



SANDY SPRINGS
GEORGIA

PLANNING COMMISSION

Reed Haggard, Chair
Robin Conklin
Elizabeth Kelly
Dave Nickles
Andy Porter
Andrea Settles
Karen Trylovich

Wednesday, September 20, 2023

Regular Meeting

6:00 p.m.

The Planning Commission Special Called Work Session meeting will be held in the Studio Theatre at Sandy Springs City Hall
(1 Galambos Way, Sandy Springs, GA 30328).

Live-stream: www.SandySpringsGA.gov/Stream

I. Staff Discussion Items

- A. **2023-0001** Comprehensive Development Code Revisions
(Presented by Matthew Anspach, Senior Planner)

II. Planning Commission Discussion Items

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.

Comprehensive Development Code Review

September 19, 2023

City Council Work Session



SANDY SPRINGS™
GEORGIA

Protected Neighborhoods

General Updates

- **District Standards**

- CON: Added building setbacks

- **General Rules**

- Allow some garages to encroach into Primary Street (front) Setbacks, existing prior to 2005
 - Requires an existing garage
 - Allows one garage door to be street-facing, all others must be side- or rear- facing



General Updates

- **Protected Neighborhood Transition Wall**
 - Provide for administrative discretion in the type of barrier when land is in sensitive or topo-challenged condition
- **Fences in Primary Setback, Parallel with a Street**
 - Allows for Disturbance with Mitigation When Encroachment Allowance Exceeded, or for Reasonable Construction Entrance
- **Grading Setback Mitigation Zone**
 - Masonry piers only required in RE-1 and RE-2



Neighborhood-Scale Uses

General Updates

- **District Standards**
 - Updated **Lot Area** and **Lot Width** requirements for **Single-Unit Attached**
- **Use Standards**
 - Added neighborhood serving uses
 - **Neighborhood Unit, Age-Restricted Unit, Neighborhood Eatery, and Neighborhood Retail** uses
 - Moved **Accessory Dwelling, Guest House** to Residential Uses from Accessory Uses
 - Added standards to **Restaurant** and **Multi-Unit** uses



Neighborhood Unit

- **Districts Allowed**

- ***RU-*** : Up to 4 units
- ***RT-, RM-, RX-, ON-, OX-*** : up to 12 units

- **Standards**

- Height and width limited to neighborhood-scale buildings
- Garages must be located in rear yard



Age-Restricted Unit

- **Districts Allowed**
 - ***RM-***, ***RX-***, ***ON-***, and ***OX-***
- **Standards**
 - Definition set by HUD
 - In ***RM-*** 10% of units must be single-unit attached or detached



Restaurant + Neighborhood Eatery

- **Restaurant**
 - Allowed in **RM-**,
 - Limited in **RM-** and **RX-** to 25% of development
 - No drive-through allowed in **RM-** and **RX-**
- **Neighborhood Eatery**
 - Allowed in **ON-**
 - Smaller than 3,000 SF
 - No drive-through allowed



Retail + Neighborhood Retail

- **Retail**

- Limited in ***RX-*** to 6,000 SF or 15,000 SF for grocery
- No drive-through allowed

- **Neighborhood Retail**

- Allowed in ***RM-***, ***RX-***, ***ON-*** and ***OX-***
- Limited in ***RM-*** to 25% of development
- Smaller than 3,000 SF
- No drive-through allowed



Development Pattern Updates

- **Cottage Court Development Pattern**
 - Updated standards for additional flexibility to encourage use of pattern
 - Allow ***single-unit attached units*** to use Cottage Court pattern
- **Shared Court Development Pattern**
 - New development pattern to allow ***single-unit attached units, single-unit detached units, or neighborhood units*** on a shared court or shared street
 - New street types for development pattern defined in Article 10. Streets & Improvements



General Standards

General Standards

- Remove Sec. 6.6.3. and must comply with International Building Code for construction materials
- Multi-unit
 - CUP required for +3 stories in **CX-**, **SX-**, and **CS-**
 - Enhanced **Open Space** incentives for Build-To and Building Width requirements
- Specific requirements for **Commercial** uses or retail-ready spaces
 - In CX-, SX-, TX-, CS-, IX-, CC-, and NEX-
- Specific requirements for **Single-Unit Attached** or **Detached**
 - In RM-, 10% of all units



Office to Residential Conversion

- **In ON-**

- Multi-unit only allowed in building previously used for commercial use for 5 years
- Requires a CUP

- **In OX-**

- Multi-unit only allowed in building previously used for commercial use for 5 years
- Allowed on 3rd floor and above by-right
- 1st or 2nd floor requires a CUP



Proposed New Height Districts

- Bonus height only – additional height through matrix
- Residential Multi-Unit
 - RX-3/6
- Mixed Use Districts
 - Commercial
 - CX-3/6
 - CX-6/8
 - Shopfront
 - SX-3/6
 - SX-6/10
 - City Springs
 - CS-6/8



Enhanced Community Benefits Matrix

- Additional or reduced height for **Enhanced Community Benefits** based on matrix
- Allowed in any district with the forward slash (/)
- Limits height to percentage of overall site
- Incentivizes investment in public realm, creation of sense of place features

Sec. 6.7.2. Enhanced Community Benefit Matrix

Stories	Percent of Site	30%	40%	50%	60%	70%
Under 4	Reduction*	8 credits	10 credits	26 credits	50 credits	75 credits
Under 3	Reduction*	16 credits	20 credits	52 credits	70 credits	100 credits
Under 2	Reduction*	24 credits	--	--	--	--
Up to 3	By right	--	--	--	--	--
Up to 4	Bonus	30 credits	40 credits	50 credits	60 credits	70 credits
Up to 5	Bonus	38 credits	50 credits	63 credits	75 credits	88 credits
Up to 6	Bonus	45 credits	60 credits	75 credits	90 credits	105 credits
Up to 7	Bonus	53 credits	70 credits	88 credits	105 credits	123 credits

Enhanced Community Benefit List

Item	Detail	Installment
Aesthetics & Furnishings		
Credit by Amount		
Seat Wall	Seating	For every 10 3
Community tables and chairs		Per 10 4
Masonry Façade Materials	Sides	1 30
Pet waste stations		For every 1 1
Mural		For every 1 5
Paver intersection		For every 1 30
Paver crosswalk (12')		For every 1 10

Minimum Height Standards

- **Eliminate City Springs Minimum Requirement**
- **Adjust Perimeter Requirements**
 - Reduced minimum height requirements in all Perimeter Center districts
 - Minimum height requirements do not apply to ***Single-Unit Detached*** or ***Attached*** uses
 - 50% of site max for sites greater than 5 acres
 - Exemption for “jewel box” style development



Streets & Improvements

- **New Street Types**
 - Pedestrian-oriented streets
 - Shared streets
 - High level of design and material requirements



Additional Use Modifications

Life Science Uses

- **Bio-Safety Level 1**
 - Administrative Approval in most **Corridor & Node Districts**
 - Permitted in **IX-, CC-, Perimeter Center**
- **Bio-Safety Level 2**
 - Permitted in **OX-, CX-, IX-, CC-, Perimeter Center**



Fuel Stations

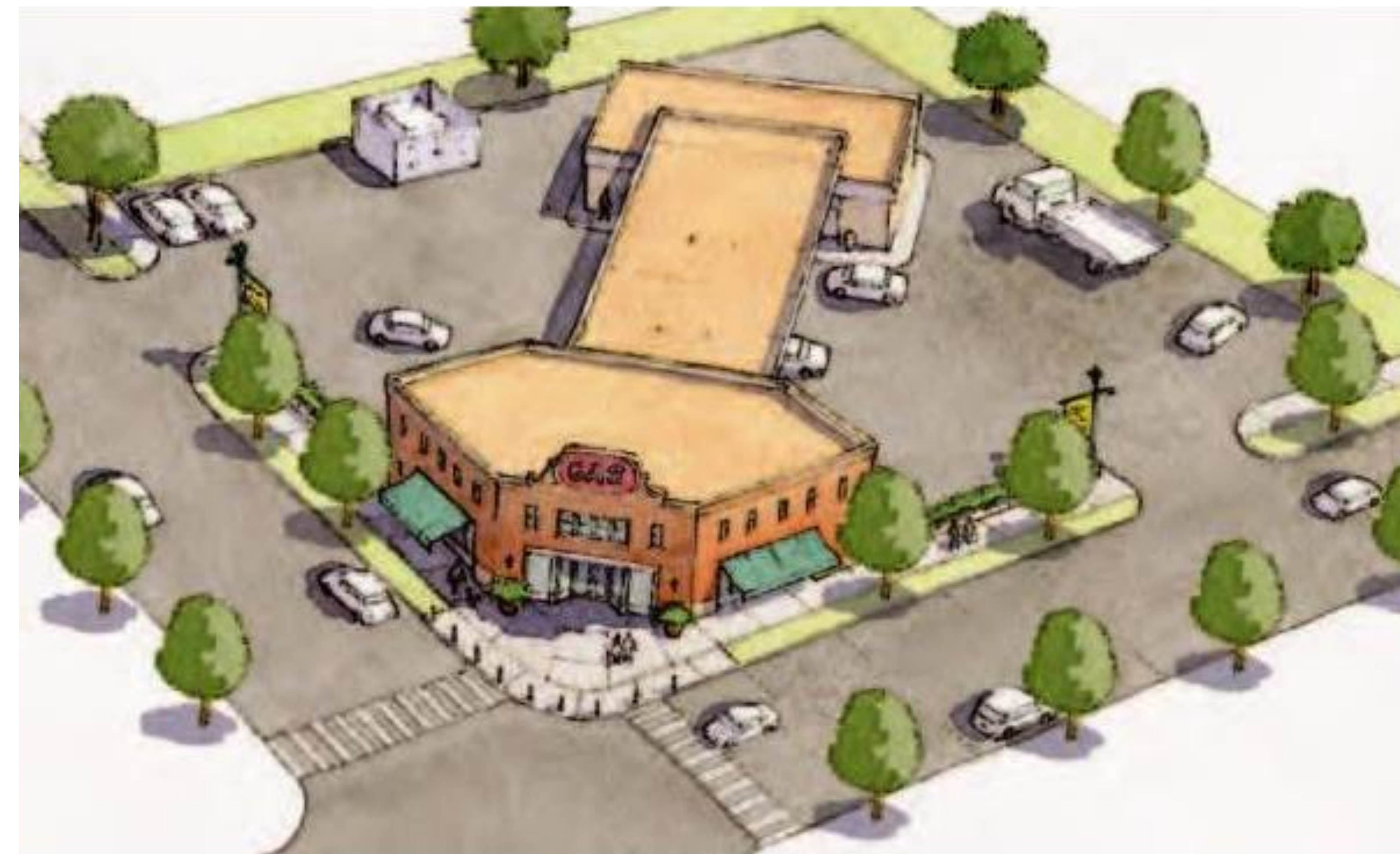
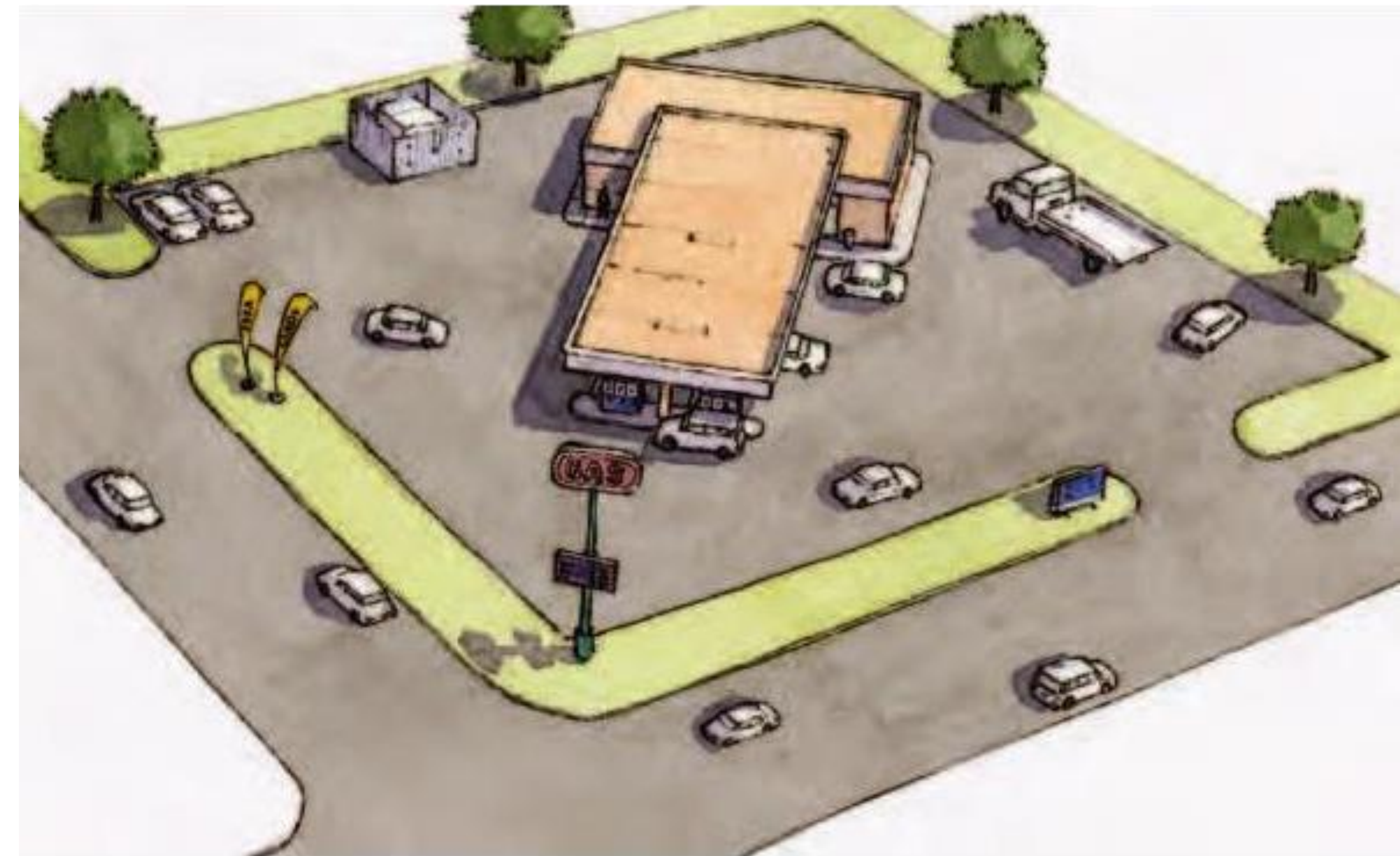
- **Enhanced Design Standards**

Added standards for canopy design, screening, build-to, and pedestrian connections

- **Expansion of Pumps**

Permitted to add 4 pumps (8 fueling spaces) when:

- Building and canopy façade is renovated
- Vehicle and pedestrian access is improved
- Screening is provided
- Signs are brought into compliance



Fuel Stations

- **One-for-One Replacement**
 - Remove Distance Requirement
 - May relocate to another site when:
 - CUP is granted
 - All design standards are met
- **Fuel Pumps as Accessory Use**
 - Allowed with existing retail use over 35,000 SF
 - Up to 8 pumps (16 fueling spaces)
 - No convenience sales or vending machines allowed



Vehicle Showrooms

- Allowed in ***OX, Corridors & Nodes***, and ***Perimeter Center***
- **Standards**
 - Must display vehicles indoors, no outdoor storage
 - No vehicle repair or maintenance uses allowed
 - Must be no larger than 5,000 SF



Other Accessory Uses

- **EV Chargers**
 - Defines Level 1, 2, and 3 charging
 - Defines standards for location and screening of equipment
- **Day Care**
 - Permitted with Place of Worship
 - Must be operated by same operator as place of Worship



Next Steps

Next Steps

- **Wednesday, September 20:** Planning Commission Work Session
- **Friday, September 22:** Development Code Draft posted online
- **Tuesday, September 26:** Development Code Public Open House
- **Monday, November 13:** Public Hearing with Planning Commission
- **Tuesday, December 5:** Public Hearing with Mayor & City Council

Visit spr.gs/development for more information

