



SANDY SPRINGS

GEORGIA

PLANNING COMMISSION

Reed Haggard, Chair

Robin Conklin

Elizabeth Kelly

Dave Nickles

Andy Porter

Andrea Settles

Karen Trylovich

November 16, 2022

Regular Meeting

6:00 p.m.

The Planning Commission meeting will be held in the Studio Theatre 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/pcmeeting
Teleconference:	Phone: (646) 558-8656 Webinar ID: 818 0393 5386
Public Comment:	http://spr.gs/publiccomment

I. Call to Order

II. Roll Call and General Announcements

III. Approval of Meeting Agenda

IV. Approval of Meeting Minutes

August 17, 2022, Meeting Minutes

V. Cases

VI. Ongoing Business

VII. New Business

A. City Springs Master Plan Update

Public Comment Period to Call for Public Comment on the City Springs Master Plan Update

(Presented by: Michele McIntosh-Ross, Planning and Zoning Manager)

VIII. Adjournment

*Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance.
The City will make reasonable accommodations for those persons.*

Meeting of the Sandy Springs Planning Commission was held on August 17, 2022 at 6:00 p.m., Chair Reed Haggard presiding.

I. Call to Order

Chair Reed Haggard called the meeting to order at 6:05 p.m.

II. Roll Call and General Announcements

Members Present: Chair Reed Haggard, Vice Chair Andy Porter, Member Elizabeth Kelly, Member Dave Nickles, Member Andrea Settles, Member Karen Trylovich

Members Absent: Member Robin Conklin

III. Approval of Meeting Agenda

A motion was made by Member Elizabeth Kelly, seconded by Member Andrea Settles, to approve the meeting agenda. The motion carried by unanimous vote.

IV. Approval of Meeting Minutes

A. July 20, 2022, Planning Commission Meeting

A motion was made by Member Andrea Settles, seconded by Member Karen Trylovich to approve meeting minutes. The motion carried by unanimous vote.

V. Cases

A. **2022PC-004 RZ22-0004 5810 Roswell Rd**

The applicant requested a Zoning Map Amendment from CS-3 zoning district to a CS-6 zoning district.

Chair Reed Haggard opened the public hearing.

Support

- Coner McNally, 999 Peachtree St, Atlanta, Ga, 30309
- Pete Hendricks, 6085 Lake Forrest Dr

Opposition

None

There being no more public comment, Chair Reed Haggard closed the public hearing.

Meeting of the Planning Commission – Meeting Minutes
Studio Theatre, Sandy Springs City Hall via Live Webinar and Teleconference
August 17, 2022 at 6:00 p.m.
Page 2 of 2

A motion was made by Member Dave Nickles, seconded by Member Andrea Settles, to approve **RZ22-0004** request for a Zoning Map Amendment from CS-3 zoning district to a CS-6 zoning district. The motion carried by unanimous vote.

VI. Ongoing Business

There were no ongoing business items.

VII. New Business

There were no new business items.

VIII. Adjournment

A motion was made by Member Elizabeth Kelly, seconded by Member Karen Trylovich, to adjourn the meeting. The motion carried by unanimous vote.

The meeting adjourned at 6:42 p.m.

Reed Haggard, Chair

Planning & Zoning Clerk



CITY SPRINGS
MASTER PLAN

PLANNING COMMISSION

Wednesday, November 16, 2022

Planning Commission

Wednesday, November 16, 2022

- Plan Overview
- Our Process
- Plan Framework
- Implementation

PROJECT TEAM

CITY OF SANDY SPRINGS



STAKEHOLDERS

RESIDENTS

PROPERTY
OWNERS

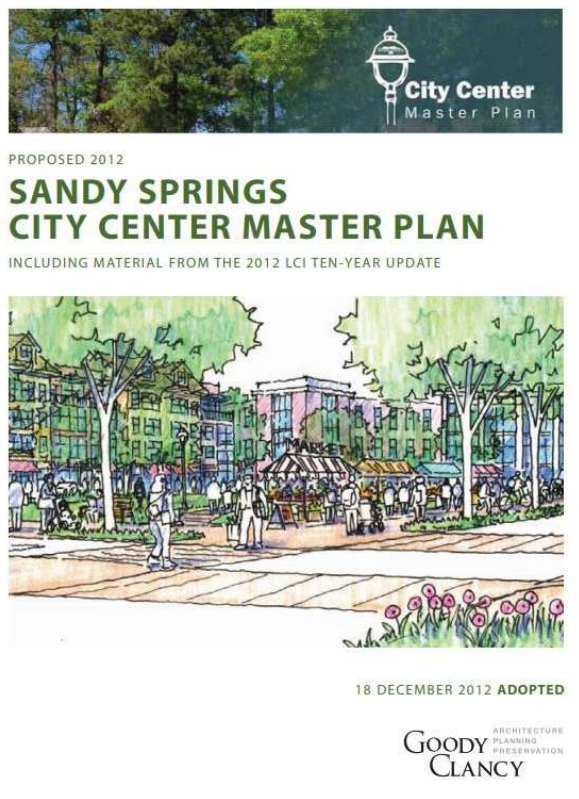
BUSINESS
OWNERS

CONSULTANT TEAM



PLAN OVERVIEW

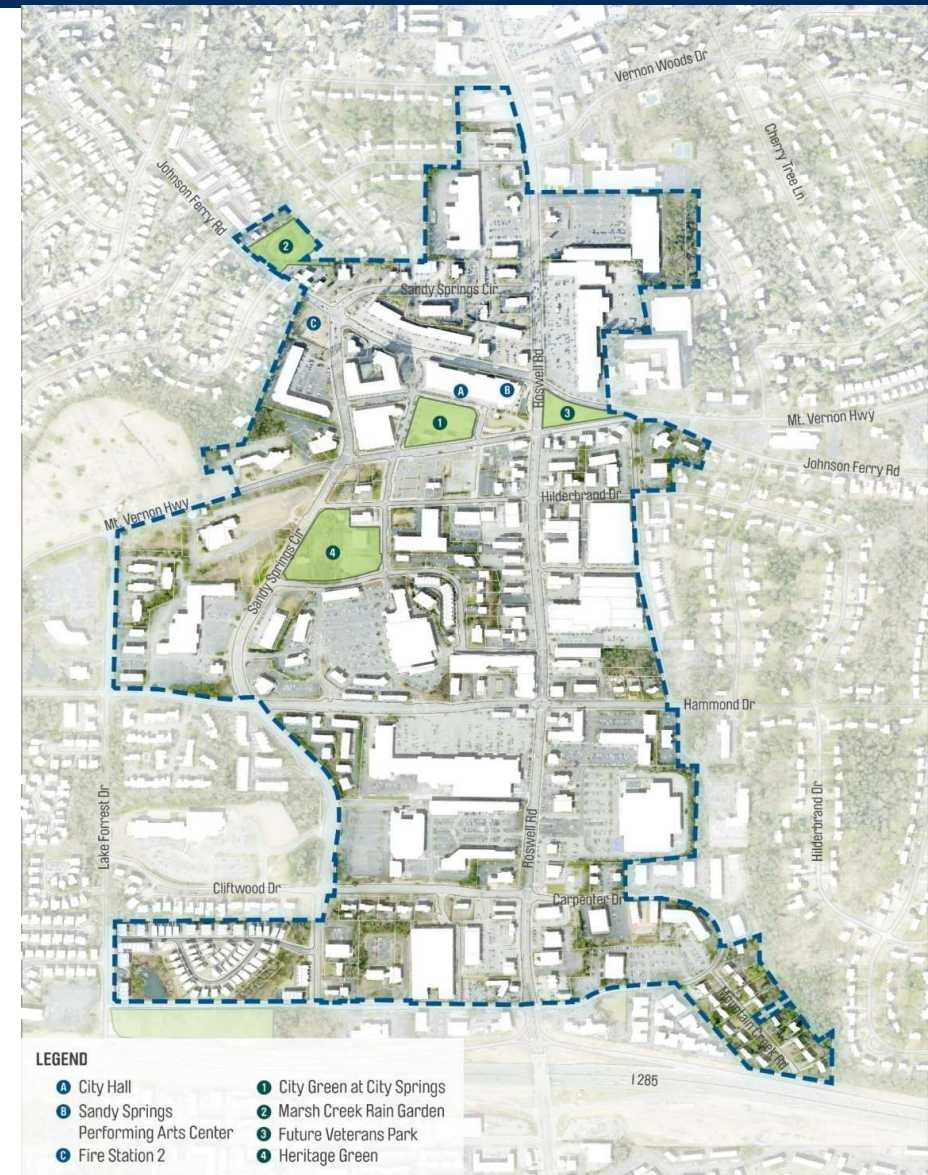
PROJECT BACKGROUND



- Building upon the legacy of the Sandy Springs City Center Master Plan and accomplishments of the City of Sandy Springs over the past 10 years.
- Next Ten Comprehensive Plan further envisions City Springs as a walkable, connected, and livable regional center.
- City Center was created from the ground up, creating urban elements, new City Hall, Performing Arts Center, and City Green.

CITY SPRINGS MASTER PLAN STUDY AREA

- Focus Area: City Springs
- Includes the Roswell Road Corridor from I-285 to Vernon Woods Drive.
- Sandy Springs Circle and adjacent properties to the west.
- Abutting single family neighborhoods to the east.



TOPICS THIS PLANNING PROCESS COVERED



Land Use & Opportunity Site Development



Placemaking Opportunities



**Economic Development &
Market Realities**



**Transportation Improvements, Mobility,
Connectivity & Parking Strategies**

ENGAGEMENT OPPORTUNITIES

- Stakeholder Roundtables #1 (April)
- Public Open House #1 (May 10th)
- Online Engagement #1 (May)
- Stakeholder Roundtables #2 (June)
- Farmers' Market Pop-Up (June 25th)
- Public Open House #2 (November 7th)
- Online Engagement #2 (November)





OUR PROCESS

THE PLANNING PROCESS



THE MASTER PLAN IS...



A framework document to help the City of Sandy Springs proactively plan for future development in the City Springs District.



An opportunity to engage the public and help create something that will truly represent Sandy Springs.



A method to identify opportunity projects and to begin thinking about how to distinguish City Springs from other communities regionally.



A 10-year vision for the City Springs District.

THE MASTER PLAN IS NOT...



A detailed site design effort.



A zoning or other regulatory document.



An absolute and definitive vision for City Springs. It must remain flexible to account for changing market conditions, new technologies, and changing demographics.

VISION STATEMENT & PLANNING PRINCIPLES

IN-PROGRESS VISION STATEMENT

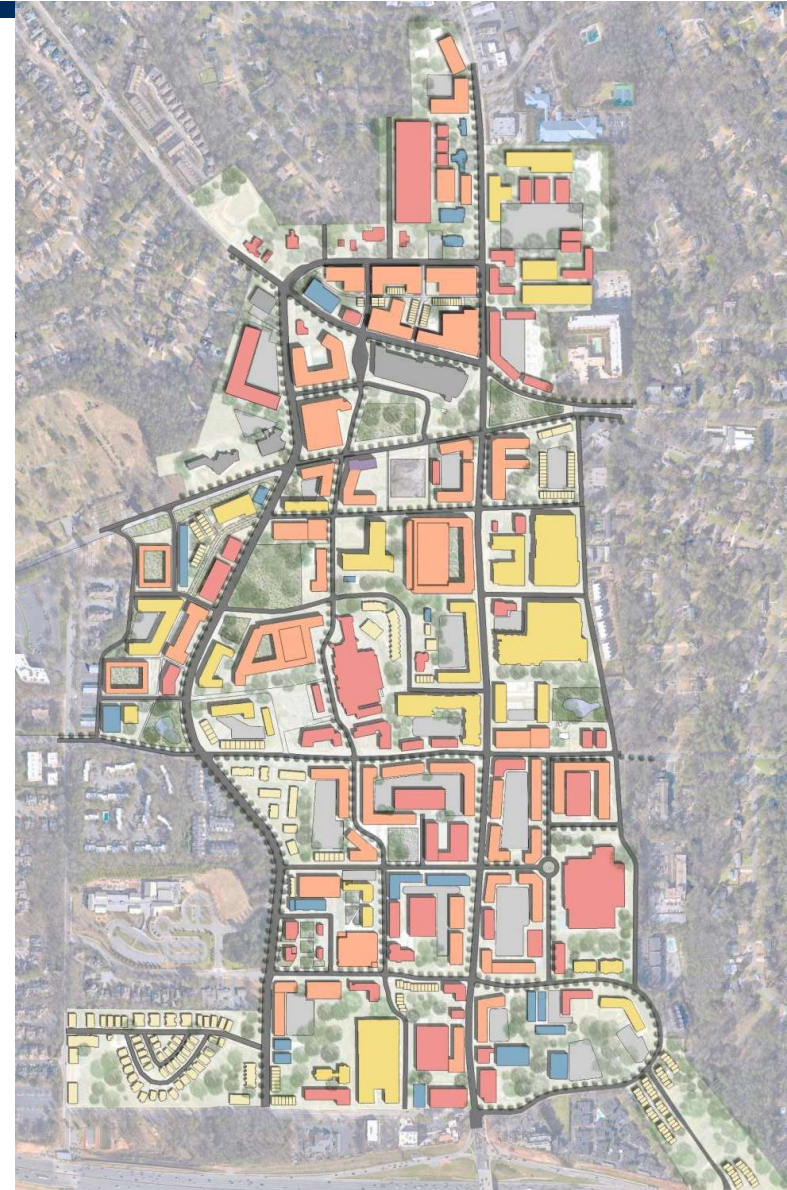
Strategically located along Roswell Road just outside the Perimeter, the City Springs District is a vibrant, walkable activity center for Sandy Springs residents and visitors alike. Offering an array of food and beverage options, unique shopping, fine arts and entertainment, outdoor spaces, and housing, the City Springs District is a connected, sought-after destination within the metro Atlanta region.

PLANNING PRINCIPLES

- 1 Leverage existing and new infrastructure opportunities to promote safe, multi-modal connectivity.
- 2 Invigorate the District's built environment by encouraging high quality development and implementing pedestrian-scale urban design practices.
- 3 Reinforce a sense of place and community identity by expanding a network of neighborhoods and outdoor spaces to encourage activity, interaction, and gathering.
- 4 Continue to catalyze market-driven private investment and foster a vibrant living, dining, entertainment, and shopping destination.

Plan Elements

- Expanded open space opportunities
- Sustainable Infrastructure
- Main Street concepts
- Walkable Streetscapes and experiential pedestrian network
- Active efforts to further establish community identity
- Near-term growth in proximity to City Springs campus to spark development opportunity



PLAN FRAMEWORK

MARKET OPPORTUNITIES

Retail

- Neighborhood-oriented shopping
- Upscale conveniences
- New-to-market restaurants
- Entertainment/recreation concepts
- Increased boutique/independent retailer shopping

Office

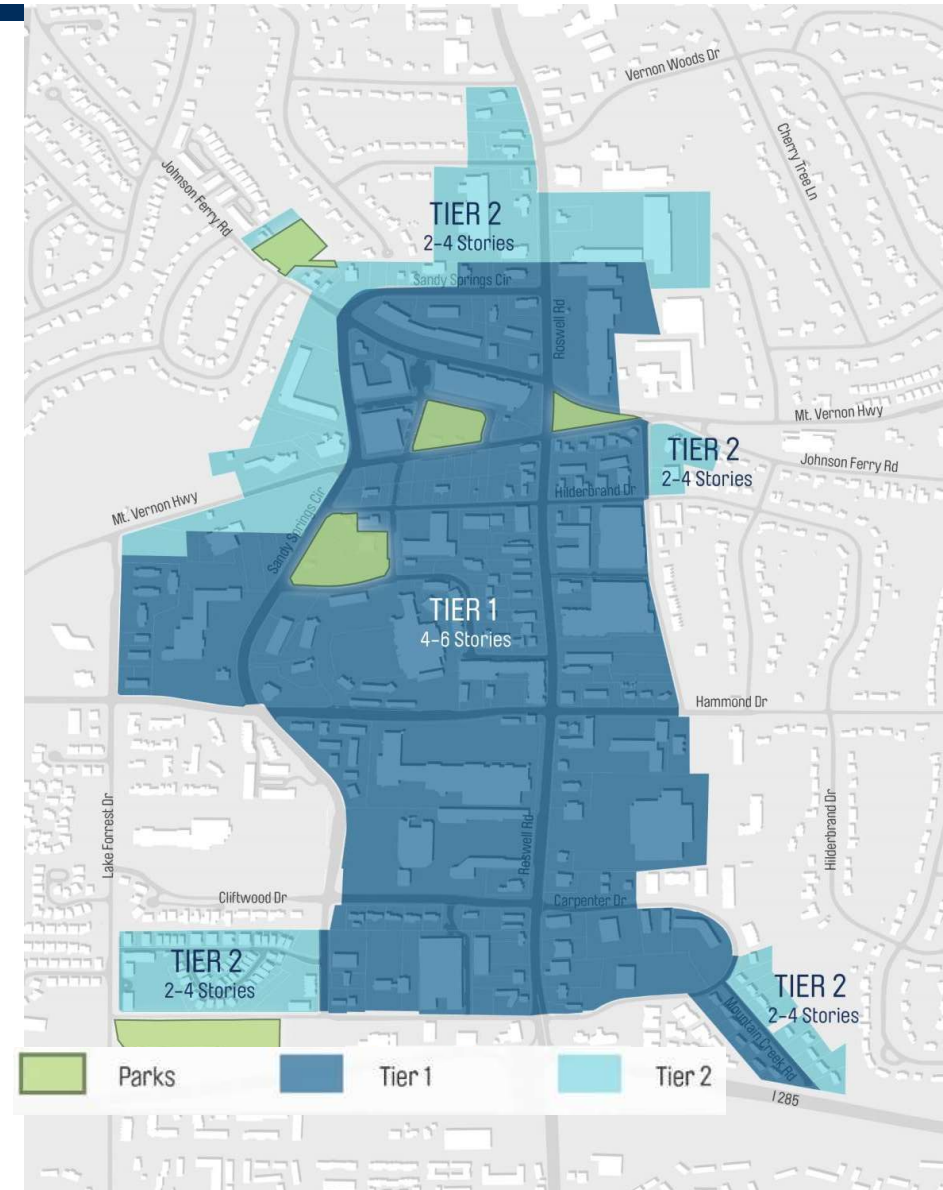
- Appeal to smaller firms seeking relatively affordable rents
- High-amenity, walkable area located in the highly-educated, higher-income north Metro suburbs

Residential

- Strong market support for higher-end single unit and multi-unit developments in City Springs
- Catering to young professionals who desire a more authentic urban/suburban setting with amenities

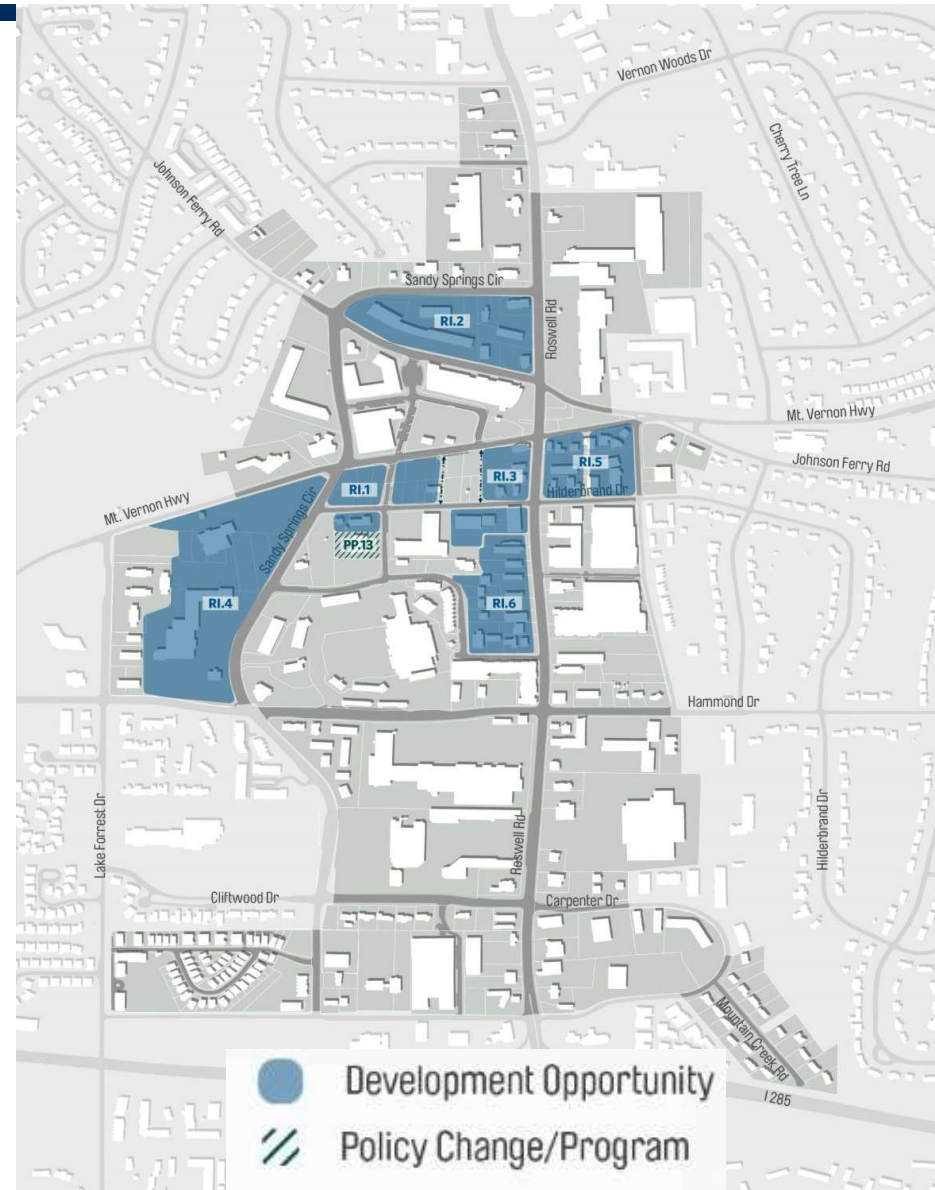
POLICIES & PROGRAMS

- Regulations and actions designed to guide decision-making
 - Design Guidelines
 - Development and Property Enhancement
 - Building Height
 - Wayfinding Signage
 - Open Space
 - Transportation Improvements
 - Street Network
 - Parking
 - Stormwater Management



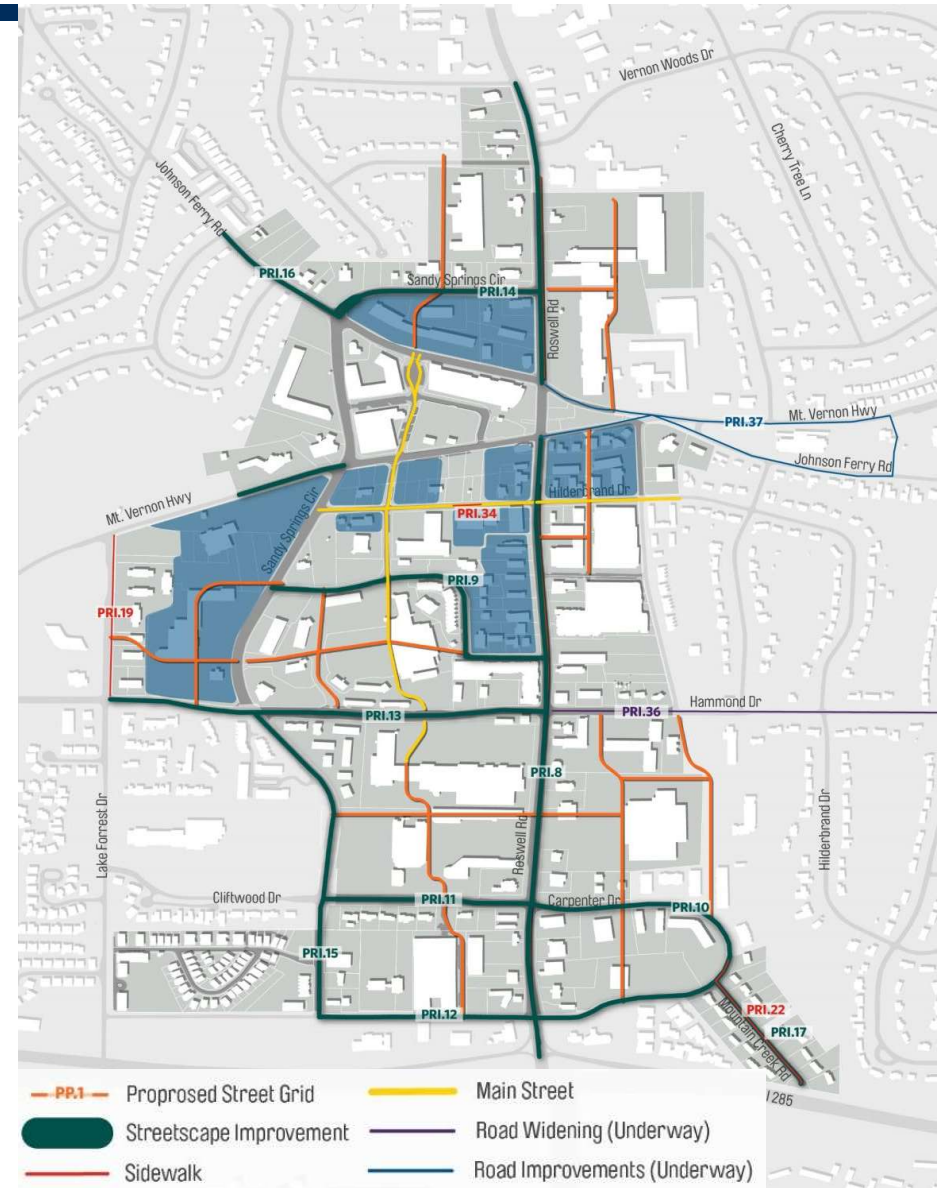
REDEVELOPMENT & INVESTMENT

- Opportunity Sites
 - Near-term property rehabilitation
 - Long-term redevelopment opportunities
- Potential Uses
 - Destination Restaurants
 - Brewery Cluster
 - Artist Studios & Co-working Spaces
 - Townhomes
 - Boutique Hotel
 - Mixed-use Office, Services, Food & Beverage
 - Mid-rise Condos/Apartments
 - Active Adult Living & Medical/Wellness Cluster



PUBLIC REALM IMPROVEMENTS

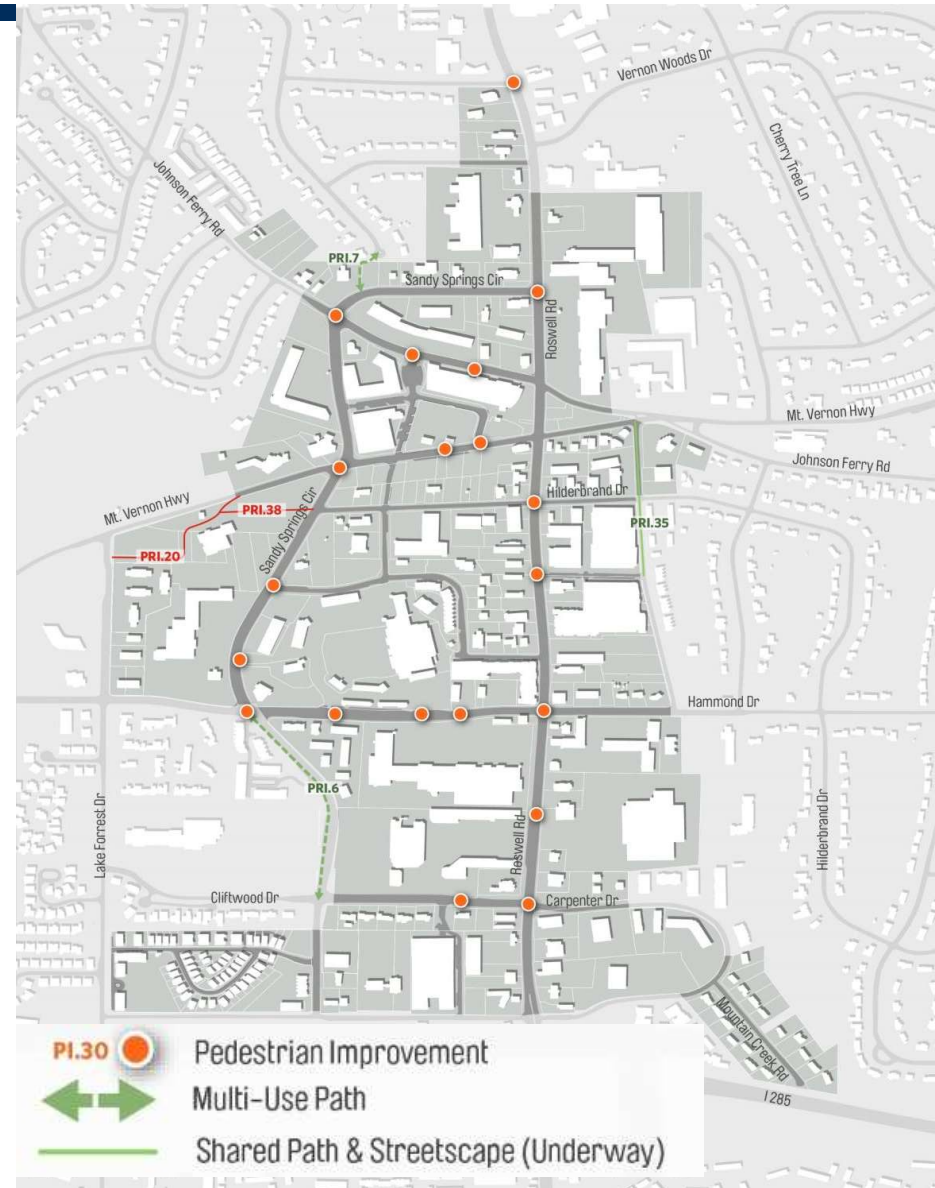
- Streetscape Enhancements
 - Sidewalk connections
 - Walkable streets & street enhancements to accompany new development projects
 - Active Main Streets along Bluestone Road and Hilderbrand Drive





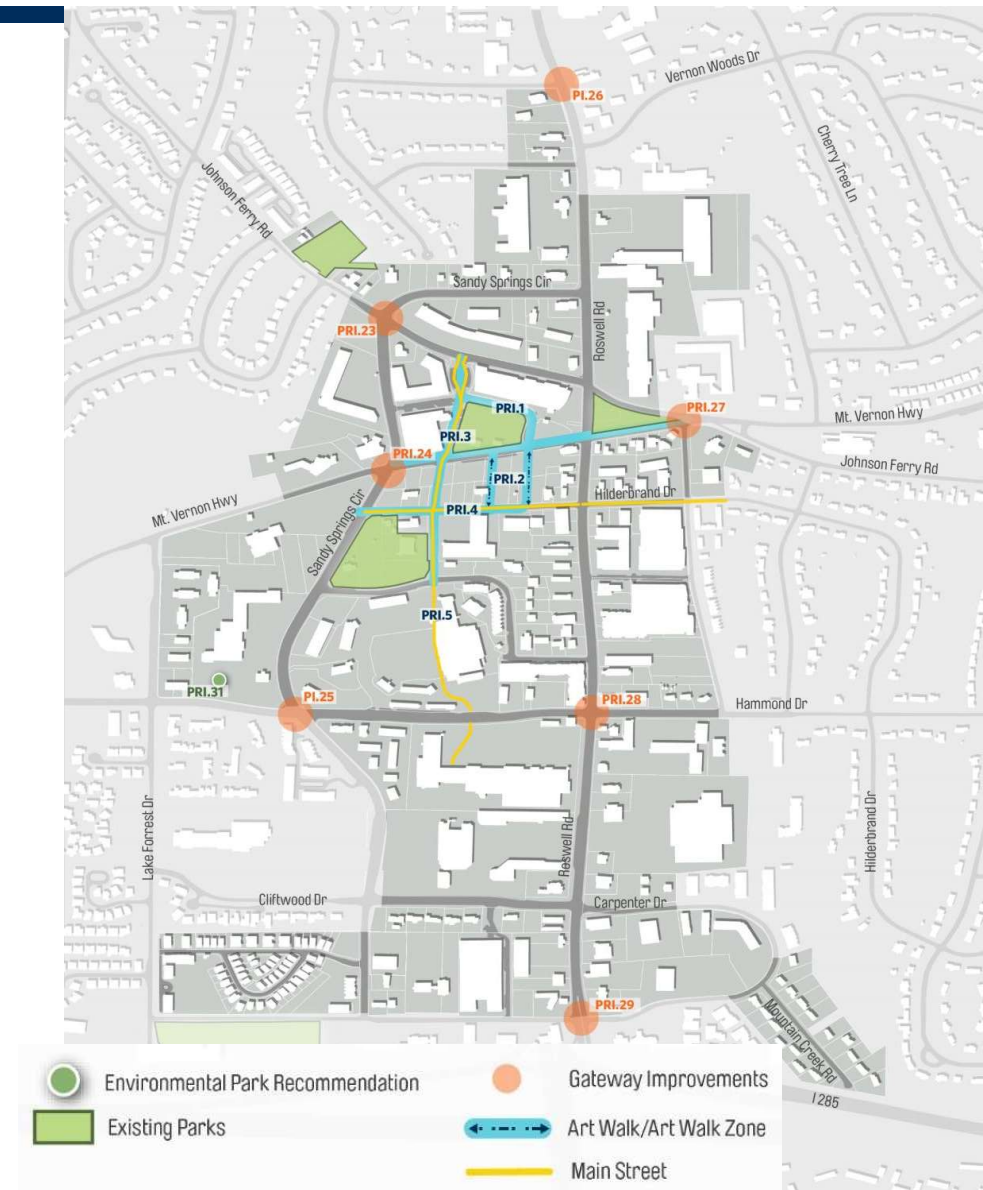
PUBLIC REALM IMPROVEMENTS

- Multi-modal Enhancements
 - Partnerships with private developers to create pedestrian and bicycle connections
 - Multi-use paths
 - Enhance pedestrian crossings across the study area
 - MARTA coordination



PUBLIC REALM IMPROVEMENTS

- Placemaking & Identity
 - Near-term and long-term art walk opportunities
 - Parks that double as stormwater facilities
 - City Springs gateway improvements





IMPLEMENTATION

IMPLEMENTATION

- Action Plan Matrix
 - Action Items
 - Associated Planning Principles
 - Term (short-, mid-, long-)
 - Organization/Agency/Department Responsibility

PLANNING PRINCIPLES							
ID	RECOMMENDATIONS	1	2	3	4	TERM	RESPONSIBILITY
Program & Policy Recommendations (PP)							
PP.1	Continue building out the street grid established in the Sandy Springs Technical Manual (Section 2- Street Framework and Mobility Maps: Typical Sections and Details by Street) as new development or major site changes occur.	■				Ongoing	Public Works, Community
PP.2	Continue Development Authority involvement to stimulate diverse, high-quality economic development.		■				
PP.3	Consider an urban placemaking program to provide property owners with a mutually beneficial means of providing public open space within redevelopment projects through bonus height incentive program.	■	■				
PP.4	Consider a property improvement program to provide property owners a means to pursue aesthetic and amenity enhancements and improve the overall look and experience within the Study Area. Support such private sector reinvestment through waivers, grants, low-interest loans, and/or tax incentives.						
PP.5	Expand established branding and wayfinding for the City Springs Campus to the broader district; add uniform directional signage along pedestrian pathways to point to landmarks and public facilities to establish the identity of City Springs beyond the campus grounds.						
Planning Principles							
1. Leverage existing and new infrastructure opportunities to promote safe, multi-modal connectivity.						3.	
2. Reinforce a sense of place and community identity by expanding a network of neighborhoods and outdoor spaces to encourage activity, interaction, and gathering.						4.	

PLANNING PRINCIPLES							
ID	RECOMMENDATIONS	1	2	3	4	TERM	RESPONSIBILITY
Public Realm Improvements (PRI)							
PRI.1	Artwalk east and west of the Georgia Power substation from Mt. Vernon Hwy to Hilderbrand Dr consistent with Sec. 10.4.14 of the City of Sandy Springs Development Code.			■		Short-Term	Public Works, Art Sandy Springs
PRI.2	Implement experiential, mixed media art district/art walk to provide immersive pedestrian experience for all City Springs users.			■		Long-Term	Public Works, Private Sector, Art Sandy Springs
PRI.3	Activate Bluestone Road as a main street by incorporating green infrastructure in the streetscape to address water quality, attracting development that brings a new sense of vibrancy and pedestrian activity to the street, and accommodates low volumes of vehicular traffic.	■	■	■		Mid-Term	Community Development, Economic Development, Development Authority
PRI.4	Activate Hilderbrand Drive as a main street by incorporating green infrastructure in the streetscape to address water quality, attracting development that brings a new sense of vibrancy and pedestrian activity to the street, and accommodates low volumes of vehicular traffic.	■	■	■		Mid-Term	Community Development, Economic Development, Development Authority
PRI.5	Extend Bluestone Road south of Sandy Springs PI to Hammond Drive	■	■	■		Long-Term	Public Works, Private Sector
PRI.6	Extend multi-use path to connect Hammond to Cliftwood Drive to provide greater connectivity to Allen Road Park.	■				Long-Term	Public Works, Private Sector
Planning Principles							
1. Leverage existing and new infrastructure opportunities to promote safe, multi-modal connectivity.						3.	Incorporate the District's built environment by encouraging high quality development and implementing pedestrian scale urban design practices.
2. Reinforce a sense of place and community identity by expanding a network of neighborhoods and outdoor spaces to encourage activity, interaction, and gathering.						4.	Continue to catalyze market-driven private investment and foster a vibrant living, dining, entertainment, and shopping destination.

NEXT STEPS

City Council Update

Tuesday, December 20th
City Springs Studio Theatre

1 Galambos Way, Sandy Springs

*The Master Plan will be considered for
adoption by City Council.*

spr.gs/citysprings

Questions? Contact masterplan@sandyspringsga.gov

QUESTIONS?