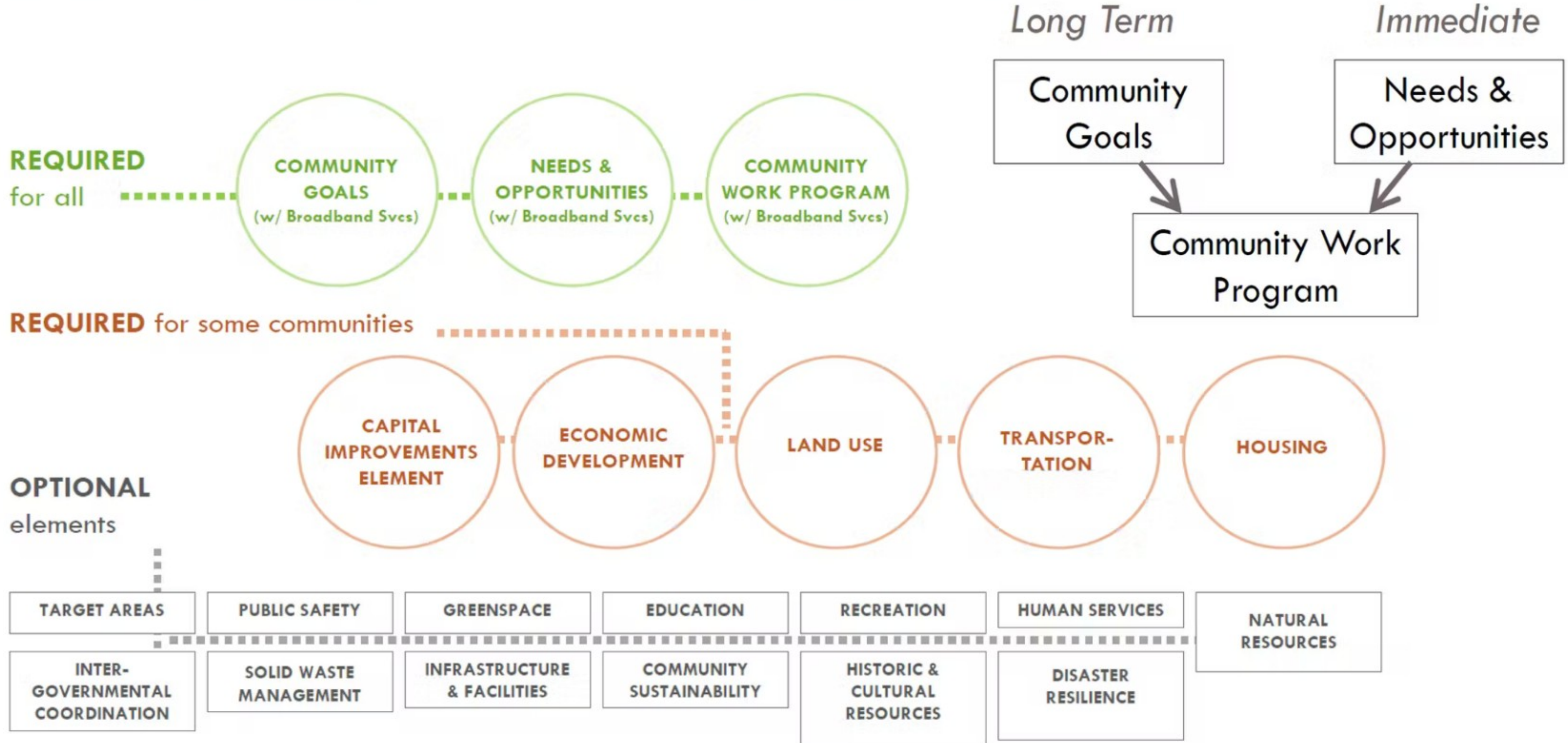
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The Next Ten 5-year update must be completed and reviewed by the Atlanta Regional Commission (ARC) with DCA, and adopted by the Mayor and City Council by October 31, 2022.

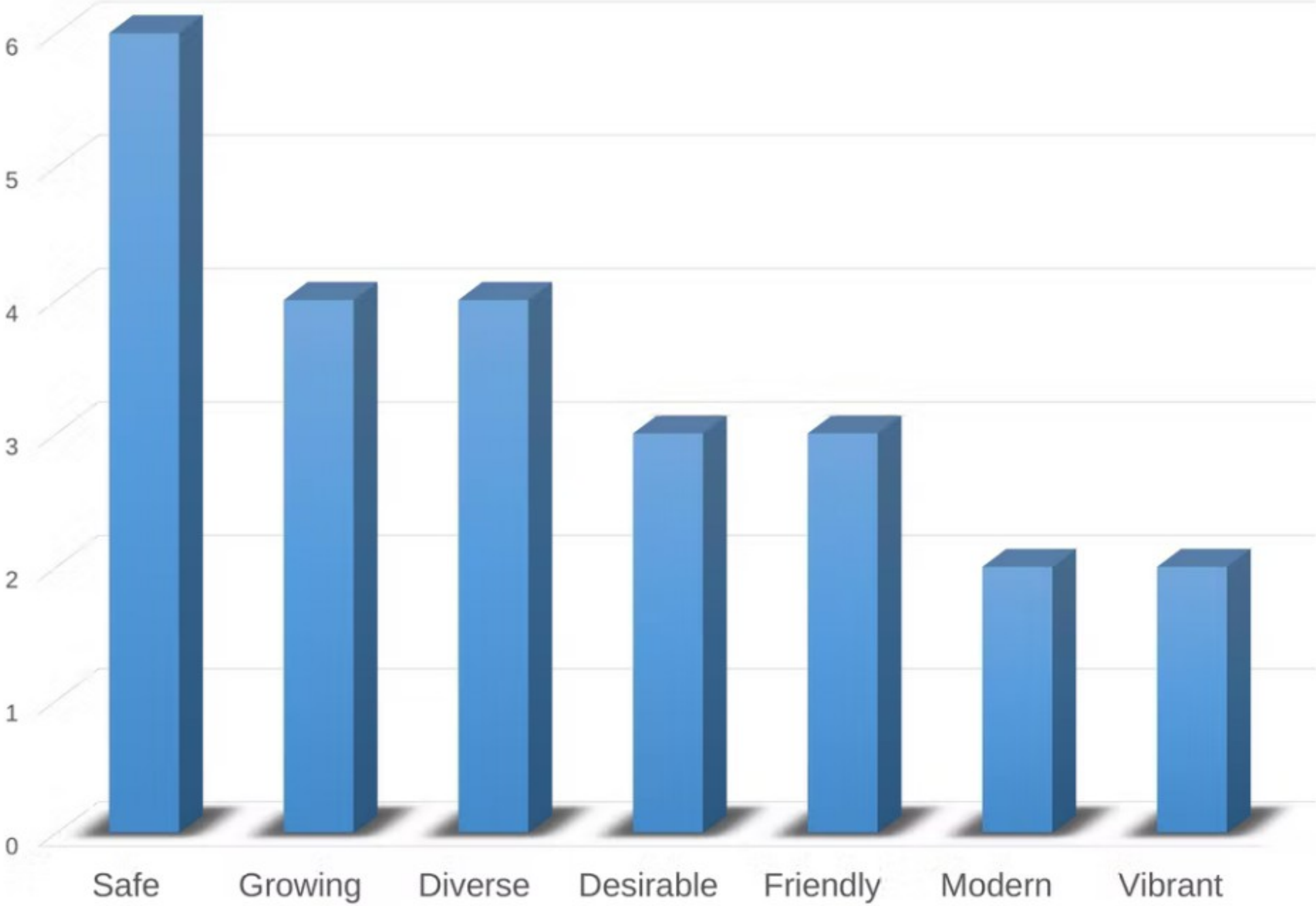
# March 3 Meeting Recap

# Recap: Comprehensive Plan “Menu”



# Recap: Menti Results

What are three words that best describe Sandy Springs?

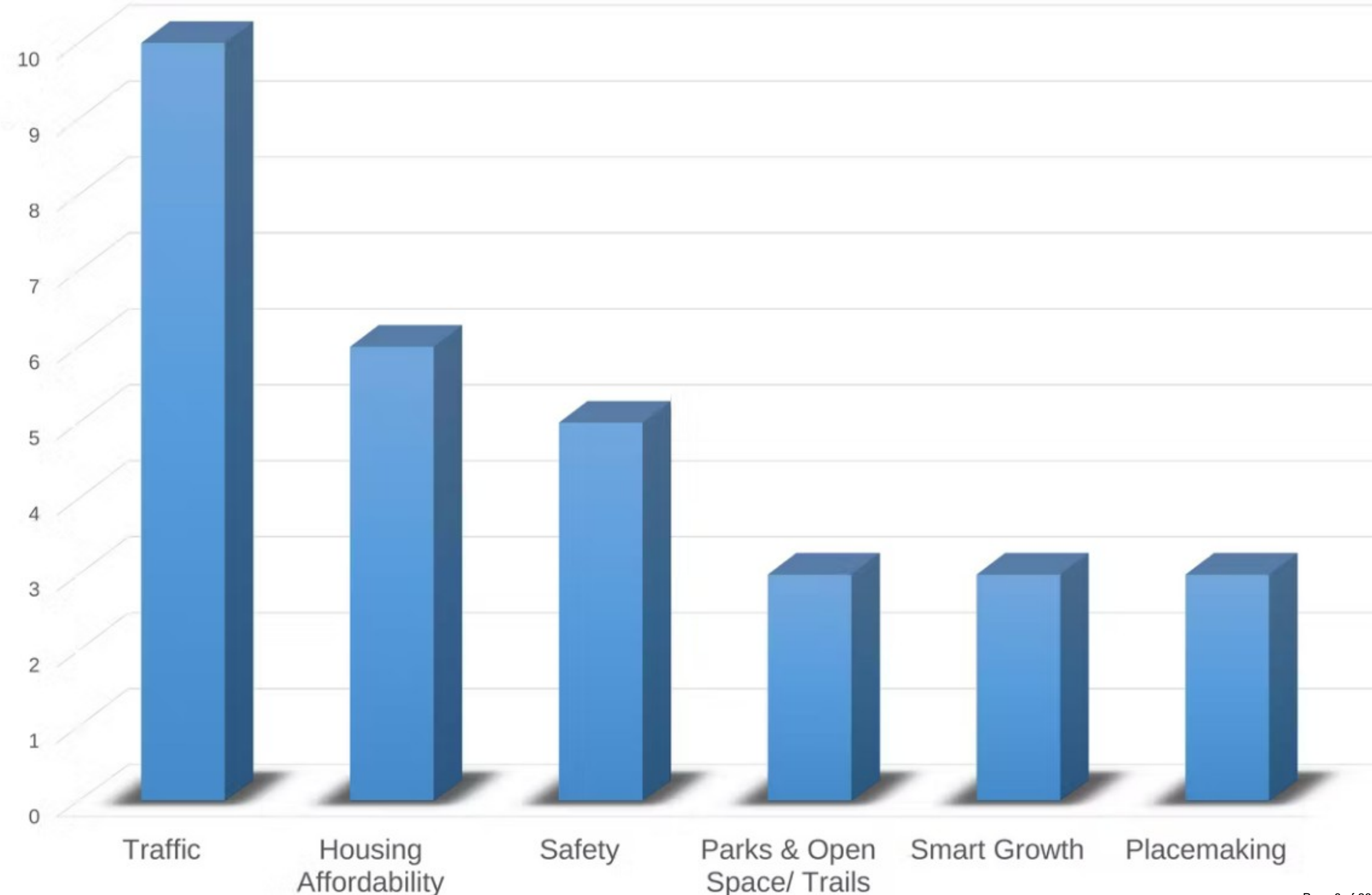


# Recap: Menti Results

What are the top 3 critical issues facing Sandy Springs in the Next Five Years?

## Others mentioned

- Infrastructure Maintenance
  - Overdevelopment
  - Budget Control
  - Protecting Tree Canopy
- Creating Public Access to River
- Ensuring zoning and planning are developing procurement packages well in advance of the need



# Land Use and Community Character

# Overview: Land Use & Community Character

- Intensity – Greenspace / King & Queen
- Location – City Center / City Limit
- Adjacent Uses – Landfill / Hospital
- Access – Local Street / Interstate

Preservation | Enhancement | Transformation

## VISION

Protect and enhance neighborhood character and quality of life while concentrating compact, mixed-use redevelopment along major corridors and in commercial centers. Sandy Springs' development patterns and physical form will support transportation choices—including walking, bicycling and transit—while accommodating an expanded range of high-quality housing options. As a whole, the city's built environment will impart a distinctive sense of place and positive image for Sandy Springs.

# Character Areas

- **Macro View**
- Character Areas act as required future land use map
- Identifying specific areas of the City for their special or unique characteristics
- Based on existing conditions and/or vision for the future

Protected Neighborhood				Urban Neighborhood				Corridors & Nodes							Perimeter Center			
RE	RD	PK	CON	RU	RT	RM	RX	ON-	OX-	CX-	SX-	TX-	CS-	IX-	CC-	PR-	PX-	PM-

# Zoning

- **Micro View**
- Euclidean / Form based hybrid
- Appropriate land use transitions

**C. Building Articulation**

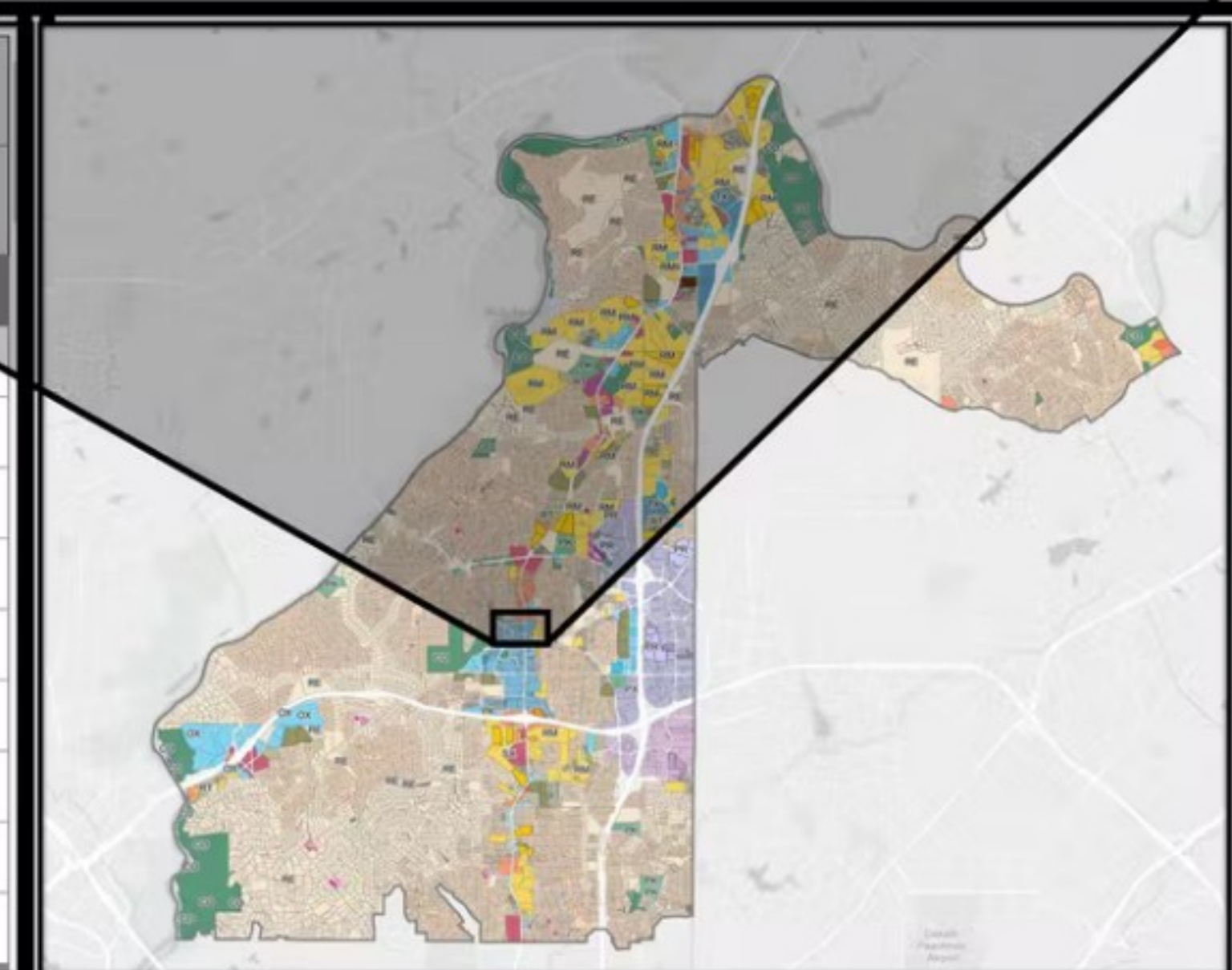
1. **Articulation in Building Height** For buildings 150 feet or more in height, a building must have a vertical change in height located at the corner of the building that addresses building height requirements. The change in height must be at least 15 feet above the roof line, and do not count toward this articulation requirement.
2. **Articulation in Building Facade** For buildings 100 feet or more in height, buildings must have variations in setback must total no less than 15% of the total building height.

**D. Ground Floor Retail Tenant Size** In the City Springs and City Center zones, the ground floor retail tenant size must be at least 1,000 square feet. However, the Director may approve renovation of existing buildings to meet this requirement.

**C. Build-to Zone**

1. The build-to zone is an area of a lot or site where building height is limited to the primary street setback, measured from the edge of the lot.
2. Where the build-to zone lies within a stream buffer or other natural resource area, the build-to requirement, in whole or in part.
3. The required percentage specifies the amount of the build-to zone that must be used for the total street frontage of the lot.
4. The width of a parking entrance into or through a building is denied due to application of the build-to requirement below the required build-to percentage.
5. On a corner lot, a building must be placed within or adjacent to the build-to zone in all directions.
6. The build-to zone applies up to the height designated in the zoning ordinance.

Allowed Use Table	Protected Neighborhood		Urban Neighborhood				Corridors & Nodes				Perimeter Center				Definition/Standards					
	RE	RD	PK	CON	RU	RT	RM	RX	ON-	OX-	CX-	SX-	TX-	CS-		IX-	CC-	PR-	PX-	PK-
<b>Residential Uses</b>																				
<b>Household Living</b>																				<a href="#">Sec. 7.3.1</a>
Single unit detached	P	P	—	—	P	P	L	—	L	L	L	L	L	L	L	L	L	L	L	<a href="#">Sec. 7.3.1.B</a>
Single unit attached	—	—	—	—	—	P	P	P	P	P	P	P	P	P	P	P	P	L	L	<a href="#">Sec. 7.3.1.E</a>
Multi-unit	—	—	—	—	—	—	P	P	—	—	P	P	P	P	P	P	P	P	P	<a href="#">Sec. 7.3.1.F</a>
Live/work	—	—	—	—	—	—	P	P	—	—	P	P	P	P	P	—	P	P	P	<a href="#">Sec. 7.3.1.G</a>
<b>Group Living, except as listed below:</b>	—	—	—	—	—	—	P	P	—	P	P	P	P	P	P	P	P	P	P	<a href="#">Sec. 7.3.2</a>
Personal care home, up to 3 residents	L	L	—	—	P	P	P	P	—	P	P	P	P	P	P	P	P	P	P	<a href="#">Sec. 7.3.2.E</a>
Personal care home, 4 or more residents	C	C	—	—	C	C	C	C	—	C	C	C	C	C	C	C	C	C	C	<a href="#">Sec. 7.3.2.E</a>
Rehabilitation or Treatment Facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	—	—	—	<a href="#">Sec. 7.3.4</a>



# What are the most pressing issues for the City's Land Use & Community Character?



# Priority Actions

1. Existing single-family neighborhoods
2. Compact, mixed-use redevelopment
3. Transit-Oriented Development
4. Beautification, ped-friendly, streetscapes, public spaces
5. Development Code

## PRIORITY ACTIONS

- Protect and preserve the character of existing single-family neighborhoods
- Encourage compact, mixed-use redevelopment in identified areas:
  - » Revitalize Roswell Road through the establishment of new mixed-use community nodes and the continued realization of the City Springs district
  - » Transform the Perimeter Center into a more human-scaled, walkable, connected, live-work place
- Promote higher-density, transit-oriented growth around MARTA stations
- Promote beautiful, pedestrian-friendly streetscapes and public spaces that enhance "sense of place"
  - » Convert Roswell Road into a pedestrian-friendly boulevard
  - » Transform Peachtree-Dunwoody Road into a multimodal urban boulevard and greenway.
- Complete the Sandy Springs Development Code to implement the Comprehensive Plan and small area plan visions.

# Rate each Priority Action

Protect and preserve the character of existing single-family neighborhoods

Encourage compact, mixed-use redevelopment in identified areas (Roswell Road & Perimeter)

Promote higher-density, transit-oriented growth around MARTA stations

Promote beautiful, pedestrian-friendly streetscapes and public spaces that enhance "sense of place"

Complete the Sandy Springs Development Code to implement the Comprehensive Plan and small area plan visions.



# Is anything missing from the Priority Actions?



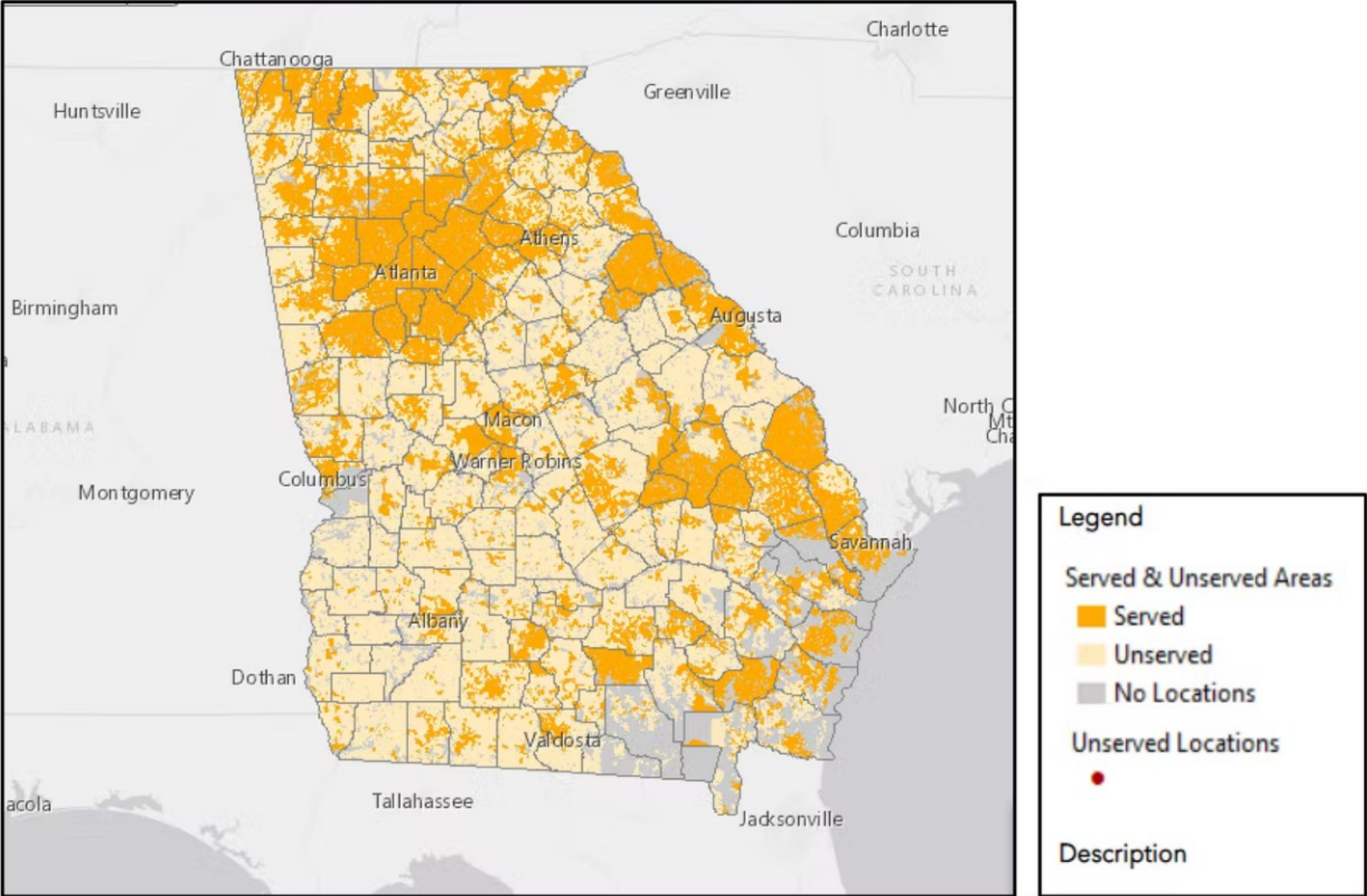
# What ideas do you have for the Land Use & Community Character Work Program for the Next Five?



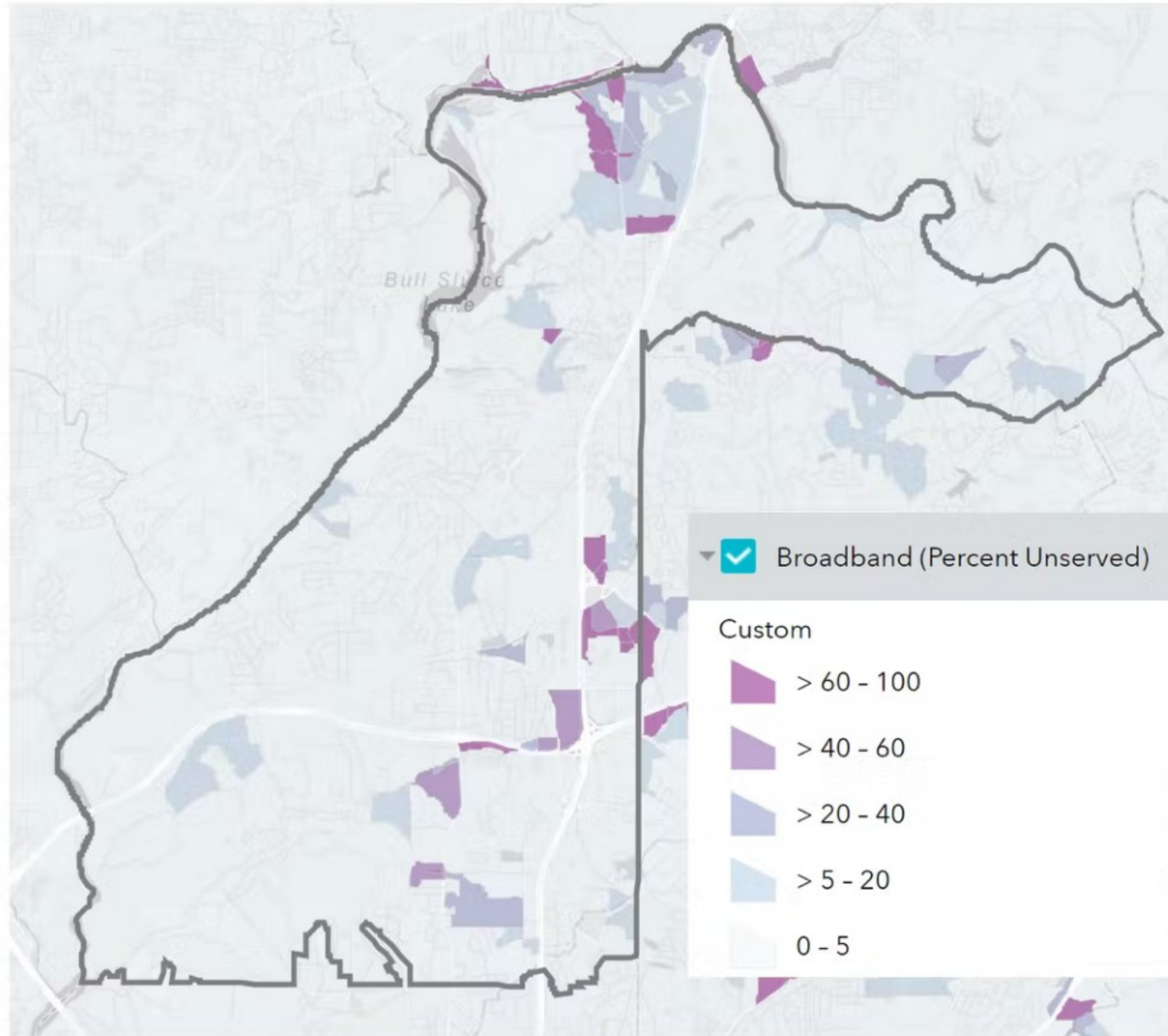
# Broadband

# Broadband: Achieving Connectivity Everywhere

## Georgia Broadband Availability Map



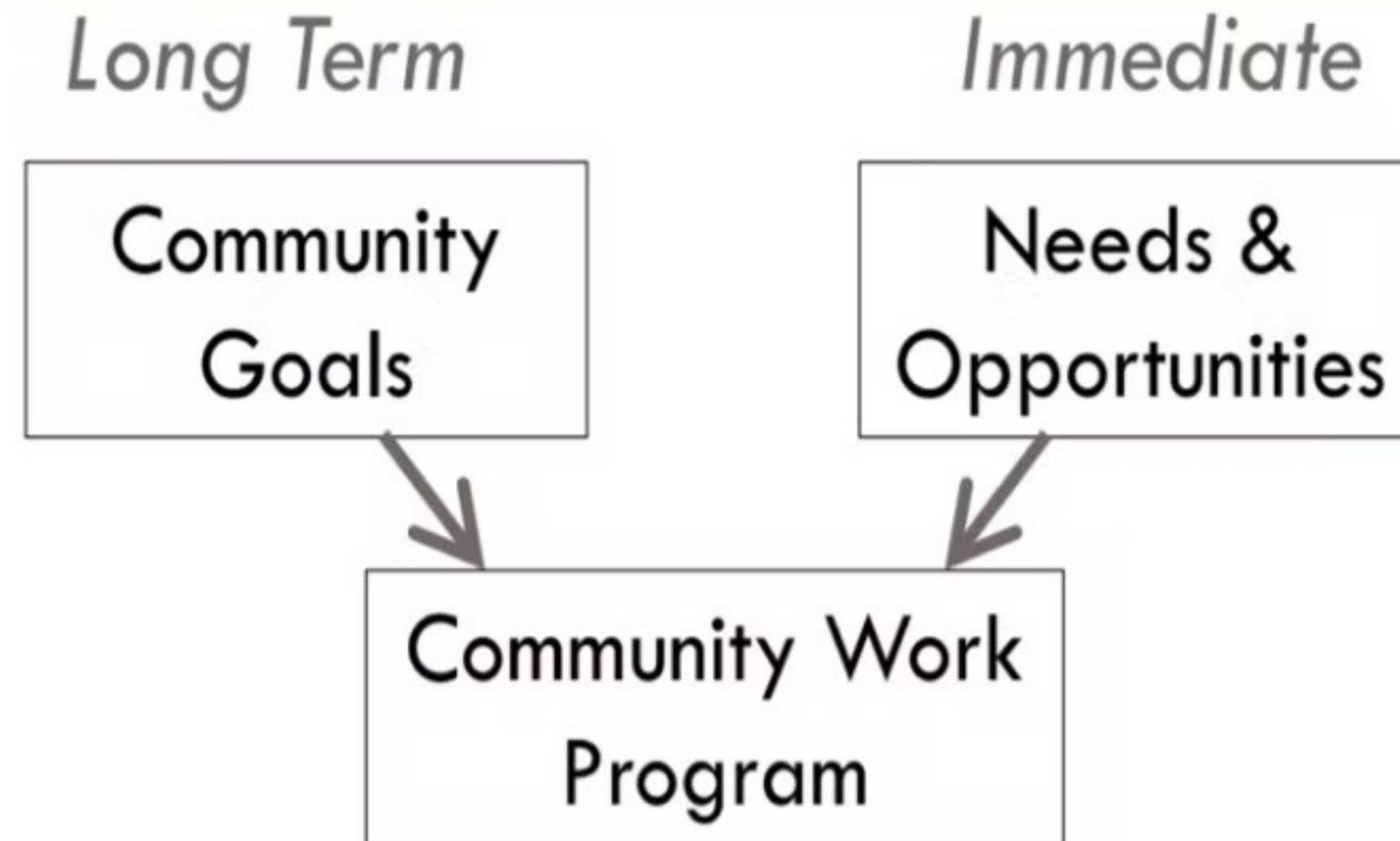
# Broadband: Achieving Connectivity Everywhere



- 2017 Achieving Connectivity Everywhere (ACE) Act, established a framework for expanding broadband internet access
- Access to reliable, affordable broadband is critical to public health, safety, and welfare
- The internet is now the primary tool used by citizens to access goods, services, and information
- This is not unlike rural electrification efforts in the early 21st Century
- Ensuring this infrastructure is available to all Georgians requires coordinated, comprehensive planning

# Broadband: Achieving Connectivity Everywhere

## Broadband: *Achieving Connectivity Everywhere*



**Example:** Goals to achieve certification as a **Broadband Ready Community** or designation of facilities and developments as **Georgia Broadband Ready Community Sites**.

*Plans deal with both the immediate and the long term but pull it all together in the Work Program*

# What are the most pressing issues for Broadband?



# What ideas do you have for Broadband Vision & Priority Actions?



# What ideas do you have for the Broadband Work Program for the Next Five?



# Advisory Committee Meeting Schedule

- ✓ March 3 at 6pm
- ✓ March 17 at 6pm
- March 24 at 6pm
- April 14 at 11:30am
- May 12 at 6pm

