



SANDY SPRINGS

GEORGIA

2023 BOARD OF APPEALS & PLANNING COMMISSION RETREAT

Wednesday, March 1, 2023 – 9:00 a.m.

City Springs – Terrace Meeting Room

1 Galambos Way, Sandy Springs, GA 30328

Live Stream: www.youtube.com/@cityofsandysprings

Breakfast

- I. City of Sandy Springs: 2022 Year in Review Video**
(Presented by Kristin Byars Smith, Assistant City Manager)
- II. Planning & Zoning Staff**
(Presented by Michele McIntosh-Ross, Planning & Zoning Manager, Matthew Anspach, Senior Planner)
- III. Development Code**
(Presented by Matthew Anspach, Senior Planner, Christy Dodson, Associate Principal, Code Studio)
- IV. Decision-making process**
(Presented by Katie Taylor, Attorney at Law)
- V. Economic Development/Special Events**
(Presented by Caroline Davis, Economic Development Manager, Matthew Anspach, Senior Planner, AICP)

Morning Break

- VI. Metropolitan River Protection Act**
(Presented by Jim Santo, Atlanta Regional Commission, ARC)
- VII. Community Development Building Division**
(Presented by Johnathan Livingston, Building Official, Shelia Quick, Customer Service Permit Manager)
- VIII. Community Development Block Grant**
(Presented by Kimberly Roberts, Cobb County CDBG & NSP Program Offices , Eryca Fambro, Senior Project Consultant)

Lunch/Video Show

- IX. Communications Team Introduction**
(Presented by Andrew Allison, Communications Director, Xanthe Tilden, Senior Public Relations Specialist, Dan Coffey, Assistant Director of Communications)

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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X. Crossroads Small Area Plan

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

XI. How to conduct a meeting

(Presented by Rusty Paul, Mayor)

Afternoon Break

XII. Code Enforcement

(Presented by Yvonne Shaw, Code Enforcement Manager)

XIII. Recreation and Parks

(Presented by Steve Ciaccio, Deputy Director, Jane Jarrett, Program Coordinator, Leisure, Hunter Jordan, Coordinator-Athletics)

XIV. Sustainability

(Presented by Catherine Mercier-Baggett, Sustainability Manager, William Parks, Urban Forest Coordinator)

XV. Roswell Road Access Management Plan

(Presented by Catlin Shankle, Senior Transportation Planner)

XVI. Closing Remarks

(Presented by Ginger Sottile, Director of Community Development)

Adjourn

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.

2023 Board of Appeals and Planning Commission Retreat

March 1, 2023



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2022 Sandy Springs Highlights

2023 Adopted Priorities



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Planning & Zoning

Matthew Anspach



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Planning & Zoning

Team

- Ginger Sottile, Community Development Director
- Michele McIntosh-Ross, Planning & Zoning Manager
- Matthew Anspach, AICP, Senior Planner
- Helen Owens, Planner III/Zoning Administrator
- LaQuita Williams, Planner I
- Scott Porter, Planning Technician
- Melvin Mungai, Zoning Plan Reviewer
- Sam Wiltz, Planning & Zoning Clerk

Responsibilities

- Planning and Zoning
 - Planning – state mandates
 - Next Ten and Community Work Program, Regional Planning Coordination, Capital Improvement Element – Impact Fee Program
 - Zoning Code to Implement Policy
 - Planning Commission – recommendations the MCC on Next Ten, Policy, Zoning code edits, request for zoning map amendments
 - Staff prepares the case reports with a recommendation based on research in good city planning
 - Board of Appeals - Quasi judicial makes final decisions on request (from the community) to allow variances to the code and well as appeals to Director's decisions
 - Staff prepares the case reports to defend the code
 - Metropolitan River Protection Act
 - Community Development Block Grant

Responsibilities

- Provide professional and technical services, including long range and current planning
- Assist colleagues, BOA, PC, MCC, applicants, customers, stakeholders
- Support developers and citizens in applying the Code to diverse projects
- Manage and make recommendations on cases:
 - Variance (V)
 - Stream Buffer Variance (V)
 - Appeal (AP)
 - Character Area Map Amendment (CA)
 - Zoning Map Amendment (Rezoning) (RZ)
 - Conditional Use Permit (U)
 - Text Amendment (TA)
- Review proposed land use and development projects, plans, and permits for compliance with Code

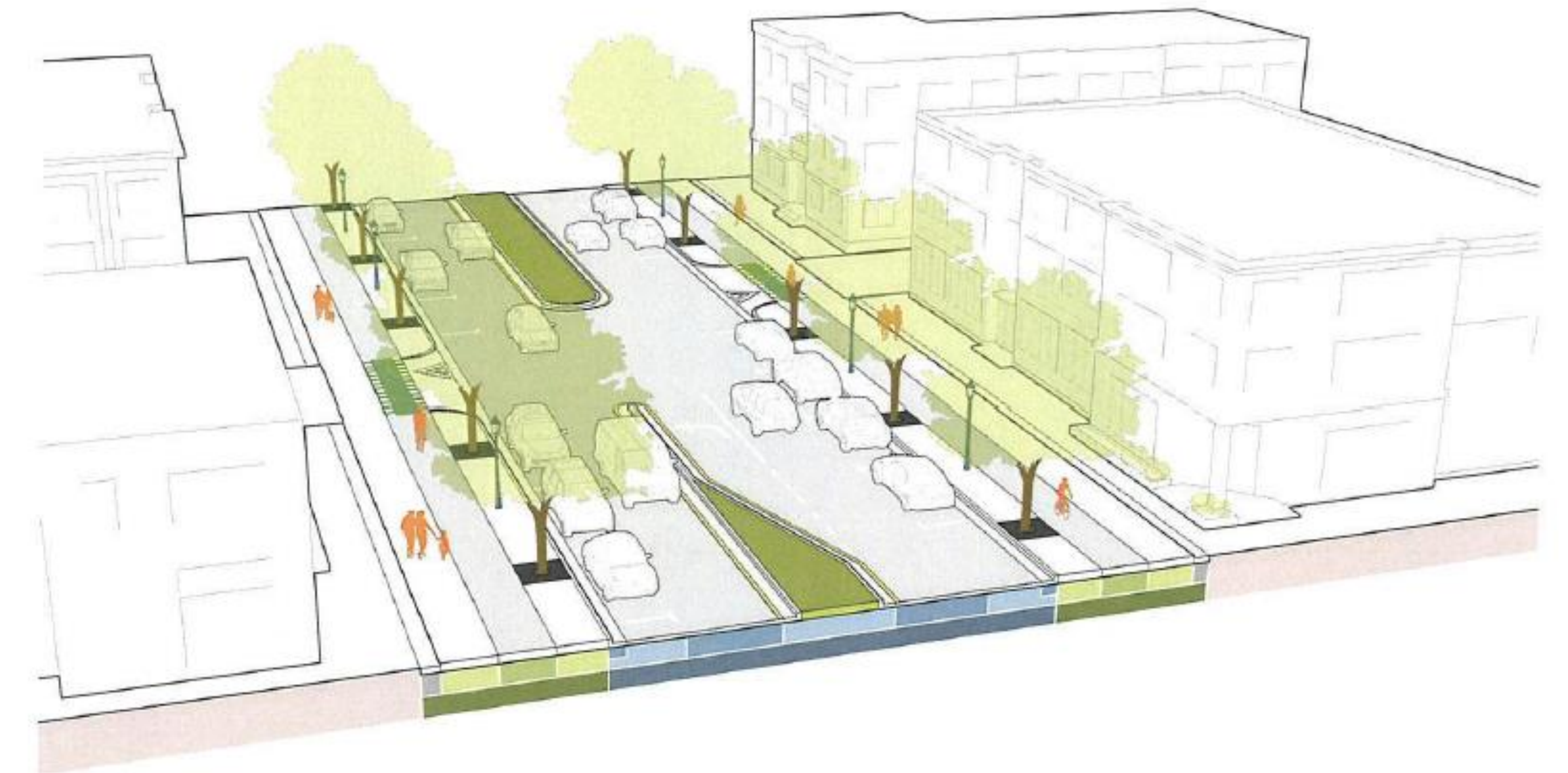
Development Code Overview

Development Code

- Combined zoning ordinance and development regulations
- Codifies vision for growth



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DEVELOPMENT CODE

CITY COUNCIL ADOPTED

August 15, 2017

Articles

- Article 1. Introductory Provisions
- Article 2. Protected Neighborhoods
- Article 3. Urban Neighborhoods
- Article 4. Corridors & Nodes
- Article 5. Perimeter Center
- Article 6. Rules for All Districts
- Article 7. Use Provisions
- Article 8. Site Development
- Article 9. Environmental Protection
- Article 10. Streets & Improvements
- Article 11. Administration
- Article 12. Definitions

Character Areas and Zoning Districts

Zoning District Categories		
	Established Zoning Districts	Character Areas Implemented
Protected Neighborhood Districts		
	Residential Estate: RE-2, RE-1	Protected Neighborhood
	Residential Detached: RD-27, RD-18, RD-15, RD-12, RD-9, RD-7.5	Protected Neighborhood
	Parks: PK	Conservation Area/Park
	Conservation: CON	Conservation Area/Park
Urban Neighborhood Districts		
	Residential Urban: RU-4, RU-3	Urban Neighborhood
	Residential Townhouse: RT-3	Urban Neighborhood, Powers Ferry
	Residential Multi-Unit: RM-3, RM-3/8	Urban Neighborhood, Powers Ferry
	Residential Mixed Use: RX-3, RX-4, RX-5	Urban Neighborhood, Powers Ferry

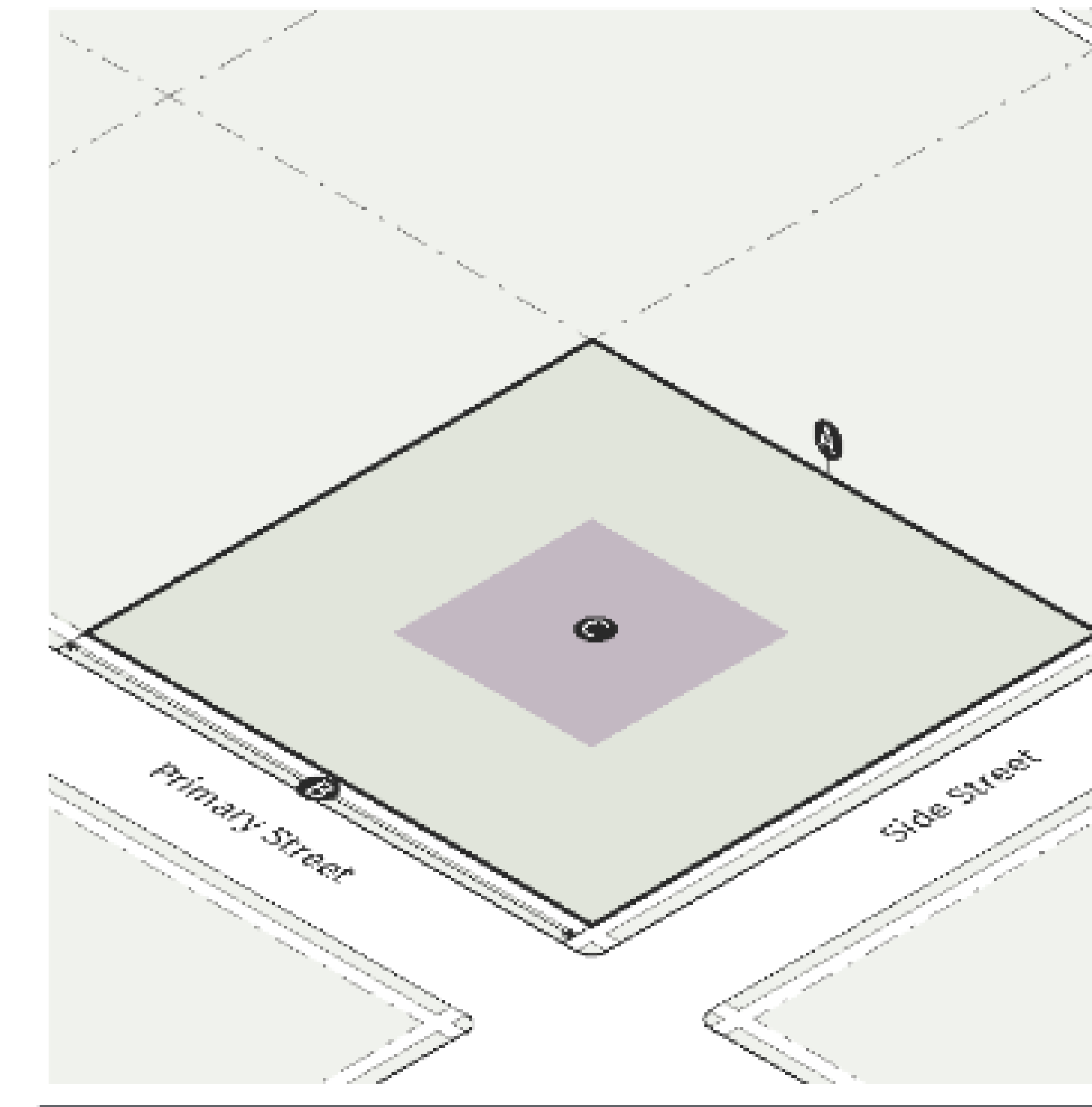
Corridor & Node Districts		
	Office Neighborhood: ON-3	Neighborhood Village
	Office Mixed Use: OX-3, OX-4, OX-5, OX-6, OX-8	Commercial/Mixed Use, Powers Ferry, Powers Ferry Village
	Commercial Mixed Use: CX-3	Commercial/Mixed Use, Powers Ferry, Powers Ferry Village
	Shopfront Mixed Use: SX-3, SX-4, SX-6	Mixed Use, Powers Ferry Village
	Transit-Mixed Use: TX-4, TX-6	MARTA Transit-Oriented Development
	City Springs: CS-3, CS-4, CS-5, CS-6	City Springs
	Industrial Mixed Use: IX-3	Commercial/Mixed Use
	Commercial Corridor: CC-3	Commercial/Mixed Use, Powers Ferry Village
Perimeter Center Districts		
	Perimeter Residential: PR-3, PR-5	Perimeter Center
	Perimeter Mixed Use: PX-3, PX-5, PX-8, PX-10/12, PX-20/35	Perimeter Center

Lot Parameters (Articles 2. through 6.)

- Area
- Width
- Lot coverage
- Outdoor amenity space

Div. 2.2. Residential Estate (RE-2, -1)*

SEC. 2.2.1. LOT PARAMETERS



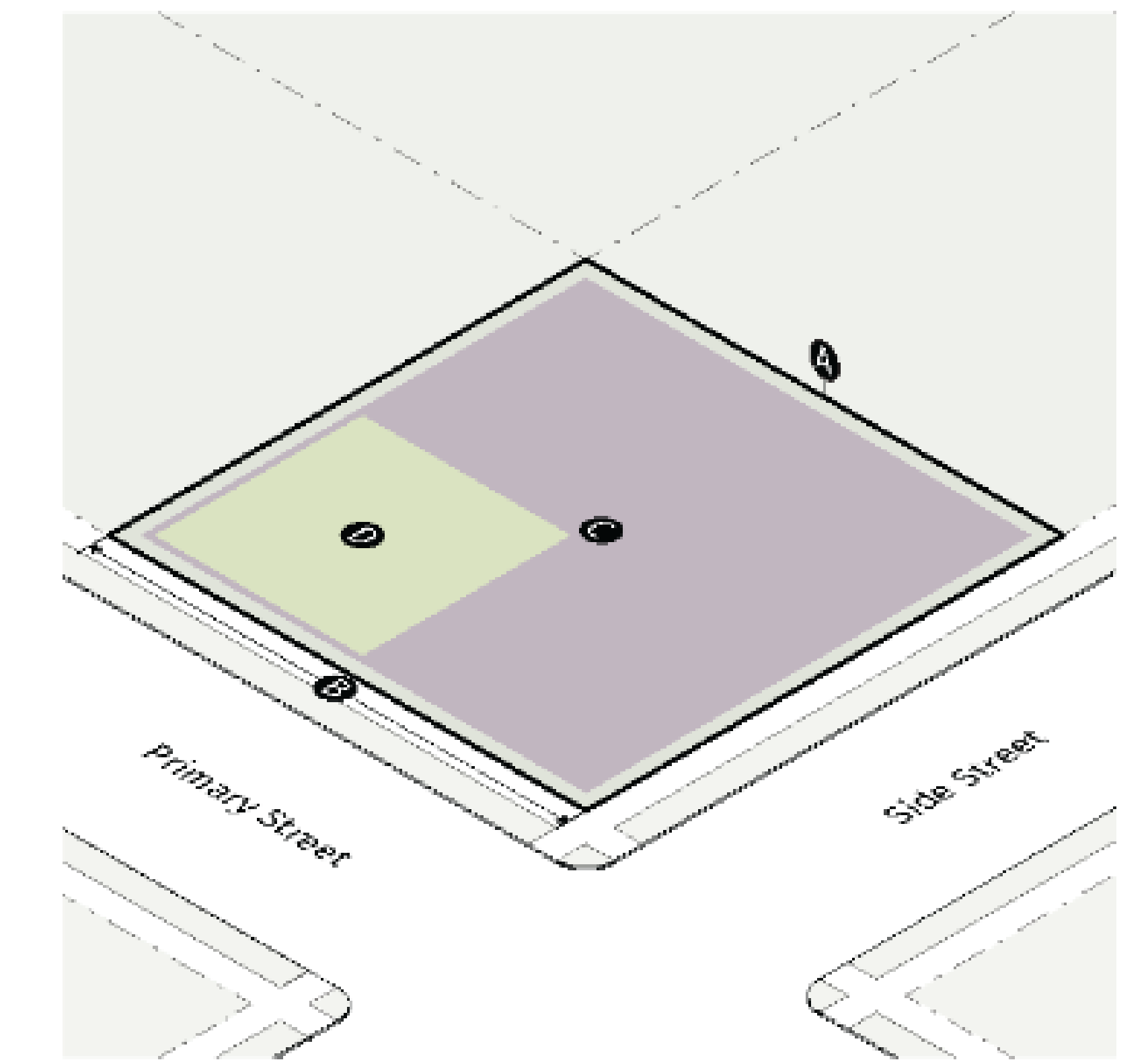
RE-2 RE-1

Lot		
A Area		
Single unit detached	2 acre min	1 acre min
All other allowed uses	10,000 SF min	10,000 SF min
B Width		
Single unit detached	200' min	150' min
All other allowed uses	100' min	100' min
Coverage		
C Lot coverage		
Residential use	25% max	25% max
All other principal uses	By use permit	
D Canopy coverage		
Residential use	35% min	35% min
All other uses	40% min	40% min

(Ord. of 4-17-2018(3), § 2-3)

Div. 4.4. Commercial Mixed Use (CX-)

SEC. 4.4.1. LOT PARAMETERS



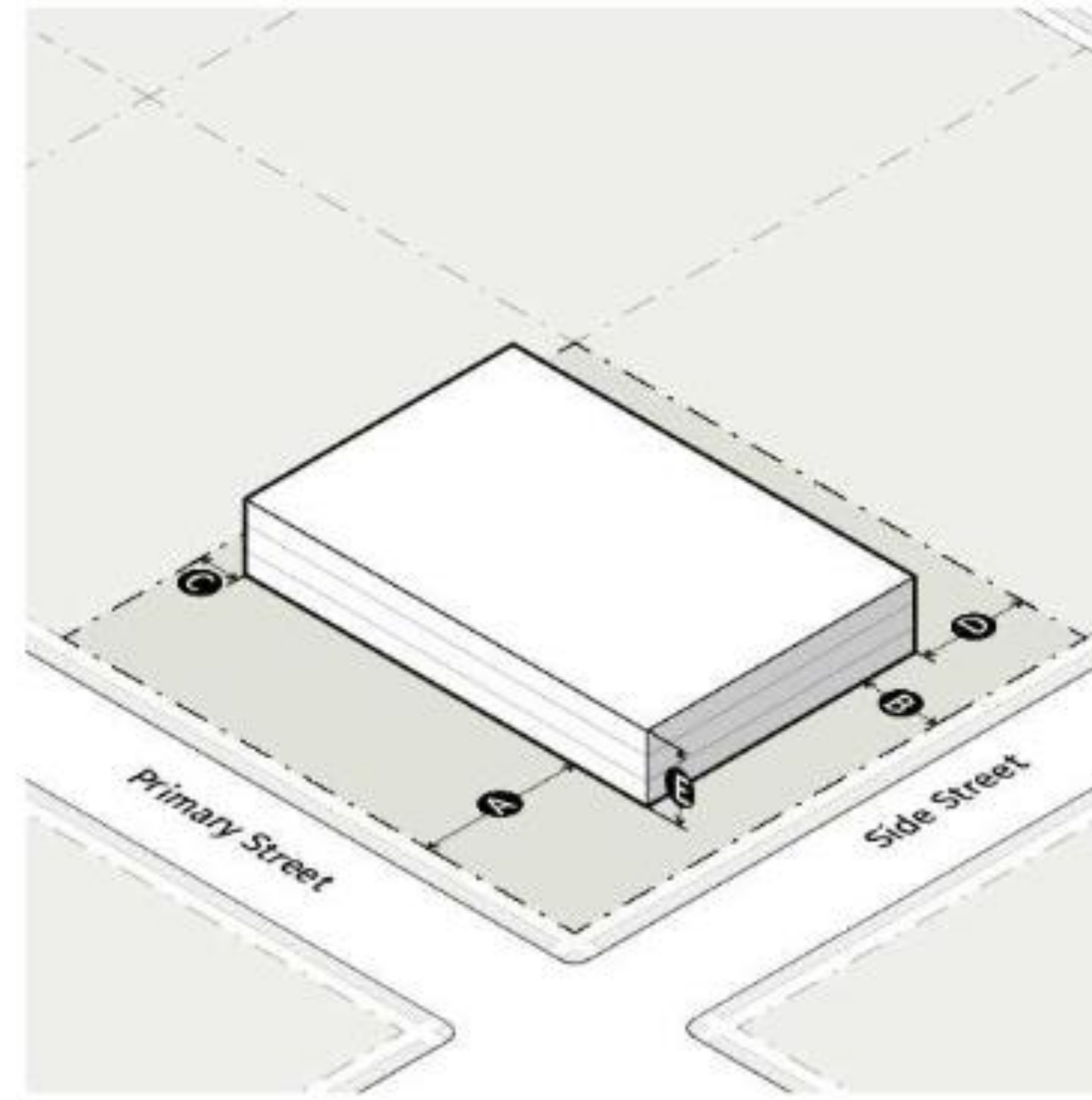
Lot		
A Area		
Single unit attached	1,300 SF min	
Multi-unit	7,500 SF min	
All other allowed uses	7,500 SF min	
B Width		
Single unit attached	16' min	
Multi-unit	75' min	
All other allowed uses	75' min	
Coverage		
C Lot coverage	85% max	
D Outdoor amenity space	Required	
E Canopy coverage		
Residential use	35% min	
All other uses	40% min	

(Ord. of 4-17-2018(3), § 4-5; Ord. No. 2019-01-04, § 1, 1-15-2019)

Placement (Articles 2. through 6.)

- Building setbacks
- Build-to zone
- Parking setbacks

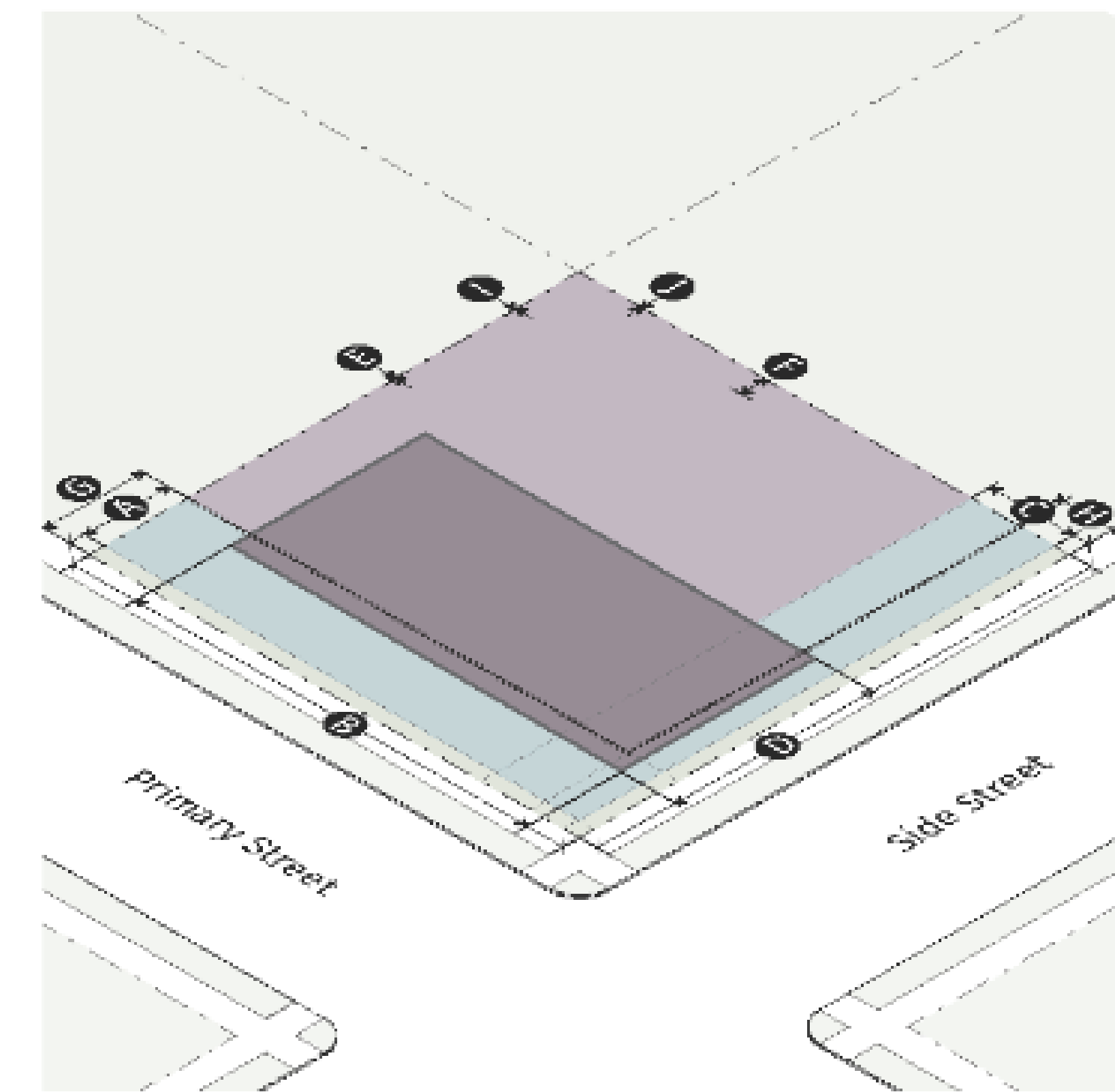
SEC. 2.2.2. PLACEMENT AND HEIGHT



	RE-2	RE-1
Building Setbacks		
A Primary street	60' min	60' min
B Side street	40' min	30' min
C Side: common lot line	25' min	15' min
D Rear: common lot line	50' min	40' min
Building Height		
E Single-unit detached dwelling	3 stories/40' max	
All other principal uses	By use permit	

(Ord. of 4-17-2018(3), §§ 2-4, 2-5)

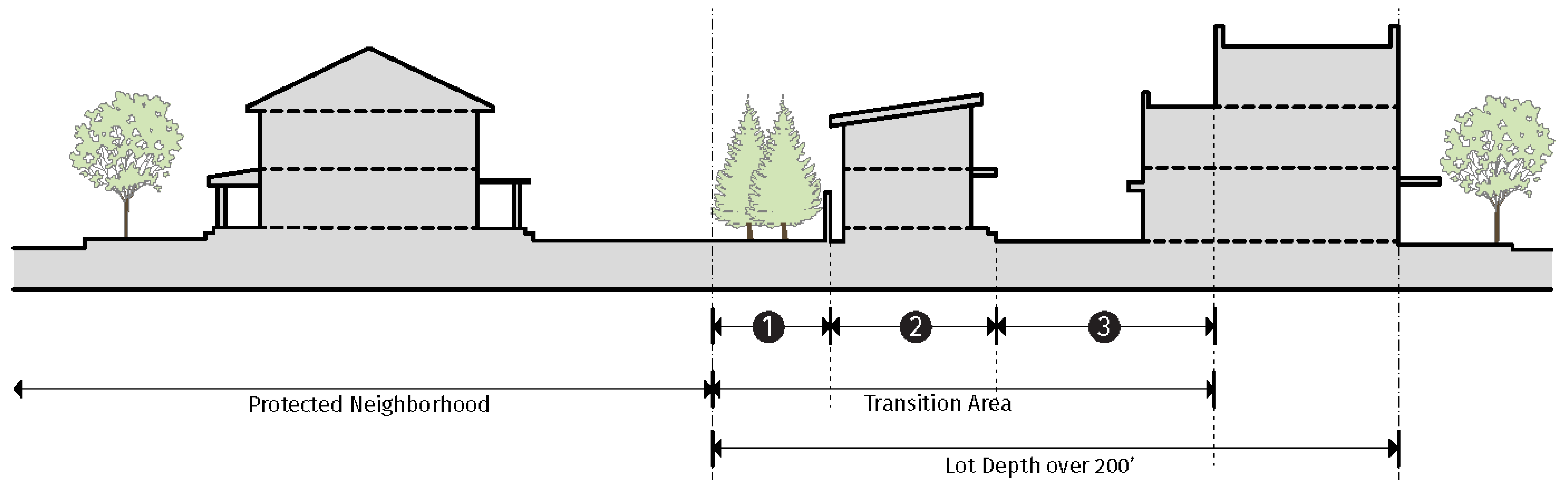
SEC. 4.4.2. BUILDING PLACEMENT



Build-to Zone		
A Primary street	3' min/20' max	
B % of building facade in primary street build-to zone	80% min	
C Side street	3' min/20' max	
D % of building facade in side street build-to zone	40% min	
Side and Rear Building Setbacks		
E Side: common lot line	0' min	
Side: alley	5' min	
F Rear: common lot line	0' min	
Rear: alley	5' min	
Abutting a Protected Neighborhood	see Div. 6.4	
Parking Setbacks		
G Primary street	20' min	
H Side street	10' min	
I Side: common lot line/alley	0' min	
J Rear: common lot line/alley	0' min	
Abutting a Protected Neighborhood	see Div. 6.4	

Protected Neighborhood Transitions (Division 6.4.)

- Apply on lots in Urban Neighborhood, Corridors & Nodes, Perimeter Center districts that abut RE-, RD-
 1. Buffer
 2. Restricted uses
 3. Compatible massing



Garages and Parking for Single Unit Detached Dwellings in RD-, RU-, RT (Section 6.5.2.)

- No garages in setbacks
- Front-entry garage doors must be at least 5' behind front wall plane of house, extending no more than 40% of street-facing width of house
- Side-entry garage walls facing streets must have architectural finish and windows
- Garage doors facing streets must be either <6' or >20' from back of sidewalk/curb
- In front setbacks, no parking pads, but turnaround extensions of no more than 200 sq. ft. allowed
- No visible storage/parking of more than 4 vehicles at single-family residences
- No parking/storage of junk/salvage vehicles; no more than 2 junk/vehicles are permitted if parked/stored in garage/carport not visible from street or adjacent residential property

Allowed Use Table (Division 7.2.)

P: Permitted

L: Limited

C: Conditional Use Permit

—: Not Permitted

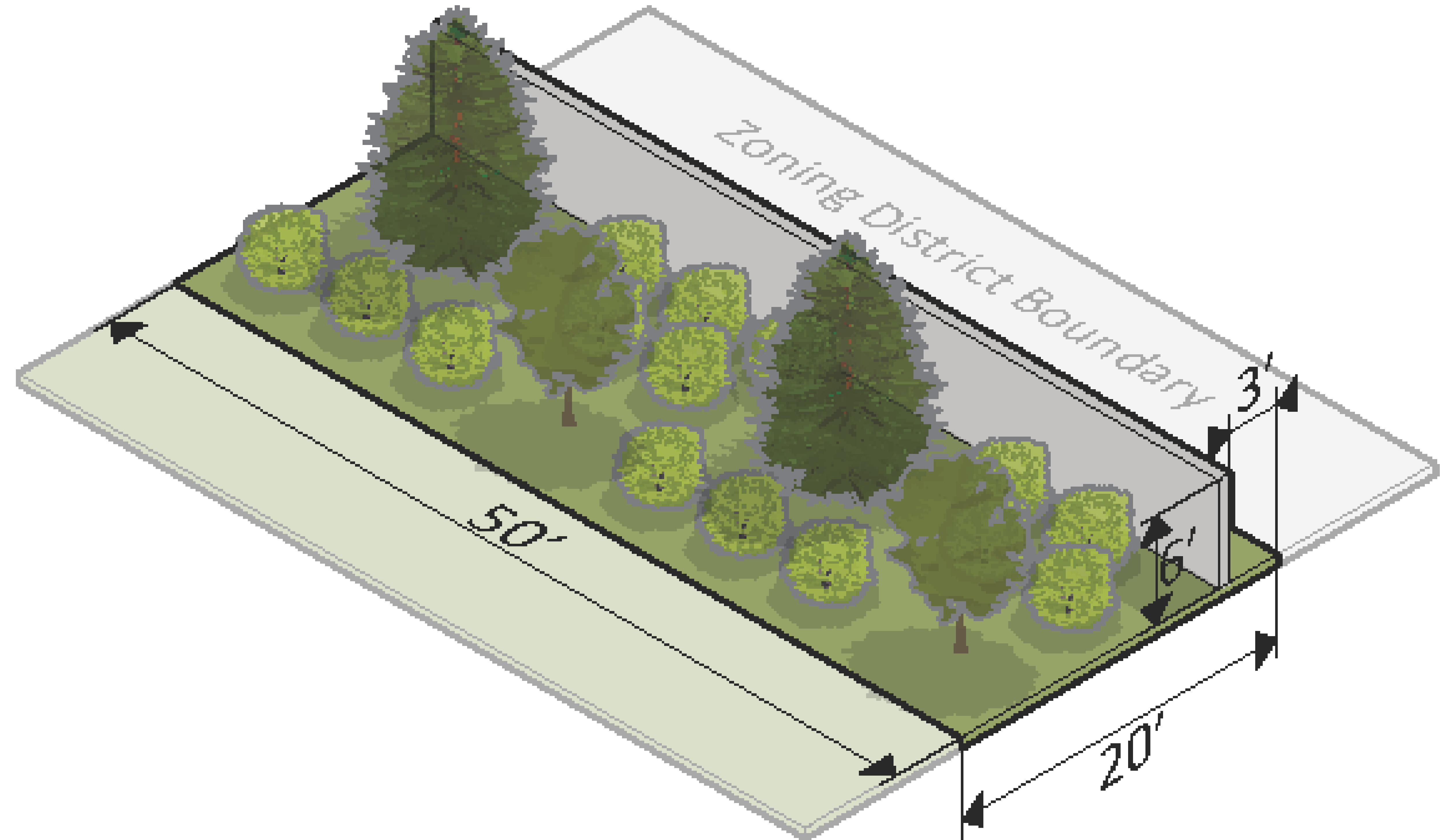
Allowed Use Table	Protected Neighborhood				Urban Neighborhood				Corridors & Nodes				Perimeter Center				Definition/Standards			
	RE	RD	PK	CON	RU	RT	RM	RX	ON-	OX-	CX-	SX-	TX-	CS-	IX-	CC-		PR-	PX-	PM-
Residential Uses																				
Household Living																				Sec. 7.3.1
Single unit detached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

Residential Accessory Structures (Section 7.8.22.)

	Minor Accessory	Major Accessory
Examples	<ul style="list-style-type: none"> Gazebo, outdoor kitchen, detached carport, tree house (unconditioned), play structure, pool/spa, etc. 	<ul style="list-style-type: none"> Cabana, shed, pool house, detached garage
Location	<ul style="list-style-type: none"> Allowed in side or rear (not front) yard Min. 10' or setback from property line (less restrictive applies) 	<ul style="list-style-type: none"> Allowed in side or rear (not front) yard If >500 sq. ft.: must meet setbacks If <500 sq. ft.: min. 10' from property line or setback (less restrictive applies)
Height	<ul style="list-style-type: none"> Max. 15' tall if in setbacks Max. 24' tall if in buildable area Each façade/element must comply 	<ul style="list-style-type: none"> Max. 15' tall if in setbacks Max. 24' tall if in buildable area Each façade/element must comply

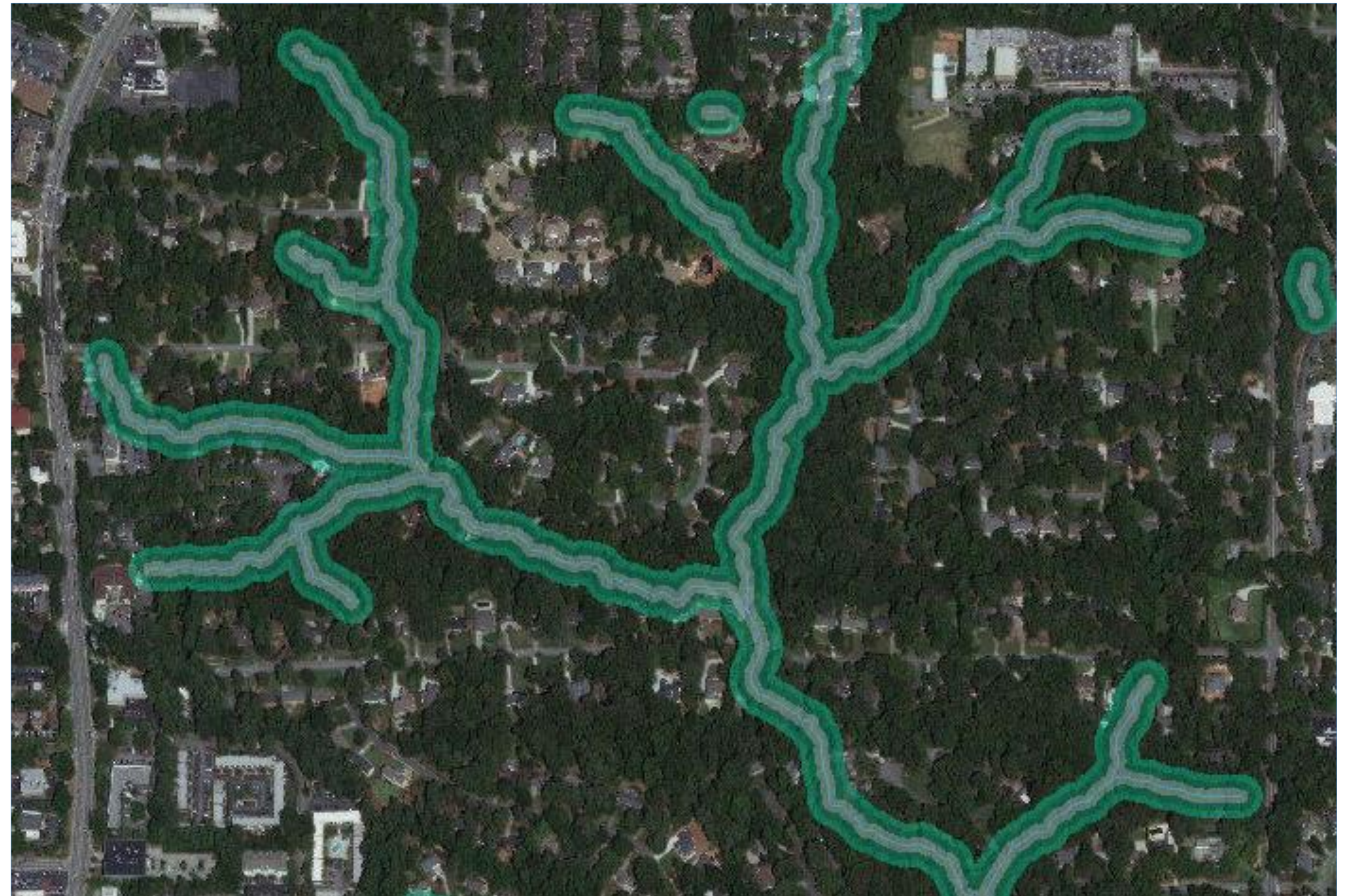
District Boundary Buffers (Section 8.2.7.)

- Between RM- / Corridor & Nodes and RT / RU-
- Min. 20' wide



State Waters Buffers and Setback (Section 9.2.4.)

- 50' undisturbed natural vegetative buffer, as measured from point of wretched vegetation
- Additional 25' impervious surface setback



Grading and Retaining Walls (Sections 9.4.2., 9.4.3.)

- Grading in side setbacks in RE-, RD-, RU- must be mitigated
- In RE-, grading/RWs may encroach up to 10' into common side and side street setbacks, no grading/RWs within 20' of rear lot lines
- In RD-, RWs may encroach up to half the depth of side setbacks
- In RD-27, RD-18, RD-15, no grading/RWs within 15' of rear lot lines
- In RD-12, RD-9, RD-7.5, RU-, no grading/RWs within 10' of rear lot lines
- In RE-, RD-, RU-, RWs may be up to 6' tall
- In all other districts, RWs may be up to 8' tall
- RWs must be finished with stucco, brick, or stone



Nonconformities (Division 11.7.)

- Preexisting conditions that do not conform with Development Code
- Structures
 - Maintenance & repairs allowed
 - Expansion, alteration or rebuild must meet Code
 - No new nonconformity may be created
- Lots
 - Lot that was legally platted and recorded in Fulton Co. deed records that no longer meets Development Code standards must meet other requirements in Development Code, such as setbacks

Comprehensive Development Code Review

- In-Progress
- Code Studio (Consultant)
- 3 Phases-
 - Phase I - Information Gathering Phase (Listening Sessions, Retreats, Work Sessions) October - March
 - Phase II - Drafting Phase (Initial/Subsequent/Final Draft) March - June
 - Phase III - Public Review & Presentation Phase (Outreach/Presentation/Planning Commission/Council) June - September

BOA & PC

Board of Appeals

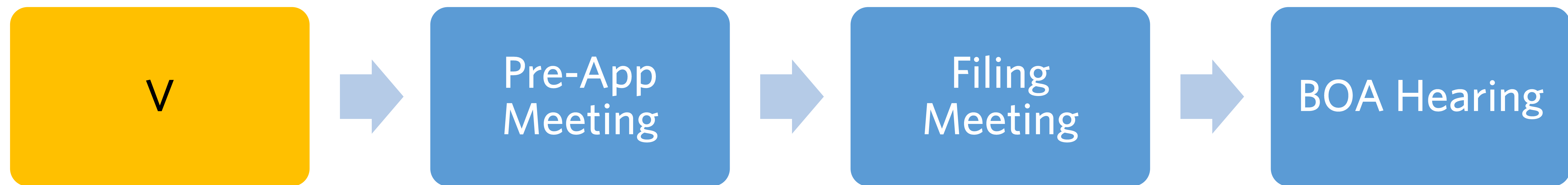
- Quasi-judicial board comprised of 7 citizen volunteers appointed by MCC
- Holds public hearings and reviews and decides on:
 - Appeals (APs) of administrative decisions or interpretations of Development Code, APs regarding approval or denial of preliminary plat or final plat without dedication, and
 - Variances (Vs) from Development Code
 - Stream Buffer Variances
- Hearings once a month, every first Wed. after Council meeting at 6 PM
- Briefings with Staff on Wed., the week before BOA, at 10 AM and 2 PM

Planning Commission

- Advisory board comprised of 7 citizen volunteers appointed by MCC
- Holds public hearings and reviews and provides recommendations on Applications for legislative review, including:
 - Text Amendments (TAs),
 - Comprehensive Plan Character Area Map Amendments (CAs),
 - Zoning Map Amendments (Rezoning) (RZs), and
 - Conditional Use Permits (Us)
- Hearings once a month, every third Wed. after a Council meeting at 6 PM
- Briefings with Staff on Wed., the week before PC, at 10 AM and 2 PM

Zoning Cases

Basic Processes



Detailed Processes and Staff Tasks

- Schedule, lead, attend, take notes at meetings
- Collect, organize, save, stamp, review, redact, post materials
- Complete Staff information on materials
- Update case logs, website, calendars
- Create, send mailing lists, mailed written notice templates
- Collect, verify public notice
- Present cases to internal review team
- Request, collect internal, external reviews
- Write, sign, send initiation letters
- Create, review, update Staff Reports
- Visit, take photos of sites
- Analyze requests
- Determine recommendations
- Collect public comments
- Prepare, send, invoice legal notices
- Create sign templates
- Ensure fees are paid
- Post Packages online
- Create, review presentation slides
- Present cases, answer questions at Briefings
- Set up for, present cases at, take notes at Hearings
- Prepare legal documents
- Write, sign, send decision letters
- Update GIS
- Archive materials

Variance (V) Criteria (Section 11.6.2.)

Explain for each Variance requested how:

- a. The application of the Development Code would create **an unnecessary hardship**, and **not merely an inconvenience**

- b. **Extraordinary and exceptional conditions** due to the size, shape, or topography, **specific to the subject property**

Framework considerations

Further, the application shall demonstrate that:

- c. Such conditions are **not the result of action or inaction** of the current property owner; and
- d. Would provide **the minimum relief necessary** to make possible the reasonable use of the property; and
- e. Would result in **development that is consistent intent of** Development Code, Comprehensive Plan policies, and **not detrimental** to the public

Stream Buffer Variance (V) Criteria (Section 9.2.4.)

Explain for each Variance requested how:

- a. Prevent land development unless a buffer or setback Variance is granted;**
- b. Unusual circumstances** when strict adherence to the minimal buffer and setback requirements would create **an extreme hardship.**

The following factors will be considered by the BOA in determining whether to issue a Variance:

- a. The **physical characteristics** of the property;
- b. The locations of **natural features** on the property
- c. **The location and extent of buffer or setback intrusion;**
- d. Whether less intrusive **alternative designs** are possible
- e. **The long-term and water quality impacts;** and
- f. Issuance is **at least as protective of natural resources and the environment.**

CA Criteria (Section 11.3.6.B.)

- 1. Corrects an error, meets the challenge of some changing condition, trend or fact**
- 2. Substantially conforms with the remainder of the Comprehensive Plan**
- 3. Will reinforce the existing or planned character of the area**
- 4. Not significantly impact the natural environment**
- 5. Not have a significant adverse impact on property in the vicinity**

RZ Criteria (Section 11.3.6.C.)

1. Corrects **an error** or meets challenge of **changing condition, trend or fact**
2. **Substantially conforms with the Comprehensive Plan**
3. **Substantially conforms with the stated purpose and intent of this Development Code**
4. **Reinforces the existing or planned character** of the area
5. The subject property is **appropriate** for the development allowed in the proposed district and the use and development of adjacent properties

- 6. Substantial reasons why the property must not be used according to the existing zoning**
- 7. A need for the proposed use at the proposed location**
8. The City and other service providers will be able to provide **sufficient public facilities and services**
- 9. Not significantly impact the natural environment**
- 10. Not have a significant adverse impact on property in the vicinity**

U Criteria (Section 11.3.6.D.)

1. The use is **allowed as a Conditional Use** in the respective zoning district
2. The use **complies with the applicable specific use standard** without any Variance
3. The use is **compatible with adjacent uses**
4. **Any significant adverse impacts will be effectively mitigated or offset**
4. The City and other service providers will be able to provide **sufficient public facilities and services**

TA Criteria (Section 11.3.6.A.)

- 1. Corrects an error or meets challenge of changing condition, trend or fact**
- 2. Is in response to changes in State law, or by court decision**
- 3. In response to revised City policies, newly adopted plans, or changes in other City Ordinances**
- 4. Substantially conforms with the Comprehensive Plan, contemporary planning practices, and local, state, and federal laws**

- 5. Substantially conforms with the stated purpose and intent Development Code**
- 6. Constitutes a benefit to the City as a whole and is not solely for the good or benefit of a particular landowner**
- 7. Not significantly impact the natural environment**
- 8. Not significantly impact existing conforming development patterns, standards or zoning regulations**

Motions Should Be

- Clear
- Concise
- Stated in affirmative
- Tied to approval criteria

Potential V Approval Motion

- “I move to **approve** the Request for a Variance from Sec. X to allow X, **subject to Staff's recommended conditions**, based on the fact that the following criteria are met:
 - The applicant has shown that the application of the Development Code would create an **unnecessary** hardship due to XYZ.
 - Additionally, there are **extraordinary** conditions due to the size, shape, or topography of the property that are **specific** to the subject property.
 - Furthermore, the Applicant has demonstrated the following: The Request is
 - **not the** result of XYZ;
 - the **minimum** relief;
 - consistent with XYZ,
 - in accordance with the requirements of the Development Code in the granting of relief through a Variance.”

Potential V Denial Motion

- “I move to **deny** the request for a Variance from Sec. X to allow X, based on the following findings of the Board:
 - The application of the Development Code would **not** create an **unnecessary** hardship, but rather an **inconvenience** to the Applicant.
 - Furthermore, there are **not extraordinary** conditions of the property, as it is similar in size, shape, and topography to neighboring properties.
 - Additionally, the Applicant has not demonstrated the following: The Request is
 - the result of XYZ;
 - **not the** minimum relief;
 - **not** consistent with XYZ,
 - in accordance with the requirements of the Development Code in the granting of relief through a Variance.”

Potential Case Approval Motion

- “I move to **recommend approval** of the Request to change the Character Area of X from Y to Z, based on the following findings:
 - The requested Comprehensive Plan Character Area Map Amendment
 - **corrects** an error or meets the challenge of some **changing** condition, trend, or fact;
 - substantially **conforms** with the remainder of *The Next Ten*;
 - will **reinforce** the existing or planned character of the area;
 - will **not** significantly impact the natural environment; **and**
 - will **not** have a significant adverse impact on property in the vicinity.
 - in accordance with the requirements of the Development Code in the granting of a Character Area Map Amendment.”

Potential Case Denial Motion

- “I move to **recommend denial** of the Request to change the Character Area of X from Y to Z, based on the following findings:
 - The requested Comprehensive Plan Character Area Map Amendment
 - does **not correct** an error or meets the challenge of some **changing** condition, trend, or fact;
 - does **not** substantially **conform** with the remainder of *The Next Ten*;
 - would **not reinforce** the existing or planned character of the area;
 - **would** significantly impact the natural environment; **and**
 - **would** have a significant adverse impact on property in the vicinity.
 - in accordance with the requirements of the Development Code in the granting of a Character Area Map Amendment.”

BOA & PC Guidelines

Guidelines

- Be thoroughly familiar with City plans, codes, policies, procedures
- Attend preliminary Briefings
- Be well versed on cases and Staff Reports prior to Hearings
- Attend at least 2/3 of all Meetings
- Seek to move Hearings forward productively
- Maintain focus on specific requests
- Be weary of ex parte contact
- Staff are only an opinion

**Thank you for your service!
Questions?**

Board of Appeals and Planning Commission Retreat

March 1, 2023



SANDY SPRINGS™

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Development Code Updates

Presented by
Christy Dodson

CODE STUDIO

Project Summary

- **Step 1:** Consult the Community About Issues with Existing Development Code and New Ideas for the City

- **Step 2:** Confirm Revision Direction with City

- **Step 3:** Draft Revisions to Development Code

- **Step 4:** Discuss Revisions with the Community

- **Step 5:** Make Changes as Needed

- **Step 6:** Adopt Updated Development Code

What We've Heard So Far

Stakeholder Interviews

- City Council Small Group Meetings
- Appointed Officials Small Group Meetings
- Topical Stakeholder Meetings

City of Sandy Springs

Development Code Update

The City of Sandy Springs is planning to revise the City's Development Code and wants to know your thoughts! Discuss any issues with the current code and help decide what the Sandy Springs of the future will look like.

Topics of discussion will include:

Building Heights

The locations and extents of allowed additional maximum building heights, including clarification of bonus heights and incentives for developers.

Future Land Use

Including new Mixed-Use development, outparcel redevelopment and the repurposing of underutilized or vacant sites.

Public Amenity Spaces

The design standards and requirements for providing outdoor amenity spaces that can be enjoyed by everyone.

Housing Types

Allowing additional flexibility in housing development to provide "missing middle" housing.

Street Design

New street design standards that could improve the pedestrian experience and the public realm.

Parking

Reassessment of parking requirements and the design standards for parking areas and garages.

The Future of Fuel

The design of gas stations and electric vehicle charging stations.



WEBSITE/CONTACT INFO?

Building Heights

The location and extent of allowed additional maximum building heights, including clarification of bonus heights and incentives for developers.

- **More Height Districts**

Some areas of the City could allow for more height such as:

- City Springs
- Roswell Road: Northwood / Prado
- Edges of Perimeter Center
- MARTA North Springs Station Area
- Powers Ferry
- Roswell Road at Chattahoochee River

- **Construction Technology**

- Flexibility from “concrete and steel” requirement may be appropriate
- New materials such as cross-laminated timber should be considered

Future Land Use

Including new mixed-use development, outparcel redevelopment and the repurposing of underutilized or vacant sites.

- **Conversion of Office to Residential**
 - Allowance for conversion to residential units may be appropriate in areas such as Powers Ferry and Perimeter Center
 - Existing code could better accommodate incremental redevelopment
- **Development Bonuses**
 - Some areas need additional height to attract activity
 - If height is allowed, it can be by-right or in trade for something

Public Amenity Space

The design standards and requirements for providing outdoor amenity spaces that can be enjoyed by everyone.

- **Required Outdoor Amenity Space**
 - Currently required everywhere except most residential districts
 - Consider requiring certain outdoor amenity space types such as:
 - Plazas
 - Dog parks
 - Trails
 - Outdoor gathering spaces
 - Children's play areas

Housing Types

Allowing additional flexibility in housing development to provide “missing middle” housing.

- **More Home Ownership Opportunities**
 - Currently limited options for first-time homebuyers and empty nesters
 - Need options for wealth-building or those wanting to downsize and remain in the community
- **Variety in Housing Choices**
 - Consider some flexibility on building types in townhouse residential districts

Street Design

New street design standards that could improve the pedestrian experience and the public realm.

- **Improved Frontages on Large Streets**
- **Options for New Street Types**
 - Smaller, internal streets
 - Shared streets (“woonerf”)

Parking

Reassessment of parking requirements and the design of standards for parking areas and garages.

- **Reduced Parking Locations**

- Consider areas where reduced parking standards may be appropriate such as:
 - City Springs
 - Perimeter Center
 - MARTA Station Areas
- Consider areas with ability to share parking between uses

Future of Fuel

The design of gas stations and electric vehicle charging stations.

- **Gas Stations**

- Consider allowing existing stations a limited number of additional pumps in trade for site improvements such as:
 - Canopy improvements
 - Signage upgrades
 - Landscape improvements
- Consider allowing fueling as an accessory use

- **EV Chargers**

- Standards needed for where EV chargers can be located on a site
- Screening standards needed for chargers visible from the street

Technical Clean-Ups

- **Common Rezoning Issues**
- **Commonly-Granted Variances**
 - Garage modifications in Protected Neighborhoods
- **Administrative Issues**
 - Flexibility for rear yard access during renovations in Protected Neighborhoods

Questions?



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Mathis & Gary LLP

City of Sandy Springs: Zoning and Land Use Training

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Where We Are

California

Los Angeles – Downtown
 Los Angeles – LAX
 Los Angeles – Orange County
 Sacramento
 San Diego
 San Francisco – Downtown
 San Francisco – Marin County

Connecticut

Hartford

Florida

Tampa

Georgia

Atlanta
 Forest Park
 Savannah

Indiana

Indianapolis

Kentucky

Lexington

Massachusetts

Boston

New Jersey

Cherry Hill
 Newark

New York

New York City

Ohio

Cincinnati
 Cleveland
 Columbus

Pennsylvania

Philadelphia
 Pittsburgh

Rhode Island

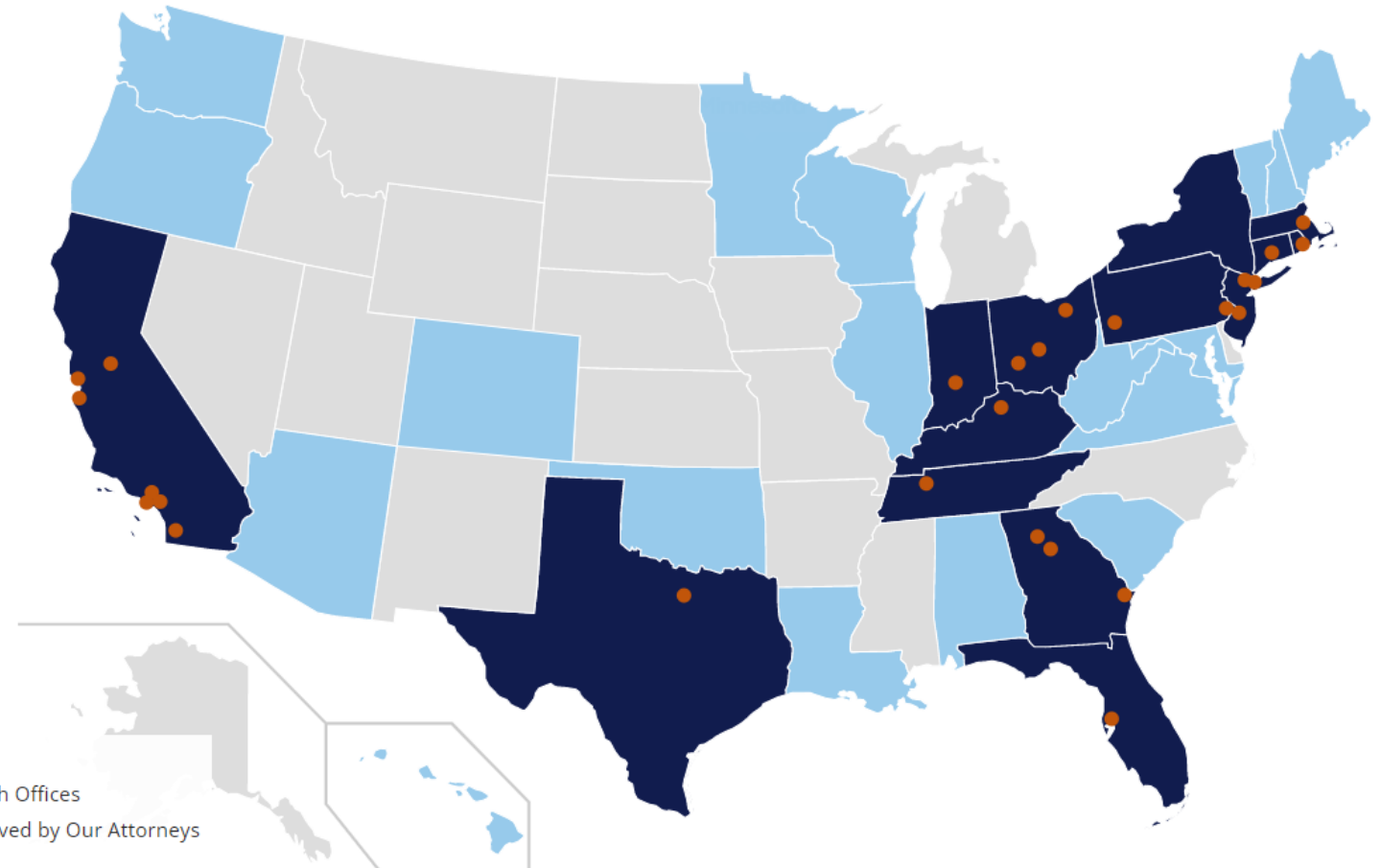
Providence

Tennessee

Nashville

Texas

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Overview of Legal Authority for Land Use Regulations

- Georgia Constitution
- State Law
 - Zoning Procedures Law—O.C.G.A. §§ 36-66-1 through 36-66-6
 - Conflicts of Interest— O.C.G.A. § 36-67A-1 through 36-67A-6
 - Role of Department of Community Affairs; Planning & Development Act—O.C.G.A. § 36-70-1

Land Use Authority at the Local Level

- City Charter
- City Ordinance
- Zoning map
- Comprehensive Land Use Plan

Roles and responsibilities of the Commissions and Boards

- Mayor and City Council
- Planning Commission
- Zoning Board of Appeals

Overview of Legal Authority For Land Use Regulation

The Georgia Constitution

In the 1983 Constitution, the legislature eliminated the prohibition of the General Assembly's involvement in land use planning and zoning. The Constitution, however, reaffirmed the home rule authority of local governments. The General Assembly was given the authority to enact laws establishing procedures for local governments to exercise their zoning authority. Ga. Const. Art. IX, sec. 2, para. 4.

“Paragraph IV. Planning and zoning. The governing authority of each county and of each municipality may adopt plans and may exercise the power of zoning. This authorization shall not prohibit the General Assembly from enacting general laws establishing procedures for the exercise of such power.”

- Ga. Const. Art. IX, sec. 2, para. 4.

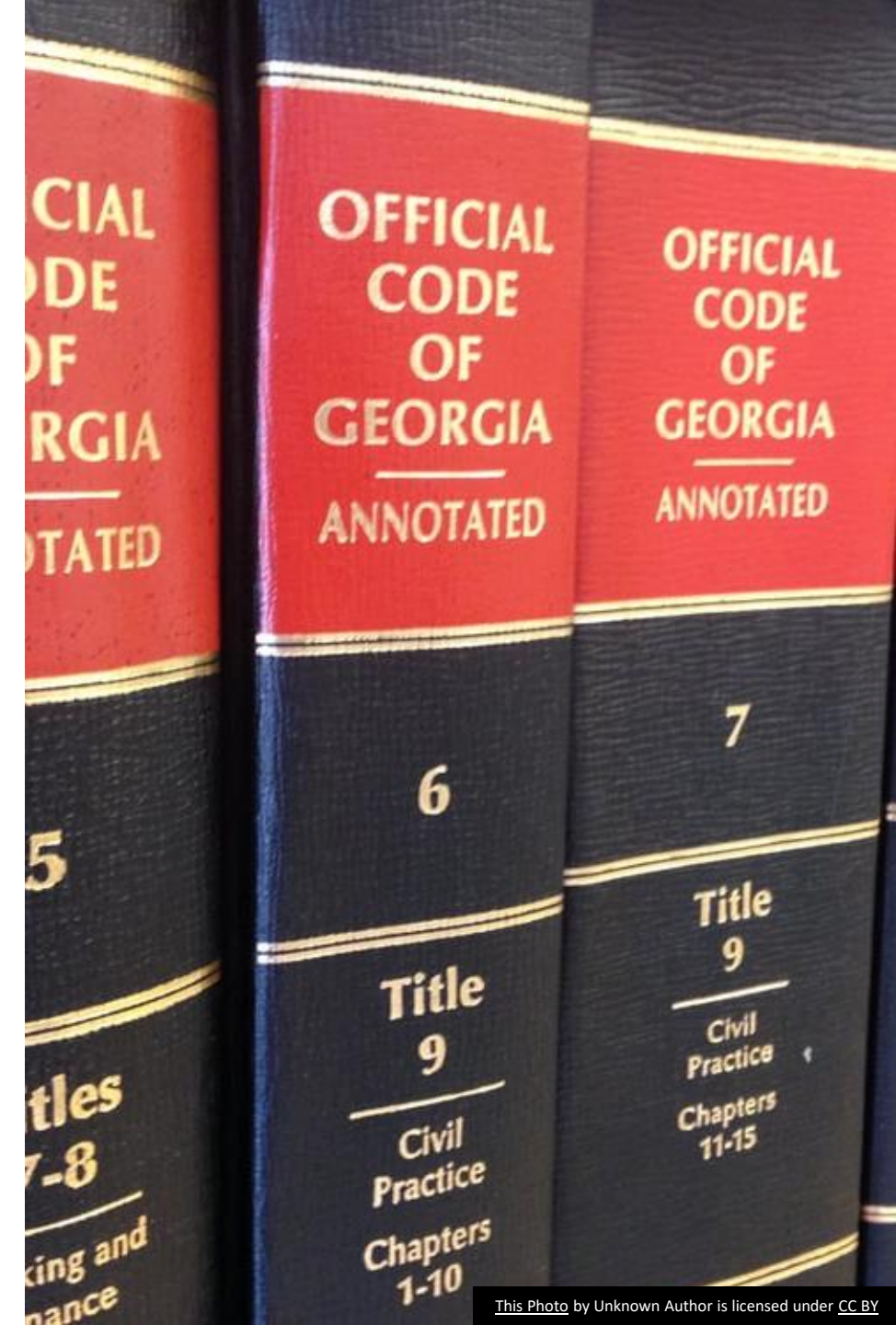
General Assembly established these procedures in the Zoning Procedures Law (“ZPL”) in 1985. O.C.G.A. § 36-66-1, et seq.



Legal Authority For Land Use Regulation

Major state legislative schemes:

- The Zoning Procedures Act codified in O.C.G.A. § 36-66-1, et seq.
- O.C.G.A. § 36-67A-1 through 36-67A-6. Conflicts of Interest in Zoning Actions
- Planning & Development Act O.C.G.A. § 36-70-1



Legal Authority For Land Use Regulation—ZPL



Overview of the Zoning Procedures Act—O.C.G.A. § 36-66-1 through 36-66-6.

- Provides the framework for local governments' exercise of the zoning powers given to them by the Georgia Constitution.
- Purpose of ZPL is to establish minimum procedures for the exercise of zoning powers by local governments and provide for judicial review of local government zoning decisions.
- ZPL authorizes governments to pass ordinances and resolutions to:
 - delegate quasi-judicial zoning powers to appointed boards, officers, and commissions; and
 - establish "procedures and notice requirements for hearings" consistent with the ZPL's minimum standards to ensure due process;
 - provide additional procedures *beyond* the ZPL's minimum standards.

Legal Authority For Land Use Regulation—ZPL

O.C.G.A. § 36-66-3—important definitions.

- “Quasi-judicial” entities are appointed and have been delegated quasi-judicial powers by ordinance or resolution.
- Quasi-judicial entities in Sandy Springs: Planning Commission and Zoning Board of Appeals
- *Not* quasi-judicial: the City Council
- “Quasi-judicial” power:
 - Hearing appeals of administrative decisions;
 - Render decisions on variances, special administrative permits, special exceptions, conditional use permits, and other types of permits which are *not* “zoning decisions”

Legal Authority For Land Use Regulation—ZPL

O.C.G.A. § 36-66-3—important definitions.

“Zoning decisions” are legislative actions which only elected local government can take. A zoning decision is a final legislative action which results in:

- Adoption or repeal of zoning ordinance;
- Adoptions of text amendments to zoning ordinance;
- Adoption or denial of amendment to zoning ordinance to rezone property;
- Adoption or denial of city-initiated amendment zoning ordinance to rezone property to be annexed;
- Grant or denial of permit for special use of property; and
- Grant or denial or variance or conditions concurrent and in conjunction with decision on rezoning or decision on special use permit.

Note: the zoning ordinance includes the official zoning map.

Legal Authority For Land Use Regulation—ZPL

O.C.G.A. § 36-66-4(a)—Hearing and Notice Requirements For Zoning Decisions.

- Hearing required for all proposed zoning decisions
- Notice by publication in a local newspaper of general circulation
- Notice must be published *at least 15, but not more than 45, days prior* to the hearing
- Must state *time, place, and purpose* of hearing

O.C.G.A. § 36-66-4(b)—Hearing and notice for rezonings initiated by property owners.

- Hearing required; notice required as above + location of property, present zoning classification, and proposed zoning. The additional info is not required for city-initiated rezonings.
- Sign posting required. Not less than *15 days before hearing* a sign must be posted conspicuously on property containing information required by ordinance.

Legal Authority For Land Use Regulation—ZPL

O.C.G.A. § 36-66-4 (c)—Denied Rezoning

- If a rezoning fails, whether city or property owner initiated, then the property cannot be considered for rezoning again for at least six (6) months.

O.C.G.A. § 36-66-4 (d) (1) through (4)—Rezoning for Property to Be Annexed into a Municipality.

- Apply procedures for notice, posting, hearing, except follow O.C.G.A. § 36-36-6 for the final vote before adoption of the annexation or effective date of local act annexing property.
- If the rezoning of property to be annexed is approved, then the classification will become effective on the later of:
 - Date zoning approved by city;
 - Date annexation is effective; or
 - If the county objects to annexation under O.C.G.A. § 36-36-11, the date provided for in that section (28 calendar days after the completion of annexation and the zoning or rezoning vote by the municipal governing authority).

Legal Authority For Land Use Regulation—ZPL

O.C.G.A. § 36-66-4 (e)—“Qualified Municipality”

- A qualified municipality is one which shares a common zoning ordinance with the county in which it sits with respect to zoning classifications. A qualified municipality may provide by ordinance that all annexed property shall be zoned for the same use for which it was zoned immediately prior to annexation.

O.C.G.A. § 36-66-4 (f)—Zoning Decisions Related to Halfway Houses, Drug Rehabilitation Centers, or Drug Addiction Treatment:

- Hearing *at least 6 months, no more than 9*, before final action on the zoning decision.
- Post sign on property *not less than 15 days prior to the hearing*.
- Publish notice *at least fifteen (15), not more than forty-five (45), days* before hearing. Notice must be at least six (6) column inches and shall not be in the classified advertisements section.
- Posted and published notice state the zoning decision relates to or will allow the location or relocation of a halfway house, drug rehab center, or facility for the treatment of drug addiction.

Legal Authority For Land Use Regulation—ZPL

O.C.G.A. § 36-66-4 (g)—Hearing and Additional Notice Required for Any Proposed Quasi-Judicial Action.

For any action described as quasi-judicial, a local government is required to provide:

- A hearing.
- Notice of the hearing at least 30 days before the hearing by publication in the newspaper. It must state the *time, place, and purpose* of the hearing.
- Additional notice of the hearing must be mailed to the “owner of the property that is the subject of the proposed action.” This mailed notice requirement specifies that it relates to the *subject* property and not *affected* properties.

Legal Authority For Land Use Regulation—ZPL

O.C.G.A. § 36-66-4 (h) Zoning Decisions Which Allow or Expand Multi-Family Housing Uses.

When a zoning decision will:

1. Amend the zoning ordinance to revise classifications or definitions of single-family residential uses and the amendment will have the effect of:
 - a. Authorizing multi-family uses of property; or
 - b. Granting permission for property owners to deviate from existing single family residential zoning requirements,

Then apply procedures in O.C.G.A. § 36-66-4 (h)(1)(A), (h)(1)(B), (h)(1)(B)(i), (h)(1)(B)(ii), (H)(2), (H)(3) (next slide)

Legal Authority For Land Use Regulation—ZPL

O.C.G.A. § 36-66-4 (h) Zoning Decisions Which Allow or Expand Multi-Family Housing Uses.

Summary of new procedures:

- Decision adopted at *2 regular Council meetings not less than 21 days apart*
- *Before first meeting*, must hold 2 public hearings at least 3, not more than 9, month before final action. Note: these are in addition to the hearings required under 36-66-4(a), meaning, a total of 4 public hearings.
- Sign posting required. Must state that decision related to MF uses
- Published notice required. At least 15, not more than 45, days before the hearing. Must state that decision related to MF uses. Must be 9 column inches and cannot be in classified ad section. Must state copy of amendment is on file with city clerk.

Legal Authority For Land Use Regulation—ZPL

O.C.G.A. § 36-66-4 (H)(2).

The new published notice and posted notice requirements apply to:

- Any zoning decision that abolishes all SF zoning classifications; and
- Zoning decisions that result in rezoning all property zoned SF to MF

O.C.G.A. § 36-66-4 (H)(3)

- The new publishing and notice requirements do not apply to zoning decisions for rezoning property from SF to MF when the rezoning is initiated by the owner or agent of the property.

Legal Authority For Land Use Regulation—ZPL

O.C.G.A. § 36-66-5 (a)

- Local governments shall adopt policies and procedures which govern “calling and conducting” the hearings under O.C.G.A. § 36-66-4. Meaning, ordinance revisions are required if provision is not already made.
- Includes hearings on zoning decisions and quasi-judicial decisions.

O.C.G.A. § 36-66-5 (b)

- Local governments must adopt standards for exercise of its zoning power to make zoning decisions.

O.C.G.A. § 36-66-5 (b)(1)

- Local governments may adopt “specific standards and criteria” for the exercise of quasi-judicial decision-making authority delegated to boards, officers, and commissions. If standards are adopted, they shall include the factors by which the quasi-judicial matter is to be evaluated.

Legal Authority For Land Use Regulation—ZPL

O.C.G.A. § 36-66-5.1. Standards of Review. This section is a part of the newly amended ZPL. It provides for the type of judicial review and appeal procedures specific to quasi-judicial zoning powers and legislative zoning decisions.

In sum, this section:

- Requires that all challenges to zoning decisions or quasi-judicial must be brought within 30 days;
- Makes zoning decisions subject to direct constitutional challenge by de novo review in superior court.
- Creates presumption in favor of government action requires showing of “significant detriment” and non-relation to public health, safety, morality, welfare to overcome
- Requires challenges to quasi-judicial decisions subject to appellate review in superior court by certiorari. Reviewed on the record
- Requires local governments to designate quasi-judicial officer to certify petition and accept service and elected official to accept service of appeal of quasi-judicial appeal
- Appeal and challenges stay decision of government.

Legal Authority For Land Use Regulation—ZPL

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- Appeal and challenges stay decision of government.

Legal Authority For Land Use Regulation—Conflicts in Zoning

O.C.G.A. § 36-67A-1 through 36-67A-6.

- Government officials who *know or reasonably should know* they have:
 1. An interest in property affected by rezoning action;
 2. Financial interest in business with property affected by rezoning; or
 3. Has a family member with an interest in the rezoning,

Shall immediately disclose the nature and extent of the interest in writing to the local government. If they have an interest as described in 1. or 2., must disqualify himself or herself from voting and shall take no further action involving the rezoning. Such disclosure shall be public record.

Legal Authority For Land Use Regulation—Conflicts in Zoning

O.C.G.A. § 36-67A-1 through 36-67A-6.

- If rezoning applicant or opponent has donated campaign contribution aggregating \$250 or more within past 2 years to official who will consider application, applicant must file disclosure report showing name of official, dollar amount, and description of each contribution.
- For applicant, due within 10 days after application filed. For opponent, within 5.
- Failure to comply is misdemeanor
- If no quorum because of disqualification, must appoint special master through superior court petition “immediately”. Special master is appointed by judge and shall make recommendation. Final decision-making then reverts to governing authority.

Regional Commissions

State of Georgia



Legal Authority For Land Use Regulation—DCA

Role of Department of Community Affairs - Planning & Development Act O.C.G.A. § 36-70-1

- In 1989, the General Assembly adopted the state-wide Planning and Development Act. This legislation required coordinated planning at the local, regional, and state levels. Counties and their cities are required to prepare comprehensive plans, which are integrated by regional development centers (“RDCs”) into regional plans. Local governments are responsible for implementing local plans and the Department of Community Affairs (“DCA”) is given the responsibility for implementing the Act itself.

Regional Commissions

State of Georgia



Georgia Department of
Community Affairs

Effective July 1, 2021

Legal Authority For Land Use Regulation—DCA

Role of Department of Community Affairs - Planning & Development Act O.C.G.A. § 36-70-1

- State is divided up into 12 different regions – Sandy Springs is in the Atlanta Regional Commission. Your comprehensive plan was completed in 2017. On July 19, 2022 the Mayor and City Council approved a resolution to transmit the Draft Comprehensive Plan, the Next Ten 5-year Update to the Atlanta Regional Commission (ARC) and the GA Department of Community Affairs (DCA) for state and regional review.



Land Use Authority at the Local Level

- City Charter
- City Ordinances and Development Code
- Zoning map
- Comprehensive Land Use Plan
- Regional Development Centers

Roles and responsibilities of Commissions and Boards

- City Council
- Board of Appeals
- Planning Commission



Roles and responsibilities of Commissions and Boards

Mayor and City Council.

- Under ZPL, responsible for all legislative acts/zoning decisions. Must preside over hearings and render decisions.
- Under Charter, may:
 - Mayor nominates boards and commissions (including ZBA and Planning Commission) and the Council confirms. Sec. 2.13
 - Adopts ordinances related to health, safety, and welfare, including “use of property” (Sec. 1.03(12)) and has planning and zoning power (Sec. 1.03(24));
- The Development Code, AKA the Zoning Ordinance, adopted pursuant to ZPL gives authority to:
 - Review and decide on applications for legislative review (Sec. 11.3.1) and any final plat that involves acceptance of public dedication. Sec. 11.1.5. *See also* Sec. 11.4.2 and 11.4.14 (all final plats including dedications must be accepted by Council, Final Plat must be signed by Mayor)



Roles and responsibilities of Commissions and Boards

Mayor and City Council. Cont.

- Legislative Review:
 - Text amendments
 - Comprehensive Plan Character Area Map Amendments
 - Zoning Map Amendments (rezoning)
 - Conditional Use Permits

Roles and responsibilities of Commissions and Boards

Zoning Board of Appeals

- Reviews and decides on applications for:
 1. Appeals from Director's administrative decisions or interpretations of Dev Code, including appeals from decisions on administrative variances, LDPs, and other permits
 2. Appeals regarding approval or denial of preliminary plat or final plat (without public dedication)
 3. Variances from standards of Dev code. Sec. 11.6.2

Planning Commission

- Recommending body
- Under dev code holds hearings and makes recommendations regarding applications for legislative review, vis a vis:
 - Text amendments
 - Comprehensive Plan Character Area Map Amendments
 - Zoning Map Amendments (rezoning)
 - Conditional Use Permits

Commissions and Boards: Meeting Procedures

Board of Appeals. Governed by Article V, Division 2 of City Charter.

- Nominated by Mayor, confirmed by Council. Must be city residents, must attend two-thirds of meetings in calendar year or risk removal
- Chair selected by members. Chair runs meetings
- Secretary keeps minutes, which are public record.
- Monthly meeting or at other such times as the chair calls a meeting.
- Adopts its own by-laws to govern conduct of meetings.

Planning Commission, Governed by Article V, Division 3 of the City Charter.

- Nominated by Mayor and confirmed by Council
- Must be resident of City; Must attend two-thirds of meetings in calendar year or risk removal
- Elect a chairperson at first meeting of calendar year
- Agenda items must be published; Meetings must be kept as public records
- Adopts rules of procedure, or bylaws, for conduct of meetings
- Majority of actual members constitutes quorum

Commissions and Boards: Decision-Making Criteria

Under law, there must be an *ascertainable standard* in an ordinance for applicant to attempt to meet. The criteria set forth in the Zoning Ordinance/Dev Code is the only proper consideration for making decisions. Failure to adhere strictly to the criteria in the Ordinance creates opportunities for legal challenges.

BOA. Variance Decision Process:

1. Board of Appeals Public Hearing Following the recommendation of the Director
2. Hearing notice is published in accordance with ZPL
3. Hearing is held. Decision is made.

Approval Criteria. Variances will ONLY be granted upon showing that:

- application of Development Code would create an unnecessary hardship, *not* merely an inconvenience; OR
- extraordinary and exceptional conditions due to the size, shape, or topography, specific to the property and not generally found in similar properties that prohibit the proposed scope of work from being able to comply with the Dev Code.
- Applicant has burden of showing that such conditions were not caused by current property owner by action or inaction AND
- The variance request would provide the *minimum* relief necessary to make possible the reasonable use of the property; AND
- The variance request would result in development that is consistent with the general intent of this Development Code, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare.

***Remember, 1) variances are forever (or until redevelopment) & 2) these decisions are considered final. Any appeal is to the Superior Court.**

Commissions and Boards: Decision-Making Criteria

BOA Cont.

Administrative Appeals. Sec. 11.6.3.

- **Review by Board of Appeals** Any appeal received and all papers constituting the record relating to the action appealed will be transmitted by the Director to the Board of Appeals. The review by the Board of Appeals is conducted on the record established as part of the Director's decision.
- **Approval Criteria** The criteria for approving or denying the request are the same used for the original decision by the Director, which are...

For Administrative Variance

1. There are practical (not financial) difficulties pertaining to the particular piece of property in question because of its size, shape or topography;
2. The requested variance will be in harmony with the purpose and intent of this Development Code and will not be injurious to the neighborhood or to the general welfare; and
3. The variance requested is the minimum variance that will make possible the proposed use of the land, building or structure.

For Preliminary Plat

1. Recommendations from internal City Departments and external agencies;
2. Compliance with the applicable requirements of this Development Code; and
3. Substantial conformance with the City's applicable adopted plans and policies.

See Dev. Code regarding permits Sec. 11.5

Commissions and Boards: Decision-Making Criteria

Planning Commission.

- The PC must apply the same approval criteria as would be applied by the City Council to legislative review. The PC may recommend additional conditions for approval to the City Council
- A Text Amendment (“TA”) should be approved if it:
 1. corrects an error or meets the challenge of some changing condition, trend or fact.
 2. is in response to changes in State law, as established through amendments to the Georgia General Statutes or by court decision.
 3. is in response to revised City policies, newly adopted plans, or changes in other City Ordinances.
 4. substantially conforms with the Comprehensive Plan, contemporary planning practices, and local, state and federal laws.
 5. substantially conforms with the stated purpose and intent of this Development Code.
 6. constitutes a benefit to the City as a whole and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
 7. will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.
 8. will not significantly impact existing conforming development patterns, standards or zoning regulations.

Commissions and Boards: Decision-Making Criteria

Planning Commission Cont.

- The PC must apply the same approval criteria as would be applied by the City Council to legislative review. The PC may recommend additional conditions for approval to the City Council
- A Character Area Map Amendment (“CAMA”) should be approved if it:
 1. corrects an error or meets the challenge of some changing condition, trend or fact.
 2. substantially conforms with the remainder of the Comprehensive Plan.
 3. will reinforce the existing or planned character of the area.
 4. will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.
 5. will not have a significant adverse impact on property in the vicinity of the subject property.

Commissions and Boards: Decision-Making Criteria

Planning Commission Cont.

- The PC must apply the same approval criteria as would be applied by the City Council to legislative review. The PC may recommend additional conditions for approval to the City Council
- A Zoning Map Amendment (“ZMA”) should be approved if it:
 1. corrects an error or meets the challenge of some changing condition, trend or fact.
 2. substantially conforms with the Comprehensive Plan.
 3. substantially conforms with the stated purpose and intent of this Development Code.
 4. will reinforce the existing or planned character of the area.
 5. The subject property is appropriate for the development allowed in the proposed district and the use and development of adjacent properties.
 6. There are substantial reasons why the property must not be used according to the existing zoning.
 7. There is a need for the proposed use at the proposed location.
 8. The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.
 9. The Zoning Map Amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.
 10. The Zoning Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property.

Commissions and Boards: Decision-Making Criteria

Planning Commission Cont.

- The PC must apply the same approval criteria as would be applied by the City Council to legislative review
- A Conditional Use Permits (“CUP”) should be approved if the use:
 1. is allowed as a conditional use in the respective zoning district (see Div. 7).
 2. complies with the applicable specific use standard listed in Article 7 without the granting of any variance.
 3. is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics; and
 4. Any significant adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset.
 5. The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.

Discussion and Questions

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Economic Development

March 1, 2023

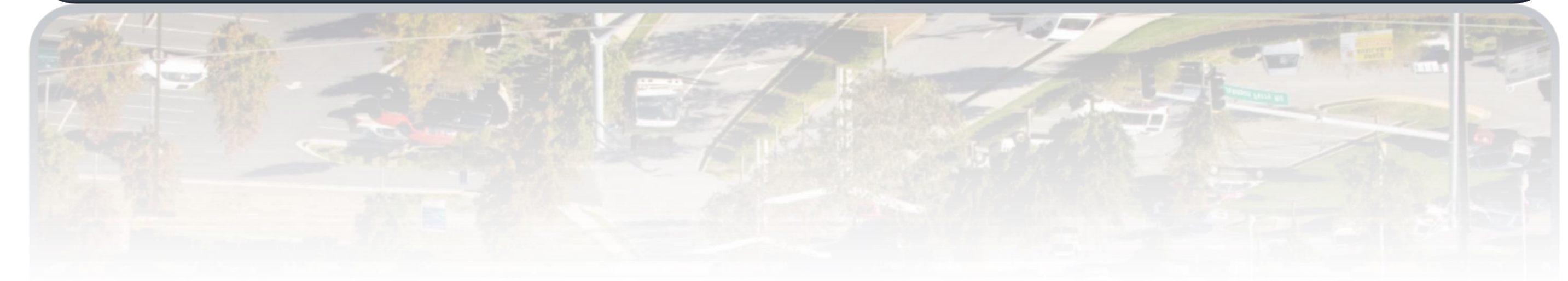


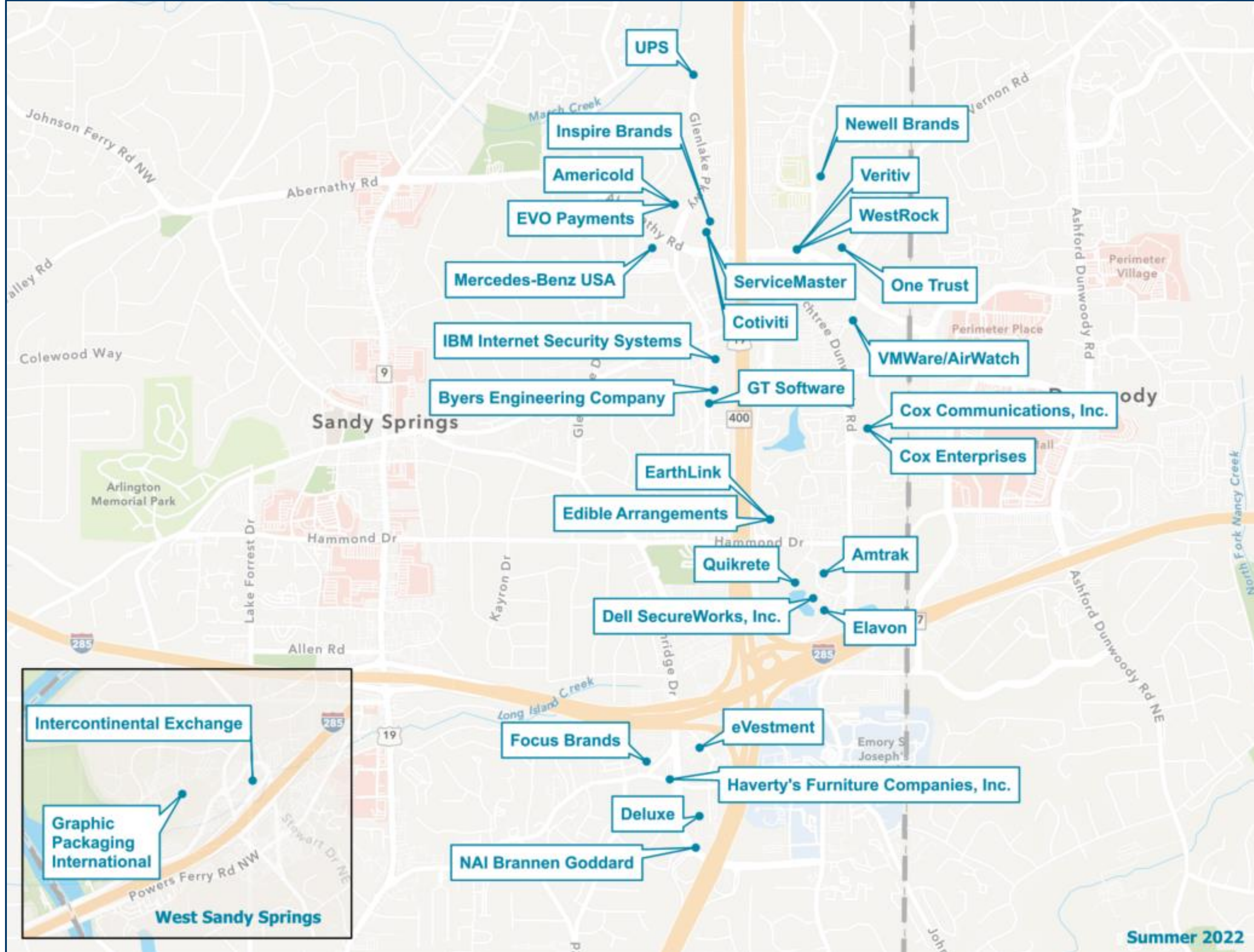
SANDY SPRINGS™

GEORGIA

Community Overview

- **110,000+** Residents
- **100,000+** Jobs Based in SS
- **17.4** Million SF of Class A office
- **3** MARTA Rail Stations within the City
- **5,000+** Active Businesses
- **300+** Restaurants
- **40%** of Hospital Beds in the Metro Area
- **11** Public Schools; **41** Area Private Schools
- **67%** w/ Bachelor's Degree or Higher
- **\$86,500** Median Household Income
- **22** Miles of Chattahoochee shoreline
- **950** Acres of Parkland





Economic Development in Sandy Springs

What IS Economic Development? The Three R's

- **Recruitment & Retention**

- Start - Locate - Grow
- Support state & metro economic development partners; tenant brokers
- Targeting large employers & key industries; lease renewals
- Support small business with connections to resources

- **Redevelopment**

- Maximize City's investment in Sandy Springs
- Promote redevelopment in targeted areas

Economic Development is a Team Sport



Sandy Springs
Development
Authority



Development Authority

Bonds for Title Program

- Purpose: To provide significant real and personal property tax savings for capital intensive projects
- Requirements: Minimum of \$10M capital investment in real or personal property
- Program: 10-year schedule
 - Year 1 – 50% valuation
 - Year 2 – 55% valuation
 -Year 11 – 100% valuation

EX: \$50M in real and personal property investment: property tax reduction of ~\$1M over 10 years.

Large Business

Tier 1

15+ New Jobs Created

\$1 million Capital Investment

4 Year Commitment

1 Year Business Occupant Tax Waiver

Expedited Permitting

Building & Impact Fee Waiver

Tier 2

50+ New Jobs Created

\$1–\$4.9 million Capital Investment

7 Year Commitment

2 Year Business Occupant Tax Waiver

Expedited Permitting

Building & Impact Fee Waiver

Tier 3

100+ New Jobs Created

\$5+ million Capital Investment

10 Year Commitment

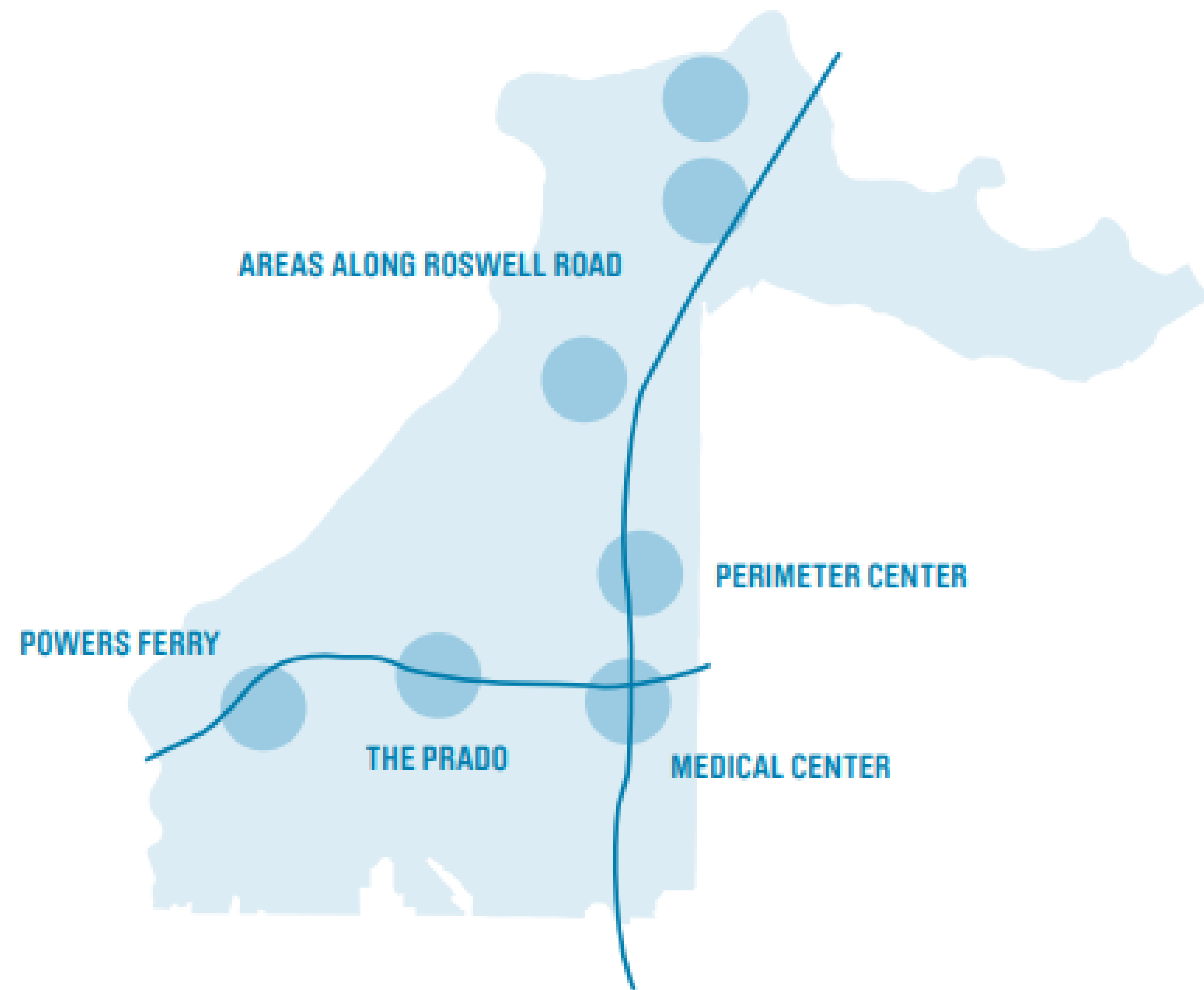
3 Year Business Occupant Tax Waiver

Expedited Permitting

Building & Impact Fee Waiver

Priority Redevelopment Areas

PRIORITY REDEVELOPMENT AREAS OF SANDY SPRINGS



Tier 1

- 5+ New Jobs Created
- \$250,000+ Capital Investment
- 4 Year Commitment
- Priority Redevelopment Area
- 1 Year Business Occupant Tax Waiver
- Expedited Permitting
- Building & Impact Fee Waiver

Tier 2

- 10+ New Jobs Created
- \$500,000+ Capital Investment
- 7 Year Commitment
- Priority Redevelopment Area
- 2 Year Business Occupant Tax Waiver
- Expedited Permitting
- Building & Impact Fee Waiver

Tier 3

- 15+ New Jobs Created
- \$750,000+ Capital Investment
- 10 Year Commitment
- Priority Redevelopment Area
- 3 Year Business Occupant Tax Waiver
- Expedited Permitting
- Building & Impact Fee Waiver

**ECONOMIC
DEVELOPMENT &
THE NORTH END**

**Create and support
targeted ECONOMIC
DEVELOPMENT
opportunities, with an
emphasis on the
NORTH END**



2022 Accomplishments

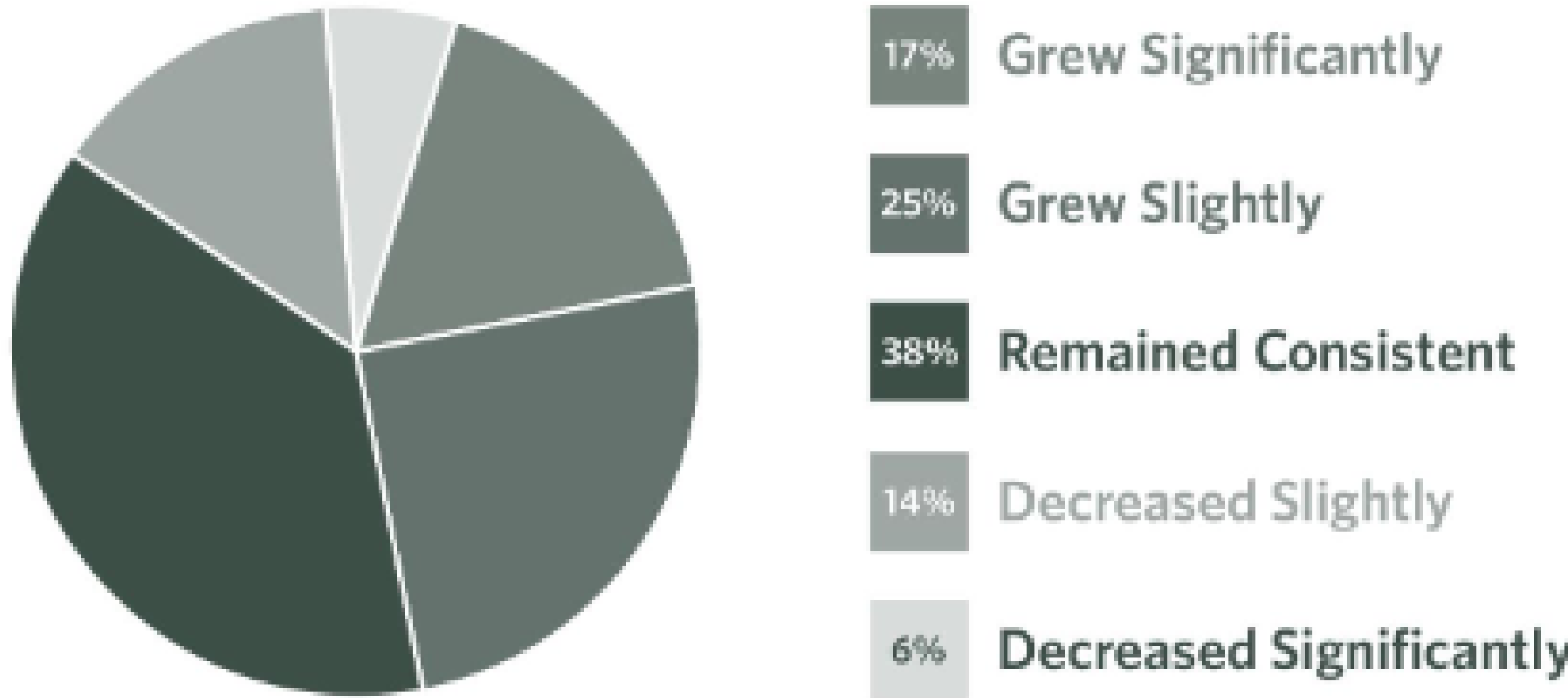
- City Springs Master Plan Update
- City Springs Phase II RFQ
- Know and Grow Small Business Education Program
- Expanded Local and Regional Partnerships
- Launched Inaugural Annual Business Community Survey
- Hosted First Career Fair

Business Survey Results

The survey showed that the majority of business owners felt the City of Sandy Springs provides a favorable environment for business to start, grow, and succeed



Over the last 12 months businesses reported they



2023 Initiatives

- City Springs Phase II Master Developer Selection
- Development Code Updates
- Initiate Design Guidelines Development
- Review and Update Incentive Policies
- Develop Select Sandy Springs Website
- Retail Recruitment Initiative
- Promote Redevelopment Opportunities in City Springs and North End
- Continue and Expand Partnerships
- Host Industry Roundtables
- Small Area Plan Updates

2022 Registered Businesses

5,775

Total
Businesses

88%

Small
Businesses

Top 5 Business Types

818

Professional
Practitioners

614

Insurance
Companies

697

Professional, Scientific,
& Technical Services

579

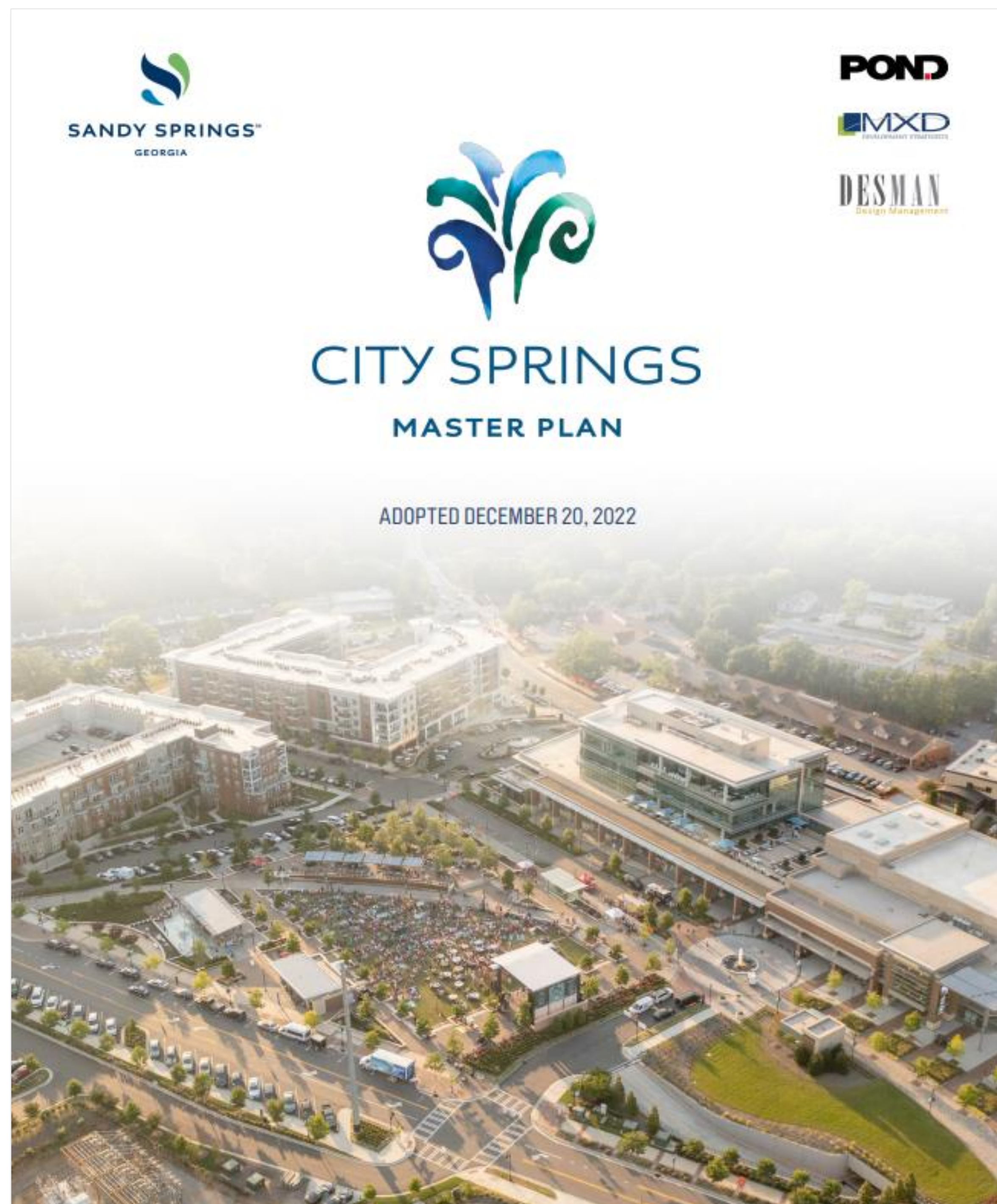
Other Services
(except Public Administration)

426

Real Estate Rental
and Leasing

City Springs Master Plan Update

Project Background



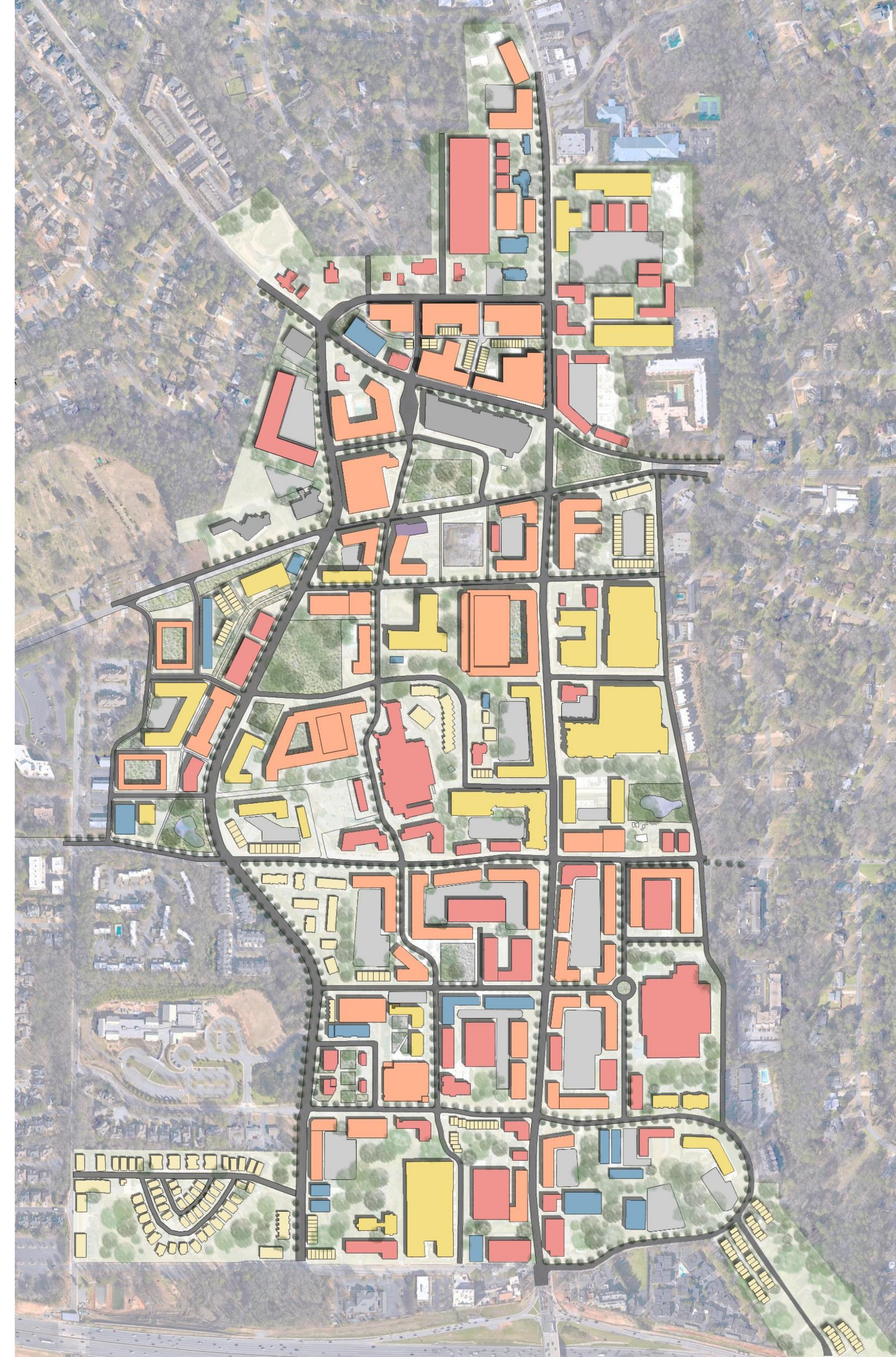
- Building upon the legacy of the Sandy Springs City Center Master Plan and accomplishments of the City of Sandy Springs over the past 10 years.
- Next Ten Comprehensive Plan further envisions City Springs as a walkable, connected, and livable regional center.
- City Center was created from the ground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

Vision Statement

City Springs is a vibrant, walkable district for Sandy Springs residents and visitors alike, strategically located along Roswell Road just outside the Perimeter. 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.

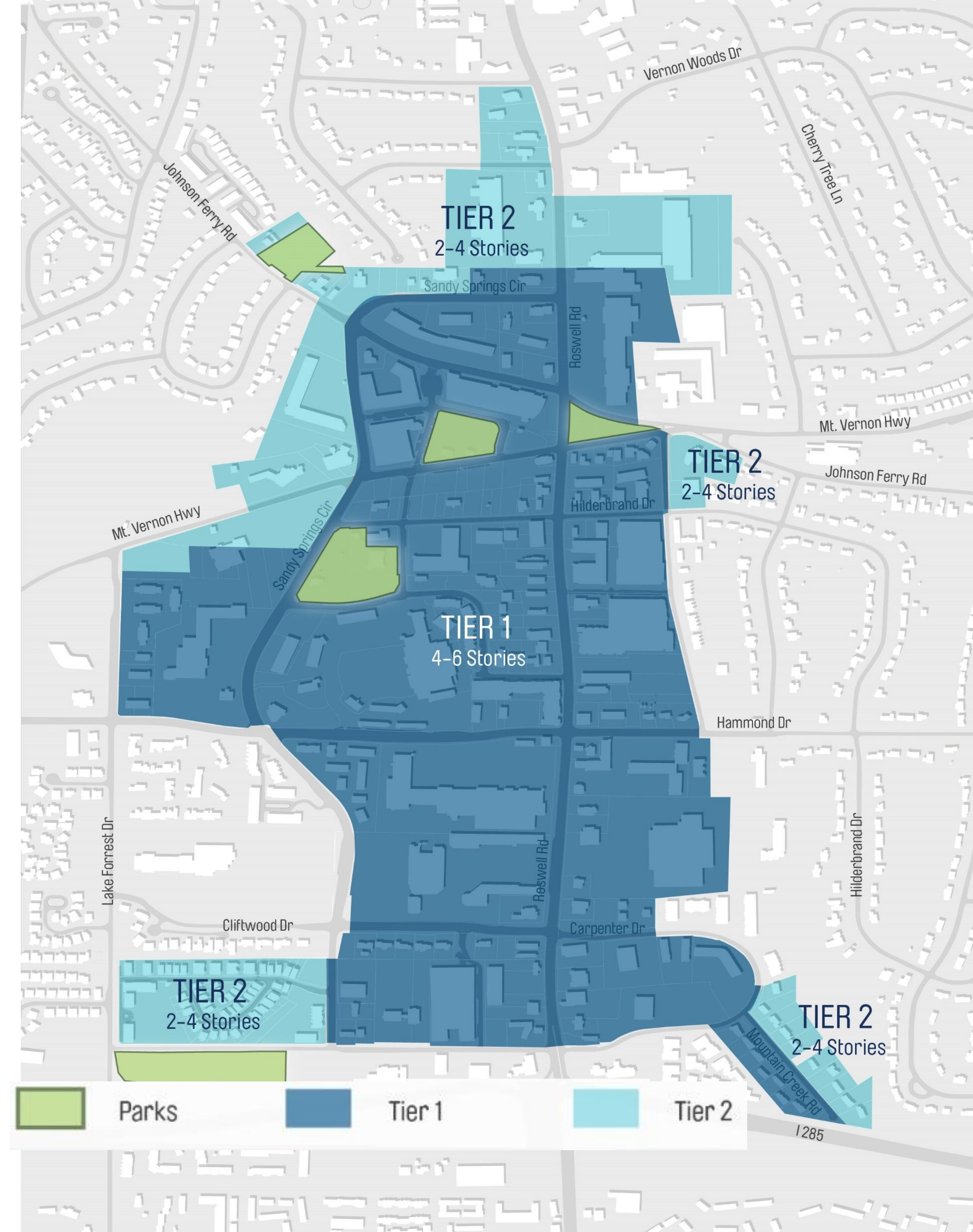
Plan Elements

- 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



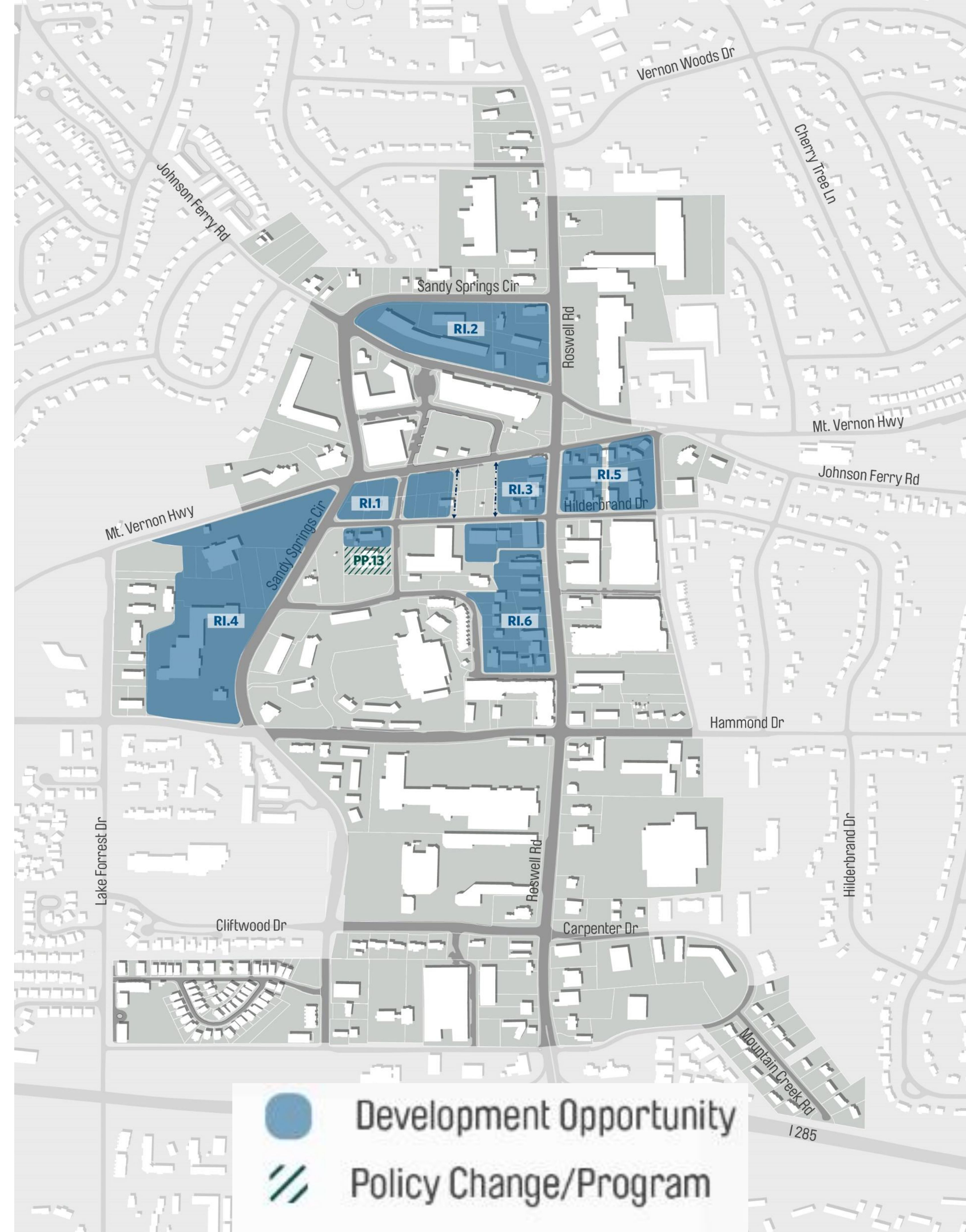
POLICIES & PROGRAMS

- 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



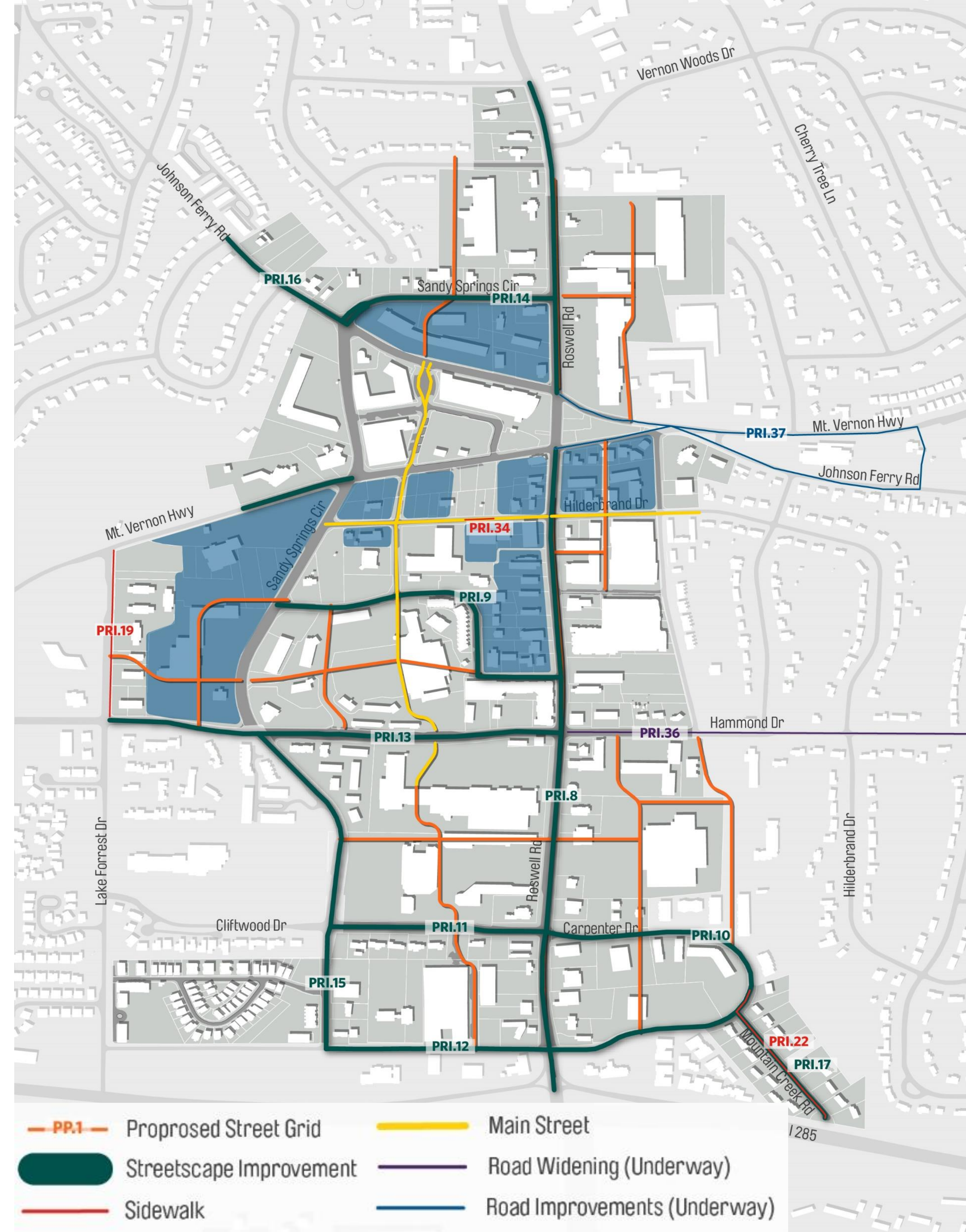
REDEVELOPMENT & INVESTMENT

- 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





End

Recruit & Retain Developing...Sense of Place

Sense of Place

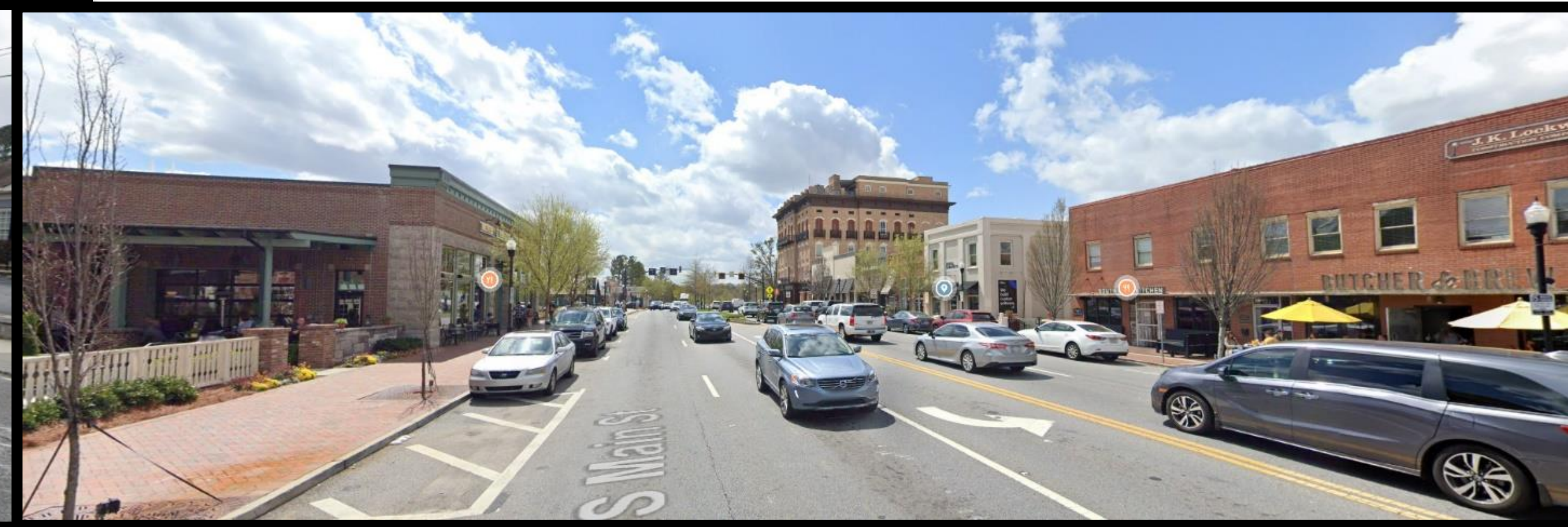
- **Place for Cars**

- Wide streets, minimal sidewalks or paths
- Strip mall, sea-of-cars-centric development
- Parking always front and center; proliferation of drive-thrus
- Extreme separation of uses: residential ONLY- commercial ONLY- office ONLY

- **Place for People**

- Abundant pedestrian-friendly infrastructure
- More landscape engineered and well-thought-out developments
- Mix of uses allows for services and amenities in a reasonable (notably half-mile or less) walking distance
- Pedestrian-scale development
 - buildings at the public right of way, prioritizing pedestrian activity
 - parking hidden/in the back/structured

The Same Road – Different Priorities



Tools in Code – New Priorities

- **Streetscape Requirements**
 - Improves pedestrian infrastructure (wider sidewalks, bike paths, street trees, streetlights, curb & gutter, etc.)
- **Built-To Zone (BTZ)**
 - Brings buildings to the street to create sense of place
- **Block Face Requirements**
 - Ensures incremental creation of future City Grid
- **Amenity Space**
 - 2 to 15% of Development Site
 - Active or Passive Park Space/ pedestrian seating



208 Sandy Springs Place

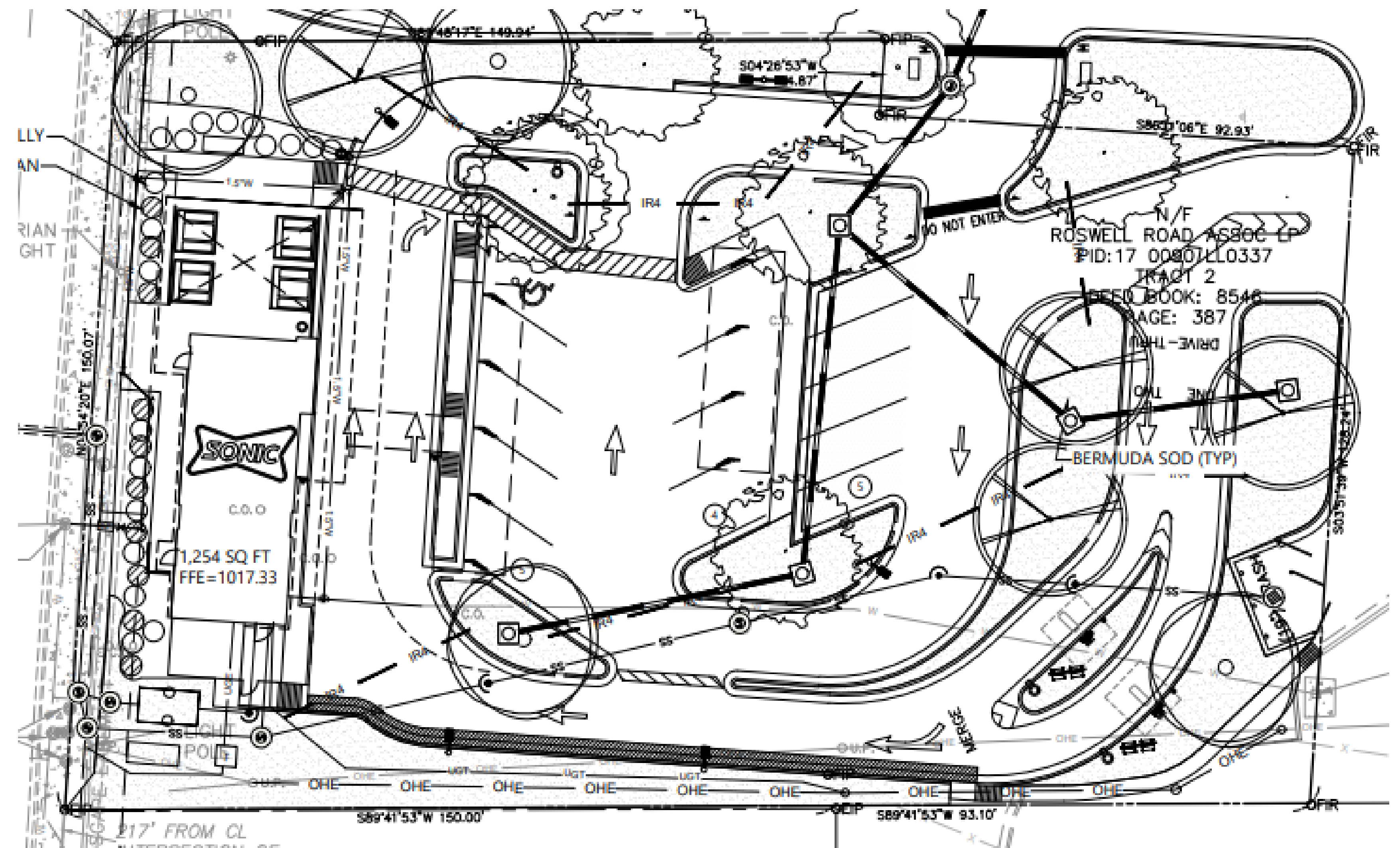
- 16 condo units; 5 traditional townhomes
- Amenity space; great example of creative infill development
- Entrances at the street
- Parking hidden from pedestrian and public realm



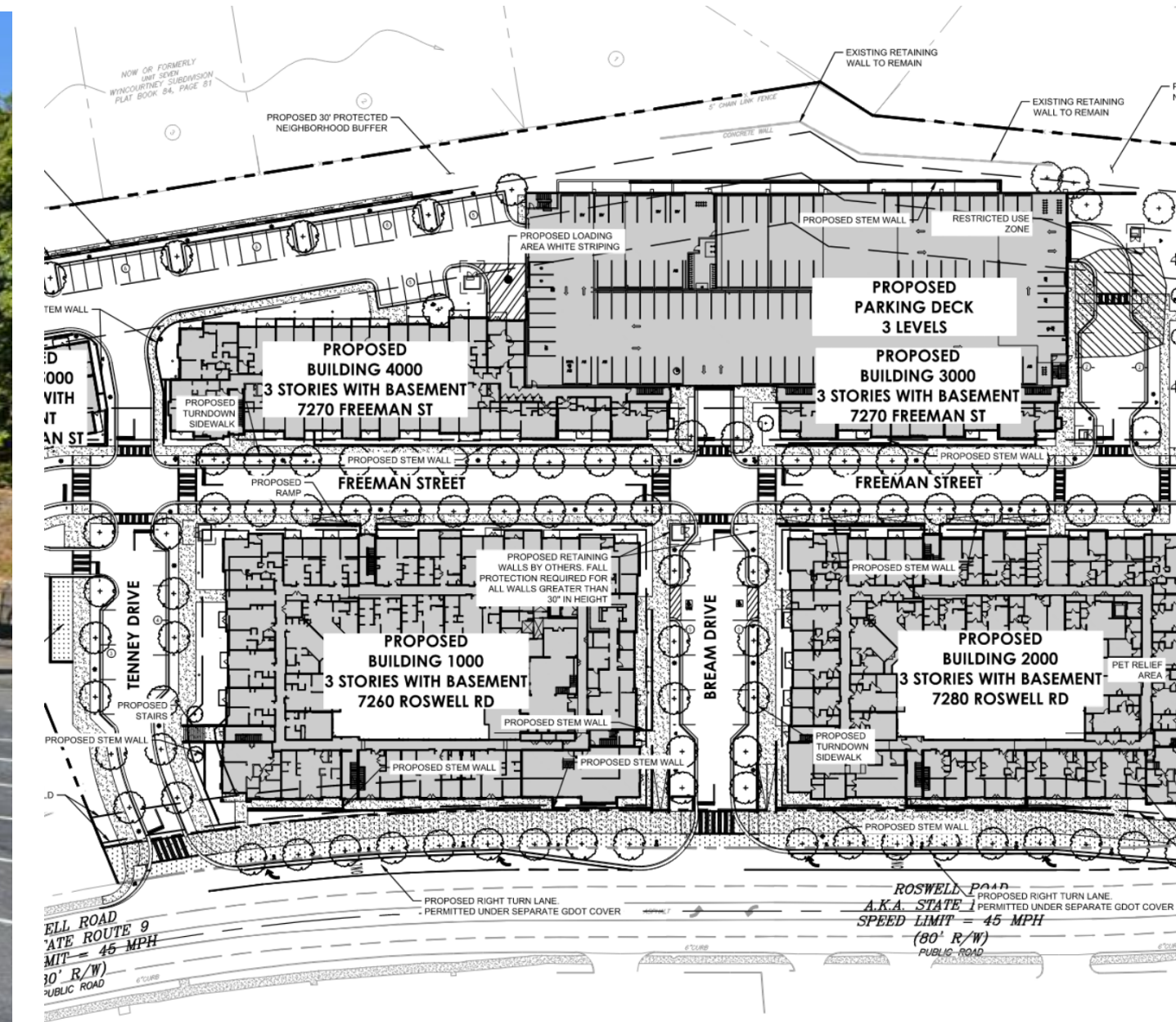
Sonic

5903 Roswell Road

- Uniquely drive-thru/car centric fast-food restaurant
- Building and outdoor seating brought to the right of way to prioritize the pedestrian and human environment
- Drive-thru and stalls, car centric elements placed at the rear
- Building height at 24' to incrementally create urban facade



North Springs 7300 Roswell Road



- Block face req. create three new streets
- 15% amenity space
- 9 live/work



End

Protecting the Chattahoochee

The Metropolitan River Protection Act
and Chattahoochee Corridor Plan

Jim Santo

ARC Natural Resources

March 1, 2023



Why Protect the River?

- **Water Quality** – The river provides over 50% of Region's drinking water
- **Recreation** – millions of visitors every year between National Park and local parks
- **Green Space** – in a rapidly urbanizing area



How is It Protected?

- **Metropolitan River Protection Act (MRPA)** – O.C.G.A. 12-5-440 et seq.
 - Passed in 1973
 - Created the Chattahoochee River Corridor
 - Required adoption of a Plan to protect the resources of the River

Chattahoochee Corridor

- Extends 2000 feet on both sides of the River and its impoundments, including Bull Sluice Lake
- Extends from Buford Dam to the downstream limits of Fulton and Douglas County (below Peachtree Creek added in 1998)
- Development in Corridor subject to Chattahoochee Corridor Plan
- Jointly administered by ARC and local governments

The Chattahoochee River Corridor



Chattahoochee Corridor Plan

- **Based on 1972 Chattahoochee Corridor Study**
- Three Sets of Standards:
 - **Vulnerability Standards:** Limits on land disturbance and impervious surface based on vulnerability of land to development and apply to all land in the Corridor. Based on vulnerability, land is in one of six categories. Applies to all land in the Corridor
 - **Floodplain Standards:** Requirements in the River floodplain only
 - **Buffer Zone Standards:** 50-foot undisturbed buffer and 150-foot impervious setback on River, 35-foot buffer on some streams

All Corridor Development Activity Subject to Review Against Plan Standards

- Basic requirement for review is a “substantial change” to existing or approved amounts of land disturbance and/or impervious surface
- “Substantial change” means an increase in land disturbance and/or impervious as defined in the Act and Corridor Plan
- Other circumstances, such as rezonings, may require review
- Proposals must meet all applicable standards to be consistent

Review Process

- Review applications must first be submitted to local jurisdiction
- Sent to ARC with request to review
- ARC reviews, makes finding, sends review out for comment
- Review sent back to local jurisdiction with final finding
- Local jurisdiction votes on approving ARC finding



What Doesn't Need Review?

- Exemptions specified in MRPA
- Pre-Act properties and previously approved properties
 - If there is no increase in land disturbance and impervious surface over existing or approved amounts
 - At discretion of local jurisdiction



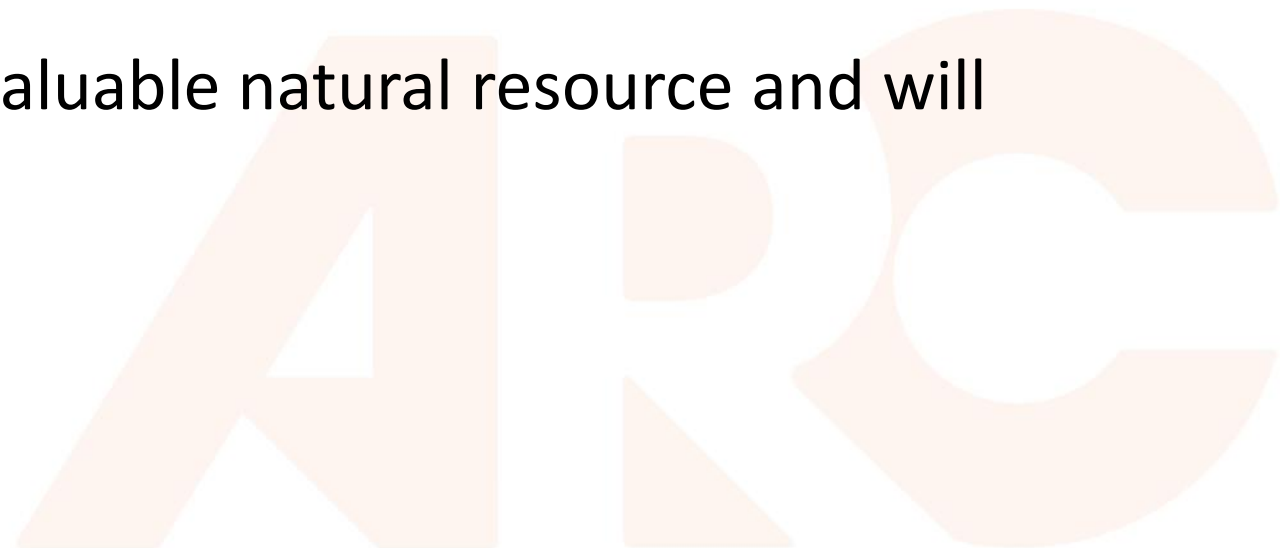
After the Review

- Local jurisdictions monitor development activity after review
- Compare proposals with approved plans
- Changes to design are possible
- Must remain within approved total limits



In Summary

- Act and Plan have been in place for 50 years
 - They have continued to work as Region has grown and have withstood several legal challenges
- Allow for development while protecting the land and water resources of the river
- Have helped to protect our most valuable natural resource and will continue to do so in the future



Contact Information

Jim Santo

- Email: jsanto@atlantaregional.org
- Phone: 470-378-1550



Community Development Department Update



SANDY SPRINGS™
GEORGIA

March 01, 2023

Community Development Department Update

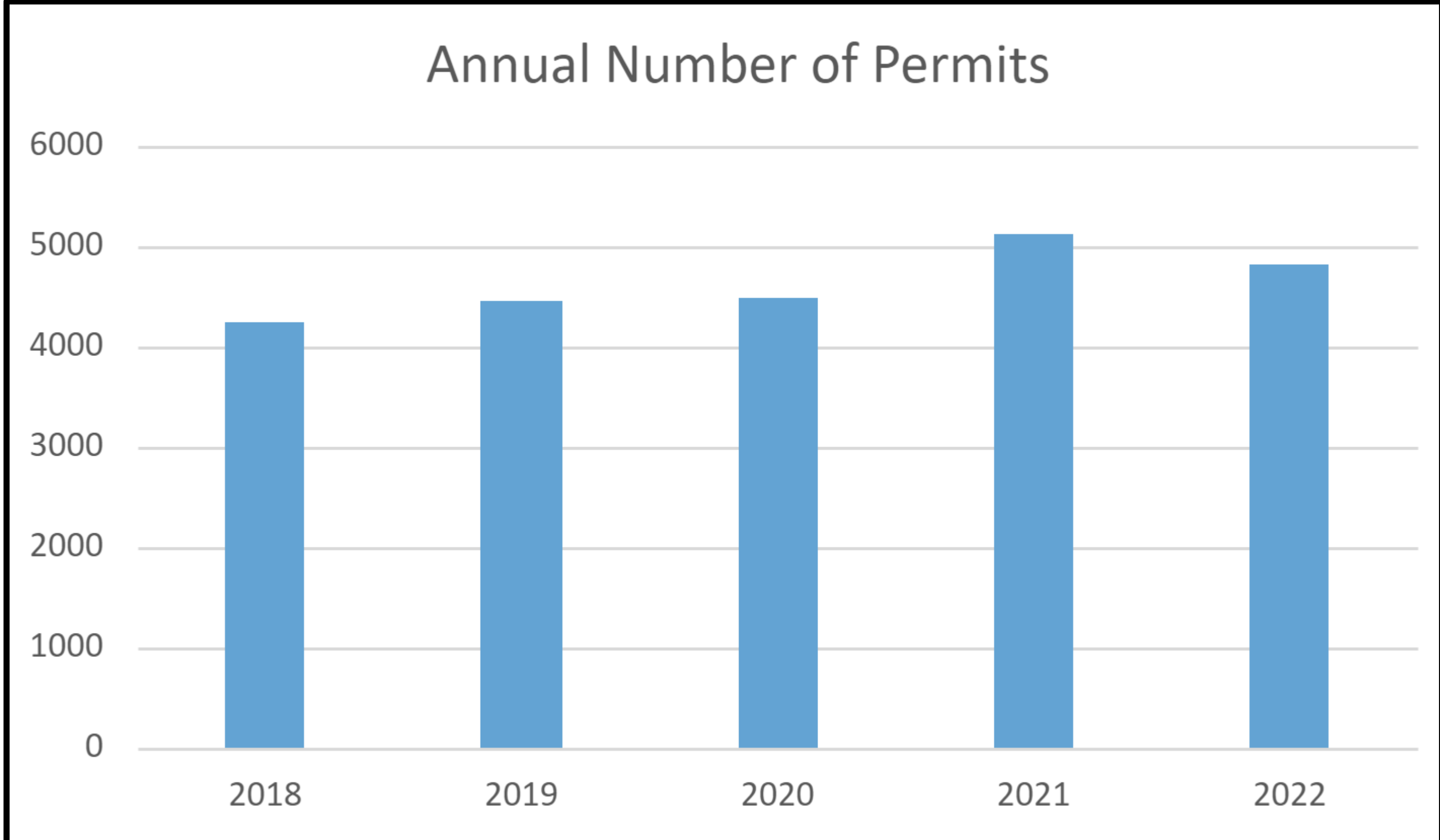
1. The Numbers
2. Significant Staff Changes
 - Permitting
 - Building
 - Land Development
3. Tools For Success
4. The Results

THE NUMBERS

Total Number Of Permits Applied For

PERMITS APPLIED													
Year	January	February	March	April	May	June	July	August	September	October	November	December	Annual
2018	312	358	411	387	394	354	367	479	394	420	385	261	4522
2019	285	342	364	394	393	361	412	387	414	427	289	389	4457
2020	397	351	311	402	349	391	387	412	336	404	349	397	4486
2021	361	411	453	450	464	476	408	497	465	484	337	333	5139
2022	394	374	454	417	464	491	403	490	413	356	316	262	4834

- The Community Development Department processed 4,834 new building permits last year.
- Overall, the department averages between 4,500 to 5,000 new building permits each year.



Total Number of Plan Reviews

- The Community Development Department completed 14,018 plan reviews last year.
- This represents an average of 2.9 plan reviews per permit application.
- This data represents a 60.6% increase in plan reviews since COVID-19.

TOTAL PLAN REVIEWS COMPLETED					
	2018	2019	2020	2021	2022
Building	2034	2126	2077	2807	3157
Site	3401	3620	3432	4320	5448
P&Z	2053	2040	2111	2848	3344
Other	960	940	826	1114	2069
Totals	8448	8726	8446	11089	14018

Total Number of Inspections

- The total number of Building and Site Inspections for 2022 was 16,043.
- This averages out to be 1,337 inspections per month.

TOTAL NUMBER OF INSPECTIONS	
YEAR	ANNUAL TOTAL
2018	15,647
2019	14,228
2020	11,090
2021	14,145
2022	16,043

SIGNIFICANT STAFF CHANGES

Permitting Division Staff Changes

- **Restructured** the entire permitting team.
- Created a **separate Permitting Division** from the Building Department.

This separation allows the division staff to focus on implementing an efficient permitting process.

- Created a **Customer Service Permit Manager** position to manage the Permitting Division.

This allows for a dedicated FTE to focus on managing the division and providing the customers with a consistent point of contact producing a better customer experience.

- Replaced the Permit Technician position with a **Review Coordination Specialist** position.

This provides our customers with a higher level of technical expertise.

Permitting Division Staff Changes

- Added a **Lobby Ambassador** centrally located in the Permit & Revenue office.

This position greets customers as they arrive and assists them with any missing documents and scheduling that they may need before they meet with the Permit Coordination Specialist and Revenue Technicians.

- Added an additional **Administrative Assistant** in the back office.

This frees up staff to focus on processing permits in a professional and timely manner.

Building Department Staff Changes

- Hired a second **Building Plan Reviewer**.

This balances the workload for a total of two (2) FTE building plan reviewers thereby allowing them more time to focus on providing a better-quality plan review for the more complex and custom projects.

Land Development Division Staff Changes

- Hired one (1) additional **Arborist**.

This balances the plan review and inspection workload for a total of two (2) Arborists.

TOOLS FOR SUCCESS

Tools For Success

1. **Updating all forms to be a fillable PDF with electronic signatures**
2. **Updated Website** to include information about the permitting process and provided links to the updated forms
3. The **Build Sandy Springs online portal was updated** to include **permit specific application instructions** with links to the updated forms. The portal also has links to the public **GIS, City Development Code, and City Technical Manual**. Customers can also check the **status of the application** and **schedule inspections** in the portal.
4. **Plan Sandy Springs** is a new online planning tool that assists the customer with **determining zoning compliance, required permit types, and estimated fees** for any proposed development.

Tools For Success

5. Host free **Build Seminars** for the public **to educate** them on various construction, inspection, permitting, and development topics. All seminars are **available in PDF format** for download and all newer seminars are also **recorded and uploaded to the City's YouTube channel**
6. **Individualized Customer Education** – Assist customers on an individual basis as needed to teach them how to better utilize the Build Sandy Springs online portal, the City website, GIS and other resources.
7. **Staff Training** – Provide continuous training for staff to better develop their skills.
8. **Developing short “How To” videos** for the public.

THE RESULTS

The Results

- Customer Benefits:

- A more **efficient** and **streamlined** permitting process
- **Better relationships** with the end users
- **More informed** customers
- Better **Customer Experience**

- City Benefits:

- **Fewer complaints** and phone calls
- Keeps us as **innovators**

QUESTIONS



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Community Development Block Grant Program Basics

CDBG OVERVIEW

The **primary purpose** of the CDBG Program is the **development of viable communities** for persons of **low and moderate-income** by achieving the following goals:

- Providing decent housing
- Sustaining living environment
- Expanding economic opportunities

All CDBG beneficiaries must have income below 80% Area Median Income, as published by HUD.



CDBG NATIONAL OBJECTIVES

(24 CFR 570.483)

- Benefiting low and moderate income (LMI) persons
- Aid in the prevention or elimination of slums and blight (SB)
- Meets community development needs having a particular urgency (UN) that the unit of local government is not able to fund on its own or obtain other sources of funding

CDBG ALLOCATIONS

Allocated by HUD and is authorized under Title I of the Housing and Community Development Act of 1974

Sandy Springs receives a HUD formula-based annual allocation **reflective of the population, extent of poverty, housing overcrowding, extent of growth, & age of housing.**

PY2022 CDBG Allocation: \$550,054.00

CDBG Allowable Caps

- Public Service Cap: 15% set-aside
- Administrative and Planning Cap: 20% set-aside

PROGRAM ADMINISTRATIVE COSTS

Funds may be used to pay reasonable program administration costs and charges related to the planning and execution of the CDBG Program

Costs may include:

- Overall program management
- Coordination
- Monitoring
- Reporting & Evaluation
- Staff and related costs
- Citizen participation costs
- Fair housing activities
- Project implementation costs (can be charged to specific activity, e.g. housing rehabilitation)

CDBG REQUIRED REPORTING- Con Plan & Action Plan

Consolidated Plan

As a recipient of federal grant funds, the City of Sandy Springs is required by HUD to produce a 5-Year Strategic Plan known as the Consolidated Plan to identify the community development needs and priorities of the City.

Annual Action Plan

Every year HUD also requires an action plan annually that provides detailed information about projects and activities proposed to meet the strategic needs and goals identified in the consolidated plan.

These plans serve as the application for funding for the federal entitlement programs listed below:

- Community Development Block Grant



CDBG REQUIRED REPORTING - AI

Analysis of Impediments to Fair Housing Choice Plan

- Required by HUD for all CDBG grantees every 5 years during its consolidated planning process.
- Assesses equal access to housing as set forth by Title VI of the Civil Rights Act of 1964 and Fair Housing Act of 1968, which “protects a person’s right to own, sell, purchase, or rent housing of his or her choice without fear of unlawful discrimination.”
- Includes data analysis, identification of barriers, and recommended actions that can be implemented using CDBG funding.

CDBG REQUIRED REPORTING - CAPER

Consolidated Annual Performance and Evaluation Report (CAPER)

Assess the annual progress the Grantee has made towards achieving the strategic plan goals. The CAPER is due 90 days after the end of the grantee's program year.

The performance report includes a description of:

- Resources made available,
- Investment of available resources,
- Geographic distribution and location of investments,
- Families and persons assisted (including the racial and ethnic distribution of persons assisted),
- Actions taken to Affirmatively Further Fair Housing,
- Other actions indicated in the Strategic Plan and the Action Plan.

Timely expenditures and accurate performance reports are critical for achieving metrics.

SAMPLE CDBG ACTIVITIES

Public Services

- Employment
- Public safety
- Childcare
- Health education
- Senior services
- Recreation services

Public Facilities

- Infrastructure
 - Streets & sidewalks
 - Water & sewer
- Neighborhood facilities
 - Parks & playgrounds
 - Recreation facilities
- Special needs populations
 - Homeless shelters
 - Group homes

OTHER CDBG ELIGIBLE ACTIVITIES

- Housing Rehabilitation
- Homeownership
- Assistance
- Acquisition/Disposition of Real Property
- Blight Removal / Site Clearance
- Code Enforcement
- Economic Development



Note: This list is not inclusive of all eligible CDBG activities.

CDBG RESOURCES

Guide to National Objectives and Eligible Activities for CDBG Entitlement Communities

<https://www.hudexchange.info/resource/89/community-development-block-grant-program-cdbg-guide-to-national-objectives-and-eligible-activities-for-entitlement-communities/>

HUD Exchange

<https://www.hudexchange.info/>

CDBG Regulations: 24 CFR Part 570

<https://www.ecfr.gov/current/title-24/subtitle-B/chapter-V/subchapter-C/part-570>

QUESTIONS

BluLynx Solutions, LLC

Phone: [404-907-1802](tel:404-907-1802)

Email: info@blulynxsolutions.com

2023

Crossroads Small Area Plan

March 1, 2023



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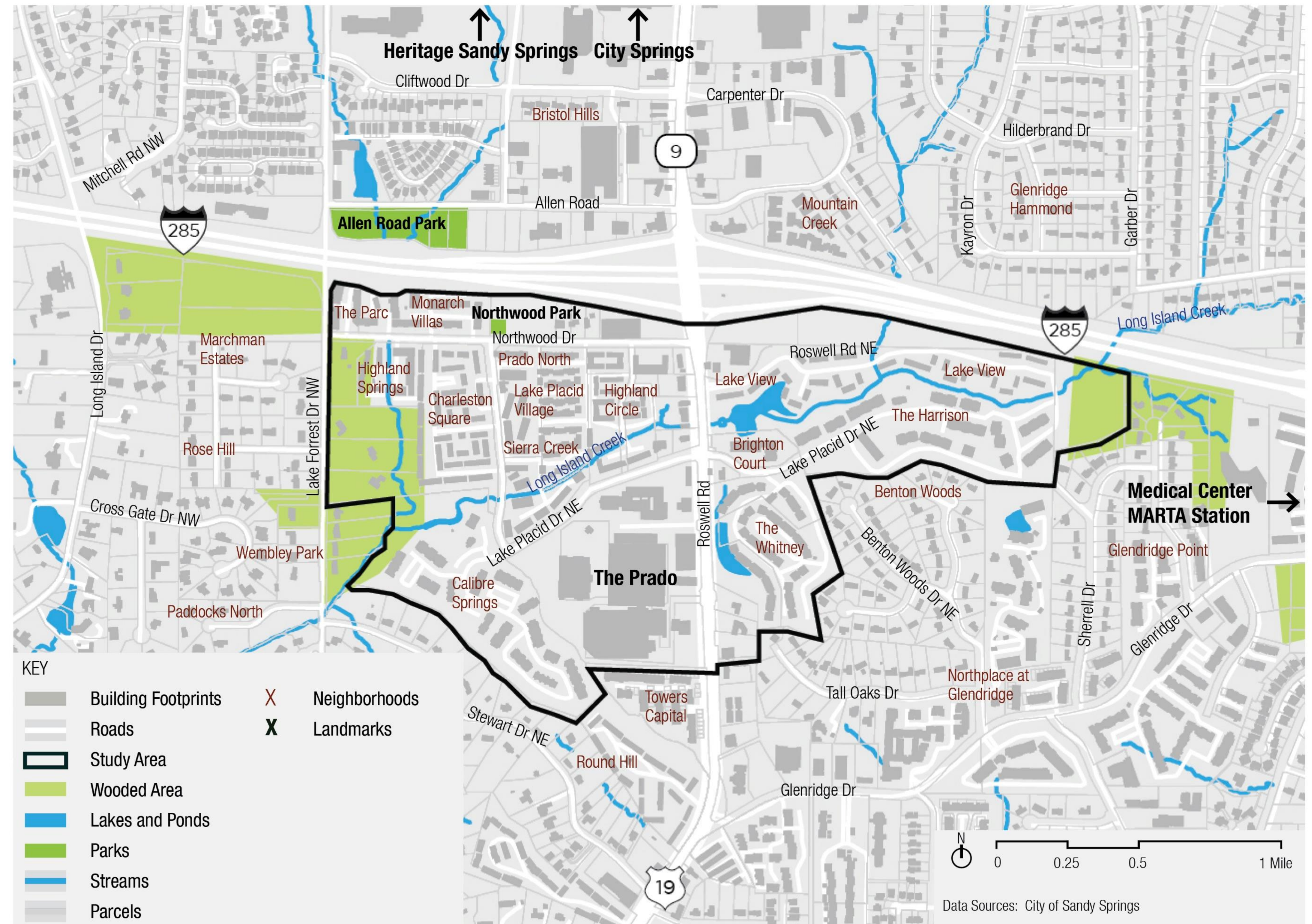
Overview

- Community Work Program (CWP) item in The Next Ten
 - Update the Small Area Plans
- RHI – Landscape Architecture Planning Urban Design
 - RKG Associates – Economic Planning and Real Estate
- Goals and Deliverables
- Completed Site Visits - Initial Impressions
- Your Thoughts
- Upcoming Public Outreach & Project Schedule

Study Area Map

- South of I-285
- Along Roswell Road
- East and West of Roswell Road
- Lake Placid Drive, Northwood Drive, Kingsport Drive, Lake Forrest Drive
- Prado Shopping Center

EXISTING CONDITIONS STUDY AREA MAP



Goals & Deliverables

- 10 to 15-year Plan
- Identify and understand the Issues and opportunities
 - Stakeholders: Neighbors, Businesses, Nonprofits, Property management
- Redevelopment Options
 - Market analysis
 - Explore Incentives
- Recommendations for Zoning Category and Map Changes
 - Zoning map changes
 - New zoning category applicable to this area

Initial Impressions

- Housing
 - Options
 - Minimize displacement
- Connectivity
 - Enhance Roswell Road
 - East-West of Roswell Road
 - I-285
- Environmental and Natural Resources
 - Constraints and Restoration
 - Streams, Steep Slopes, Woods
- Green and Open Space
 - Amenities
 - Community Garden/Orchards
- Urban Form
 - Redevelopment Economics
 - Mix of Land Uses
- Image/Identity
 - Name/ Brand
 - Gateway to City Springs

Survey Mentimeter – Your thoughts

- Have you visited the study area?
- What/where do you visit?
 - Target, Under the Cork Tree, Iron Age, Lifetime Fitness, Lifetime Work, fast food, other retail, Northwood Drive, Ice Rink, Lake Placid Drive
- In one word, what are your impressions of the area?
- In one word, what would you like to see in the area?
 - Land Use: Housing, Retails, Restaurants, Community facilities
 - Environmental: Restoration, Parks, Trails, Conservation
 - Infrastructure: Sidewalks, Bridges, Transit, Bus Shelters
- Is this a gateway to City Springs/Downtown Sandy Springs?

Future Schedule

- Public Engagement
 - March - April
- Public Open House
 - End of April
- Draft Plan Review
 - July - August
- Planning Commission
 - August
- Mayor and City Council
 - September

Planning Commission & Board of Appeals Retreat Communications Vision

March 1, 2023



SANDY SPRINGS
GEORGIA

Telling the Story of Sandy Springs

Customer Service is at the core of our city's mission. We believe that engaging the community through both traditional and non-traditional channels will help us tell the story of Sandy Springs.

Our goal is to tell the story of Sandy Springs through three key audiences:

- Sandy Springs Residents
- The Media
- Internal Stakeholders



Audience 1: Sandy Springs Citizens

Strategies to Grow Engagement and Tell Our Story

- **Revamping “City News” on the City’s Website**
 - Rethinking the “City News” page on website to function as more of a “Newsroom”
- **Week in Review Video (Inside Sandy Springs)**
 - Providing residents with a video overview to see their city in action and to provide updates and news on events happening in Sandy Springs.
- **Social Media Strategic Plan**
 - Implementing and maintaining a consistent, accurate and entertaining social media presence.
- **Monthly Newsletter**
 - Including more engaging content and growing readership base.

City News

- Our goal as a communications office is to serve as an in-house newsroom for the City of Sandy Springs.
- We want to be proactive and give residents and the media a one-stop-shop for news.
- Rethinking what constitutes City News and organizing content designed for the media and content designed for citizens appropriately.
- Adding Video

Current City News Layout

The screenshot displays the Sandy Springs City News website. At the top, a dark blue navigation bar features the city logo and the name 'SANDY SPRINGS' on the left, and a menu of categories: 'government', 'residents', 'recreation', 'business', 'development', and 'public safety' on the right. Below the navigation bar is a light blue header with the word 'NEWS' on the left and a search filter on the right that says 'Filter News:' with dropdown menus for 'News Type' and 'Dates'. The main content area is a grid of eight news items, each with a featured image, a category label, a title, a date, a short text snippet, and a 'READ MORE' button. The items are: 1. '2023 HAPPY NEW YEAR' (Engaging Our Community, Dec 8, 2022); 2. 'MERRY CHRISTMAS' (Engaging Our Community, Dec 8, 2022); 3. 'SANDY SPRINGS GEORGIA' logo (Press Release, Dec 1, 2022); 4. 'SANDY SPRINGS TRAIL GROUND BREAKING CEREMONY' (Press Release, Dec 1, 2022); 5. 'SPARKLE SANDY SPRINGS' (Community Gatherings, Nov 15, 2022); 6. 'CITY SPRINGS MASTER PLAN' (Press Release, Oct 21, 2022); 7. 'We are hiring!' (Engaging Our Community, Oct 12, 2022); 8. 'FIRE STATION 2 GRAND OPENING' (Keeping Our City Safe, Oct 11, 2022).

Social Media Strategy

- Social Media Strategic Plan
 - Adoption of a Social Media Plan that includes strategic goals
 - Plan to increase unified branding across City Department Social Media Pages
 - Implementing Social Media Posting Calendar
 - Providing Social Media Training to Departments
- City Council Meetings
 - Increasing transparency by announcing meetings on social media
 - Pushing out newsworthy Council items via press release/social media
- Inside Sandy Springs (video week in review)
 - Posted to all social platforms

Inside Sandy Springs (Week in Review Video)

- Branded as “Inside Sandy Springs”
- Our first Week in Review Video launched on 1/13/23
- Recapping the week’s news and events in Sandy Springs
- Since inception, this series has resulted in increased engagement across all platforms.
 - Instagram: **105%** increase in engagement
 - Twitter: **11%** increase in engagement
 - YouTube: **11%** increase in impressions



Monthly Newsletter

- The Communications Department distributes a monthly newsletter of city news and events.
- Our distribution list is currently just over 5,000.
- Our goal is to grow distribution by 10% by the end of Q2
 - Tactic 1: Post segmented stories from the newsletter on social media and drive traffic back to the newsletter/website.
 - Tactic 2: Include video updates and additional photography.
 - Tactic 3: Advertise newsletter on social media and in Inside Sandy Springs.
 - Tactic 4: Rethink newsletter content.

Public Meetings

During 2022, our office helped facilitate public meetings to solicit citizen feedback on projects including:

- Roswell Road Access Management Plan
- City Springs Mater Plan Update
- North End Traffic Safety Analysis
- Old Riverside Park Master Plan
- Windsor Meadow Park
- This year, we also brought on board Xanthe Tilden, who will assist in bilingual outreach.
 - Tailoring audience-specific messages and video updates in Spanish
 - Providing translation services to neighborhood meetings

Audience 2: The Media

- Direct Relationships.
- Press Releases.
- Providing Background Information.
- Facilitating Interview/Statement Requests
- Proactive Pitching of Newsworthy Events
 - In conversations with reporters, they want to be notified ahead of time of important stories, rather than at the last minute or after the fact.
- Utilization of PR Firm to expand national coverage.

Public Relations

- Partnered with Visit Sandy Springs to engage public relations services from TK Public Relations
- Secure earned media coverage
 - Clients see an average of 52 national earned media placements annually
- Phase I: Development of 12-month strategic PR plan



Audience 3: Internal Stakeholders

- The Communications Departments also serves as an in-house creative marketing agency and assists other city departments with artwork, signage, and other printed and digital collateral.
- 2022 Completed Tasks: **1,150** (as tracked through Asana)
- Current Tasks in 2023: **246** (as tracked through Asana)



Unified Platform

- SandySpringsGA.gov and affiliated websites all operate under Unified Platform
- Improvements Coming to Unified Platform:
 - Improved Search Functionality
 - Phase 1: Redesign Search Interface (Currently Underway)
 - Phase 2: Integration with Civic Clerk
 - Embedding Live Video for City Council Meetings
 - SandySpringsGA.gov/stream



Proposed Search Design

Code Enforcement

Objective

- The City of Sandy Spring's Code Enforcement Division enforces the provisions of the Development and Property Maintenance Codes related to the proper location and structure of signs.
- The goal of the Code Enforcement Division is to educate the public about the City's regulations and to bring about compliance.
- In this presentation, I will discuss the common types of temporary and prohibited signs and the potential enforcement outcomes for non-compliance with the City's ordinances.

Safety and Appearance

- Sign regulations help to improve the appearance of communities by providing safe and cohesive design standards.
- Additionally, the appearance and location of signs help improve traffic safety and reduce blight in communities.

Temporary and Prohibited Signs

1. Prohibited Signs
2. Signs Not Requiring A Permit
3. Sign Placement
 - Signs not allowed in right-of way
 - How do you measure the right-of-way?
4. Examples of Prohibited and Temporary Signs
5. Violations and Penalties
 - (NOV, Citations, Court Appearance, Fine)

Prohibited Signs

- Sign constructed and maintained wholly upon or over the **roof a building**
- Sign that is **not permanently affixed** to the ground or to a structure (i.e., trailer signs or signs mounted or painted on **vehicles** parked in such a manner to serve the purpose of an advertising device)
- **Freestanding sign** that sits upon a base or pole that is less than 75% of the width of the sign face
- **Rotating or animated** signs involving motion or sound.
- **Flashing, blinking,** or varying light intensity signs, including scrolling messages and video
- **Balloons** or other air-filled devices.
- **Wind signs** (temporary signs mounted on a pole and intended to flutter in the wind to attract attention)
- **Reflective** or mirrored sign
- Signs that contain or are an **imitation** of an official traffic sign or signal
- **Pennants, streamers and banners,** except as expressly allowed in Sec. 8.3.5
- **Search lights**
- **Changeable copy signs,** except as expressly allowed in this Division
- **Signs mounted** to a tree, traffic sign utility pole or similar structure
- Signs **advertising illegal** activity
- Signs in **poor condition** or not in good repair (maintenance section)
- **Abandoned** signs
- A sign **held by or attached** to a **human** for the purposes of advertising or otherwise drawing attention to an individual, business
- **Rope lighting** (typically installed around windows and doors openings or along eaves)

Signs Not Requiring a Permit

Sidewalk Sign (Sandwich Board/A-Frame Sign)



- **Public Interest Signs**, erected by or on the order of a public officer in the performance of their duty, such as public notices, safety sign, danger signs, trespassing signs, traffic and street signs, memorial plaques and signs of historical interest.
- **Signs Not Visible** from a street or neighboring property.
- **Window Signs**, installed inside a window for purposes of viewing from outside the premises. Signs must not exceed 25% of the window area. An exposed neon window sign stating "open" that is not greater than 5 square feet in area and limited to 1 per establishment (included in 25% sign area).
- **Construction Fence Wraps**
- **Flags**
- **Murals** A work of visual art
- **Sidewalk Signs**
- **Temporary Signs**

How is the Right-of-way Measured?

- Right-of-way means, generally, property or any interest therein, whether in the form of a strip, which is acquired for or devoted to a public road.
- The width of the required right-of-way varies with the design of the roadway. Permanent roadway structures such as pavement, curb & gutter, sidewalks, regulatory signage, and guardrails are located within the right-of-way, as well as roadway shoulders.
- As a rule of thumb, temporary signs shall be placed behind public utility poles or devices, with the permission of the property owner. Measurements are taken 10-13 feet from the edge of pavement or behind curb if present. (Exception for sidewalk signs)
- When temporary signs are placed on private property outside the right-of-way, permission must be granted from the property owner.

Where are Removed Signs Taken by City Staff?

Removal without Notice

- When unauthorized signs are placed in the public right-of-way or upon public property, code inspectors and field services staff are authorized to remove them.
- The signs are taken to the Morgan Falls Baseball Park and placed in the dumpster.
- Every effort is made to notify owners to remove their signs when located in the public right-of-way near their businesses.
- Additionally, Code Inspectors deliver removed signs to known business owners or organizations when the signs are placed in an area close to the business, but within the right-of-way.

Prohibited Signs

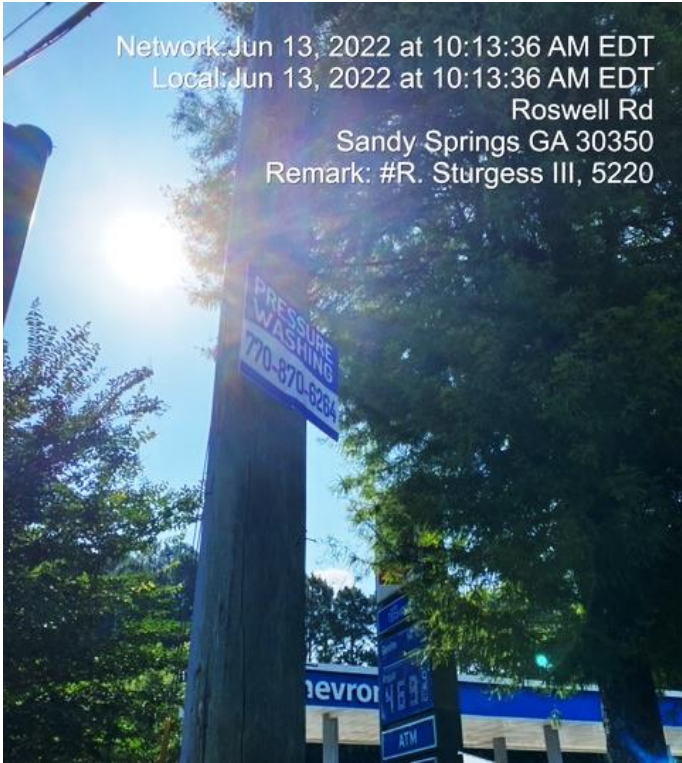
Wind sign



Sign affixed to traffic device



Sign affixed to utility pole



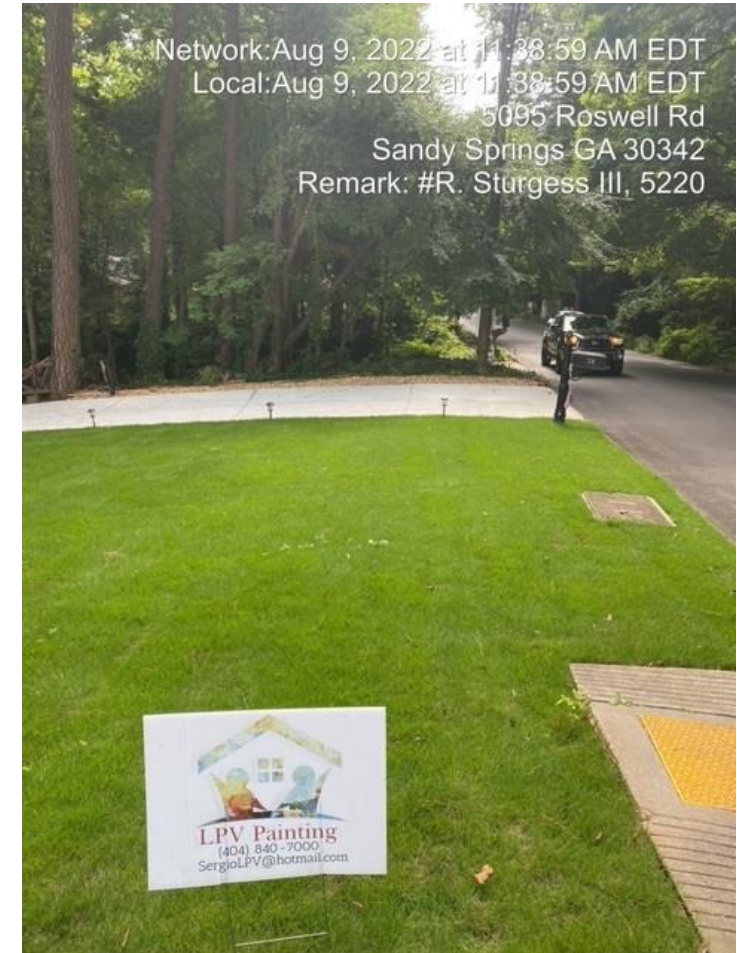
Signs Not Requiring a Permit



Changing Panels for New Business



Temporary Sign-All Other Areas (Non-residential)



Temporary Sign-Residential

Signs Not Requiring a Permit

- **Single Unit Detached, Single Unit Attached**
 - 1. Up to 2 temporary signs per lot are allowed.
 - 2. Maximum total temporary sign area of 6 square feet per lot.
 - 3. Maximum height of 6 feet.
 - 4. Temporary signs must not be illuminated.
- **All Other Uses (Non-residential)**
 - 1. Maximum temporary sign area of 16 square feet per lot for all temporary signs combined. There is no restriction on the number of temporary signs, provided that the sign area, when combined, does not exceed the total allocated sign area.
 - 2. Temporary signs may be used for a period not exceeding 60 consecutive days on two separate occasions per year. Additional posting time may be allowed by the Director, provided the temporary activity on the site is continuing.
 - 3. Temporary signs must not be illuminated.
- **Other Types of Temporary Signs**
 - Temporary signs that do not meet the characteristics above must comply with Sec. 8.3.18. Temporary Sign.

Banners-All Other Temporary Signs

- The signs shall be restricted to a maximum area of 32 square feet per parcel. (Not calculated into total for temporary signs allowed in non-residential areas)
- When at grade level, the maximum sign height is five feet, and when placed on a building, a maximum height of 24 feet and cannot extend above the roofline.
- Signs cannot encroach into the right-of-way or the easement of a private road.
- Signs may be displayed on a same lot for a maximum of three, two-week (14-day) periods per calendar year.

Code Enforcement Violations

- **Noncompliance**: No person may erect any sign which does not comply with the City Development Code and/or International Building Code.
- **Dangerous or Defective**: No person may maintain or permit to be maintained any sign which is in a dangerous or defective condition. Any such sign must be removed or repaired by the permittee of the sign, the owner of the premises, or as otherwise indicated.
- **Separate Violation**: Each sign installed, created, erected or maintained in violation of the City Development Code and/or International Building Code is considered a separate violation.

Code Enforcement Penalties

- **Notice**: The permittee or citizen shall be given written notice to correct the deficiencies or to remove the signs which are in violation of the City Development Code and/or International Building Code. If the permittee or citizen refuses to correct the deficiencies or remove the sign, then the City will have the sign removed at the expense of the permittee.
- Signs placed in the public-right-of way can be removed by City employees without notice and disposed of in a designated area.
- **Double Permit Fees**: If any new or replacement sign is installed or in the process of being installed without an approved permit, then the owner and/or contractor shall be issued a Stop Work Order and immediately apply for a building permit and is subject to double permit fees.

Continued....

Code Enforcement Penalties

- **Citations**: If any sign is proposed to be erected, constructed, altered, converted or used in violation of any provision of the City Development Code and/or International Building Code, then the City's inspections staff can issue a citation. Additionally, the City may seek an injunction for a continuing violation or take other appropriate action to prevent such unlawful erection, construction, alteration, conversion or use to correct or abate such violation.
- Any violation of this Division is a misdemeanor offense, and the violator is subject to a fine of up to \$1,000.00, imprisonment for up to 6 months, or both fine and imprisonment.

Multifamily Residential Housing Ordinance

- The Code Enforcement Division is partnering with the Building Official and Fire Marshal's Office to form a joint task force on Multifamily Rental Housing inspections (MRH).
- We have made a draft text amendment to the current municipal ordinance, awaiting legal review, then council approval. (105-118, 105-119, 105-20))
- We will combine efforts to ensure that 100 percent of all MRH inspections are completed annually. (Currently, we only require inspections of 20 percent of the total number of units.)
- Our separate, Code Enforcement Sweep program will be incorporated into the MRH inspections.
- We anticipate providing required trainings for apartment managers, then third-party inspectors this year.
- We plan to phase in the requirements for all properties within the next calendar year.
- We will continue to use third-party inspectors for interior inspections.
- Our Task Force will inspect the common areas of apartment complexes.
- We will check for compliance with the Property Maintenance, Building, and Fire Codes.
- A passing inspection report will be required from all properties before an annual business license can be issued.

Code Enforcement Division

Contact:

Yvonne Shaw

City of Sandy Springs
Code Enforcement Manager

1 Galambos Way

Sandy Springs, Georgia 30328

770-206-1589 (office)

yshaw@sandyspringsga.gov

Visit:

- <https://www.sandyspringsga.gov/code-enforcement>
- <https://www.sandyspringsga.gov/city-code-and-ordinances>

The background is a solid dark blue color. Overlaid on this are several large, abstract, light blue shapes that resemble stylized leaves or flowing ribbons. These shapes are positioned primarily on the right side of the frame, with some extending towards the center. The word "Questions?" is centered horizontally and vertically in a white, sans-serif font.

Questions?

Recreation and Parks

Overview and Programming



SANDY SPRINGS™

GEORGIA

Major Parks

- Hammond Park
- Morgan Falls Overlook Park
- Abernathy Park and Greenways
- Morgan Falls Athletic Complex
- Allen Road Park
- Lost Corner Preserve
- Sandy Springs Tennis Center
- Big Trees Preserve
- Ridgeview Park
- Crooked Creek Park
- Windsor Meadows Park

Acres maintained 238



Usage Statistics

Participant data – 2022

Programming partners

- 70,368

City programming: rec & leisure

- 46,355

Facility rentals: pavilions, rooms

- 1,799



Facilities

Sample Active Recreation Facilities

Hammond Park

- Multipurpose athletic field; tennis and pickleball; basketball; gymnastics; soccer; kickball; lacrosse; playgrounds and trails

Morgan Falls Overlook Park

- Open space lawn; playground and picnic pavilion, kayak and paddleboards; trail network

Morgan Falls Athletic Complex

- Multipurpose athletic field; baseball; softball; football, cheer and playgrounds

Sandy Springs Tennis Center

- Tennis and pickleball

Allen Road Park

- Basketball, mini-soccer, playground and shelters



Master Planning

Recreation and Parks Master Plan 2019

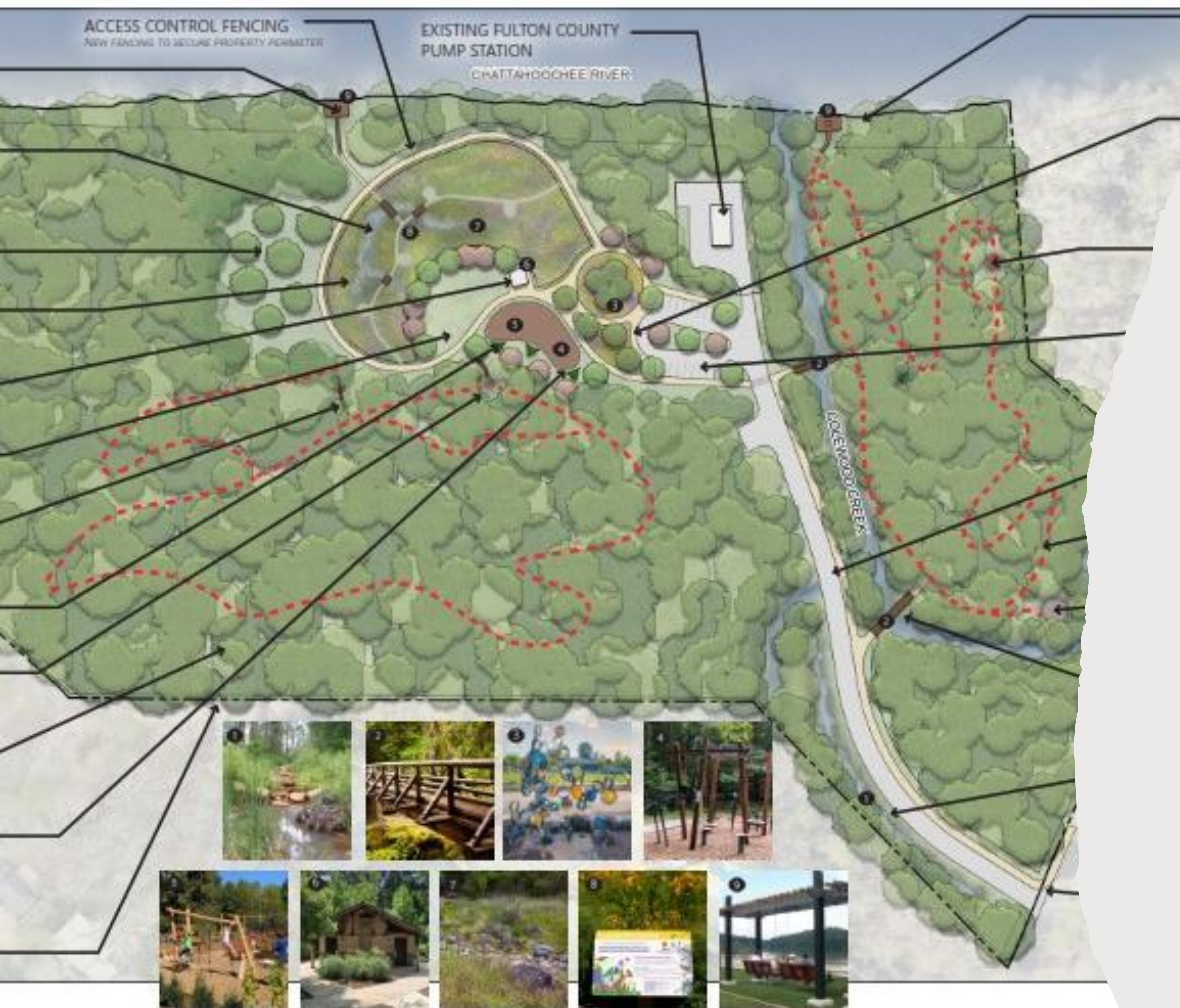
What guides us...

Top Five Facility Priorities

- Hiking Trails
- Multi-use Trails
- Dog Parks
- Community Garden
- Indoor pool

Top Five Programming Priorities

- Fitness & Wellness Programs
- Community Special Events
- Art Classes
- Outdoor Programs
- Socialization with dogs



Current Park Master Planning

- Trail System Implementation
- Abernathy South Greenway Streambank
- Allen Road Park Expansion
- COSS Tennis Center
- Hammond Park
- Morgan Falls Athletic Complex
- Old Riverside Park
- Rivershore Meadows Park

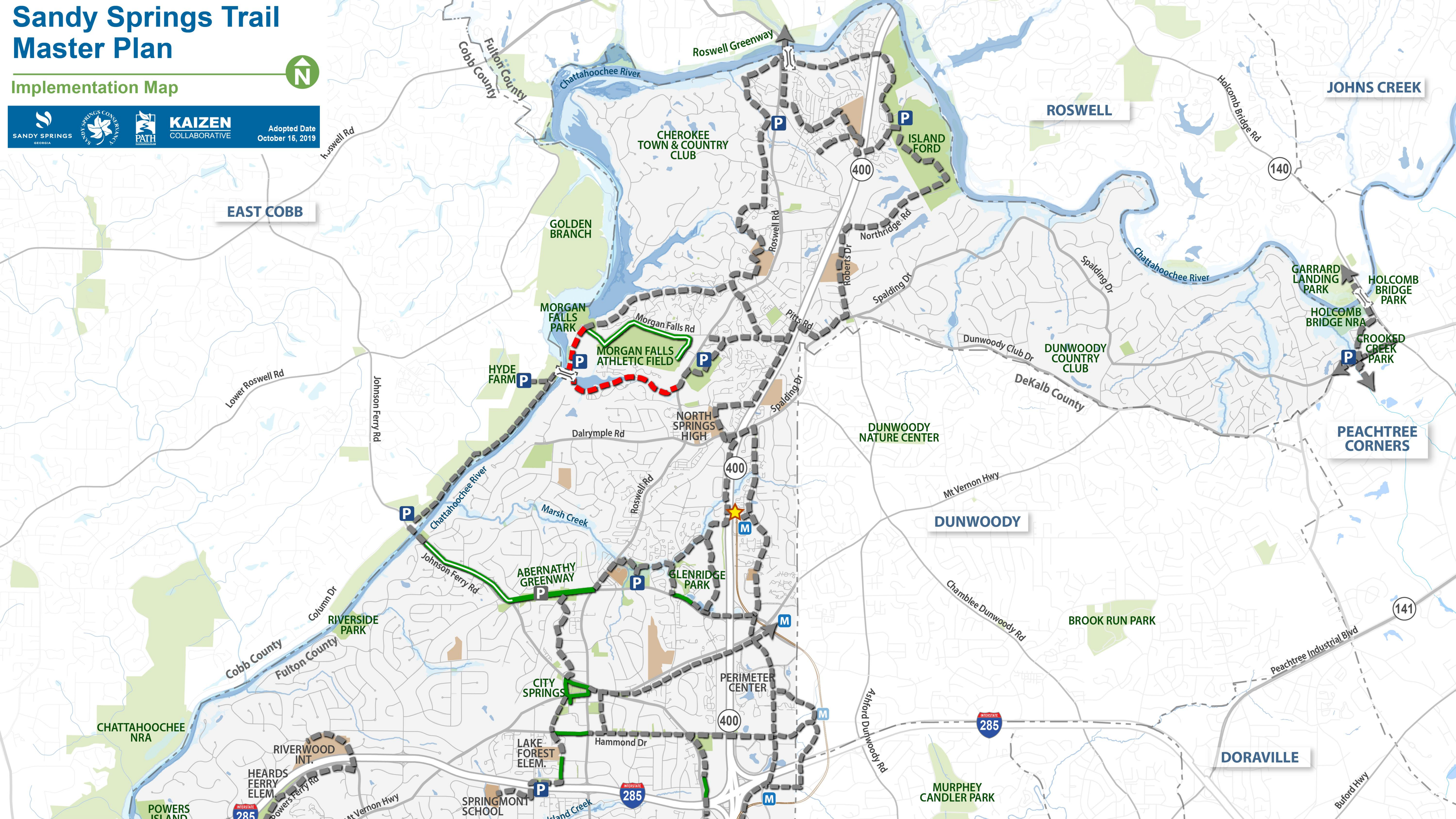
Sandy Springs Trail Master Plan

Implementation Map



   **KAIZEN COLLABORATIVE**

Adopted Date
October 16, 2019



Programming

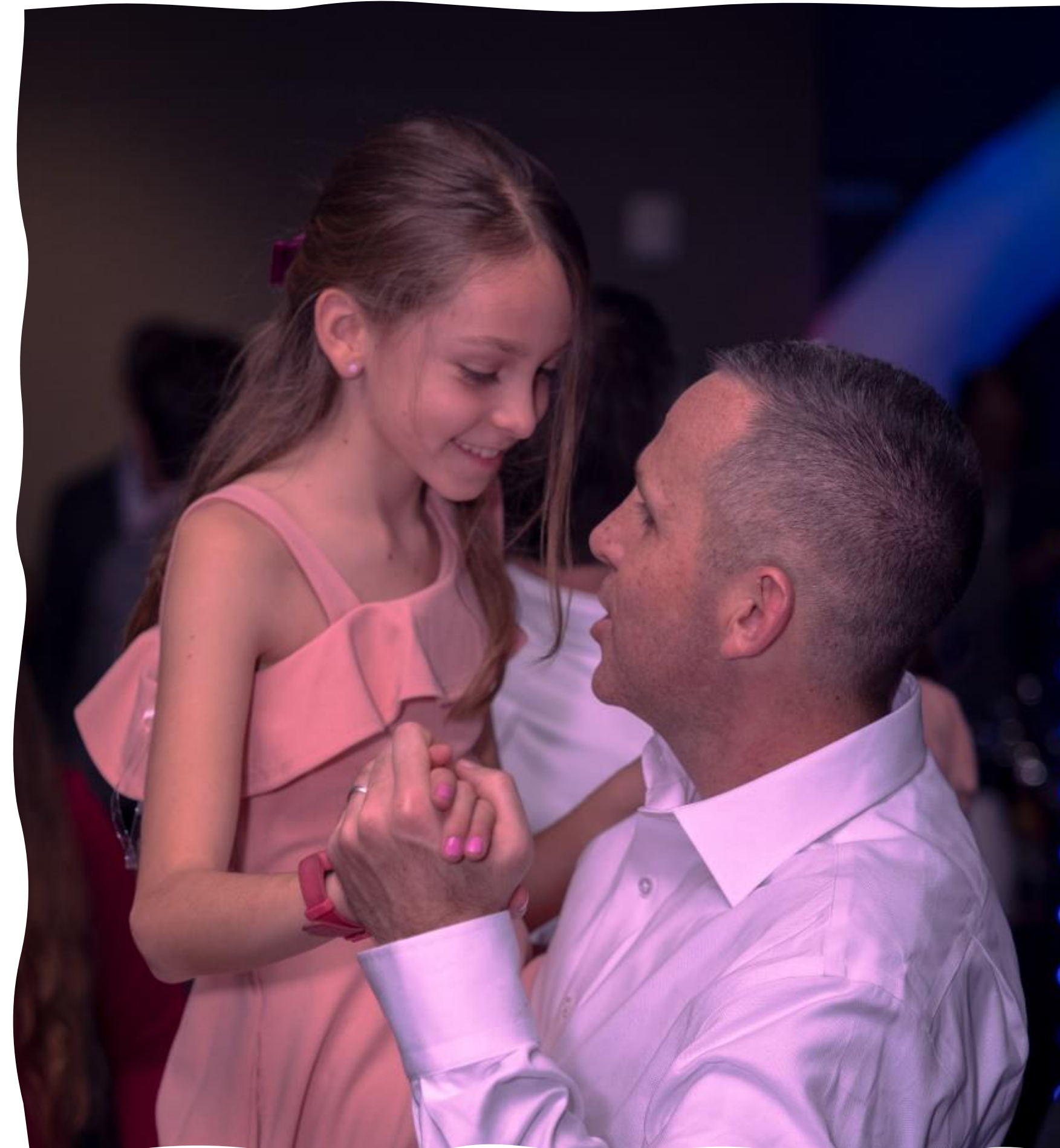
Community Partners

- Sandy Springs Youth Sports
- Fulton County Schools
- Friends of Lost Corner Preserve
- Friends of Big Trees Nature Preserve
- Sandy Springs Conservancy
- Art Sandy Springs
- Georgia Audubon Society
- Atlanta Sport and Social Club
- Sandy Springs Library
- Los Ninos Primero
- Horizons Atlanta
- Northside Youth Organization
- Healthy Kids USA
- Sandy Springs Middle School PTO
- Leadership Sandy Springs
- North Fulton Optimist Club
- Fulton County Public Works
- Boy Scouts of America

Recreation Signature Events



- Daddy Daughter Dance



- Mother Son Dance





Signature Events

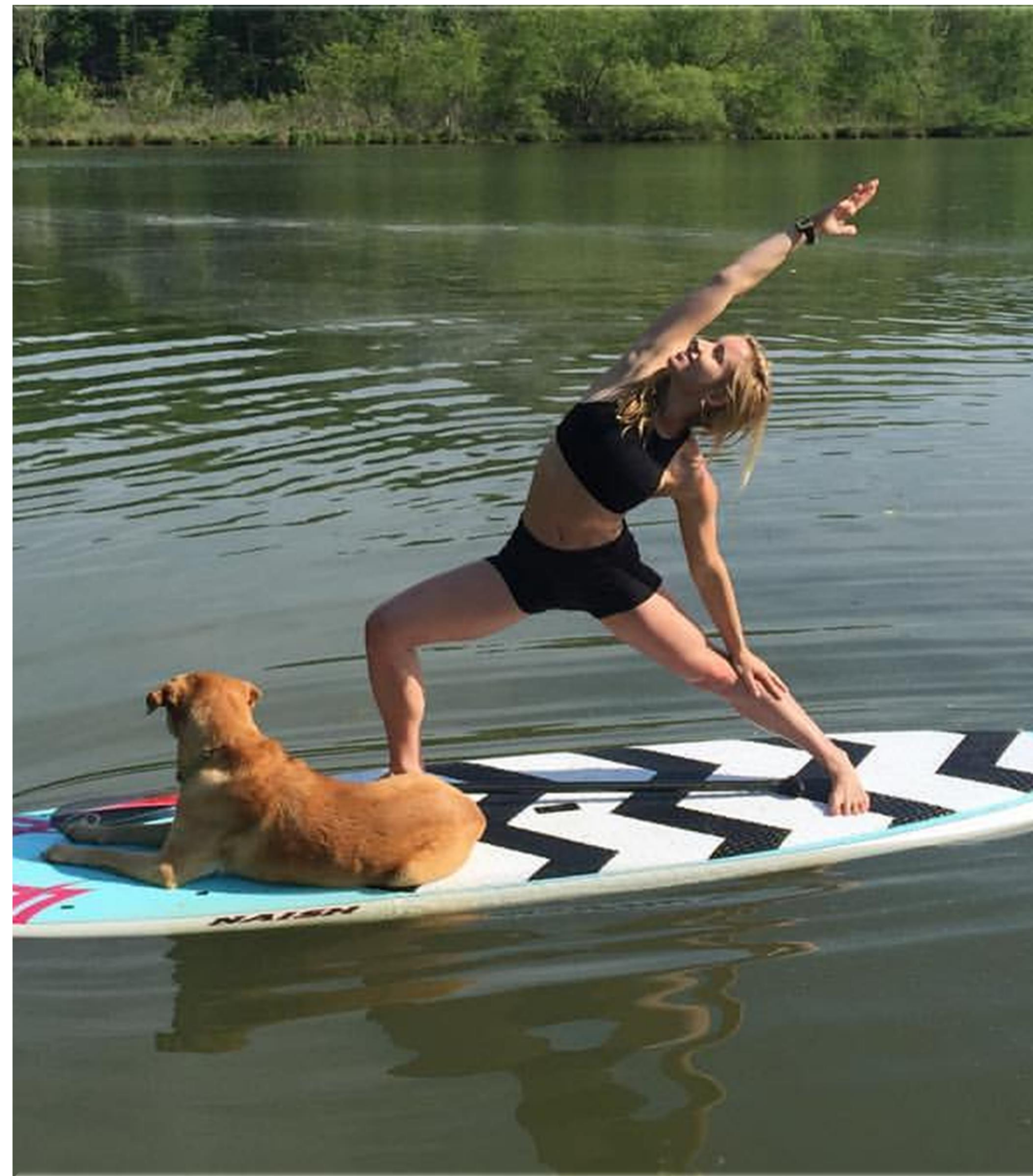
- National Kids to Parks Day
- Back to School Bash
- Paws and Pastries

Recreation and Leisure Programs

- Paint like Bob Ross
- Georgia Audubon Bird Walks
- Atlanta Astronomy Club
 - Stargazing
- STEAM Family Night and Camps
- Friends of Lost Corner
 - Lectures, family programs and community garden



Recreation and Leisure Programs



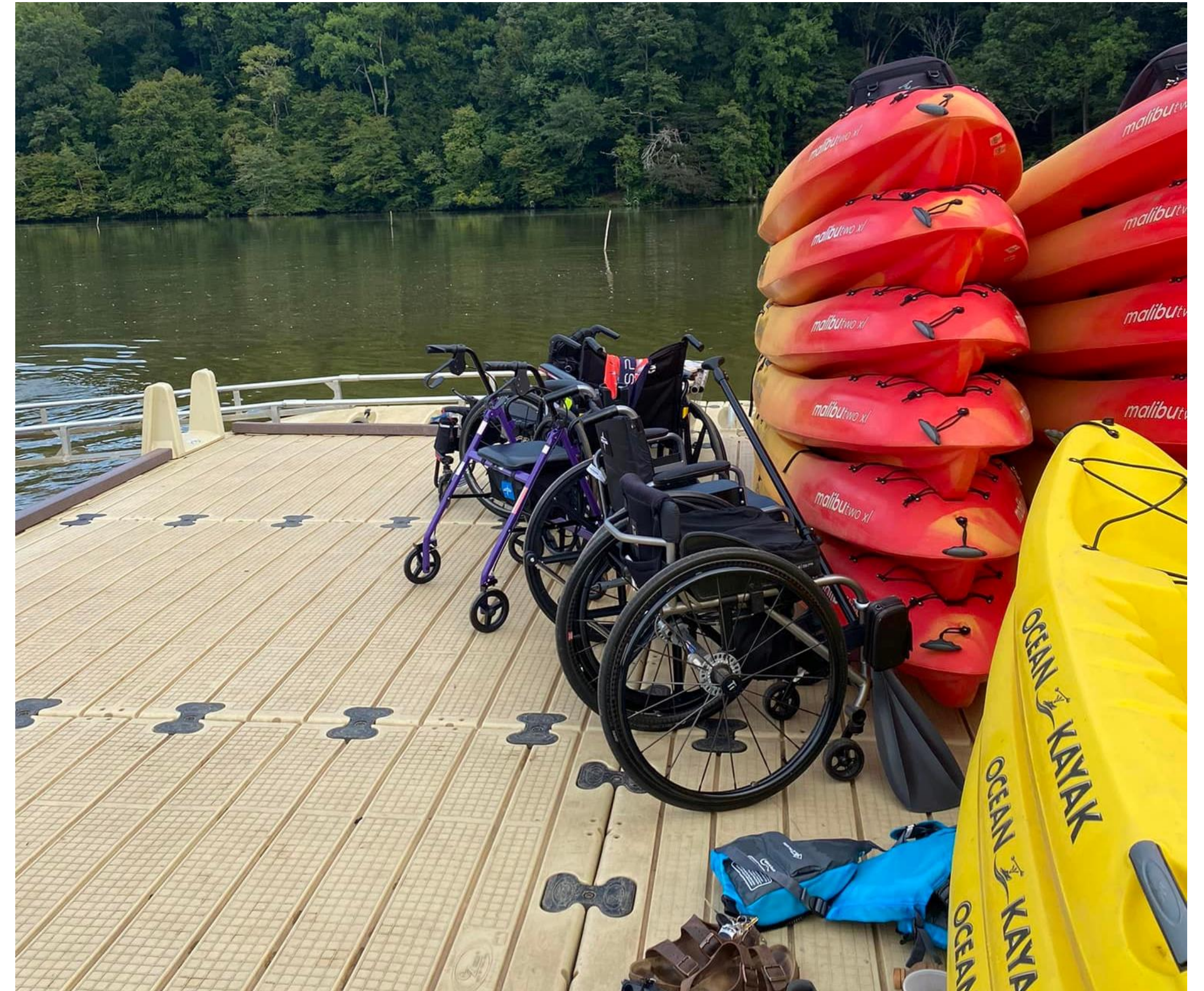
- High Country Outfitters kayak and stand-up paddle board (SUP) rentals
 - High Country SUP Yoga
- Photography Club
- Crochet Buddies
- Fulton County Public Works Water Education



Inclusive and Adaptive Recreation

- Superstar Dance
- Dino Egg Hunt
- Fall Fun for All
- Snow Day Event





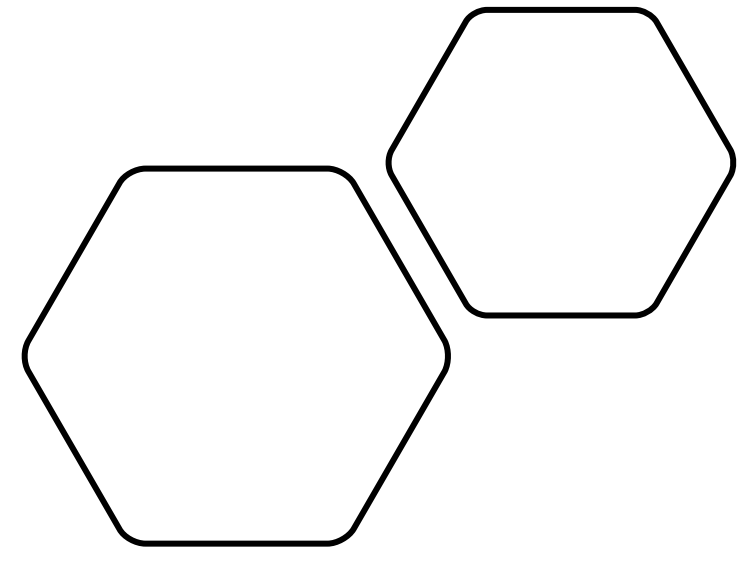
**Inclusive and Adaptive
Recreation**

Catalyst Sports – Adaptive kayaking



Summer Camps

- Explorer Camp
- Sports Camp
- Basketball Camp
- STEAM Camp



Athletics

- Soccer
- Basketball
- Track
- Pickleball
- GRPA Swim
- Fitness
- Kickball



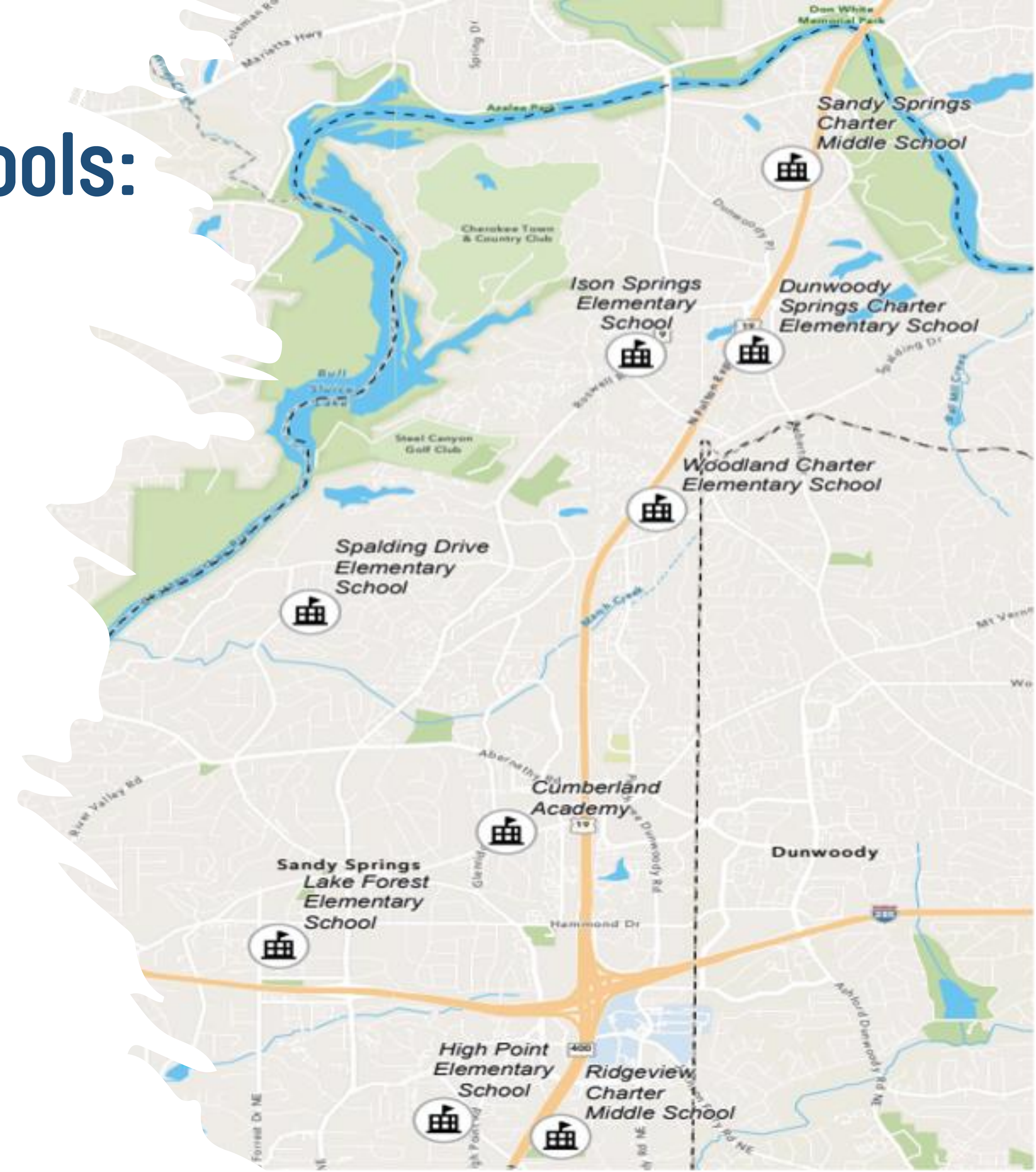
Contracted Athletics

- Sandy Springs Youth Sports
- Atlanta Sports and Social Club
- Sandy Springs Youth Lacrosse
- Sandy Springs Tennis Center
- Atlanta Hustle Ultimate Frisbee



Partnerships with Fulton Schools: Recreation Facilities

- Ison Springs Elementary
 - Athletic fields, playgrounds, pavilion, basketball, fitness equipment and trail
- Lake Forrest Elementary
 - Athletic fields, playgrounds, shade structure
- Sandy Springs Charter Middle School
 - Athletic fields, gym, track, basketball courts
- Ridgeview Charter Middle School
 - Tennis and pickle ball courts
- Dunwoody Springs Elementary
 - Athletic fields, playgrounds
- Spalding Drive Elementary
 - Athletic fields, basketball courts, trail



Capital Projects



Capital Projects

- Trail 2 A under construction
- Overlook Park Streambank Restoration and landscaping
- Hammond Park Improvements - field lighting upgrades, retaining wall replacement
- Northwood Park Development
- Ison Springs Elementary IGA Improvements; grounds and amenities
- Sandy Springs Charter Middle IGA Improvements; grounds and amenities
- Ridgeview Charter Middle School; tennis and pickleball courts
- Morgan Falls Athletic Complex Improvements
 - Now commencing

Trail 2A - 1.87 miles





Trail 2 A Progress



Questions please

Facility Rental and Programming website:
[Recreation.sandyspringsga.gov](https://recreation.sandyspringsga.gov)

Sustainability Division

March 1, 2023



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Accomplishments & Priorities

- Urban Forest Coordinator: William Park
- Tree City USA + Growth Award 2023
- Nancy Creek improvements at Windsor Meadows (319(h) grant)
- Green Communities recertification
- Canopy Study update, with GIS
- Environmental Stewardship Strategy



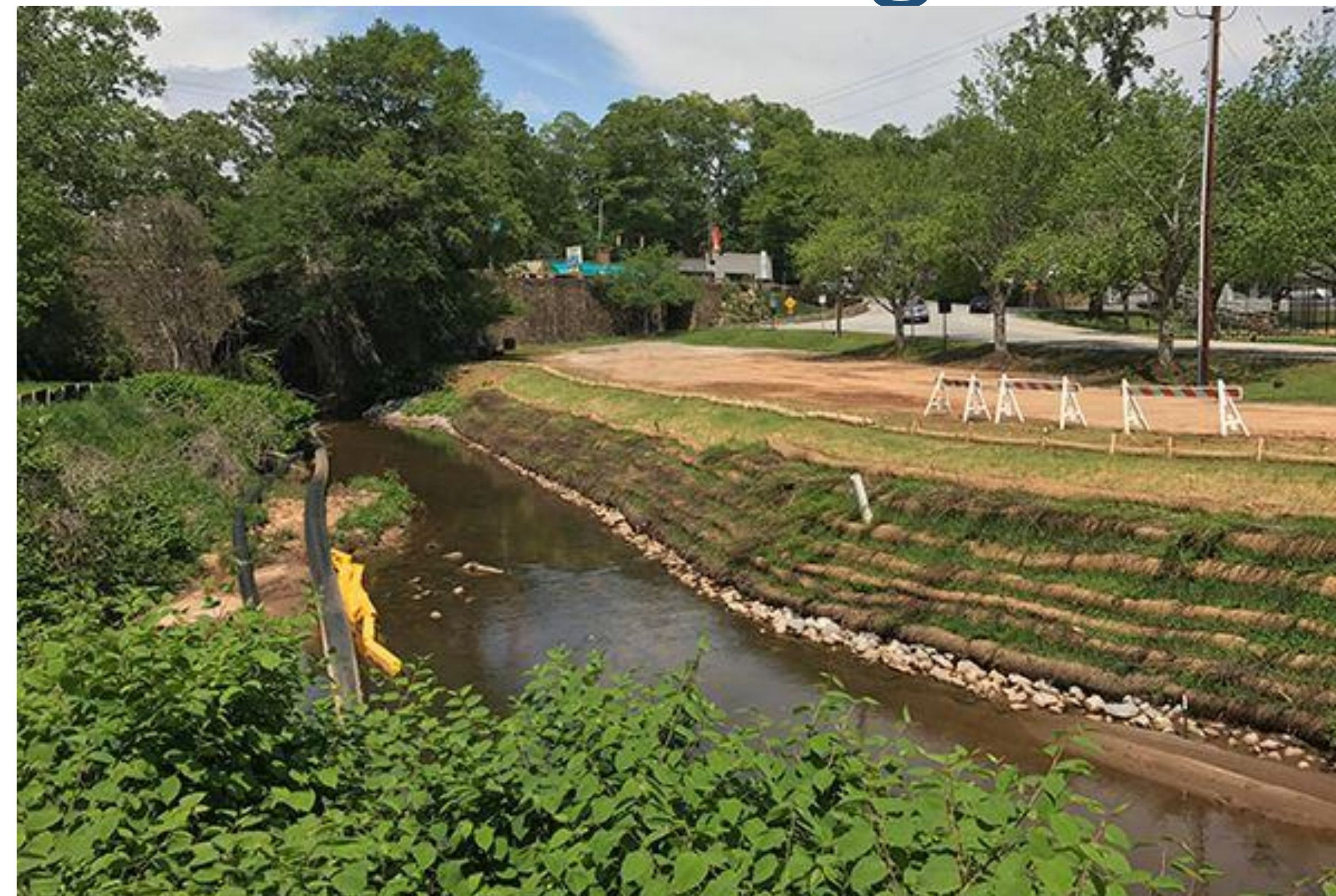
Nancy Creek improvements

www.sandyspringsga.gov/places/windsor-meadows-park

Existing conditions

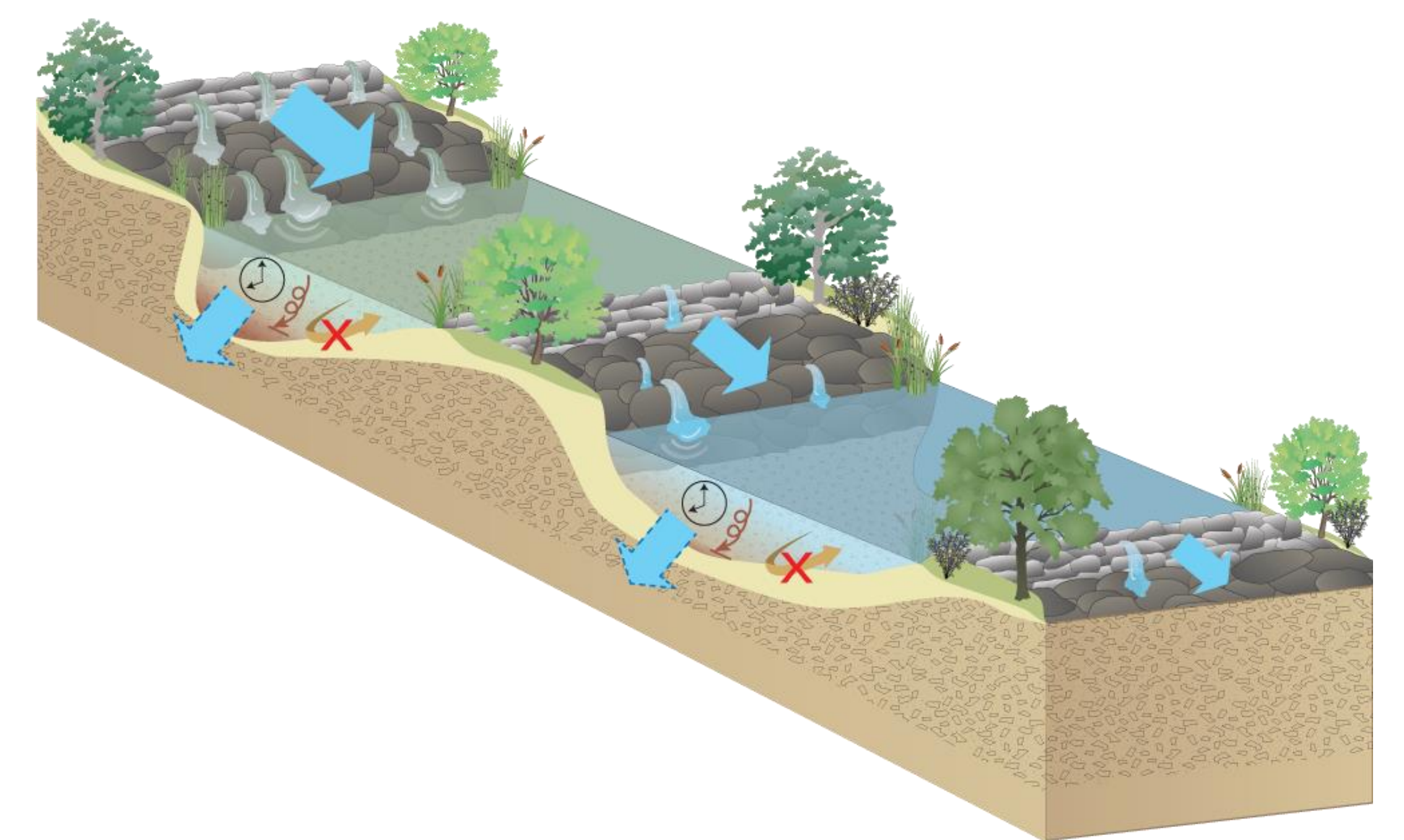


Boulder toe + geolifts



Wildlands Engineering, Inc.

RSC



ian.umces.edu/media-library

Sustainability Series

March 23rd: Roots of Success (A Healthy Forest Community Begins Underground)

April 28th: Spring Cleaning (A Practical Guide on Pruning & Invasive Removal)

June 5th: Tire Swings, Cicadas, & Summer Shade (How the Canopy Serves Us)

October 4th: As Leaves, Branches, and Temperatures Fall (Is the Forest Closed for the Season?)

December 4th: Don't Forget the Forest because of a Few Trees (Landscape Ecology at Scale)

February 16th: Why do Foresters Cut Trees? (How to Protect the Forest, not the Tree)

Registration: www.sandyspringsga.gov/recreation-programs

Tree Planting Highlights

'22-'23 Tree Planting Season is Underway

- Heritage Green ROW: 40+ Trees Planted
- Hammond Park: 40+ Trees Planted
- Abernathy Greenway North: 4 Adult Hornbeams Installed

- 2 major Trees Atlanta plantings planned for March 23rd
 - FEMA Buyback Lots
 - Invasive removal currently ongoing



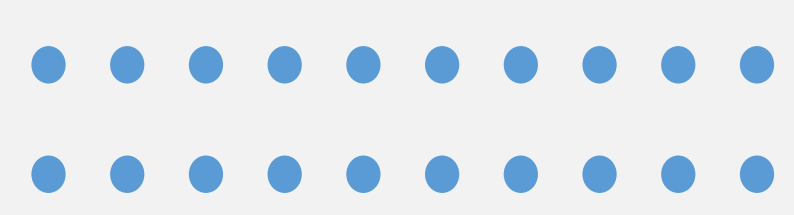
Hornbeams @ Abernathy North

- Generous donation by Marsha Holcomb

Trees Atlanta @ Hammond Park

- Corporate volunteer group from Delta
- Special thanks to Planting Coordinator, Jake McDonald of Trees Atlanta



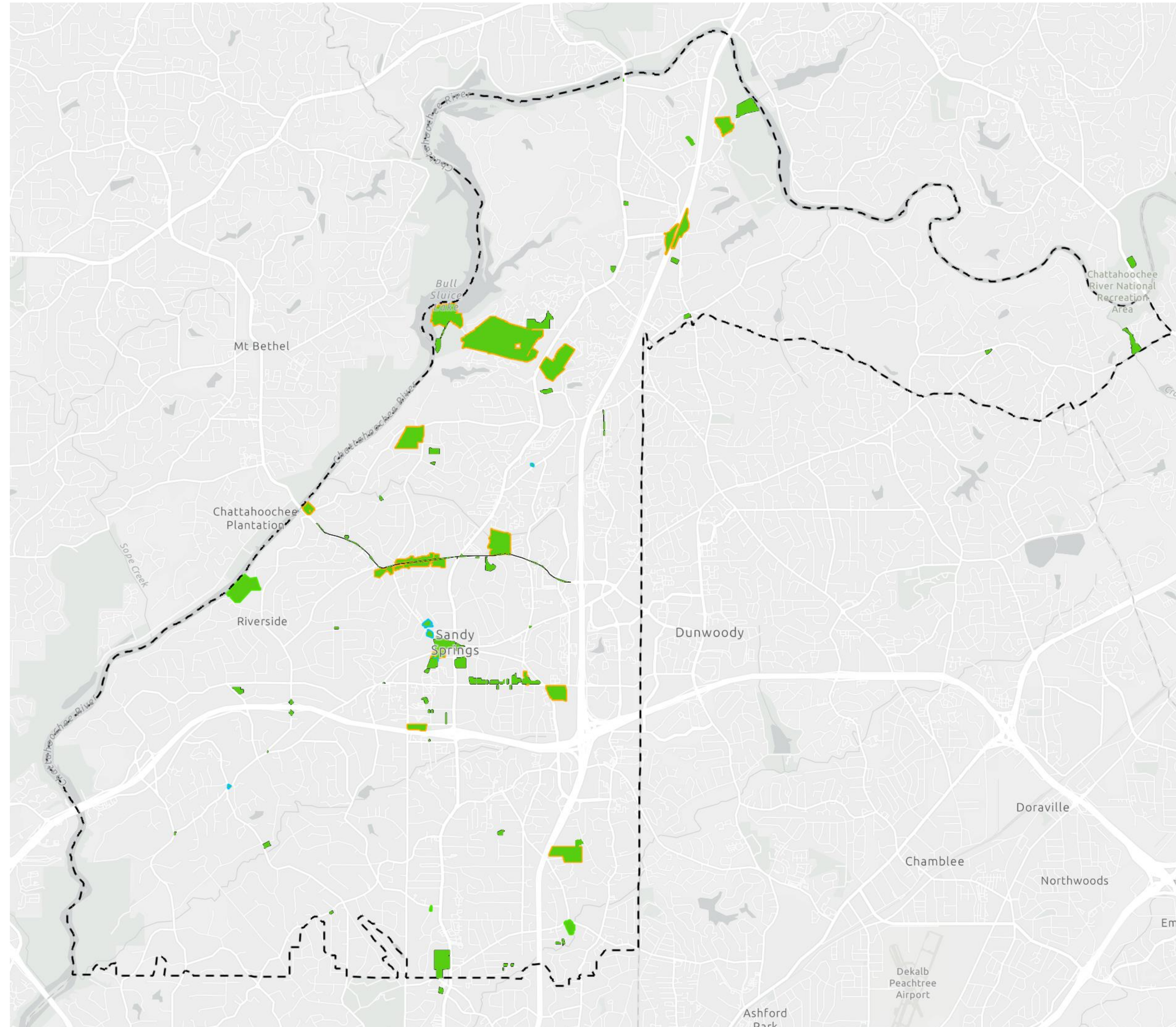


Urban Forestry Greenhouse & Young Tree Nursery

Space provided by Friends of Lost
Corner Forest Preserve



Invasive Plant Species Management



Ongoing Efforts

- Old Riverside Park: 23 Acres
- Morgan Falls Overlook Park: 20 Acres
- Lost Corner Forest Preserve: 15 Acres
- Abernathy Veterinary Greenspace: 4 Acres

Roswell Road Access Management Plan

March 1, 2023



SANDY SPRINGS™
GEORGIA

Roswell Road Access Management Plan

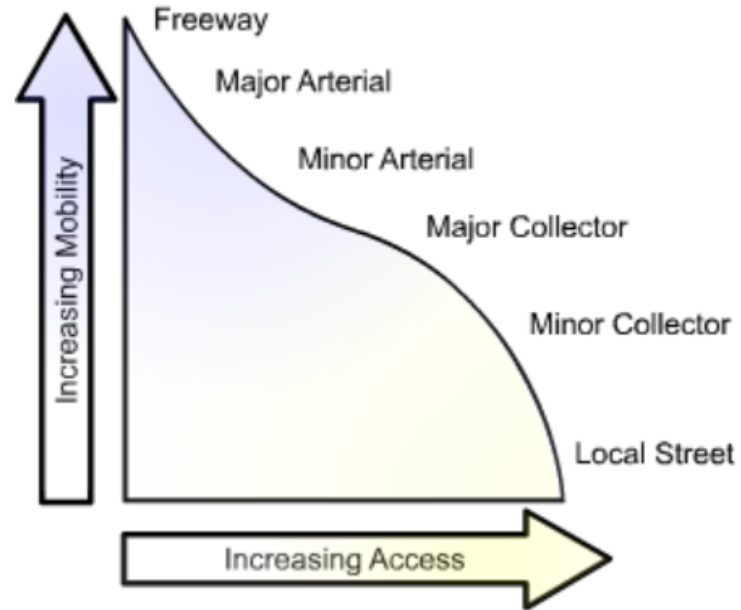
- Builds upon vision established in Roswell Road Small Area Plan
- Goal to create safer access for motorists, pedestrians, cyclists, and transit users
- Potential treatments:
 - Raised medians/median openings
 - Turn lanes
 - Limited/separated driveways
 - Interparcel connections
 - Mid-block pedestrian crossings



Roswell Road – “A Pedestrian & Bike Friendly Boulevard”

Access vs. Mobility

Conceptual Roadway Functional Hierarchy



Source: FHWA

Many Access Points AND Many Vehicles!!

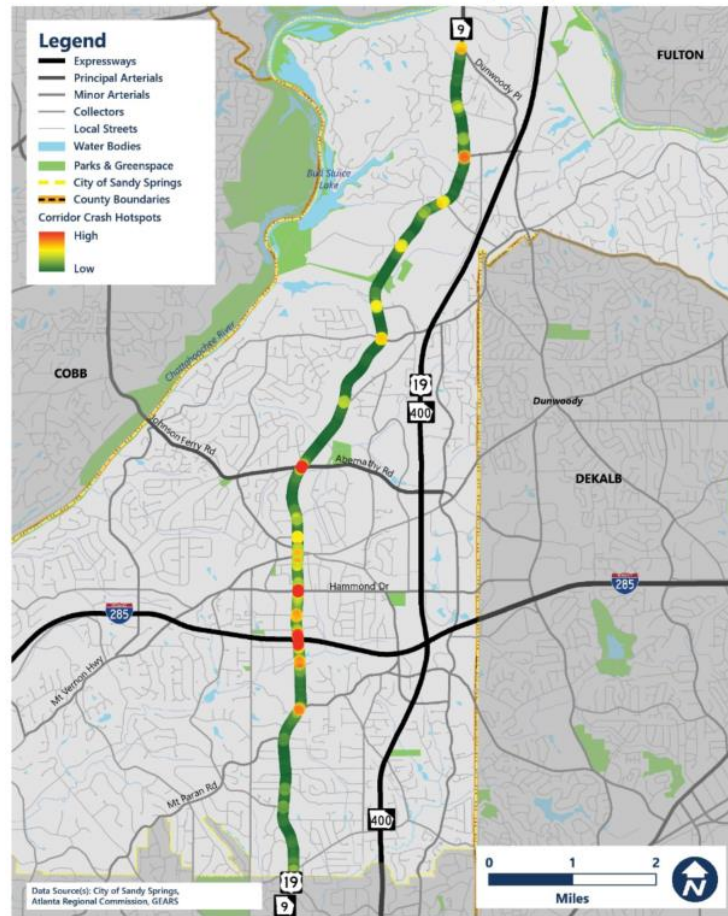
Roswell & Hammond 2022-10-06 12:01:37



Roswell Road Crash History

- 1 in 4 crashes resulted in at least one injury
 - **11 fatal crashes and 29 serious injury crashes**
- Total crash rate and injury crash rate are nearly **twice as high** as statewide average (urban principal arterial)
- 33% of fatal crashes involved movements in and out of driveways

Roswell Road - 2015-2019 Crash Density Map



Raised Median



Turn Lanes



Driveway Consolidation



Mid-Block Pedestrian Crossing



Plan Recommendations

Schedule and Tasks



Existing Conditions/Data Collection

- Crash analysis
- Traffic analysis
- Driveway inventory

Development and Evaluation of Alternatives

- Intersections
- Mid-block locations
- Systemwide roadway network

Access Management Plan

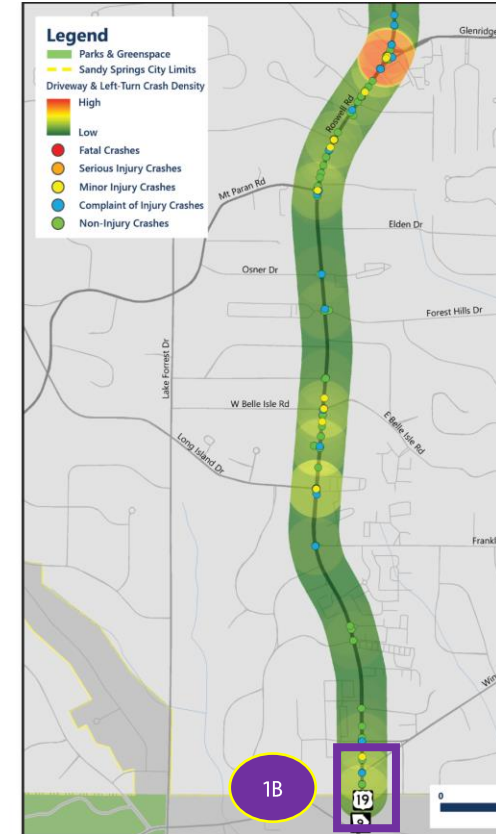
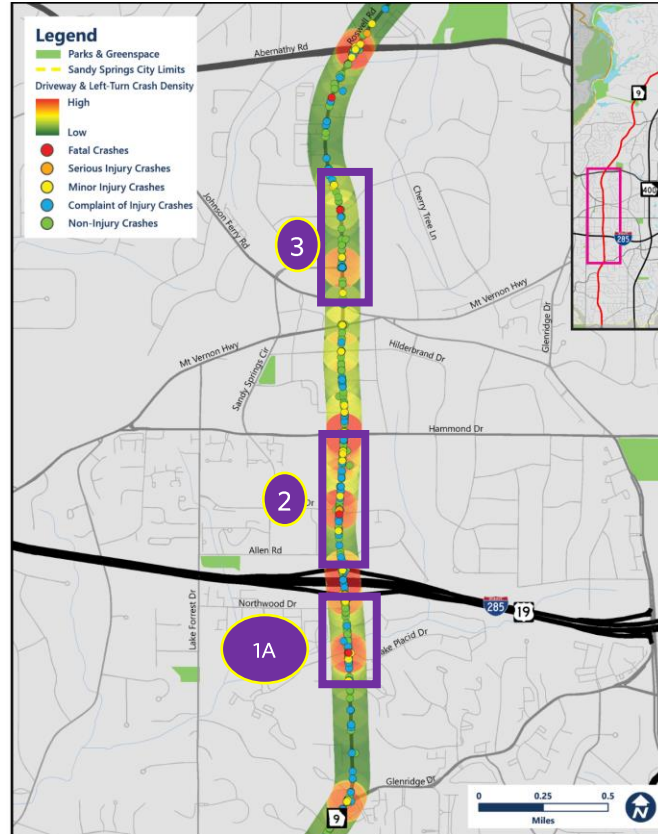
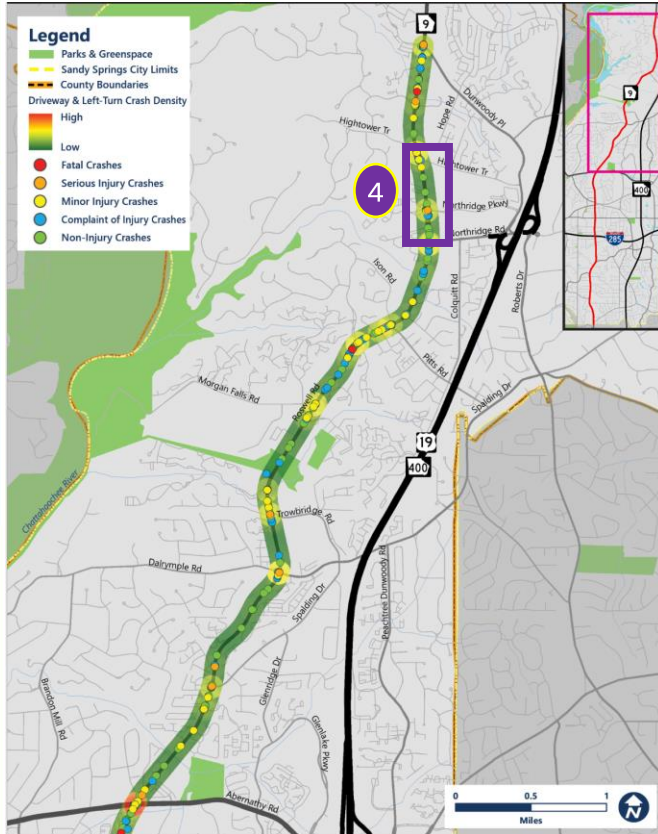
- Project list with costs and funding sources
- Implementation plan

Plan Recommendations

- **Prioritized Capital Projects (Short & Mid-term)**
 - 4 Segments for Full Cross Section Implementation
 - 5 Mid-block Crossings (one in conjunction with a prioritized segment)
- **Implementation Guidance**
 - Project Design for Capital Projects (median width, opening and spacing, landscaping, etc.)
- **Development Code**
 - Update Roswell Road cross section
 - Add multimodal analysis for midblock pedestrian generators
 - Reiterate importance of interparcel access and driveway spacing requirements

Priority Segment Projects

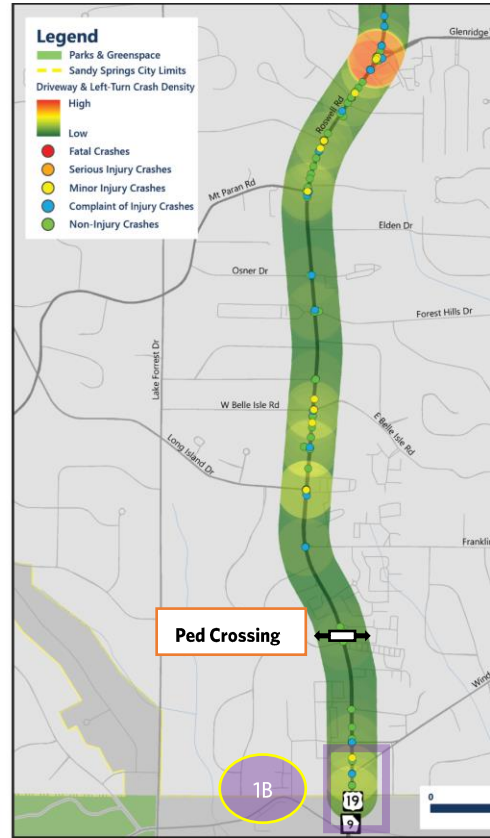
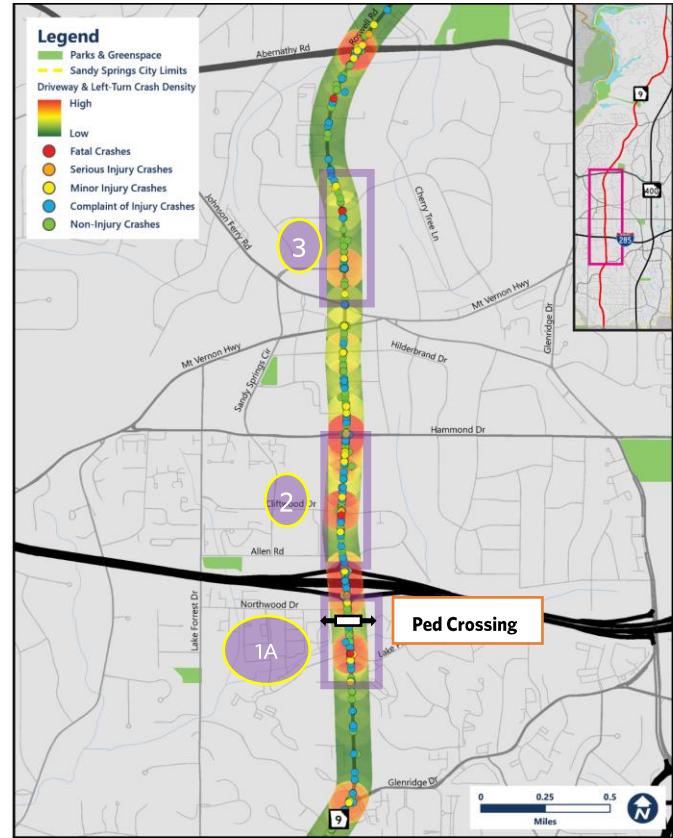
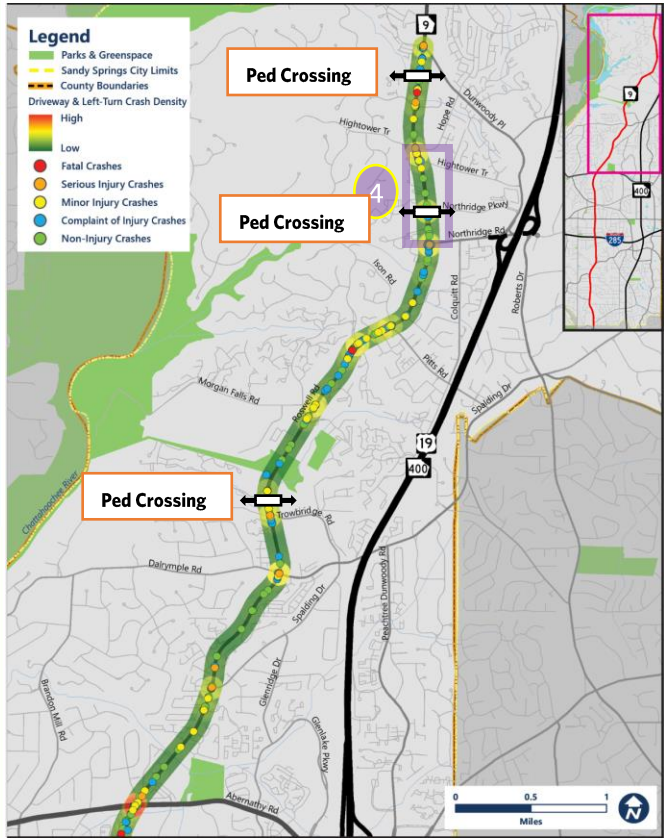
Rank	From	To	Cost
1A	Prado	I-285 EB Ramps	\$3.0M
1B	Meadowbrook Drive	Windsor Parkway	\$0.8M
2	I-285 WB Ramps	Hammond Drive	\$13.7M
3	Johnson Ferry Rd	North of Chaseland	\$19.8M
4	Northridge Road	Hightower Trail	\$15.0M



Midblock Pedestrian Crossings

Rank Midblock Crossing Projects

Rank	Project Name	Cost
1	Lake Placid – Northwood Dr	With T0019
2	Trowbridge - Cimarron Pkwy	\$500,000
3	Mystic Place	\$500,000
4	Northridge Pkwy – Hellenic Tower	\$500,000
5	Dunwoody PI - Huntcliff	\$500,000



Implementation with Redevelopment (We need your help!)

Recommendations related to Redevelopment

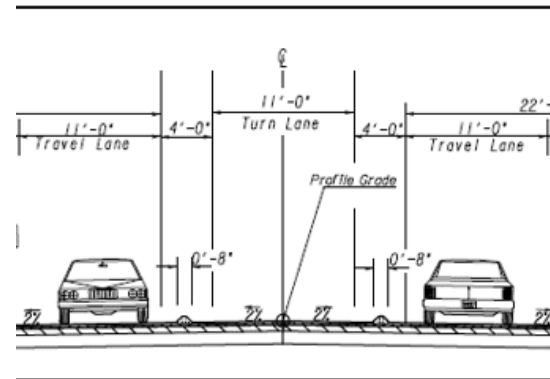
Development Code

- Update Roswell Road cross section
- Reiterate importance of interparcel access and driveway spacing requirements
- Add multimodal analysis for midblock pedestrian generators

1. Update Roswell Road Cross Section

Cross section: Need more than existing 10 feet to implement raised median

- Recommended **19 feet**, could be narrower in locations away from median openings



Median opening requirements

2. Interparcel Access & Driveway Requirements

Closely spaced driveways, and driveways located near intersections, introduce conflict points that create safety and operational deficiencies



Figure 5L-3.02: Two Lane Undivided Roadway (Single Entrance)

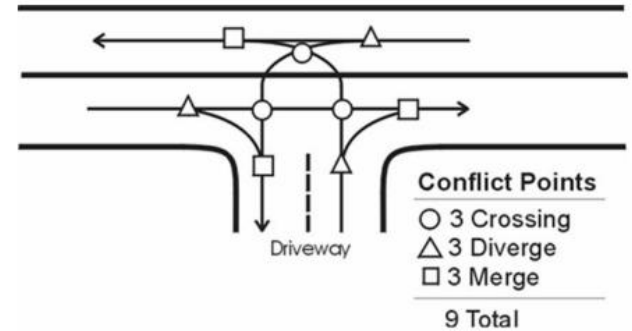
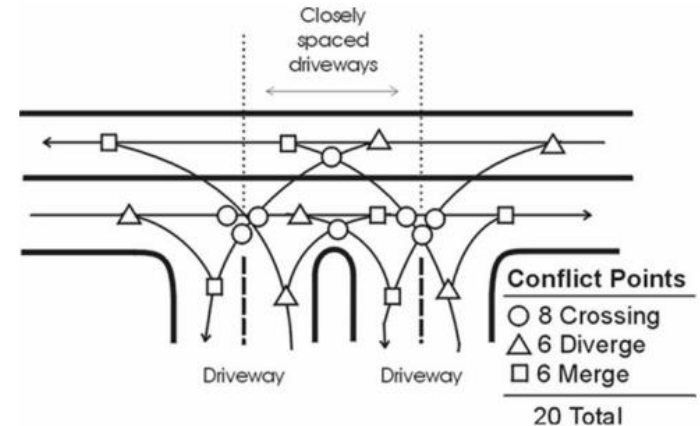


Figure 5L-3.03: Two Lane Undivided Roadway (Closely Spaced Entrances)



Source: Iowa Statewide Design and Specifications

With Raised Median

Figure 5L-3.02: Two Lane Undivided Roadway (Single Entrance)

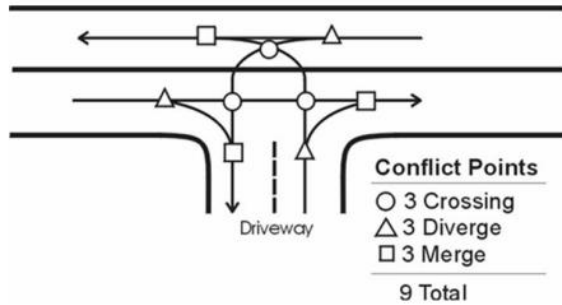


Figure 5L-3.03: Two Lane Undivided Roadway (Closely Spaced Entrances)

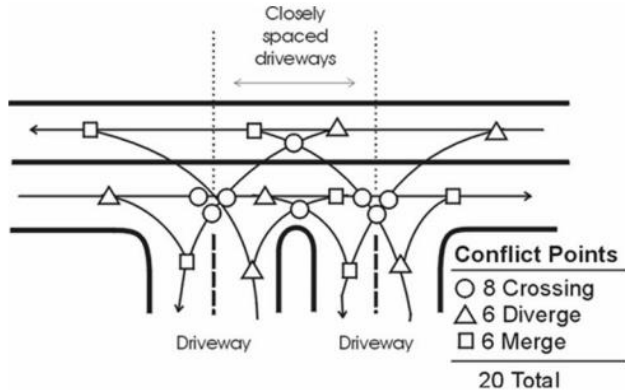


Figure 5L-3.05: Two Lane Roadway with Raised Median Closure (right-in/right-out only access)

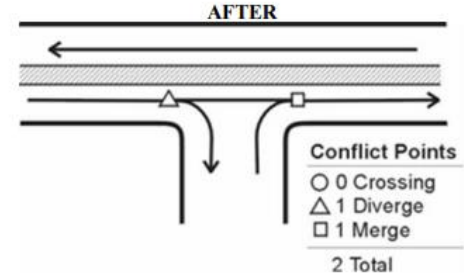
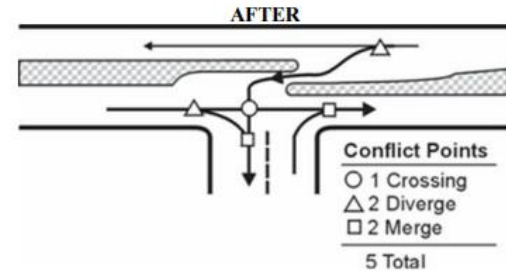


Figure 5L-3.06: Two Lane Roadway with Raised Median (left turn ingress allowed into driveway)



What does this mean for redevelopment?

Enforce Existing **Driveway Requirements!**

1. Spacing Between Driveways
2. Limit Number of Driveway Per Parcel - **Driveway consolidation!**
3. Spacing between Driveway and Side Street/intersection

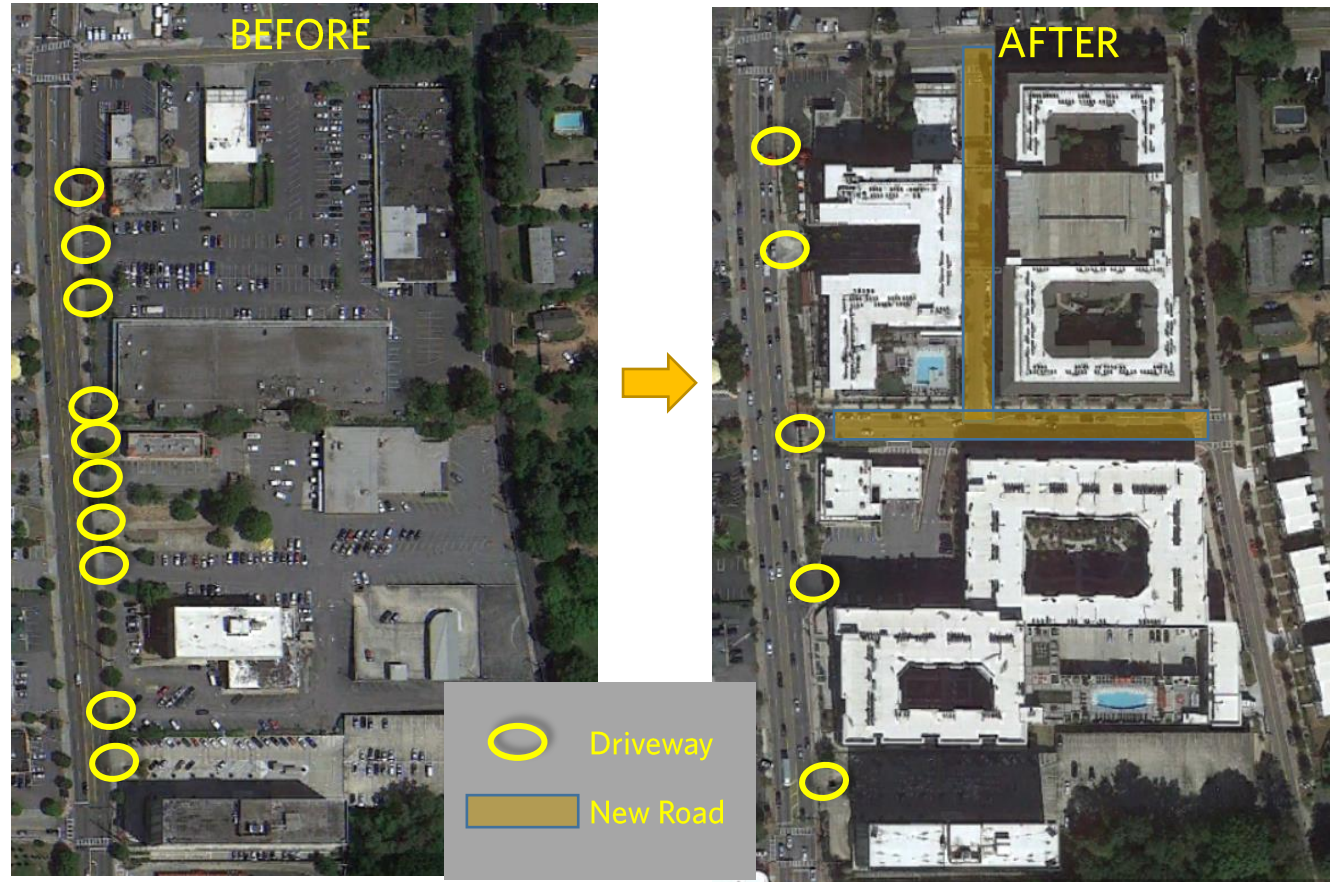
What does this mean for redevelopment?

Require **Connector Streets AND Interparcel Access** between Properties!

1. Critical for successful raised median
 - Not all driveways will have median opening so proper driveway spacing reduces U-Turns
 - Moves circulation off Roswell Road
2. Critical for driveway consolidation

Example #1

- Reduces the number of conflict points along the main roadway, and the risk of rear-end and angle crashes
- Improves traffic flow
- Reducing driveway density can reduce fatal and severe injury crashes by 25-31%**




Roswell Road: Between Hilderbrand Drive and Sandy Springs Circle

Example #2

Connector of West Side of Roswell Road



 New Development at Roswell Road/Allen Road isn't proposing driveway on Roswell Road because unnecessary.

Roswell Road: 285 WB Ramps to north of Allen Road

Example #2

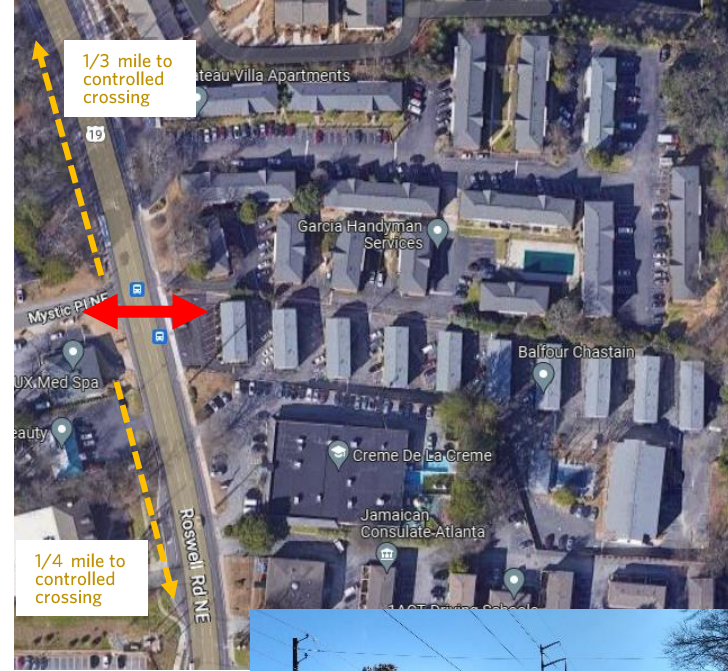
Interparcel Access Needed on East Side of Roswell Road



★ Potential Median Opening

3. Multimodal Analysis of Pedestrian Trip Generation

- Several Mid-block Pedestrian Crossing signals recommended
- WHY?
 - Distance to safe crossing
 - Hills
 - Pedestrian generators (bus stops, commercial shopping, schools, apartment complexes)
- Need to consider new Pedestrian Activity from proposed Development/Redevelopment



Questions?

