

Work Session of the Sandy Springs City Council was held on November 15, 2022 at 6:00 PM, Mayor Rusty Paul presiding.

I. Staff Discussion Items

- A. **2022-312** Proposed Text Amendment to the Stormwater Management Ordinance for the Nancy Creek Sensitive Area

Ginger Sottile, Community Development Director, presented proposed text amendments to the Stormwater Management Ordinance for the Nancy Creek Sensitive Area. After discussion and adoption of recent text amendments to our Stormwater Ordinances, staff was asked to review the possibility of allowing the replacement of existing impervious coverage with an equivalent amount of new impervious coverage.

With regard to the “Nancy Creek Declared Sensitive Area”, current regulations call for water quality measures for all impervious coverage and disturbance activities in this area. For example, if a homeowner wanted to install a 200 sq ft patio or deck, they would be required to provide water quality at the rate of 2.4 inches of capture in a 24-hour rain event. The text amendment proposed would allow the removal, repair or replacement of up to 500 square feet of impervious surface. For example, a 500 square foot patio could be replaced by a 500 square foot house addition, without the obligation for the implementation of stormwater water quality measures.

The proposal would limit removal, replacement, and repair to a maximum of 500 square feet over a three-year period. Additionally, the proposal includes a definition for Land Disturbance, which presently does not exist.

Proposed Text Amendment Overview

Codification

1. Sec. 9.6.3.A.1.i.2

The maintenance, repair or replacement of any impervious surface footprint up to 500 square feet shall be exempt from this Division. Maintenance, repair or replacement activities shall be cumulative for a period of three (3) years.

2. Definitions - Land disturbing activity: Alteration of the land surface by:

- (1) Any grading, scraping, excavating, dredging, transporting or filling of land;
- (2) Any clearing of vegetation;
- (3) Any construction, rebuilding, or alteration of a building, road, driveway, parking area, or other structure, not including routine maintenance such as painting or repair of existing structures or surfaces;
- (4) Any substantial activity or use which may result in soil erosion from water or wind and the movement of sediments into waters or onto adjacent lands.
- (5) Land disturbing activity shall not include activities such as ordinary maintenance and landscaping operations, individual home gardens, repairs of an existing single-family dwelling.

Councilmember Tibby DeJulio asked has the City received any public input or hearing on proposed amendments. There needs to be a public hearing where people can express their concerns. This is disruptive to lives and families. Perhaps there needs to be public open houses.

Community Development Director Sottile stated if there is a consensus of Council to move forward with what is presented, then there will be a public hearing when the amendments are heard before the Planning Commission. Though there may be something additional.

Mayor Rusty Paul stated the net effect is neutral.

Councilmember John Paulson even with a one-for-one replacement, citizens will still have to come in for a permit, but they are not subjected to the water quality requirements. This is a good, positive practical change.

Councilmember Jody Reichel asked is this what people are asking for.

Community Development Director Sottile replied this would be a big help for some of the smaller projects.

Mayor Paul noted this will enable the Community Development Department to deal with more complex and challenging projects, as these permits can be addressed quickly.

II. City Council Discussion Items

There being no further business, the meeting adjourned at 6:16 p.m.

Approved: December 6, 2022



Russell K. Paul, Mayor

Raquel D. González, City Clerk