SANDY SPRINGS
GEORGIA

2024 BOARD OF APPEALS & PLANNING COMMISSION RETREAT
Friday, March 1, 2024 – 9:00 a.m.
City Springs – Terrance Meeting Room 3rd Floor
1 Galambos Way, Sandy Springs, GA 30328
Live Stream: http://www.sandyspringsga.gov/stream

Breakfast

I. City of Sandy Springs: 2023 Year in Review Video

(Presented by Kristin Byars Smith, Assistant City Manager)

II. Acknowledgements

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

III. What we do in Planning and Zoning/Accomplishments and Upcoming Projects

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

IV. Development Code Updates

(Presented by Matthew Anspach, AICP, Senior Planner)

V. Changes in Zoning Laws

(Presented by William Hansard, Assistant City Attorney)

Morning Break

VI. Board of Appeals and Planning Commission Overview and Orientation

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

VII. Multi-Family Residential Housing (MRH)

(Presented by Jonathan Livingston, Chief Building Official, Yvonne Shaw, Code Enforcement Manager, Scott McColl, Captain/Deputy Fire Marshal)

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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VIII. Retail Market Status

(Presented by Caroline Kinchler, Economic Development Manager)

IX Metropolitan River Protection Act (MRPA)

(Presented by Jim Santo, Principal Planner Natural Resource)

X. Introduction: New Assistant City Manager

(Presented by Chris Owens, Assistant City Manager)

Lunch

XI. Traffic and Transportation Overview

(Presented by Kristen Wescott, AICP, Transportation Unit Manager)

XII. Path 400

(Presented by Allen Johnson, PE, PMP, TSPLOST Program Manager)

XIII Peachtree Dunwoody Livable Centers Initiative /Marta Transit-Oriented Development

(Presented by Caitlin Shankle, AICP, Senior Transportation Planner)

Afternoon Break

XV. Comments from Mayor Rusty Paul

XVI Citizens Fire Academy

(Presented by Reginal McClendon, Section Chief of Support Services Administration)

XIX. Closing Remarks

(Presented by Ginger Sottile, Director of Community Development)

Adjourn

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2023 Sandy Springs Highlights

2024 Proposed Priorities

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Acknowledgements

March 1, 2024

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Alvin Johnson

The Atlanta Journal-Constitution

METRO ATLANTA

Alvin S. Johnson, longtime Sandy Springs leader and resident dies at 81

Johnson helped organize Sandy Springs' first Martin Luther King Jr. Day celebration.





A PROCLAMATION OF APPRECIATION

TO ALVIN JONHSON

FOR DEDICATED SERVICE

TO THE CITY OF SANDY SPRINGS AND THE CITIZENS OF SANDY SPRINGS

BOARD OF APPEALS ~ December 7, 2022

WHEREAS, The City of Sandy Springs Board of Appeals recognizes the service of Alvin Johnson after fulfilling three (3) full terms as a member of the Board of Appeals. Mr. Johnson's commitment to our community has been demonstrated by his dedication and decision-making abilities to ensure the successful operation of the City of Sandy Springs Board of Appeals; and

WHEREAS, Mr. Johnson's responsible approach to his role within the Board of Appeals assisted in representing our community and its citizens, while working to find balance between competing interests and solutions with often complex development issues; and

WHEREAS, Mr. Johnson's role while serving as a member of the Board of Appeals has exemplified that of a leader in the progressive development of the City of Sandy Springs; and

WHEREAS, Mr. Johnson is recognized for his valuable service toward the betterment of the City of Sandy Springs, and for showing support for his fellow members of the Board of Appeals; and

NOW, THEREFORE BE IT RESOLVED that the City of Sandy Springs Board of Appeals does hereby honor and expresses its sincere appreciation to Alvin Johnson for his dedication and leadership in improving the lives of the citizens of Sandy Springs during his tenure as a member of the Board of Appeals and wishes him good luck in his future endeavors.

Given under the hand and the Seal of the City of Sandy Springs, Georgia, on this 7th day of December 2022.

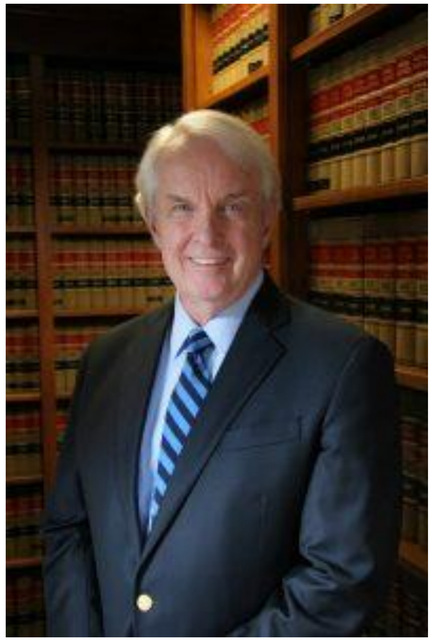
_____

Mel Mobley, *Board of Appeals Chairman*

_____

Ginger Sottile, Community Development Director

New and resigning BOA members



Mel Mobley

A PROCLAMATION OF APPRECIATION

TO G. Melton Mobley

FOR DEDICATED SERVICE

TO THE CITY OF SANDY SPRINGS AND THE CITIZENS OF SANDY SPRINGS

BOARD OF APPEALS ~ December 6, 2023

WHEREAS, The City of Sandy Springs Board of Appeals recognizes the service of G. Melton Mobley after fulfilling three (2) full terms as a member of the Board of Appeals. Mr. Mobley's commitment to our community has been demonstrated by his dedication and decision-making abilities to ensure the successful operation of the City of Sandy Springs Board of Appeals; and

WHEREAS, Mr. Mobley's responsible approach to his role within the Board of Appeals assisted in representing our community and its citizens, while working to find balance between competing interests and solutions with often complex development issues; and

WHEREAS, Mr. Mobley's role while serving as a member and Chair of the Board of Appeals has exemplified that of a leader in the progressive development of the City of Sandy Springs; and

WHEREAS, Mr. Mobley is recognized for his valuable service toward the betterment of the City of Sandy Springs, and for showing support for his fellow members of the Board of Appeals; and

NOW, THEREFORE BE IT RESOLVED that the City of Sandy Springs Board of Appeals does hereby honor and expresses its sincere appreciation to G. Melton Mobley for his dedication and leadership in improving the lives of the citizens of Sandy Springs during his tenure as a member and Chair of the Board of Appeals and wishes him good luck in his future endeavors.

Given under the hand and the Seal of the City of Sandy Springs, Georgia, on this 6th day of December 2023.

_____

Rusty Paul, *Mayor*

_____

Ginger Sottile, Community Development Director





Jason Bodwell , 2023



Susan Maziar, 2024

Board of Appeals



Sherri Allen, Chair

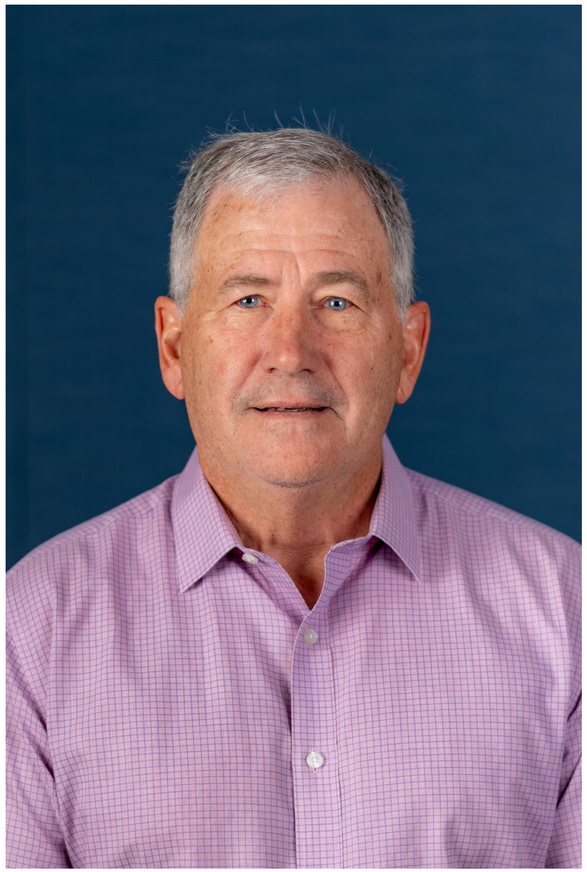


Justin Sparano, Vice Chair

Planning Commission



Reed Haggard, Chair



Andy Porter, Vice Chair

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Planning and Zoning Division
Accomplishments & Upcoming Projects

March 1, 2024

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Who is the Planning and Zoning Division?

- Planning and Zoning Manager: Manages the Planning and Zoning Division
- Senior Planner: Manages the Development Code amendments and reviews of major projects
- Planner III: Manages the CDBG program, MRPA applications, the Capital Improvement Element (CIE), plan reviews, and zoning cases
- Planner I: Prepares CAMA, ZMA, CUP and variance cases, plan reviews, and customer service.
- Planning & Zoning Reviewer: Primarily focuses on plan reviews for planning and zoning items
- Planning Technician/Planner of the Day: Responds to customers with questions related to planning and zoning

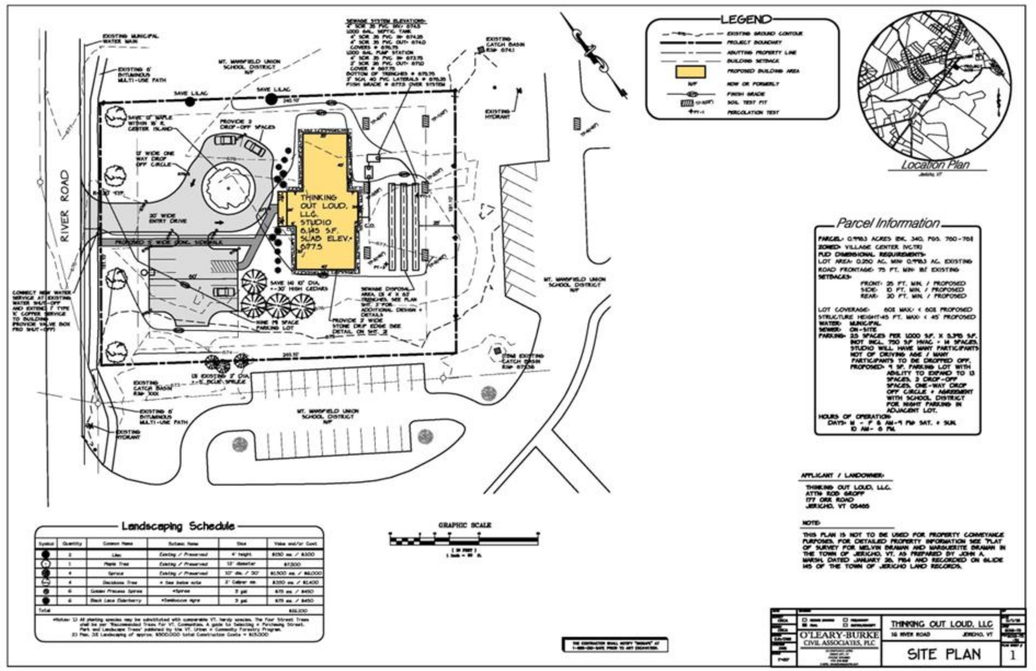
What does Planning and Zoning Division Do?

- Planning and Zoning Reviews
- Zoning cases
- The Next Ten – Comprehensive Plan
- Development Code
- Community Development Block Grant (CDBG)
- Metropolitan River Protection Act (MRPA)

Planning and Zoning Reviews

- Houses and Townhouses
- Accessory structures such as Pools, Decks, Gazebos
- Walls and Fences
- Temporary Uses
- Building Commercial
- New lots
  - Subdivision development and site improvements
- Signs – temporary, wall & ground-mounted
- Solar Panels
- Generators
- Planning and Zoning Reviewer
  - Placement
  - Materials and Design
  - Use
  - Building size, Lot size and parameters





Zoning Cases

Variances (V)

- Board of Appeals Public Hearing and Final Decision
  - Primary and Stream Buffer
- Director's Administrative Variance
  - Up to 10% of a measurable distance

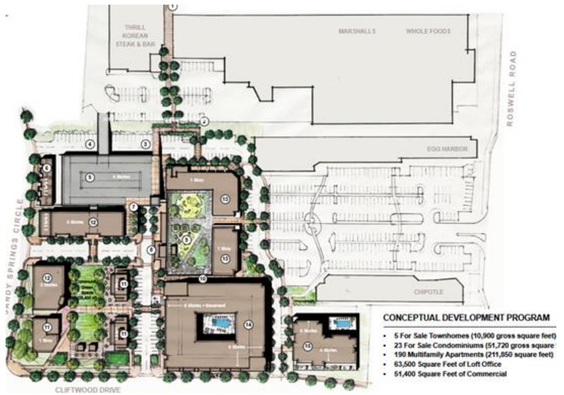
Rezoning (Z) and Conditional Use Permit (U)

- Includes four (4) required public meetings
- Planning Commission recommends, and the Mayor and City Council makes the final decision

Character Area Map Amendment (CAMA)

- Includes four (4) required public meetings
- Planning Commission recommends, and the Mayor and City Council makes the final decision
- Zoning Map Amendment will usually follow







The Next Ten – Comprehensive Plan

- Land Use and Community Character
- Transportation
- Housing
- Economic Development
- Green Space, Natural Systems and Sustainability
- Priority Actions, Needs and Opportunities, Policies, Community Work Program
- Small Area Plans – Plans and Studies





Development Code

- Zoning regulations and development regulations
- Codification of tools needed for implementing the vision for growth as laid out in the City's Comprehensive Plan (The Next Ten)



Allowed Use Table	Protected Neighborhood				Urban Neighborhood				Corridors & Nodes								Perimeter Center			
Use Category: Specific Use	RE	RD	PK	CON	RU	RT	RM	RX	ON-	OX-	CX-	SX-	TX-	CS-	IX-	CC-	PR-	PX-	PM-	Definition/ Standards
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

P: Permitted L: Limited C: Conditional Use Permit —: Not Permitted

Community Development Block Grant (CDBG), and Capital Improvements Element (CIE) re: Impact Fees

- CDBG
  - Development of viable communities for persons of low and moderate-income by providing adequate housing and expanding economic opportunities

- CIE re: Impact Fees
  - The Georgia Development Impact Fee Act (DIFA) sets rules for local governments that wish to charge new development for a portion of the additional capital facilities needed to serve it
  - The intent of the Act is to ensure that adequate public facilities are available to serve new growth and development and promote orderly growth and development





Metropolitan River Protection Act (MRPA)

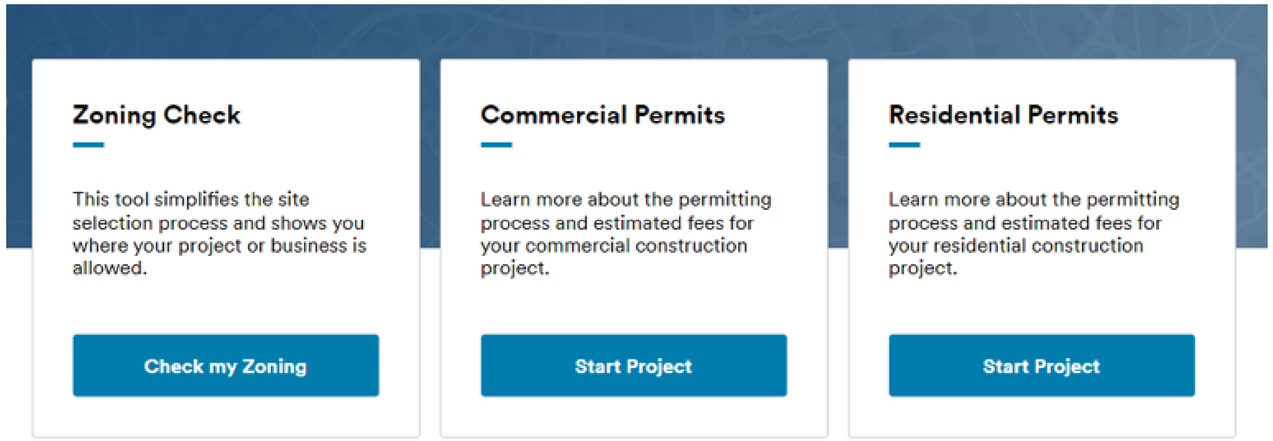
- 1973 - Georgia General Assembly adopted the MRPA, Chattahoochee River
  - Created a 2,000-foot buffer along both banks of the river and its impoundments
- Designed to protect the water quality and environs
  - The region's primary source of drinking water
  - A major recreation area that includes the Chattahoochee River National Recreation Area and the nation's first National Water Trail
  - One of the southern-most trout streams in the United States (and one of the very few located in a major metropolitan area)



Plan Sandy Springs

Before You Apply

- Discover where in the City a project is allowed
- Helps determine which permits are needed
- Estimates associated fees
- Plan Sandy Springs is not a permit application. It is an informational tool, a guided experience.
- Online Tutorial – “Introduction to Plan Sandy Springs”
  https://www.sandyspringsga.gov/build-seminars





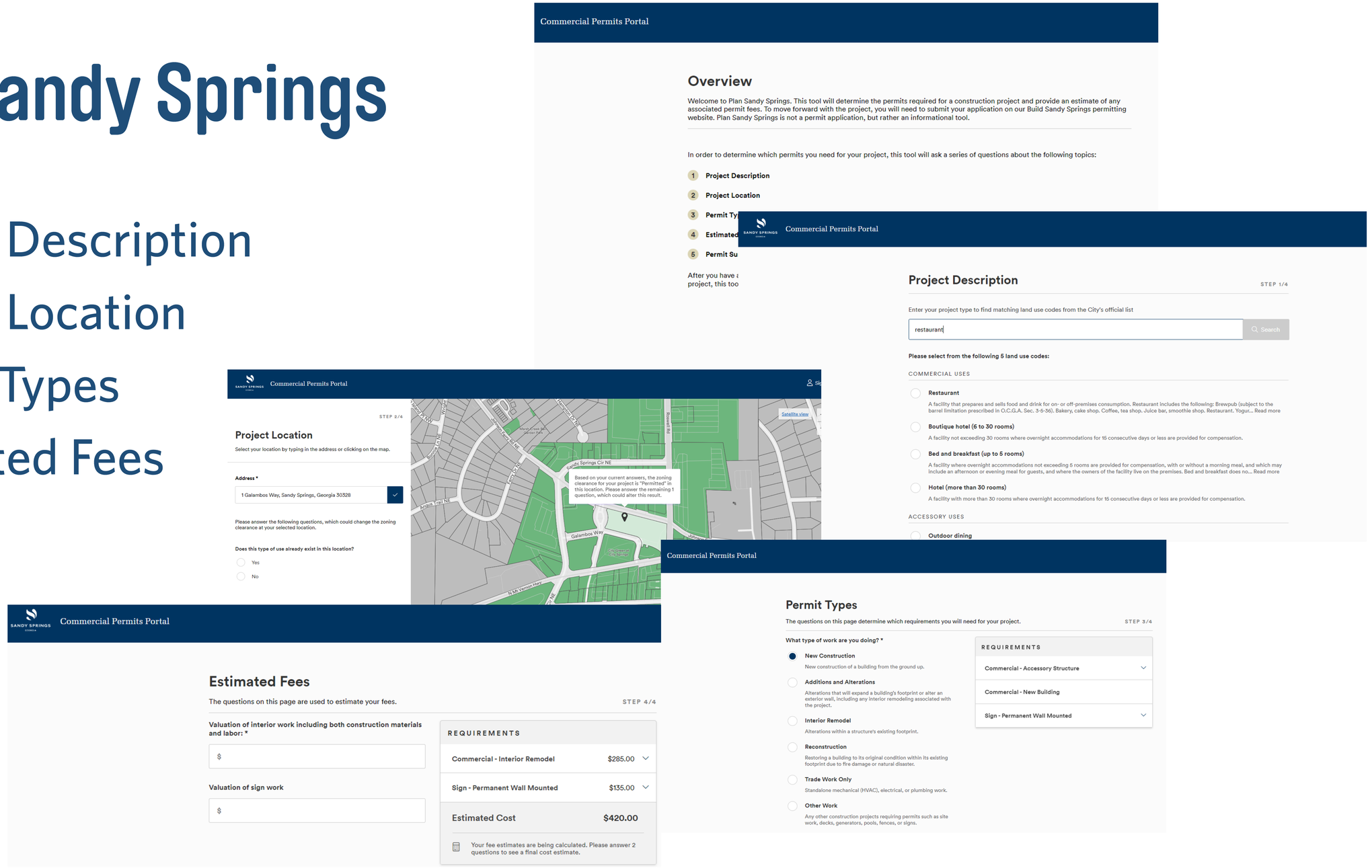
PLAN SANDY SPRINGS

Discover where your project is allowed, which permits you need, and estimated cost.

spr.gs/plan

Plan Sandy Springs

- Project Description
- Project Location
- Permit Types
- Estimated Fees



2023 Accomplishments

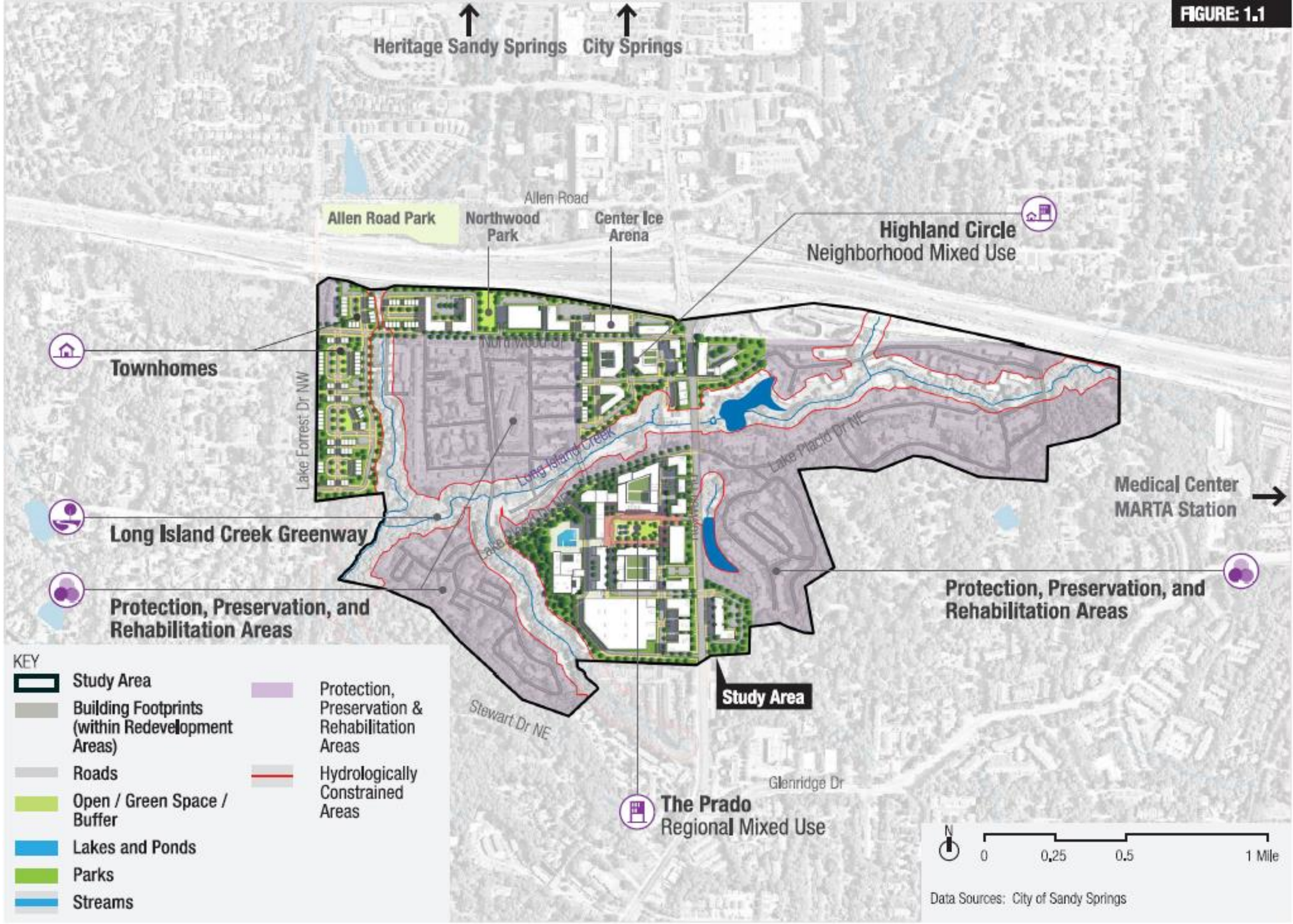
2023 Accomplishments

- **Eleven (11) BOA cases (9 Variances, 2 Appeals)**
- **Seven (7) PC cases (3 text amendments, 1 rezoning, 2 CUPs, 1 CAMA)**
- **Three (3) MRPA certificates were adopted by Mayor and City Council**

- 2023 Planning Commission and Board of Appeals 2023 Retreat on March 1, 2023.
- CIE: Adopted the 2022 Capital Improvement Element (CIE) Annual Update in March 2023
- Zoning Map Amendment to NEX: The rezoning of the North River site was approved by Mayor and City Council on April 18, 2023
- Adopted the CDBG 2023-2027 Consolidated Plan (Con Plan) and the 2023 Annual Action Plan (AAP) in May 2023 and the CDBG 2022 Consolidated Annual Performance and Evaluation Report (CAPER) in September 2023
- Character Area Map Amendment for City owned properties along Hilderbrand, Bluestone and Sandy Springs Place to further the goals and objectives of the City Springs Master Plan. The CAMA from CON to CS, was adopted by Mayor and City Council on June 6, 2023
- Approved Crossroads Small Area Plan December 5, 2023
- Approved Development Code Review December 5, 2023

Study Area Concept

- Plan available at Spr.gs/crossroads
- November 13: Planning Commission Recommended Approval
- December 5: Mayor and City Council Voted Approval



Planning Outreach – Mt Vernon Elementary School













2024 Upcoming Projects

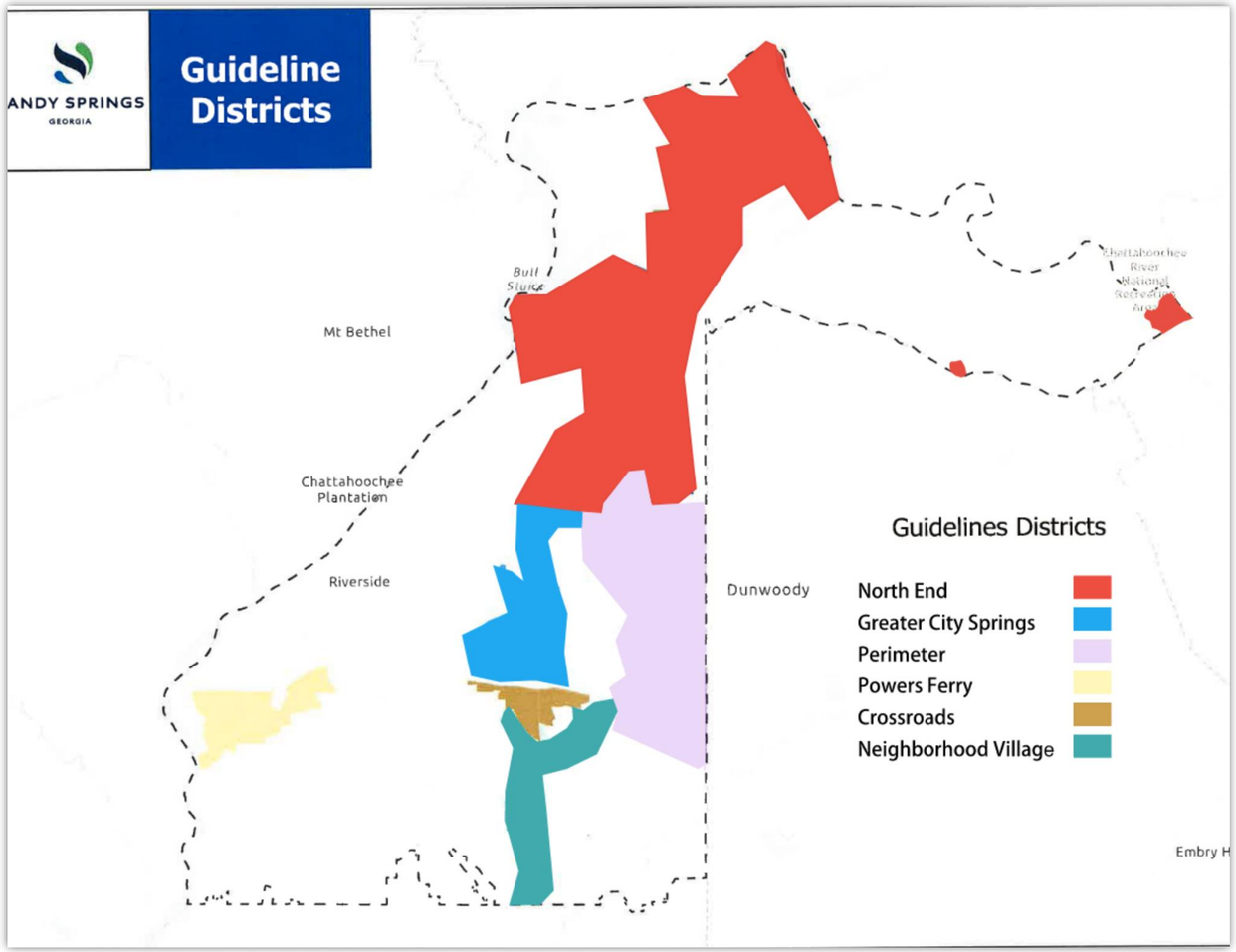
2024 Upcoming Projects

- **BOA cases (variances)**
- **PC cases (text amendments, rezonings, CUPs, CAMAs)**
- **MRPA certificates**

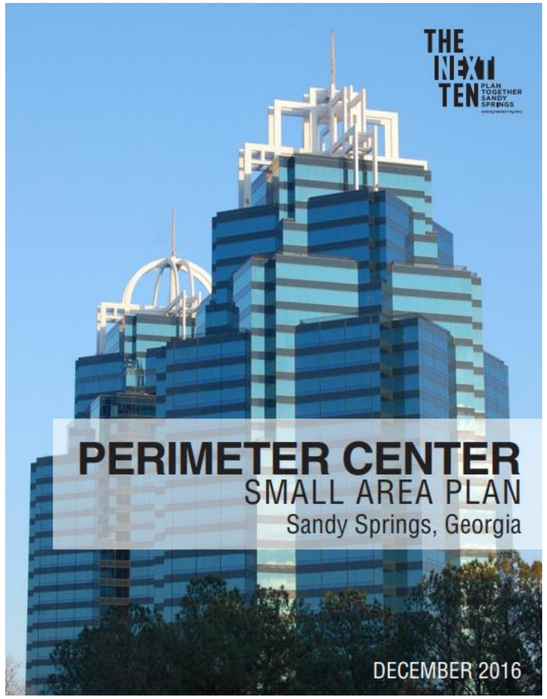
- Complete the Capital Improvement Element (CIE) Annual Update by June 30, 2024 (Maintain City's QLG status)
- Complete the Impact Fee Assessment Project
- Community Development Block Grant (CDBG)
- Initiate City-Wide Design Guidelines
- Initiate the Perimeter Small Area Plan
- CDBG Fair Housing Month Event April 2024

Design Guidelines

- Currently the RFP is being finalized
- Timeline is anticipated breakdown per the following
  - Release RFP
  - Consultant Selection/Contract
  - Site Visits & Evaluations
  - Corridor Creation Phase I (City Springs & Perimeter Center; Completion in December);
  - Phase II (Powers Ferry & North End; March 2025);
  - Phase III (Crossroads & Neighborhood Village; May 2025);
  - Public Comment Period (July 2025);
  - Planning Commission (August 2025);
  - Council (September 2025)



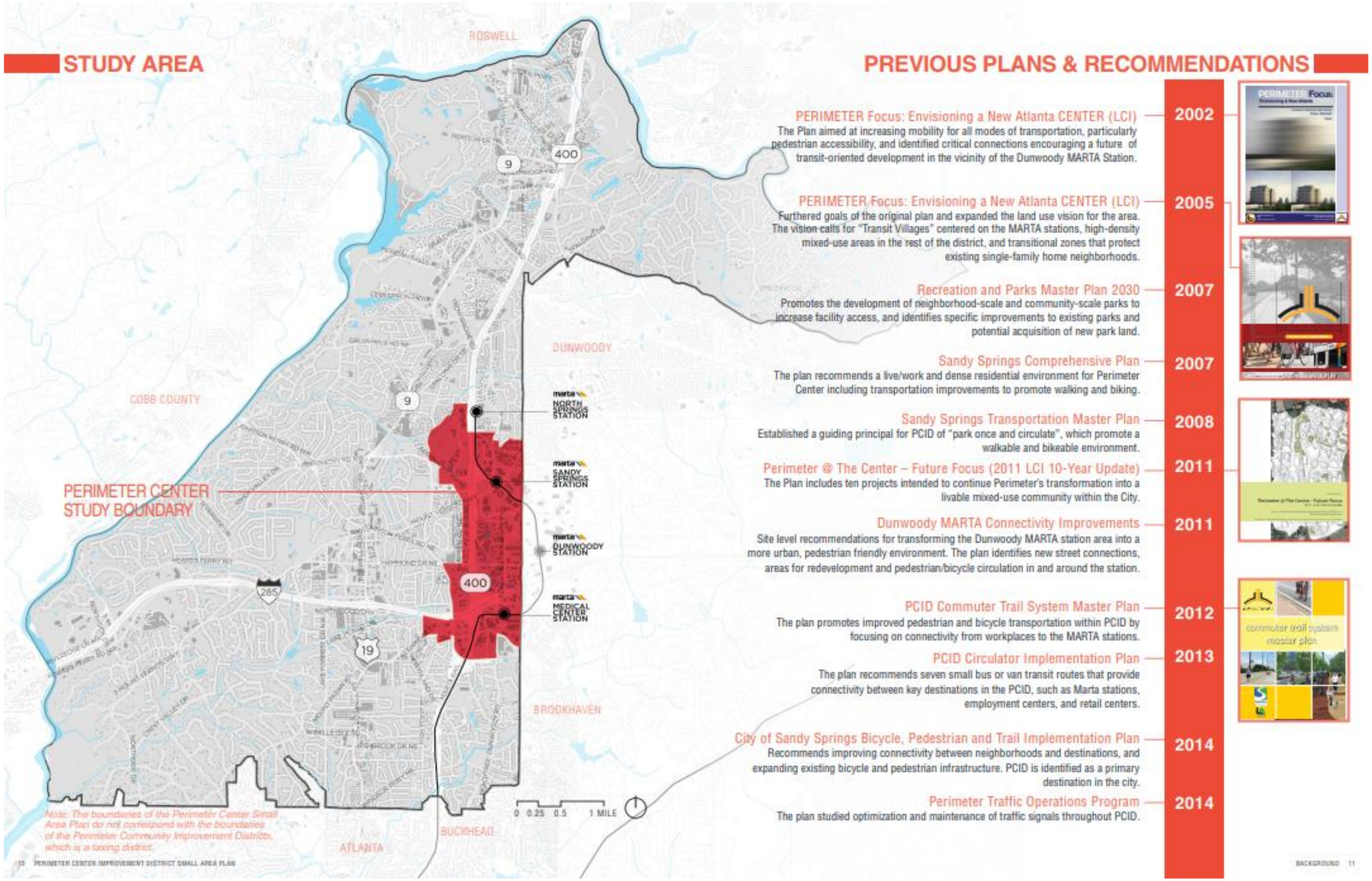
Perimeter Small Area Plan



Perimeter Districts

Council Districts 3, 4 and 5

Sandy Springs and Medical Center MARTA stations



The Next 10 Major Update

Fall 2025 – Spring 2027

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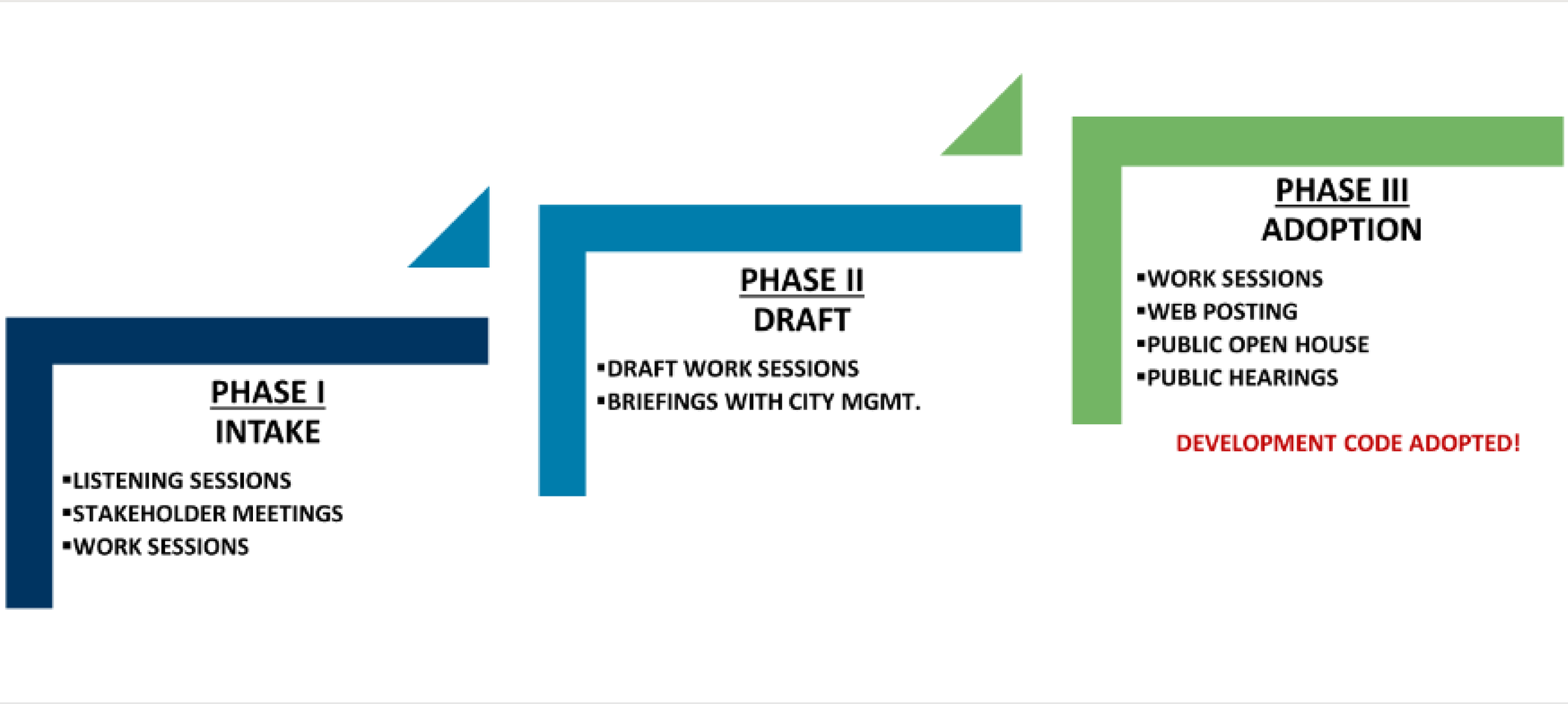
2024 BOA | PC Retreat
5-Year Code Update

March 1, 2024

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Development Code Update Process

Began in October of 2022 with adoption in December of 2023



TA23-0003 Amendment Breakdown

- **TA23-0003(a)** - Articles 1 (*Introductory Provisions*), 11 (*Administration*), and 12 (*Definitions*)
- **TA23-0003(b)** - Articles 2 through 5 (*Protected Neighborhoods, Urban Neighborhoods, Corridors & Nodes, and Perimeter Center*)
- **TA23-0003(c)** - Article 6 (*General Rules*)
- **TA23-0003(d)** - Article 7 (*Use Provisions*)
- **TA23-0003(e)** - Articles 8 through 10 (*Site Development, Environmental Protection, Streets & Improvements*)

Today, we will work in numerical order through the relevant changes

Articles 1, 2, & 3

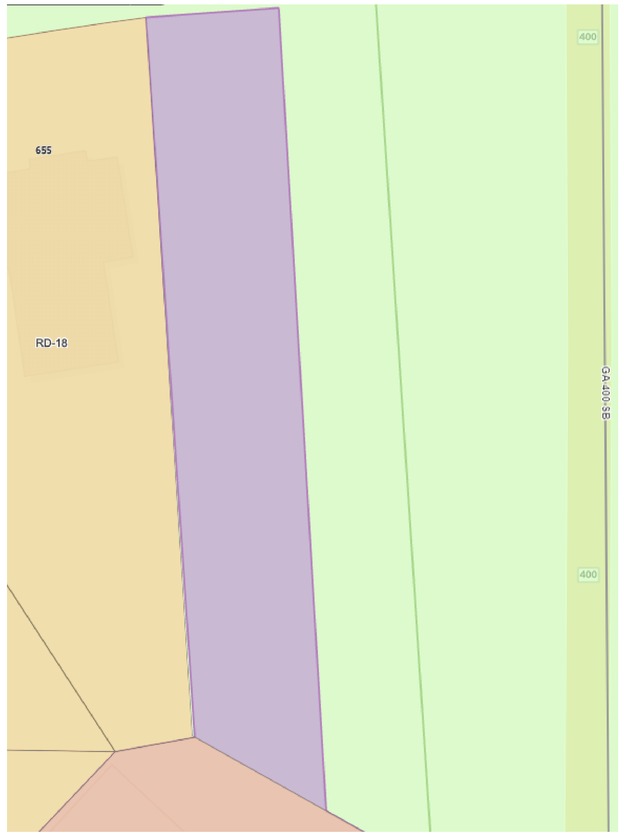
1-Introductory Provisions
2-Protected Neighborhood Districts
3-Urban Neighborhood Districts

Art. 1 Introductory Provisions

Dumpster Standard Compliance (Citywide)



Parcels without zoning designation (remnants), given process





Art. 2 Protected Neighborhoods

No changes of note

Art. 3 Urban Neighborhoods

- Townhomes allowed in reduced minimum width and lot area
- Urban Neighborhood, new residential use - Neighborhood Unit
- New bonus height district in RX (3/6)

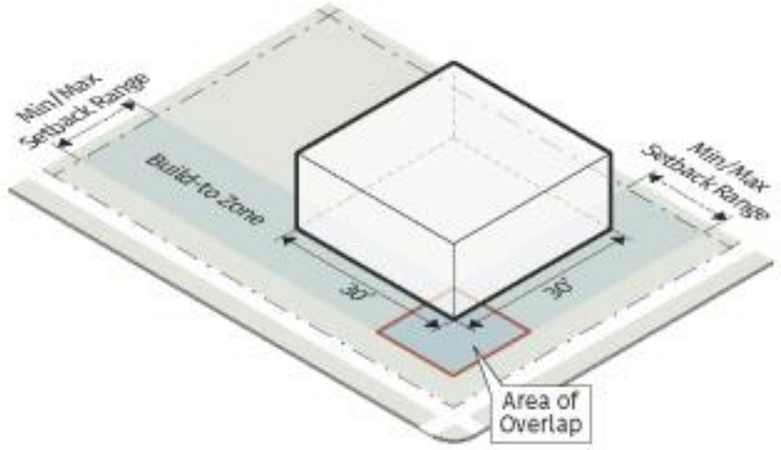






Art. 3 Urban Neighborhoods cont'd

Changes to build-to zone requirements throughout (max setback, percentage, etc.)



Limited amount of commercial allowed in RM; SU required at 10%

Minimum/Maximum amount of commercial required in RX



Articles 4 & 5

4-Corridors & Node Districts

5-Perimeter Center Districts'

Art. 4 Corridors & Nodes

- Removed 2 story minimum in City Springs
- Added office to residential conversion allowance in ON and OX, as well as Senior Living 55+
- Bonus districts to CX, SX, CS
  - CUP required for Multi-unit over 3 stories in same districts





Art. 5 Perimeter Center





- Reduced height minimum to 3 stories for all Perimeter mid-rise districts
- Reduced height minimum to 4 stories for all Perimeter high-rise districts
- Allow single unit attached development

Article 6
General Rules

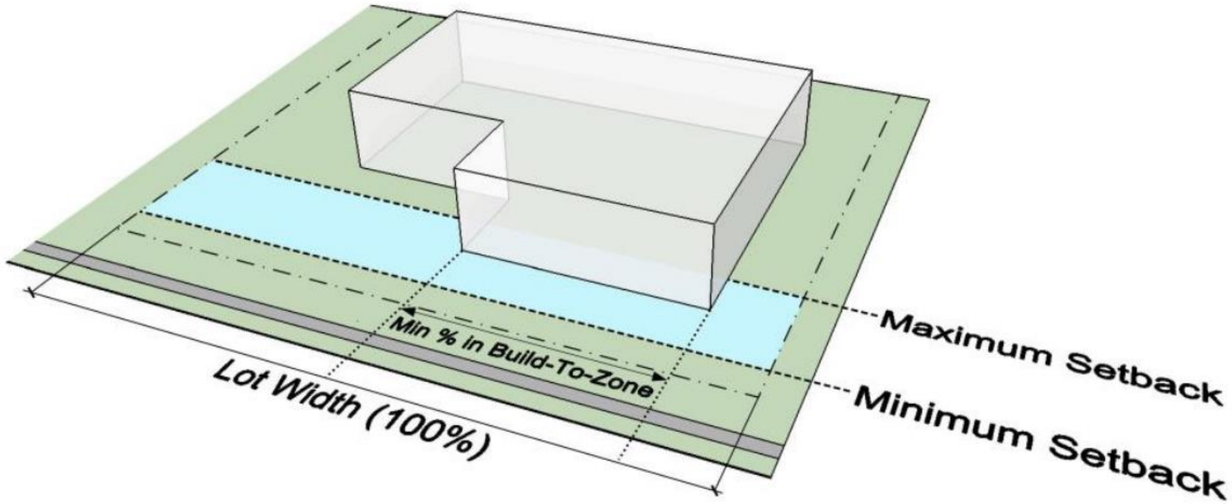
Amenity Space & Build-To Zone (BTZ)

- Added Pedestrian Amenity Space in addition to Outdoor, for double credit





- Long edge of building with a BTZ must parallel frontage



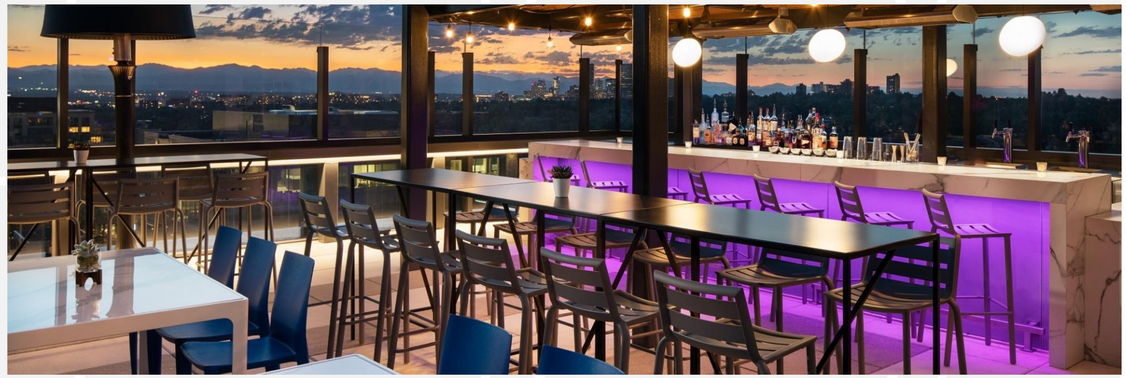
Height Regulations

- Jewel box buildings, buildings under 2,000 sf are exempt from height minimums

- Allowance for rooftop structures that do not count against story maximums

- Single unit (residential) buildings exempt from height minimums







Development Patterns

- Added Shared Court as an option along with existing Cottage Court for incremental, infill style development seeking less street frontage



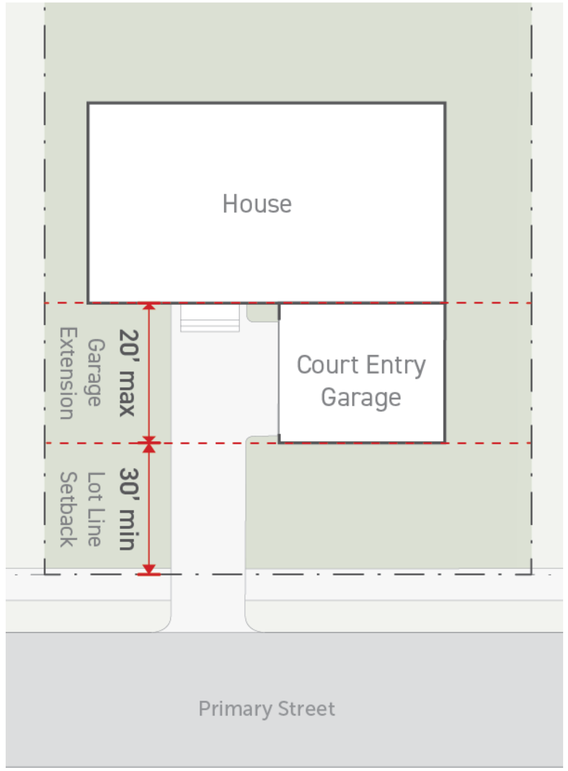
Single Unit Residential Updates

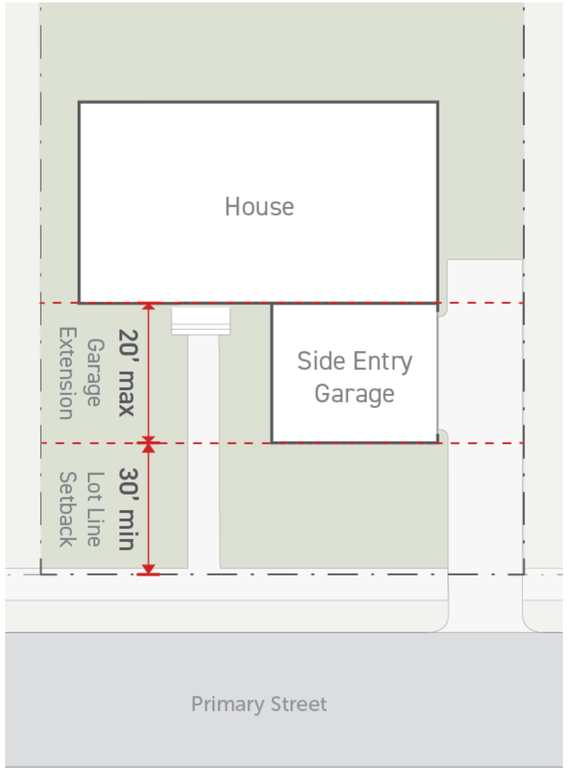
- Single unit allowed in Perimeter, and up to 50% of lots over 5 acres



- Allowance for Primary Setback encroachment for houses constructed prior to 2005, to construct a single-story (side entry or courtyard) garage

- Added limited flexibility to locating mechanical equipment in front of principle building



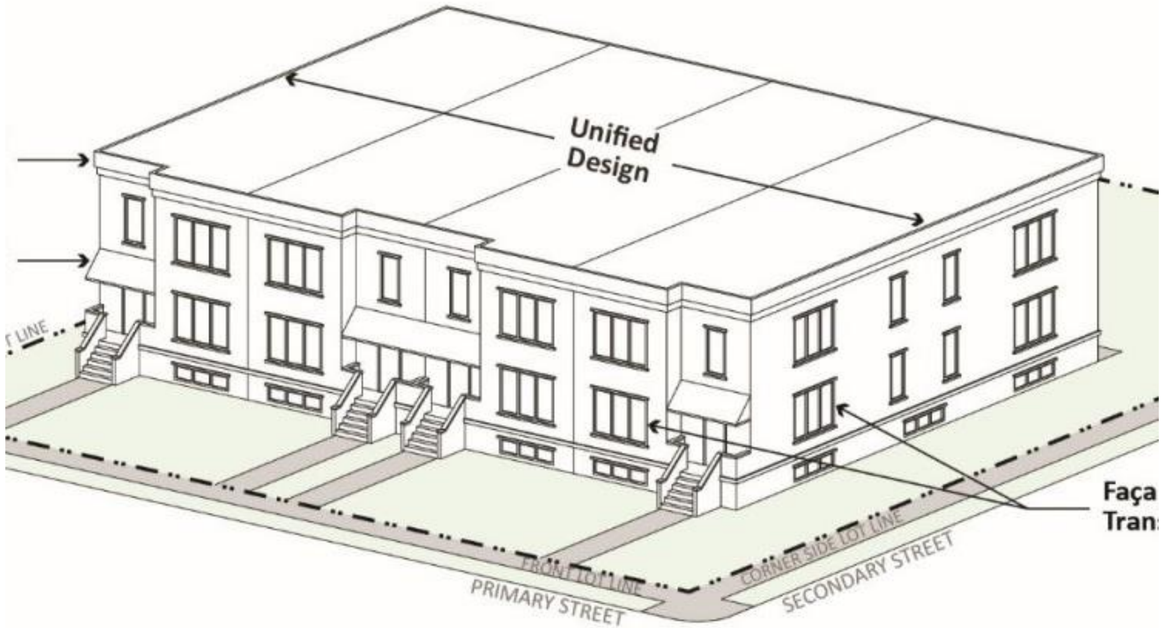


Single Unit Attached (Townhouse) Specific

- 20% of Single unit attached (townhouses) on 3+ acre sites may be front loaded (garage/front door on same plane)

- Transparency requirements on SUA end units required





Commercial

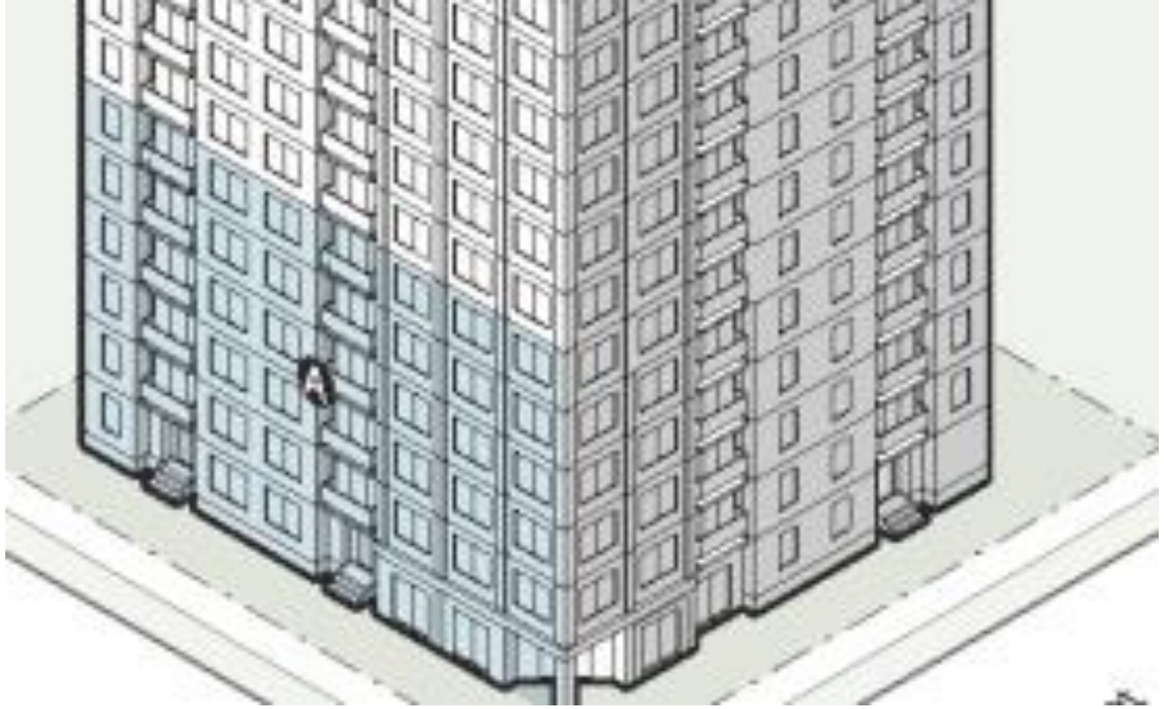
- Updated Design Standards
  - Added a few details

- Delineation made between Commercial Ready and Commercial Active space



Bonus Height

- Overhaul of Bonus Height Section
- Additional Detail to Design Standards



6.7.2. Enhanced Community Benefi

es	Percent of Site	30%	4
r 4	Reduction	8 credits	1
r 3	Reduction	16 credits	2

Article 7

Use Provisions

New Residential Unit Types

- Creation of Neighborhood Unit
- Creation of Age-Restricted Unit
- Multi-unit development in mixed use districts have required commercial minimums
  - Commercial Ready vs. Commercial Active









Art. 3 Urban Neighborhoods





- Townhomes allowed in reduced minimum width and lot area
- Urban Neighborhood, new residential use - Neighborhood Unit
- New bonus height district in RX (3/6)



New Use Allowances













- Guest Houses allowed in Urban Neighborhoods
- Creation of Vehicle Showroom
- Creation of Film Studio
- Standards added to Self-Service Storage
- Creation of Life Sciences
- Allowance for Day Care as an accessory use in more instances

Electric Vehicle Regulations

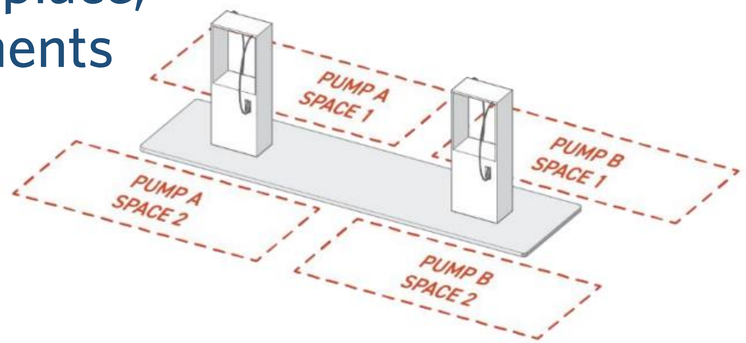
- Creation of EV Charging Facility regulations



Fuel Station Regulation Updates



- Expansion of Fuel Pumps as an administrative process, w/ site improvements
- Clarity on sense of place, screening requirements
- Pump count





Articles 8 & 9

8-Site Development

9-Environmental Protection

Site Development

- Max parking only deals with lots and not structures
- Developed an applicability table (Div. 8.1.)

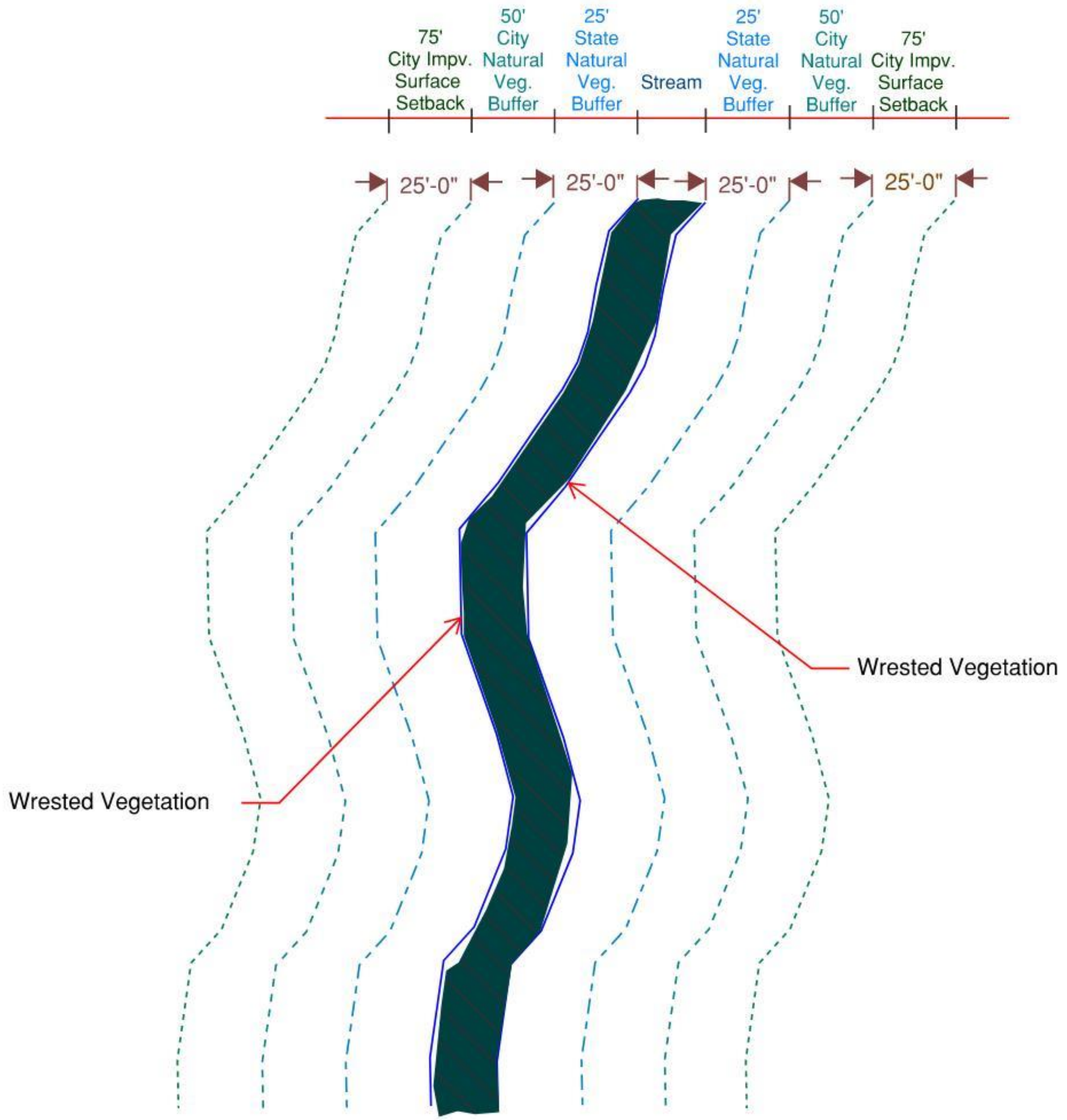




r: <1,000 sf		□	□	□	□	□	·	■	.		
r: >1,000 sf		■	■	■	■	■	■	■	■		
lification											
ediation Due to ster , Flood, etc.)	.	.	.	.	■	.	.	.	.	.	
occupation after ended Vacancy reater than 180 days)	·	·	■	■	■	□	·	·	.	.	
te Disturbance <1,000 sf of site	·	·	·	□	■	□	·	■	.	.	
Site Disturbance 1,000 sf-5,000 sf of site	□	.	.	■	■	□	■	■	.	.	
Site Disturbance ≥5,000 sf of site	.	□	■	■	■	□	■	■	.	.	
Building Renovation or Expansion											

Stream Buffers

- Clarified layers of Stream Buffer
  - ***The 25′*** is short for the State's 25′ Natural Vegetative Buffer
  - The 50′ is short for the City's 50′ Natural Vegetative Buffer
  - ***The 75′*** is short for the City's 75′ Impervious Surface Setback



Grading Setbacks

- Allowance for construction entrances in grading setback under certain circumstances

- Mitigation Zone





Retaining Walls

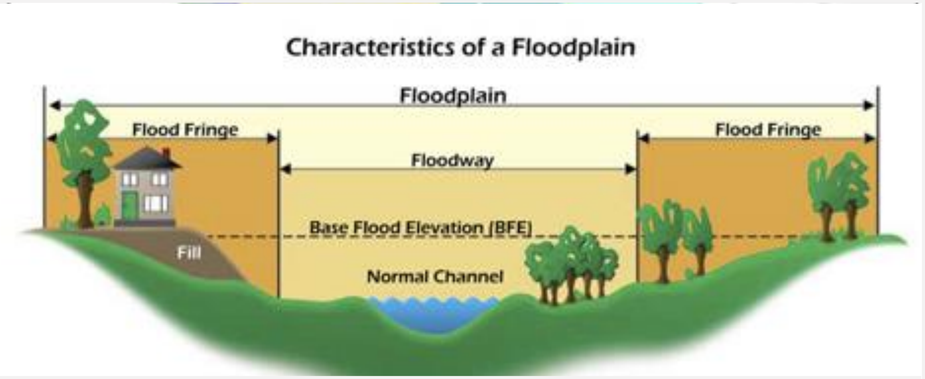
- Expansion of allowance for retaining walls interior to large campuses, 24′
- Expansion of allowance for retaining walls on large properties up to 12′

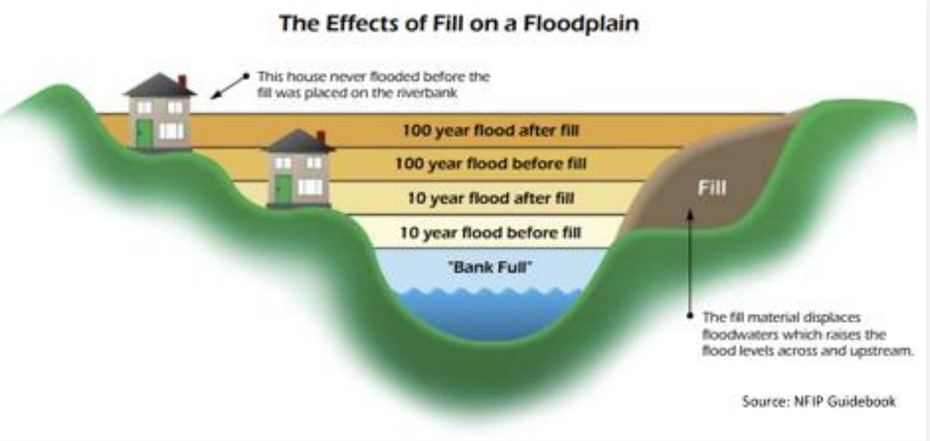


Floodplain Development

- Clarified allowed developments within 100-year floodplain
- Clarity on elevating structures within the Future Floodplain







Articles 10, 11, & 12

10-Streets & Improvements
11-Administration
12-Definitions

Variance Changes

- Variance Criteria Updated
- Appeals of Director heard by FC Superior Court
- Appeals of Board of Appeals heard by FC Superior Court



Preliminary Plan

- Preliminary Plat + Subdivision Plat + Concept Plan
- Not recorded with Fulton County
- Phasing
- Pre-LDP



Temporary Uses/ Administrative Uses

- Temporary Uses fall under Administrative Use Permit/process



Questions?

AUTHORITY

GA Constitution, Zoning Procedures Act, City Charter, Bylaws
Robert's Rules of Order, Revised Ed.

Zoning Procedures Act

- 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.

Zoning Procedures Act

- 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.

Zoning Procedures Act

- 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.

Zoning Procedures Act

- 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.

Zoning Procedures Act

- O.C.G.A. § 36-66-4 (h) Zoning Decisions Which Allow or Expand Multi-Family Housing Uses. Summary of new procedures:
  - Any zoning decision that abolishes all SF zoning classifications; and
  - Zoning decisions that result in rezoning all property zoned SF to MF
  - Does not apply when action is for SF to MF and initiated by owner or agent of property.

Zoning Procedures Act

- Standard of Review:
- must be brought within 30 days;
- zoning decisions subject to direct constitutional challenge by de novo review in superior court.
- presumption in favor of government action requires showing of “significant detriment” and non-relation to public health, safety, morality, welfare to overcome
- quasi-judicial decisions subject to appellate review in superior court by petition for review. 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

Zoning Procedures Act

- Conflict of Interest:
  - An interest in property affected by rezoning action;
  - Financial interest in business with property affected by rezoning; or
  - 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.

Zoning Procedures Act

- Conflict of Interest:
  - An interest in property affected by rezoning action;
  - Financial interest in business with property affected by rezoning; or
  - 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 they must disqualify himself or herself from voting and shall take no further action involving the rezoning. Such disclosure shall be public record.

Bylaws : PLANNING COMMISSION

- Rules are same as City Council.
- Quorum of at least four (4) members required to conduct business
  - Meeting must be advertised
- Conflicts of interest disclosed to City Clerk, in writing
- Section 4: The Chair shall preside over the Planning Commission and shall not have the right to vote unless:
  - (a) the Chair is necessary to meet the required number for a quorum to transact business, or
  - (b) there is a tie vote of the other members.

Bylaws : BOARD OF APPEALS

- Rules are same as City Council
- Quasi-Judicial Board
  - Enforce existing standards of Development Code
  - Ex-Parte Communications prohibited
- Quorum of at least four (4) members required
  - Meeting must be advertised

PLANNING COMMISSION & BOARD OF APPEALS
Robert's Rules of Order, Revised Edition

- BEFORE a board member can make a motion or speak in debate (any form of discussion of a motion), they must first be recognized by the chair.
  - This grants them exclusive right to be heard
- The chair MUST recognize any member who seeks the floor while they are entitled to it
- Those who have not spoken have priority over those who have to claim the floor
- The chair recognizes the member, by announcing the person's title, or, if in small assemblies, by nodding at him or her.

PLANNING COMMISSION & BOARD OF APPEALS
Robert's Rules of Order, Revised Edition (cont.)

- The main (1st) motion brings business before the board and can only be made when there are no other motions pending.
- No discussion or debate of an agenda item is in order unless/until a main motion has been made AND seconded.
- A very brief explanation may be allowed.
- Debate is not allowed until the motion is seconded.
  - Seconding does not constitute support for the issue, only support for the discussion.
- Individuals who make the motion are referred to as the "Mover".

PLANNING COMMISSION & BOARD OF APPEALS
Robert's Rules of Order, Revised Edition (cont.)

- Chair repeats the motion (after it has been seconded) and asks Mover if he/she/they want the floor to initiate debate.
- Mover gets the first opportunity to speak.
- Each member can speak twice in debate.
- Chair calls the question by restating the motion and calling for a vote.

PLANNING COMMISSION & BOARD OF APPEALS
Robert's Rules of Order, Revised Edition (cont.)

- Types of Motions:
  - Lay on Table
    - Applies to main motions ONLY.
    - Does NOT apply to any other matter on the agenda not presently before the Board.
    - Motion NOT debatable or amendable.
  - Postpone
  - Move to Commit
  - Move Previous Question
    - Move to close debate and amendment and go to immediate vote
    - 2/3 majority required.

PLANNING COMMISSION & BOARD OF APPEALS
Robert's Rules of Order, Revised Edition (cont.)

- Types of Motions (cont.):
  - Motion to Amend
    - No more than two motions to amend for any main motion.
    - Vote on the Amendment.
    - Return to the Main Motion and Chair reads new motion as amended.
    - Vote on the Main Motion.

PLANNING COMMISSION

To review and provide recommendations on applications for Legislative review

PLANNING COMMISSION:
Legislative Review Decisions

- Amending Text of the Development Code
- Comprehensive Plan Character Area Map Amendments
- Zoning Map Amendments (Rezoning)
- Conditional Use Permits

PLANNING COMMISSION: Powers

- Make recommendations for approval, denial or deferment/postponement of applications for legislative review that have been certified complete by the Director.
  - Must make a recommendation to the City Council within 65 days from the date of the public hearing.
- Propose zoning conditions.
- Adopt, deny or modify conditions recommended by Staff.
- Initiate an application for legislative review

PLANNING COMMISSION DOES NOT HEAR APPLICATIONS FOR VARIANCES.

PLANNING COMMISSION: Decision Criteria Text Amendments– Sec. 11.3.6

- Corrects an error or meets the challenge of some changing condition, trend or fact.
- Is in response to changes in State law, as established through amendments to the Georgia General Statutes or by court decision.
- Is in response to revised City policies, newly adopted plans, or changes in other City Ordinances.
- Substantially conforms with the Comprehensive Plan, contemporary planning practices, and local, state and federal laws.
- Substantially conforms with the stated purpose and intent of this Development Code.
- 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.
- Will NOT significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.
- Will NOT significantly impact existing conforming development patterns, standards or zoning regulations.

PLANNING COMMISSION: Decision Criteria Character Area Map Amendments

- The 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 Comprehensive Plan.
  - WILL reinforce the existing or planned character of the area;
  - WILL NOT significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.
  - WILL NOT have a significant adverse impact on property in the vicinity of the subject property.

PLANNING COMMISSION: Decision Criteria Rezoning (Zoning Map Amendments)

- Corrects an error or meets the challenge of some changing condition, trend or fact.
- Substantially conforms with the Comprehensive Plan.
- Substantially conforms with the stated purpose and intent of this Development Code.
- WILL reinforce the existing or planned character of the area.
- Subject property is appropriate for the development allowed in the proposed district and the use and development of adjacent properties.
- Substantial reasons why the property must not be used according to the existing zoning.
- A need for the proposed use at the proposed location.
- 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.
- WILL NOT significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.
- WILL NOT have a significant adverse impact on property in the vicinity of the subject property.

PLANNING COMMISSION: Decision Criteria
Criteria NOT relevant for decision:

- Proposed Development would create:
  - Noise
  - Traffic
  - Light
  - Decrease property values

BOARD OF APPEALS

To review and decide on applications for variances from the Development Code

BOARD OF APPEALS:
Variances NOT Allowed for the following {Sec.11.6.2(B)}

- Minimum lot area, minimum lot frontage on a street or minimum lot width at the time of subdivision;
  - This does not include a nonconforming lot of record platted prior to the effective date of this Development Code (See Sec. 11.7.4.)
- Building height;
- Sign height, sign area allocation or individual sign area;
- Fence, wall and building materials;
- Standards for Conditional Use Permits;
- Elimination of frontage improvement requirements;
- Permitted or accessory uses; and
- Construction classification and building height requirements provided in Sec. 6.6.3

BOARD OF APPEALS: Criteria for Decision Sec.11.6.2(G)

- WILL NOT result in negating the general intent of this Development Code or with the Comprehensive Plan policies;
- WILL NOT be detrimental to the public safety, health, or welfare of the public or injurious to other property;
- Conditions are unique to the property for which the relief is sought and are not applicable generally to other property;
- Because of the particular physical surroundings, shape, size, or topographical conditions of the specific property involved, an extraordinary hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

BOARD OF APPEALS: Criteria for Decision Sec. 11.6.1(G) (cont.)

- Is the minimum necessary to accomplish the development or building;

- In the case of an amendment to a buffer or setback required by this Code, the variance application shows how equal or greater protection will be achieved of the adjacent property or natural resource affected by the proposed development, should the variance be granted; and

- Such conditions are not the result of action or inaction of the current property owner.

FAILURE OF AN APPLICANT TO OBTAIN A LAND DISTURBANCE, BUILDING OR ANY OTHER PERMIT REQUIRED BY THIS CODE SHALL NOT IN AND OF ITSELF CONSTITUTE A JUSTIFICATION FOR A VARIANCE ABSENT A SHOWING OF THE CRITERIA LISTED UNDER SECTION 1 ABOVE.

BOARD OF APPEALS:
Stream Buffer Variances– Sec.11.6.4

- Where a parcel was platted prior to December 12, 2005, and its shape, topography or other existing physical condition prevents land development consistent with this Division, and the City finds and determines that the requirements of this Division prohibit the otherwise lawful use of the property by the owner, the Board of Appeals may grant a variance from Paragraph “A” above, provided such variance requires mitigation measures to offset the effects of any proposed land development on the parcel.

- The Board of Appeals will follow the procedure set forth in Sec. 11.6.2.

- Variances will be considered only in the following cases:
  - When a property's shape, topography or other physical conditions existing on December 12, 2005 prevents land development unless a buffer or setback variance is granted.
  - Unusual circumstances when strict adherence to the minimal buffer and setback requirements in this Division would create an extreme hardship.

Planning Commission & Board of Appeals

Overview & Orientation

SANDY SPRINGS™
GEORGIA

Board of Appeals (BOA)

- Quasi-judicial board comprised of 7 citizen volunteers appointed by MCC
- Holds public hearings and reviews and decides on:
  - Variances (Vs) from Development Code
  - Stream Buffer Variances

- Hearings once a month, every first Wed. after Council meeting at 6 PM
- Briefings (2-3 members) with Staff on Wed., the week before BOA, at 10 AM and 2 PM

Planning Commission (PC)

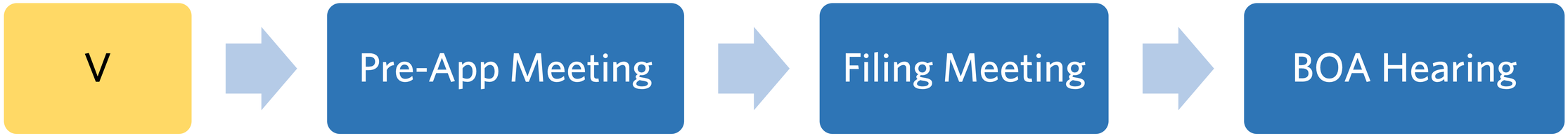
- Advisory board comprised of 7 citizen volunteers appointed by MCC
- Holds public hearings and reviews and provides recommendations on Applications for legislative review, including:
  - Text Amendments (TAs),
  - Comprehensive Plan Character Area Map Amendments (CAs),
  - Zoning Map Amendments (Rezonings) (RZs), and
  - Conditional Use Permits (Us)

- Hearings once a month, every third Wed. after a Council meeting at 6 PM
- Briefings (2-3 members) with Staff on Wed., the week before PC, at 10 AM and 2 PM

Zoning Cases

Basic Processes

Board of Appeals

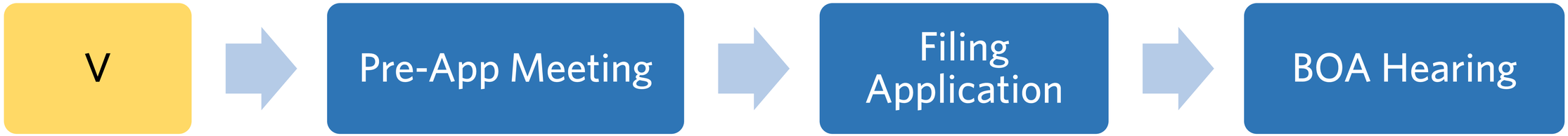


Planning Commission



Basic Processes

Board of Appeals



3-month process

Detailed Processes and Staff Tasks

- Discussion meeting with potential applicant (pre-app meeting)
- Review application
- Present cases to internal review team (intake meeting)
- Update case logs, website, calendars
- Send Initiation letters, mailing lists, mailed written notice templates, sign template
- Present cases to internal review team (intake meeting)
- Prepare legal notices
- Collect, verify public notice
- Visit, take photos of sites
- Request, collect internal, external reviews
- Analyze requests
- Create, review, update Staff Reports
- Determine recommendations
- Collect public comments
- 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
- Prepare decision letters for City Clerk's signature
- Update GIS
- Archive materials

Basic Processes

Planning Commission



6-month process

- Attend the Community Meetings I & II
  - First meeting CM-I at applicant's location
  - Second meeting CM-II at City Hall
- Prepare case and present at MCC Hearing

Public Hearing – Making Motions

Motions should be:

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

Potential V Approval Motion

- "I move to **approve** __V24-000X___, the Request for a Variance from Code Sec. _____ to allow _____, **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** __V24-000X___, the request for a Variance from Code Sec. _____ to allow _____, 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 R, U, CAMA, Case Approval Motion

- "I move to **recommend approval** of __CA24-000X___, the Request to change the Character Area of __123 Place_____ from _____ to _____, 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 __CA24-000X___, the Request to change the Character Area of _123 Place_____ from _____ to _____, 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."

Thank your for your service!
Questions?

Multifamily Rental Housing Updates

SANDY SPRINGS™
GEORGIA

Friday, March 1, 2024

Presenters

Code Enforcement

Yvonne Shaw

Code Enforcement Manager

yshaw@sandyspringsga.gov

770-206-1589

Fire Marshal Office

Capt. Scott McCall

Deputy Fire Marshal

smccoll@sandyspringsga.gov

770-206-4368

Building Department

Jonathan Livingston, P.E.

Chief Building Official

jlivingston@sandyspringsga.gov

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WHAT HAVE WE DONE?

What is MRH?

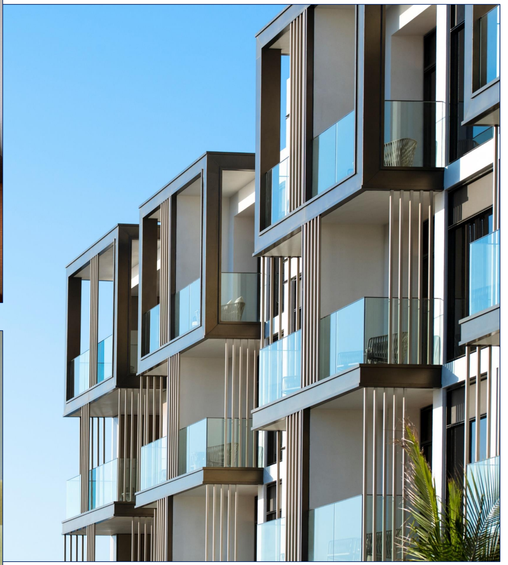
- What does MRH stand for?

  Multifamily **R**ental **H**ousing

- MRH consists of two components:
  - **Multifamily Rental Dwelling**
    (Apartments, Boarding Houses, rooming houses, group homes, etc.)
  - **Multifamily Rental Unit**
    (any one area, room, apartment, etc. of a multifamily rental dwelling)

- **Note:** Assisted Living Facilities that provide 24-hour care services are **NOT** part of the MRH.









MRH Property Statistics

- The **reality** is that there are:
  - Approximately 1,300 structures
  - Over 25,000 rental units
  - Estimated 50,000 to 75,000+ residents



- The **challenge** is that:
  - 70% of apartments are 20 years old or older
  - 47% **do not** have an automatic sprinkler system
  - 25% are **partially** sprinklered
  - 28% are **fully** sprinklered



Ordinance Development

- Developed new MRH ordinance for over a year.
- Collaborated with the Building Department, Code Enforcement, and Fire Marshal's Office.
- Worked with Revenue, GIS, and Legal to bring it all together.
- Consolidated all the MRH requirements into one section of code.









Ordinance Development (cont.)

- Reflects inspection needs of the City to maintain safe multifamily dwellings for its residents.
- The new MRH Ordinance was adopted by City Council on September 5, 2023.





City Inspectors – MRH Task Force

- The City has created an inter-departmental **MRH Task Force**.
  - The MRH Task Force consists of:
    - **Building Department** – Responsible for final approval of all 3rd party MEP reports
    - **Code Enforcement Division –** Responsible for final approval of all 3rd party reports
    - **Fire Marshal's Office** – Responsible Fire & Life Safety

3rd Party Inspectors – Overview

- There are **three different types of Third-Party Inspectors**:
  1. **Certified Building Inspectors (CBI)**
  2. **Fire & Life Safety System (FLS) Contractors**
     a) Fire Alarm System
     b) Fire Suppression (Sprinkler) Systems
     c) Private Fire Hydrants
  3. **Trade Inspectors**
     a) Mechanical Trade Inspectors (HVAC equipment)
     b) Electrical Trade Inspectors (lighting & power supply)
     c) Plumbing Trade Inspectors (water heater & plumbing connections)
- All Third-Party Inspectors are hired by the Owner to perform inspections.

Inspections – What's Changed?

- **100% of the Certified Building Inspector (CBI) inspections will be completed annually** instead of being spread out over 5 years per the previous code
  - The CBI inspections are limited to the inside of the multifamily rental unit(s) and the corresponding condenser unit(s) outside the building.
  - This represents a reduced scope of work for the CBI but an increase in volume
- **A separate inspection of the Mechanical, Electrical, and Plumbing utility equipment will be required every 5 years** to make sure that the equipment is properly maintained and operating within the manufacturer's specifications.
  - **Each apartment will be assigned a rolling start date based on age**

Required Inspection Summary

Report Frequency Table		
Required Inspection Types	**Report**	**Responsible Party**
City of Sandy Springs		
Fire Marshal	Annually	City of Sandy Springs
Code Enforcement	Annually	City of Sandy Springs
Third-Party Inspections		
Certified Building Inspector	Annually	Third-Party Inspector [2]
Fire Alarm System	Annually	Third-Party Inspector [2]
Fire Suppression System [1]	Annually	Third-Party Inspector [2]
Private Fire Hydrant [1]	Annually	Third-Party Inspector [2]
Fireplace & Chimney Inspector [1]	Annually	Third-Party Inspector [2]
Mechanical Trade Inspector	5 years	Third-Party Inspector [2]
Electrical Trade Inspector	5 years	Third-Party Inspector [2]
Plumbing Trade Inspector	5 years	Third-Party Inspector [2]
Property Owner Inspections		
Dryer Vent Cleaning Log	Annually	Owner/Maintenance

Footnotes:
1. Only required for *Multifamily Rental Housing* that has these items.
2. Hired by the *Multifamily Rental Housing owner* or their authorized property management company.

CITY MANDATED LIFE SAFETY REQUIREMENTS

Life Safety Requirements

- Reviewed statistical data and fire trends that led to adding additional life safety requirements:
  - **All vent hoods, or open areas located above a stove or cooking range, shall be equipped with an automatic fire suppression device.**
    - **Only applies to non-sprinklered Multifamily Rental Housing.**
- A fire extinguisher is required to be located as follows:
  - **Interior Units**: A fire extinguisher classified as a 2A10BC extinguisher or larger with at least five (5) pounds of







Life Safety Requirements

- Reviewed statistical data and fire trends that led to adding additional life safety requirements:
  - **Automatic door closures**
  - **Vertical chase protection**
  - **Non-combustible siding for exterior shared breezeways**











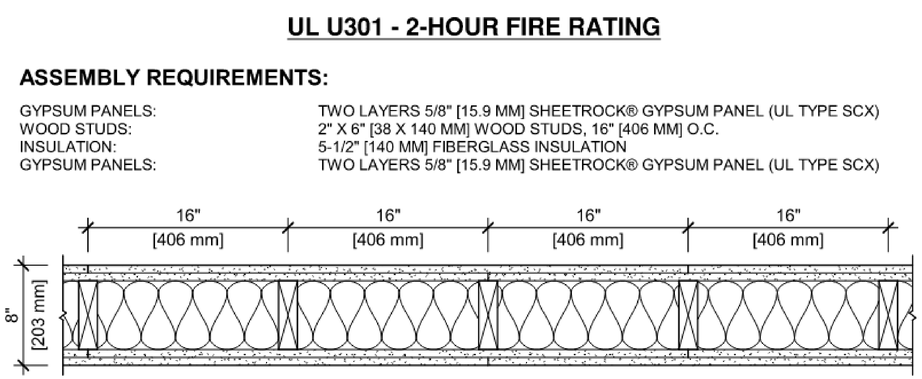


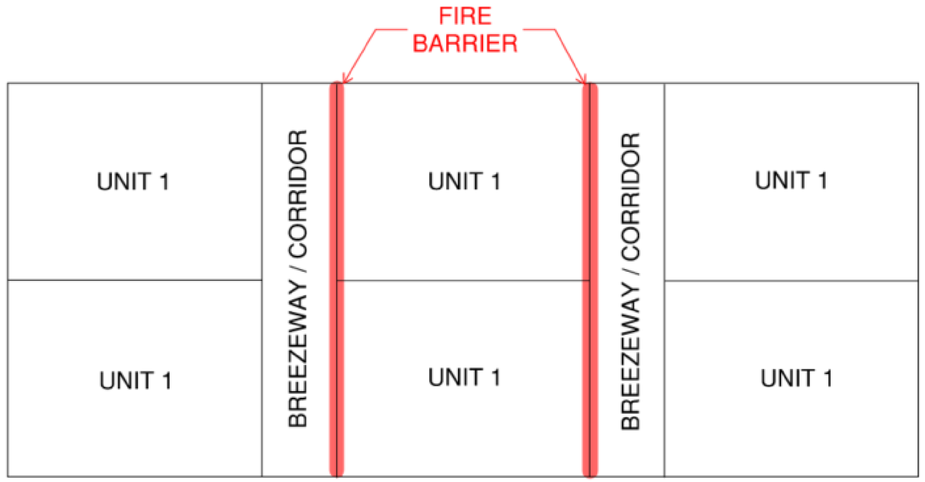
Life Safety Requirements (cont.)

- Acknowledged the difficulty with the installation of intumescent paint and developed additional cost-efficient options:
  - **Fire Barrier**
  - **Sprinkler System**
  - **Intumescent Paint**









Self-Closing Doors

- All **doors providing access to interior corridors, breezeways, or stairs** in any Multifamily Rental Housing shall be **self-closing** or equipped with a device that will ensure closing after having been opened.
- The Owner is required to always keep and maintain such doors in good working condition.
- **Compliance** of this ordinance is mandatory by **November 1, 2024**.







Vertical Chase Protection

- **All open vertical chases** that extend into the attic **shall be sealed with fire blocking** at the attic floor line in accordance with the International Building Code.







Vertical Chase Protection

- Acceptable fire blocking:
  - 1/2″ Plywood
  - 1/2″ Gypsum Board
  - 2x wood framing
  - Mineral wool
  - Fire Caulk/Foam


Fire Caulking


Fire Foam


Mineral Wool


Plywood

Non-Combustible Siding

- All **non-sprinklered** Multifamily Rental Housing with an **exterior shared breezeway** shall have the exterior material replaced with a **non-combustible material**.
  - Includes siding and ceiling material
- **Compliance** of this ordinance is mandatory by **November 1, 2024**.







Protection of Exposed and Unprotected Wood

- Acknowledged the difficulty with the installation of intumescent paint and developed more reliable and cost-efficient options:
  - **Fire Barrier**
  - **Sprinkler System**
  - **Intumescent Paint**

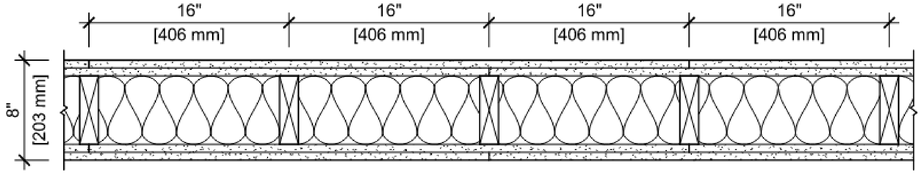


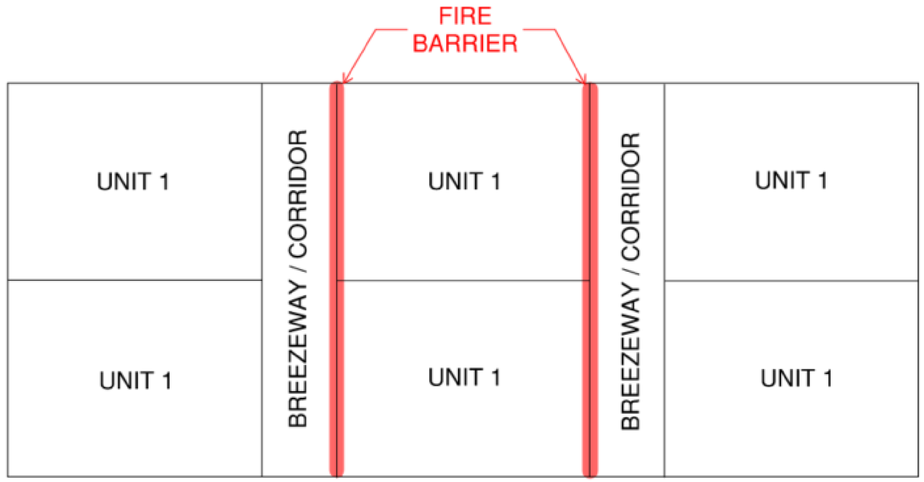


UL U301 - 2-HOUR FIRE RATING

ASSEMBLY REQUIREMENTS:

GYPSUM PANELS:	TWO LAYERS 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)
WOOD STUDS:	2" X 6" [38 X 140 MM] WOOD STUDS, 16" [406 MM] O.C.
INSULATION:	5-1/2" [140 MM] FIBERGLASS INSULATION
GYPSUM PANELS:	TWO LAYERS 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)





Exposed and Unprotected Wood – Fire Barrier







Exposed and Unprotected Wood – Fire Barrier



- Non-combustible CMU wall preventing the spread of fire.



- Fire-rated wall assembly preventing the spread of fire

WHERE ARE WE NOW?

MRH Property Statistics

- There are 96 MRH properties:
  - 90 traditional apartments (94% of total rental properties)
  - 6 Retirement/Independent Living (6% of total rental properties)

- **Note:** Assisted Living and Memory Care facilities that provide 24-hour care services are ***not*** part of the MRH.





Property Manager Training

- All on-site property managers are required to attend Property Manager Training annually.
- We have presented **4** Property Manager Training seminars:
  - Tuesday, October 17, 2023
  - Thursday, November 9, 2023
  - Thursday, December 7, 2023
  - Tuesday, January 23, 2024
- 95% of the properties **have** attended the training seminar.



Property Manager Training (cont.)

- 5 properties **have not** attended the training seminar even after repeated notices and emails.
  - Delinquent property managers and owners received a citation.
  - Required to attend a make-up seminar.
  - Failure to attend the make-up Property Manager Training will result in:
    - A new citation shall be issued for the Property Manager
    - Occupational Tax Certificate ***will not*** be issued which will result in an additional citation.



Certified Building Inspector (CBI) Training

- All CBI are required to attend a Property Manager Training seminar every year.
- We have presented **4** Certified Building Inspector (CBI) Training seminars:
  - Monday, October 23, 2023
  - Monday, November 20, 2023
  - Monday, December 18, 2023
  - Tuesday, January 29, 2024

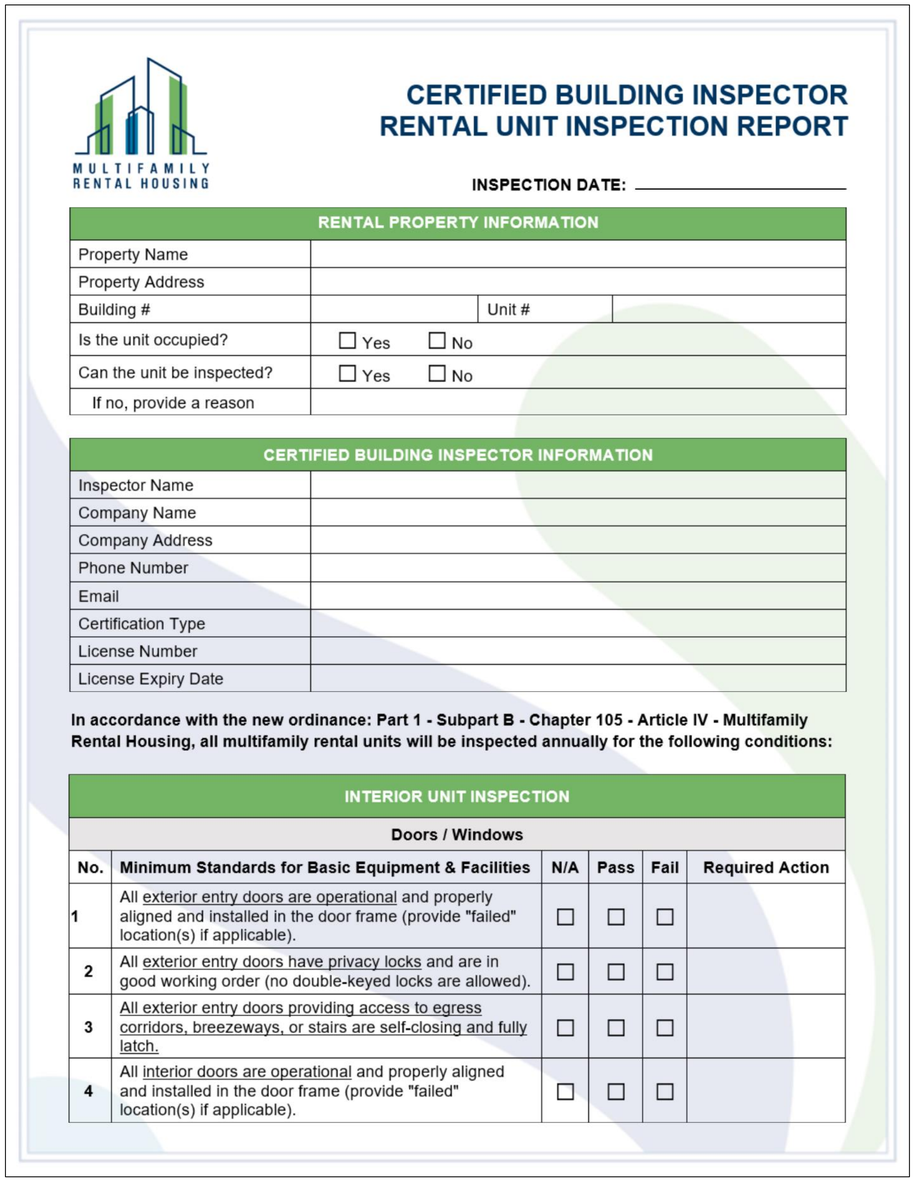


- 17 CBI inspectors have attended the CBI training seminar.
  - This represents 14 separate CBI companies to date with more expected in the future.

Certified Building Inspector (CBI) Training (cont.)

- We developed a standard checklist that all CBI must use.
  - **Developed** from reviewing and combining previous CBI reports.
  - **Identifed** common deficiencies, and feedback from the CBIs.
  - **Consists** of 98 questions organized by inspection category

- Will allow the City to run statistical data and trends.



MULTIFAMILY RENTAL HOUSING

CERTIFIED BUILDING INSPECTOR RENTAL UNIT INSPECTION REPORT

INSPECTION DATE: _____

RENTAL PROPERTY INFORMATION			
Property Name			
Property Address			
Building #		Unit #	
Is the unit occupied?	☐ Yes ☐ No		
Can the unit be inspected?	☐ Yes ☐ No		
If no, provide a reason			

CERTIFIED BUILDING INSPECTOR INFORMATION	
Inspector Name	
Company Name	
Company Address	
Phone Number	
Email	
Certification Type	
License Number	
License Expiry Date	

In accordance with the new ordinance: Part 1 - Subpart B - Chapter 105 - Article IV - Multifamily Rental Housing, all multifamily rental units will be inspected annually for the following conditions:

INTERIOR UNIT INSPECTION

Doors / Windows

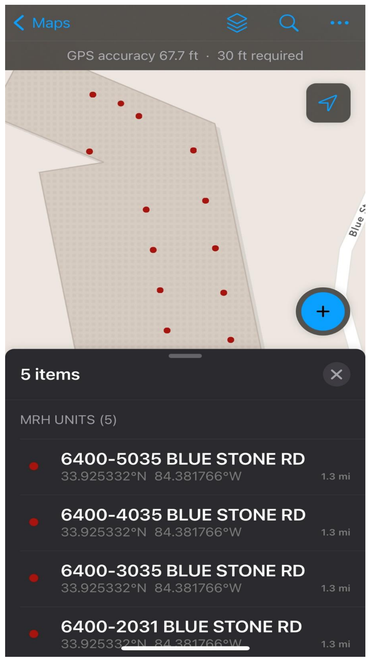
No.	Minimum Standards for Basic Equipment & Facilities	N/A	Pass	Fail	Required Action
1	All exterior entry doors are operational and properly aligned and installed in the door frame (provide "failed" location(s) if applicable).	☐	☐	☐	
2	All exterior entry doors have privacy locks and are in good working order (no double-keyed locks are allowed).	☐	☐	☐	
3	All exterior entry doors providing access to egress corridors, breezeways, or stairs are self-closing and fully latch.	☐	☐	☐	
4	All interior doors are operational and properly aligned and installed in the door frame (provide "failed" location(s) if applicable).	☐	☐	☐	

Certified Building Inspector (CBI) Training (cont.)

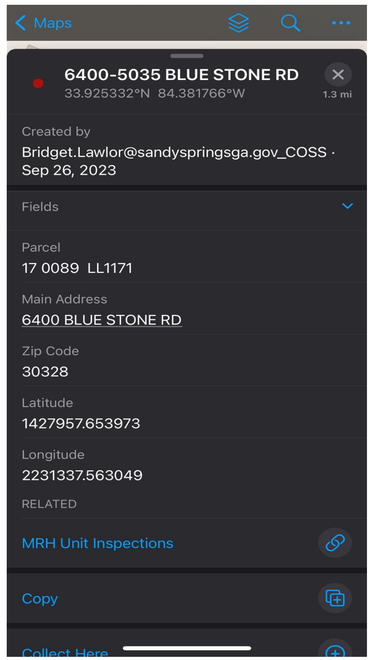
- With the assistance of GIS, we developed an in-house inspection software that the CBIs will use for their inspections (City paid for licensing).
- It is location-based (similar to Google Maps) which allows the inspectors to easily identify where they are on a particular property.



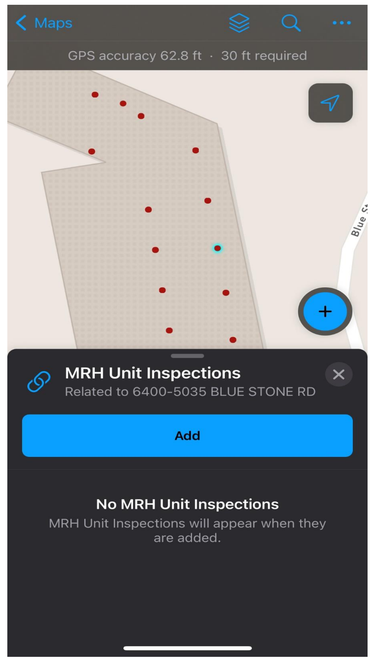
1) Select the location



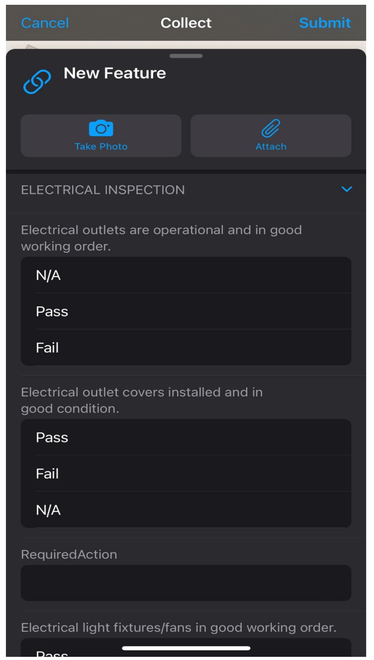
2) Select the unit



3) Property Information



4) Add a report



5) Fill out the report

WHERE ARE WE GOING?

Future Training Seminars

- Continue to provide quarterly **Property Manager Training** seminars each year for any new property managers and/or recertifications:
  - March 12, 2024 (Make-Up Seminar TBD)
  - Tuesday, April 9, 2024
  - Tuesday, July 9, 2024
  - Tuesday, October 8, 2024



- Continue to provide quarterly **CBI Training** seminars each year for any new CBI inspectors and/or recertifications:
  - Tuesday, April 16, 2024
  - Tuesday, July 16, 2024
  - Tuesday, October 15, 2024

Future Development

- **Standardize**: Continue to standardize all the inspection checklists
- **Train**: Continue to train all 3rd party inspectors and property managers as new processes are developed.
- **Develop**: Develop a unified inspection software that is compatible with Building, Code, and Fire which will allow for more seamless tracking
- **Data Analysis**: Analyze statistical data and identify trends and outliers.



CUSTOMER FEEDBACK

Customer Feedback

- Contrary to anticipated expectations, overall, the feedback from the property managers and CBIs has been positive.
- The Property Managers were very appreciative of the training:
  - “Very Informative!”
  - “We have never had any training like this before!”
  - We even have one group of property managers attend from another jurisdiction because “All of this is the code and we want to know.”
- The Certified Building Inspectors were also very open to the level of detail and standardization that was put into developing the checklist.
  - “This is the right thing to do!”
  - “Can we add more!”





IMPORTANT DEADLINES

Current MRH Deadline Summary

- **All 2023 inspections** were required to be completed by December 31, 2023.
  - Only the 20% required by the previous code was required to be completed in 2023.
  - The 2023 inspections apply for the 2024 Occupational Tax Certificate Year.
- **2023 Occupational Tax Certificate** expired December 31, 2023.
- **2024 Occupational Tax Certificate** must be filed no later than March 31, 2024





2024 Occupational Tax Certificate Requirements

1. 2024 Occupational Tax Certificate **Application**
2. **Property Manager Certification** issued by the City prior to March 31, 2024
   - Property Manager must be physically located on the property or assigned to the property
3. **Certificate of Compliance** issued by the City for the 2023 inspections
   - ***Only the 20% required by the previous code is required to be completed in 2023***
4. Current **Certificate of Insurance**



2024

2025 Occupational Tax Certificate Requirements

1. 2025 Occupational Tax Certificate **Application**
2. **Property Manager Certification** issued by the City prior to March 31, 2025
   - Property Manager must be physically located on the property or assigned to the property
3. **Certificate of Compliance** issued by the City for the 2024 inspections
   - ***100% inspections shall be completed in 2024 as required by the new code***
4. Current **Certificate of Insurance**



2025

QUESTIONS

Economic Development

March 1, 2024

SANDY SPRINGS™
GEORGIA

ECONOMIC DEVELOPMENT AND REDEVELOPMENT

Create and support targeted ECONOMIC DEVELOPMENT with a focus on REDEVELOPMENT



2023 Accomplishments

- City Springs Phase II Progress
- City's Brand and Promotion
- Sandy Springs Connects!
- Incentive Program Review with Georgia Tech
- Updated Crossroads Small Area Plan
- Comprehensive Development Code Updates

SANDY SPRINGS CONNECTS EXPO

EMPLOYER SURVEY

100% OF PARTICIPATING EMPLOYERS MET JOB SEEKERS WHO MET THEIR QUALIFICATIONS

75% OF PARTICIPATING EMPLOYERS WILL OR HAVE SCHEDULED INTERVIEWS WITH JOB SEEKERS MET AT EXPO

38% OF PARTICIPATING EMPLOYERS HAVE ALREADY EXTENDED AN OFFER OF EMPLOYMENT TO A JOB SEEKER THEY MET

JOB SEEKER SURVEY

64% OF JOB SEEKERS INDICATED THEY CONTINUED CONVERSATIONS WITH EMPLOYERS AFTER EXPO

45% OF JOB SEEKERS INDICATED THEY ARE STILL CURRENTLY UNDER CONSIDERATION FOR EMPLOYMENT WITH EMPLOYERS THEY MET

91% OF JOB SEEKERS INDICATED THEY WOULD RECOMMEND THIS EVENT TO OTHER JOB SEEKERS

2024 Initiatives

- Design Guidelines Development Phase I
- City Springs Phase II
- Incentive Program Review and Incentive Policies
- Select Sandy Springs Website Rollout
- City's Brand and Promotion
- Retail Recruitment

2023 SNAPSHOT



35
NUMBER OF STORIES



523M
TOTAL POTENTIAL MEDIA REACH



$1M
TOTAL AVE



6
TOTAL NUMBER OF MEDIA VISITS

Retail Market Snapshot

- Retail Recruitment Targets:
  - Experiential
  - Eatertainment
  - Boutique & Independent Operators

	Sandy Springs	North Fulton County	East Cobb	Atlanta MSA
Inventory SF	5.9M	29.8M	7.3M	373M
Occupancy Rate	94.9%	95.2%	94.3%	96.6%
Market Asking Rent/SF	$29.08	$28.02	$24.05	$22.22

Q&A

End

Protecting the Chattahoochee

The Metropolitan River Protection Act and Chattahoochee Corridor Plan

Jim Santo

ARC Natural Resources

March 1, 2024

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

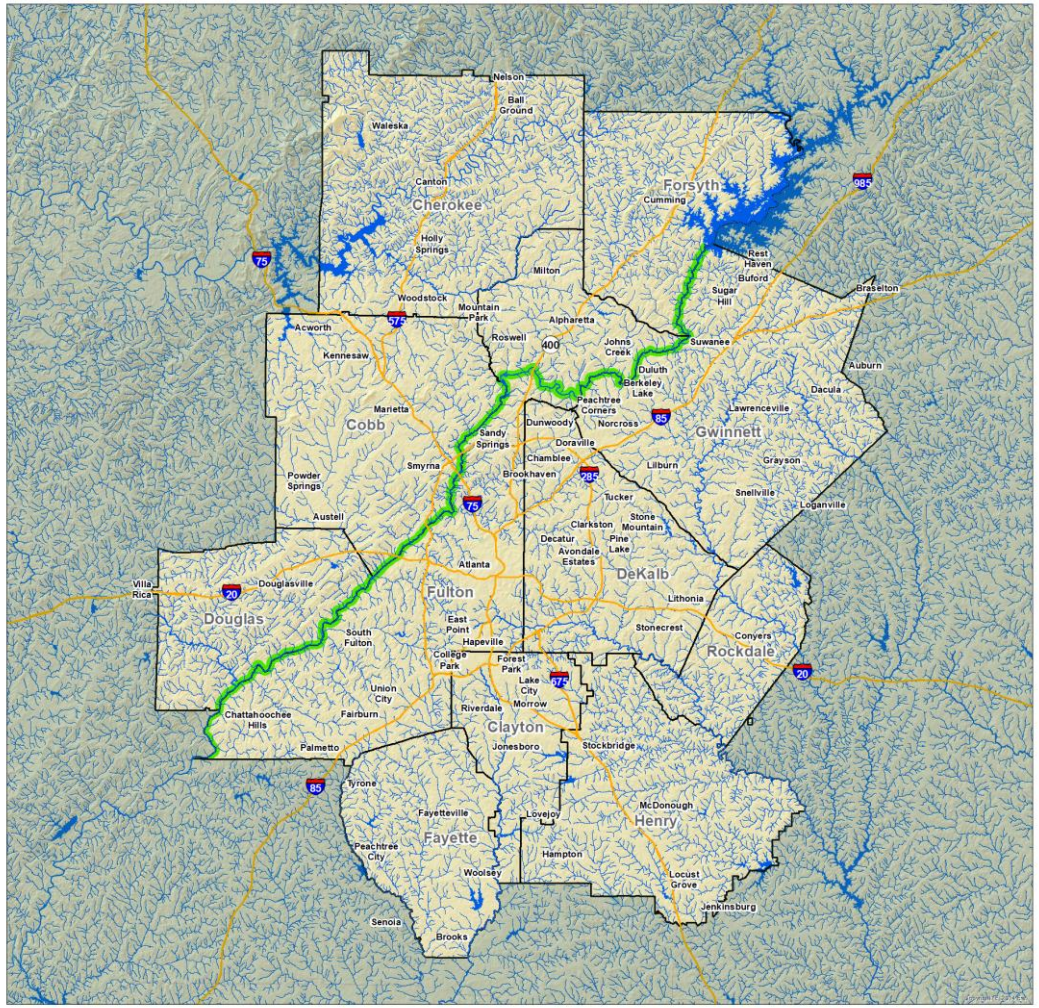
How is It Protected?

- **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

Plan Amended in November 2023

- The Approved Amendments to the Plan Are:
  - Allowing public trails and paths in the 500-foot buffer
  - Allowing streambank restoration in buffers and not counting such restoration against land disturbance limits if design and permitting conditions are met
  - Allowing removal of invasive species and revegetation with native plants in buffers and not counting such revegetation against land disturbance limits if approval conditions are met
  - Exempting public water supply reservoir dams from 35-foot height limit in River floodplains

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 surface 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

Facilities, Capital Construction and Building Operations

Board of Appeals and Planning Commission Retreat

March 1, 2024

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GEORGIA

What is “Facilities” and what do they do?

- **Facilities and Building Operations**
  - Maintain City Owned Properties
  - Operate complex building systems
- **Capital Construction**
  - Manage Vertical Capital Construction Projects throughout the city
- **Fleet Services**
  - Maintain all City Owned vehicles



Facilities and Building Operations

Facilities Team



6:00AM to 12:00PM
7 Days a Week

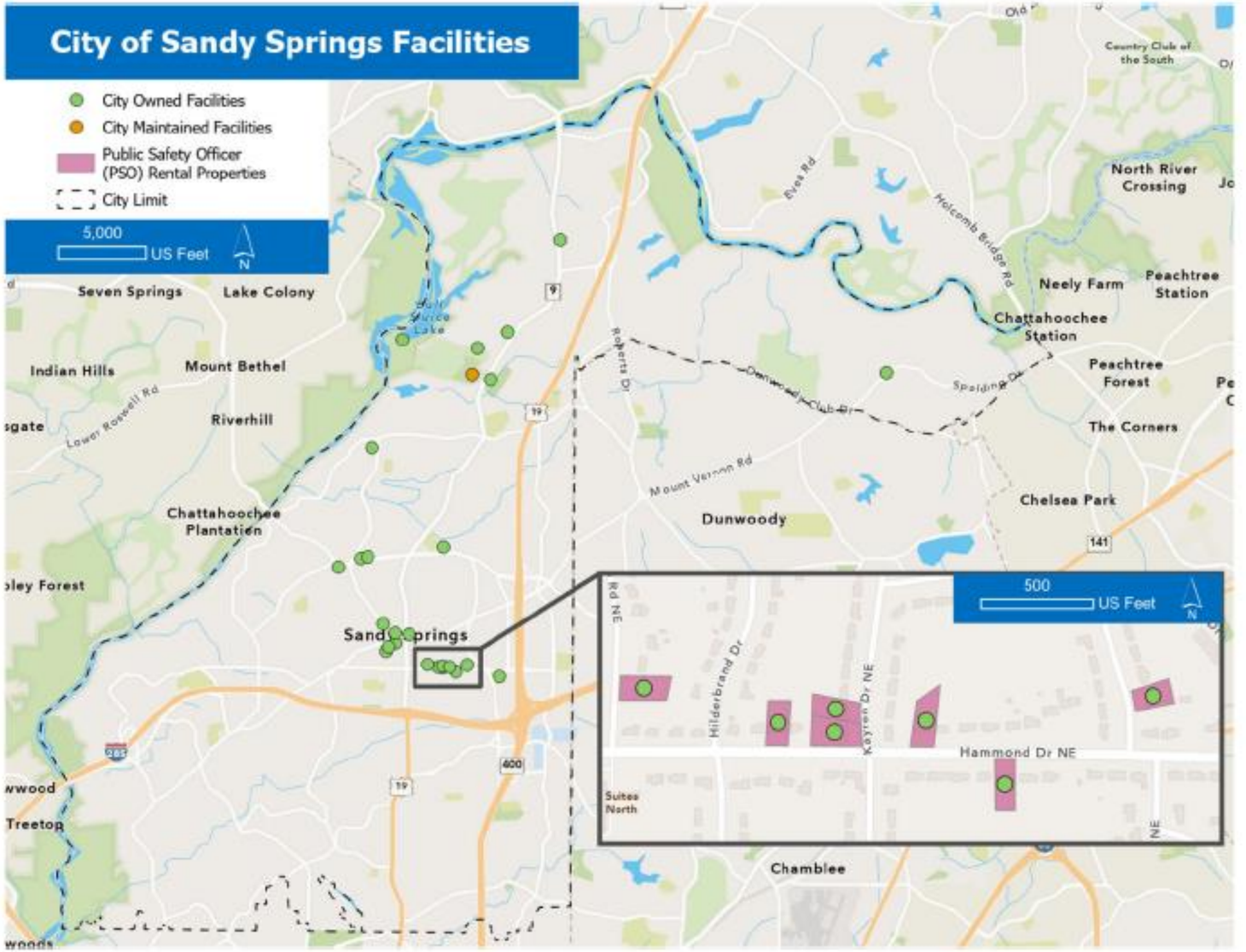
- Facilities Manager
  - Engineering
    - Maintenance Chief
    - (6) Technicians
  - Security
    - Manager
    - Dock Master
    - Mail Clerk
- Support every Department in the City
- Responsible for scheduled (and unscheduled) maintenance on ALL City Owned Facilities





19 City Owned Facilities

- City Springs Complex
- Heritage Building
- William Payne House and Site
- Veterans Park
- Current Fleet Center
- Police Gym
- Hammond Park Gym and Administration
- Lost Corner
- Abernathy Greenway Restroom
- Abernathy Arts Center
- Big Trees Restroom Building
- Tennis Center
- Woodruff House
- Overlook Park
- Morgan Falls Athletic Center
- Court House
- Fire Station 2
- (New) Fire Station 5
- (New) Fleet Center
- (New) Police Headquarters/Court House
- Public Safety Officers Property Rentals
  - 7 in the Hammond Drive area



Manage Multiple Contracts and Building Function Areas

- Mechanical/Electrical/Plumbing
- Building Controls
- Fire Systems Controls
- Security Systems
- Elevator Controls
- Landscaping
- Housekeeping
- Physical Security
- Generator Preventative Maintenance
- Parking Contractor
- Fountain Maintenance
- Waste Management and Recycling Program





Sustainability Initiatives

Sustainability is ability to maintain or support a process over time. It is often broken into three core concepts: economic, environmental, and social. Many businesses and governments have committed to sustainable goals, such as ***reducing their environmental footprints and conserving resources.***

- City Springs
  - (2) York Powered Magnetic Bearing Chillers
  - Johnson Controls "Metasys" Building Management Systems
  - All LED Lighting System
  - 300,000 Gallon Underground Cistern
  - Electric Vehicle Charging Stations
  - Parking Deck Guidance System
  - Solar Powered Parking Meters
  - Cool White TPO Roof







Fleet Services

Fleet Services Team

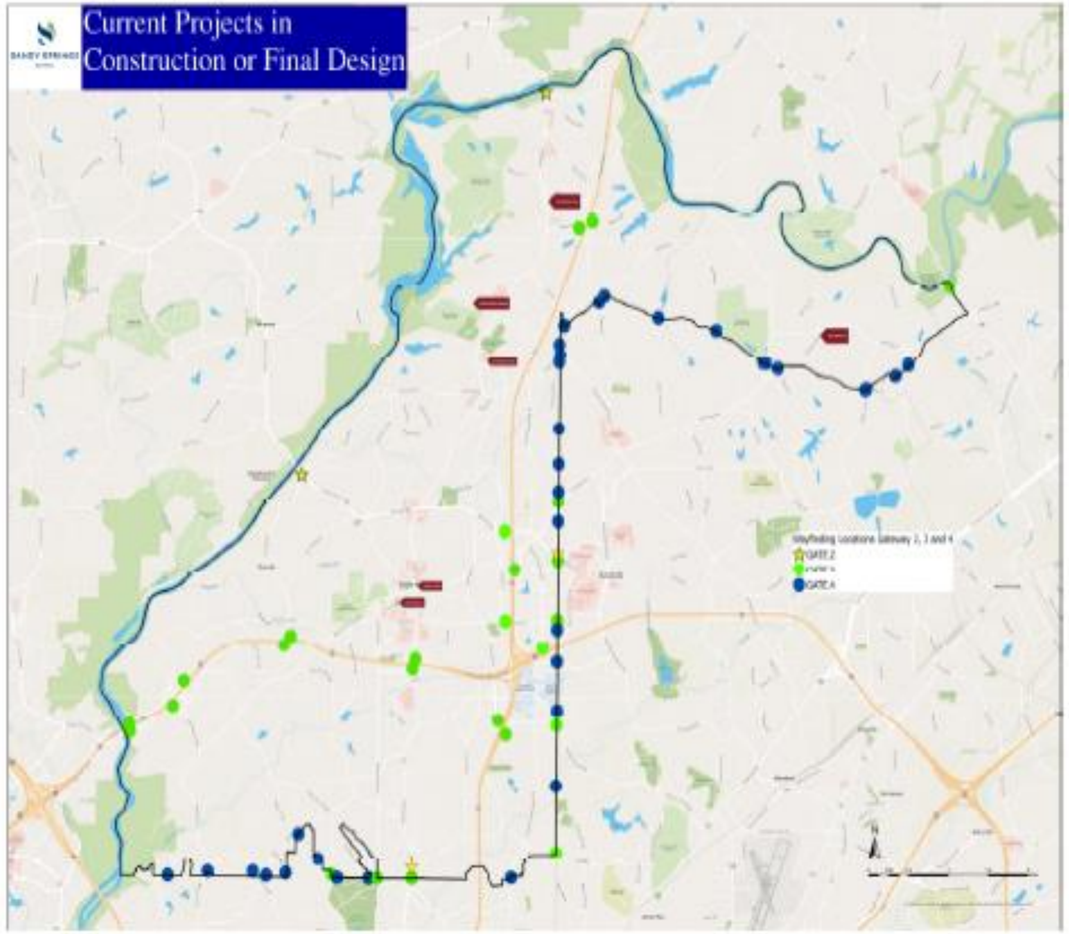
- Fleet Manager & Assistant Fleet Manager – 370 Vehicles
- Maintenance
  - Scheduled and unscheduled
- Purchasing
- Equipment installations
- Sustainable Initiative – (4) Electric and (4) Hybrid Vehicles
- Manages the following Contracts:
  - Vehicle Repair Center
  - Samsara & GPS Insights
  - Car Wash
  - Several Body Shops
  - Several Dealership Accounts
  - Decal Vendors
  - Auto Glass Vendor
  - Public Safety Vehicle Upgrades
  - Tire Vendor
  - Fuel Account
  - Fleetio Maintenance System



Capital Construction

Project Management Office Construction Team

- Construction Manager
- Assistant Manager
  - Responsible for ALL Vertical Capital Construction
  - Recently completed 3 Projects
  - 10 Current Construction Projects



Projects Completed

Completed Fire Station 2

$8,836,095

- The Project replaced a 1950's structure
- New two (2) story (3) bay Fire Station
- Approximately 21,000 sf.
- Project Completed in August 2022.





Veterans Park Project
$6,530,000

- 1.8 acres
- Green space and sidewalk areas
- Memorial garden
- Fountain features and monumental art pieces.
- The project is tied into the TS-191 Roadway project, but completed "early"
- Project Completed in October 2023





Projects Currently Under Construction

Police Headquarters and Municipal Court

Budget $41,599,696

- Renovation of an existing four-story office building on Morgan Falls Road (behind old City Hall offices)
- Approximately 106,000sf
- Groundbreaking August 2023
- Projected Completion March 2025.



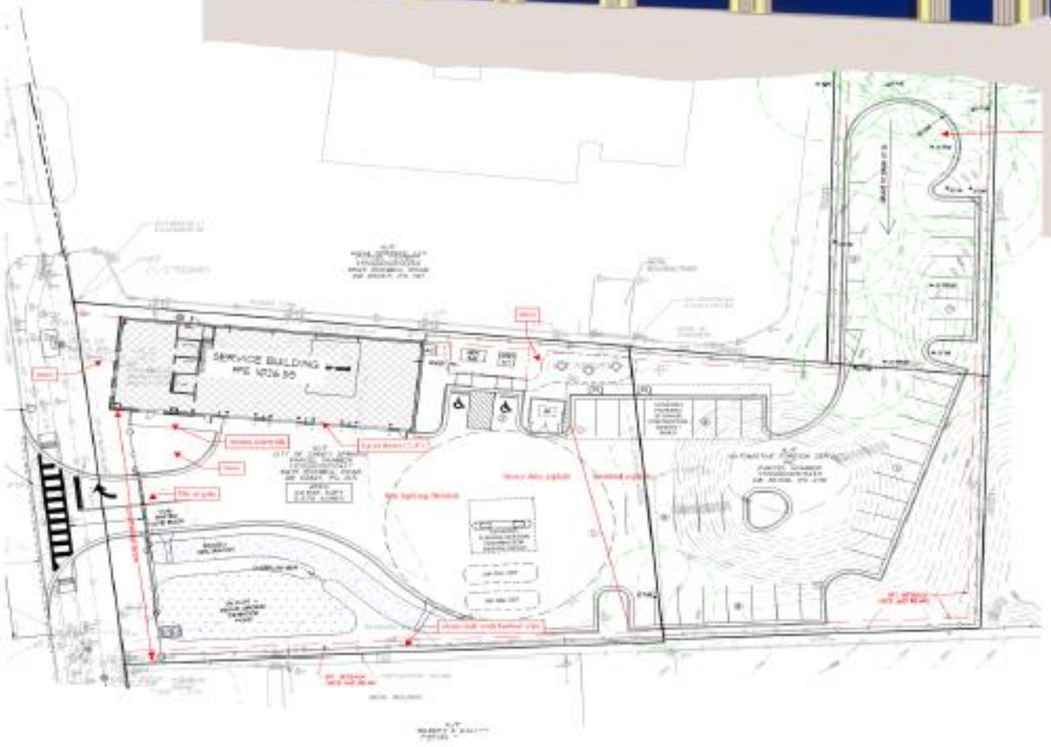


Fleet Center

Budget $3,588,735

- 4,400 SF Building with 4 service bays, and a 2 pump 20,000 gallon fueling station
- Roswell Road, between Northridge Road and Hightower Trail
- Groundbreaking August 2023
- Projected Completion March 2024





Fire Station 5

Budget $10,900,000

- New two 2-story Fire Station
- Approximately 11,000 sf
- Residential style design located at 7800 Mount Vernon Road and Spalding Drive.
- Two (2) bay station
- Groundbreaking in April 2023
- Project Completion June 2024







City Wayfinding

Budget $1,500,000

- City Springs Campus Signs
  - Traffic Signs and Ornamental Street Signage
  - Parking Deck signage
- Gateway Signage
  - (51) Gateway 4 signs: Completed
  - (6) Gateway 3 signs: Completed
  - (3) Gateway 2 Monument Signs:
    - Johnson Ferry Road (from Cobb County)
    - Spalding Drive (north side of the city)
    - Roswell Road (south at Meadowbrook Drive)
- More to Come (Future)

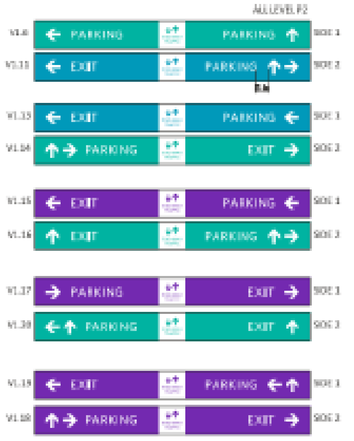


GATE.2
Small Monument Gateway

GATE.3
Double Post & Panel

GATE.4
Small Post & Panel







*Specify Special Ground Mount

BASE CODE	Ground Type
BPORZVRSSBRNC	New Concrete
BPORZVRSSBR	Soft Soil
BPORZVRSSBRC	Existing Concrete
CPORSSMPARK	Surface Mount Welded Plate

City Green Turf

Budget $460,000

- Replacing the Bermuda sod
  - Foot Traffic was just too much for sod
  - High-End Synthetic Turf with “cooling” sand
  - Same product used at The Battery
- Groundbreaking January 2024
- Projected Completion March 2024







Abernathy Arts Center

- Stone Buildings - Demolish Garage and House
  - Salvage stone for re-use
- Detention Pond – Clean Out
- Site Work – Redo Failing Sidewalks and Steps
- New Modular Arts Studio
- Contract Architect to perform programming study and Master Site Plan to identify future investments at the site





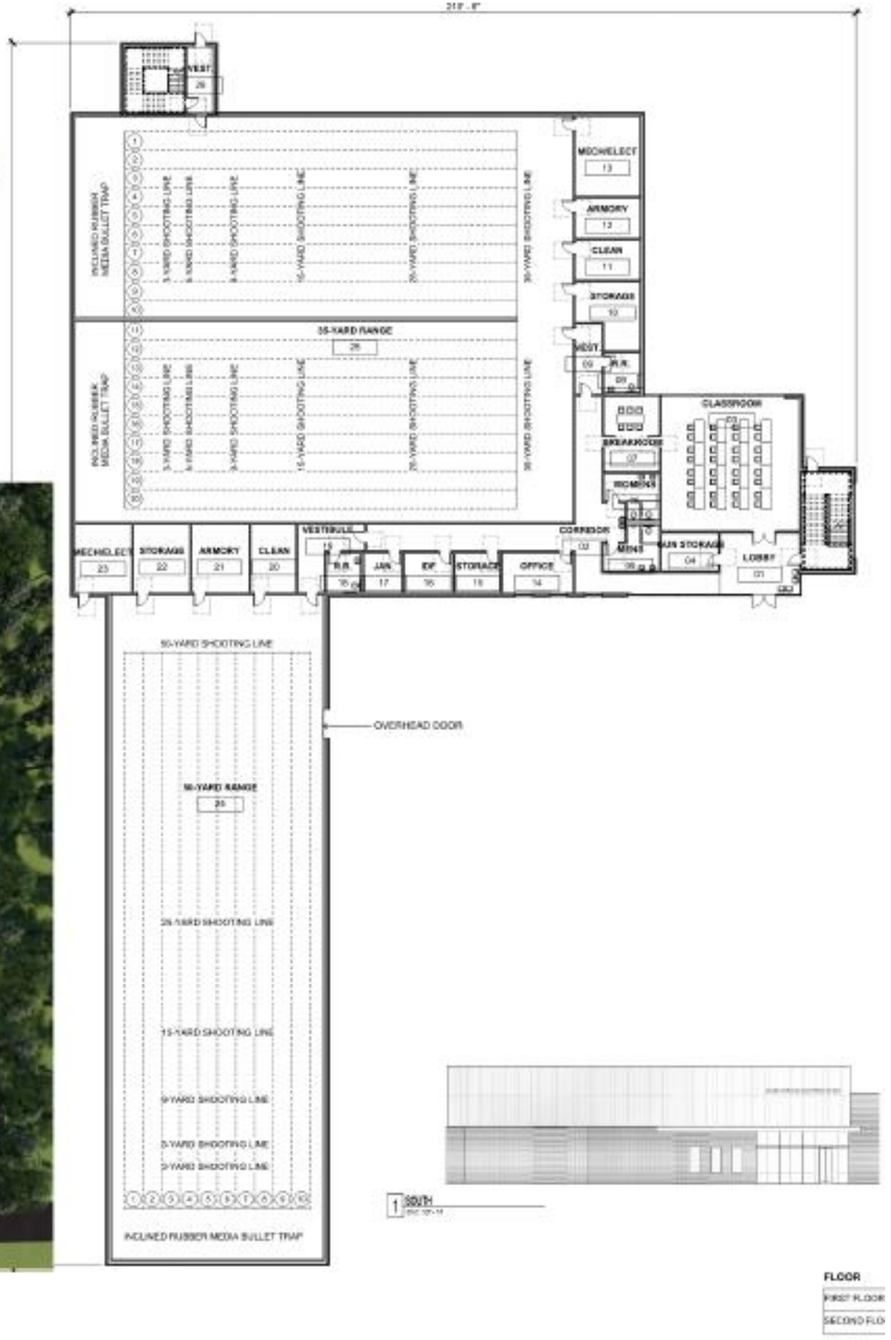




Future Unfunded Projects

Police Firearms Training Facility









Heritage Springs Band Shell

Q & A

Sandy Springs Traffic and Transportation Overview

Planning Commission and Board of Appeals Retreat

March 1, 2024

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City of Sandy Springs Traffic & Transportation

- Core Functions:
  - Traffic Engineering
    - Traffic Studies
    - Traffic Calming
  - Transportation Planning
  - Traffic Management Center (TMC)
  - Operations and Maintenance of:
    - Traffic Signs
    - Traffic Signals
    - Pavement Markings











2024 Traffic & Transportation Projects

- Traffic Engineering Studies:
  - Safe Streets and Roads for All (SS4A)
  - Morgan Falls and Roswell Rd Study
  - Glenridge/Glenairy/Johnson Ferry Road
  - SR 400 and Northridge Road
- Transportation Planning:
  - Powers Ferry Area Multimodal Study
  - Peachtree Dunwoody Road Corridor Study and TOD for the North Springs MARTA Station



Intersection: Johnson Ferry Road at Glenridge Drive and Glenairy Drive

Safe Streets and Roads for All (SS4A) Safety Action Plan

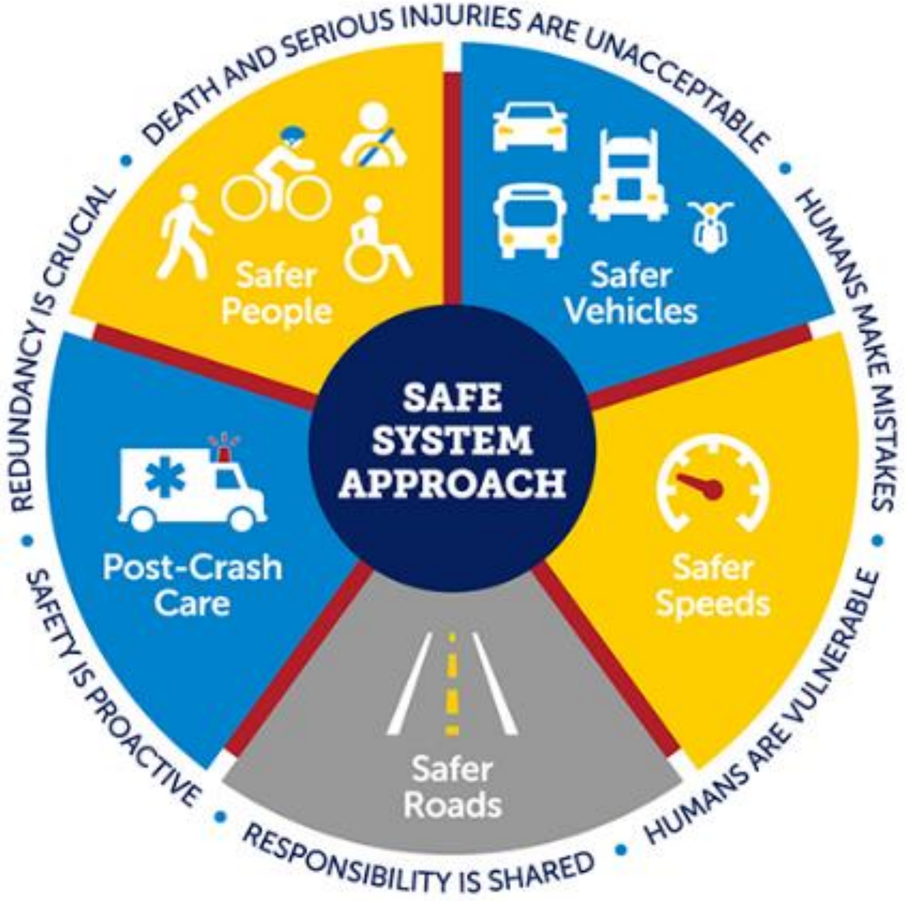
- **Need and Purpose:**
  - Conduct city-wide crash and operational assessment to update 2017 analysis
  - Develop Safety Action Plan and consider safe systems approach, goal setting
- **Budget:**
  - Total: $450,000
  - SS4A Federal Grant through the Infrastructure Investment and Jobs Act (IIJA): $360,000
  - City Match: $90,000

Safety Action Plan Elements:

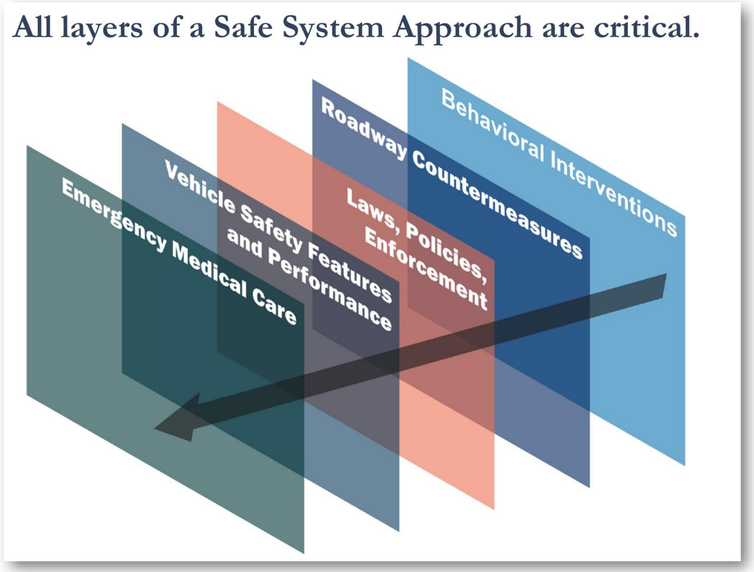
- Safety analysis – analyze crash data 2018-2022; apply traffic volumes; identify high crash rate locations for fatal and injury crashes
- Leadership commitment and goal setting - Vision Zero; ambitious goal of reducing fatal and injury crashes by a specific date
- Planning structure
- Engagement and collaboration
- Equity considerations
- Policy and process changes
- Strategy and project selections – project development & prioritization
- Progress and transparency

Safe System Approach

- **Principles**
  - Death and Serious Injuries are Unacceptable
  - Humans Make Mistakes
  - Humans Are Vulnerable
  - Responsibility is Shared
  - Safety is Proactive
  - Redundancy is Crucial
- **Objectives**
  - Safer People
  - Safer Roads
  - Safer Vehicles
  - Safer Speeds
  - Post-Crash Care



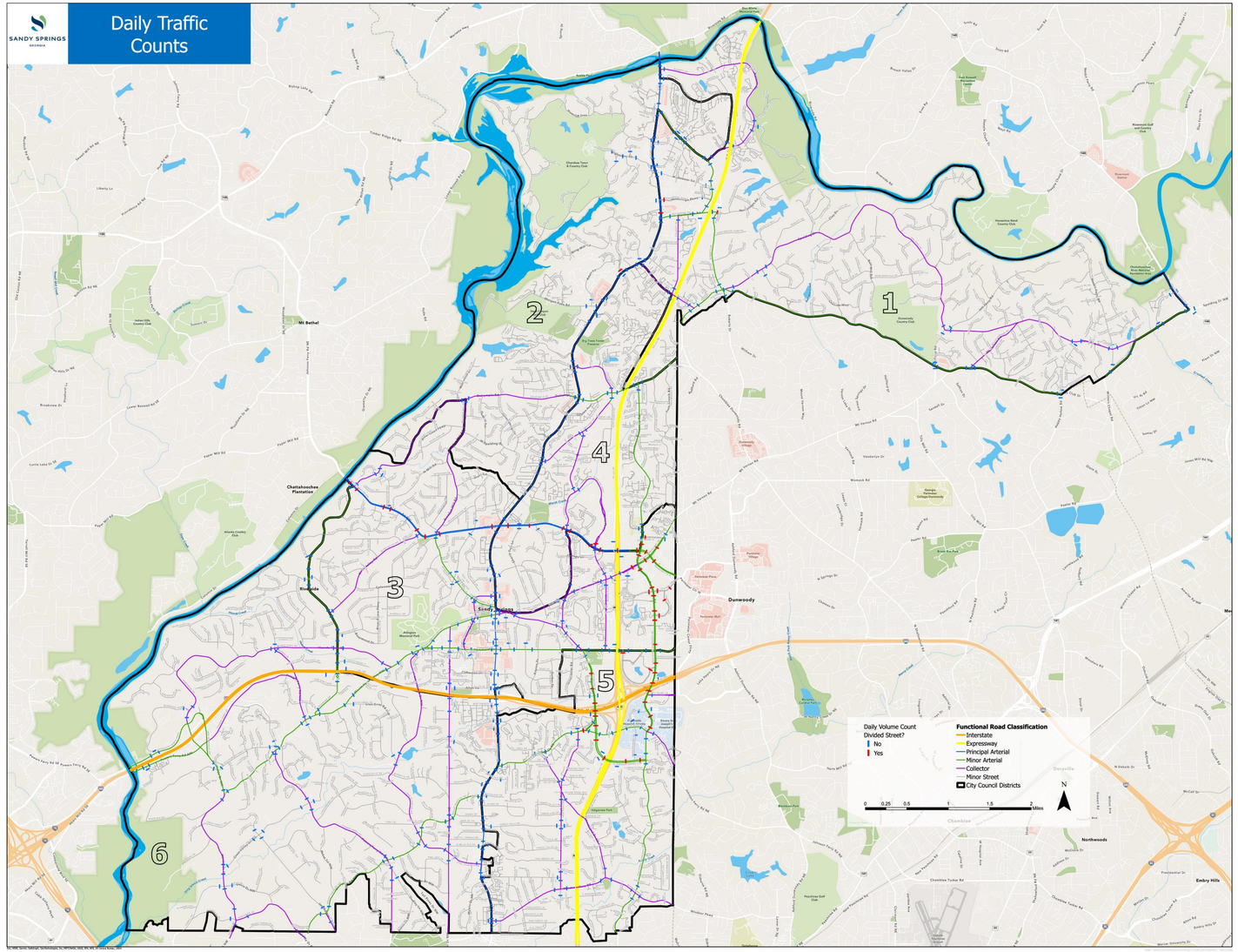
SS4A: Safe Systems Approach and Sandy Springs Safety Task Force



City Representation	Education	Encouragement	Engineering	Enforcement	Emergency Response	Evaluation
Fire	✓	✓			✓	✓
Police	✓	✓		✓	✓	✓
Public Works			✓		✓	✓
Communications	✓	✓			✓	✓
Community Development	✓		✓	✓		✓

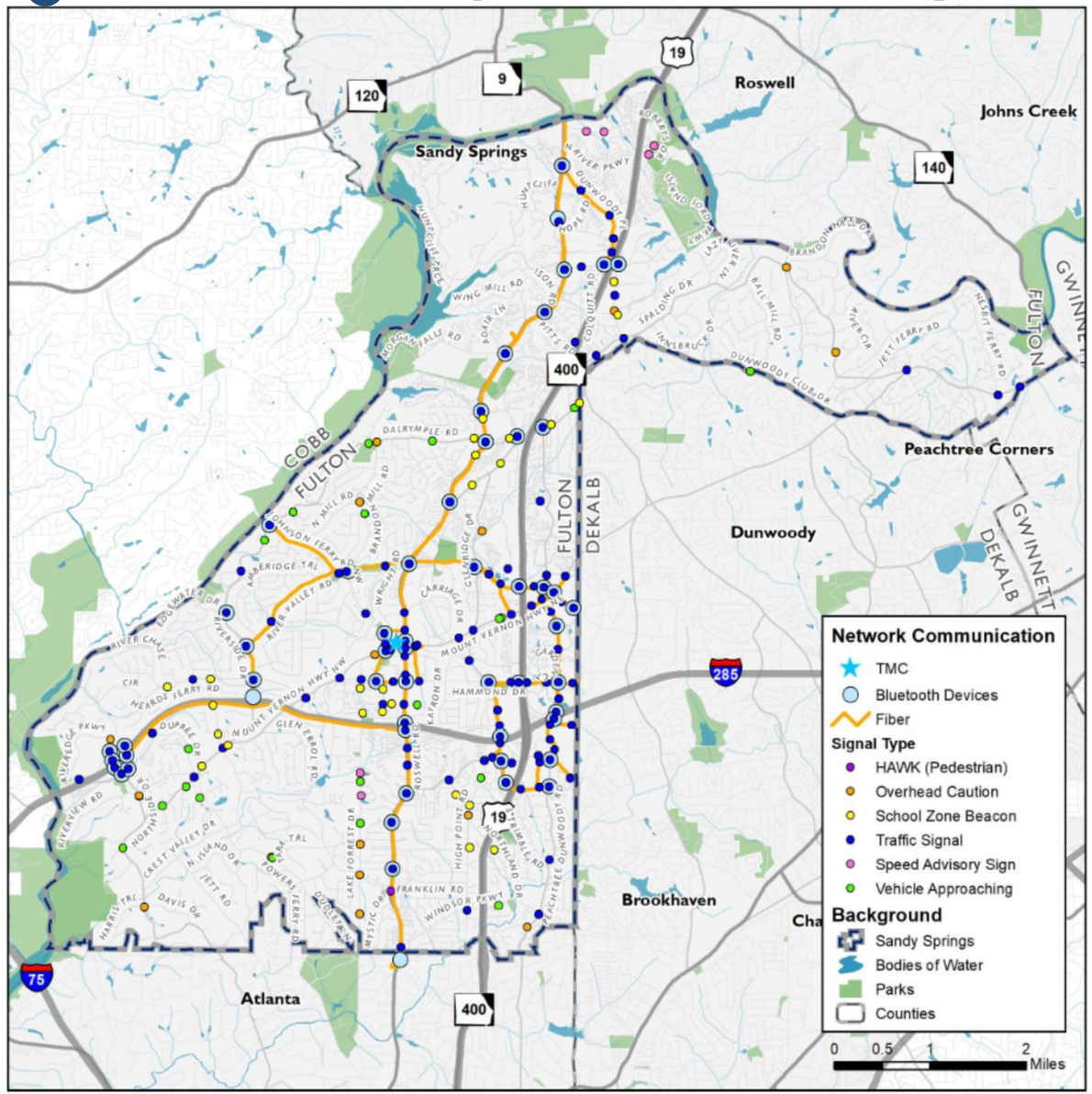
SS4A Traffic Count Collection

- **Scope:** 580 daily bidirectional traffic counts, with 694 road tubes for 48 hours each
- **Schedule:** January – March 2024



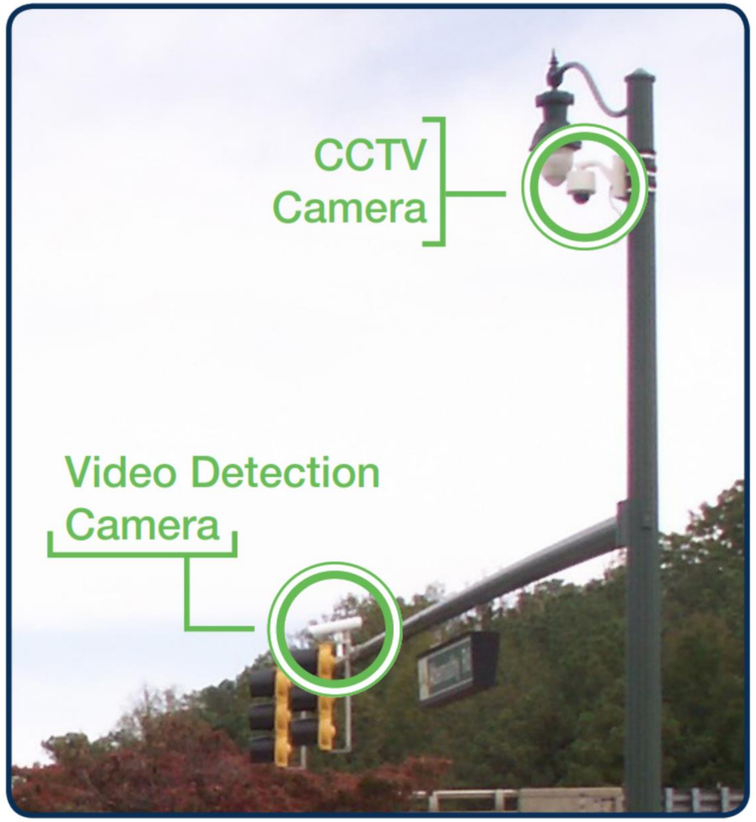
Traffic Signals and Intelligent Transportation Sytem

- 136 signals under COSS TMC Control/Monitored by TMC
  - 132 COSS Traffic Signals
  - 4 signals in the City of Atlanta
- Adaptive Signal Timing Deployment
  - SCOOT (**S**plit **C**ycle **O**ffset **O**ptimization **T**echnique)
  - Uses real-time data from detectors to adjust signal timing each cycle.
  - Focused on efficiency along corridor and grid networks



Traffic Monitoring via CCTV Cameras

- Improved traffic operations
  - Allows for monitoring traffic signal status and cycling
  - Allows for monitoring of signal progression
  - Post testing of investment impacts such as installation of Flashing Yellow Arrows and changes in signal timing
- On-call after hours/emergency operations signal operations verification
- Better incident response
- Crash investigation within view shed of cameras



TMC CCTV

View from Concourse of Hammond/SR 400



Roswell Road/SR 9 at Abernathy Road

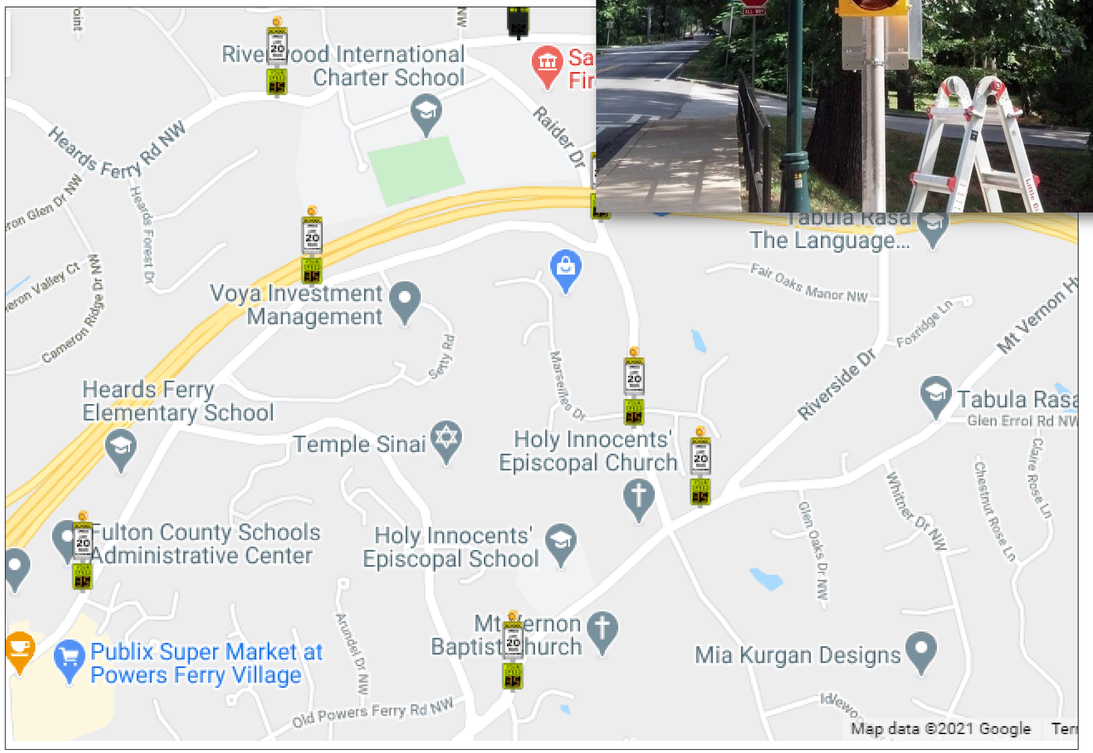




School Zone Flashing Beacons

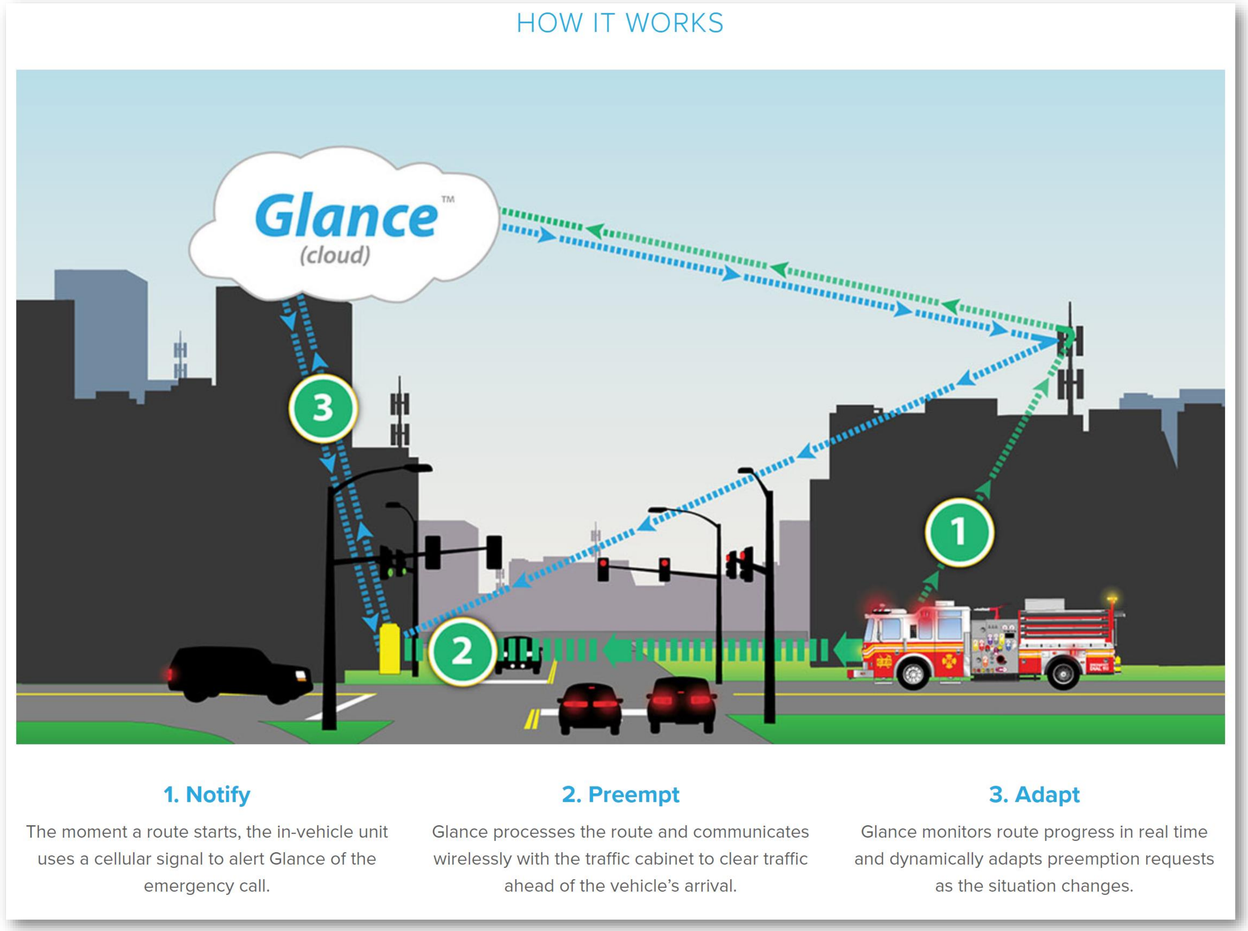
- Beacons were improved with radar speed feedback signs (RSFS) in 2011
- RSFS reinforce school speed zones
- School zone beacons report back to TMC





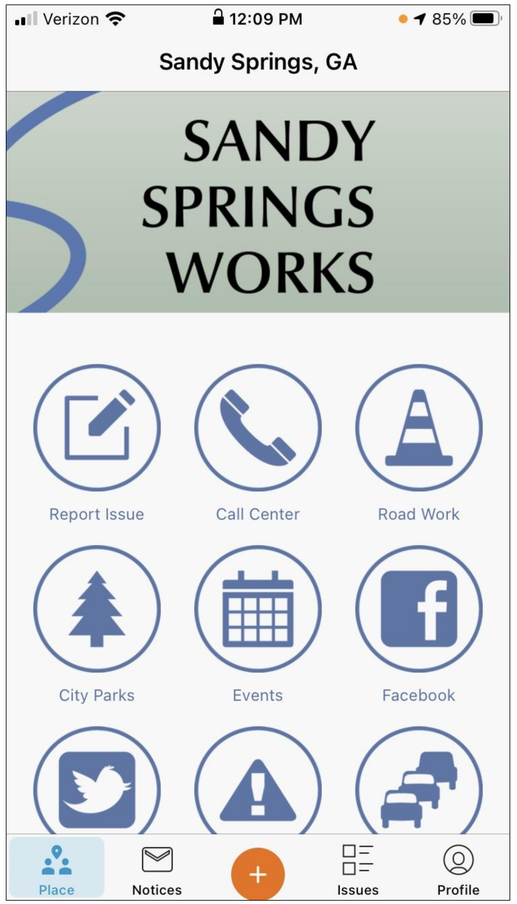
Emergency Vehicle Preemption (EVP)

- EVP provides green time to clear traffic ahead of an emergency vehicle arrival (fire and ambulance service)
- Project completed 2020-2021
- In addition to the emergency response benefits, the EVP cabinet devices provide connectivity to traffic signals not connected with fiber so that 100% of city signals are connected to the TMC



Sandy Springs Communications Tools

- **Call Center** is staffed 24/7, 365 days - 770-730-5600
  - On-line web chat: www.sandyspringsga.gov/request-assistance
- Download Mobile App: ***Sandy Springs Works***
- Sign up for Sandy Springs Alerts: www.sandyspringsga.gov/sandy-springs-alerts
- Sandy Springs Newsletters:
- www.sandyspringsga.gov/newsletters



SANDY SPRINGS ALERTS



Path 400 Extension Update

March 1, 2024

SANDY SPRINGS™
GEORGIA

S2121/T0060 GA400 Multiuse Trail Extension

Project will provide an extension of the existing trail with a 12' multi-use trail along the east side of SR400 from Loridans Drive to north of the Glenridge Connector. Total design project length is 2.3 miles (0.5 miles in Atlanta and 1.8 miles in Sandy Springs).

- COSS First Construction Phase
  - COA City Limit to Windsor
  - Glenridge Connector to 285/400 Path
  - Add Alternate: Morgan Oak Circle to Glenridge Connector

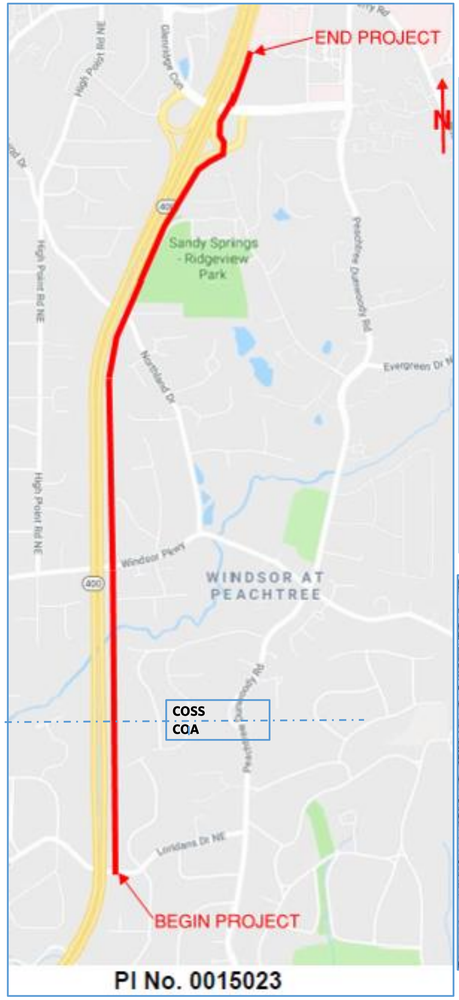
- Advertised 1/31/24.
- Construction Start Expected mid 2024 following GDOT Construction Authorization

Funded Project Estimate

Phase	Estimate
CST Funded	$17,892,757
Federal Funds	$13,892,757
TSPLOST 2021	$4,000,000
Deficit	$0

Full Project Estimate

Phase	Estimate
CST Total	$37,150,629



PI No. 0015023



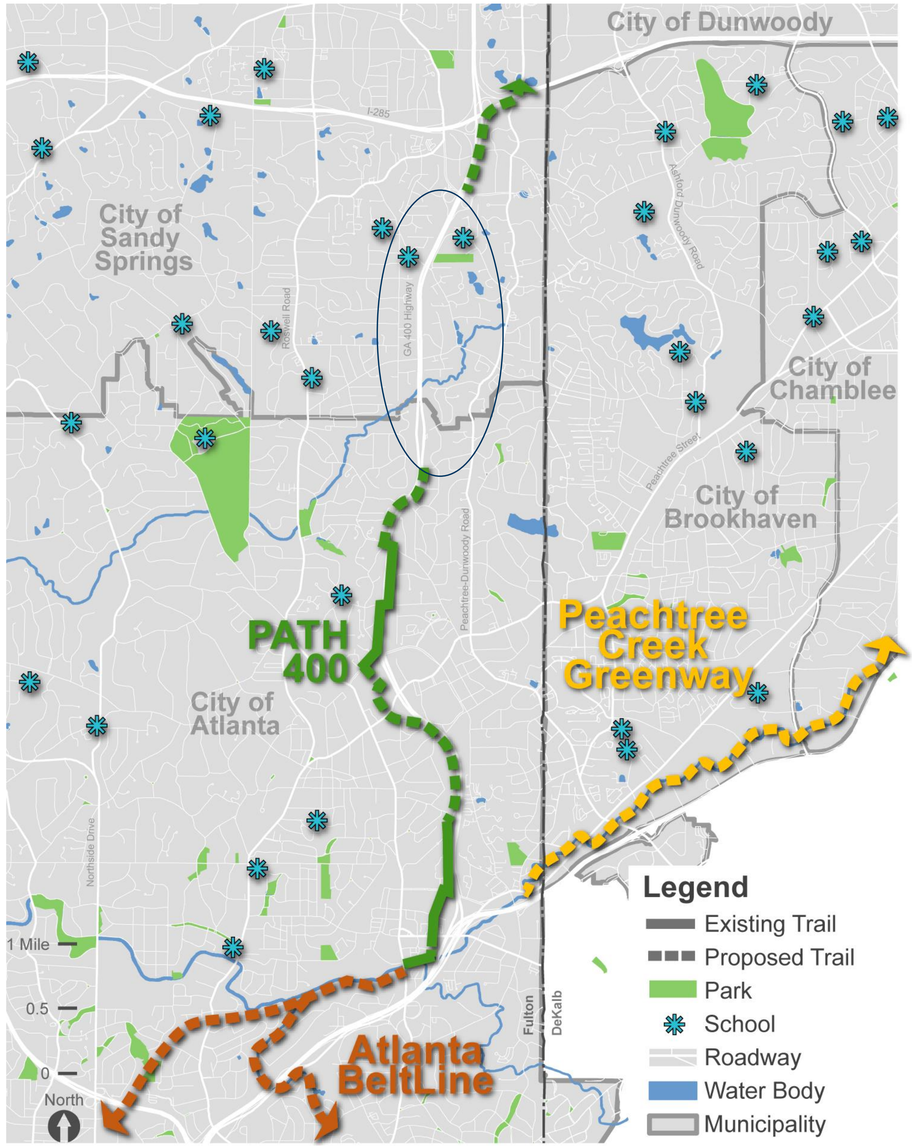

Existing Old Ivy to Wieuca






Wieuca to Loridans Construction

SR 400 Multi-Use Trail Background



- Project Fills A Gap Between Path 400 in the City of Atlanta and the Transform 285/400 Multi-Use Path
- Limits set based on FHWA Logical Termini Requirements

SR 400 Trail Loridans to City Limit

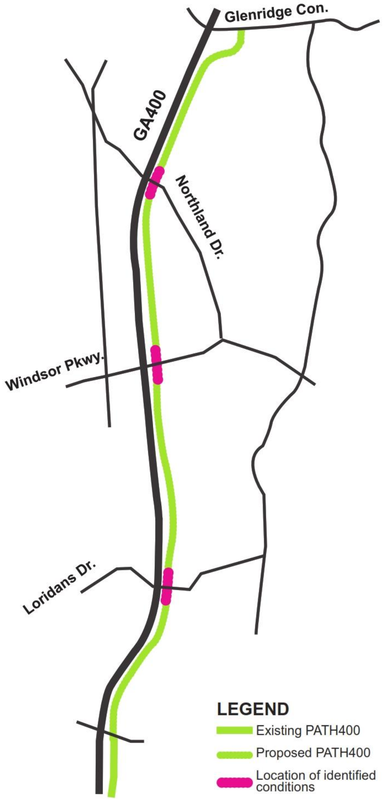


Potential Trail + Street Crossings

Existing Conditions



Proposed Condition Locations





Proposed Trail + Street Crossing Condition

1. Vegetative buffer.
2. Sound wall with opaque windows.
3. Pedestrian crossing at road level.
4. Flashing beacon.
5. Pedestrian/cyclist push-activated crossing signal.
6. Improved “Iconic” bridge with public art.
7. Trail signage.
8. Gateway landscaping
9. Security camera

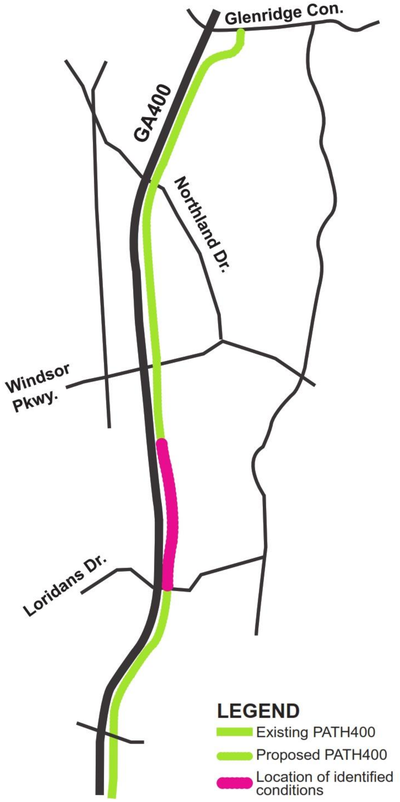
Heath & Lineback Engineers, Inc.
PEREZ PLANNING + DESIGN, LLC

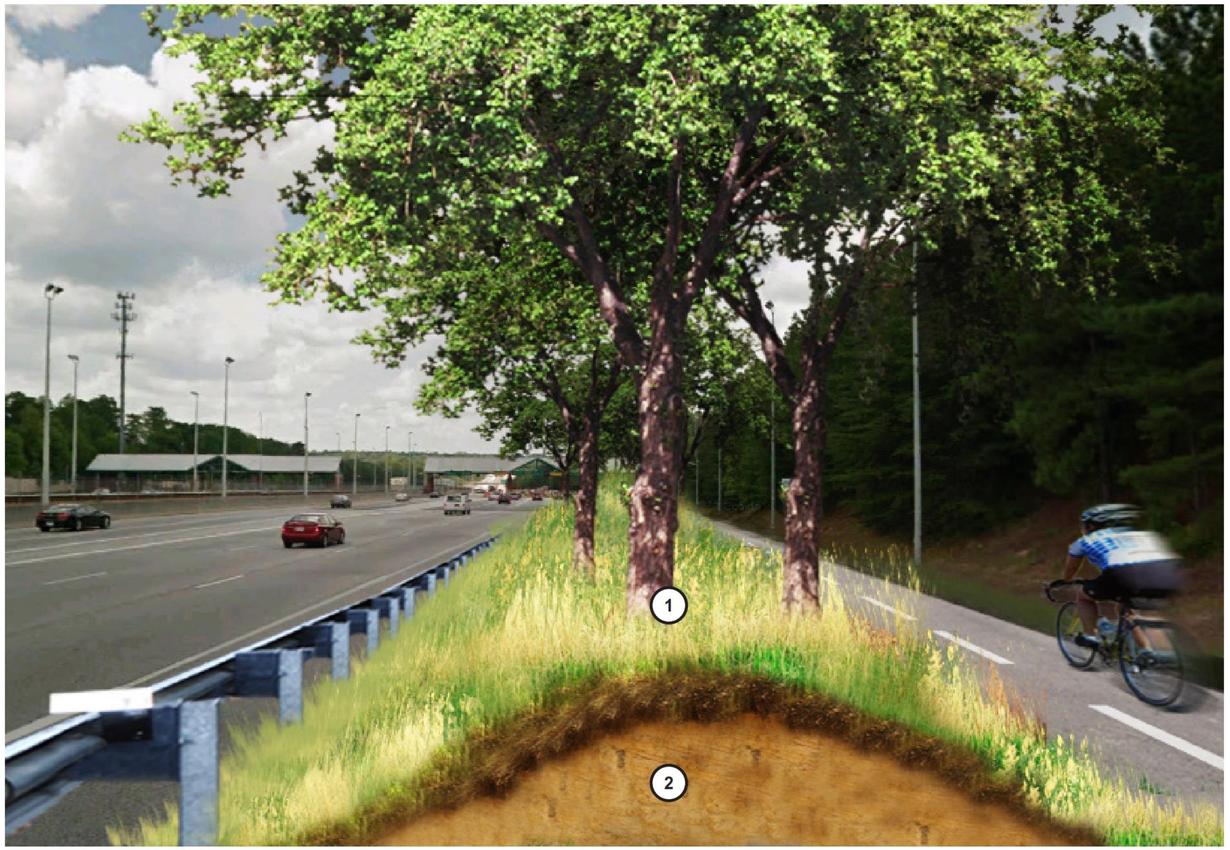
Potential Trail along SR 400

Existing Conditions



Proposed Condition Location





Proposed Trail

1. Vegetative buffer.
2. Earth berm.

Heath & Lineback Engineers, Inc.
PEREZ PLANNING + DESIGN, LLC

SR 400 Trail – City Limit to North of Windsor Parkway

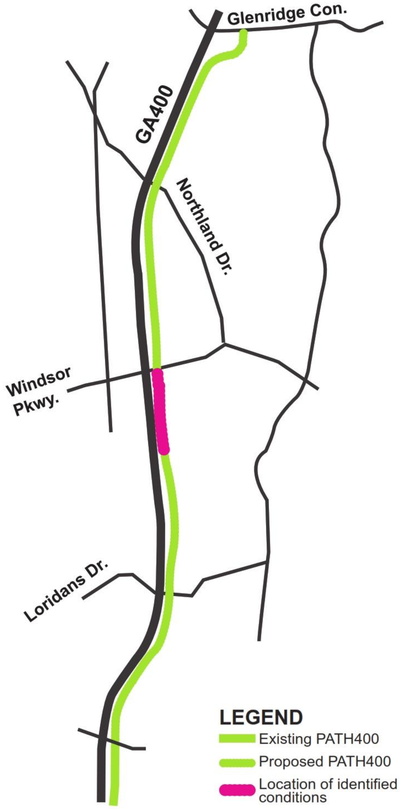


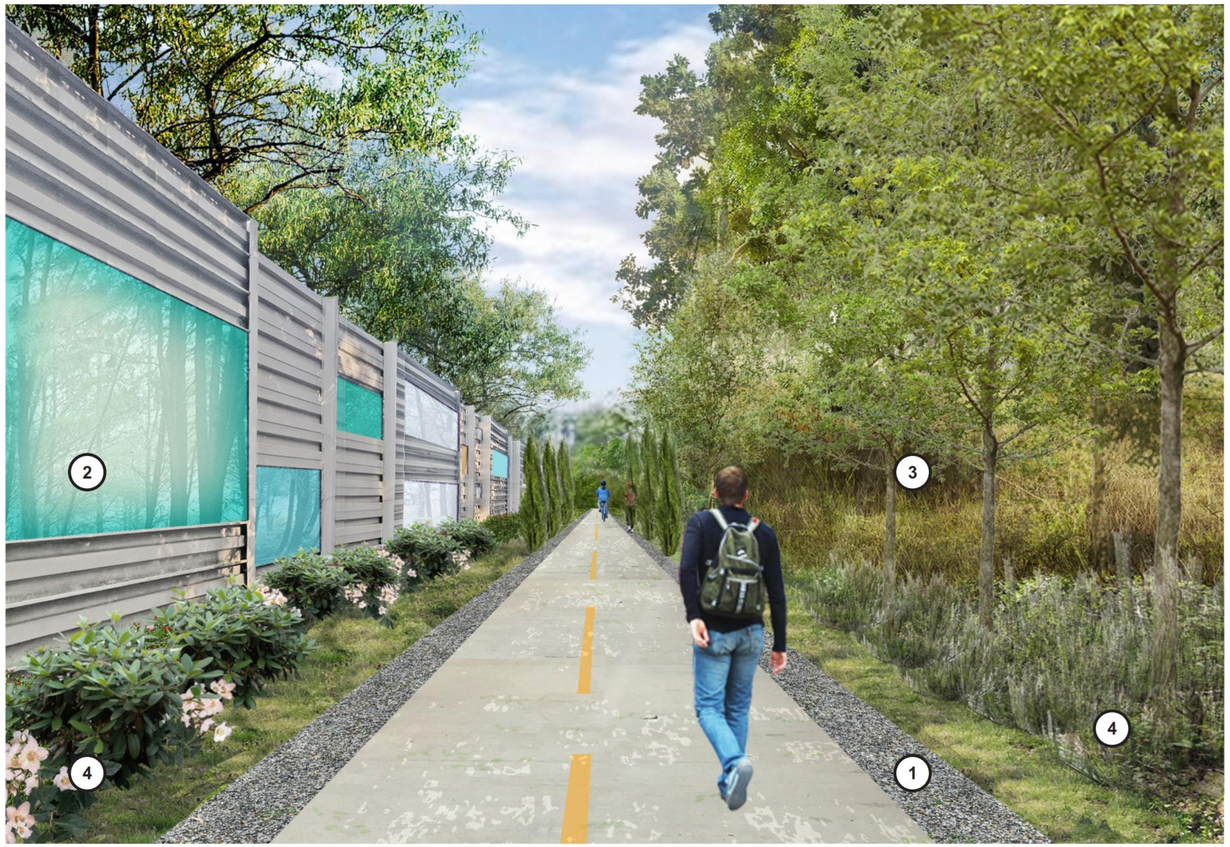
Potential Trail Between Soundwall and Residential Properties

Existing Conditions



Proposed Condition Location



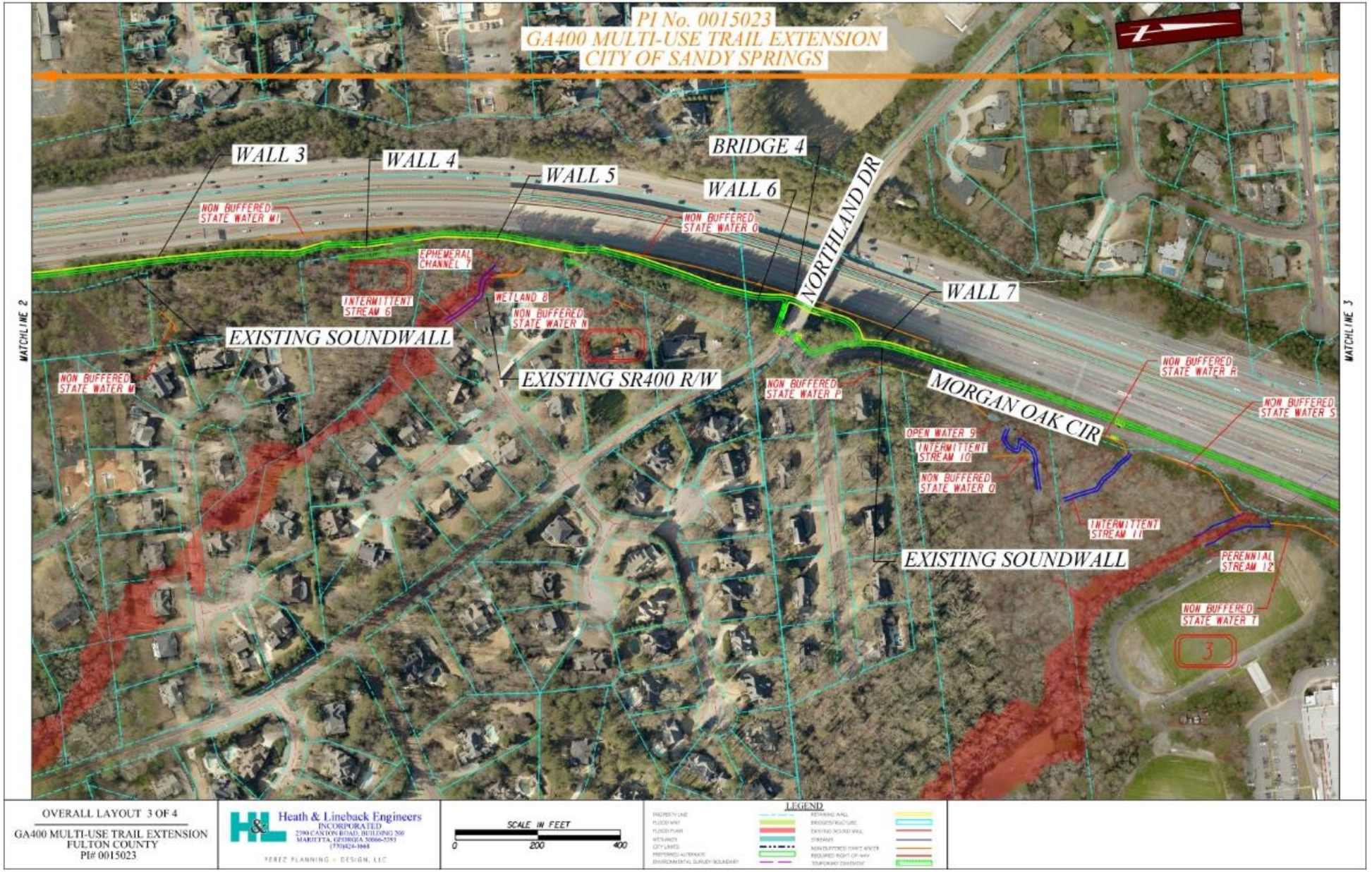


Proposed Trail Condition Between Soundwall and Residential Properties

1. Gravel running path/stormwater infiltration.
2. Sound wall with opaque windows.
3. Vegetative trail buffer.
4. Native xeriscaping.

Heath & Lineback Engineers, Inc.
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SR 400 Trail – North of Windsor Parkway to Ridgeview MS

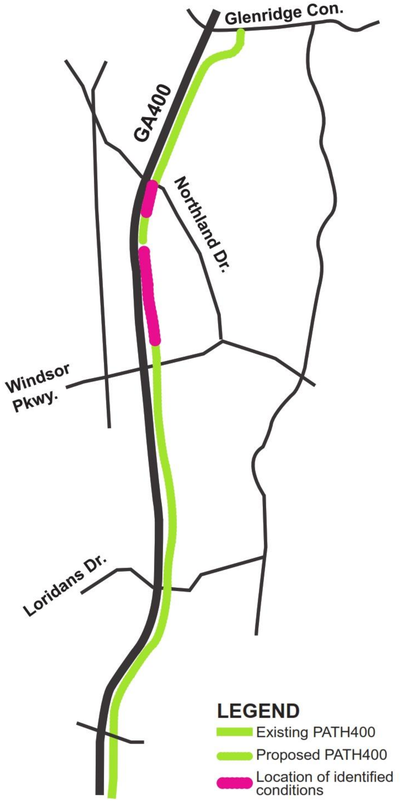


Potential Trail Between SR 400 and Soundwall

Existing Conditions



Proposed Condition Locations





Proposed Trail Condition Between GA 400 Highway and Soundwall

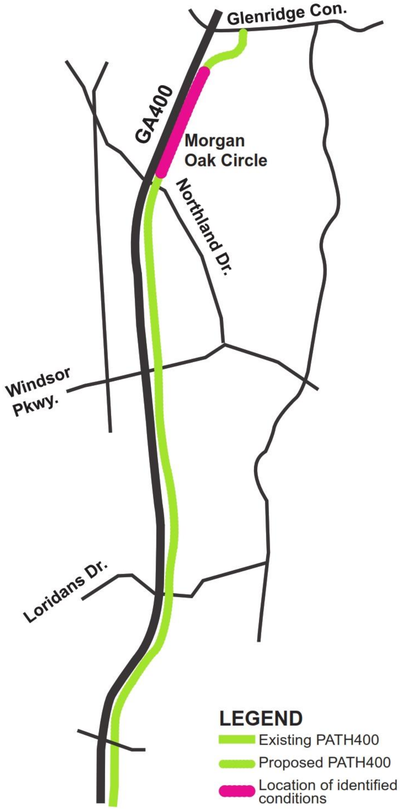
1. Gravel running path/stormwater infiltration.
2. Trail railing
3. Sound wall with opaque windows.
4. Vegetative trail buffer.
5. Native xeriscaping

Heath & Lineback Engineers, Inc.
PEREZ PLANNING + DESIGN, LLC

Potential Trail near access road at Ridgeview MS



Proposed Condition Location





Potential Trail Condition Along Morgan Oak Circle

1. 10’ travel lanes
2. Gravel running path/stormwater infiltration.
3. Vegetative trail buffer.
4. Native xeriscaping
5. Header curb

Heath & Lineback Engineers, Inc.
PEREZ PLANNING + DESIGN, LLC

SR 400 Trail – Ridgeview MS to North of Glenridge Connector

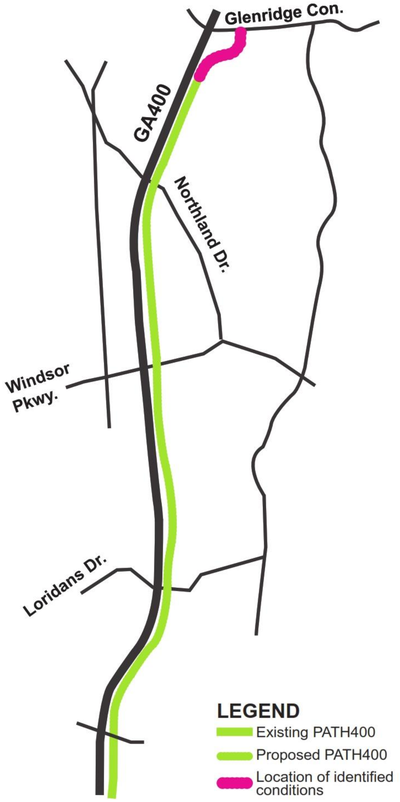


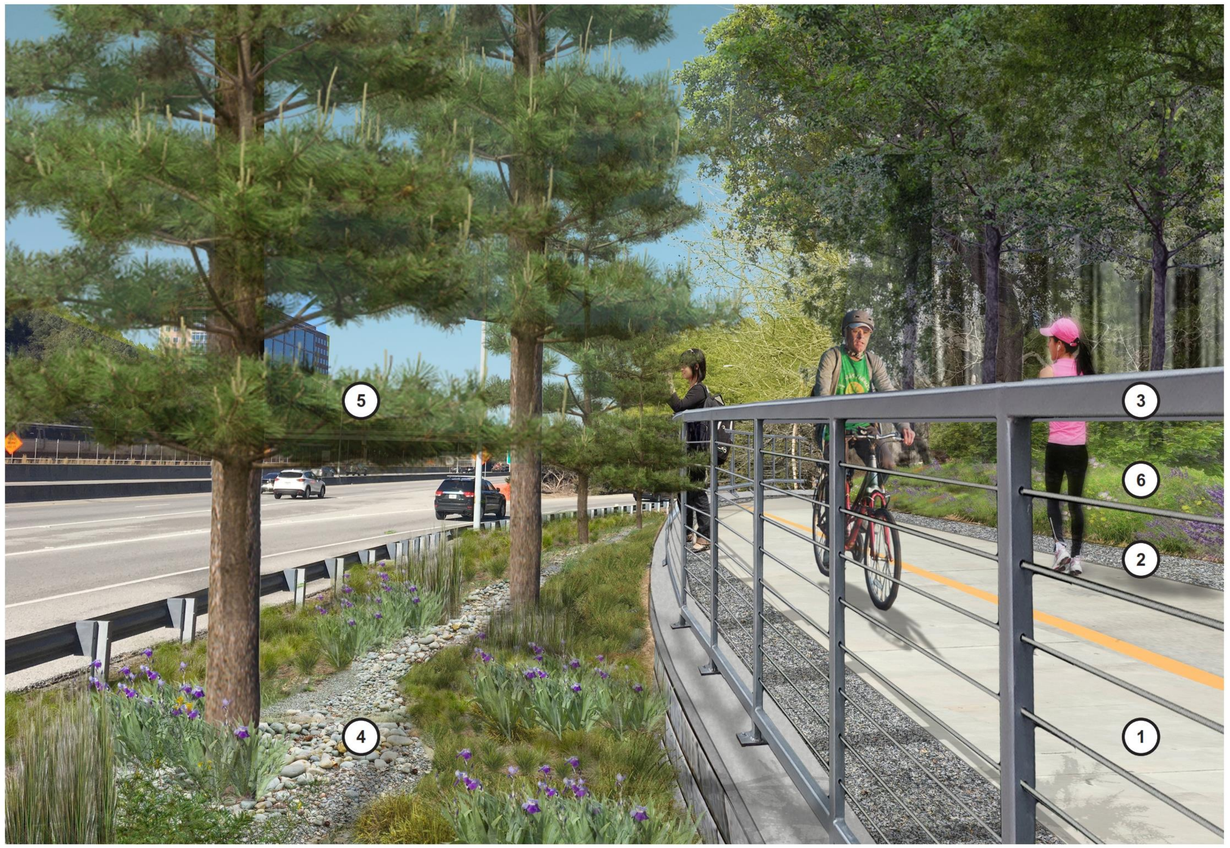
Potential Trail along SR 400, South of Glenridge Connector

Existing Conditions



Proposed Condition Location



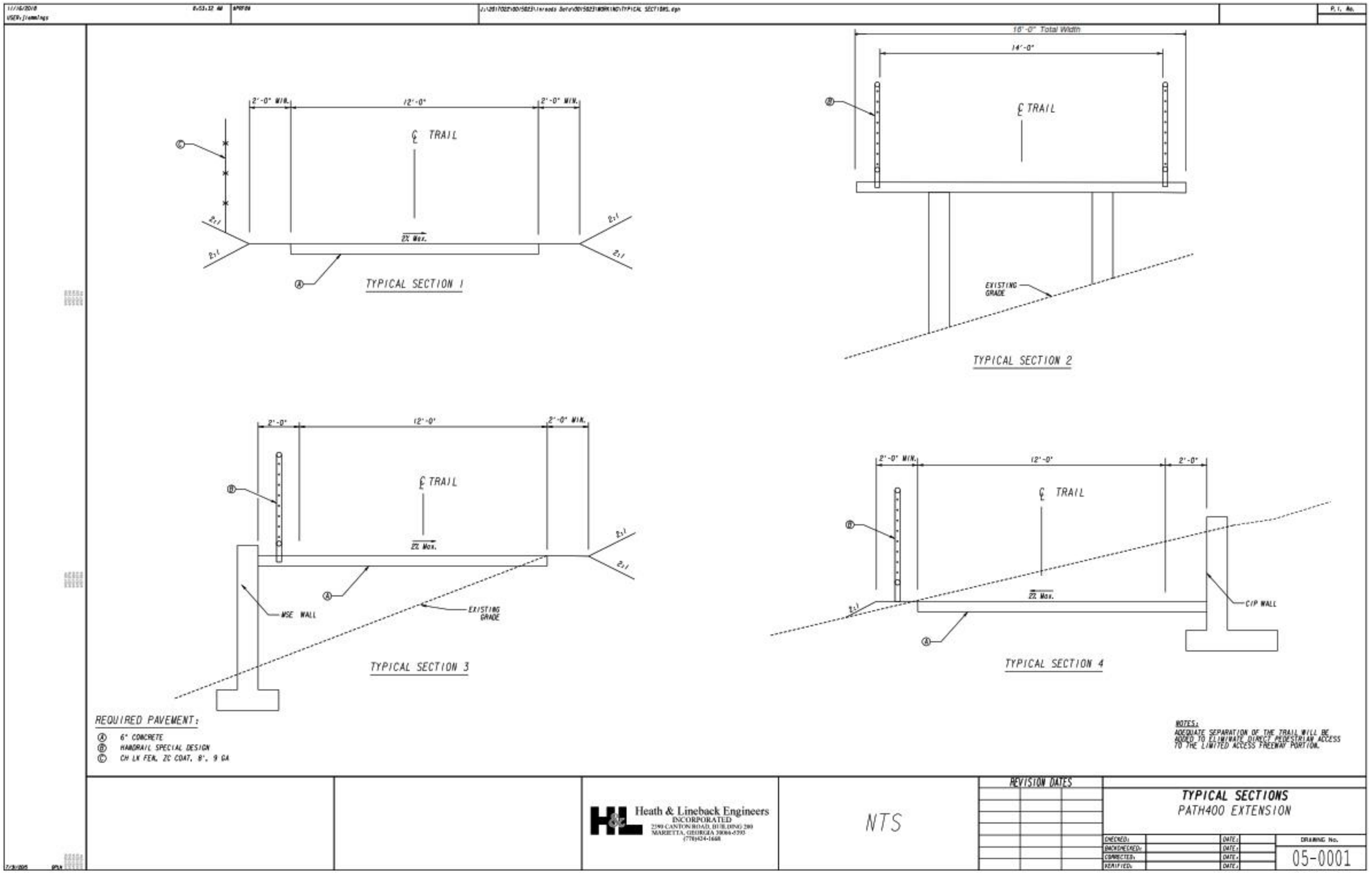


Proposed Trail Condition Along GA 400 Highway

1. Raised trail.
2. Gravel running path/stormwater infiltration.
3. Trail railing.
4. Green infrastructure
5. Vegetative trail buffer.
6. Native xeriscaping.

Heath & Lineback Engineers, Inc.
PEREZ PLANNING + DESIGN, LLC

SR 400 Trail Typical Sections



SANDY SPRINGS™

GEORGIA

PREVIEW: Peachtree Dunwoody Road Corridor Study & North Springs MARTA Station TOD Plan

March 1, 2024

SANDY SPRINGS™
GEORGIA

Peachtree Dunwoody Road Corridor Study & North Springs MARTA Station TOD Plan

Two Separate but Interrelated Components

- **Peachtree Dunwoody Road Study**
  - Review Cross Section (Abernathy Rd to Spalding Dr)
  - SR 400 Trail Extension Alignment
  - Pedestrian Mid-block Crossings

- **North Springs MARTA Station Transit Oriented Development Plan**
  - Revisit & expand upon small area plan
  - Better align with MARTA guidelines
  - Improve multimodal access to station
  - Placemaking



Multi-Disciplinary Project Team

City Staff

- Public Works & Project Manager – Caitlin Shankle
- Community Development – Michele McIntosh-Ross
- Economic Development – Caroline Kinchler

External Members

- Atlanta Regional Commission (ARC)
- MARTA
- Perimeter CID

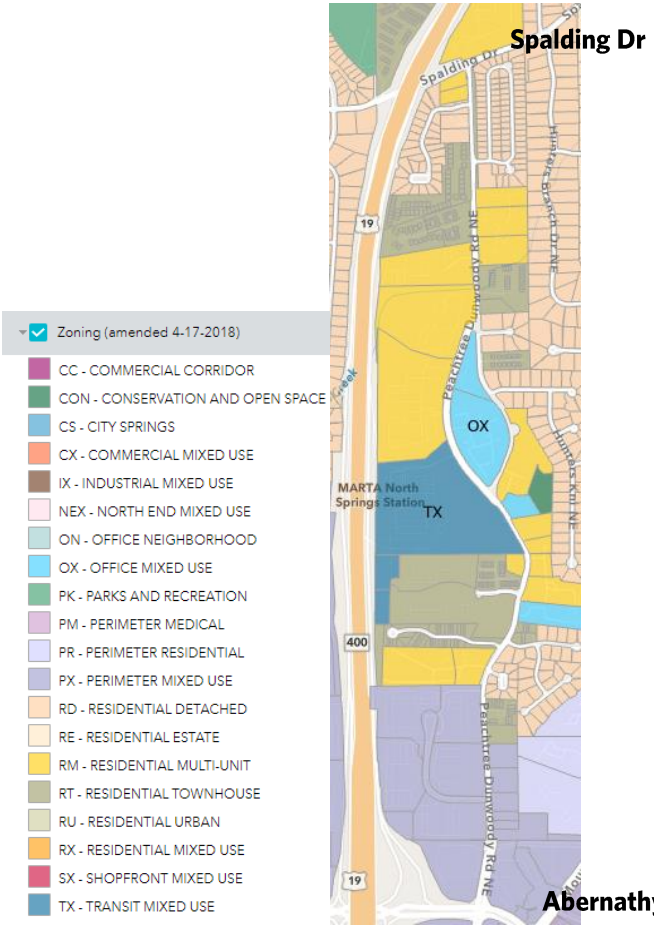
Consultant Support will be led by Nelson\Nygaard Consulting Associates

Peachtree Dunwoody Road Corridor

Diverse 1.7-mile Corridor

- Diversity in Uses
  - Perimeter (higher density office)
  - Lower density office
  - Residential (apartments, condos, townhouses, single family homes)
- Diversity in Demographics*
  - Age – Younger than other parts of City
    - 21% under 20
    - 35% between 20 and 34 years old
    - 22% between 35 and 49
    - 13% between 50 and 64
    - 8% over 65
  - Race & Ethnicity
    - 39% White alone, 12% Black or African American, 42% Asian alone, 5% Hispanic or Latino, 3% two or more races
    - Of those who identify as Asian, 73% identify as Asian Indian

*Initial data reviewed from 2020 Census and 2022 ACS data. Study will have deeper analysis.



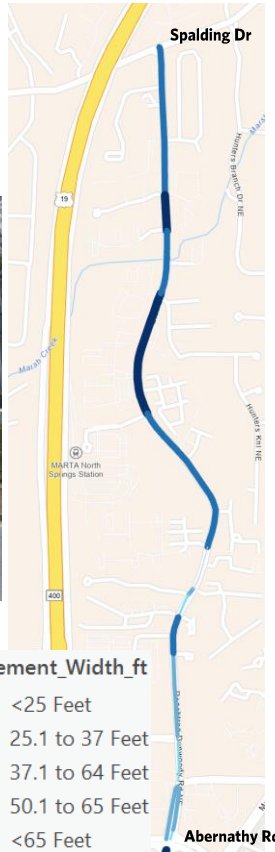
Peachtree Dunwoody Road Corridor

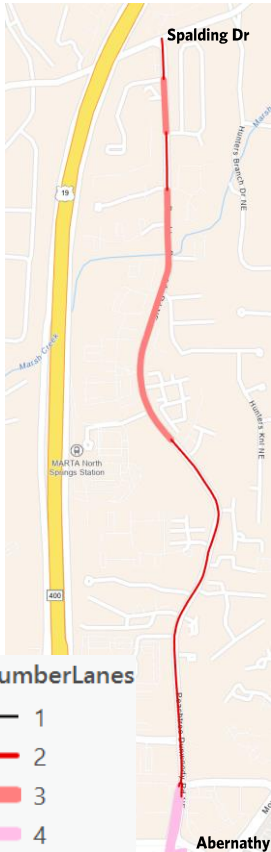
Inconsistent Cross Section

- Number of lanes in each direction fluctuate
- Excess pavement









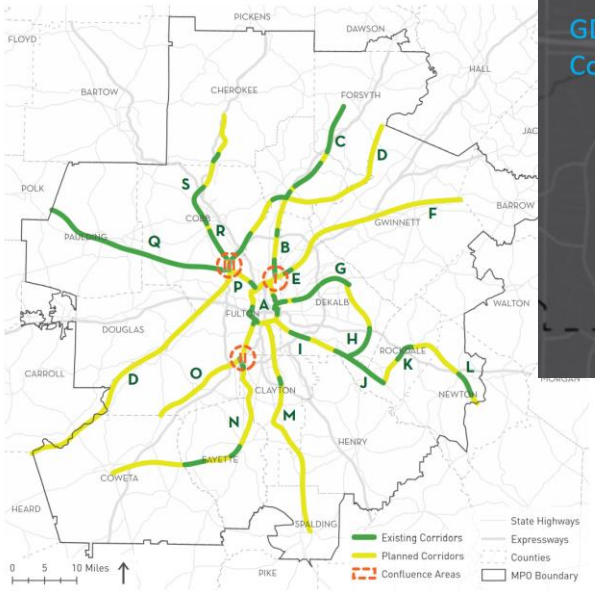
Peachtree Dunwoody Road Corridor

PATH400 Trail Extension

- City has projects to extend PATH400 Trail to Mt. Vernon Highway
- Will one day connect to Beltline and regional trails
- Need to study alignment options north of Abernathy Road

How do we extend from Abernathy Rd to City of Roswell?





North Springs MARTA Station

- 13 Acres of Vacant Land
- Two Parking Decks
- Station is Hidden from View
- Many access station by walking, biking & bus







What is Transit Oriented Development?

Transit-oriented development "TOD" means development that is vibrant, pedestrian-friendly, and genuinely integrated with transit.

Why TOD?

- Transit is a major investment – development should enhance the transit investment
- Concentration of development supports walkability
  - Reduced household driving and thus lowered regional congestion, air pollution, and greenhouse gas emissions
  - Walkable communities that accommodate more healthy and active lifestyles
  - Lower combined housing and transportation expenses for households
- Supports transit use
  - Increased transit ridership and fare revenue
  - More efficient use of infrastructure and associated maintenance costs
- Potential for added value created through increased and/or sustained property values
- Economy & Equity
  - Improved access to jobs and economic opportunity
  - Expanded mobility options that reduce dependence on the automobile
  - Strengthened local economies

TOD & Zoning

- Current Zoning: Transit Mixed Use (TX-6)
  - High degree of pedestrian connection and focus on transit access is desired
  - Allows for civic, open space and park uses
  - 6 stories max height

- MARTA Guidelines
  - Station-area development that is compact and dense relative to its surroundings
  - A rich mix of land uses
  - A great public realm
  - A new approach to parking (*less parking, not none*)

Schedule

Overall Project Schedule: March 2024-November 2024

Upcoming Milestones

- **Kick Off Meeting:** Early March
- **Public Engagement Round One:** Early Spring
  - Study Overview Video
  - Online Survey
  - Focus Group Meetings

Questions?



SANDY SPRINGS FIRE CORPS

02.22.2024

INTRODUCTION

THE SANDY SPRINGS FIRE CORPS (SSFC) IS THE VOLUNTEER UNIT FOR THE SANDY SPRINGS FIRE DEPARTMENT.

- SSFC was established in 2015
- SSFC members are trained/certified residents of Sandy Springs
- SSFC is affiliated with the Federally Developed Citizen Corps Program
- SSFC members are also Sandy Springs Community Emergency Response Team (CERT) volunteers
- SSFC members are recruited from Sandy Springs Citizens Fire Academy
- There are currently 34 SSFC members.

PURPOSE



The purpose of the SSFC is to coordinate activities that help the community remain

Safer, Stronger, and more Prepared



MISSION

The primary mission is to respond to working incidents AND provide rehab, assist SSFD personnel with training exercises, and offer essential support to SSFD units and firefighters.

MOTTO

Standing by Until Called, Then Providing the Greatest Amount of Good for the Greatest Amount of People.

DUTIES



Support Firefighters at:

- Working Incidents
- Structure Fires
- Major Gas Leaks
- Severe Weather Standbys
- Other Emergencies
- Training and Testing

Assist with Community Events such as:

- Fire Drills
- CPR Classes
- Building Fire Inspections
- First Aid
  - City Concerts
  - National Night Out
  - Lantern Parade

QUALIFICATIONS



- Sandy Springs Citizens Fire Academy Graduate
- CPR Certified
- CERT Certified
- Sandy Springs Resident
- 18 Years Of Age
- Valid Drivers License
- Pass A Background And Social Media Check

ROLES OF SSFC



- Respond To Working Incidents, Emergency Operation Center (EOC) Activations, And Other Emergencies
- Provide Rehab Support For Firefighters At Working Incidents And Training
- Provide BLS Aid to Firefighters and/or Civilians On Scene When EMS Is Unavailable Or Otherwise Occupied

ROLES OF SSFC…



- Maintain and Fill Air Cylinders used in Firefighter Self-Contained Breathing Apparatus (SCBAs) for Working Incidents and Training
- Attend SSFD And SSFC Training on a Variety of Subjects
- Provide Support and Assistance at a Variety of Community Events
- Assist with the Citizens Fire Academy (CFA)

COMMITMENT HOURS (2023)





INTERESTED?



Scan the QR Code to Submit your Application Today

OR Visit www.sandyspringsga.gov/citizens-fire-academy

THANK YOU

- REGINALD MCCLENDON
- SECTION CHIEF OF SUPPORT SERVICES
- 770-362-5997
- RMCCLENDON@SANDYSPRINGSGA.GOV