



SANDY SPRINGS

GEORGIA

PLANNING COMMISSION

Reed Haggard, Chair

Robin Conklin

Elizabeth Kelly

Dave Nickles

Andy Porter

Andrea Settles

Karen Trylovich

Wednesday, December 21, 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

A. November 16, 2022 Meeting Minutes

V. Cases

- A. **PC22-0006 TA22-0007 – Complete Street Policy** - An Ordinance to amend Development Code Section 10.1.1. Purpose and Intent of Article 10. – Streets & Improvements, to Include a Complete Streets Policy.
(Presented by Catherine Mercier-Baggett, Sustainability Manager)
- B. **PC22-0007 TA22-0009** - An Ordinance to amend Development Code Section 1.2.1. Districts Established and Section 10.3.1. Blocks
(Presented by Matthew Anspach, Senior Planner)

*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.*

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VI. Ongoing Business

VII. New Business

VIII. Adjournment

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Meeting of the Sandy Springs Planning Commission was held on November 16, 2022 at 6:00 p.m.
Chair Reed Haggard presiding.

I. Call to Order

Chair Reed Haggard called the meeting to order at 6:03 p.m.

II. Roll Call and General Announcements

Members Present: Chair Reed Haggard, Vice Chair Andy Porter, Member Dave Nickles, Member Andrea Settles, Member Karen Trylovich, Member Robin Conklin.

Member Elizabeth Kelly joined via Zoom; vote not counted.

Member Dave Nickles arrived at 6:04 p.m after roll call.

Members Absent: 0

III. Approval of Meeting Agenda

A motion was made by Member Dave Nickles, seconded by Member Andrea Settles, to approve the meeting agenda for November 16, 2022. The motion carried by unanimous vote.

IV. Approval of Meeting Minutes

A. August 17, 2022, Meeting Minutes

A motion was made by Member Karen Trylovich, seconded by Member Robin Conklin to approve meeting minutes for August 17, 2022. The motion carried by unanimous vote.

V. Cases

VI. Ongoing Business

There were no ongoing business items.

VI. New Business

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

The Planning and Zoning Manager introduced the City Springs Master Plan along with staff and consulting team that worked on the project. Then she turned it over to Jonathan Corona with Pond and Company to give the presentation.

After the presentation, Chair Reed Haggard opened the floor for public comments.

Support

1. Ronda Smith, 76 Long Island Place, Sandy Springs, Ga

Opposition

There was no opposition.

There being no other public comments, Chair Reed Haggard closed the public hearing and open the floor for discussion.

After the Board discussion, a motion was made by Member Andrea Settles, seconded by Member Karen Trylovich to approve the City Springs Master Plan on how it was presented. The motion carried by unanimous vote (Dave Nickles, Andrea Settles, Karen Trylovich, Robin Conklin). **Chair Reed Haggard noted that Member Elizabeth Kelly's vote did not count being that she was not physically at the meeting but was present by via online zoom. Note: Member Andy Porter left the meeting at 6:53 p.m before the motion was made and was not present for the vote.** After the vote, Chair Reed Haggard reconfirmed the motion and stated that based upon the discussion tonight that there is a lot more time, effort, and energy to be put into the proposed plan. Member Andrea Settles asked Chair Reed Haggard if there was going to be a special called meeting on the discussion, and he stated that they do not need to decide tonight on if they would need an additional meeting and that he would not be able to attend that meeting for Mayor and City Council on December 20, 2022. Member Andrea Settles asked if it was possible for the members to receive the documents that the Mayor and City Council would receive so that the members are made aware of what is being presented to council. Assistant City Manager Kristen Byars Smith stated that they intend on sharing the documents once they have been completed. Member Dave Nickles stated that they should have a formal meeting to review and discuss the specifics for the new updated plan and to offer changes, suggestions and to recommend a yes or a no on the matter. Assistant City Manager Kristen Byars Smith stated that council wants to see the plan by the end of the year and offer to have a special called meeting for the members if they were interested in doing so. Member Andrea Settles stated that even if council approves the proposed plan nothing can be done unless it follows the current development code on any changes of the zoning code or scope of work beyond where it sits today, and that it will have to come back to the Planning Commission for any new proposals. Assistant City Manager Kristin Byars Smith stated the body would be included in a formal way to make recommendations on the specific changes. Chair Reed Haggard reiterated that the members were making an approval on the plans that were discussed on November 16, 2022 and does not include the items that needed to be worked on. He also stated that if Mayor and City Council were going to look at it on December 20, 2022, that there is no need to have a special called meeting at this time.

VIII. Adjournment

A motion was made by Member Andrea Settles, seconded by Member Karen Trylovich, to adjourn the meeting at 7:02pm. The motion carried by unanimous vote.



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Honorable Planning Commission Members

FROM: Catherine Mercier-Baggett, Sustainability Manager

DATE: December 8, 2022 Submission for the December 21, 2022 Meeting

ITEM: **TA22-0007** - An Ordinance to amend Development Code Section 10.1.1. Purpose and Intent of Article 10. – Streets & Improvements, to Include a Complete Streets Policy

Recommendation:

Staff recommends Approval of Text Amendment TA22-0007.

Background:

The Complete Streets Policy is designed to meet the recommendations of the City of Sandy Spring's Transportation Master Plan (see below) and Next Ten Comprehensive Plan, and the Georgia Department of Transportation (GDOT).

Staff from Transportation, Sustainability Management and Planning and Zoning considered the best practices outlined by several organizations, including Smart Growth America, and the adopted policies of several municipalities, including Dunwoody, Roswell, and Decatur.

This text amendment will support Measure 44 (5 points), Community Complete Streets, of the Atlanta Regional Commission's Green Communities program. It will contribute to the City's application for the Walk Friendly Community recognition, also eligible for the Green Communities (Measure 50, 5 points). Additionally, the policy will strengthen grant applications.

Discussion:

A complete street is a right-of-way corridor designed to safely accommodate all types of users, including motorists, but also pedestrians, cyclists and transit riders, regardless of their physical and cognitive limitations, and emergency responders.

The existing typical street sections under Div. 10.4. – Street Standards already meet the intent of a complete street policy. This amendment codifies the existing intent deliberately, rather than being implicit.

Alternatives:

The Planning Commission may vote to recommend deferral of a decision, modification of the text amendment, or denial of the text amendment.

Attachments:

1. TA22-0007 Staff Report
2. TA22-0007 Presentation



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P&Z STAFF REPORT

Planning Commission Meeting, July 20, 2022

Case: **TA22-0007 – Complete Streets Policy**
Staff Contact: Catherine Mercier-Baggett (cmercier-baggett@sandyspringsga.gov)
Report Date: December 2, 2022

PURPOSE

An Ordinance to amend the Development Code Section 10.1.1. Purpose and Intent of Article 10. – Streets & Improvements, to include a complete streets policy

RECOMMENDATION

Department of Community Development

Staff recommends **Approval** of **Text Amendment** TA22-0007.

PROCESS

Planning Commission Hearing:
December 21, 2022

Mayor and City Council Hearing:
January 17, 2023

PROPOSED AMENDMENT

~~Strike through red:~~ Text to be removed

Blue: Text to be added

Article 10. – Streets & Improvements

Div.10.1. – General Provisions

Sec. 10.1.2. Complete Streets Policy

- A. This policy applies to all new construction and reconstruction of roadways within the limits of the City of Sandy Springs;
- B. Roadway projects should balance the transportation operational and safety needs of all users regardless of mode, for commercial and non-commercial travel, as well as access and mobility to adjacent land use;
- C. Roadway projects should consider the unique needs of vulnerable road users including pedestrians, bicyclists, persons using transit, persons with disabilities, older adults and youth;
- D. Roadway projects should make use of the latest and best design standards, policies, and guidelines;
- E. Complete Streets solutions shall be developed based on adopted standards (Division 10.4 – Street Standards of the Development Code and Section 2 – Street Framework and Mobility Maps: Typical Sections and Details of the Technical Manual) to fit within the context of the community, and these solutions shall be flexible so that the needs of the corridor can be met without wasting resources; and
- F. All departments shall collaborate to ensure the implementation of the policy through all capital improvements, maintenance and private development projects.

Sec. ~~10.1.2.~~ 10.1.3. Suitability of the Land

BACKGROUND

The Complete Streets Policy is designed to meet the recommendations of the City of Sandy Spring's Transportation Master Plan (see below) and Next Ten Comprehensive Plan, and the Georgia Department of Transportation (GDOT).

Staff from Transportation, Sustainability Management and Planning and Zoning considered the best practices outlined by several organizations including Smart Growth America, and the adopted policies of several municipalities including Dunwoody, Roswell and Decatur.

This text amendment will support Measure 44 (5 points), Community Complete Streets of the Atlanta Regional Commission's Green Communities program. It will contribute to the City's application for the Walk Friendly Community recognition, also eligible for the Green Communities (Measure 50, 5 points). Additionally, the policy will strengthen grant applications.

This proposed amendment was reviewed by the City Engineer and the Transportation Division.

ANALYSIS

A complete street is a right-of-way corridor designed to safely accommodate all types of users, including motorists, but also pedestrians, cyclists and transit riders, regardless of their physical and cognitive limitations, and emergency responders.

The existing typical street sections under Div. 10.4. – Street Standards already meet the intent of a complete street policy. This amendment codifies the existing intent deliberately, rather than being implicit.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Staff recommends **Approval** of **Text Amendment** TA22-0007

TA22-0007

Complete Streets Ordinance

Planning Commission

December 21, 2022



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Purpose

A Complete Streets Policy is a best practice for the design of right-of-way corridors that ensure the safety of all users

Users:

- motorists,
- pedestrians,
- cyclists,
- transit riders,
- people with physical and cognitive limitations,
- emergency responders



<https://www.planning.org/planning/2014/may/completestreets.htm>

Background

- Recommended in Transportation Master Plan and Next Ten Comprehensive Plan, and by GDOT;
- Considered nearby cities' policies: Roswell, Decatur, and Dunwoody;
- Counts toward the Atlanta Regional Commission's Green Communities recertification;
- Strengthens the City's application for Walk Friendly Community;
- Improve competitiveness with transportation grants

Existing Street Types Example

Sec. 10.4.3. Two-Lane, No Parking



Proposed Amendment

Sec. 10.1.2. Complete Streets Policy

- A. This policy applies to all new construction and reconstruction of roadways within the limits of the City of Sandy Springs;
- B. Roadway projects should balance the transportation operational and safety needs of all users regardless of mode, for commercial and non-commercial travel, as well as access and mobility to adjacent land use;
- C. Roadway projects should consider the unique needs of vulnerable road users including pedestrians, bicyclists, persons using transit, persons with disabilities, older adults and youth;

- D. Roadway projects should make use of the latest and best design standards, policies, and guidelines;
- E. Complete Streets solutions shall be developed based on adopted standards (Div. 10.4 – Street Standards and Sec. 2 of the Technical Manual) to fit within the context of the community, and these solutions shall be flexible so that the needs of the corridor can be met without wasting resources; and
- F. All departments shall collaborate to ensure the implementation of the policy through all capital improvements, maintenance and private development projects.

Recommendation

Staff recommends approval of the amendment



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CITY CLERK'S OFFICE

TO: Honorable Planning Commission Members
FROM: Matthew Anspach, Senior Planner
DATE: December 8, 2022 Submission for the December 21, 2022 Meeting
ITEM: **TA22-0009** - An Ordinance to amend Development Code Section 1.2.1. Districts Established and Section 10.3.1. Blocks

Recommendation:

Staff recommends Approval of Text Amendment TA22-0009.

Background:

In December of 2021, the North End Mixed Use (NEX-) zoning district was established in the City's Development Code after much public input and discussion with City Staff, consultants, and elected officials. While the district has yet to be established on a property within Sandy Springs through the rezoning process, the district standards look to have a positive impact on a variety of large, underutilized properties in the City's North End.

Discussion:

Staff believes the edits provided in this proposal are appropriate in that they substantially conform with the Comprehensive Plan and stated purpose and intent of the Development Code. The edits were discovered post-adoption of the NEX- district text amendment, so this proposal seeks to correct an error. They do not contradict the intent or application of the Code, but clarify and enhance what is existing.

Alternatives:

The Planning Commission may vote to recommend approval, deferral, modification, or denial of the text amendment.

Attachments:

1. TA22-0009 Staff Report
2. TA22-0009 Presentation



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P&Z STAFF REPORT

Planning Commission Meeting, December 21, 2022

Case: **TA22-0009 – NEX (North End Mixed Use) Fixes**
Staff Contact: Matthew Anspach (manspach@sandyspringsga.gov)
Report Date: December 12, 2022

PURPOSE

An Ordinance to amend Development Code Section 1.2.1. Districts Established and Section 10.3.1. Blocks.

RECOMMENDATION

Department of Community Development

Staff recommends **Approval** of **Text Amendment** TA22-0009.

PROCESS

Planning Commission Hearing:
December 21, 2022

Mayor and City Council Hearing:
January 17, 2023

Sec. 1.2.1. Districts Established														
<table> <tr> <th colspan="3">Zoning District Categories</th></tr> <tr> <td></td><td>Established Zoning Districts</td><td>Character Areas Implemented</td></tr> <tr> <th colspan="3">Corridor & Node Districts</th></tr> <tr> <td></td><td>North End Mixed Use: NEX-5/6, NEX-5/10/12</td><td>Mixed Use</td></tr> </table>			Zoning District Categories				Established Zoning Districts	Character Areas Implemented	Corridor & Node Districts				North End Mixed Use: NEX-5/6, NEX-5/10/12	Mixed Use
Zoning District Categories														
	Established Zoning Districts	Character Areas Implemented												
Corridor & Node Districts														
	North End Mixed Use: NEX-5/6, NEX-5/10/12	Mixed Use												
Sec. 10.3.1. Blocks														
		Block Face												
Corridors and Nodes														
	OX-, CX-, SX-, NEX-	660' max												
BACKGROUND														
In December of 2021, the North End Mixed Use (NEX-) zoning district was established in the City’s Development Code after much public input and discussion with City Staff, consultants, and elected officials. While the district has yet to be established on a property within Sandy Springs through the rezoning process, the district standards are very prescriptive and look to have a positive impact on a variety of large, tired properties in the City’s North End. This text amendment includes two small, yet essential additions related to the NEX- district including: adding NEX- to the list of established zoning districts; and, establishing the specific block face distance requirement to ensure continued incremental street grid expansion as sites continue to develop and redevelop over time.														
ANALYSIS														
Staff believes the edits provided in this proposal are appropriate in that they substantially conform with the Comprehensive Plan and stated purpose and intent of the Development Code. The edits were oversights which were realized after the NEX- district initial adoption, so they also correct errors. They do not contradict the intent or application of the Code but clarify and enhance what is existing.														

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION
Following review, Staff recommends Approval of Text Amendment TA22-0009, An Ordinance to amend Development Code Section 1.2.1. Districts Established and Section 10.3.1. Blocks.

Planning Commission

December 21, 2022



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TA22-0009

NEX-Fixes

Purpose & Goal of Policy

Districts Established

- To properly establish the North End Mixed Use (NEX-) district

Blocks

- To correct an error where the block face standard was not initially provided

Text Amendment

1. Sec. 1.2.1. – Districts Established

Zoning District Categories		
	Established Zoning Districts	Character Areas Implemented
Corridor & Node Districts		
	North End Mixed Use: NEX-5/6, NEX-5/10/12	Mixed Use

Text Amendment

1. Sec. 10.3.1. – Blocks

	Block Face
Corridors and Nodes	
OX-, CX-, SX-, NEX-	660' max

Text Amendment Overview

- Conforms with the stated purpose and intent of the Development Code
- Substantially conforms with the Comprehensive Plan
- Corrects an error

Next Steps

- January 17 – Mayor and City Council



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