



SANDY SPRINGS

GEORGIA

2025 BOARD OF APPEALS & PLANNING COMMISSION RETREAT

Friday, March 14, 2025 – 9:00 a.m. – 3:00pm

City Springs – Terrance Meeting Room 3rd Floor

1 Galambos Way, Sandy Springs, GA 30328

Live Stream: <http://www.sandyspringsga.gov/stream>

Breakfast

I. Welcome City of Sandy Springs: 2024 Year in Review

(Presented by Kristin Byars Smith, Assistant City Manager)

II. Acknowledgements

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

III. Demographic and Housing Trends – Regionally and in Sandy Springs

(Presented by Mike Alexander, Chief Operations Officer, Atlanta Regional Commission, ARC)

IV. Design Guidelines

(Presented by Matthew Anspach, AICP, Senior Planner, Sukirti Ghosh, LEED Green Associates, Principle/ Urban Designer, RHI)

Morning Break

V. Comprehensive Planning

(Presented by Andrew Smith, Planning Coordinator Atlanta Regional Commission (ARC))

VI. Atlanta Regional Commission's Community Engagement and Culture Program

(Presented by LaQuita Williams, Planner II, Antemil Jorkey, Planner, Atlanta Regional Commission (ARC), Gavin Bernard, Artist and Interior Designer)

VII. Public Involvement in Planning, Georgia Planning Association (GPA) Award for Clarkston, GA

(Presented by Sarah McColley, AICP, LEED AP ND, Senior Urban Designer, Associate, Perkins & Will, Ed Caddell, AICP Sycamore Consulting)

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. Decision Making Process and Legal Considerations

(Presented by William Hansard, Assistant City Attorney)

IX After the Decision: Proceeding to Building and Code Compliance

(Presented by Jesus Davila, Manager of Building and Land Development, Yvonne Shaw, MPA, CPM, Code Enforcement Manager)

X. Updates in Planning and Zoning

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

Lunch/Open Discussion

XI. Comments from Mayor Rusty Paul

Afternoon Break

XII. Economic Development in Sandy Springs – What's on the Horizon?

(Presented by Chris Burnett, Director of Economic Development)

XIII. MARTA Transit Oriented Development (TOD)

(Presented by Michael Rafshoon, MARTA Director of Transit Oriented Development)

XIV. GIS 3D Visualization for Development Scenarios

(Presented by Bridget Lawlor, GISP, PMP, GIS Manager, Tyler Lents, GIS Analyst)

XV. Closing Remarks

(Presented by Ginger Sottile, Director of Community Development)

Adjourn

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Acknowledgements

March 14, 2025

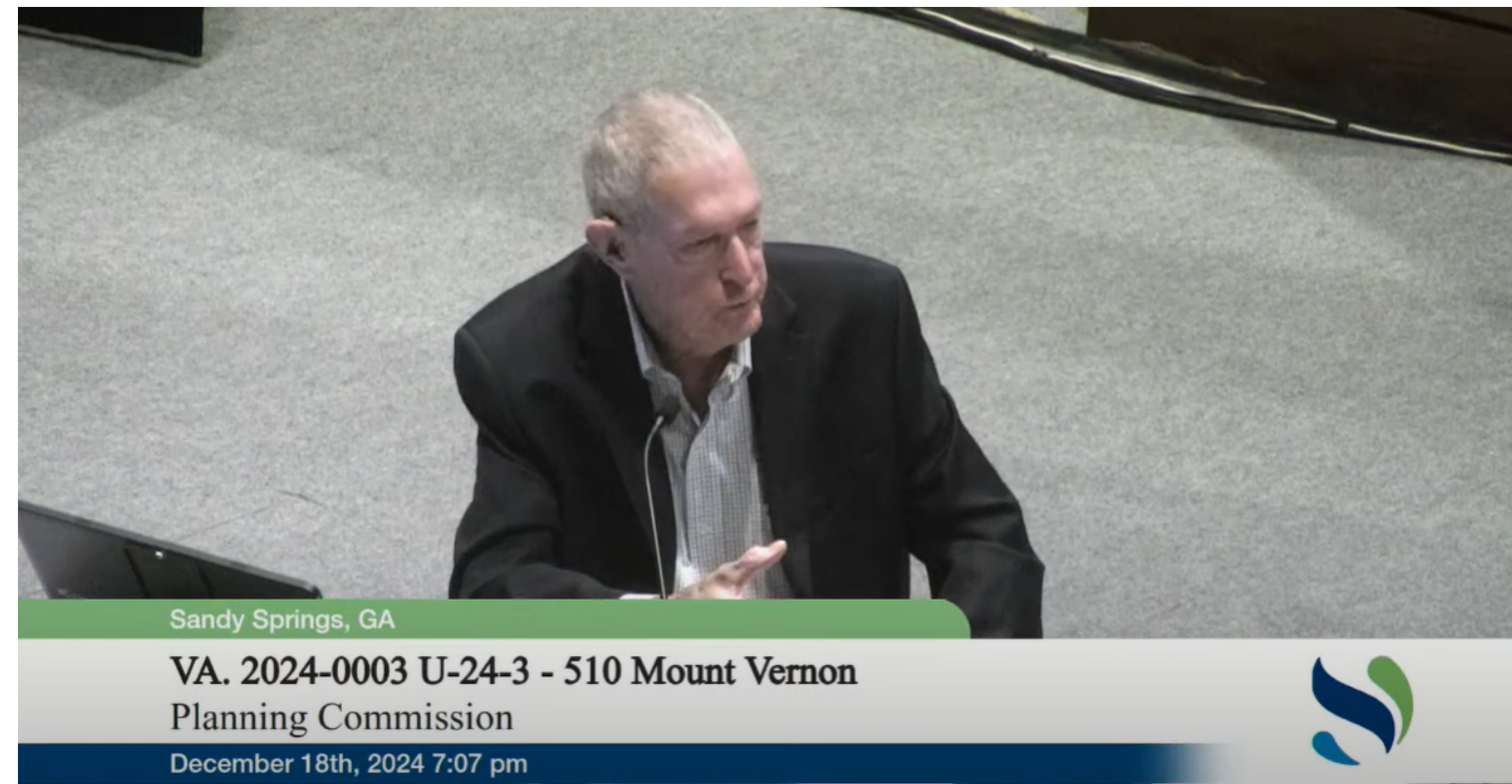


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New and Resigning Planning Commission Members



Sherwin Clemons
Sworn in 2025



Dave Nickles Resigned 2024

Board of Appeals



Sherri Allen, Chair



Justin Sparano, Vice Chair

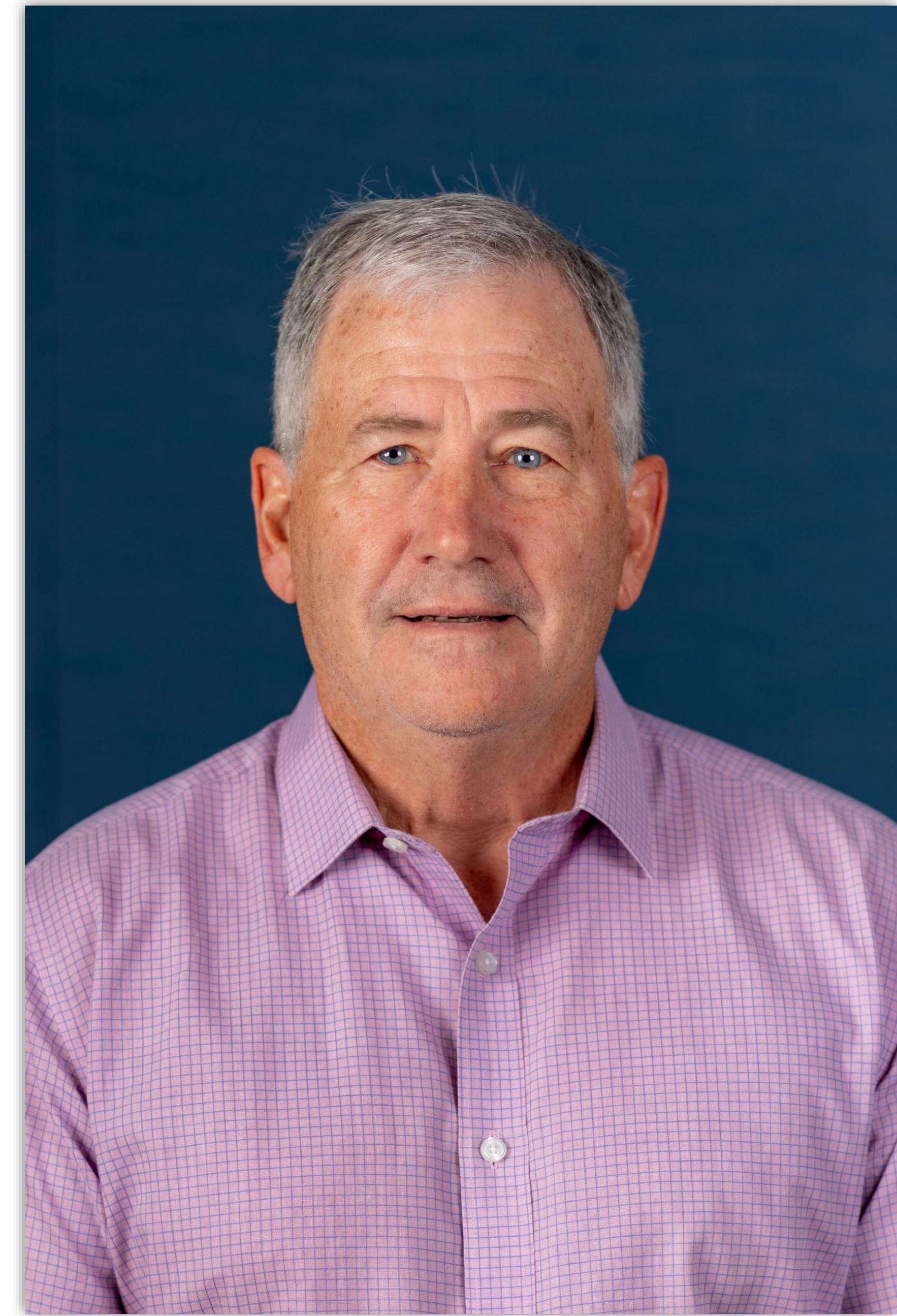
Board of Appeals

Sherri Allen, Chair
Justin Sparano, Vice Chair
Jason Bodwell
Fred Jewell
Nathan Kongthum
Bill Thackston
Susan Maziar

Planning Commission



Reed Haggard, Chair



Andy Porter, Vice Chair

Planning Commission

Reed Haggard, Chair
Andy Porter, Vice Chair
Robin Conklin
Elizabeth Kelly
Sherwin Clemons
Andrea Settles
Karen Trylovich

Thank you for your service

March 14, 2025



SANDY SPRINGS™
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Sandy Springs Council/Zoning Boards Retreats 2025 Regional Growth Trends and Changing Demographics

Focus on the City of Sandy Springs

The Atlanta Regional Commission

Vision

ONE **great** REGION

Mission

Foster thriving communities for all within the Atlanta region through collaborative, data-informed planning and investments.

Values

Excellence | **Integrity** | **Equity**

Goals



Healthy, safe, livable communities in the Atlanta Metro area.



Strategic investments in people, infrastructure, mobility, and preserving natural resources.



Regional services delivered with **operational excellence** and **efficiency**.



Diverse stakeholders engage and take a regional approach to solve local issues.



A competitive economy that is inclusive, innovative, and resilient.

Mike Alexander, COO

malexander@atlantaregional.org

Atlanta Regional Commission

**To Download the
Deck**

**Use your phone
(camera)**

**Point the Camera at
the QR code and
select the link
when it pops up**





Demographic/SocioEconomic Comparisons Misc Fulton

Population Landscape (source: ESRI BAO) 2024

Variable	Fulton County	North Fulton County	South Fulton County	Alpharetta	Atlanta	Johns Creek	Milton	Mountain Park	Roswell	Sandy Springs	ARC 11 Counties	Atlanta Metropolitan	Georgia	United States
2000 Total Population	815,984	291,657	136,438	46,742	423,390	61,661	15,753	506	81,318	85,802	3,527,955	4,268,490	8,186,454	281,421,906
2010 Total Population	920,581	349,666	178,949	57,500	426,403	76,728	32,712	547	88,346	93,852	4,283,270	5,298,345	9,687,659	308,745,538
2024 Total Population	1,103,812	393,027	227,898	66,271	525,050	82,470	41,606	586	92,987	109,123	5,178,873	6,399,274	11,128,319	338,440,954
Tot Pop Change 2010-2024	183,231	43,361	48,949	8,771	98,647	5,742	8,894	39	4,641	15,271	895,603	1,100,929	1,440,660	29,695,416
2010-2020 Population: Compound Annual Growth Rate	1.5%	1.1%	1.9%	1.4%	1.6%	0.7%	2.4%	0.6%	0.5%	1.4%	1.5%	1.4%	1.0%	0.7%
2029 Total Population	1,128,719	388,540	237,783	66,115	545,402	80,745	41,315	547	92,322	107,513	5,353,794	6,649,097	11,473,775	344,873,411
2024-2029 Population: Compound Annual Growth Rate	0.5%	-0.2%	0.9%	-0.1%	0.8%	-0.4%	-0.1%	-1.4%	-0.1%	-0.3%	0.7%	0.8%	0.6%	0.4%
2024 Total Daytime Population	1,485,998	530,219	216,007	121,669	855,733	79,324	39,655	432	104,359	184,790	5,347,164	6,401,650	11,067,818	336,786,413

Age

Source: ESRI

Variable	Fulton County	North Fulton County	South Fulton County	Alpharetta	Atlanta	Chattahoochee Hills	College Park	East Point	Fairburn	Hapeville	Johns Creek	Milton	Mountain Park	Palmetto	Roswell	Sandy Springs	South Fulton	Union City	ARC 11 Counties	ARC 21 Counties	Atlanta Metro MSA	Georgia	United States
Age 0-4 (%)	5.1%	4.9%	6.0%	4.8%	4.8%	3.9%	6.6%	6.5%	6.0%	5.7%	4.3%	4.8%	3.6%	6.4%	5.5%	4.8%	5.7%	6.4%	5.6%	5.6%	5.6%	5.7%	5.5%
Age 5-9 (%)	5.3%	5.6%	6.4%	5.8%	4.7%	4.8%	6.1%	6.6%	6.8%	5.6%	5.8%	6.3%	4.1%	6.5%	6.1%	4.7%	6.2%	6.8%	6.0%	6.1%	6.1%	6.1%	5.9%
Age 10-14 (%)	5.5%	6.3%	6.6%	6.8%	4.4%	4.8%	5.8%	6.0%	6.6%	6.1%	7.5%	7.9%	6.5%	7.1%	6.1%	4.5%	6.9%	7.1%	6.4%	6.5%	6.5%	6.4%	6.0%
Age 15-19 (%)	6.2%	6.5%	6.6%	6.9%	5.7%	5.1%	5.6%	5.6%	6.8%	6.2%	8.0%	8.5%	9.0%	7.2%	6.0%	4.7%	7.0%	7.2%	6.7%	6.8%	6.8%	6.8%	6.4%
Age 20-24 (%)	7.7%	6.6%	6.6%	6.6%	9.3%	4.0%	7.0%	6.4%	7.2%	7.1%	6.6%	7.1%	5.8%	6.5%	5.8%	7.0%	6.5%	7.0%	7.1%	7.0%	7.0%	7.2%	6.8%
Age 25-29 (%)	9.1%	6.5%	7.0%	5.7%	12.0%	5.1%	7.5%	8.0%	7.6%	6.8%	4.6%	5.0%	3.2%	6.1%	5.6%	9.9%	6.6%	7.1%	7.3%	7.1%	7.0%	6.7%	6.5%
Age 30-34 (%)	9.3%	7.3%	7.7%	6.0%	11.6%	5.2%	8.5%	9.0%	7.5%	8.4%	4.6%	5.5%	2.7%	7.0%	6.7%	11.2%	7.2%	8.1%	7.6%	7.4%	7.4%	7.0%	7.0%
Age 35-39 (%)	7.7%	7.0%	7.3%	6.8%	8.6%	5.5%	7.4%	8.1%	7.2%	8.0%	5.7%	5.9%	4.4%	6.6%	7.1%	8.4%	7.1%	7.6%	7.2%	7.1%	7.0%	6.7%	6.7%
Age 40-44 (%)	7.1%	7.3%	7.2%	7.6%	6.9%	6.1%	6.7%	6.9%	7.0%	7.4%	7.5%	7.5%	5.3%	6.4%	7.4%	7.1%	7.5%	7.3%	7.1%	7.0%	7.0%	6.7%	6.6%
Age 45-49 (%)	6.4%	7.2%	6.8%	7.7%	5.7%	5.5%	6.0%	6.2%	6.8%	7.1%	8.1%	8.2%	7.3%	6.4%	7.0%	6.0%	7.1%	6.7%	6.6%	6.5%	6.5%	6.2%	5.9%
Age 50-54 (%)	6.6%	7.8%	7.0%	8.1%	5.4%	7.2%	7.2%	6.3%	6.7%	7.0%	9.1%	9.2%	7.2%	6.9%	7.4%	6.3%	7.3%	6.7%	6.9%	6.8%	6.8%	6.5%	6.2%
Age 55-59 (%)	5.7%	6.8%	5.8%	7.5%	4.8%	7.3%	6.7%	5.2%	6.2%	6.4%	7.7%	7.6%	9.6%	6.3%	6.4%	5.6%	5.9%	5.2%	6.1%	6.1%	6.2%	6.1%	6.0%
Age 60-64 (%)	5.2%	5.9%	5.5%	6.6%	4.4%	8.5%	6.2%	5.3%	5.7%	6.3%	6.7%	6.0%	8.2%	6.1%	5.9%	5.0%	5.4%	4.8%	5.7%	5.8%	5.8%	6.1%	6.3%
Age 65-69 (%)	4.3%	4.7%	4.6%	4.6%	3.8%	7.7%	4.9%	4.7%	4.6%	4.9%	5.2%	3.9%	7.9%	5.2%	5.3%	4.3%	4.5%	3.8%	4.6%	4.8%	4.8%	5.2%	5.7%
Age 70-74 (%)	3.4%	3.7%	3.8%	3.3%	3.0%	6.7%	3.9%	4.0%	3.3%	3.2%	3.6%	2.6%	6.1%	3.4%	4.4%	3.7%	3.9%	3.3%	3.6%	3.8%	3.8%	4.2%	4.7%
Age 75-79 (%)	2.6%	2.8%	2.6%	2.3%	2.3%	5.6%	2.2%	2.7%	2.0%	1.9%	2.6%	1.9%	4.1%	2.6%	3.4%	3.0%	2.8%	2.3%	2.7%	2.8%	2.8%	3.2%	3.6%
Age 80-84 (%)	1.5%	1.7%	1.4%	1.6%	1.4%	3.8%	1.1%	1.5%	1.0%	0.9%	1.4%	1.1%	3.2%	1.4%	2.0%	2.0%	1.4%	1.4%	1.5%	1.6%	1.6%	1.8%	2.2%
Age 85+ (%)	1.4%	1.6%	1.1%	1.6%	1.4%	3.2%	0.8%	1.1%	0.9%	1.1%	1.2%	1.0%	1.7%	1.9%	2.0%	2.0%	1.0%	1.3%	1.3%	1.3%	1.3%	1.5%	2.0%

Race and Ethnicity

Source: ESRI

Variable	Fulton County	North Fulton County	South Fulton County	Alpharetta	Atlanta	Johns Creek	Milton	Mountain Park	Roswell	Sandy Springs	ARC 21 Counties	Atlanta MSA	Georgia	United States
2024 White Non-Hispanic Population	36.4%	53.9%	6.8%	52.6%	37.4%	45.2%	60.5%	81.4%	61.8%	52.0%	41.2%	42.0%	48.4%	56.3%
2024 Black/African American Non-Hispanic Population	42.7%	12.9%	82.1%	10.6%	46.8%	10.3%	9.5%	2.1%	11.9%	18.7%	33.4%	33.6%	30.9%	12.1%
2024 American Indian/Alaska Native Non-Hispanic Population	0.1%	0.1%	0.2%	0.2%	0.2%	0.1%	0.2%	0.2%	0.1%	0.1%	0.2%	0.2%	0.2%	0.7%
2024 Asian Non-Hispanic Population	8.1%	16.3%	0.7%	21.7%	4.9%	32.1%	16.9%	3.9%	5.4%	10.3%	7.1%	7.1%	4.9%	6.3%
2024 Pacific Islander Non-Hispanic Population	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.2%
2024 Other Race Non-Hispanic Population	0.6%	0.7%	0.6%	0.8%	0.5%	0.6%	0.6%	1.0%	0.7%	0.7%	0.6%	0.6%	0.5%	0.5%
2024 Multiple Races Non-Hispanic Population	3.7%	4.3%	2.6%	4.3%	3.8%	4.3%	4.7%	6.5%	4.5%	4.2%	3.9%	3.9%	3.8%	4.3%
2024 Hispanic Population	8.4%	11.6%	6.9%	10.0%	6.4%	7.3%	7.7%	5.0%	15.6%	13.9%	13.5%	12.7%	11.2%	19.6%
2024 Diversity Index	71.1	71.0	39.3	70.2	66.5	70.9	63.1	36.5	67.4	73.4	75.6	74.8	71.0	72.5
2010 White Non-Hispanic Population	40.9%	63.1%	10.1%	65.0%	36.6%	59.9%	72.4%	94.7%	65.7%	58.7%	50.3%	51.0%	55.9%	63.8%
2010 Black/African American Non-Hispanic Population	43.5%	12.6%	79.9%	10.6%	52.9%	9.0%	8.8%	0.7%	11.4%	19.3%	31.5%	31.7%	30.1%	12.2%
2010 American Indian/Alaska Native Non-Hispanic Population	0.2%	0.1%	0.2%	0.1%	0.2%	0.1%	0.2%	0.4%	0.2%	0.2%	0.2%	0.2%	0.2%	0.7%
2010 Asian Non-Hispanic Population	5.6%	10.6%	0.9%	13.3%	3.3%	23.3%	10.4%	0.4%	4.0%	5.0%	4.8%	4.8%	3.2%	4.7%
2010 Pacific Islander Non-Hispanic Population	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.2%
2010 Other Race Non-Hispanic Population	0.3%	0.5%	0.2%	0.4%	0.2%	0.3%	0.5%	0.0%	0.4%	0.7%	0.3%	0.3%	0.2%	0.2%
2010 Multiple Races Non-Hispanic Population	1.7%	1.9%	1.6%	2.0%	1.6%	2.1%	1.8%	0.7%	1.8%	1.9%	1.7%	1.7%	1.6%	1.9%
2010 Hispanic Population	7.9%	11.1%	7.2%	8.5%	5.2%	5.2%	6.0%	3.1%	16.6%	14.2%	11.2%	10.4%	8.8%	16.4%
2010 Diversity Index	66.1	59.2	42.1	55.9	60.5	58.0	46.2	10.8	58.2	64.4	66.8	65.9	62.0	60.2
Change, White Non-Hispanic Population, 2010-2024	-4.5%	-9.2%	-3.2%	-12.4%	0.8%	-14.7%	-11.9%	-13.3%	-3.9%	-6.7%	-9.1%	-9.0%	-7.4%	-7.4%
Change, Black/African American Non-Hispanic Population, 2010-2024	-0.8%	0.3%	2.2%	0.0%	-6.1%	1.3%	0.7%	1.3%	0.5%	-0.6%	1.9%	1.9%	0.9%	-0.1%
Change, American Indian/Alaska Native Non-Hispanic Population, 2010-2024	0.0%	0.0%	-0.1%	0.0%	0.0%	0.0%	0.0%	-0.2%	-0.1%	0.0%	0.0%	0.0%	0.0%	-0.1%
Change, Asian Non-Hispanic Population, 2010-2024	2.5%	5.7%	-0.1%	8.3%	1.6%	8.8%	6.6%	3.6%	1.4%	5.4%	2.3%	2.3%	1.6%	1.6%
Change, Pacific Islander Non-Hispanic Population, 2010-2024	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Change, Other Race Non-Hispanic Population, 2010-2024	0.3%	0.3%	0.4%	0.4%	0.3%	0.3%	0.1%	1.0%	0.4%	0.0%	0.4%	0.4%	0.3%	0.3%
Change, Multiple Races Non-Hispanic Population, 2010-2024	2.0%	2.4%	1.1%	2.2%	2.2%	2.2%	2.9%	5.8%	2.7%	2.3%	2.2%	2.2%	2.3%	2.3%
Change, Hispanic Population, 2010-2024	0.5%	0.5%	-0.3%	1.5%	1.2%	2.1%	1.7%	1.8%	-1.0%	-0.3%	2.3%	2.3%	2.4%	3.3%
Change, Diversity Index, 2010-2024	5.0	11.8	-2.8	14.3	6.0	12.9	16.9	25.7	9.2	9.0	8.8	8.9	9.0	12.3

Income and Housing

Source: ESRI

Variable	Fulton County	North Fulton County	South Fulton County	Alpharetta	Atlanta	Johns Creek	Milton	Mountain Park	Roswell	Sandy Springs	ARC 11 Counties	Atlanta MSA	Georgia	United States
2024 Median Household Income	\$94,350	\$131,422	\$72,312	\$153,603	\$85,782	\$161,939	\$158,455	\$197,069	\$127,006	\$104,378	\$91,576	\$89,276	\$77,086	\$79,068
2024 Average Household Income	\$141,313	\$184,607	\$95,234	\$197,857	\$132,963	\$204,197	\$209,526	\$226,730	\$179,379	\$163,385	\$128,693	\$123,829	\$107,846	\$113,185
2024 Per Capita Income	\$60,834	\$73,127	\$37,161	\$76,338	\$62,679	\$69,654	\$72,914	\$102,919	\$70,946	\$75,746	\$48,513	\$46,327	\$40,933	\$43,829
2022 Households Below the Poverty Level (%)	12.2%	5.7%	12.6%	5.1%	16.5%	3.4%	5.0%	4.3%	5.3%	7.6%	10.1%	10.4%	13.2%	12.4%
2024 Total Housing Units	520,343	163,477	96,534	26,748	278,639	29,158	15,083	279	38,380	53,836	2,078,383	2,547,947	4,610,904	145,184,826
2024 Owner Occupied Housing Units (%)	52.1%	63.8%	60.0%	66.0%	42.4%	79.3%	74.5%	93.6%	68.9%	47.2%	62.7%	64.9%	65.0%	64.4%
2024 Vacant Housing Units (%)	9.0%	4.8%	7.8%	4.4%	11.8%	3.5%	4.0%	4.7%	4.2%	6.3%	6.2%	6.2%	8.7%	10.0%
2024 Median Home Value	\$477,230	\$587,367	\$298,162	\$591,928	\$505,076	\$557,710	\$706,264	\$577,303	\$526,550	\$643,672	\$399,260	\$377,141	\$321,503	\$355,577
2024 Average Home Value	\$586,996	\$659,405	\$358,627	\$637,576	\$638,136	\$606,261	\$771,278	\$690,763	\$584,045	\$753,617	\$474,958	\$445,077	\$377,428	\$459,105

Education

Source: ESRI



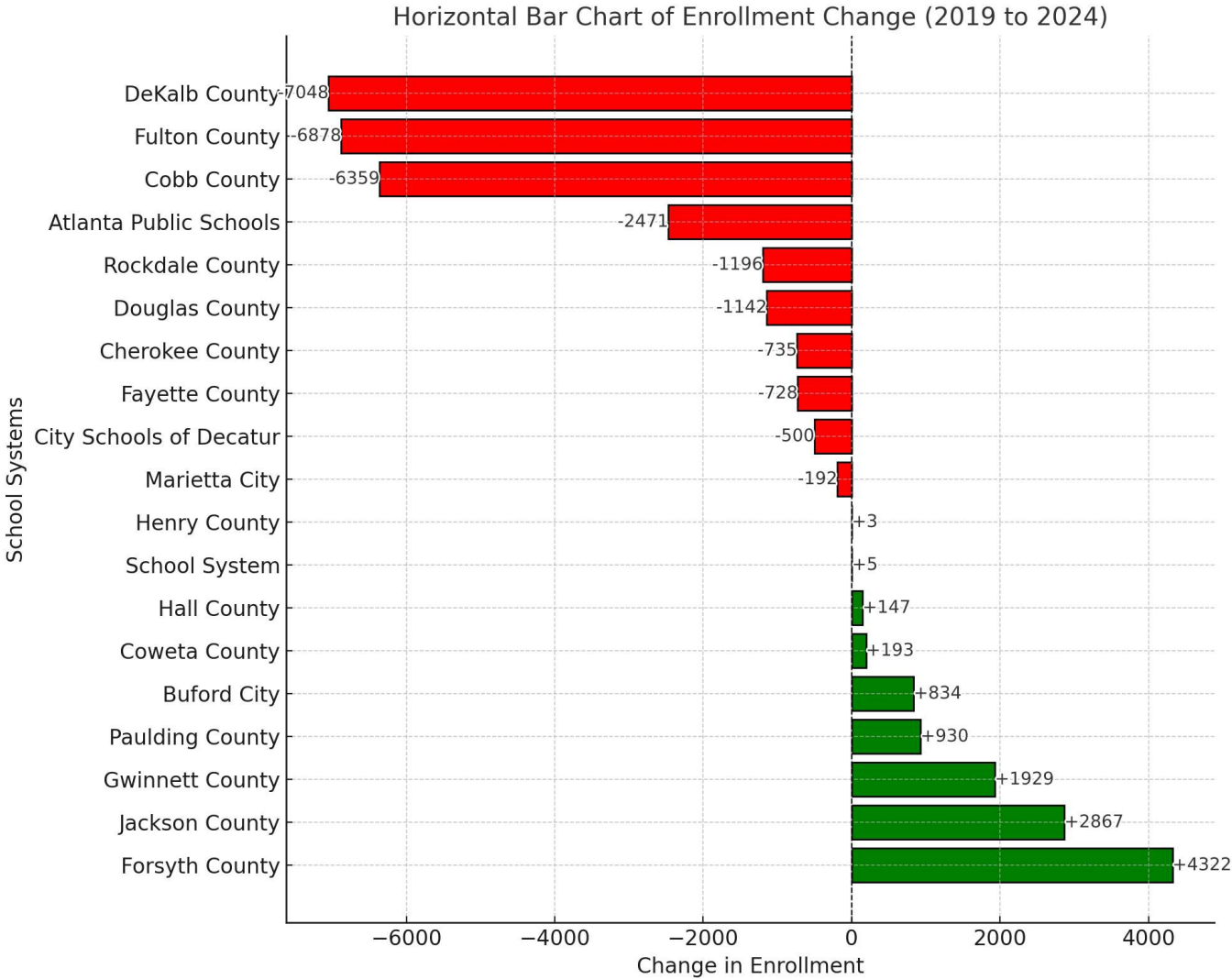
Variable	Fulton County	North Fulton County	South Fulton County	Alpharetta	Atlanta	Johns Creek	Milton	Mountain Park	Roswell	Sandy Springs	ARC 11 Counties	Atlanta Metropolitan	Georgia	United States
Age 25+: Less than 9th Grade (%)	1.9%	1.8%	2.1%	1.5%	1.8%	1.7%	1.3%	0.0%	2.3%	1.7%	3.1%	3.1%	3.6%	4.1%
Age 25+: 9-12th Grade/No Diploma (%)	3.6%	1.7%	4.8%	1.3%	4.5%	1.5%	1.9%	0.2%	2.5%	1.4%	4.2%	4.9%	6.4%	5.5%
Age 25+: High School Diploma (%)	13.9%	8.5%	22.1%	7.3%	14.3%	6.7%	5.4%	3.9%	10.9%	9.5%	18.0%	19.7%	22.5%	22.9%
Age 25+: GED/Alternative Credential (%)	2.1%	1.1%	3.4%	1.0%	2.3%	1.0%	0.5%	0.2%	1.2%	1.3%	2.9%	3.6%	4.9%	4.1%
Age 25+: Some College/No Degree (%)	12.7%	11.1%	17.8%	10.6%	11.5%	11.0%	9.4%	12.2%	11.2%	11.8%	15.7%	16.6%	17.7%	17.7%
Age 25+: Associate's Degree (%)	6.7%	5.2%	11.4%	5.4%	5.9%	5.9%	3.2%	6.6%	6.6%	4.3%	8.8%	8.9%	9.3%	9.5%
Age 25+: Bachelor's Degree (%)	34.7%	42.1%	23.9%	43.9%	33.7%	40.6%	43.4%	43.7%	40.7%	42.7%	29.2%	26.8%	21.9%	22.3%
Age 25+: Graduate/Professional Degree (%)	24.4%	28.7%	14.4%	29.0%	26.0%	31.6%	34.9%	33.2%	24.7%	27.4%	18.1%	16.5%	13.9%	13.9%

Income & Net Worth (Red is Higher on This Slide, for Some Reason!)

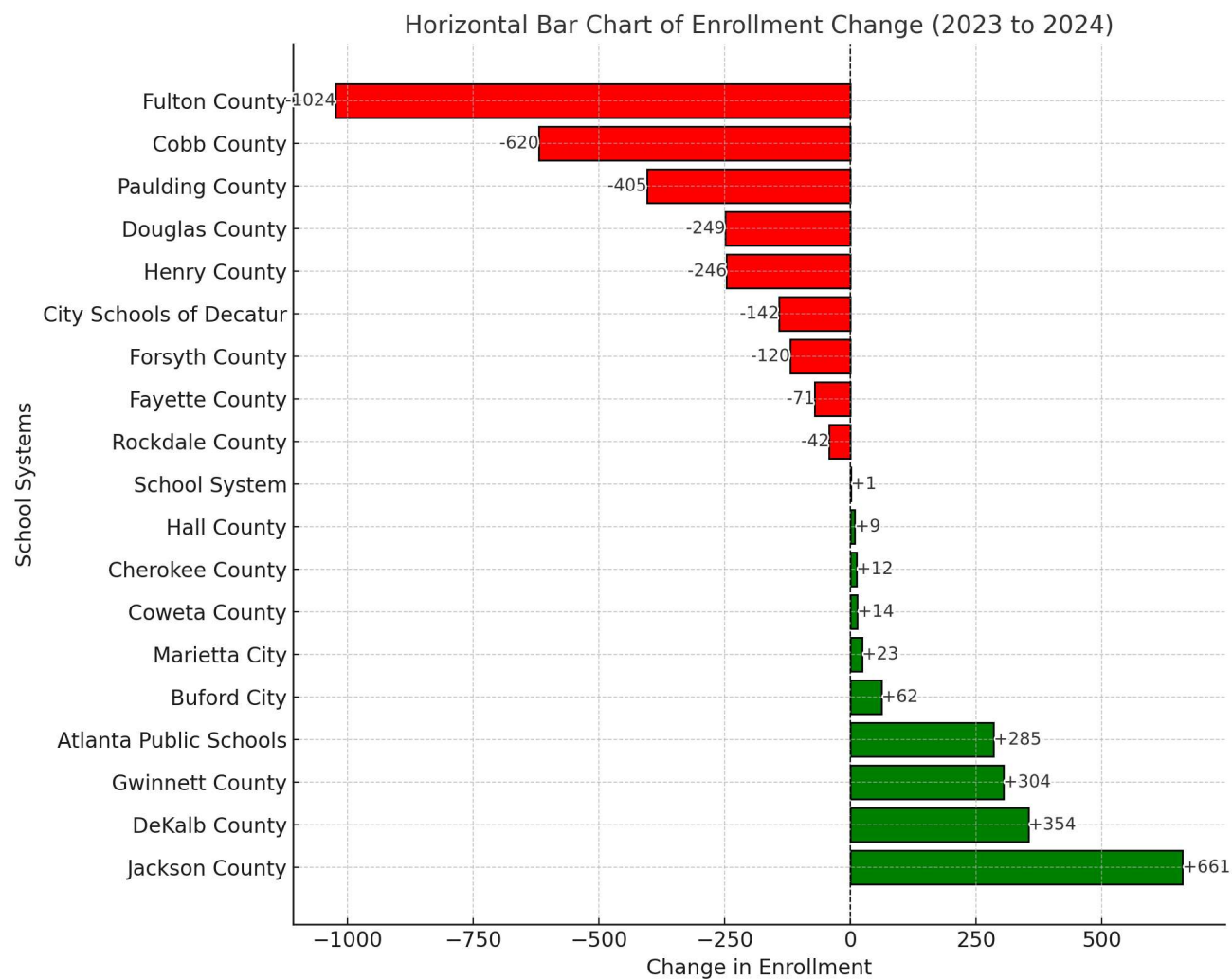
Source: ESRI

Variable	Fulton County	North Fulton County	South Fulton County	Alpharetta	Atlanta	Johns Creek	Milton	Mountain Park	Roswell	Sandy Springs	South Fulton	ARC 11 Counties	Atlanta MSA	Georgia	United States
2024 Median Net Worth	\$179,695	\$537,611	\$152,653	\$659,217	\$102,614	\$950,433	\$865,775	\$1,440,321	\$590,801	\$200,200	\$268,820	\$262,788	\$264,860	\$208,453	\$225,545
2024 Average Net Worth (Index)	106	182	64	197	73	233	222	312	188	130	89	109	106	91	100
2024 Household Income less than \$15,000 (%)	9.0%	3.6%	8.5%	2.9%	12.6%	2.5%	4.3%	2.6%	2.8%	5.1%	6.3%	6.3%	6.4%	8.5%	8.6%
2024 Household Income \$15,000-\$24,999 (%)	4.6%	2.3%	5.8%	2.3%	5.5%	1.5%	1.6%	1.5%	2.9%	2.5%	4.4%	4.5%	4.7%	6.4%	6.3%
2024 Household Income \$25,000-\$34,999 (%)	5.3%	3.2%	7.9%	2.9%	5.5%	1.9%	1.1%	1.9%	3.8%	4.1%	6.5%	5.2%	5.4%	6.8%	6.7%
2024 Household Income \$35,000-\$49,999 (%)	7.8%	5.7%	11.5%	4.7%	7.5%	5.4%	4.3%	4.1%	6.1%	6.5%	9.1%	9.0%	9.4%	10.5%	10.1%
2024 Household Income \$50,000-\$74,999 (%)	13.6%	11.5%	17.6%	8.6%	13.2%	8.4%	6.8%	2.6%	12.0%	15.7%	17.5%	15.6%	15.6%	16.3%	15.7%
2024 Household Income \$75,000-\$99,999 (%)	12.0%	10.9%	15.4%	10.4%	11.3%	7.2%	12.2%	7.9%	9.6%	13.8%	15.8%	13.0%	13.4%	13.4%	12.8%
2024 Household Income \$100,000-\$149,999 (%)	16.8%	18.0%	17.2%	16.6%	15.8%	17.5%	17.0%	13.2%	20.1%	17.7%	19.5%	19.1%	19.6%	17.8%	17.6%
2024 Household Income \$150,000-\$199,999 (%)	10.7%	13.5%	8.2%	15.4%	9.9%	18.2%	12.3%	16.9%	13.5%	10.4%	10.0%	11.2%	10.9%	9.1%	9.5%
2024 Household Income \$200,000 or greater (%)	20.3%	31.3%	7.9%	36.1%	18.5%	37.4%	40.3%	49.2%	29.2%	24.2%	10.9%	16.1%	14.6%	11.2%	12.6%

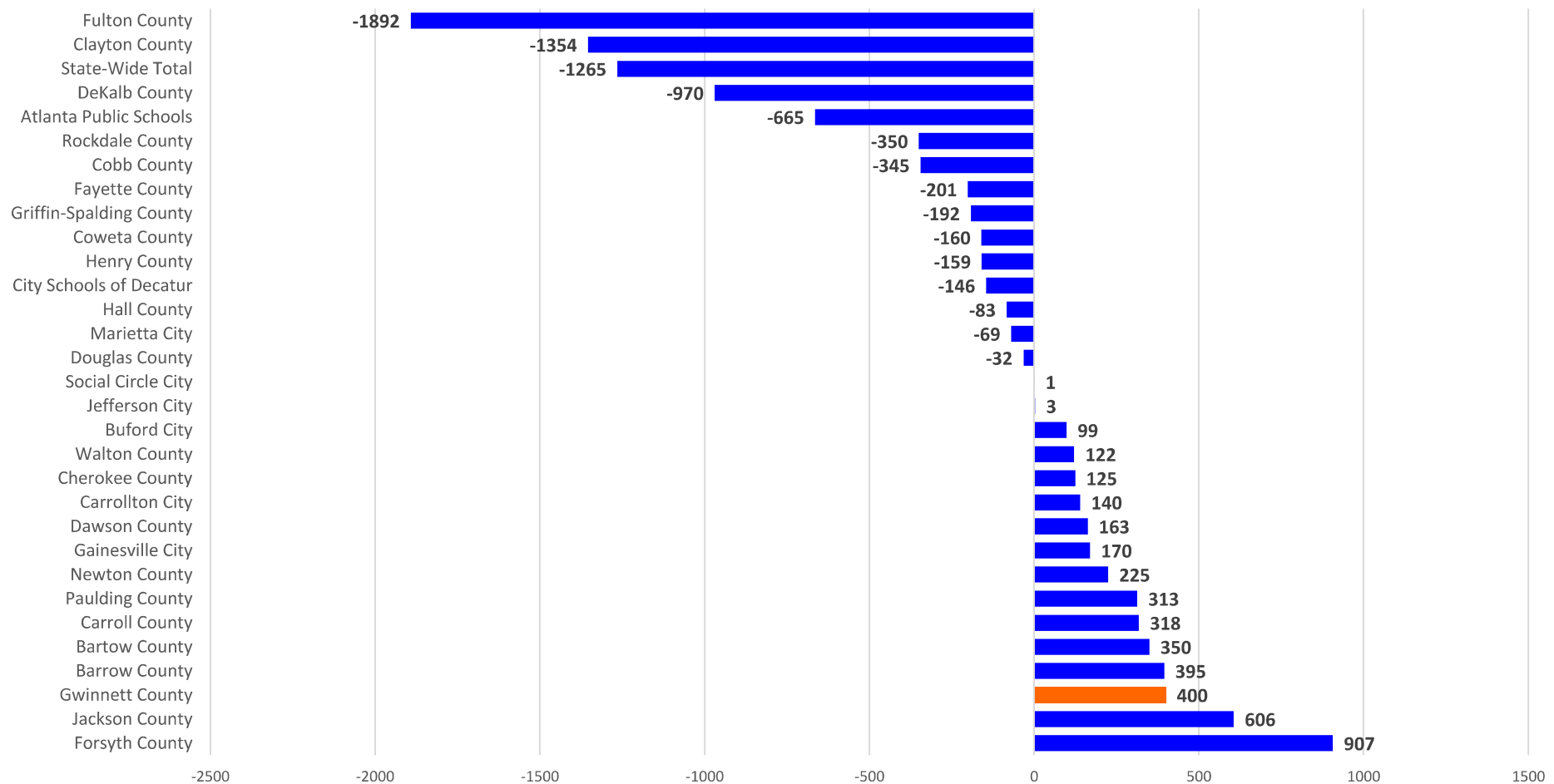
Public School Enrollment Change 2019 to 2024



Public School Enrollment Change 2023 to 2024

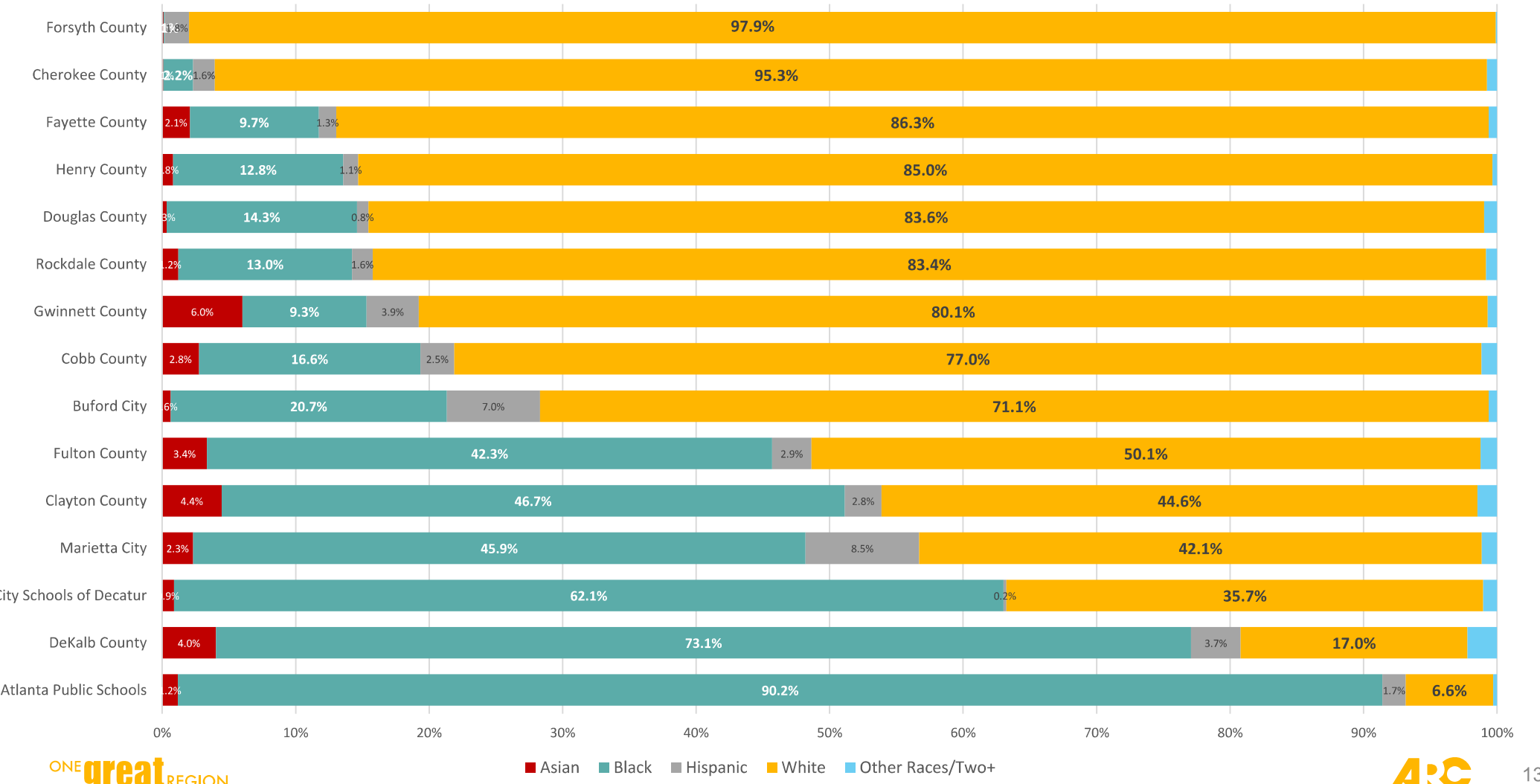


School Enrollment Change 2022 to 2023



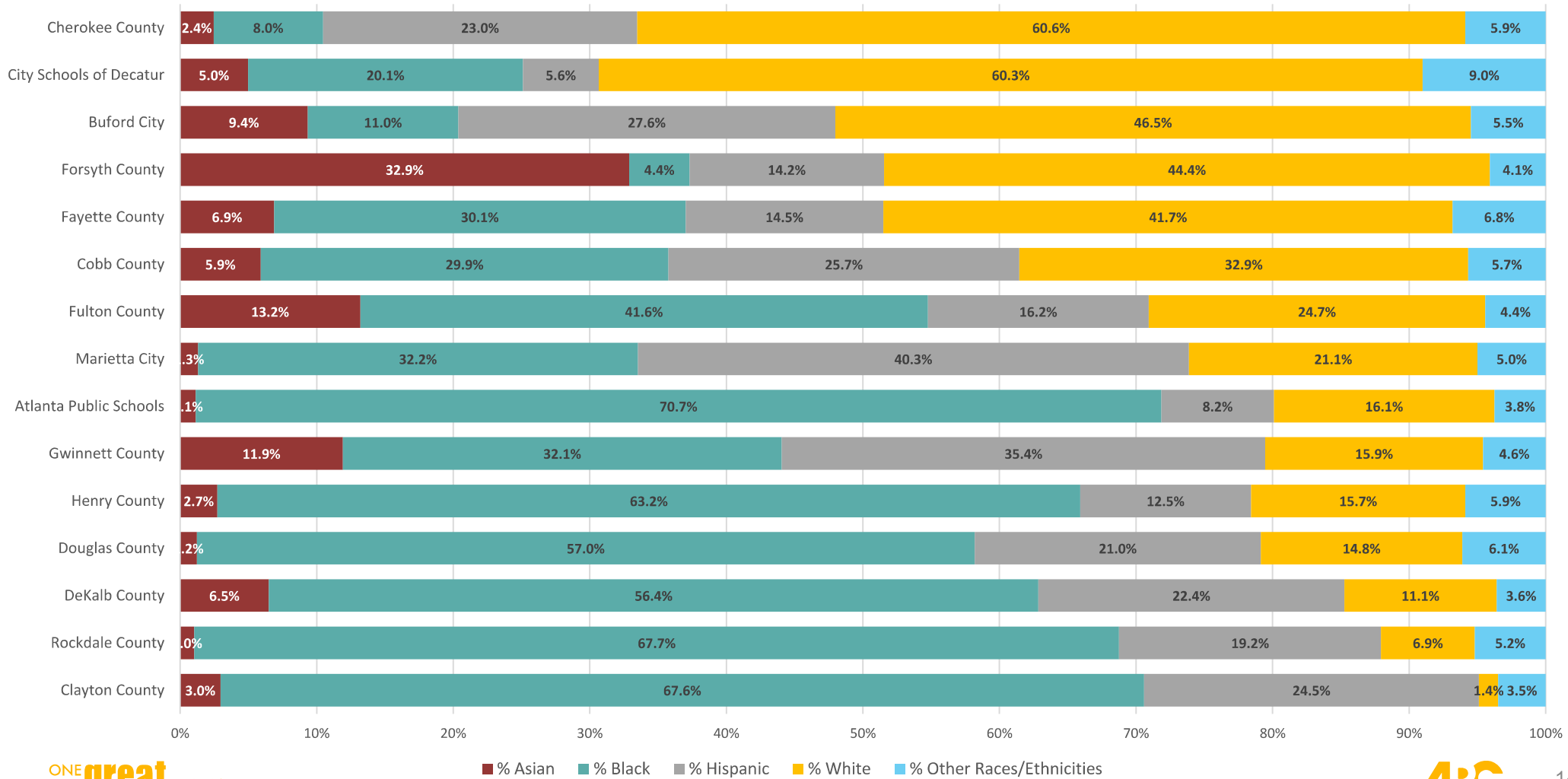
1995 School Enrollment

Source: GA DOE



2023 School Enrollment

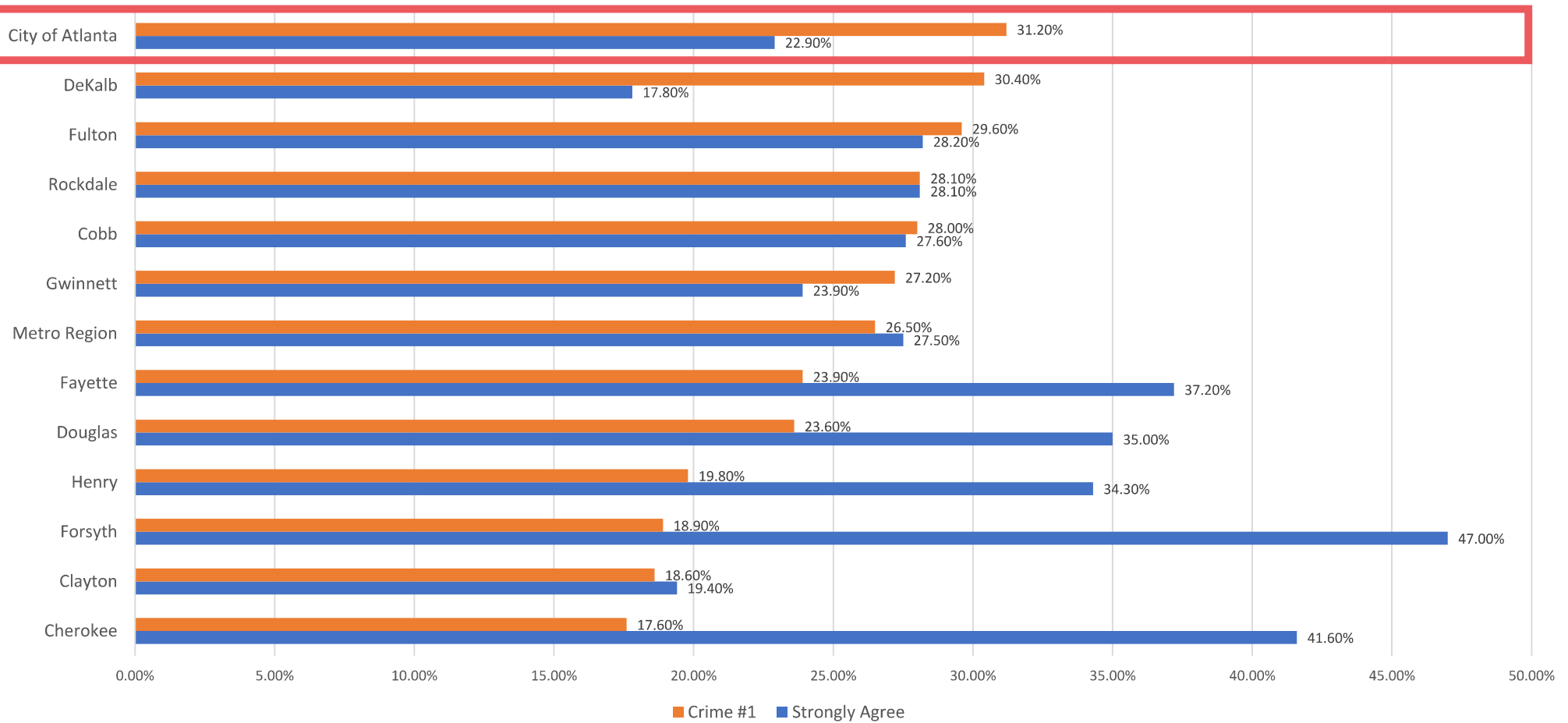
Source: GA DOE



	2024 Census Data by County																	
	Population		Demographics			Housing			Economic			Infrastructure			Education			
NAME	Tot Pop 2024	Pop Change 2000-24	Med Age	Diversity InX	Med HH Inc	Med Home Value	MHV/MHI	% HH Poverty	Own Occ HU	Information Jobs	Fin&Ins	Man of Comp	Real Estate	Prof Sci Technical	Trans/Ware	Manuf	Bachelor's+	
Barrow	92,516	46,376	37.2	66.0	\$82,273	\$264,160	3.21	9.95%	80.25%	0.92%	1.71%	0.03%	2.54%	5.52%	1.05%	9.09%	22.57%	
Bartow	115,558	39,564	39.2	54.0	\$85,215	\$312,199	3.66	11.54%	70.71%	0.93%	2.17%	0.06%	2.08%	2.51%	3.06%	20.31%	22.34%	
Carroll	125,909	38,641	36.9	58.1	\$76,168	\$287,347	3.77	16.18%	69.34%	1.72%	1.83%	0.00%	1.83%	3.18%	2.04%	6.86%	22.77%	
Cherokee	292,824	150,904	39.9	54.7	\$104,564	\$451,021	4.31	6.82%	77.92%	1.31%	2.83%	0.03%	4.76%	6.68%	0.99%	9.25%	41.46%	
Clayton	304,277	67,722	35.2	61.4	\$61,384	\$230,099	3.75	15.66%	51.95%	1.12%	2.00%	0.04%	2.64%	4.83%	9.49%	4.54%	22.06%	
Cobb	785,427	177,694	37.7	75.4	\$101,747	\$428,456	4.21	8.06%	66.17%	3.10%	4.51%	0.12%	3.85%	9.02%	1.96%	7.42%	51.86%	
Coweta	156,373	67,159	39.9	58.1	\$92,550	\$347,995	3.76	8.03%	74.57%	0.92%	1.85%	0.01%	2.90%	3.70%	0.84%	5.79%	35.95%	
Dawson	31,530	15,554	44.0	33.9	\$92,417	\$369,671	4.00	8.84%	78.74%	1.11%	2.34%	0.00%	1.45%	2.91%	0.76%	4.71%	37.63%	
DeKalb	776,301	110,419	36.8	71.5	\$81,472	\$373,165	4.58	11.62%	55.52%	1.93%	2.61%	0.05%	2.57%	5.68%	1.74%	2.99%	48.88%	
Douglas	149,831	57,587	38.1	70.6	\$84,699	\$317,828	3.75	11.11%	68.10%	0.94%	1.94%	0.05%	2.04%	4.36%	1.31%	13.07%	31.57%	
Fayette	124,495	33,232	44.5	67.1	\$114,701	\$413,764	3.61	5.44%	80.94%	1.55%	3.06%	0.05%	3.04%	5.79%	1.85%	8.64%	49.05%	
Forsyth	282,889	184,498	39.5	65.1	\$134,729	\$571,755	4.24	4.55%	83.10%	2.13%	2.96%	0.15%	3.01%	7.67%	1.03%	11.01%	58.30%	
Fulton	1,103,812	287,828	36.2	71.1	\$94,350	\$477,230	5.06	12.19%	52.09%	4.34%	6.12%	0.10%	3.98%	12.17%	11.24%	5.11%	59.17%	
Gwinnett	1,004,880	416,423	36.7	85.0	\$86,853	\$394,721	4.54	9.51%	66.66%	2.92%	4.34%	0.09%	2.72%	8.18%	2.28%	7.86%	40.99%	
Hall	218,157	78,848	38.2	74.8	\$80,756	\$384,932	4.77	12.18%	70.93%	1.23%	2.31%	0.44%	2.30%	5.92%	1.76%	16.04%	27.56%	
Henry	257,756	138,341	38.1	66.7	\$86,188	\$317,206	3.68	7.57%	74.75%	0.86%	2.10%	0.01%	2.98%	4.57%	2.66%	4.04%	28.90%	
Newton	120,077	58,076	38.3	65.1	\$78,264	\$249,215	3.18	12.91%	71.38%	1.20%	2.65%	0.26%	2.30%	4.23%	1.27%	12.61%	24.01%	
Paulding	184,510	102,885	36.9	62.1	\$92,568	\$297,955	3.22	6.69%	81.14%	1.18%	2.26%	0.02%	2.54%	4.43%	2.83%	3.76%	28.13%	
Rockdale	96,381	26,270	40.1	64.9	\$78,400	\$271,335	3.46	9.98%	70.08%	1.04%	2.69%	0.02%	2.03%	7.08%	2.45%	10.45%	29.93%	
Spalding	69,442	11,025	41.2	62.5	\$56,727	\$228,155	4.02	17.97%	64.39%	0.97%	2.97%	0.00%	1.78%	4.12%	1.81%	7.38%	19.50%	
Walton	105,196	44,509	40.2	54.7	\$89,062	\$365,699	4.11	11.35%	77.55%	1.11%	3.10%	0.01%	2.44%	4.54%	1.06%	6.66%	25.89%	
Atlanta	525,050	101,660	34.0	66.5	\$85,782	\$505,076	5.89	16.51%	42.37%	3.22%	3.91%	0.08%	3.02%	9.58%	13.68%	3.56%	59.98%	
Johns Creek	82,470	20,809	42.0	70.9	\$161,939	\$557,710	3.44	3.42%	79.32%	2.60%	3.89%	0.04%	5.05%	15.72%	1.61%	1.42%	72.57%	
Roswell	92,987	11,669	40.7	67.4	\$127,006	\$526,550	4.15	5.29%	68.92%	2.41%	4.14%	0.11%	4.75%	12.80%	0.96%	3.51%	65.59%	
Sandy Springs	109,123	23,321	36.9	73.4	\$104,378	\$643,672	6.17	7.63%	47.18%	4.74%	11.20%	0.16%	5.29%	14.50%	2.25%	3.88%	69.49%	
South Fulton	115,341	70,159	37.7	22.9	\$82,935	\$315,066	3.80	9.56%	72.69%	1.19%	1.39%	0.04%	1.86%	8.09%	6.15%	18.56%	43.48%	
Atlanta MSA	6,399,274	2,130,784	37.6	74.8	\$89,276	\$377,141	4.22	10.40%	64.94%	2.81%	4.17%	0.08%	3.25%	8.35%	5.19%	6.50%	42.84%	
Georgia	11,128,319	2,941,865	38.1	71.0	\$77,086	\$321,503	4.17	13.17%	65.03%	2.33%	3.62%	0.11%	2.76%	6.60%	3.93%	7.66%	35.47%	
United States	338,440,954	57,019,048	39.3	72.5	\$79,068	\$355,577	4.50	12.42%	64.36%	2.62%	3.98%	0.23%	2.79%	7.68%	2.61%	7.62%	36.79%	

NAME	Tot Pop 2024	Pop Change 2000-24	Med Age	Diversity InX	Med HH Inc	Med Home Value	MHV/M HI	% HH Poverty	Own Occ HU	Information Jobs	Fin&Ins	Man of Comp	Real Estate	Prof Sci Technical	Trans/Ware	Manuf	Bachelor's +
Atlanta	6,399,274	2,130,784	37.6	74.8	\$89,276	\$377,141	4.22	10.40%	64.94%	2.81%	4.17%	0.08%	3.25%	8.35%	5.19%	6.50%	42.84%
Austin	2,550,817	1,301,061	35.5	79.8	\$98,368	\$506,370	5.15	9.91%	58.03%	4.49%	3.60%	0.21%	3.48%	9.18%	1.88%	6.67%	51.95%
Baltimore	2,867,112	314,114	39.3	68.8	\$96,253	\$431,254	4.48	10.29%	66.11%	2.51%	3.34%	0.28%	3.20%	10.50%	1.80%	4.83%	45.55%
Boston	4,982,394	591,116	39.5	63.1	\$108,918	\$688,517	6.32	9.91%	59.87%	4.04%	5.31%	0.26%	2.89%	9.79%	2.03%	6.94%	51.95%
Charlotte	2,851,936	1,109,417	38.4	69.2	\$81,494	\$373,787	4.59	10.29%	65.56%	2.28%	3.77%	0.63%	3.16%	6.98%	2.99%	8.94%	41.57%
Chicago	9,280,082	331,343	38.9	79.1	\$87,746	\$326,272	3.72	11.33%	64.28%	2.43%	5.58%	0.38%	2.74%	8.89%	2.91%	8.26%	42.46%
Cincinnati	2,284,819	275,182	38.8	46.2	\$79,242	\$277,638	3.50	11.66%	67.40%	2.30%	5.48%	0.30%	2.38%	9.71%	2.15%	10.94%	38.89%
Columbus	2,209,888	535,157	36.9	55.2	\$79,635	\$311,182	3.91	11.43%	60.66%	2.28%	5.88%	0.43%	2.72%	7.05%	2.69%	6.62%	42.23%
Dallas	8,195,415	3,039,133	36.1	83.2	\$88,391	\$370,937	4.20	10.06%	59.57%	2.59%	4.79%	0.27%	3.14%	9.73%	3.20%	7.53%	41.32%
Denver	3,081,342	902,002	37.5	71.2	\$104,506	\$632,420	6.05	8.03%	61.50%	4.07%	5.40%	0.22%	3.62%	9.57%	2.15%	5.75%	50.91%
Detroit	4,364,290	-88,267	40.5	58.4	\$76,092	\$271,203	3.56	12.94%	70.73%	2.19%	4.14%	0.29%	2.57%	10.14%	2.26%	11.40%	35.44%
Fresno	1,191,199	269,268	34.6	86.9	\$73,366	\$405,789	5.53	18.06%	56.96%	2.66%	3.16%	0.09%	2.39%	6.45%	2.68%	5.73%	25.10%
Houston	7,624,200	2,908,803	36.1	86.8	\$80,537	\$309,553	3.84	12.69%	61.32%	1.58%	3.38%	0.21%	2.90%	9.35%	3.52%	6.68%	38.43%
Indianapolis	2,173,541	534,521	37.6	58.8	\$79,790	\$278,339	3.49	10.79%	66.36%	2.24%	4.92%	0.20%	2.67%	8.67%	2.25%	8.37%	39.72%
Jacksonville	1,737,832	615,082	40.0	66.1	\$82,603	\$378,437	4.58	11.49%	66.01%	2.81%	4.68%	0.21%	3.54%	7.53%	3.89%	5.38%	37.55%
Kansas City	2,246,258	435,006	38.3	58.7	\$80,044	\$299,710	3.74	10.05%	63.96%	2.29%	5.28%	0.41%	3.45%	8.49%	3.03%	6.88%	40.47%
Las Vegas	2,387,864	1,012,126	38.6	85.5	\$76,033	\$445,490	5.86	13.13%	58.84%	1.82%	3.15%	0.10%	3.98%	6.10%	3.19%	2.32%	27.29%
Los Angeles	12,940,761	575,424	38.7	88.1	\$94,047	\$885,925	9.42	12.80%	47.93%	3.68%	4.54%	0.33%	3.69%	9.70%	3.10%	8.30%	39.85%
Louisville	1,385,677	231,839	39.9	52.2	\$72,654	\$270,061	3.72	11.75%	68.44%	2.05%	5.18%	1.21%	2.53%	6.76%	2.88%	9.89%	34.25%
Miami	6,257,826	1,250,262	42.8	85.9	\$76,390	\$471,920	6.18	14.00%	59.01%	3.02%	4.88%	0.48%	5.22%	10.13%	2.78%	4.09%	38.39%
Minneapolis	3,790,663	774,104	38.1	53.8	\$96,864	\$397,588	4.10	8.17%	68.08%	3.16%	5.33%	0.16%	2.44%	8.45%	2.63%	10.91%	45.65%
Nashville	2,189,414	808,154	37.2	58.7	\$83,639	\$432,404	5.17	10.36%	65.07%	2.41%	4.07%	0.19%	2.73%	10.43%	2.32%	6.86%	41.48%
New York	19,954,881	1,678,068	39.4	82.9	\$96,850	\$640,026	6.61	12.55%	49.41%	4.15%	6.12%	0.26%	3.80%	10.24%	2.77%	5.07%	44.92%
Orlando	2,884,681	1,240,120	38.6	82.8	\$75,807	\$396,885	5.24	11.60%	61.18%	2.24%	3.33%	0.25%	3.53%	9.33%	2.88%	3.17%	37.88%
Philadelphia	6,307,532	620,376	39.6	67.2	\$89,278	\$381,561	4.27	11.89%	66.19%	2.83%	4.84%	0.15%	2.91%	8.99%	2.92%	7.12%	43.23%
Phoenix	5,149,752	1,897,876	38.2	78.0	\$87,166	\$462,805	5.31	10.45%	67.75%	2.91%	4.11%	0.06%	4.68%	7.05%	1.86%	5.72%	36.28%
Pittsburgh	2,447,995	-77,718	43.1	34.8	\$73,985	\$256,535	3.47	11.47%	69.54%	4.09%	3.01%	0.54%	2.17%	6.78%	2.43%	7.75%	38.82%
Portland	2,593,190	666,383	39.4	61.7	\$94,993	\$615,038	6.47	9.48%	60.88%	2.63%	3.39%	0.16%	3.20%	6.98%	2.85%	8.75%	43.45%
Raleigh	1,552,570	755,560	37.4	69.5	\$100,032	\$452,038	4.52	8.45%	65.88%	3.88%	3.40%	0.17%	6.72%	10.00%	1.61%	4.75%	52.73%
Riverside	4,719,812	1,464,972	37.0	87.1	\$86,112	\$566,249	6.58	12.24%	64.79%	1.48%	2.64%	0.13%	3.09%	5.81%	3.17%	6.31%	25.77%
Sacramento	2,466,648	669,787	38.9	79.8	\$94,611	\$616,840	6.52	11.46%	61.92%	2.22%	4.39%	0.08%	3.50%	7.98%	2.09%	4.51%	38.72%
Salt Lake City	1,312,144	373,101	33.6	64.9	\$100,888	\$573,781	5.69	8.05%	66.03%	3.47%	4.59%	0.12%	2.51%	8.64%	2.09%	7.31%	39.78%
San Diego	3,299,130	485,297	37.9	83.7	\$104,597	\$877,370	8.39	10.00%	53.66%	3.00%	3.35%	0.13%	3.25%	9.91%	1.89%	6.95%	44.34%
San Francisco	4,746,767	623,040	39.8	83.5	\$134,234	\$1,232,601	9.18	8.77%	52.99%	6.01%	5.18%	0.26%	3.10%	12.26%	2.92%	6.20%	55.28%
San Jose	1,990,196	254,364	38.5	82.6	\$158,995	\$1,496,466	9.41	6.87%	53.44%	11.73%	2.96%	0.20%	2.67%	10.25%	1.55%	15.30%	57.46%
Seattle	4,176,271	1,132,393	38.0	70.2	\$113,257	\$774,215	6.84	8.02%	60.01%	4.06%	3.94%	0.15%	3.22%	9.20%	2.63%	9.05%	47.96%
St. Louis	2,824,501	149,162	40.2	50.7	\$79,002	\$264,189	3.34	10.78%	68.77%	2.23%	4.46%	0.23%	2.41%	7.54%	2.95%	8.20%	38.68%
Tampa	3,356,667	960,676	43.0	71.7	\$73,773	\$382,682	5.19	12.50%	66.20%	2.34%	5.38%	0.28%	4.22%	8.96%	1.88%	4.87%	36.46%
Virginia Beach	1,804,873	211,102	38.0	67.5	\$78,865	\$369,743	4.69	10.53%	62.85%	2.32%	2.48%	0.04%	2.86%	6.81%	2.69%	11.50%	36.50%
Washington DC	6,429,395	1,666,504	37.9	80.6	\$122,325	\$618,875	5.06	7.57%	62.89%	4.02%	3.39%	0.18%	3.39%	17.18%	1.67%	2.74%	56.10%
Georgia	11,128,319	2,941,865	38.1	71.0	\$77,086	\$321,503	4.17	13.17%	65.03%	2.33%	3.62%	0.11%	2.76%	6.60%	3.93%	7.66%	35.47%
United States	338,440,954	57,019,048	39.3	72.5	\$79,068	\$355,577	4.50	12.42%	64.36%	2.62%	3.98%	0.23%	2.79%	7.68%	2.61%	7.62%	36.79%

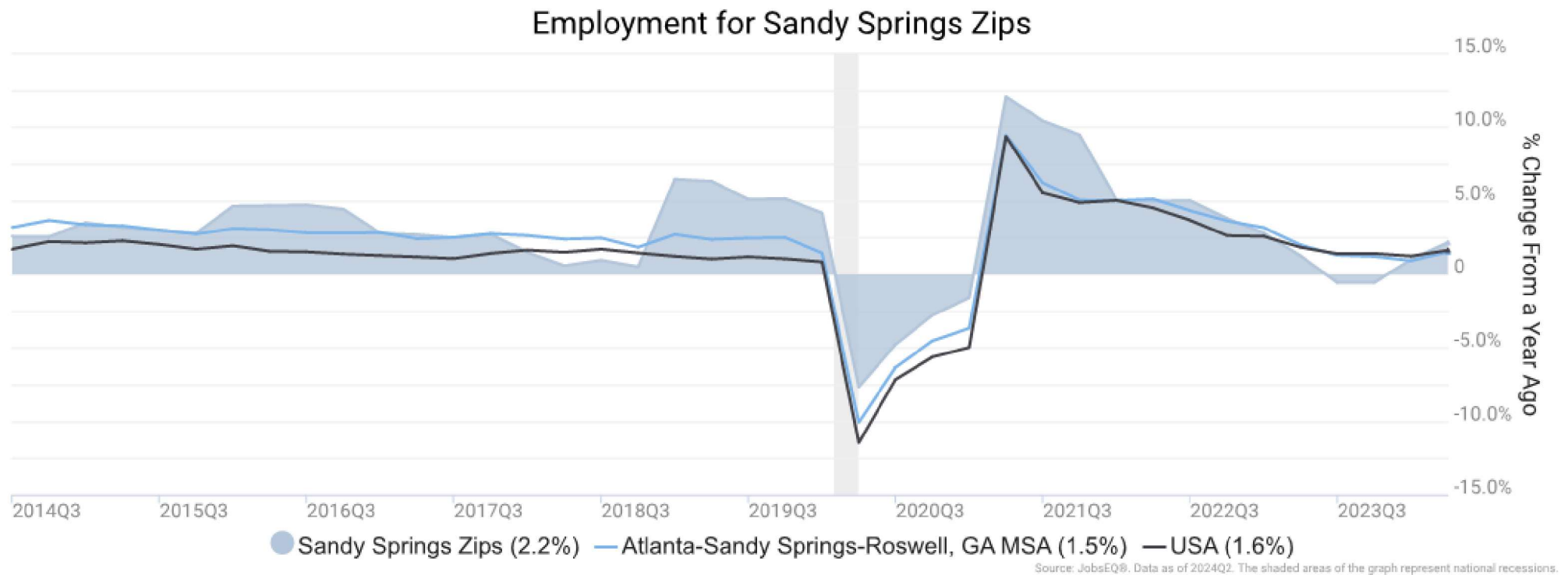
Comparing Answers: “Crime #1” vs. “Neighborhood is Safe”





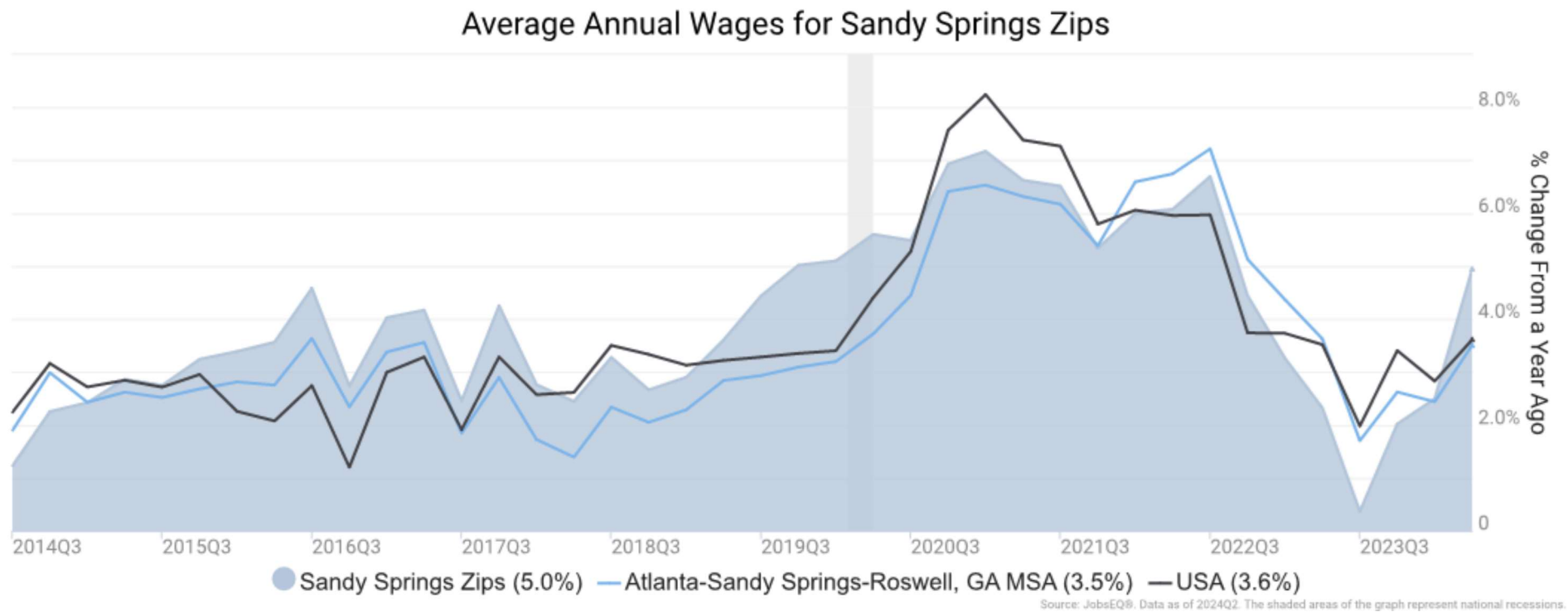
Sandy Springs Economics

Job Growth Over Time: Sandy Springs Zips*



*30328; 30350; 30342

Average Wage Trends: Sandy Springs Zips*



*30328; 30350; 30342

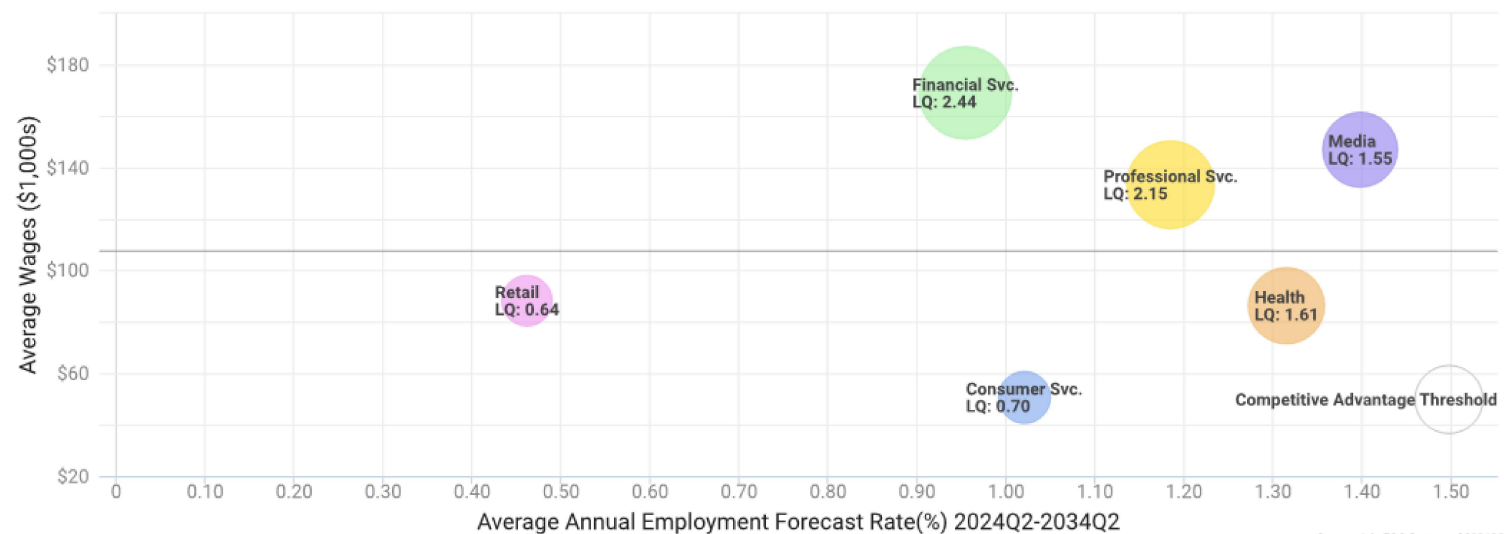
Job Concentrations: Sandy Springs Zips*

Total Workers for Sandy Springs Zips by Industry



Source: JobsEQ®
Data as of 2024Q2
Note: Figures may not sum due to rounding.

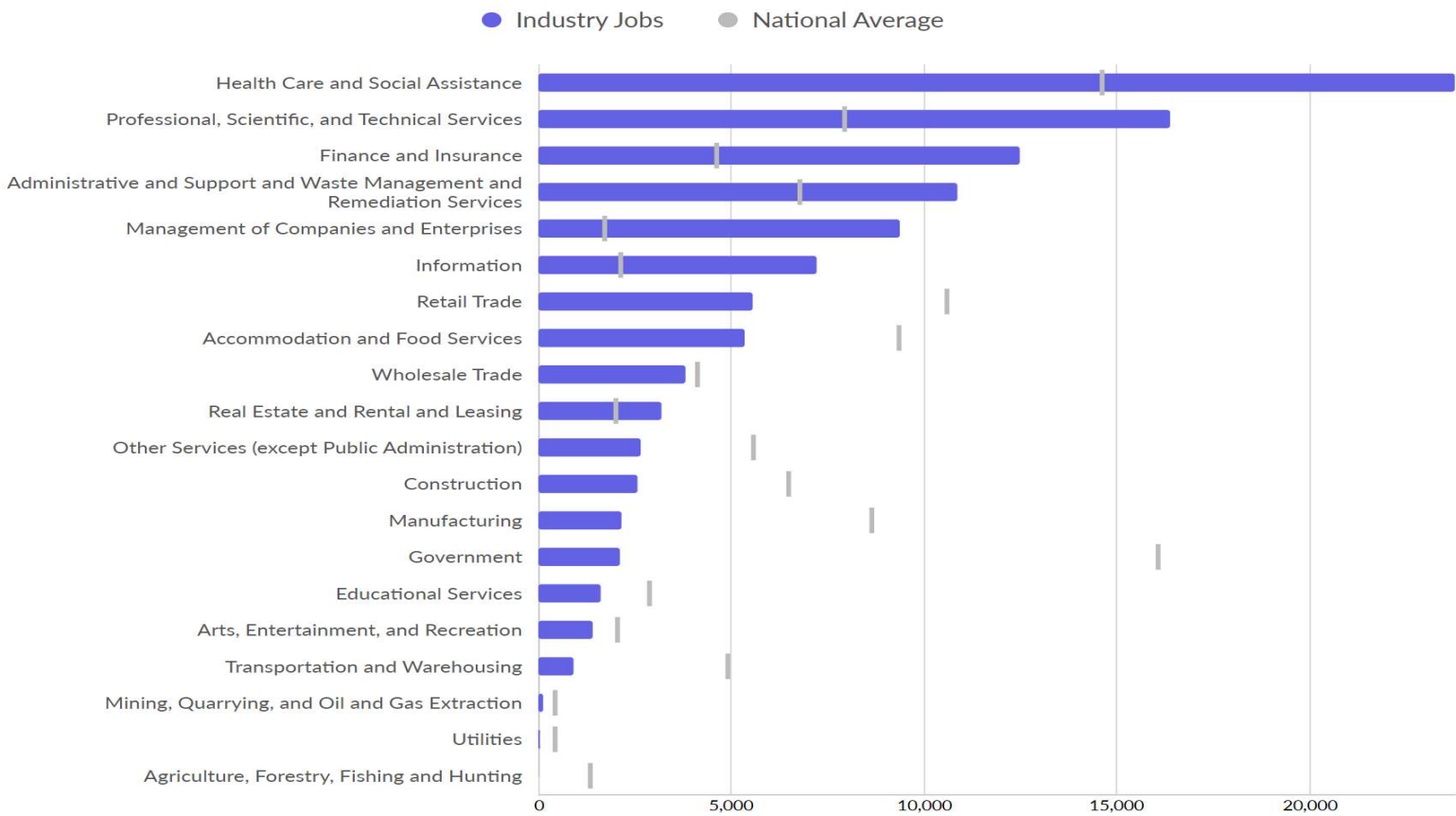
Industry Clusters for Sandy Springs Zips as of 2024Q2



Source: JobsEQ® Data as of 2024Q2

Industry Jobs: Sandy Springs Zips* (Source: Lightcast)

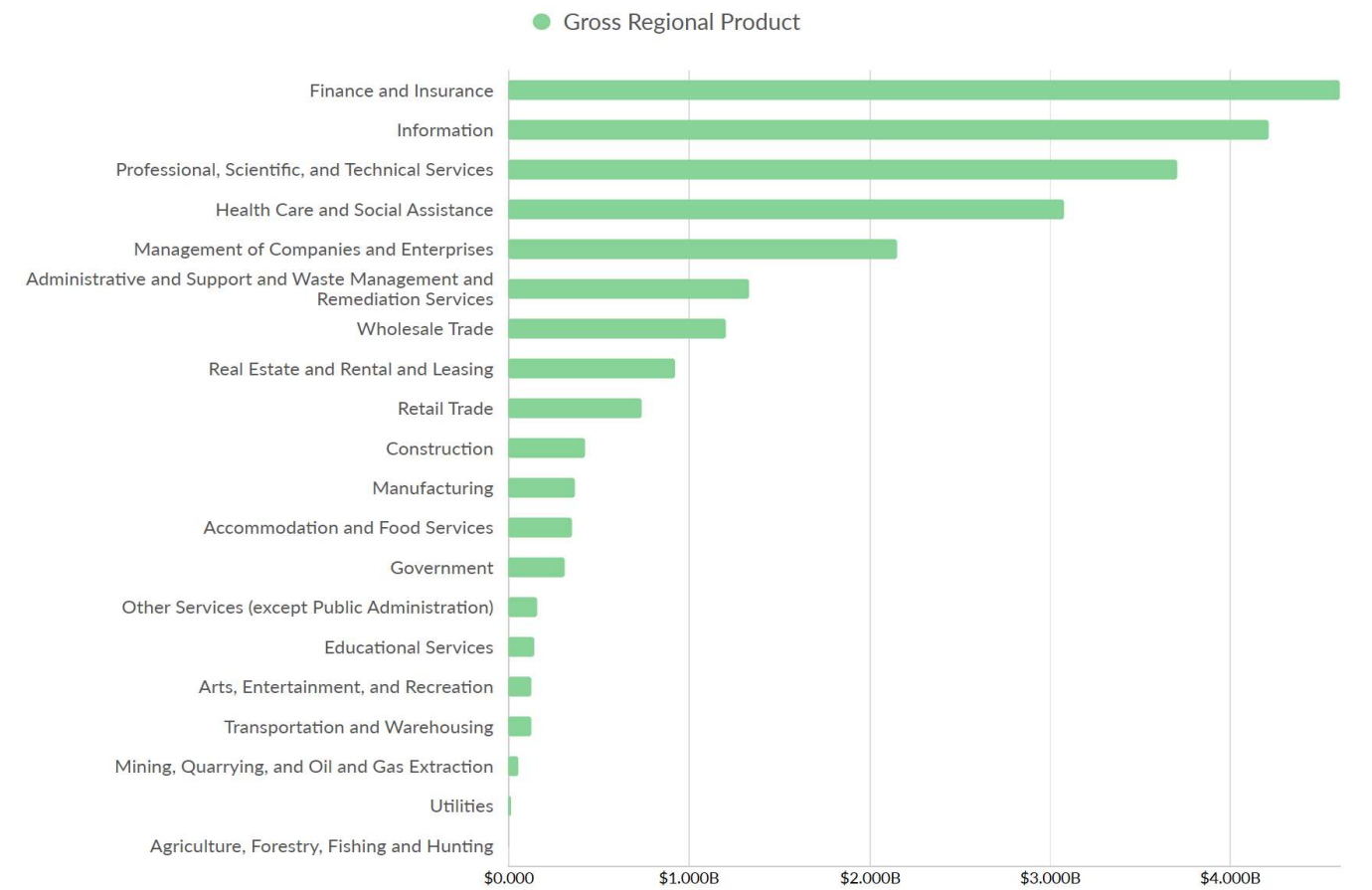
Largest Industries



*30328
30350,
30342

Industry GRP: Sandy Springs Zips* (Source: Lightcast)

Top Industry GRP

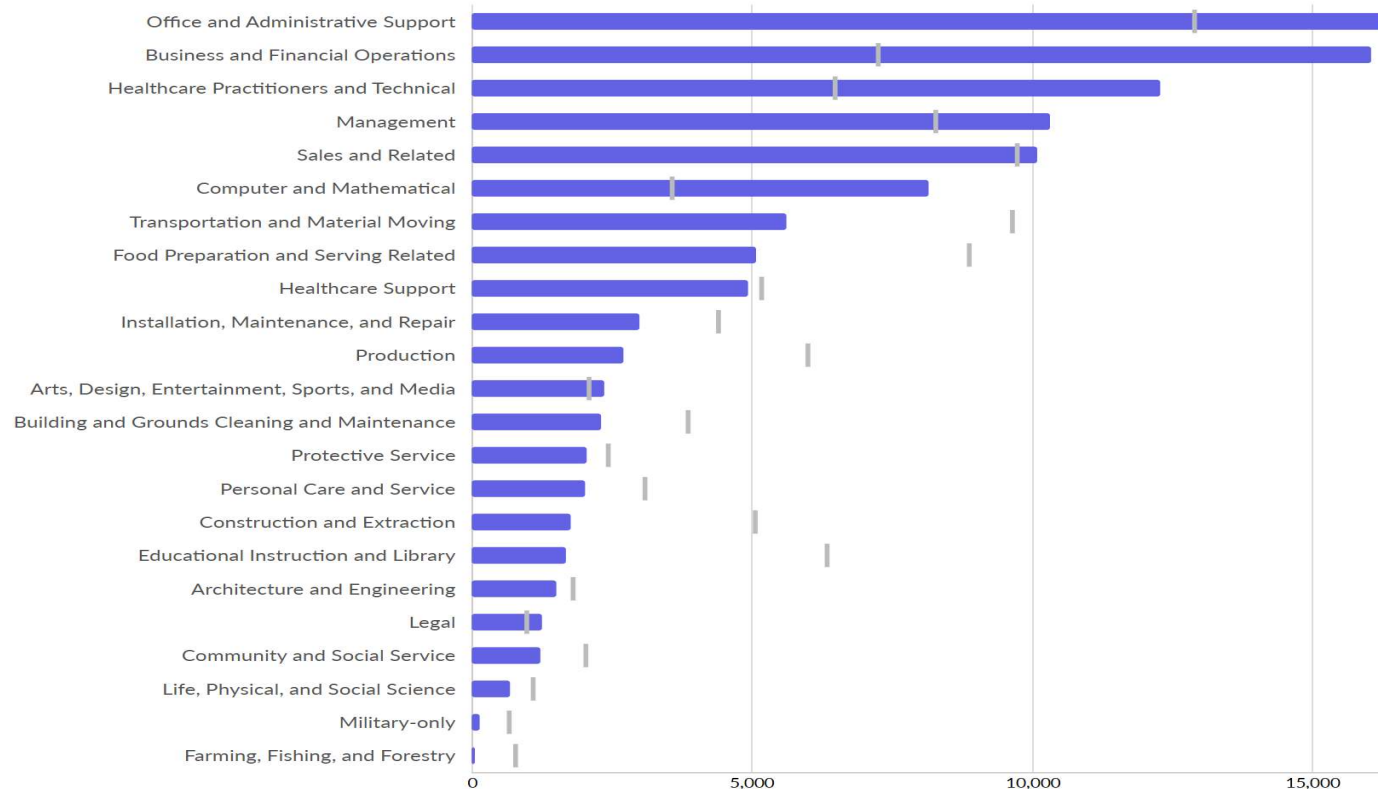


*30328
30350,
30342

Jobs by Occupation: Sandy Springs Zips* (Source: Lightcast)

Largest Occupations

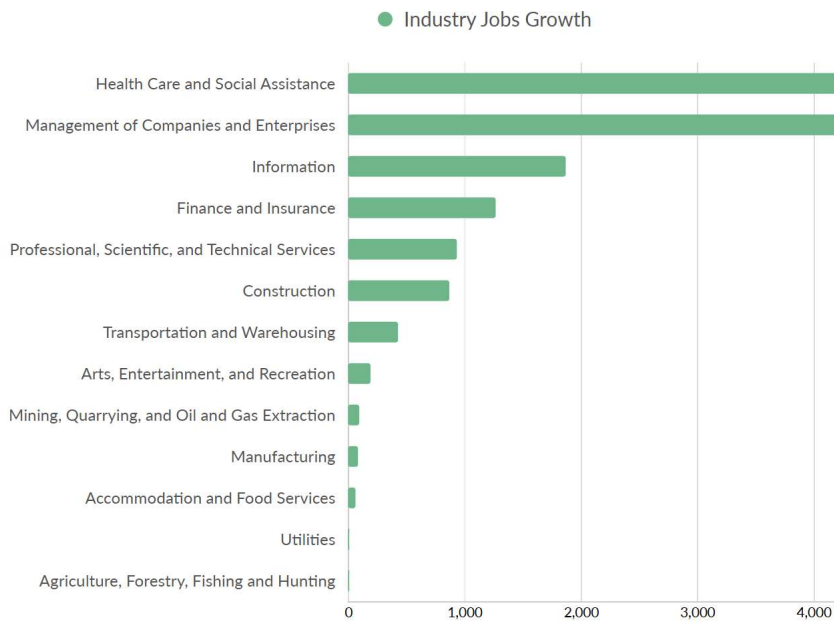
● Occupation Jobs ● National Average



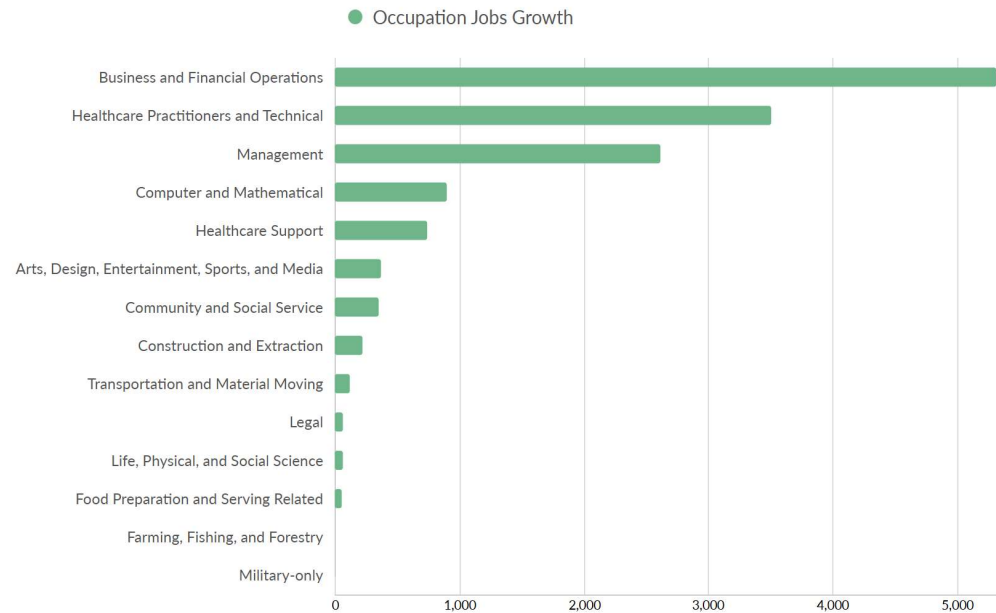
*30328
30350,
30342

Industry & Occupation Job Growth: Sandy Springs Zips*

Top Growing Industries



Top Growing Occupations



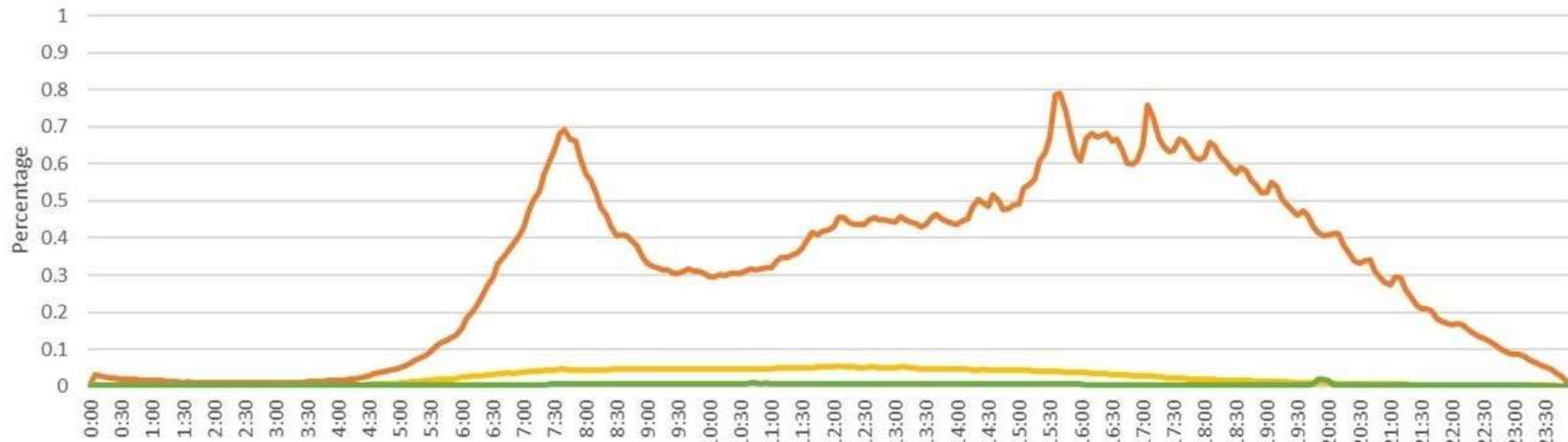
*30328; 30350,
30342



Mobility

The Morning peak has changed

% of Volume - 2019

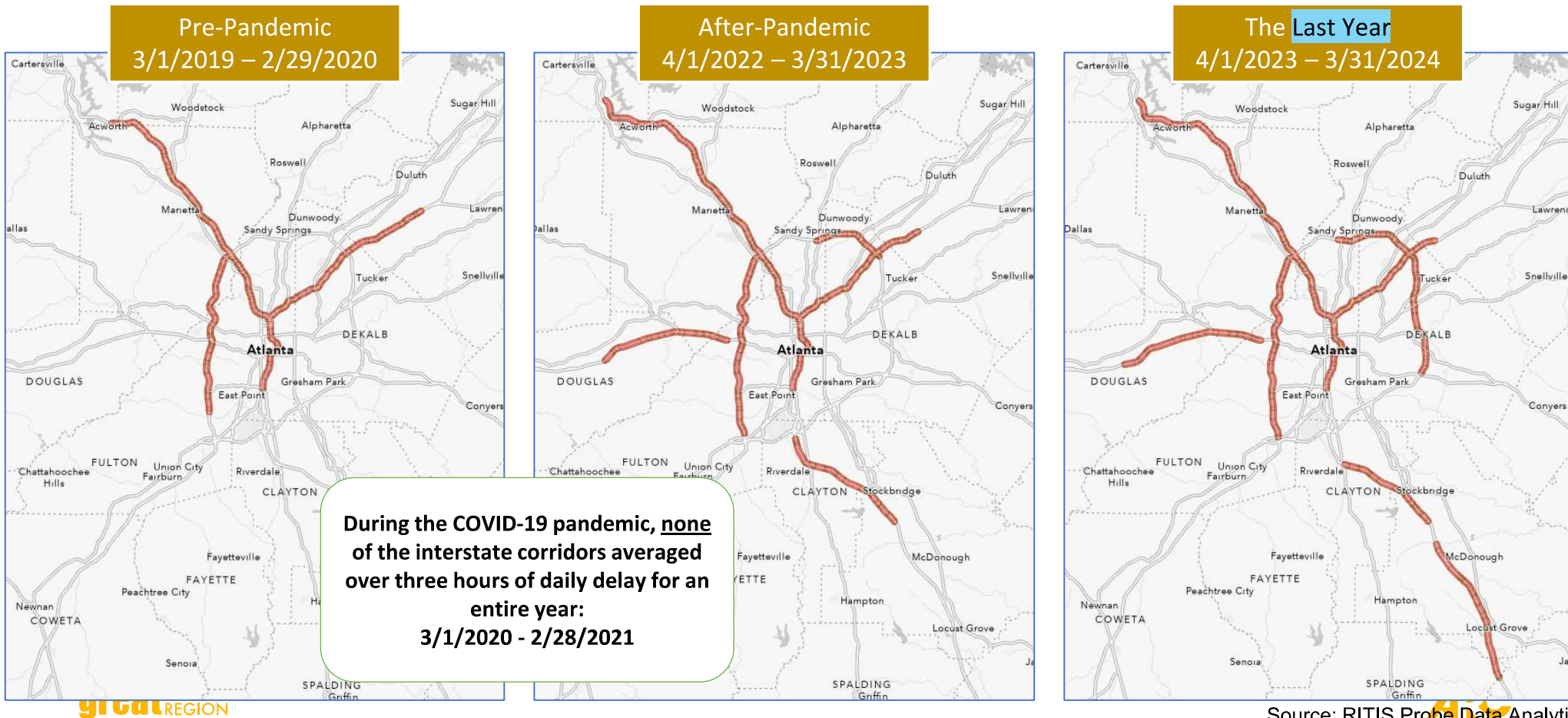


% of Volume - 2023



Significant Congestion Bottlenecks Have Returned to Our Interstates - and Exceed Pre-Pandemic Levels Along I-20 West, I-75 South, and I-285 East

Congested Interstate segments with average delays of 3 hours... or more

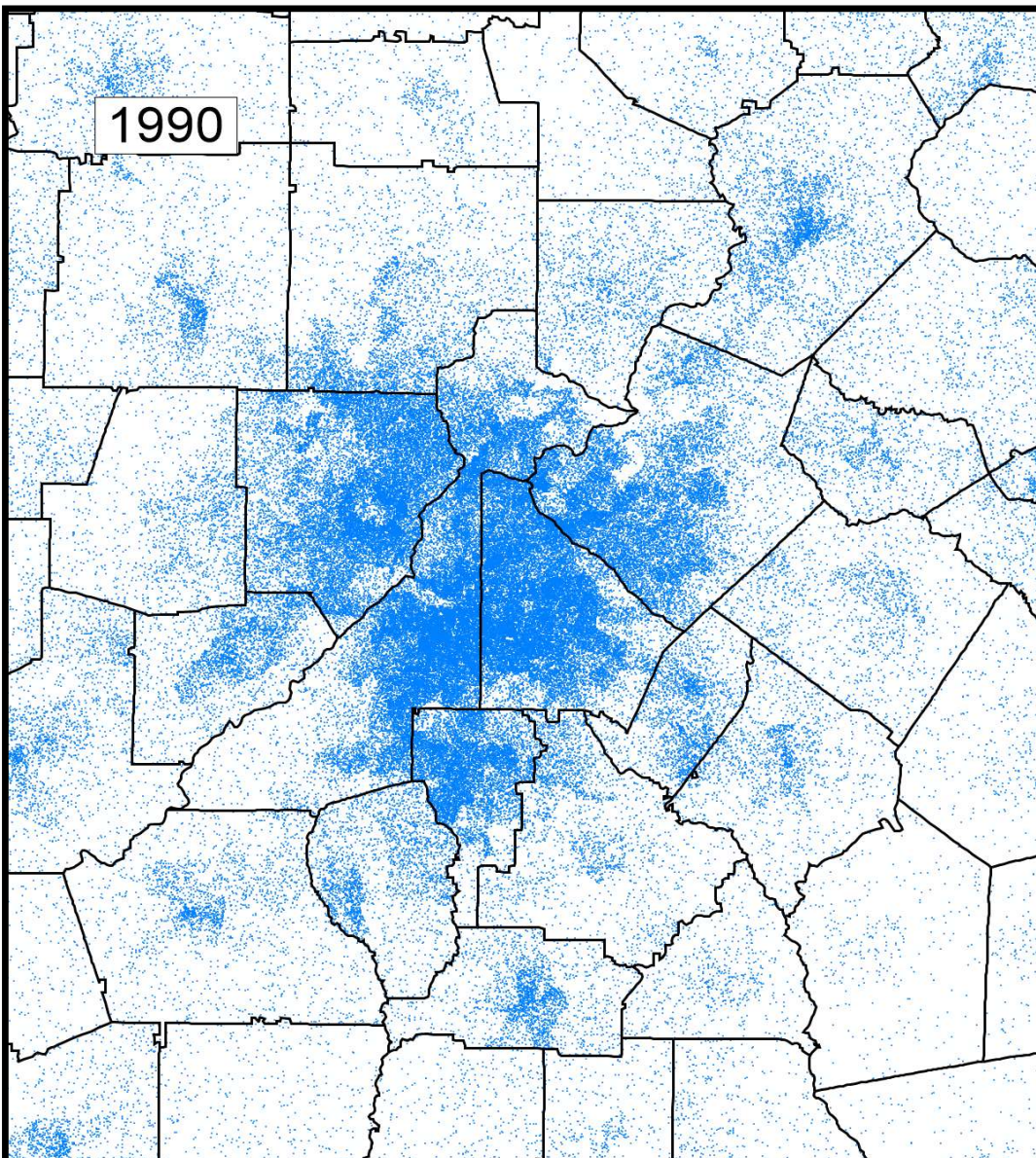


Source: RITIS Probe Data Analytics



Population Growth

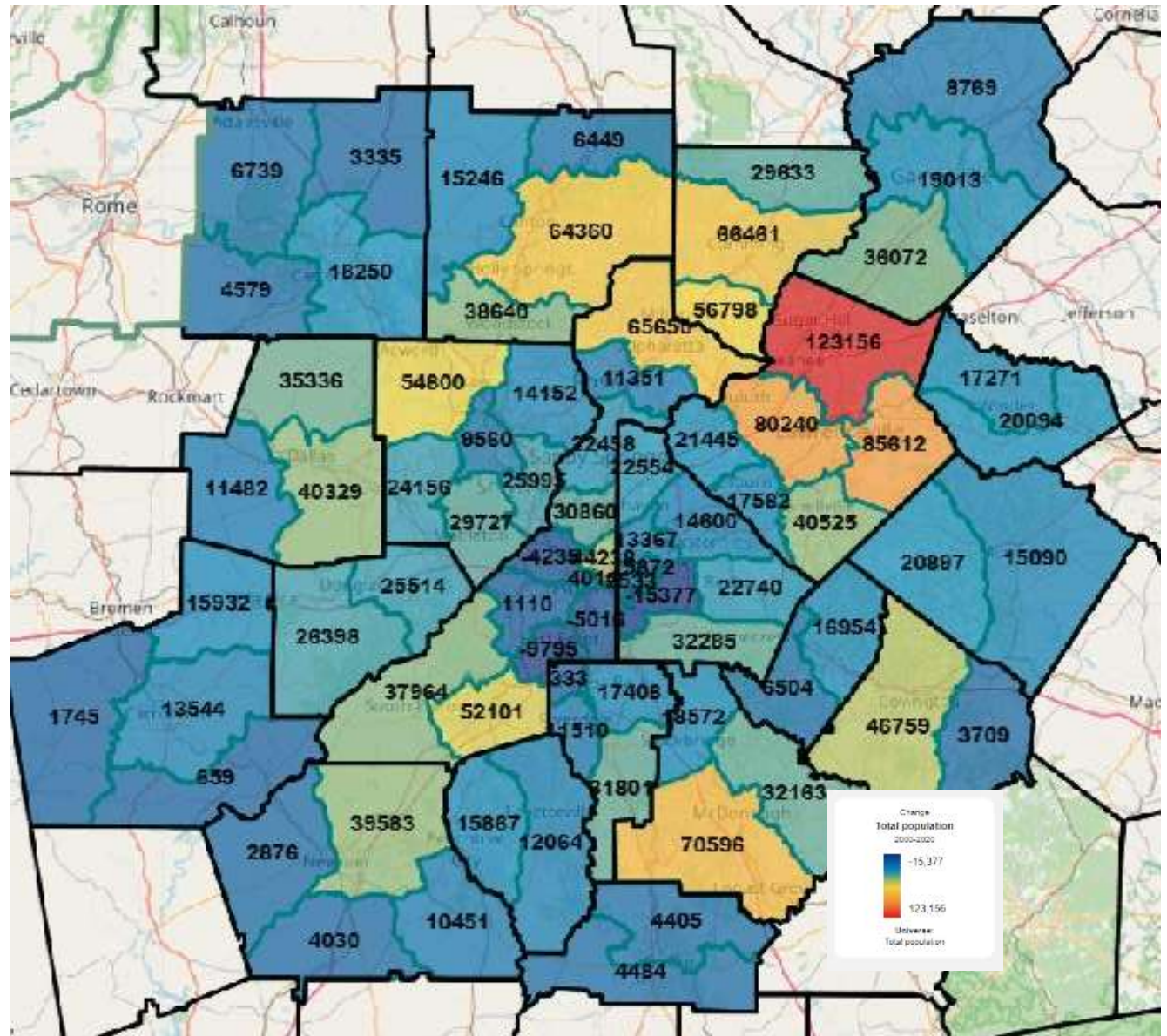
Source: Census



30 Years In A Blink of An Eye

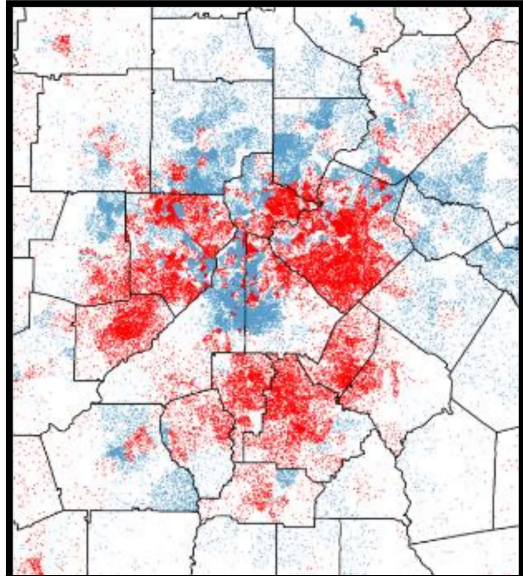
Change in Population from 2000 to 2020 (Net) Geography ARC Super Districts

3 Superdistricts
lost population
in Fulton County
between 2000
and 2020. No
Areas of
Gwinnett lost
population.

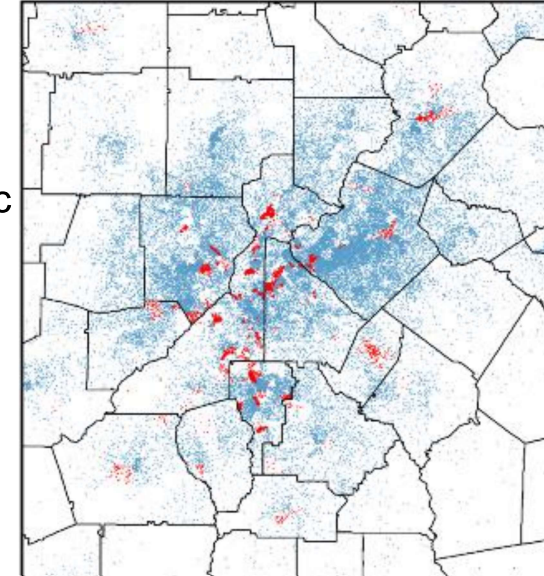


Change in Populations, 2010-2020

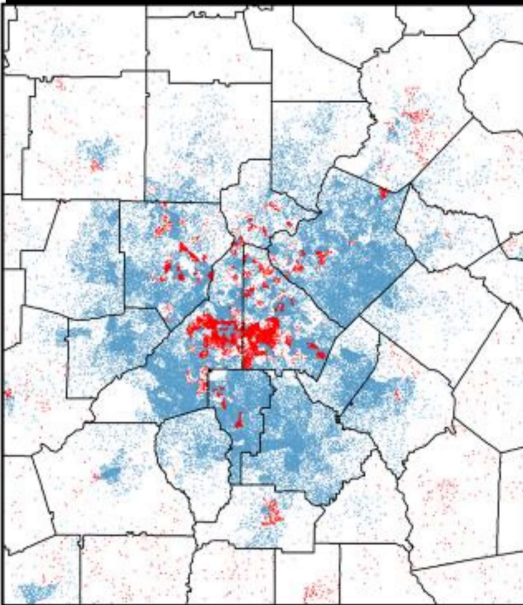
White



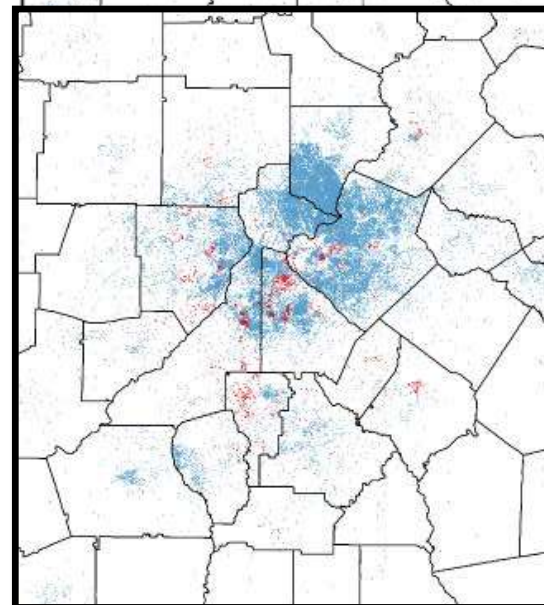
Hispanic



Black



Asian

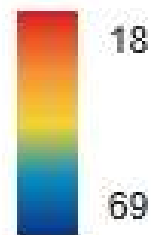


Blue dot =
Addition of 10
Persons

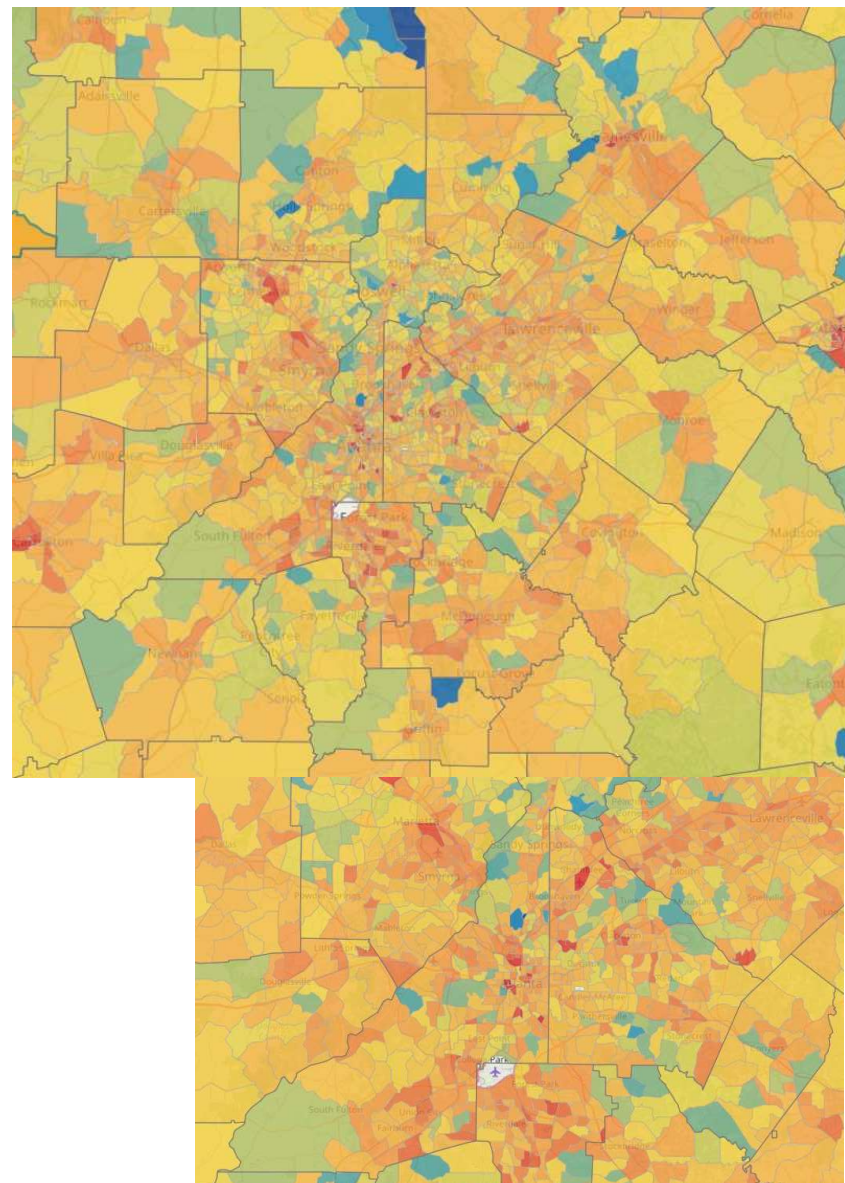
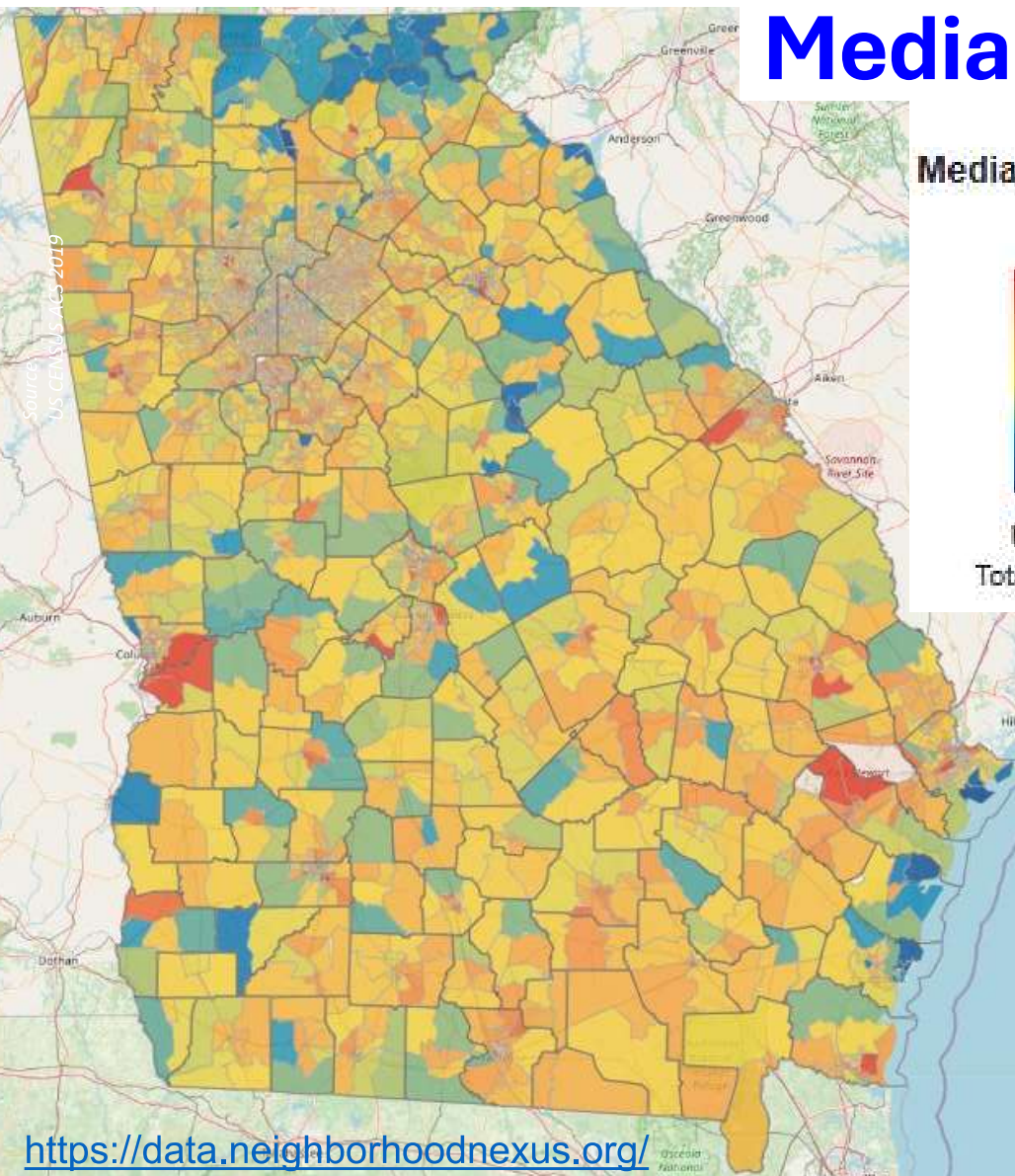
Red dot = Loss
of 10 Persons

Median Age

Median
Median age (years)
2022

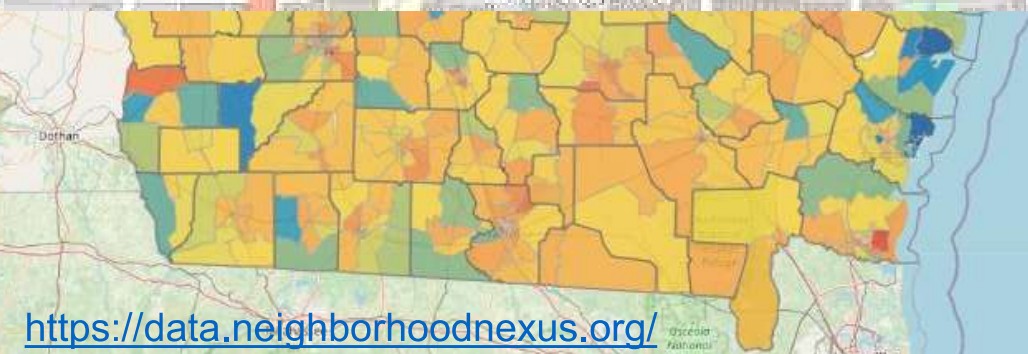


Universe:
Total population



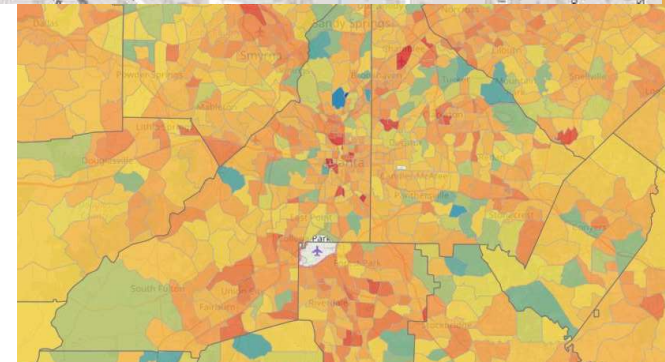
<https://data.neighborhoodnexus.org/>

Buckhead 69



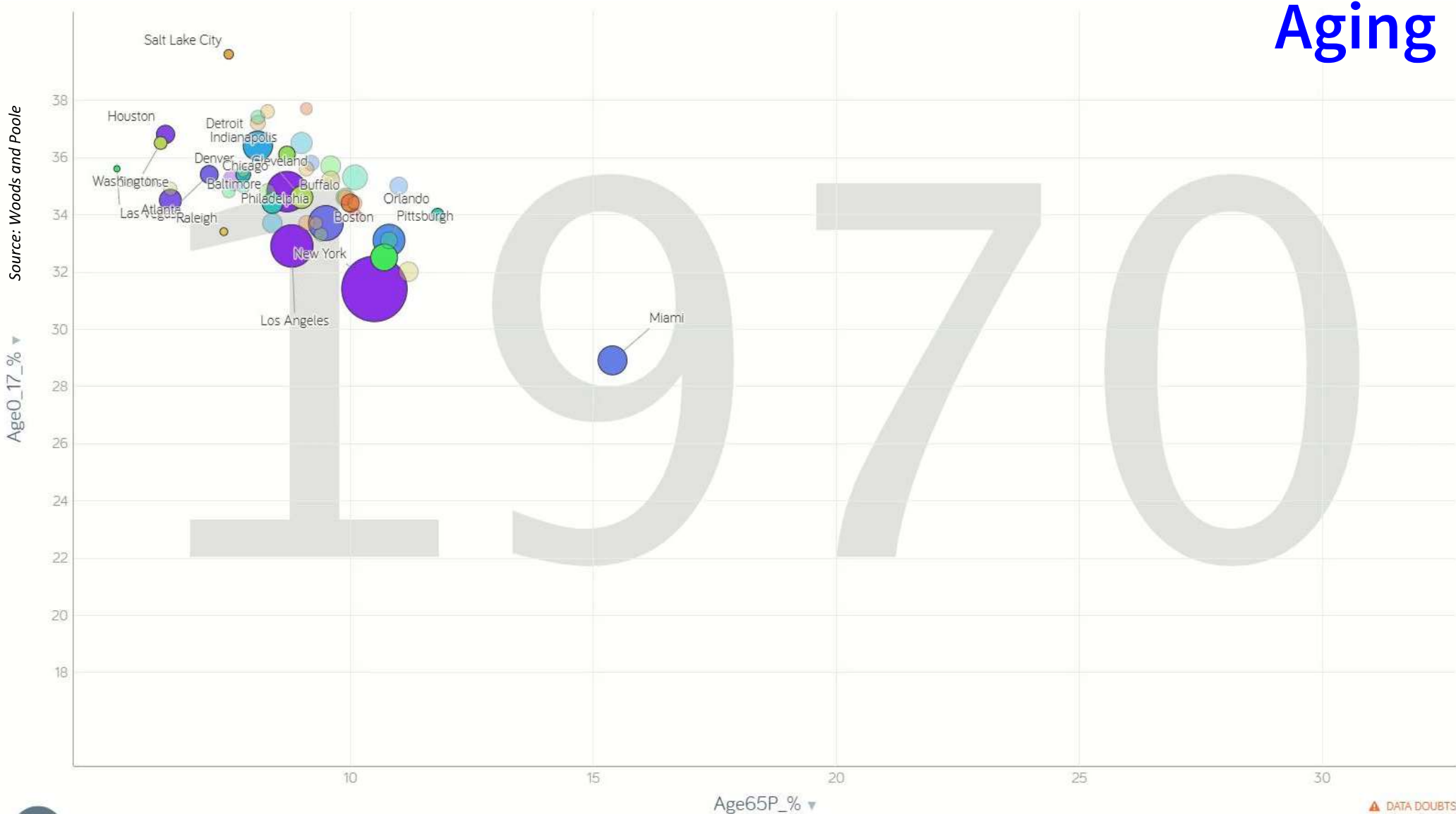
<https://data.neighborhoodnexus.org/>

Thomasville Heights 18



Aging

Source: Woods and Poole



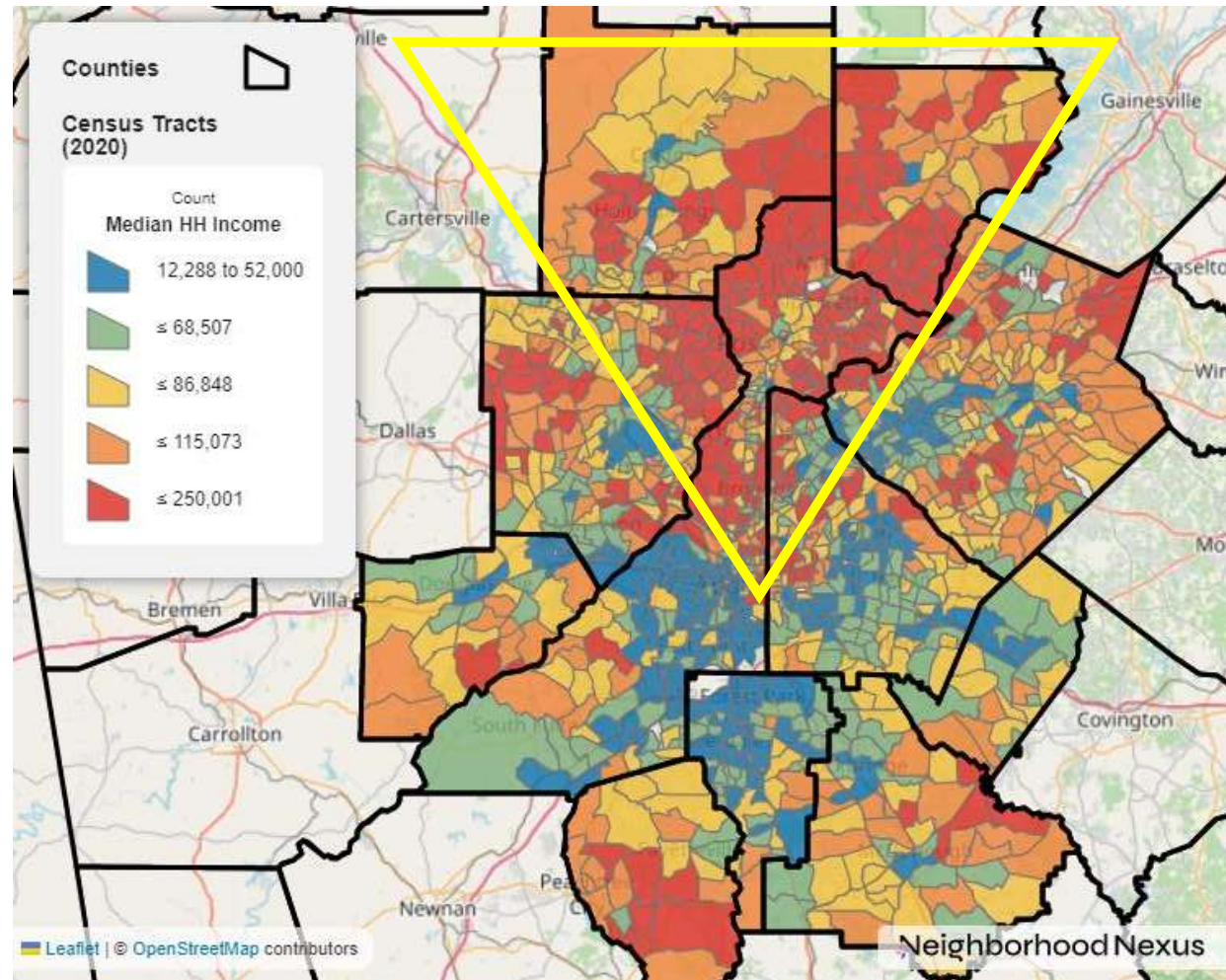
DATA DOUBTS



Maps!

Median Household Income

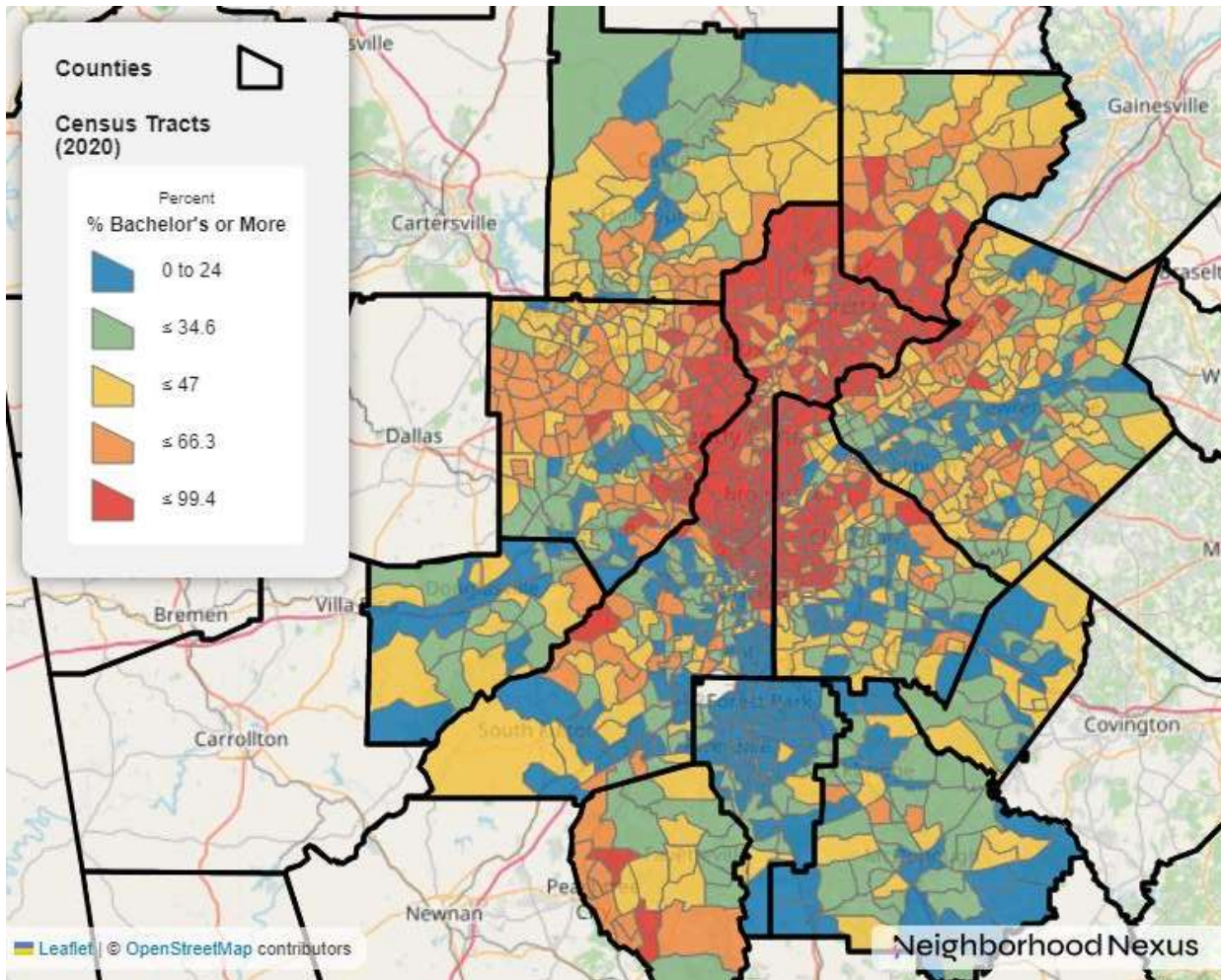
Source: American
Community Survey,
2017-2021



The wealthiest neighborhoods in the region tend to cluster in northern parts... particularly in the “inverted triangle area”

Educational Attainment

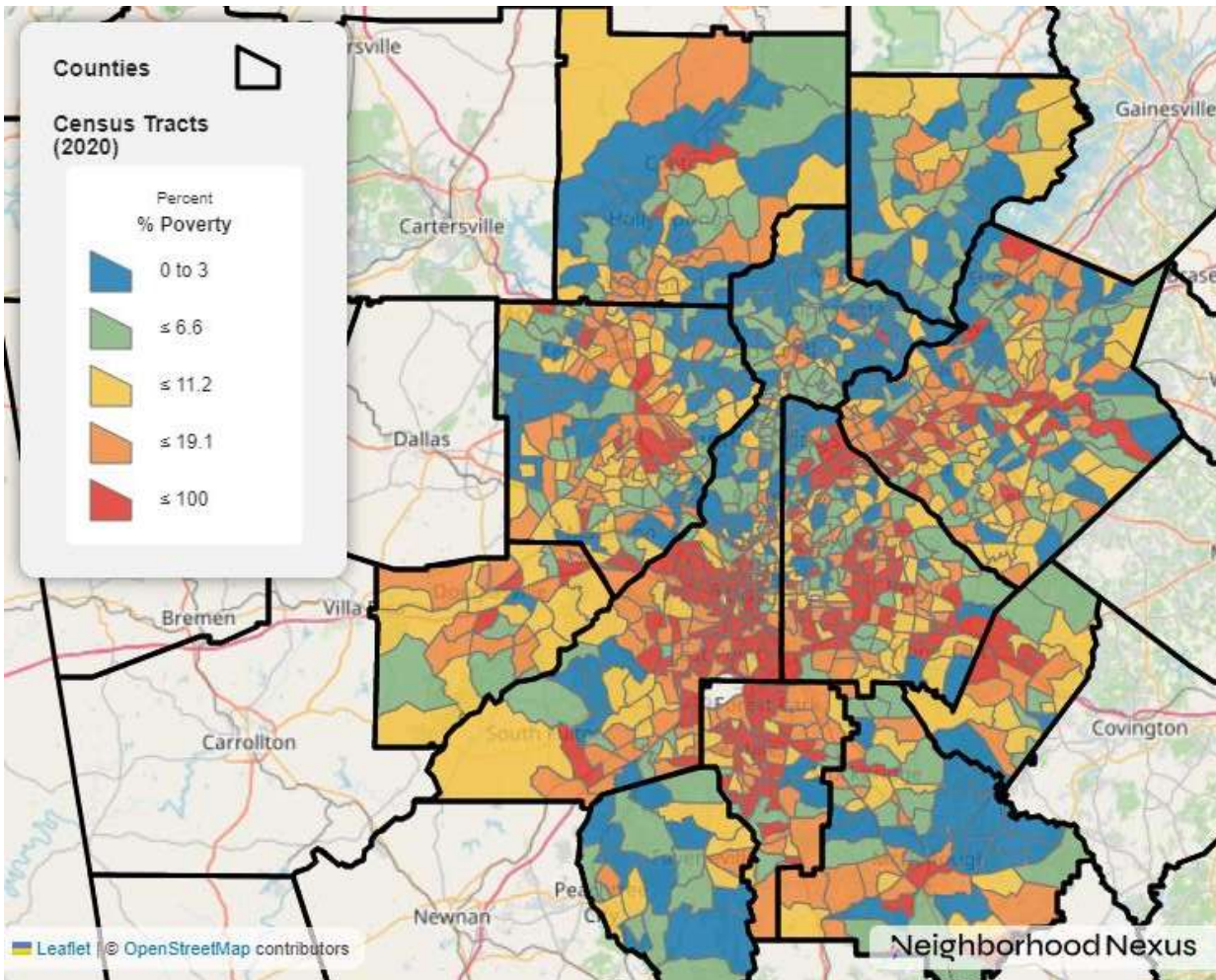
Source: American
Community Survey,
2017-2021



The most educated neighborhoods in the region also tend to cluster in northern parts... particularly in the “inverted triangle area”

Poverty

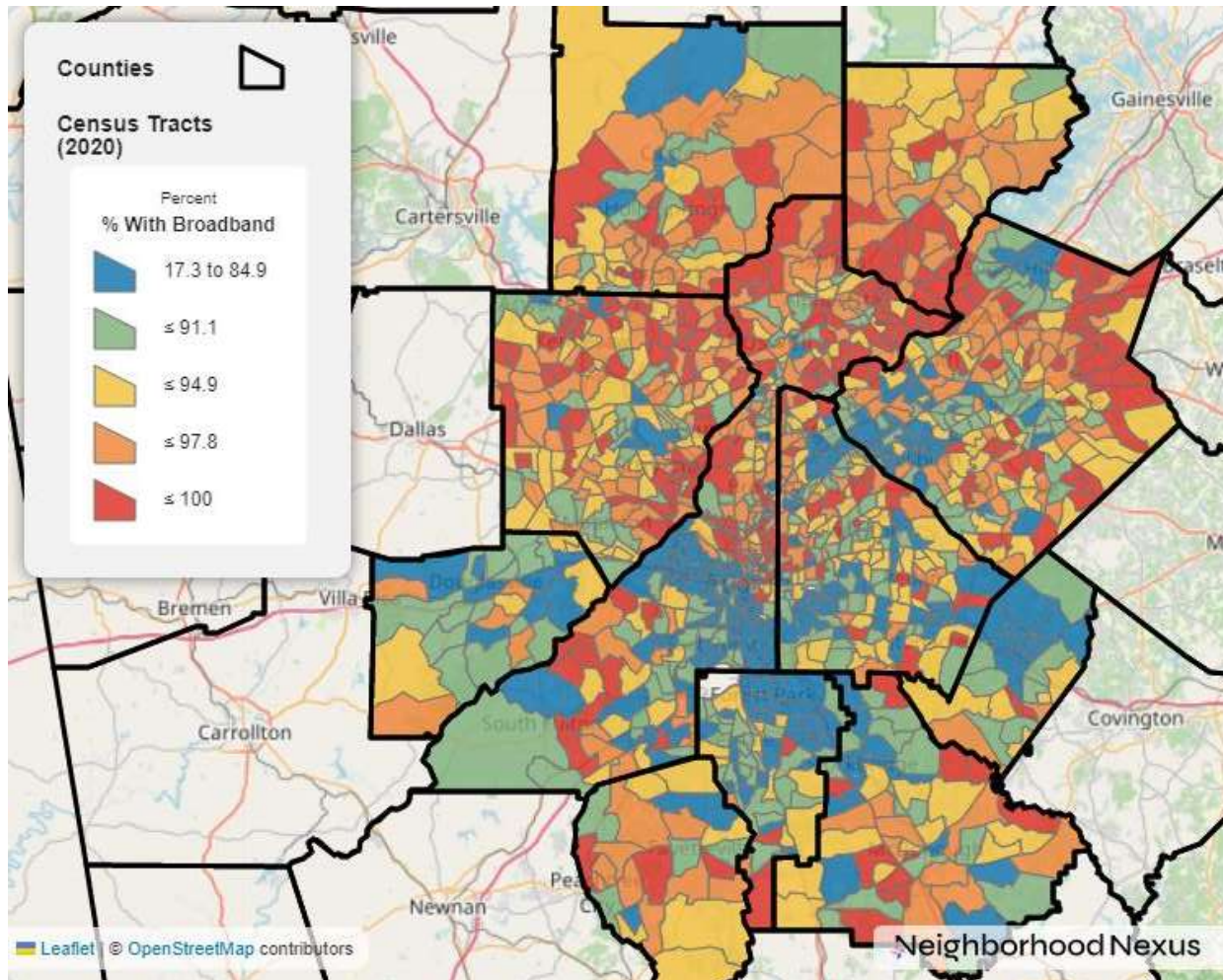
Source: American
Community Survey,
2017-2021



The most impoverished neighborhoods in the region tend to cluster in the “heart”-shaped area

Access to Broadband Internet

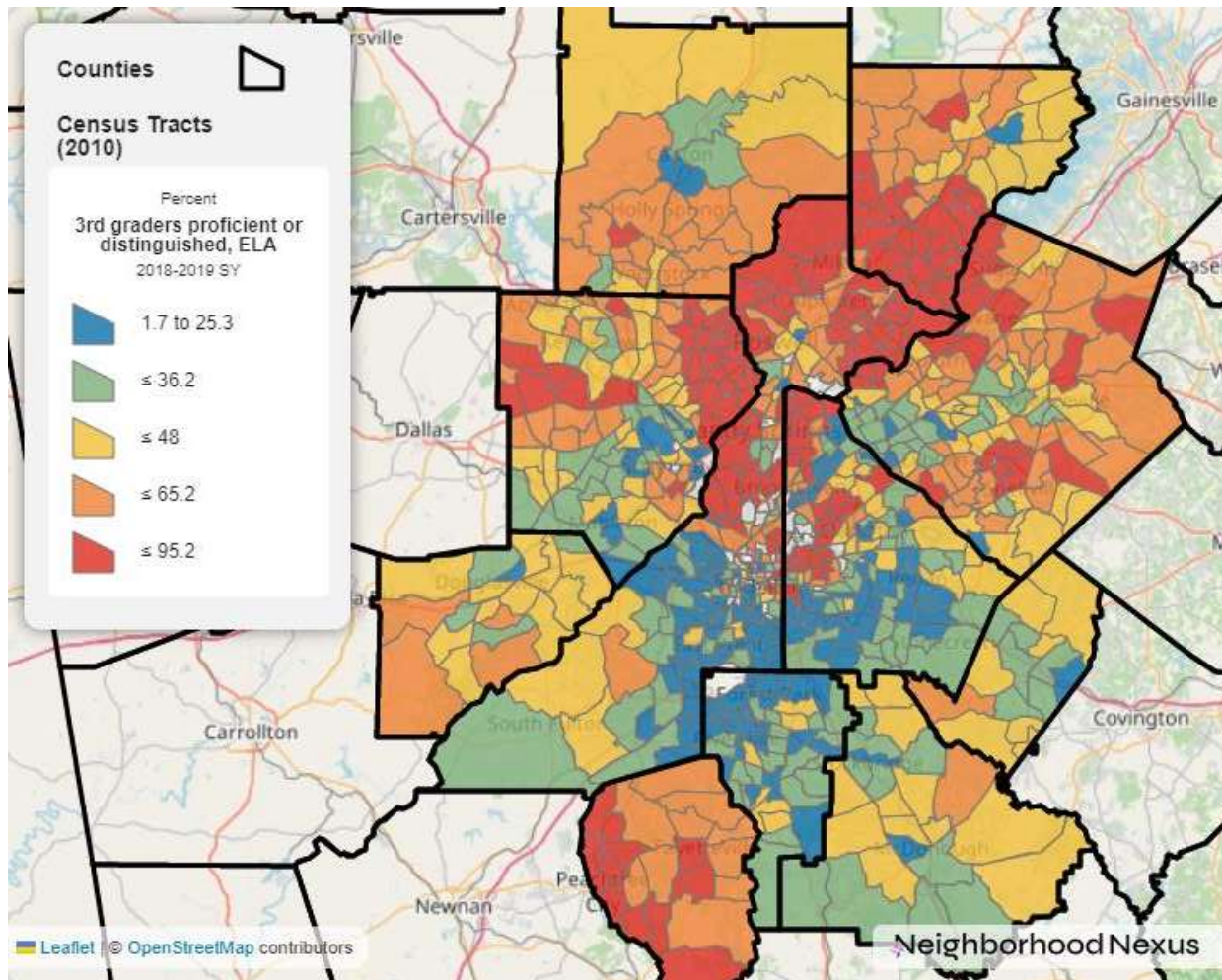
Source: American
Community Survey,
2017-2021



Same basic pattern for
households with access
to broadband internet

3rd Grade Reading Proficiency

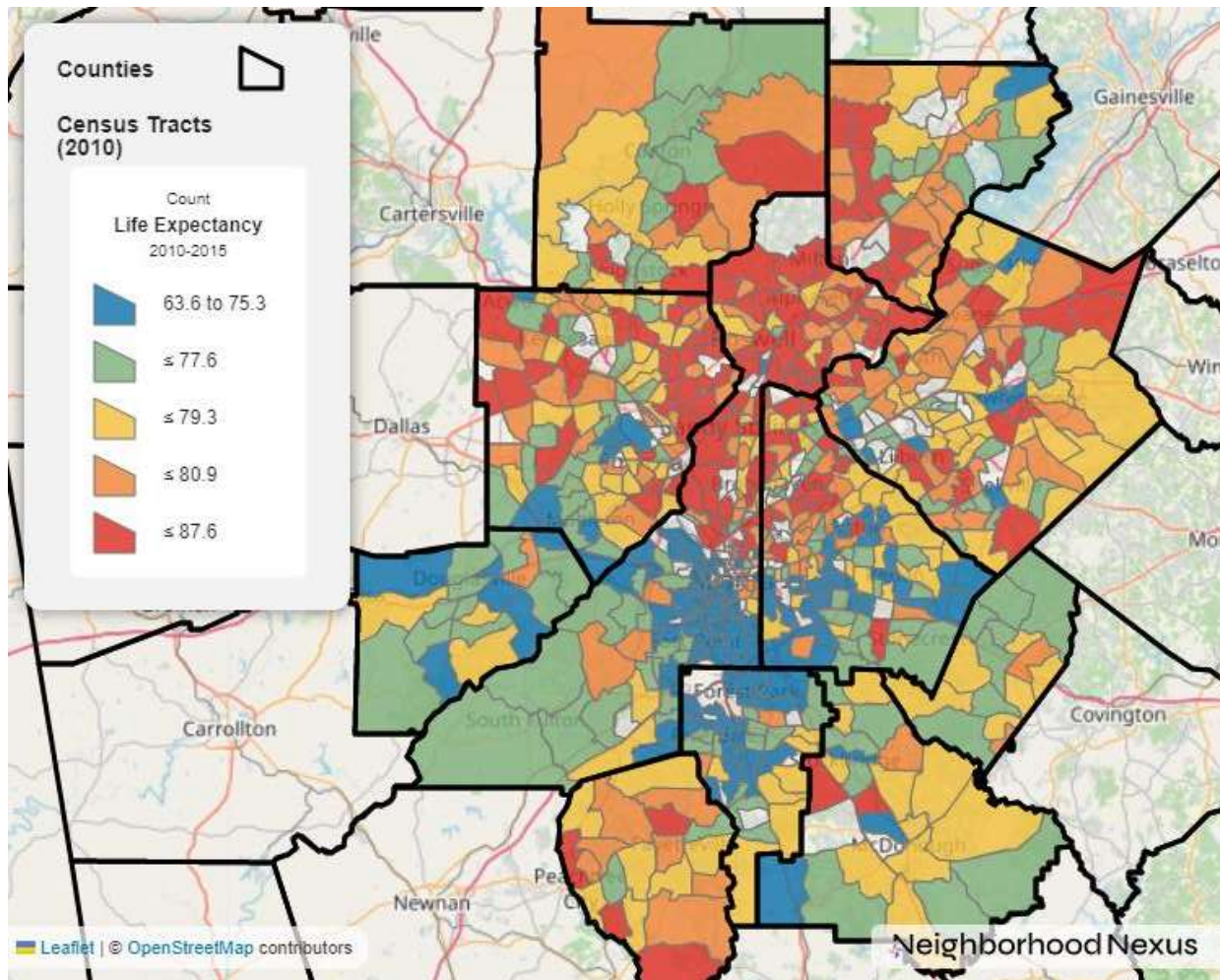
Source: GA DOE, 18-19 School Year



Same basic pattern for
3rd Grade Reading
Proficiency

Life Expectancy

Source: CDC, for
children born
between 2010-2015

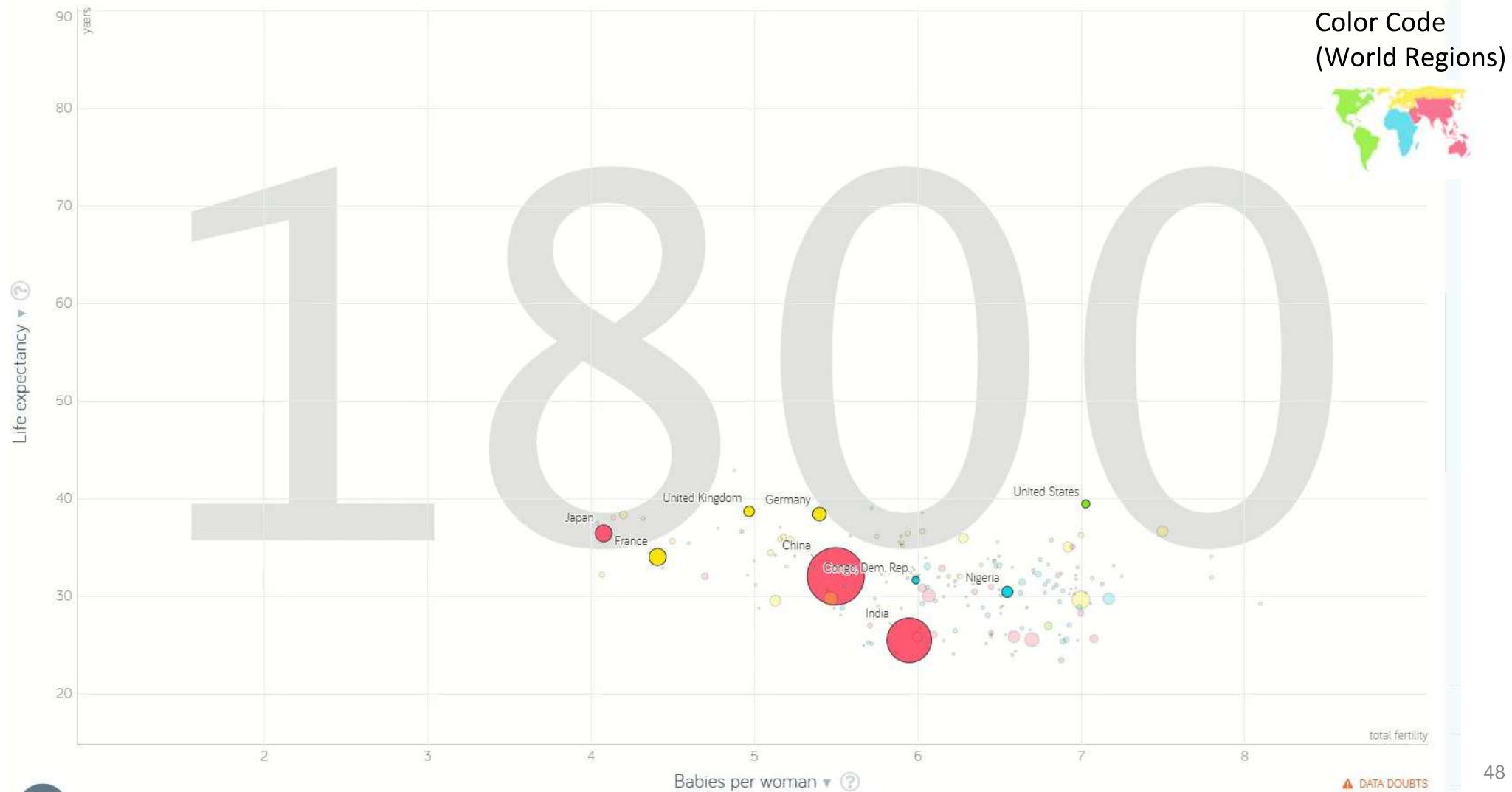


And, unfortunately,
overall life expectancy
follows the same spatial
pattern as well.



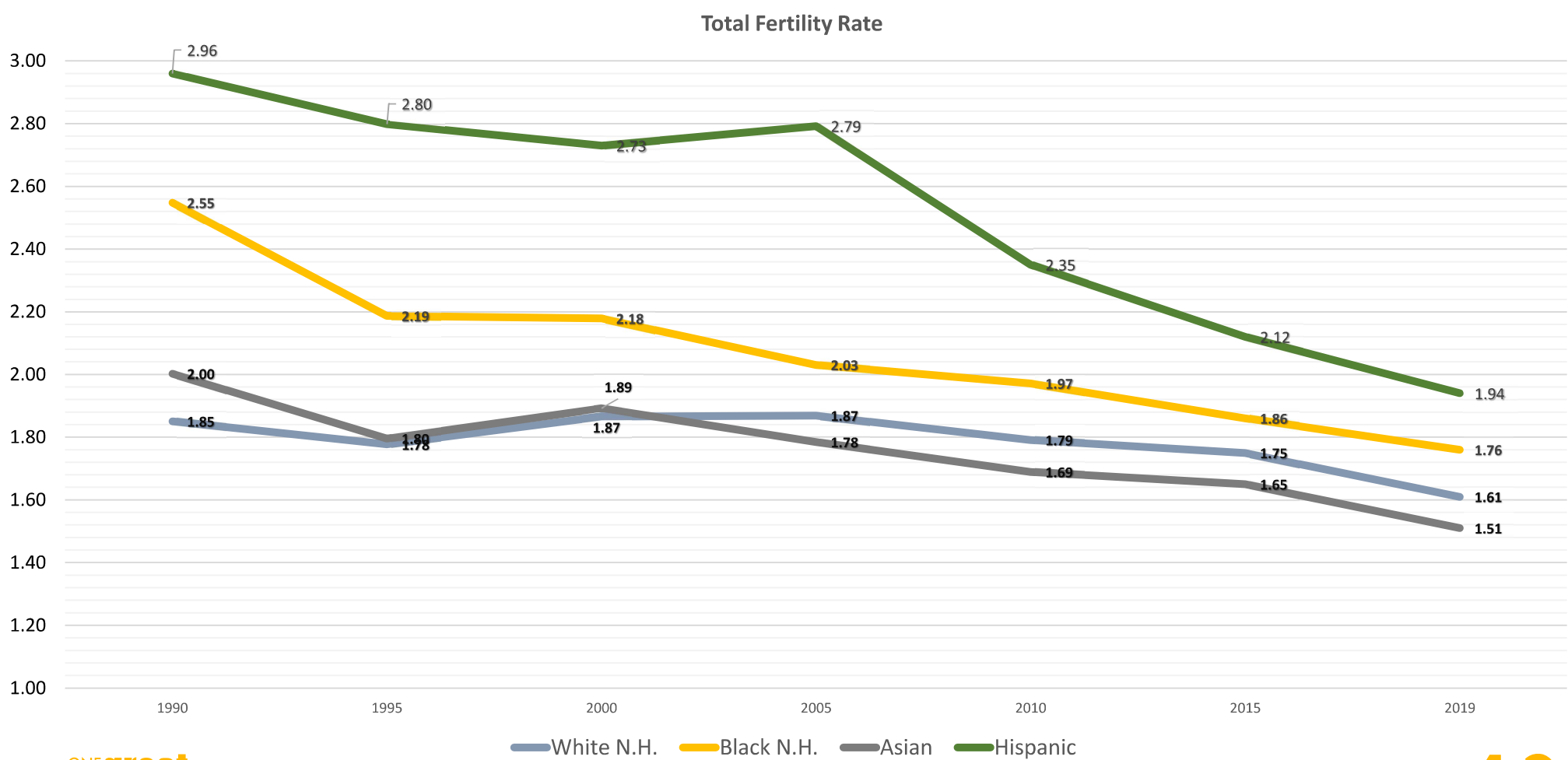
The Big Picture

223 Years of World History in 60 Seconds

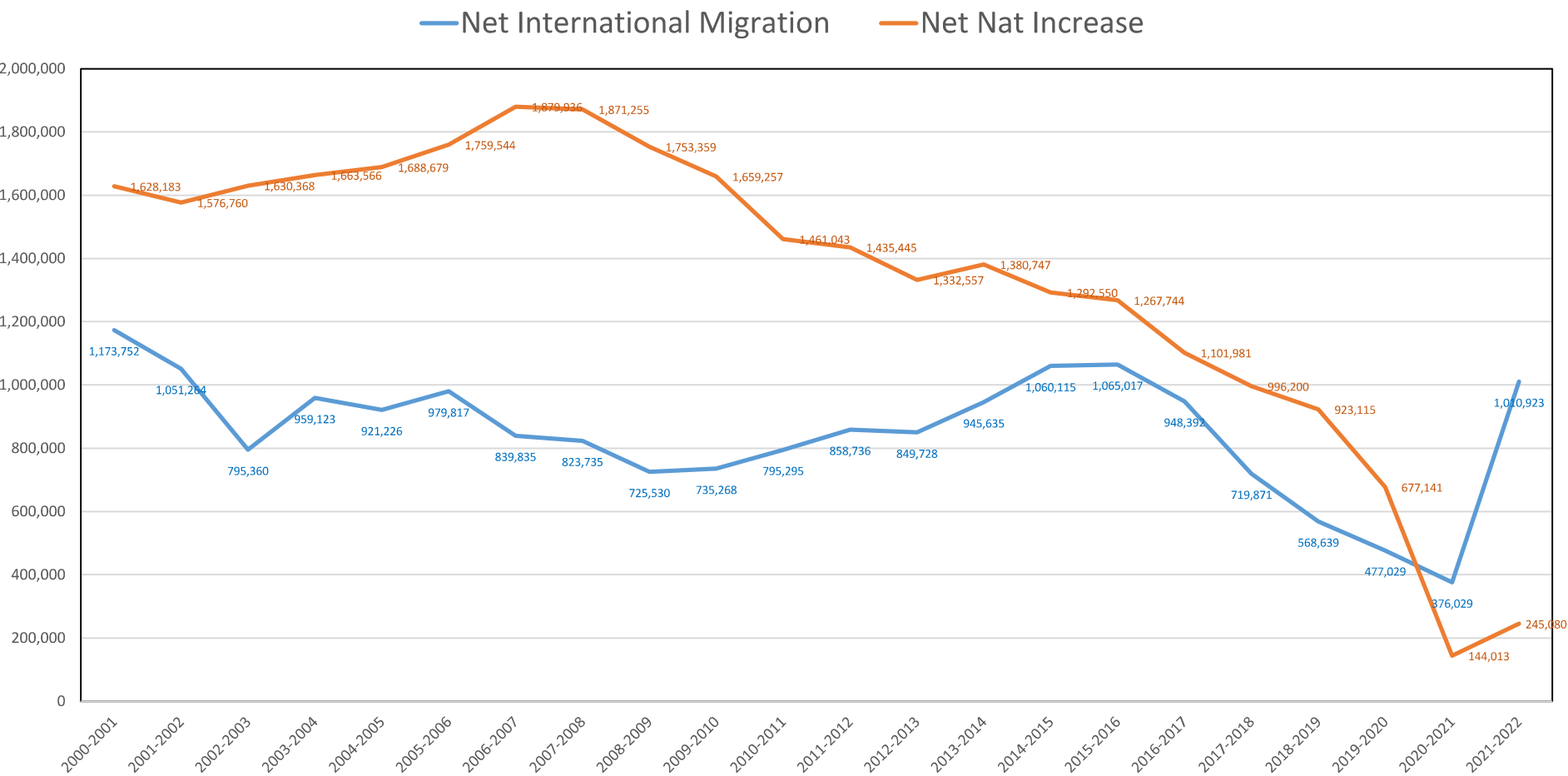


Fertility Trends: US

https://www.cdc.gov/nchs/data/nvsr/nvsr67/nvsr67_08-508.pdf

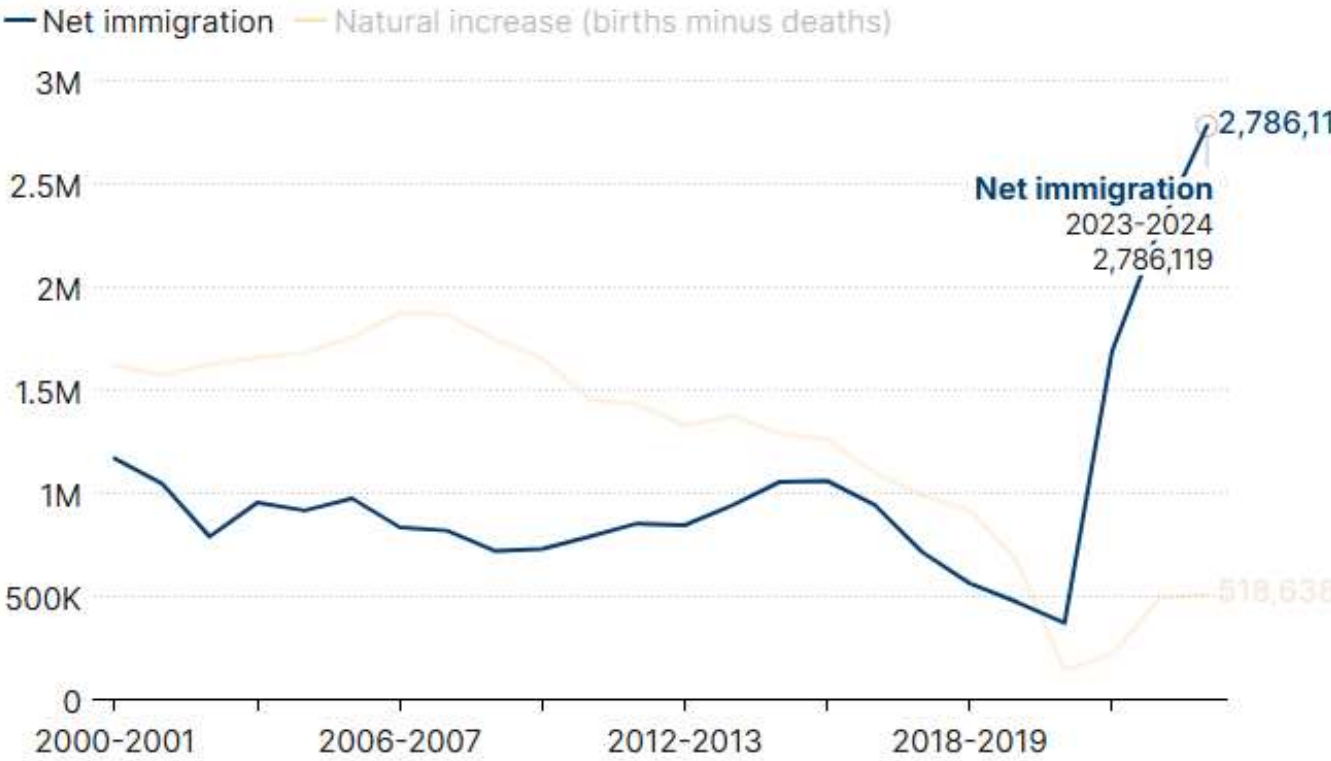


Migration Trends: US



US net immigration and natural increase

2000-01 through 2023-24



State	Population Size	Population Size	Difference 2024 minus 2023
	2023	2024	
1 California	39,198,693	39,431,263	232,570
2 Texas	30,727,890	31,290,831	562,941
3 Florida	22,904,868	23,372,215	467,347
4 New York	19,737,367	19,867,248	129,881
5 Pennsylvania	13,017,721	13,078,751	61,030
6 Illinois	12,642,259	12,710,158	67,899
7 Ohio	11,824,034	11,883,304	59,270
8 Georgia	11,064,432	11,180,878	116,446
9 North Carolina	10,881,189	11,046,024	164,835
10 Michigan	10,083,356	10,140,459	57,103
11 New Jersey	9,379,642	9,500,851	121,209
12 Virginia	8,734,685	8,811,195	76,510
13 Washington	7,857,320	7,958,180	100,860
14 Arizona	7,473,027	7,582,384	109,357
15 Tennessee	7,148,304	7,227,750	79,446
16 Massachusetts	7,066,568	7,136,171	69,603
17 Indiana	6,880,131	6,924,275	44,144
18 Maryland	6,217,062	6,263,220	46,158
19 Missouri	6,208,038	6,245,466	37,428
20 Wisconsin	5,930,405	5,960,975	30,570
21 Colorado	5,901,339	5,957,493	56,154
22 Minnesota	5,753,048	5,793,151	40,103
23 South Carolina	5,387,830	5,478,831	91,001
24 Alabama	5,117,673	5,157,699	40,026

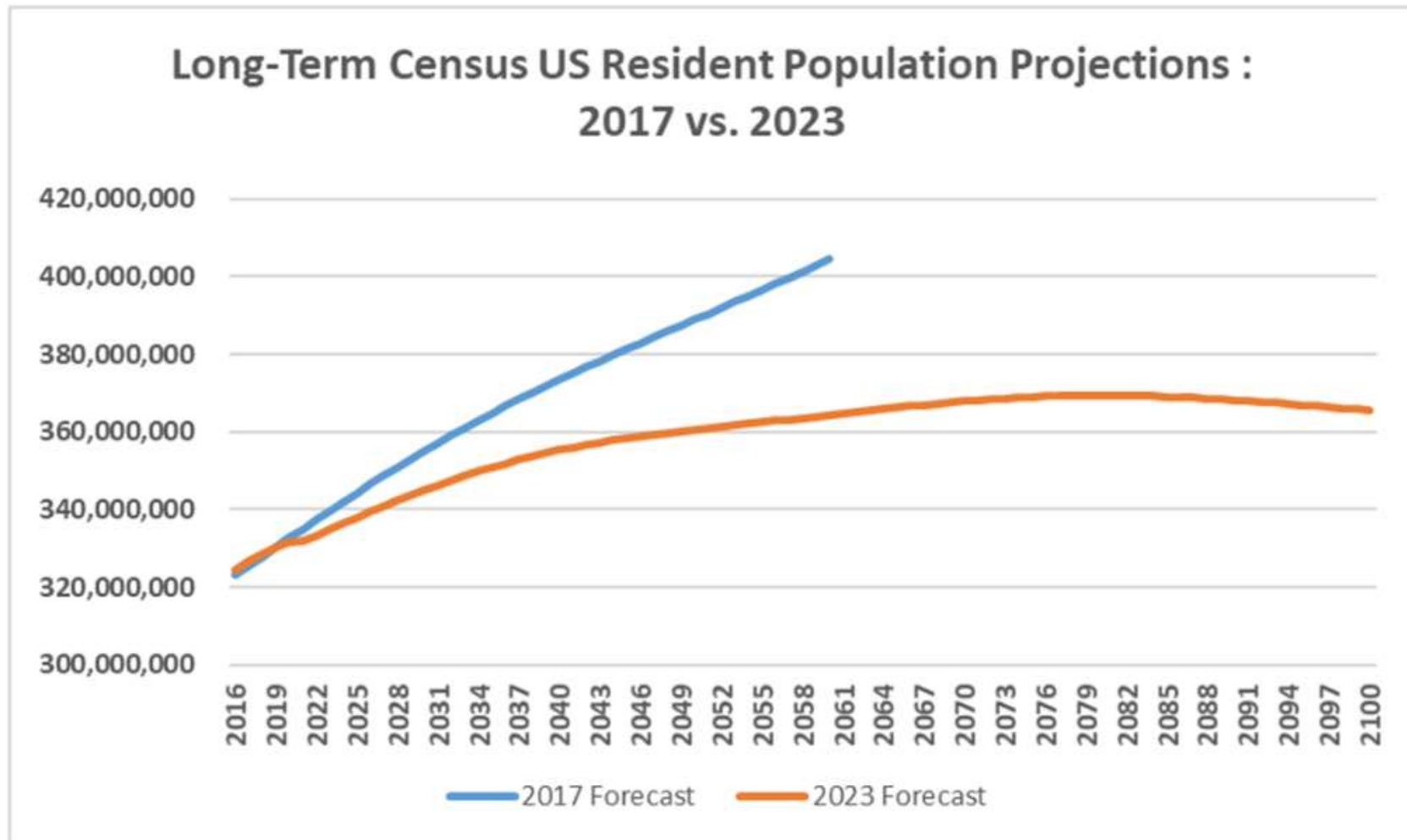
Source: William H. Frey analysis of Census Bureau population estimates: vintage 2020 and vintage 2024, released December 19, 2024

Note: *July 1 to June 30 of each year



The Long-Term

The Great Flattening



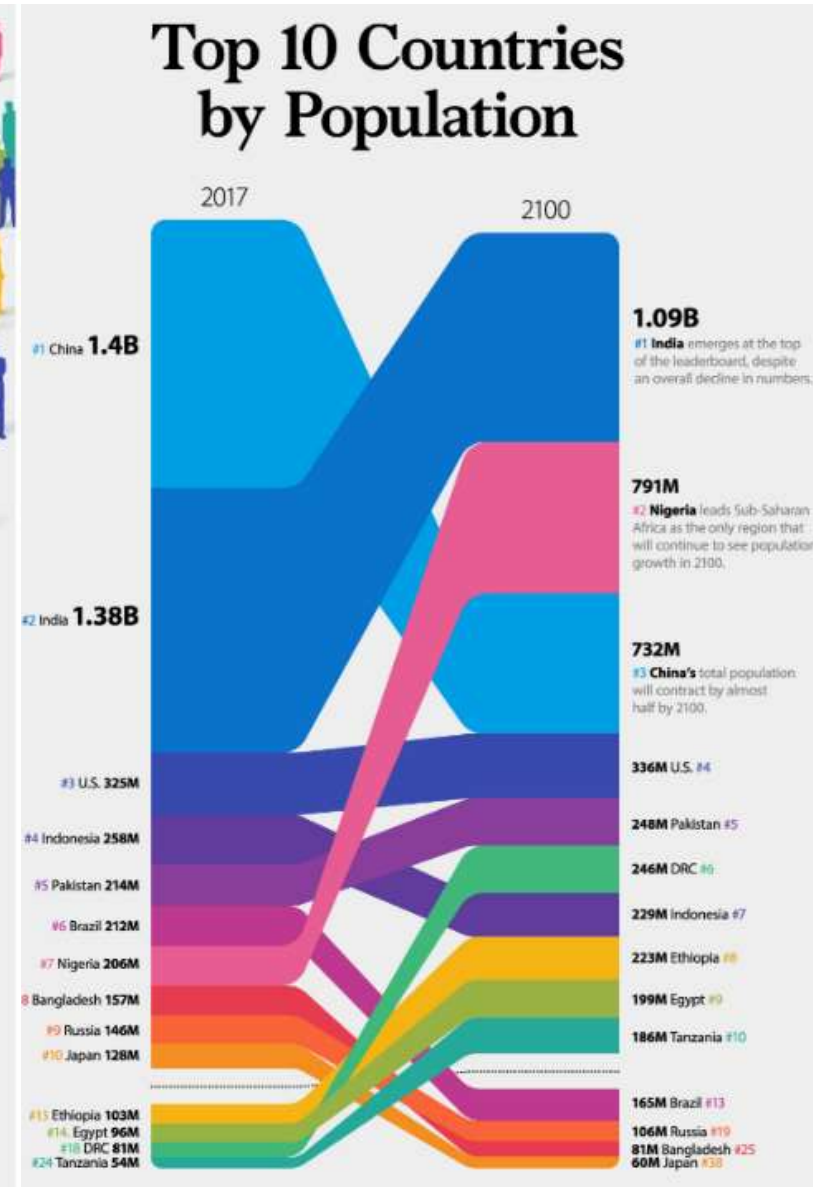
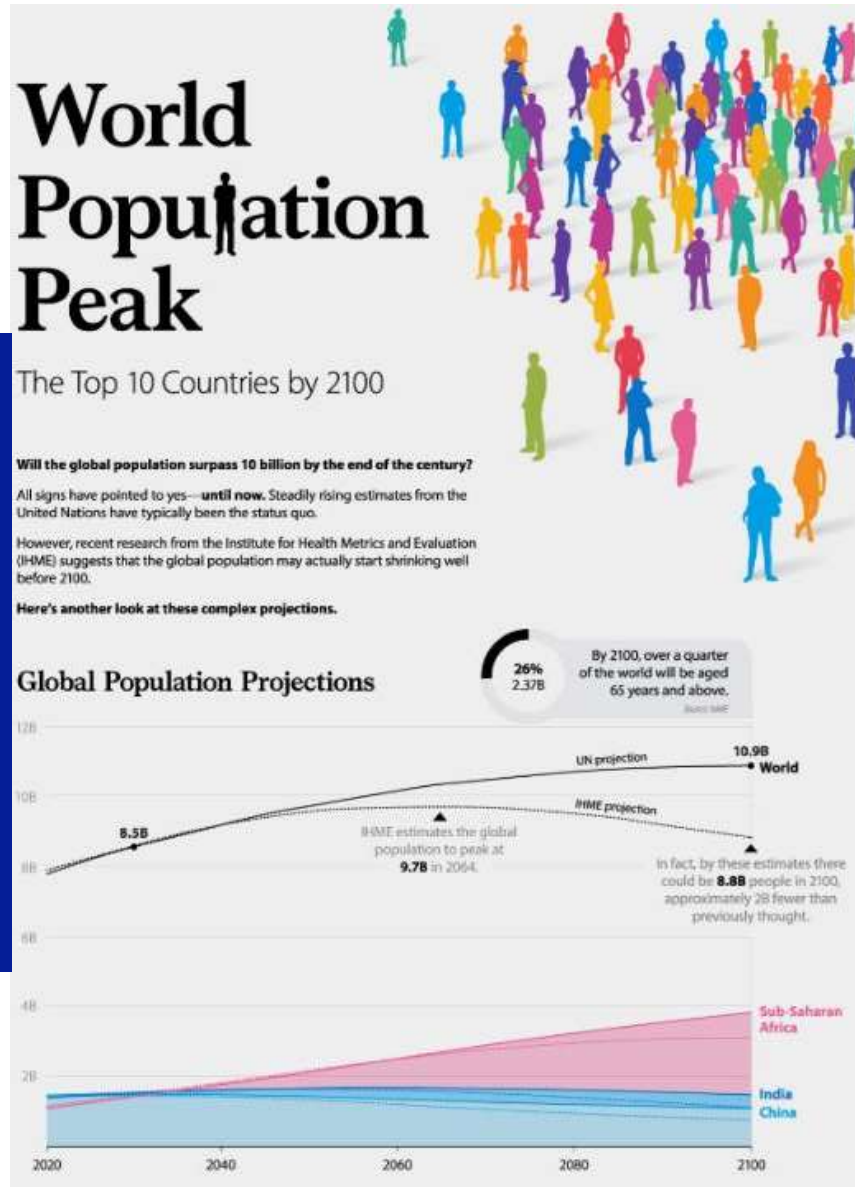
The IHME Projection

Institute for Health Metrics and Evaluation

Know this:
2017 to 2100-
China's
Population
will DECLINE
by twice the
total
population of
the United
States

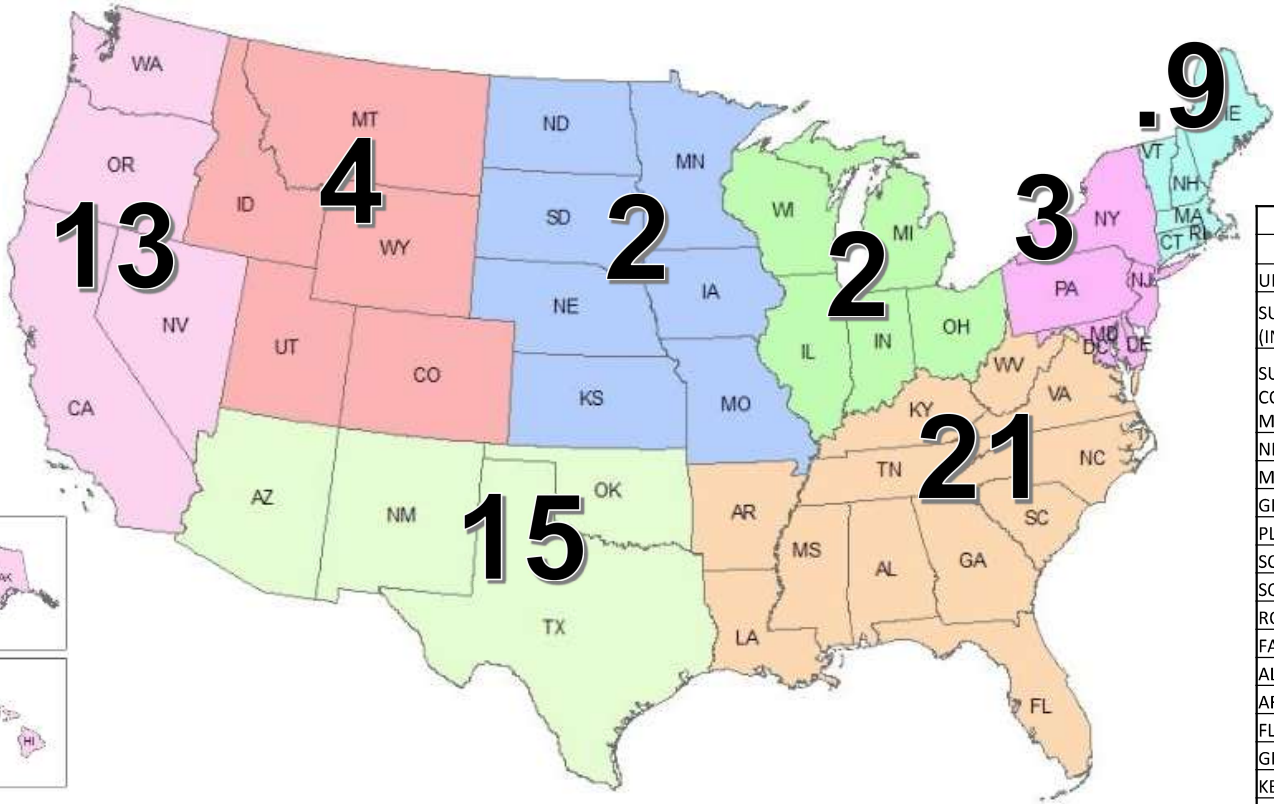
<https://www.visualcapitalist.com/world-population-2100-country/>

ONE **great** REGION



US Regions Growth 2020-2050 *Big Numbers in Millions*

Woods & Poole Economics, Inc. (BEA regions)



U.S. Bureau of Economic Analysis Regions

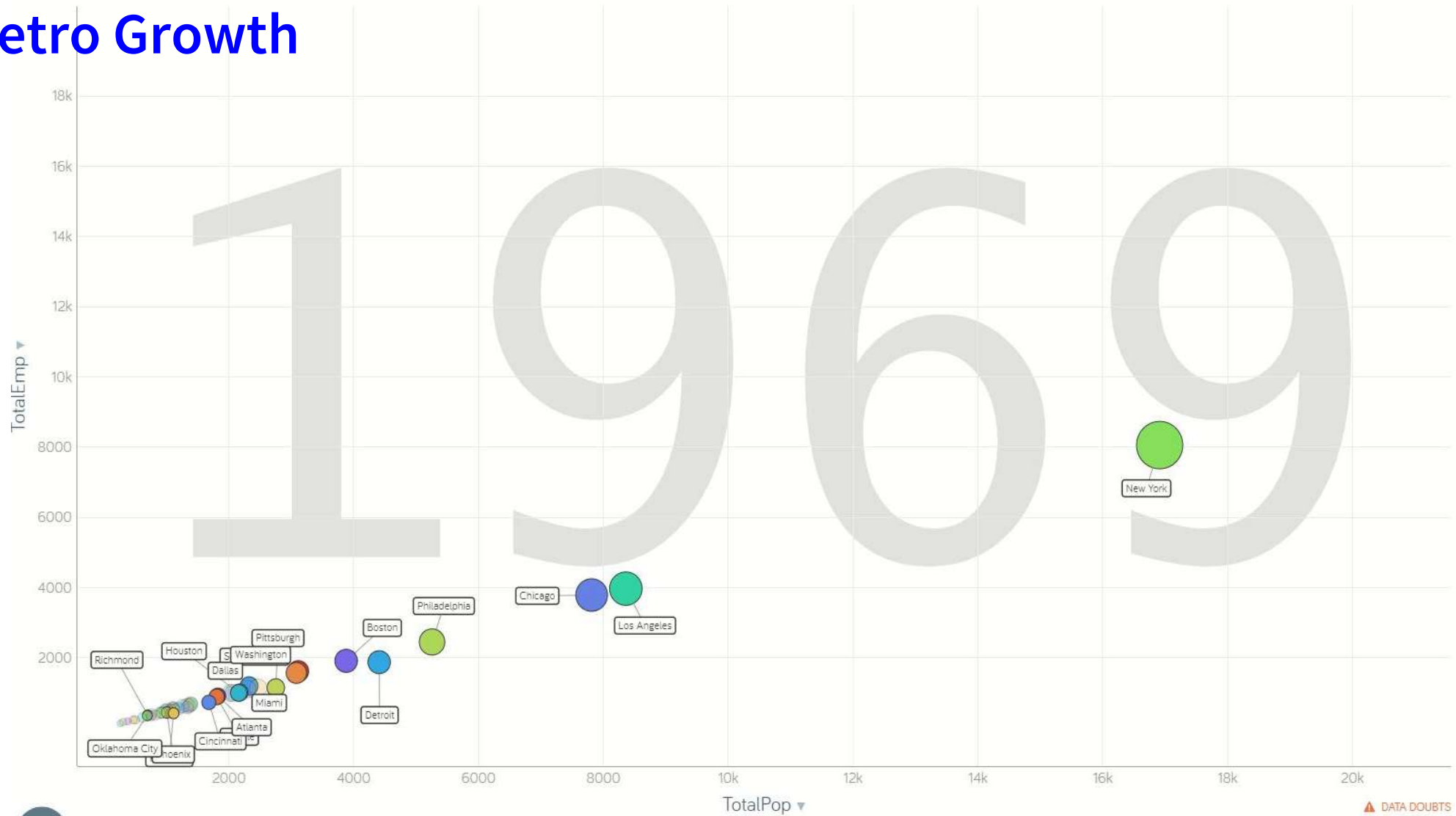
New England Region	Great Lakes Region	Southwest Region
Midwest Region	Plains Region	Far West Region
Southeast Region	Rocky Mountain Region	

NEW

NAME	In Thousands			
	2020	2050	Change	% Change
UNITED STATES	331,473	392,768	61,296	18%
SUM OF METRO COUNTIES (IN MSA OR MICRO)	313,239	374,094	60,854	19%
SUM OF NON-METRO COUNTIES (NOT IN MSA OR MICRO)	18,234	18,675	441	2%
NEW ENGLAND	14,946	15,841	894	6%
MIDEAST	49,261	51,975	2,714	6%
GREAT LAKES	47,144	48,807	1,663	4%
PLAINS	21,580	24,068	2,488	12%
SOUTHEAST	85,816	107,248	21,432	25%
SOUTHWEST	42,856	58,148	15,292	36%
ROCKY MOUNTAIN	12,511	16,626	4,115	33%
FAR WEST	57,359	70,057	12,698	22%
ALABAMA	4,932	5,455	524	11%
ARKANSAS	3,049	3,535	487	16%
FLORIDA	21,801	29,876	8,076	37%
GEORGIA	10,731	14,026	3,295	31%
KENTUCKY	4,507	4,962	455	10%
LOUISIANA	4,691	5,009	318	7%
MISSISSIPPI	3,009	3,267	258	9%
NORTH CAROLINA	10,584	13,657	3,073	29%
SOUTH CAROLINA	5,176	6,553	1,377	27%
TENNESSEE	6,869	8,258	1,389	20%
VIRGINIA	8,656	10,764	2,109	24%
WEST VIRGINIA	1,812	1,884	72	4%

Metro Growth

Source: Woods and Poole

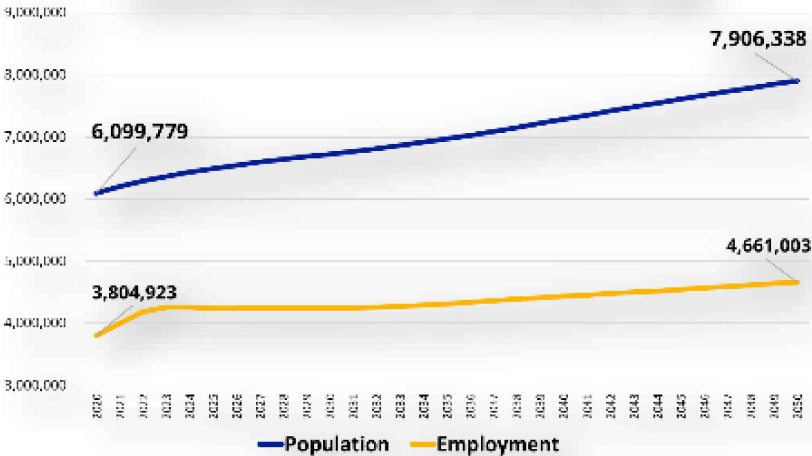


Atlanta Communities 120 Years of Growth

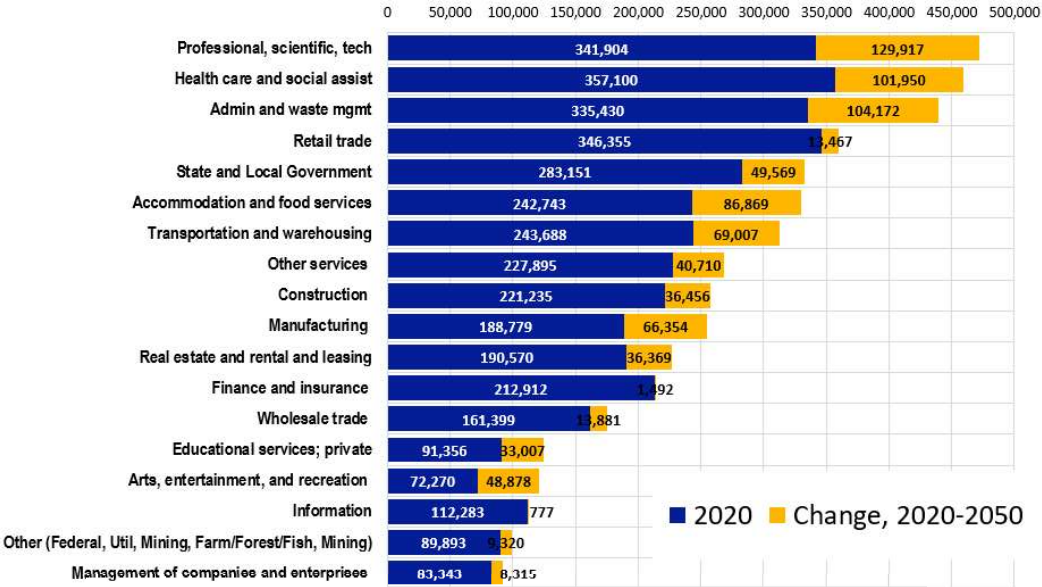
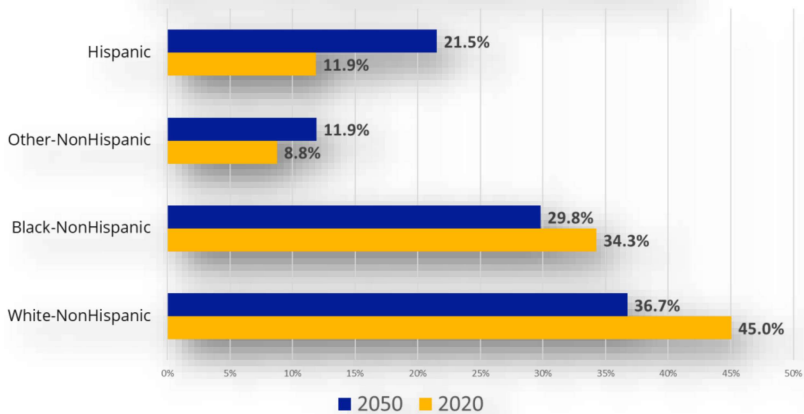


Forecast: Strong Growth, More Diverse, Older, and Good Job Opportunities

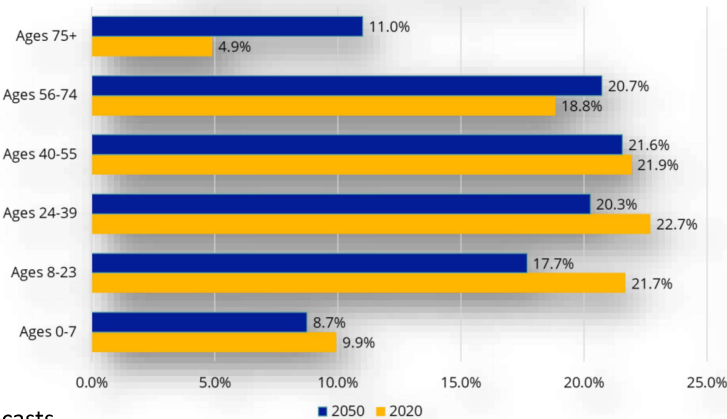
Population and Employment Growth 2020 to 2050



Share of Total Population By Race and Ethnicity



Existing and Forecast % of Population by Age



Population & Employment Forecasts

ARC forecasts the 21-county Atlanta region will potentially add 1.8 million people by 2050, bringing the region's total population to 7.9 million. To put that growth in perspective, it's as if all of metropolitan Indianapolis will move to the Atlanta region over the next 30 years.

Population & Employment Forecasts

Metro Atlanta (21-County Region)

Population Employment

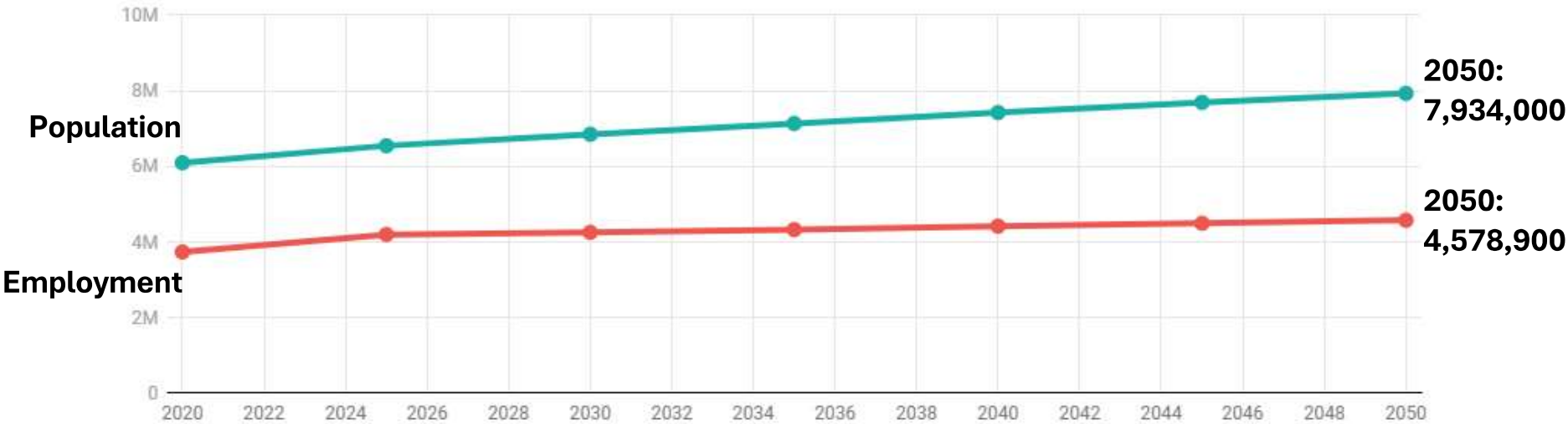
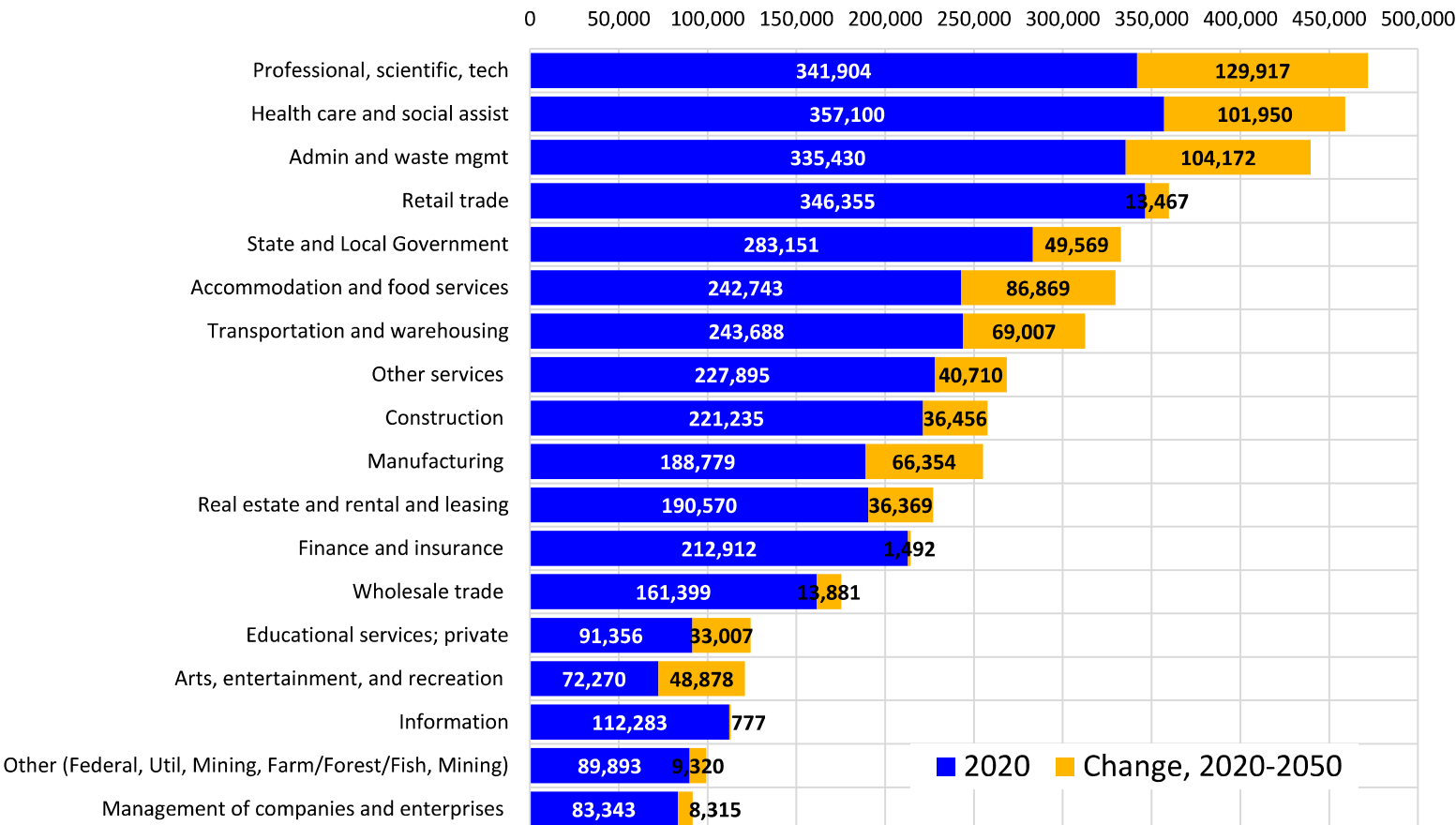


Chart: Atlanta Regional Commission • Source: Atlanta Regional Commission • [Get the data](#) • Created with [Datawrapper](#)

Employment Forecasts

Source: DRAFT ARC Series 17 Forecasts

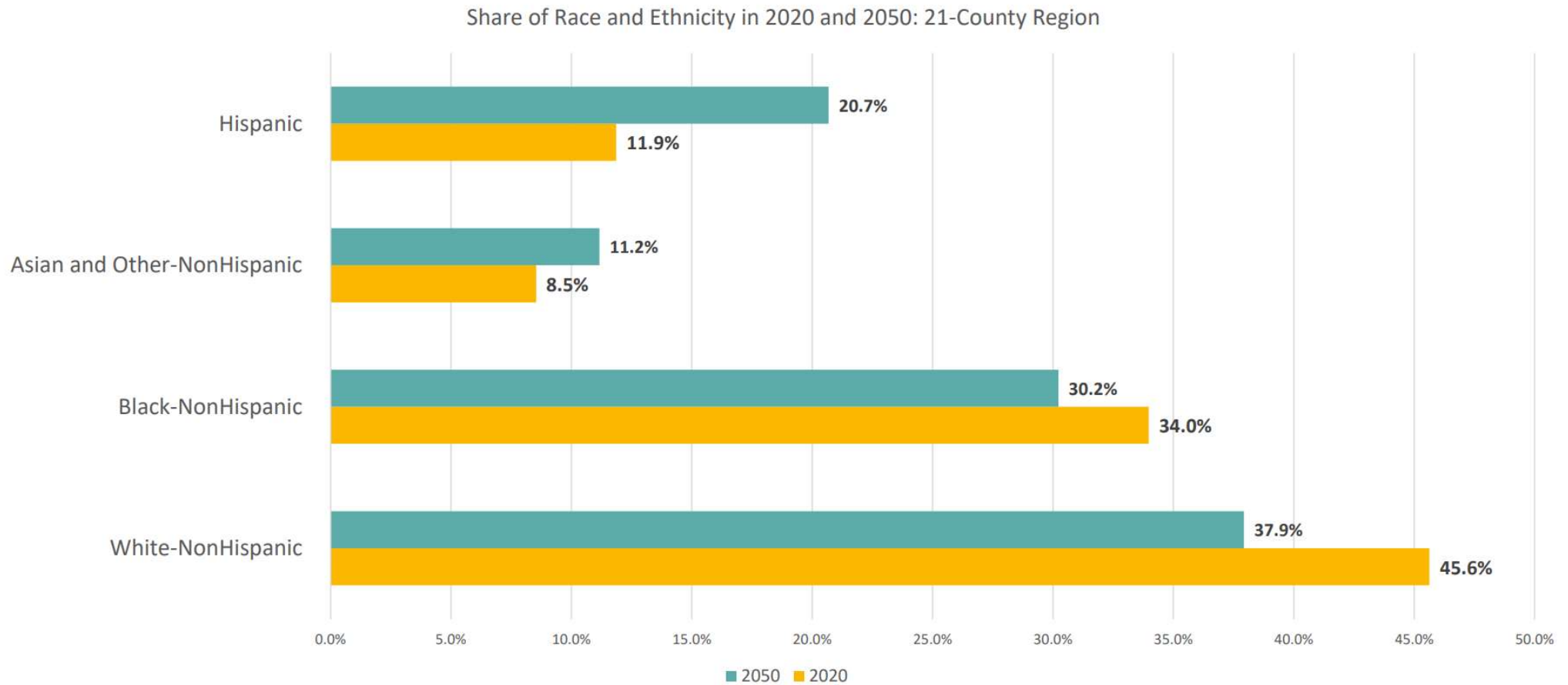
Forecast Job Growth by Industry, 2020-2050



Professional, Scientific, Technical job sector will overtake Health Care as the region's largest industry by 2050.

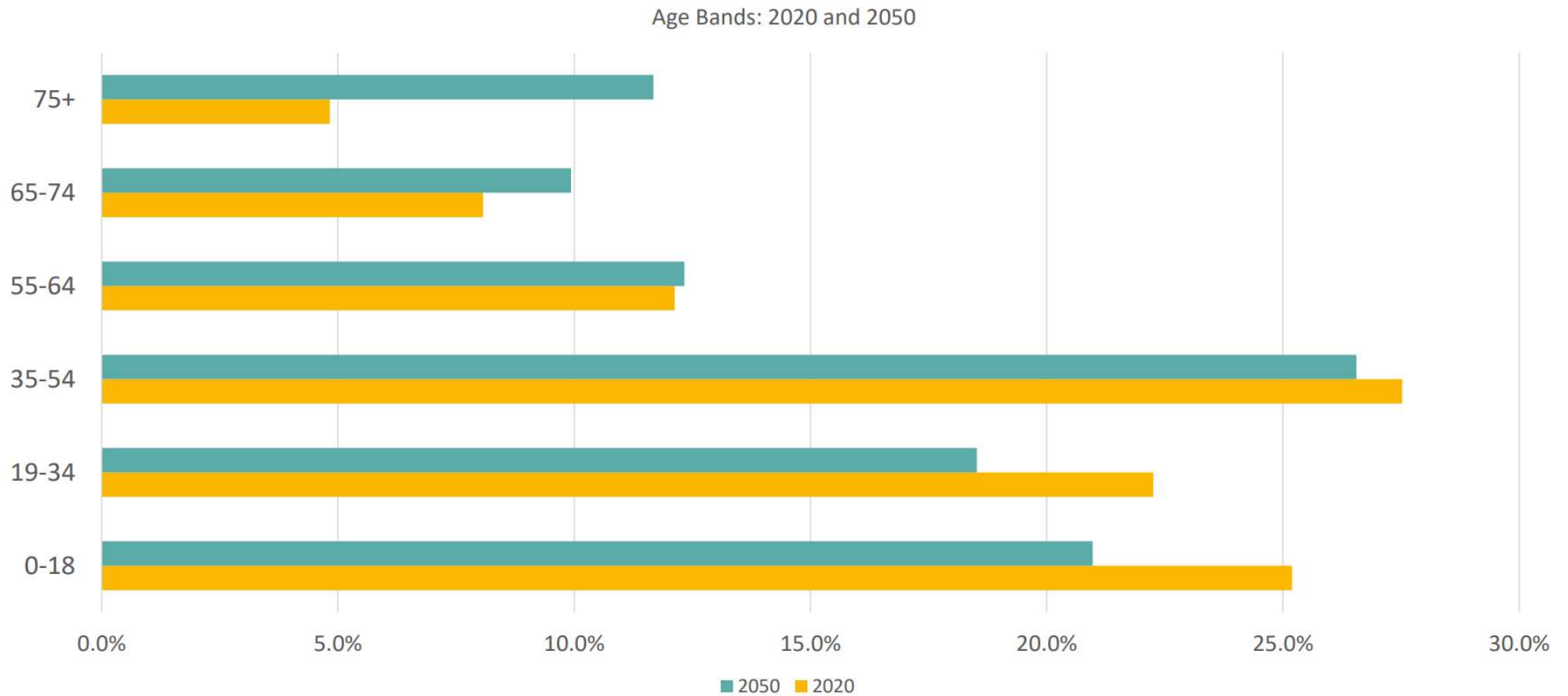
Race and Ethnicity Composition Forecasts

Source: ARC Series 17 Forecasts



Age Forecasts

Source: ARC Series 17 Forecasts



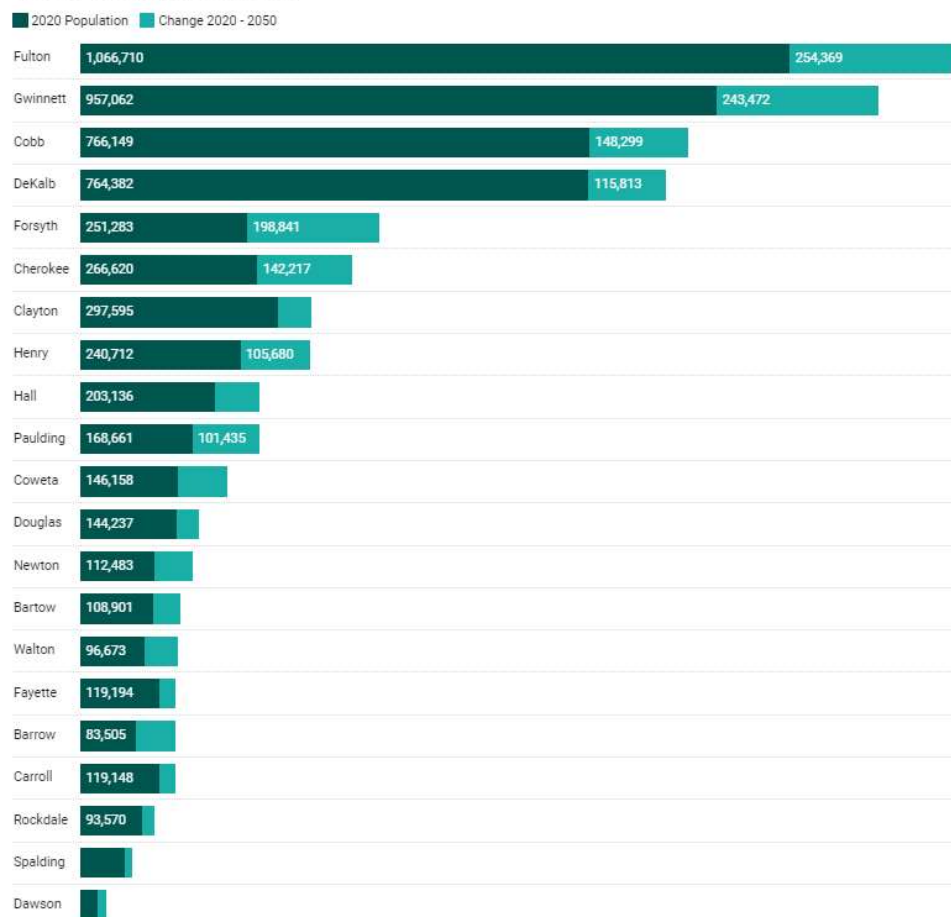


ARC's Series 17 Forecasts: *Maps!*

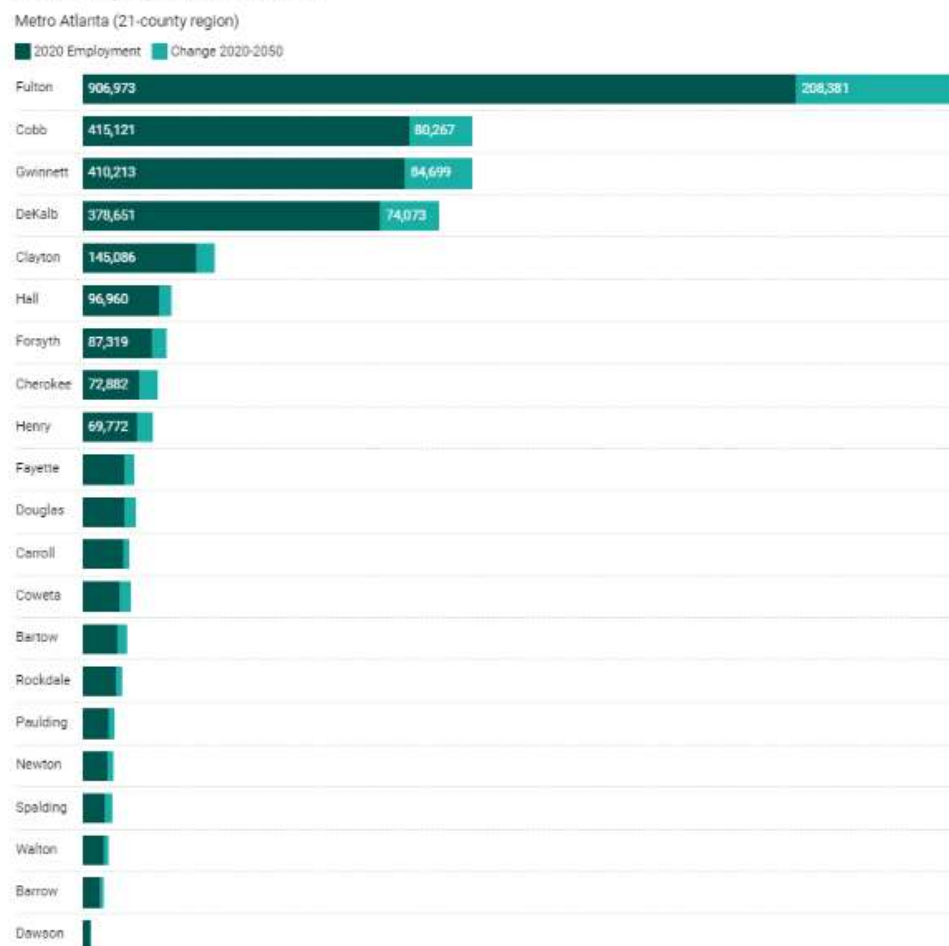
Forecasts by County

Source: ARC Series 17 Forecasts

2050 Population Forecast

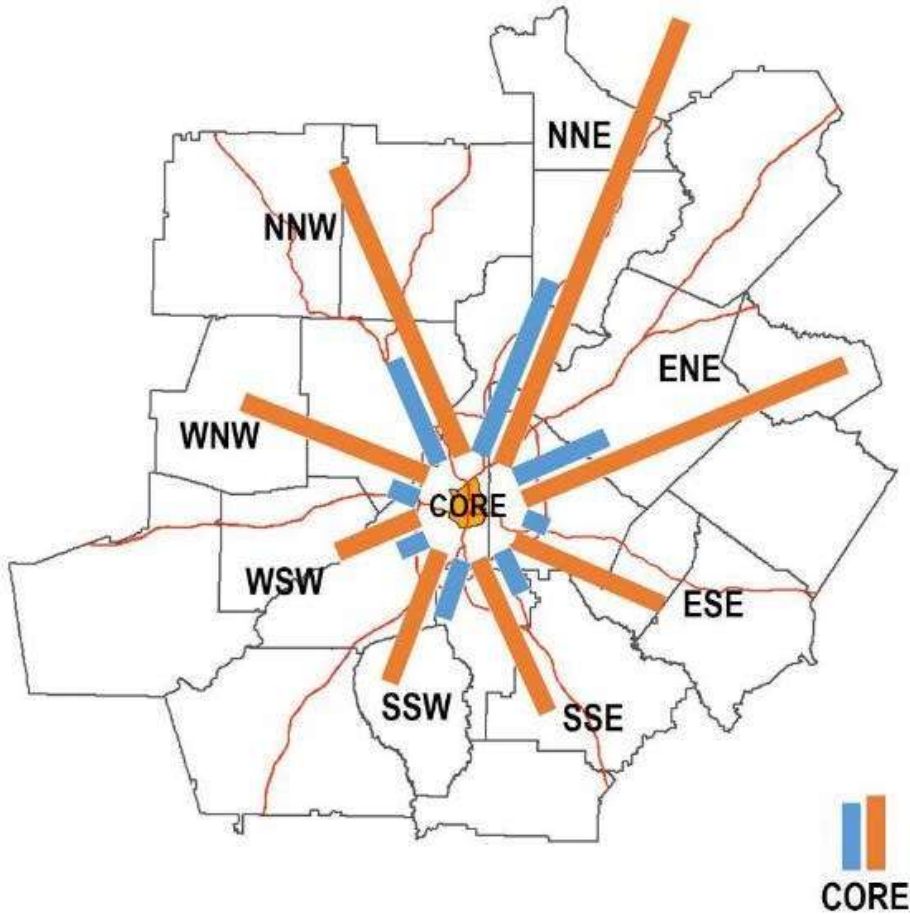


2050 Employment Forecast



Directions of Growth

Source: ARC Series 17 Forecasts, 2023



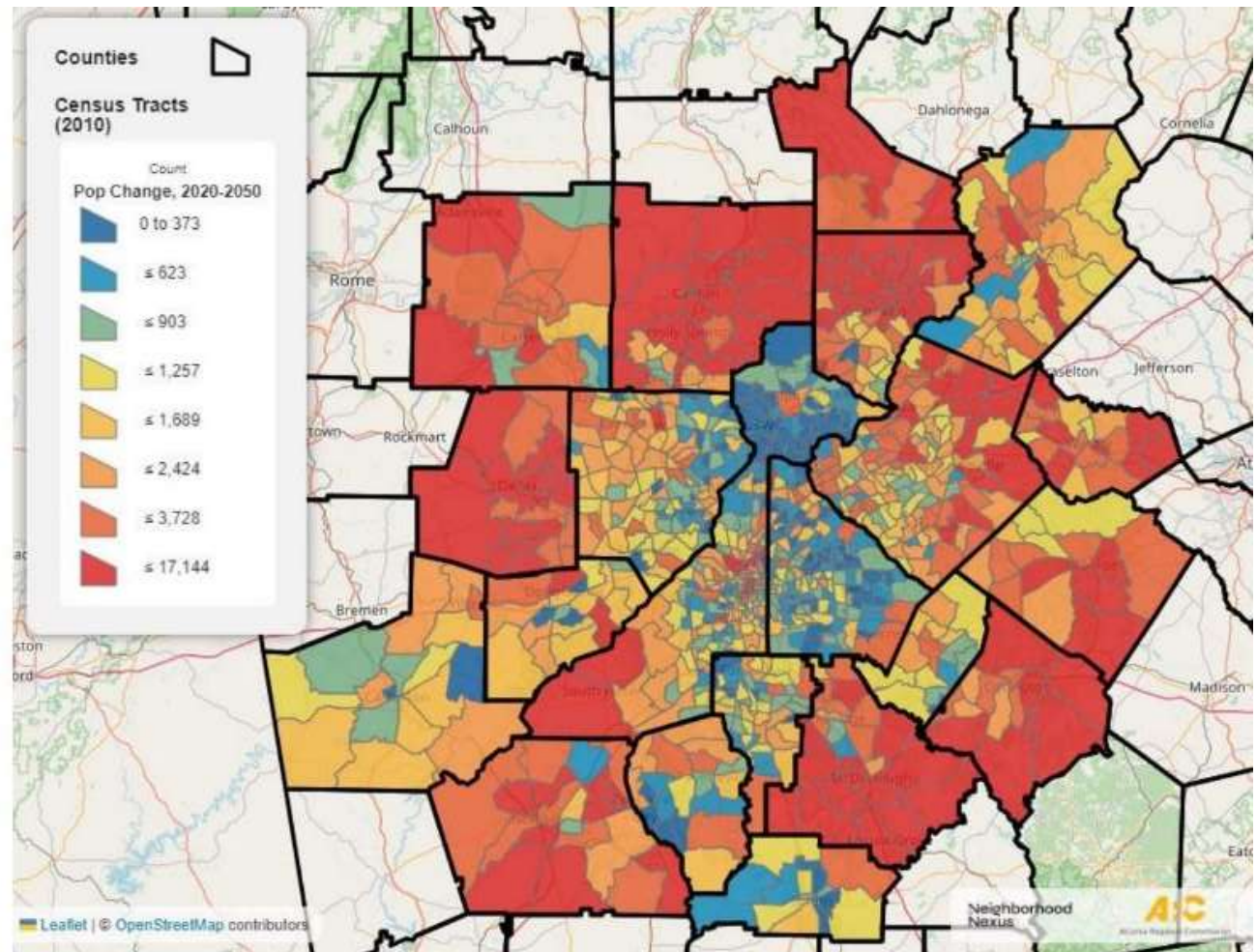
Series 17	Employment Growth (2020 - 2050)	Population Growth (2020 - 2050)
CORE	67,397	73,700
NNW	106,531	284,094
NNE	171,854	426,099
ENE	97,562	313,808
ESE	31,402	152,777
SSE	48,775	154,633
SSW	61,704	130,888
WSW	34,686	85,694
WNW	35,008	181,815
Total	654,919	1,803,508

Total Population Change, 2020-2050

Total Population Change, 2020 - 2050

This map looks at total population change at the census tract level.

As can be seen, the outlying areas have the highest levels of total growth, but these areas also have the largest census tracts, so it is to be expected to see large numerical gains in these areas. There are, however, several tracts in the urban core that are “red”, meaning that these areas, too, are expected to gain significant population growth in the future.



Population Change Per Square Mile, 2020-2050

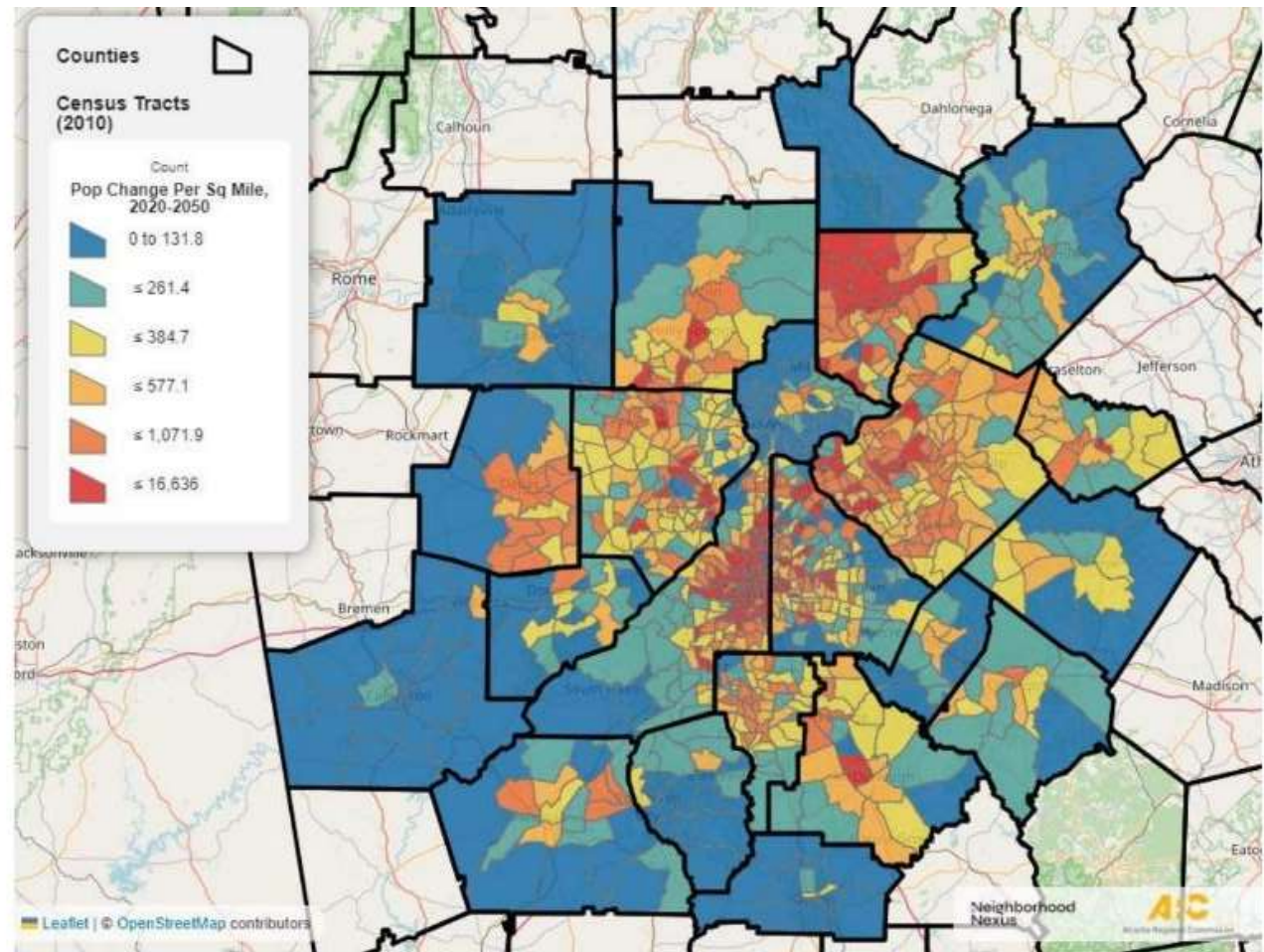
Source: ARC Series 17 Forecasts

Population Change Per Sq. Mile, 2020 - 2050

This map looks at population change per square mile at the census tract level. Therefore this is looking at which areas will densify the most.

As can be seen, this map serves as a stark contrast to the previous map as this normalizes for the size of the tract. Here we see that the urban core – in the city of Atlanta, areas surrounding Decatur in DeKalb, areas near the Vinings area in Cobb all will see significant densification in the upcoming years. This includes more suburban areas like Gwinnett, Forsyth and Cherokee (particularly near Woodstock) as well.

Finally, we see that many of those outlying areas there were “red” in the previous map are now blue because of the normalization by size of tract.

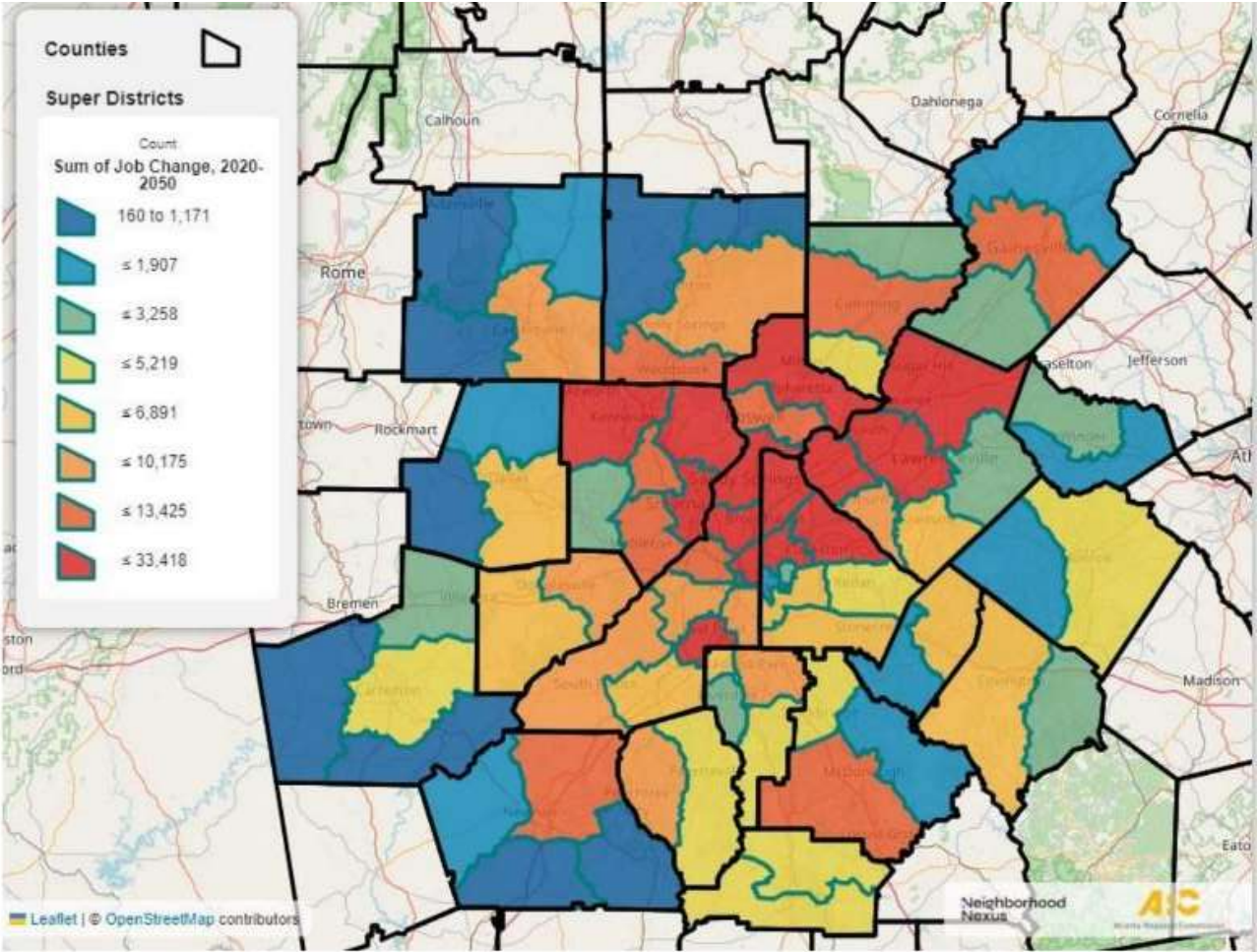


Total Job Change, 2020-2050

Total Job Change, 2020 - 2050

This map looks at job change at the ARC's Superdistrict level. Superdistricts were created by ARC to be a consistent small area geography over time. They are made up of aggregations of census tracts.

As can be seen, most of the forecast job growth will go to the northern parts of the region, continuing a historical trend. There are areas south, particularly around the Airport and in Henry County where job growth will be robust as well.





Regional Growth

Hot off the Press

Table 8

Top 10 U.S. Metro Areas in Annual Numeric Growth:
July 1, 2022 to July 1, 2023

Rank	Metro Area	April 1, 2020 (Estimates Base)	July 1, 2022	July 1, 2023	Numeric Growth
1	Dallas-Fort Worth-Arlington, TX	7,637,398	7,947,439	8,100,037	152,598
2	Houston-Pasadena-The Woodlands, TX	7,149,604	7,370,464	7,510,253	139,789
3	Atlanta-Sandy Springs-Roswell, GA	6,106,847	6,238,676	6,307,261	68,585
4	Orlando-Kissimmee-Sanford, FL	2,673,391	2,763,017	2,817,933	54,916
5	Tampa-St. Petersburg-Clearwater, FL	3,175,291	3,291,341	3,342,963	51,622
6	Charlotte-Concord-Gastonia, NC-SC	2,660,348	2,754,657	2,805,115	50,458
7	Austin-Round Rock-San Marcos, TX	2,283,379	2,423,170	2,473,275	50,105
8	Phoenix-Mesa-Chandler, AZ	4,851,102	5,020,870	5,070,110	49,240
9	San Antonio-New Braunfels, TX	2,558,115	2,655,928	2,703,999	48,071
10	Miami-Fort Lauderdale-West Palm Beach, FL	6,138,356	6,139,812	6,183,199	43,387

Source: U.S. Census Bureau, Vintage 2023 Population Estimates.

METRO ATLANTA

Atlanta metro area now 6th largest in U.S., Census Bureau estimates

Atlanta's 29-county region surpasses Washington, D.C., and Philadelphia in terms of population, according to latest data



Credit: Jason Getz / Jason.Getz@ajc.com

061722 Atlanta: Automobiles travel along the I-75 / I-85 connector shown from the 17th street bridge Thursday, June 16, 2022, in Atlanta. The 29-county Atlanta metropolitan statistical area is now the sixth largest in the country, according to U.S. Census data released in March 2024 (Jason Getz / Jason.Getz@ajc.com)

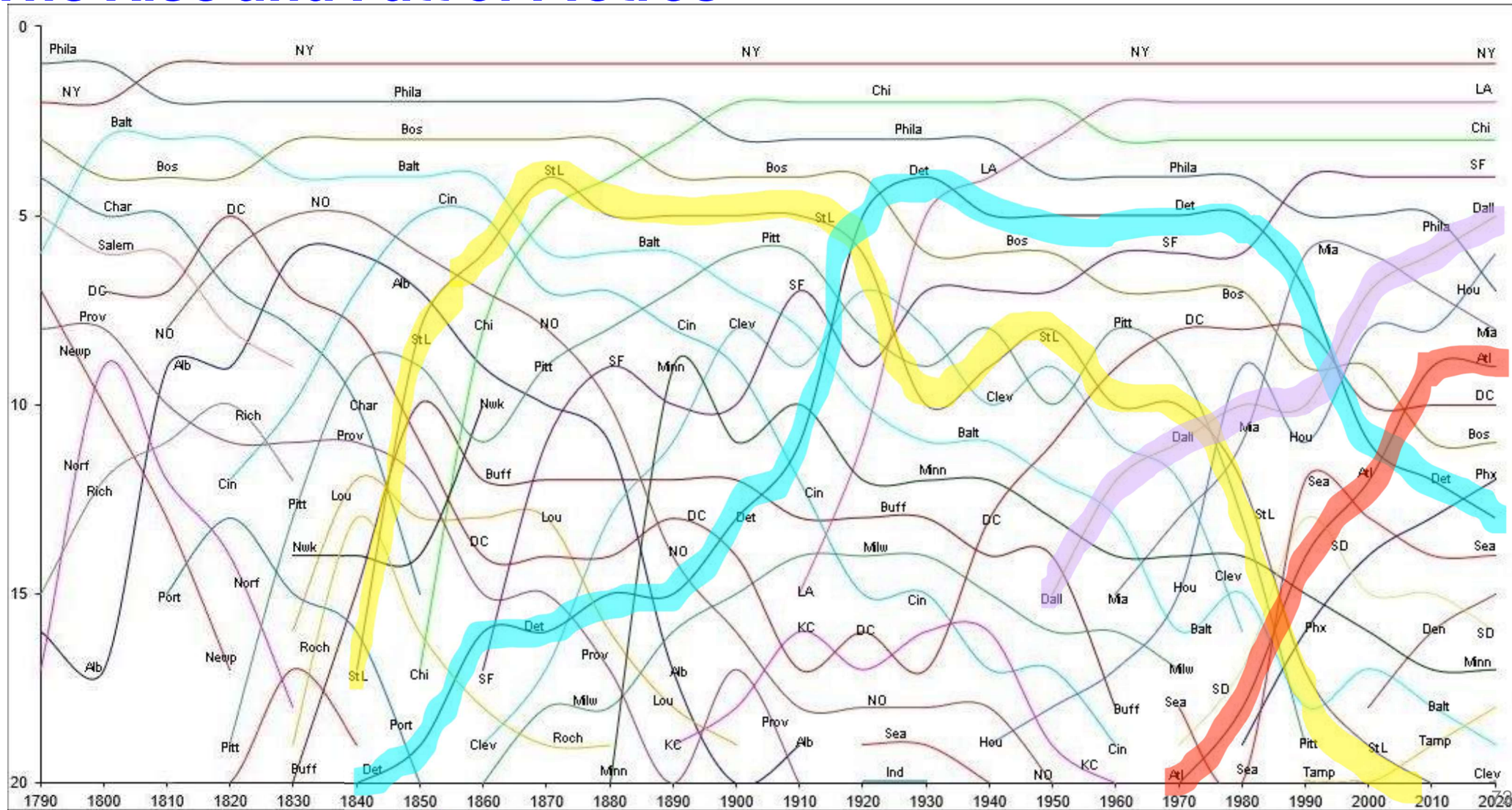
<https://www.census.gov/newsroom/press-releases/2024/population-estimates-more-counties-population-gains-2023.html>

Metro Population Change

Metro	2024 Total Population	Change in Population 2010 to 2024	Metro	2024 Total Population	Change in Population 2010 to 2024
Dallas	8,195,415	1,828,868	Columbus	2,209,888	307,914
Houston	7,624,200	1,677,400	Indianapolis	2,173,541	307,691
New York	19,954,881	1,115,136	Kansas City	2,246,258	236,910
Atlanta	6,399,274	1,100,929	Oklahoma	1,486,341	233,352
Phoenix	5,149,752	956,865	Salt Lake City	1,312,144	224,347
Washington	6,429,395	881,932	San Diego	3,299,130	203,817
Austin	2,550,817	834,544	Richmond	1,365,279	178,633
Orlando	2,884,681	750,270	Baltimore	2,867,112	156,623
Seattle	4,176,271	736,464	Cincinnati	2,284,819	154,669
Miami	6,257,826	693,191	San Jose	1,990,196	153,285
Charlotte	2,851,936	608,302	Grand Rapids	1,174,989	122,146
San Antonio	2,733,998	591,490	Los Angeles	12,940,761	111,954
Tampa	3,356,667	573,424	Virginia Beach	1,804,873	111,013
Denver	3,081,342	537,886	Louisville	1,385,677	110,930
Nashville	2,189,414	518,524	Fresno	1,191,199	109,884
Riverside	4,719,812	494,961	Providence	1,687,337	86,485
Minneapolis	3,790,663	457,030	Detroit	4,364,290	68,041
Las Vegas	2,387,864	436,595	Birmingham	1,195,462	67,415
Boston	4,982,394	430,012	St. Louis	2,824,501	36,802
Raleigh	1,552,570	422,161	Buffalo	1,166,952	31,443
San Francisco	4,746,767	411,376	Memphis	1,344,037	19,208
Jacksonville	1,737,832	392,236	Milwaukee	1,571,006	15,098
Portland	2,593,190	367,185	Pittsburgh	2,447,995	620
Philadelphia	6,307,532	342,189	Cleveland	2,165,812	-12,951
Sacramento	2,466,648	317,521	Chicago	9,280,082	-14,597

The Rise and Fall of Metros

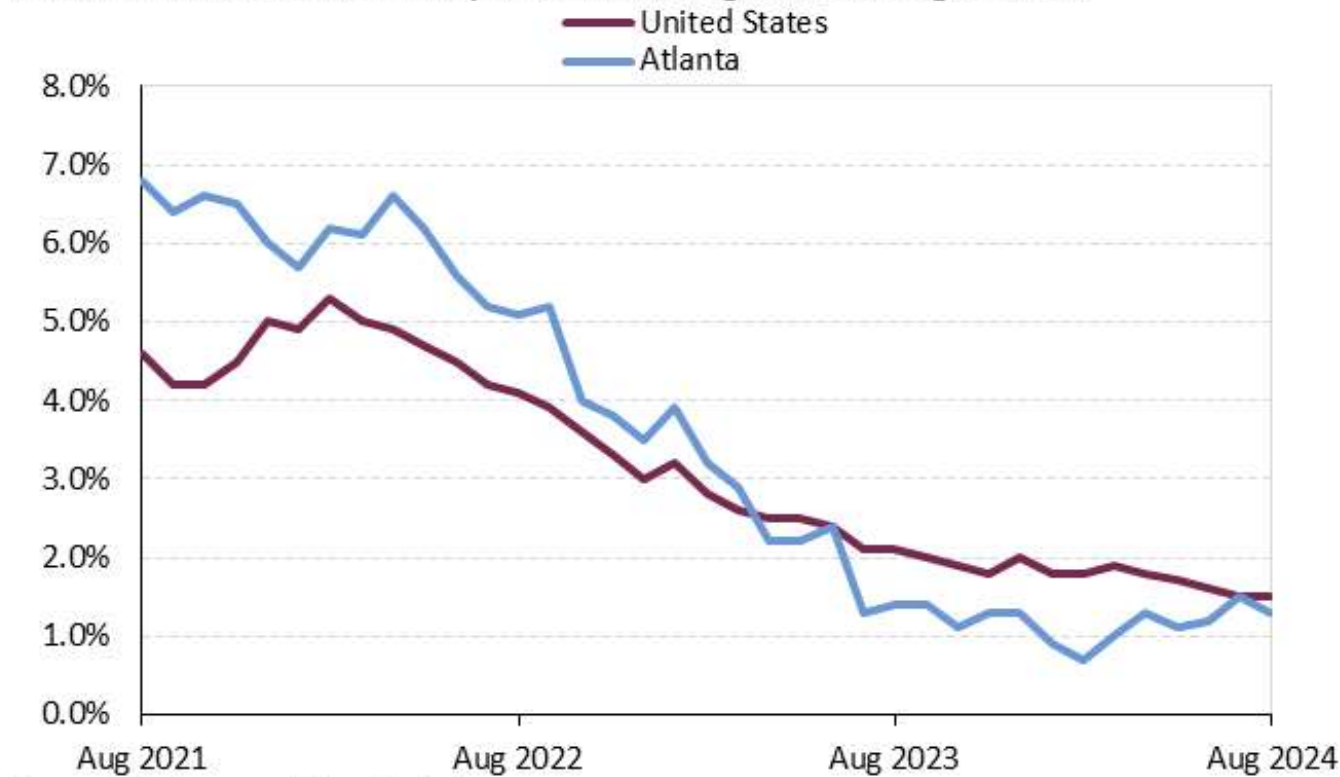
Rank in Total Population (Top 20) 1790-2020



Metro Atlanta Employment Compared to US

YoY % Change (J

Chart 1. Over-the-year percent change for total nonfarm employment in the United States and the Atlanta metropolitan area, August 2021–August 2024



Source: U.S. Bureau of Labor Statistics.

[View Chart Data](#)



Trends

Recent Performance. Atlanta-Sandy Springs-Roswell's economy is back on track. After a slow start to the year, employment growth has reaccelerated and is once again in line with the region and nation. Logistics has turned a corner and is leading the growth charge along with healthcare and leisure/hospitality. Meanwhile, construction payrolls in the metro area have tanked in recent months even as growth continues nationally. The unemployment rate remains near an all-time low but has edged higher in recent months as labor force growth strengthened. House price appreciation has slowed but remains in positive territory with gains in line with the national market. Price gains have not been enough to reenergize building activity as single-family permitting remains well below recent highs.

Factory and freight. Manufacturing and logistics will remain important drivers of local economic growth. Recent headwinds in logistics have faded as the industry has started to recoup payroll losses incurred in 2023. The metro area's outsize reliance on logistics served it well in the wake of the pandemic, but that strength turned to weakness as a slowdown in goods spending led logistics firms to cut costs. Amazon was the poster child for this trend as the company pulled back on new investment after rapidly expanding warehouse capacity in 2020 and 2021. However, normalizing spending patterns and geographic advantages will allow ATL to attract new investment. On the manufacturing front, secular headwinds will be offset by near-term investment. While major electric-vehicle assembly plants are headed elsewhere in the state, Hyundai and SK On will invest \$5 billion in a new battery manufacturing facility in outlying Bartow County. The plant is expected to employ several thousand workers when operational in the second half of 2025.

Technical difficulties. While tech has faced increasing headwinds in the current economic climate, ATL is still poised to take advantage of its status as a burgeoning tech hub. The high interest rates in recent years have put a damper on tech investment. Local startups have been particularly vulnerable as their valuations have taken a hit, and venture capital funding is harder to come by, though major tech players have also not been immune from cost-cutting. As a result, high-tech payrolls declined throughout 2023 before mounting a comeback beginning in the first half of this year. Longer term, Georgia Tech University provides an anchor and a pipeline of talent for local tech firms. This is evident at ATL's Technology Square, an innovation district that brings together university research facilities, startup companies, and established tech players.

Lifeline. Healthcare will continue to account for an outsize share of near-term growth. Industry employment is more than 15% higher than its pre-pandemic peak, ranking in the top 10 among the 25 largest metro areas and divisions. Despite a tightening labor market, ATL's healthcare providers have been more successful than most in staffing up. Investment in new healthcare facilities will fuel an appetite for further hiring. Hospital systems within the metro area are adding capacity. Northside Hospital is building a new patient tower while Children's Healthcare of Atlanta is set to complete an expansion by year's end.

Atlanta-Sandy Springs-Roswell's economy will return to above-average performance over the next year. Rebounding growth in logistics and tech will provide a lift, along with steady contributions from healthcare thanks to strong demand and investment. Longer term, a deep talent pool, impressive demographics, and a well-established business base will ensure ATL's economy remains a stellar performer.

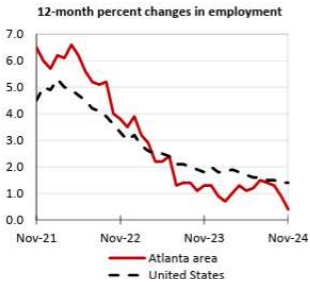
Recent Performance. Atlanta-Sandy Springs-Roswell's economy has downshifted. Payroll employment has pulled back as white-collar industry losses swamp healthcare and leisure/hospitality gains. Manufacturing and logistics have given up ground, with durable goods producers hardest-hit. The unemployment rate has stabilized after rising in the middle of the year, but the stability comes from a contraction in the size of the labor force rather than stronger hiring. House price appreciation has slowed to a crawl, and residential construction is flat, below last year's levels. Construction job growth has rebounded from losses sustained in the second quarter, putting builders' payrolls back on trend.

Precious cargo. Manufacturing and logistics will return to growth next year, remaining important economic drivers. Logistics hiring has proceeded in fits and starts this year, but Hartsfield-Jackson Atlanta Airport will lift northern Georgia's logistics cluster. Cargo freight has taken off this year, approaching levels last seen during the pandemic's logistics snarls, and passenger counts have returned to levels last seen in 2019. Normalizing spending patterns and ATL's status as a distribution hub will allow the metro area to entice new air and ground logistics investments. Investment in facilities for the production of electric vehicles and advanced semiconductors will benefit manufacturing in the near term. CHIPS and Science Act funding has been distributed for a manufacturing facility in outlying Newton County to produce glass substrates for integrated circuits. Combined with recent investments in electric-vehicle battery facilities, the metro area will benefit from synergies between the local technology cluster and advanced manufacturing. The job gains from these capital-intensive facilities will be measured in the thousands, with considerable spillover gains in technical, professional and consumer services.

White-collar comeback. A resumption of growth in white-collar industries such as professional and technical services and management will help put ATL's economy on a firmer trajectory in the coming year. The high interest rates in recent years have pinched corporate purses and put a damper on tech investment. Easing monetary policy will reinvigorate tech investment and provide relief to large corporate employers accessing debt markets. Longer term, higher-ed powerhouses Emory University and Georgia Tech University will supplement the already well-educated workforce, providing an enviable talent pipeline for local firms. This is evident at Technology Square, an innovation district that brings together university research facilities, startup companies, and established tech players.

Speed bump. Strong demographics will be fundamental to ATL's bright prospects as one of the South's largest and most diverse economies. With uneven job growth this year, the unemployment rate and wage advantages that the metro area had enjoyed relative to the region have narrowed. As a result, high-frequency Equifax data indicate that net domestic migration slowed precipitously this year, particularly in the 18 to 34 age cohort that includes many college-educated young professionals. Next year, recovering job growth in higher-wage white-collar industries will reignite in-migration, powering above-average population growth.

Atlanta-Sandy Springs-Roswell's setback will be short-lived, and the economy will return to above-average performance over the next year. Rebounding logistics and tech will boost growth. Thanks to strong demand and investment, healthcare will contribute steadily as well. In the long term, a deep talent pool, impressive demographics, and a well-established business base will ensure ATL's economy remains a stellar performer.



Atlanta has the most data center capacity under construction in the US (1,289.1 MW).

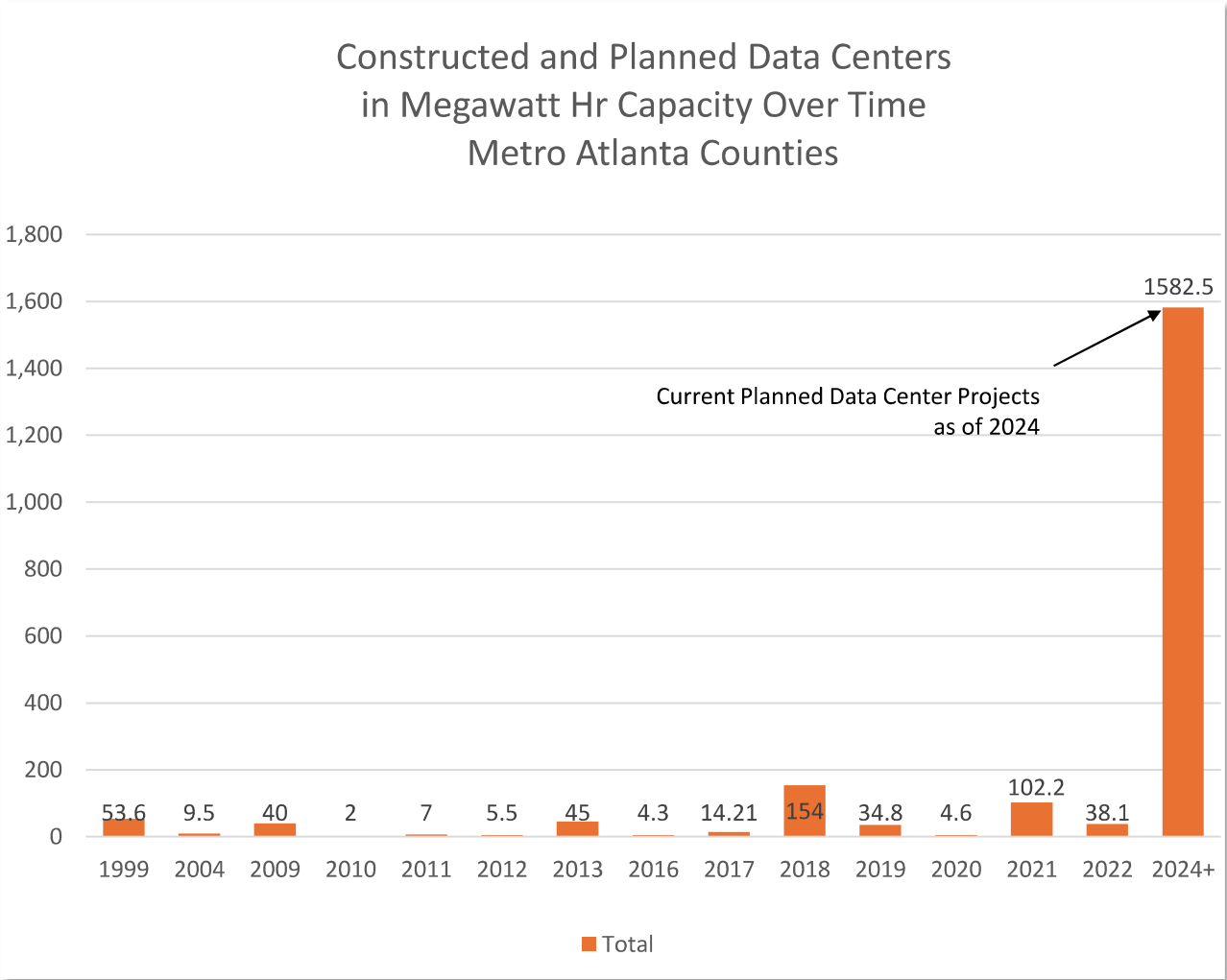
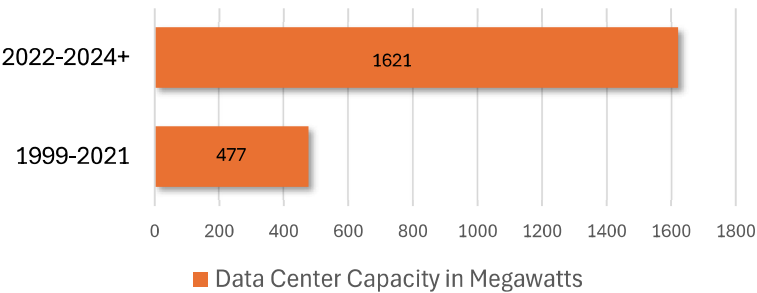
4X Increase in data centers under construction compared to total existing inventory

Total Inventory vs. Under Construction by Primary Market, H1 2024



Source: CBRE Research, CBRE Data Center Solutions, H1 2024.

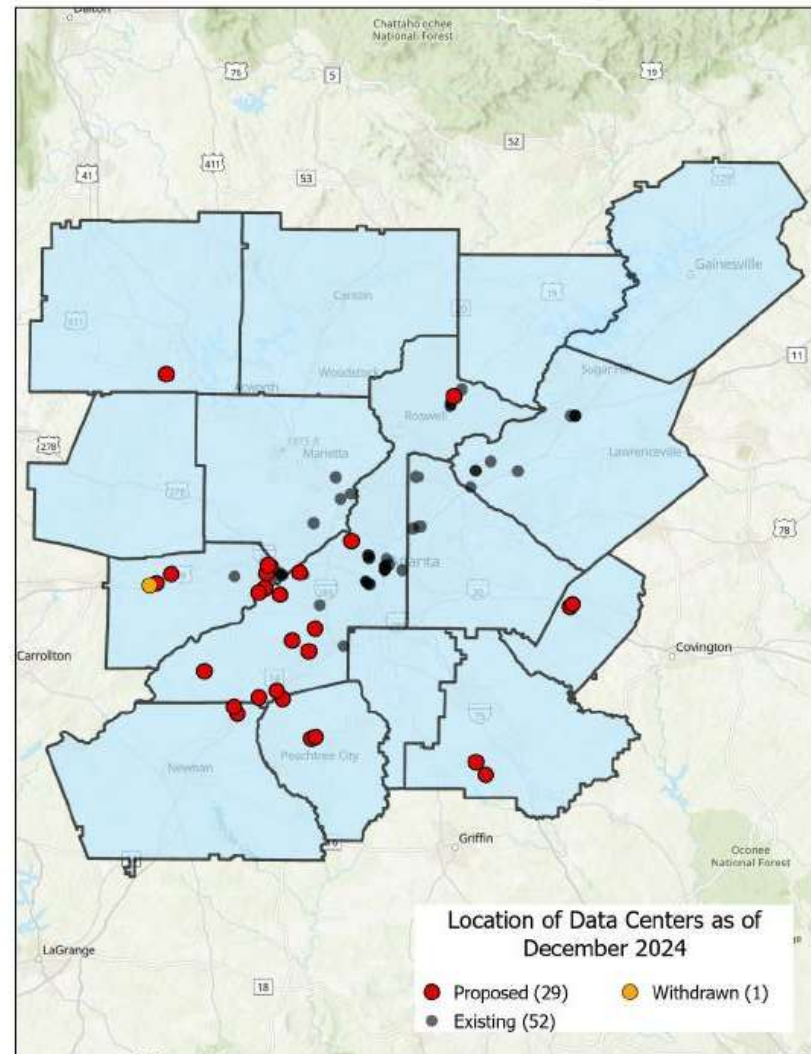
Over the last 24 months, new planned data center projects exceed the total energy demand over the previous 20 years combined



Source : ARC Analysis. Based on publicly available data. Does not include facilities where data is unavailable. Years presented are based on data collected.

**Location Trends:
Majority of
proposed
locations are in
the more southern
parts of Metro
Atlanta**

Locations of Existing and Proposed Data Centers in the Metro Water District Region



Even more striking is how America has outperformed its peers among the mature economies. In 1990 America accounted for about two-fifths of the overall GDP of the G7 group of advanced countries; today it is up to about half (see chart). On a per-person basis, American economic output is now about 40% higher than in western Europe and Canada, and 60% higher than in Japan—roughly twice as large as the gaps between them in 1990. Average wages in America's poorest state, Mississippi, are higher than the averages in Britain, Canada and Germany.

Special report

The American economy has left other rich countries in the dust

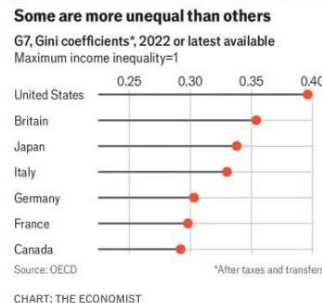
Expect that to continue, argue Simon Rabinovitch and Henry Curr



Special report | For richer and poorer

Is higher inequality the price America pays for faster growth?

A look at the potential downsides of outperformance



Leading sectors in the United States are pulling away from the rest.

US labor productivity by sector,¹ sectoral output in 2012 dollars per hour worked

2005 ○ 2019 Sizes of 2019 circles = working hours in 2019

Leading sectors

Mining
Information
Finance and insurance
Wholesale trade

Slowing sectors

Utilities
Real estate and rental and leasing
Manufacturing
Management of companies and enterprises

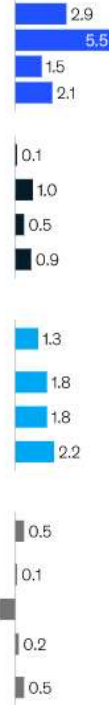
Growing sectors

Professional, scientific, and technical services
Arts, entertainment, and recreation
Retail trade
Administrative and waste management services

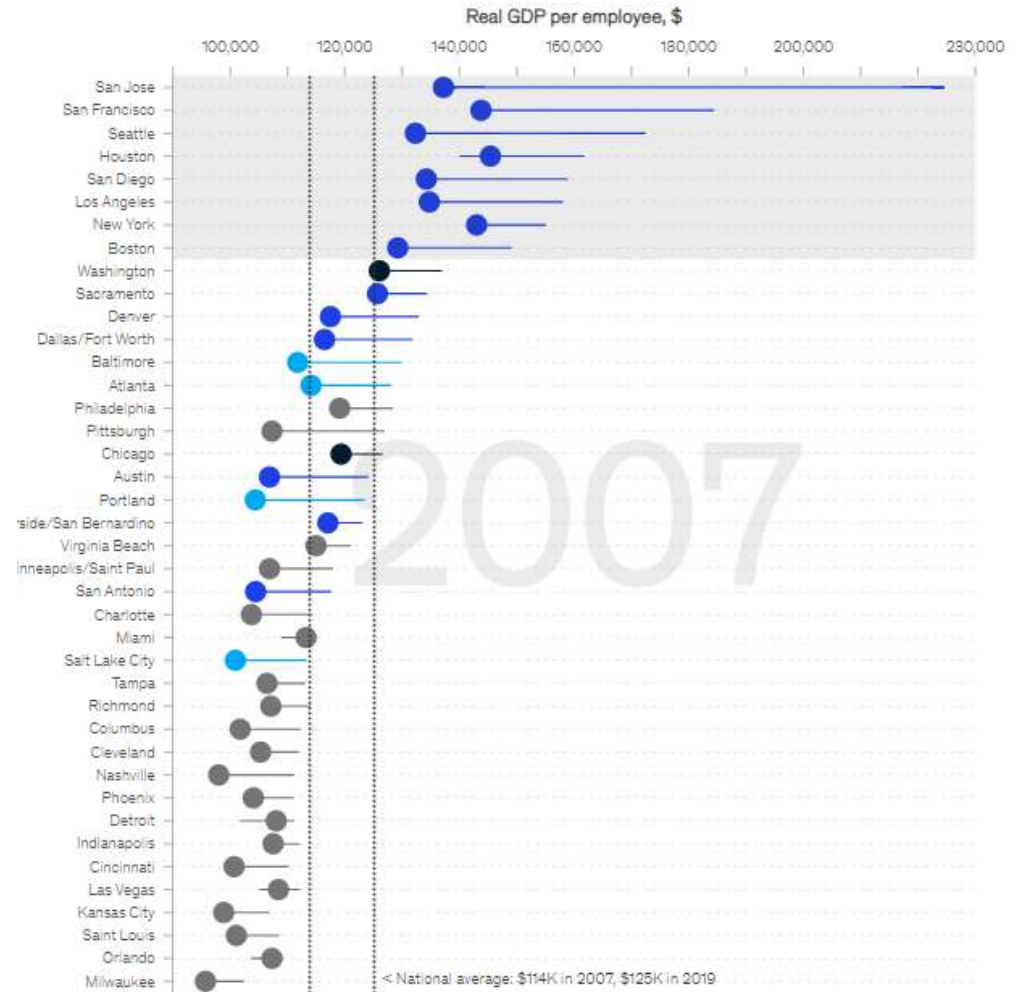
Lagging sectors

Healthcare and social assistance
Transportation and warehousing
Construction
Other services, except government
Accommodation and food services

Productivity CAGR 2005–19, %



National average: \$96 in 2005 | \$110 in 2019



<https://www.mckinsey.com/mgi/our-research/rekindling-us-productivity-for-a-new-era?stcr=83643D82618447A48E303F8BA57A660F&cid=other-eml-nsi-mip-mck&hlkid=a6f974b926d0468a97ab6f62dd3ba7a6&hctky=14519391&hdpid=0a5a3649-3876-4749-ac70-2e8ec040aef6#story-of-haves-and-have-nots>

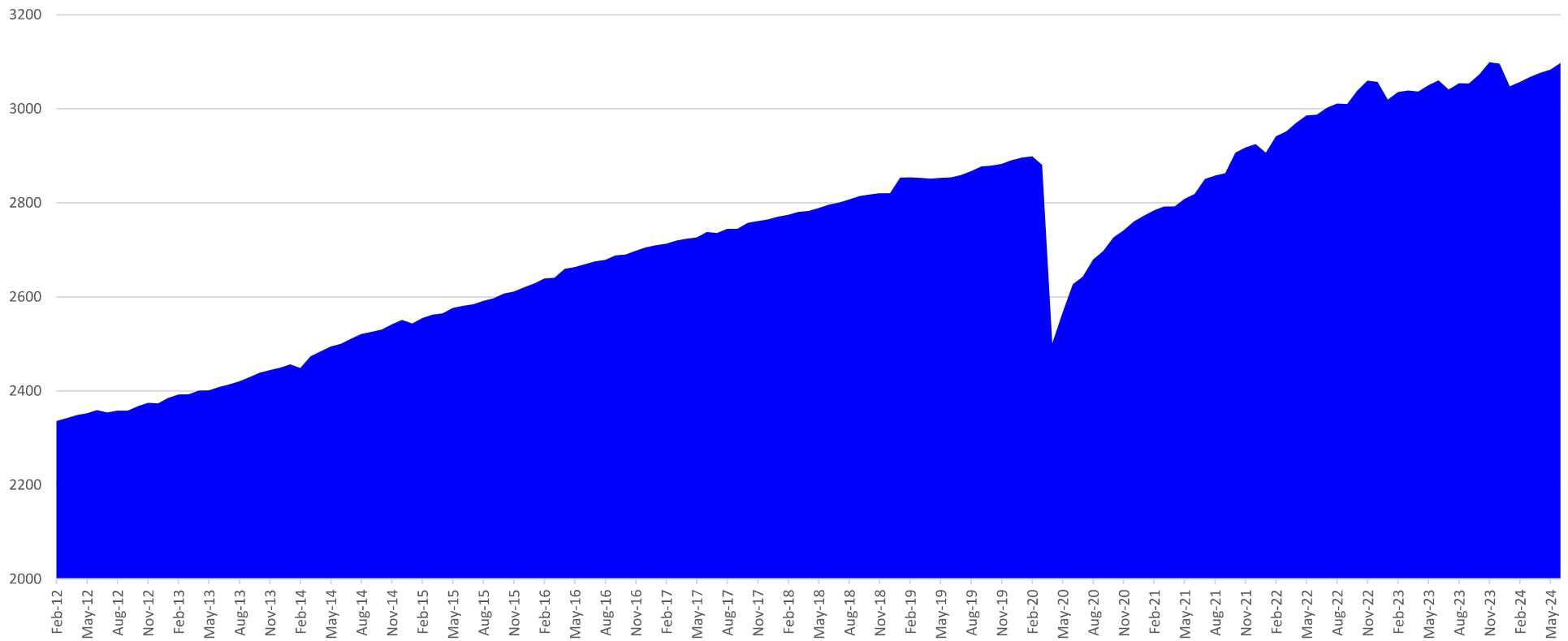


Economy/Workforce

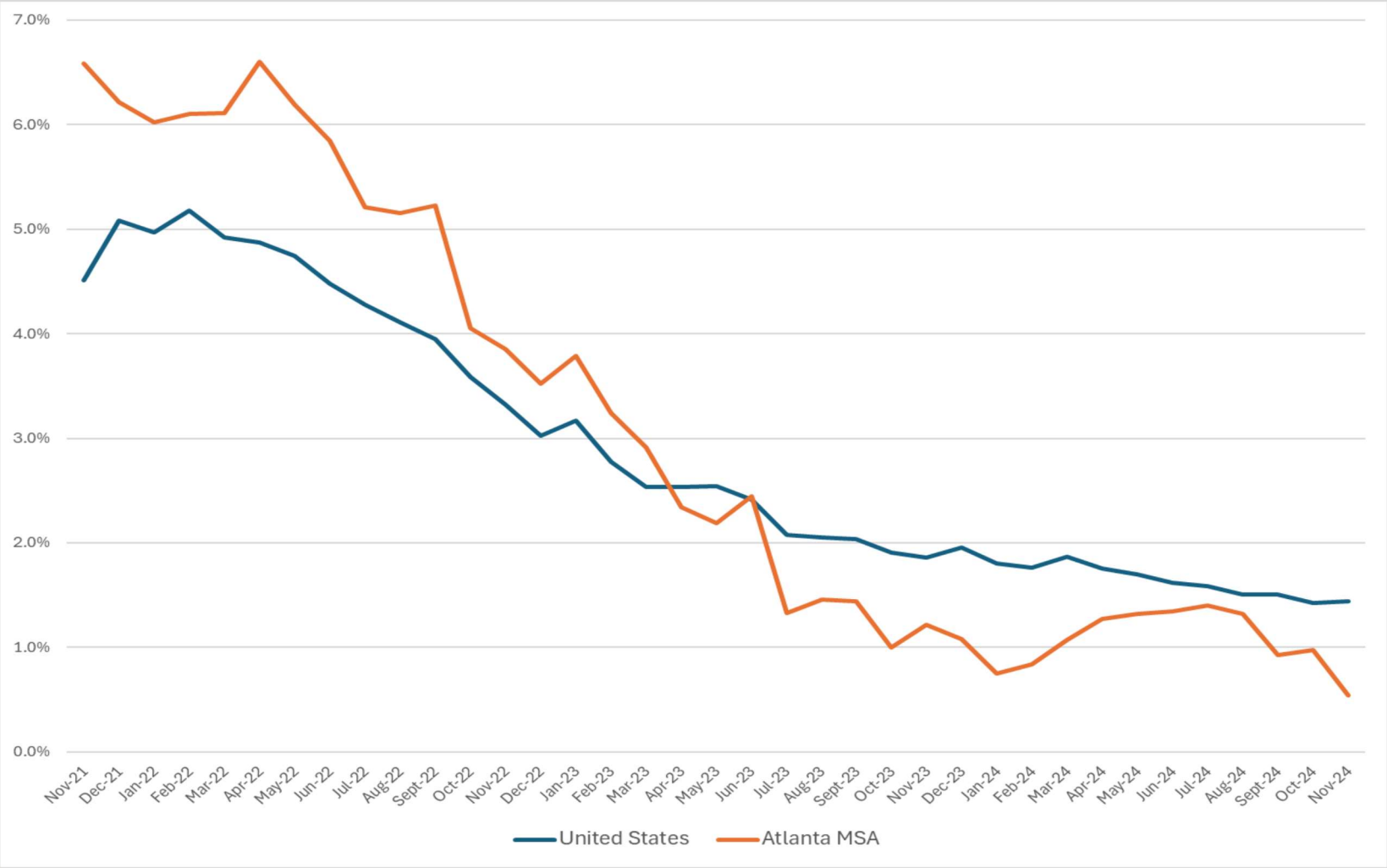
Consistent Employment Growth in Metro Atlanta Since Pandemic

3M

Total Employment, Metro Atlanta (000s)

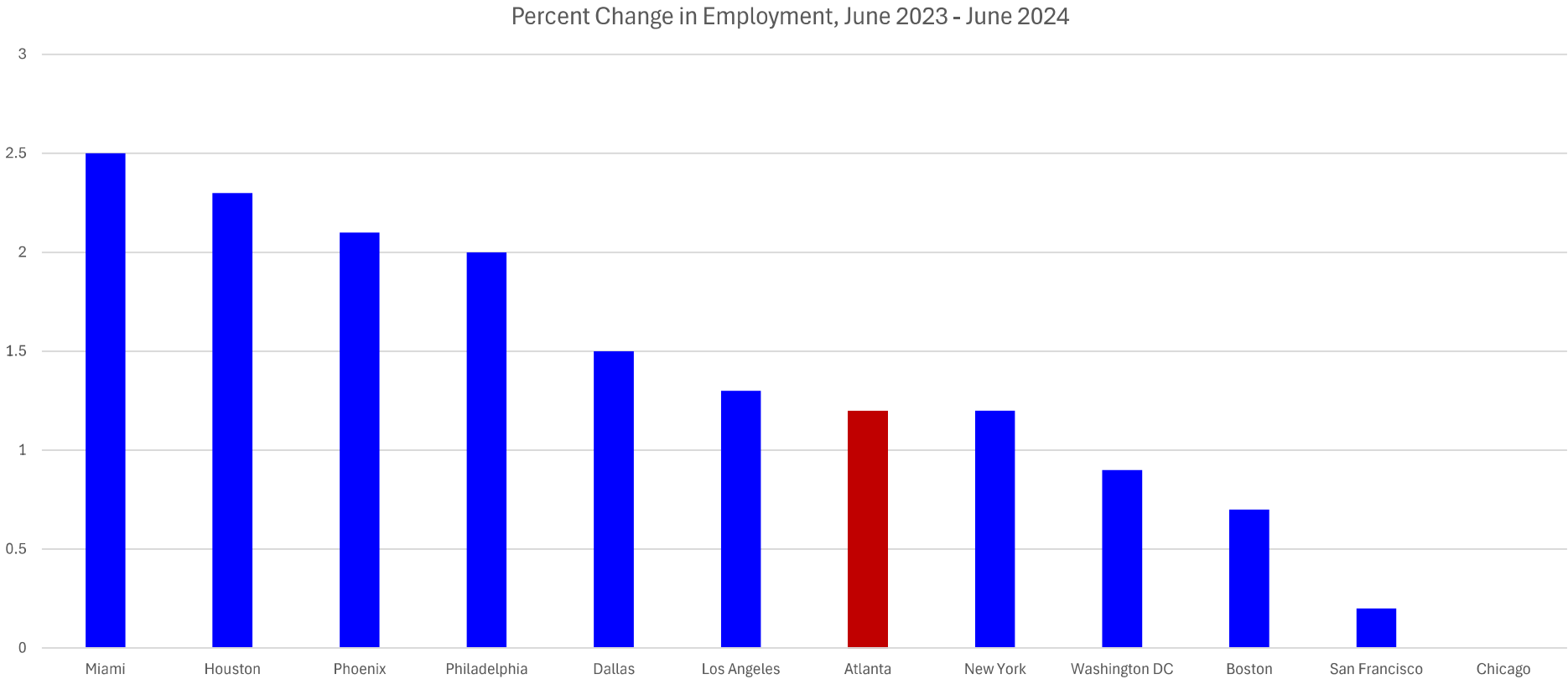


Metro Atlanta Employment Slowing Down (Year-Over-Year)



Change in Employment (June to June)

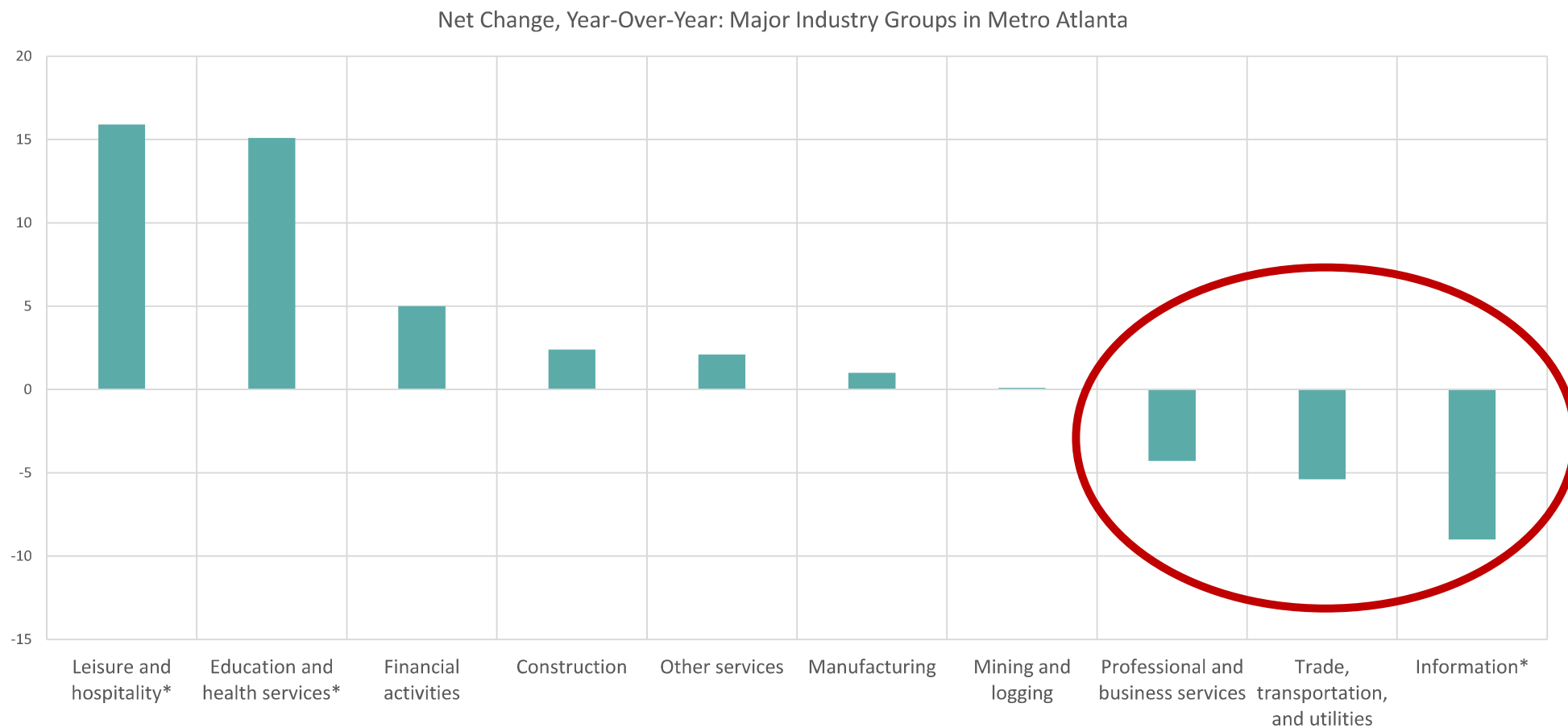
Source: Bureau of Labor Statistics



Job Trends from BLS, by County

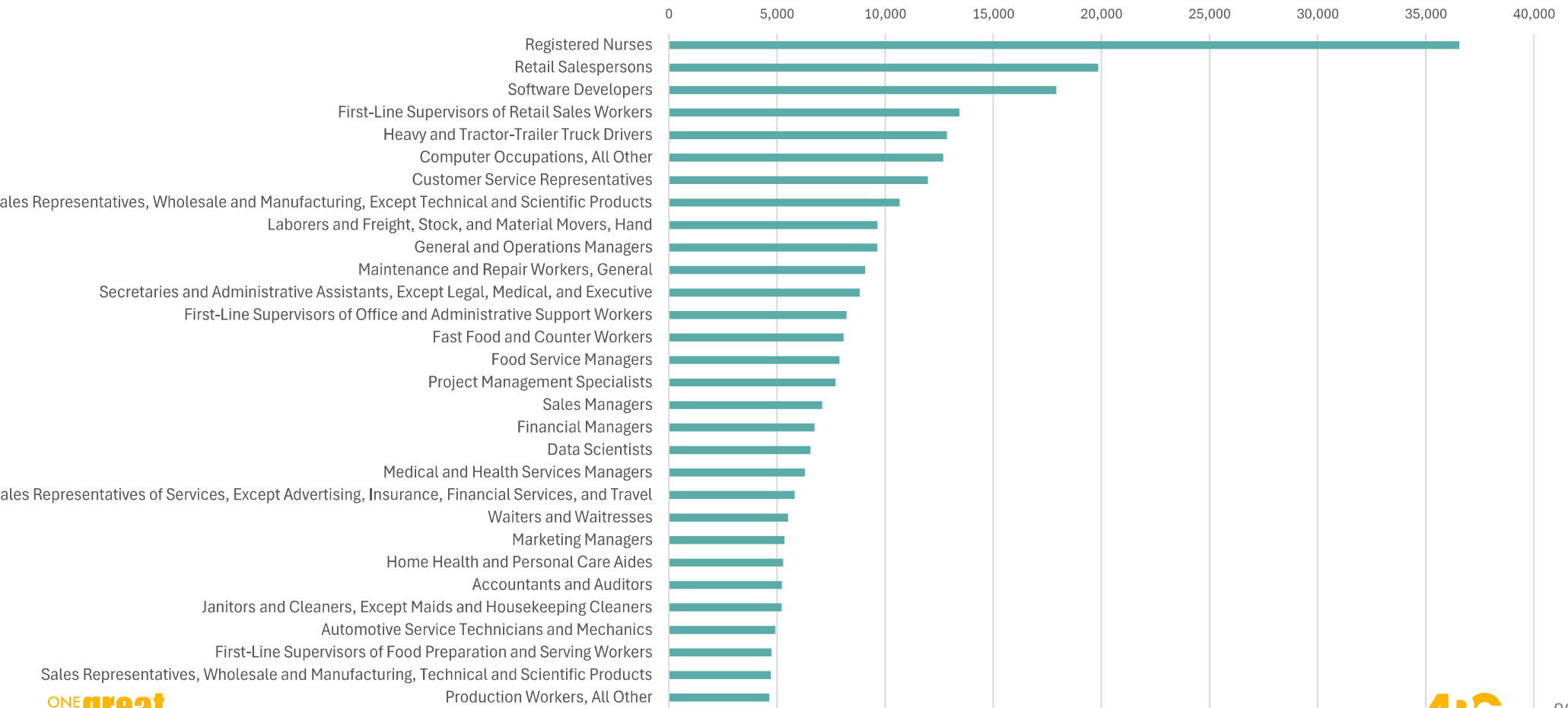
	Cherokee County, Georgia (13057)	Clayton County, Georgia (13063)	Cobb County, Georgia (13067)	DeKalb County, Georgia (13089)	Douglas County, Georgia (13097)	Fayette County, Georgia (13113)	Forsyth County, Georgia (13117)	Fulton County, Georgia (13121)	Gwinnett County, Georgia (13135)	Henry County, Georgia (13151)	Rockdale County, Georgia (13247)	ARC 11	Core 5
Time	Empl	Empl	Empl	Empl	Empl	Empl	Empl	Empl	Empl	Empl	Empl		
2019Q2	75,392	134,525	406,710	335,141	51,222	50,998	87,154	945,192	409,570	75,245	36,164	2,607,313	2,231,138
2019Q3	76,044	135,722	410,317	336,927	51,386	51,001	86,918	948,893	411,776	75,930	35,977	2,620,893	2,243,636
2019Q4	77,113	137,357	414,289	340,258	52,636	51,741	87,758	958,790	416,311	78,437	36,454	2,651,144	2,267,005
2020Q1	77,473	135,032	406,965	335,166	50,361	50,960	86,229	951,185	414,112	77,515	36,915	2,621,915	2,242,461
2020Q2	69,698	111,630	364,768	304,986	45,339	45,541	79,647	837,603	373,289	69,839	33,849	2,336,190	1,992,277
2020Q3	74,758	121,331	381,799	316,144	47,182	48,122	83,733	868,171	392,564	74,398	35,421	2,443,623	2,080,009
2020Q4	77,310	125,109	396,739	323,416	48,948	49,658	85,241	896,465	402,281	79,010	36,402	2,520,578	2,144,010
2021Q1	74,182	123,458	393,076	322,695	49,338	48,848	85,498	901,484	401,049	78,663	36,411	2,514,703	2,141,763
2021Q2	75,605	124,390	400,153	326,703	50,254	50,126	87,248	915,865	408,423	79,469	36,943	2,555,177	2,175,534
2021Q3	76,438	127,368	402,025	332,580	51,227	50,743	88,989	933,810	414,743	81,549	37,312	2,596,783	2,210,526
2021Q4	78,154	132,303	408,600	336,715	51,860	51,603	89,182	956,326	420,812	84,888	37,665	2,648,108	2,254,756
2022Q1	77,842	130,734	408,405	333,198	54,192	51,362	89,128	961,045	417,205	82,355	37,916	2,643,381	2,250,587
2022Q2	79,549	133,109	414,306	338,520	54,656	52,897	91,514	974,603	425,639	84,135	38,622	2,687,550	2,286,177
2022Q3	79,892	134,826	415,626	339,730	54,305	53,198	92,779	988,812	428,739	83,990	39,286	2,711,182	2,307,733
2022Q4	81,469	137,359	420,900	343,618	54,947	53,500	94,933	999,947	432,766	85,619	39,912	2,744,971	2,334,591
2023Q1	81,525	143,430	417,295	343,128	55,602	54,006	93,137	983,855	428,177	85,339	40,640	2,726,134	2,315,884
2023Q2	82,571	143,651	420,625	346,399	56,063	54,397	94,790	980,967	432,408	85,785	40,753	2,738,409	2,324,050
2023Q3	82,765	144,770	419,229	349,021	56,361	54,317	95,059	981,539	432,797	85,396	40,379	2,741,632	2,327,355
2023Q4	84,753	145,688	422,792	351,174	57,793	54,895	96,506	994,246	437,889	86,558	40,281	2,772,576	2,351,789
2024Q1	84,411	143,021	414,545	345,072	57,535	54,139	97,390	986,691	434,666	85,727	39,500	2,742,699	2,323,996
2024Q2	84,867	144,296	422,663	350,385	57,438	55,099	98,012	995,000	440,297	86,933	40,496	2,775,486	2,352,642
2020-24	15,169	32,665	57,895	45,399	12,099	9,558	18,365	157,397	67,008	17,094	6,647	439,297	360,365
% Inc	21.8%	29.3%	15.9%	14.9%	26.7%	21.0%	23.1%	18.8%	18.0%	24.5%	19.6%	18.8%	18.1%
2023-24	2,296	645	2,037	3,986	1,376	702	3,221	14,033	7,889	1,148	-257	37,077	28,591
% Inc	2.8%	0.4%	0.5%	1.2%	2.5%	1.3%	3.4%	1.4%	1.8%	1.3%	-0.6%	1.4%	1.2%

But Check Out What's Been Happening Lately...

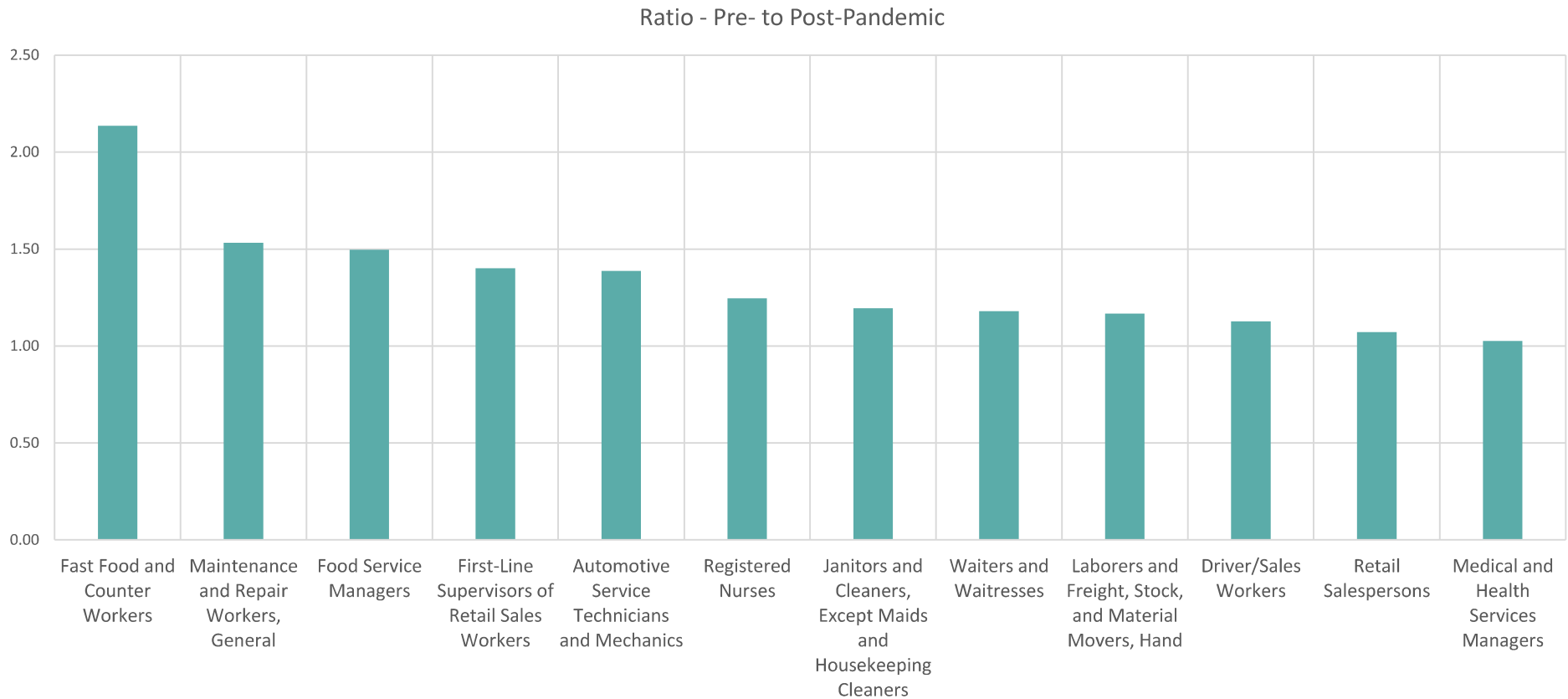


What Employers Are Seeking...

Labor Demand: Job Postings, June 2023 - May 2024



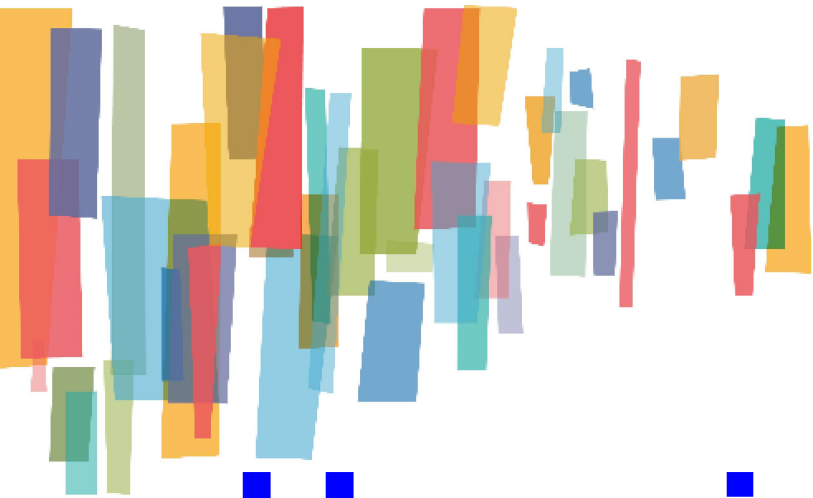
What Employers Are Seeking MORE of Today



What Employers Are Seeking MORE of Today

These Occupations Weren't in the Top 50 Pre-Pandemic

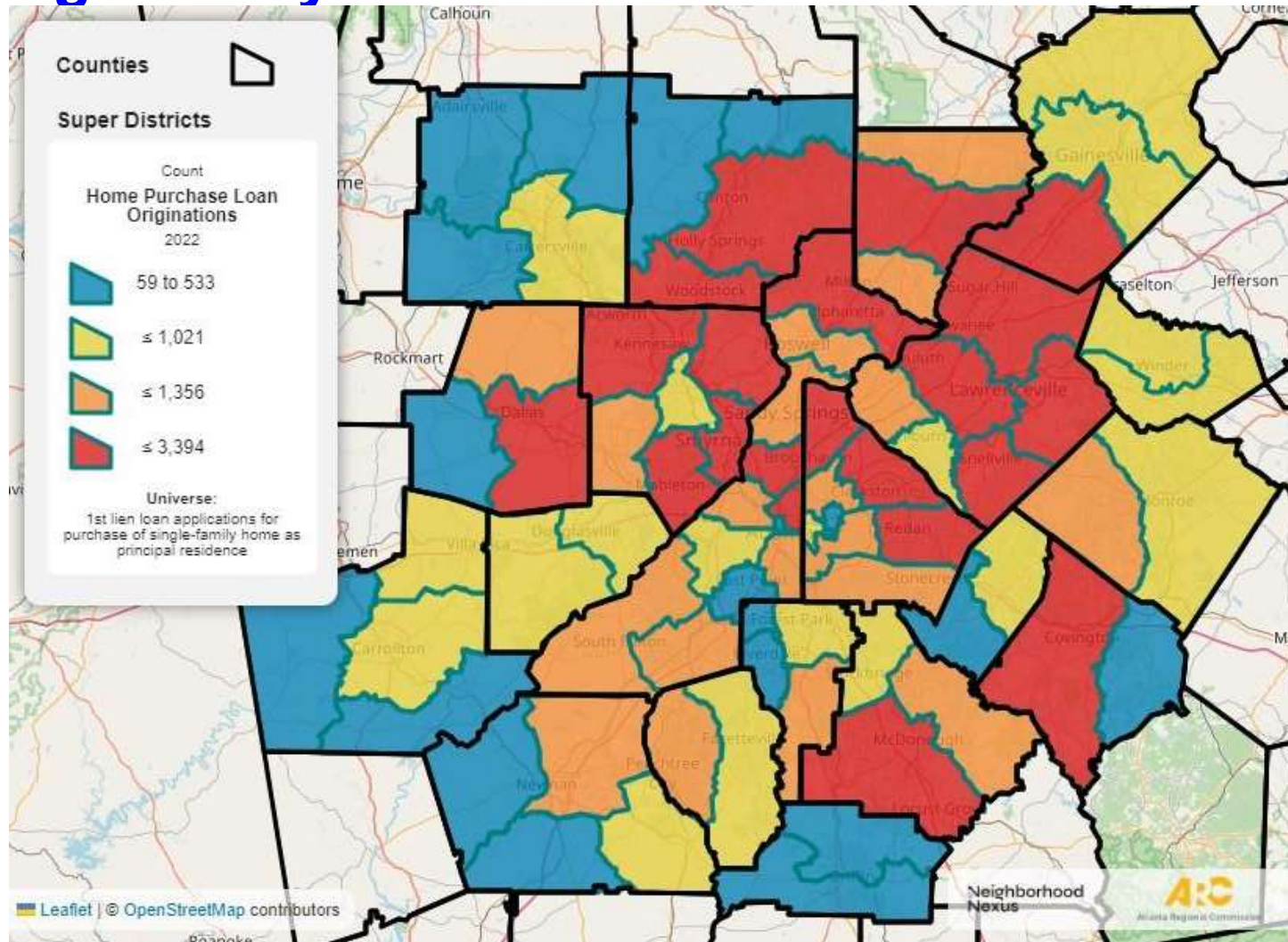
Cashiers
Construction Managers
First-Line Supervisors of Food Preparation and Serving Workers
First-Line Supervisors of Mechanics, Installers, and Repairers
Home Health and Personal Care Aides
Licensed Practical and Licensed Vocational Nurses
Medical Assistants
Physical Therapists
Shipping, Receiving, and Inventory Clerks



Housing Buying Activity

Homebuying Activity

Source: HMDA

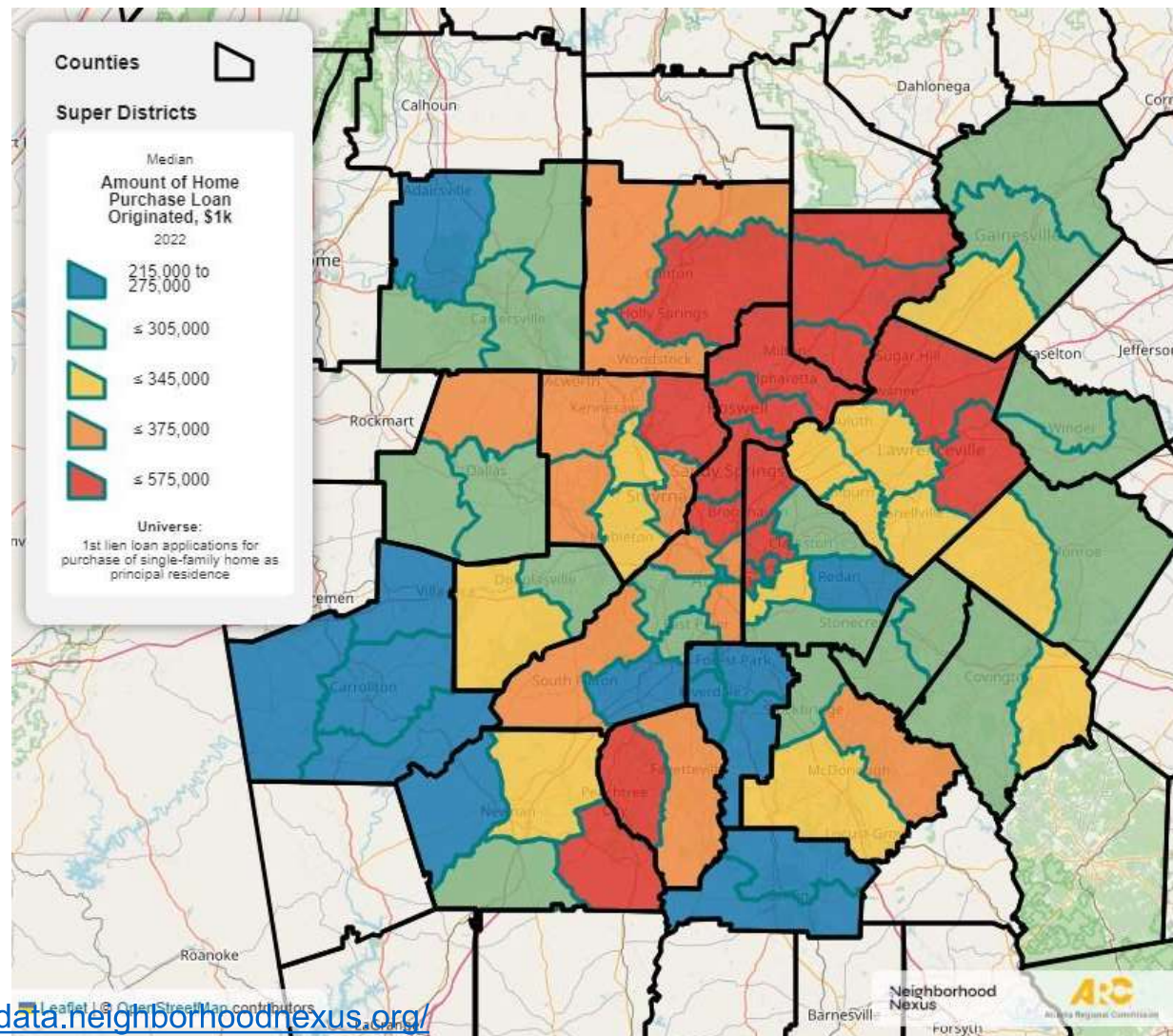


ONE **great** REGION <https://data.neighborhoodnexus.org/>



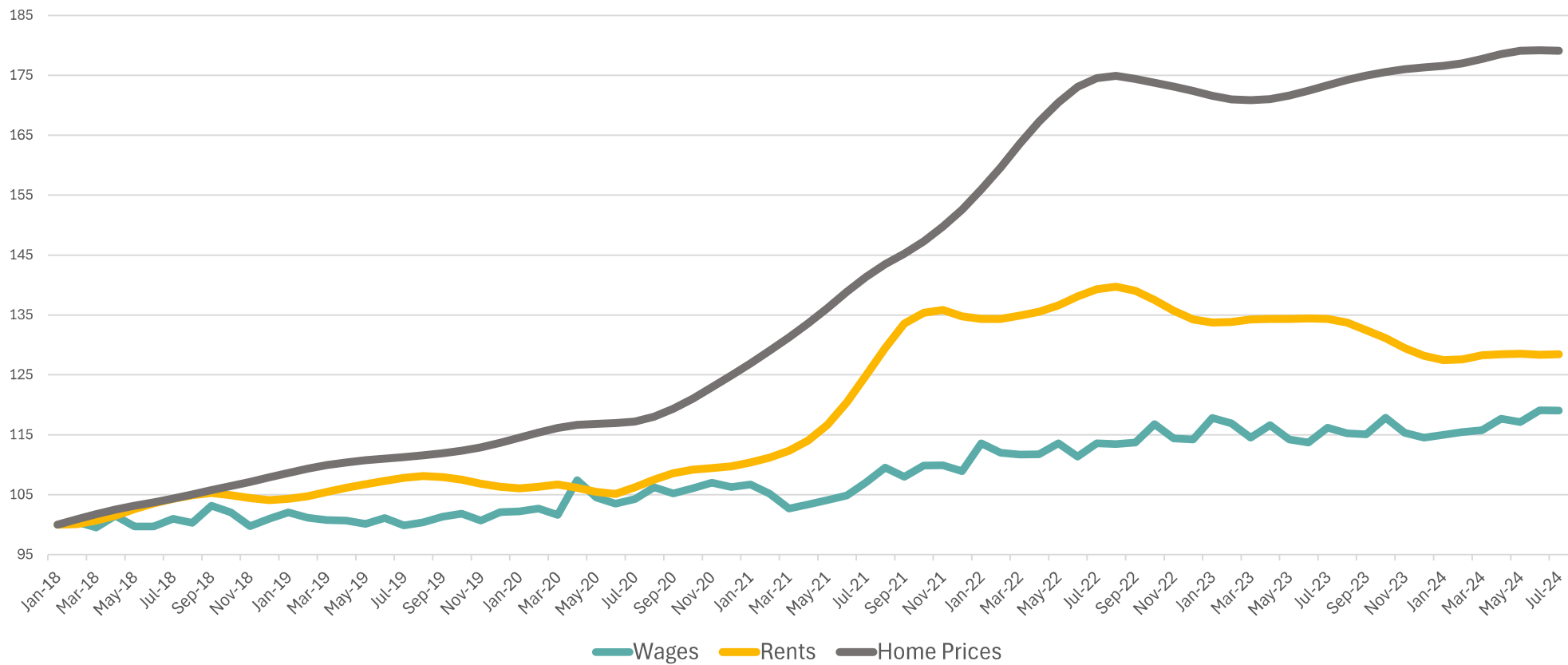
Home Purchase Loan Amount

Source: HMDA



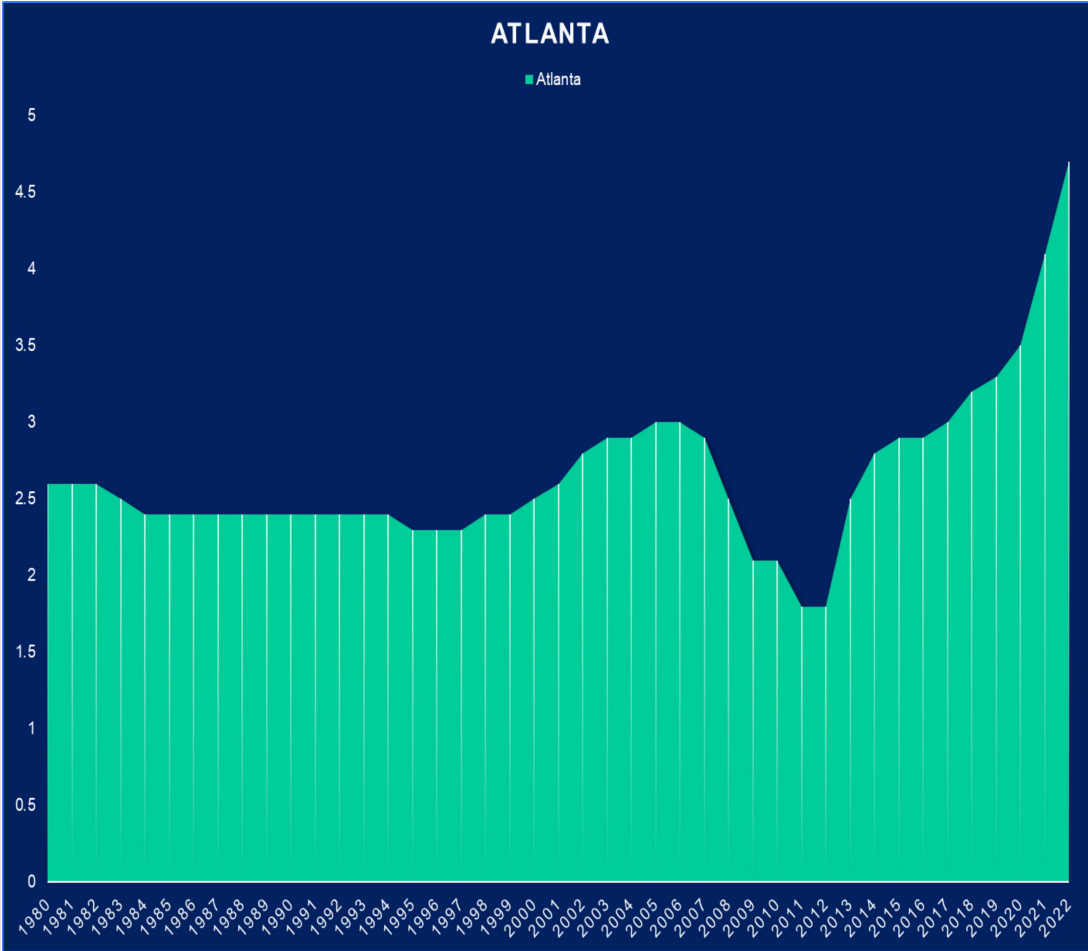
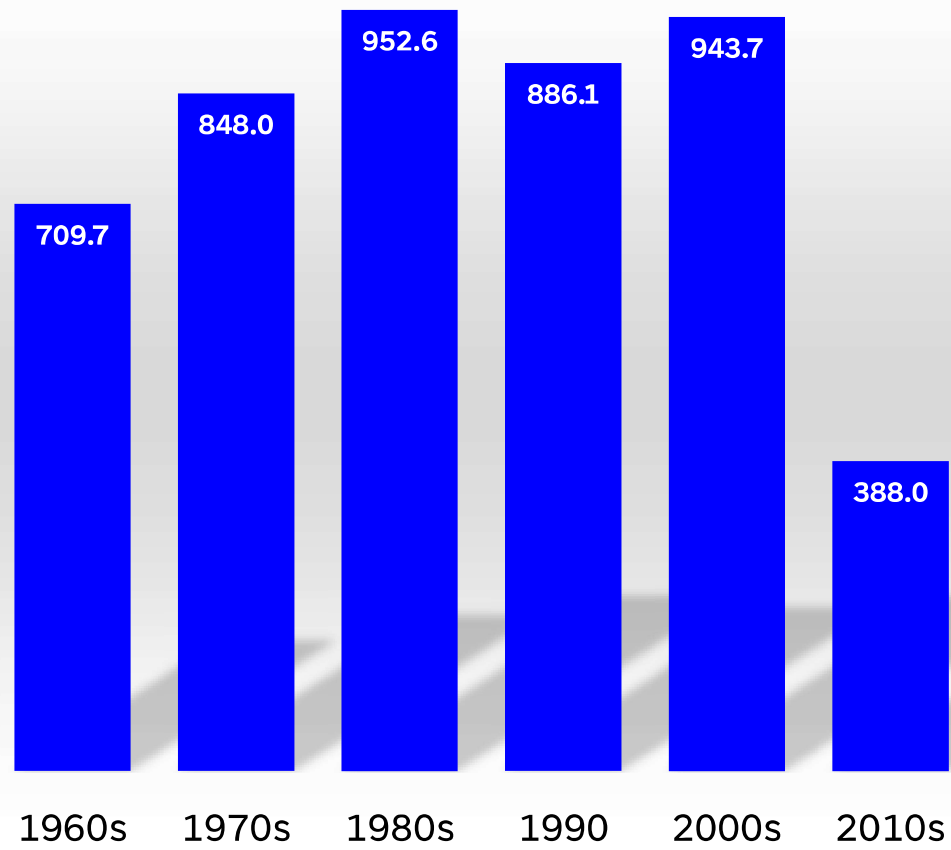
Wages Not Keeping Up With Rent or Price Appreciation

Wage, Rent and Home Price Appreciation, Indexed (Jan, 2018=100)



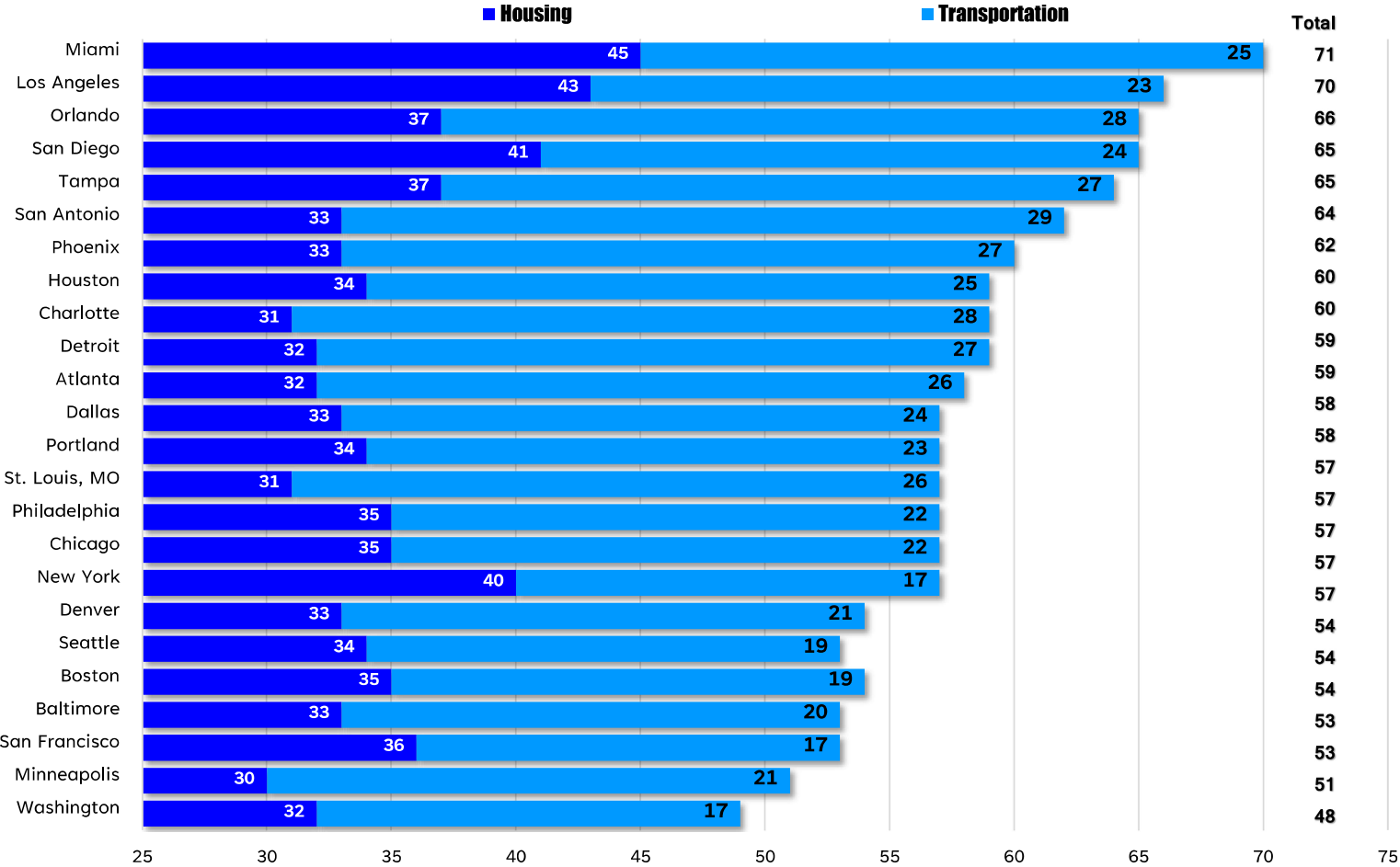
Housing Permits (Left) Home Price/Income Ratio (Right)

Average Annual Residential Permits per 100K Population (Georgia)



Housing and TRANSPORTATION Costs Combined

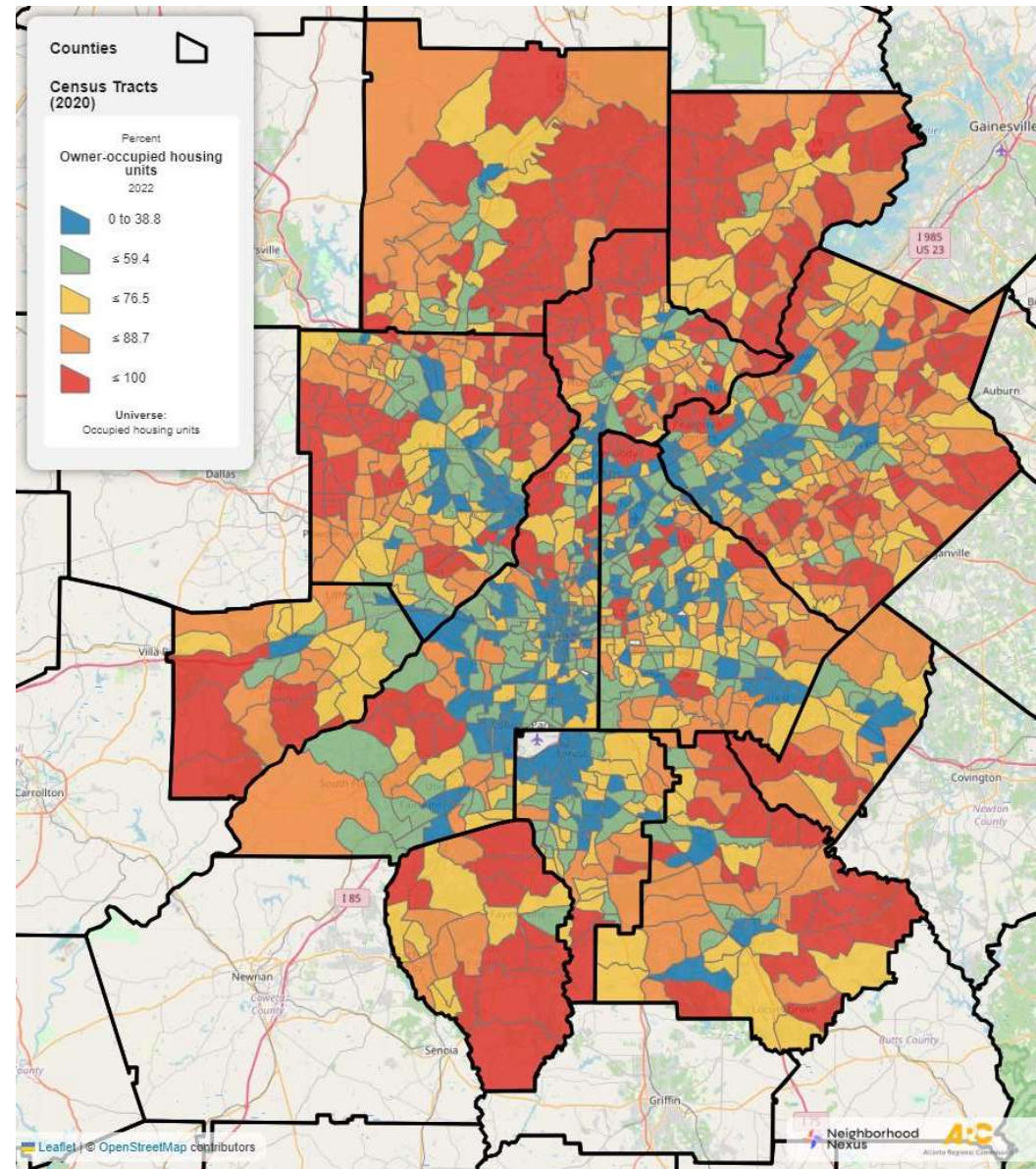
For a household at 50%-100% of Area Median Income



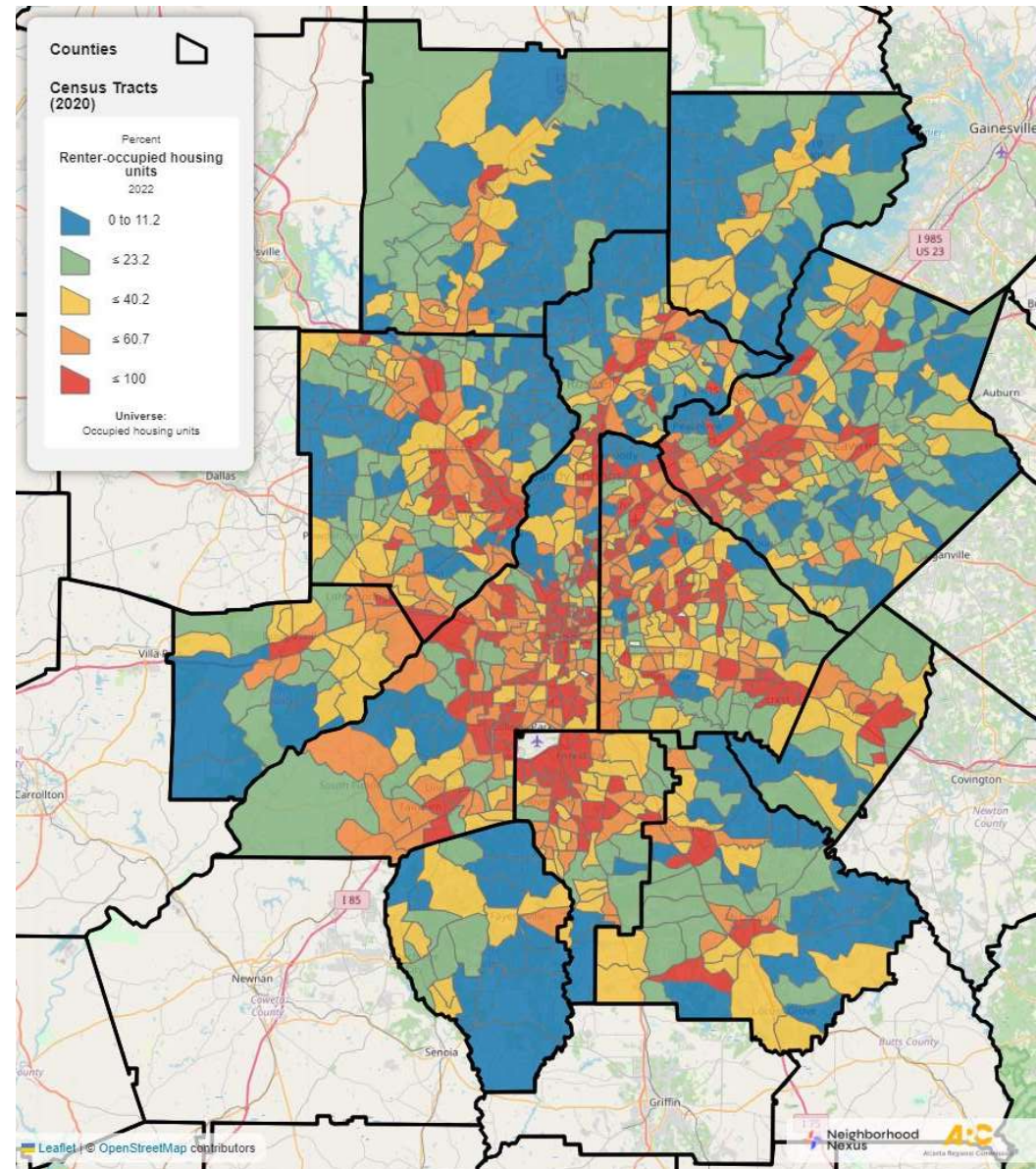


Characteristics of Housing

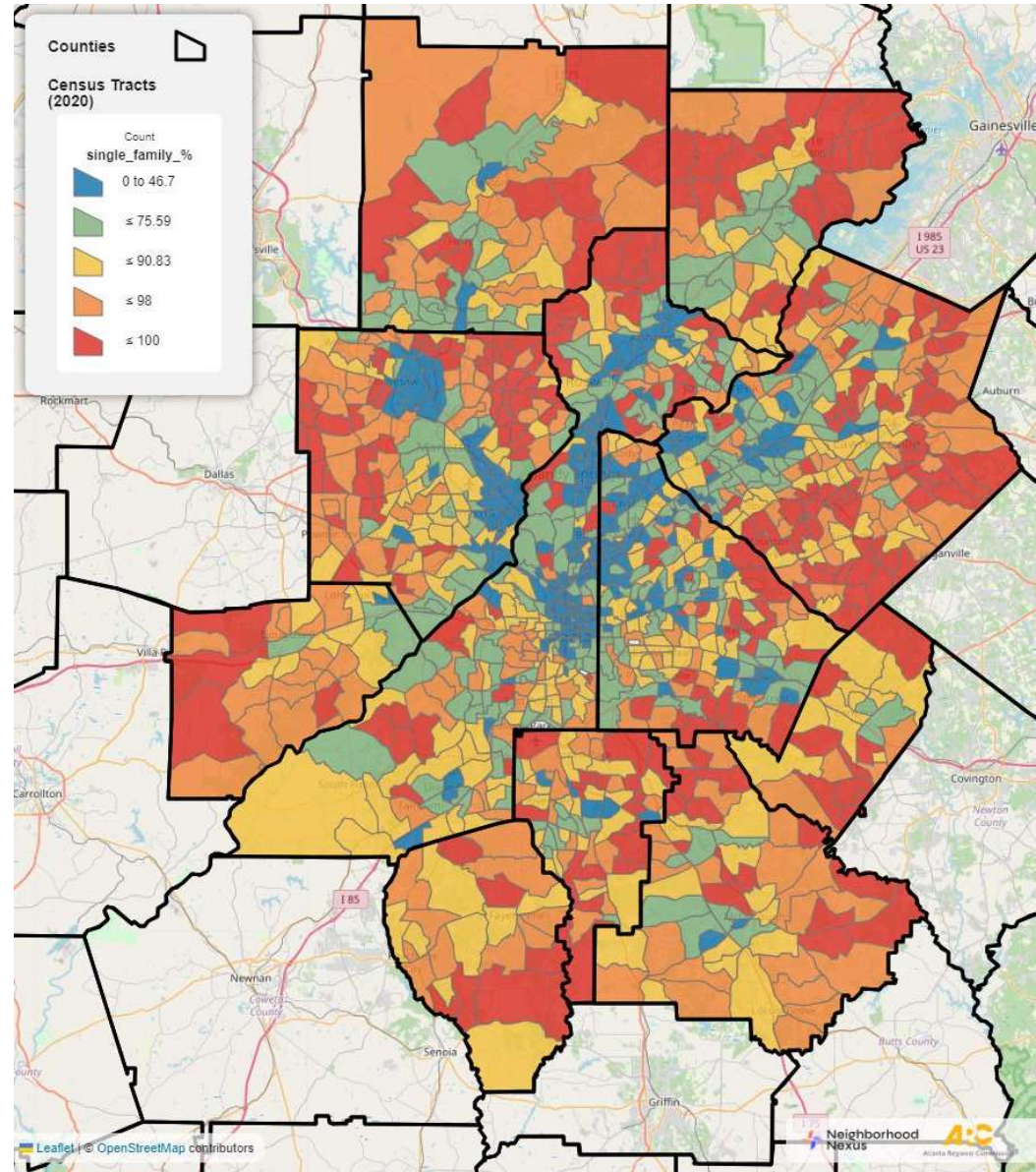
Owner-Occupied



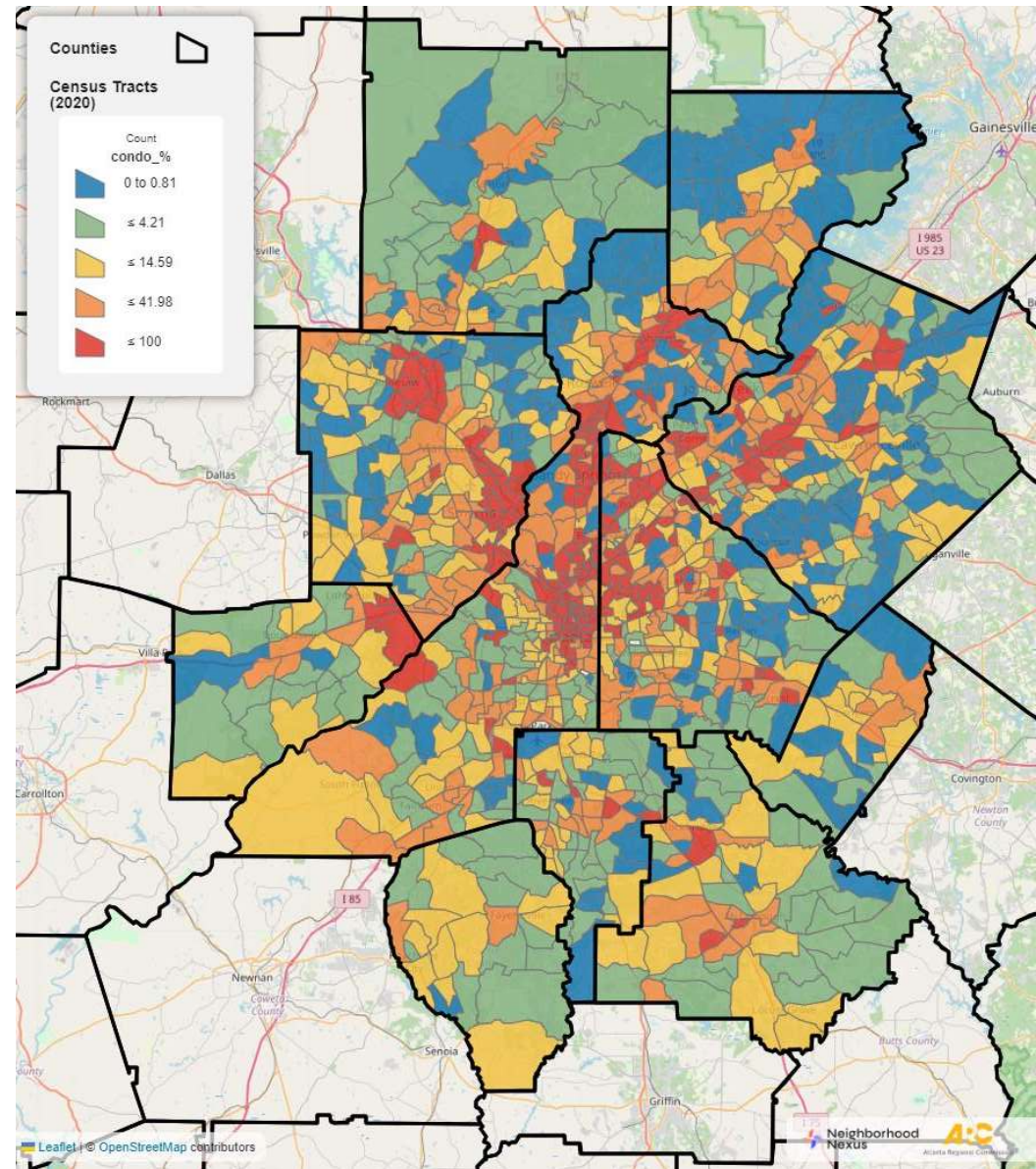
Renter-Occupied



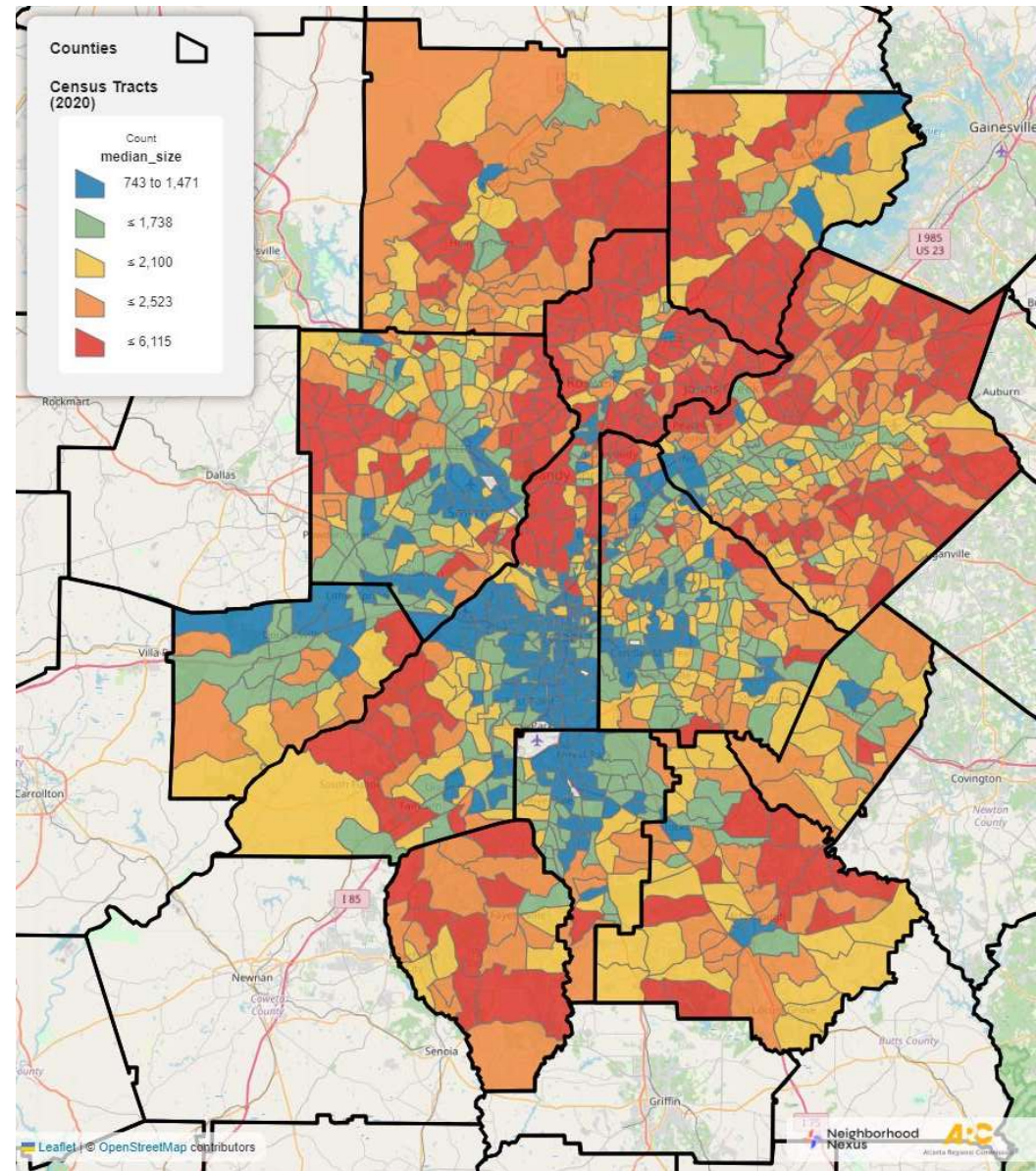
Single-Family Stock

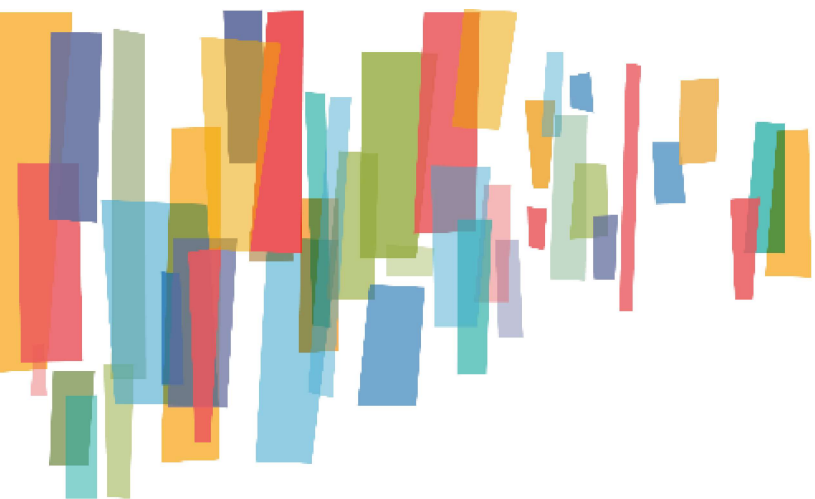


Condos (owned)



Housing Size

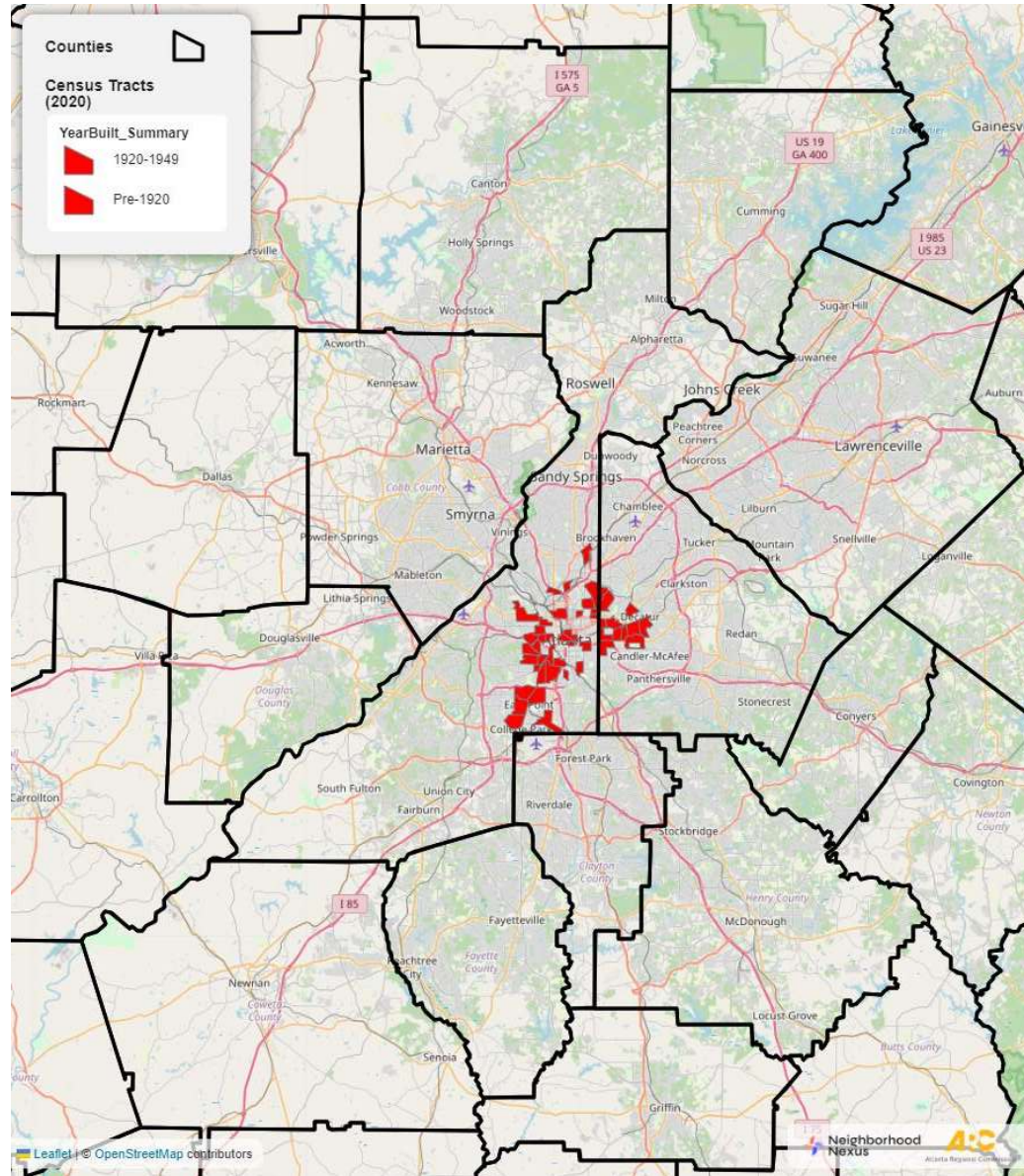




Quick (Visual) History Of Housing Development

Median Year Built:

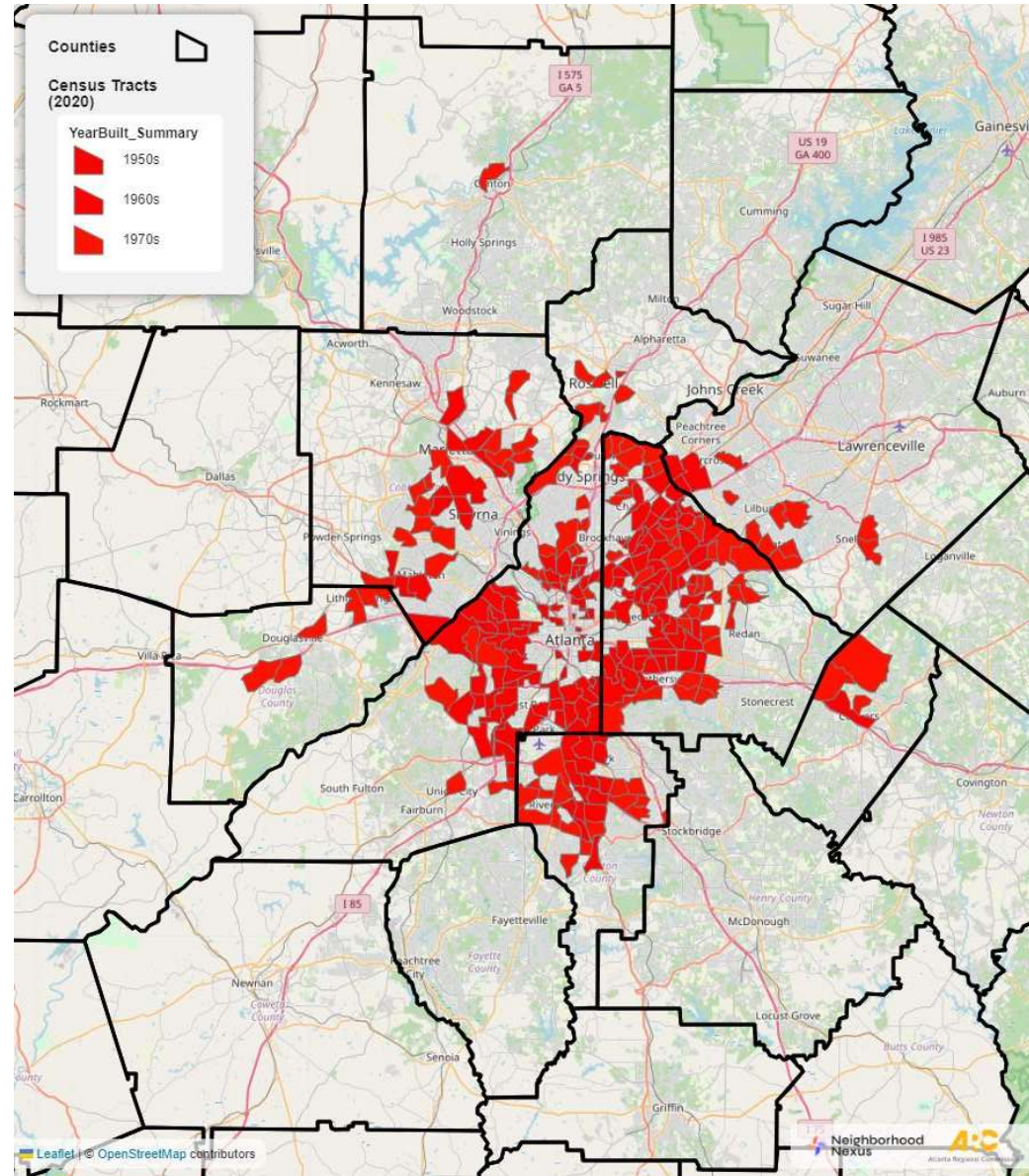
Pre 1950



Source: Parcel Labs

Median Year Built:

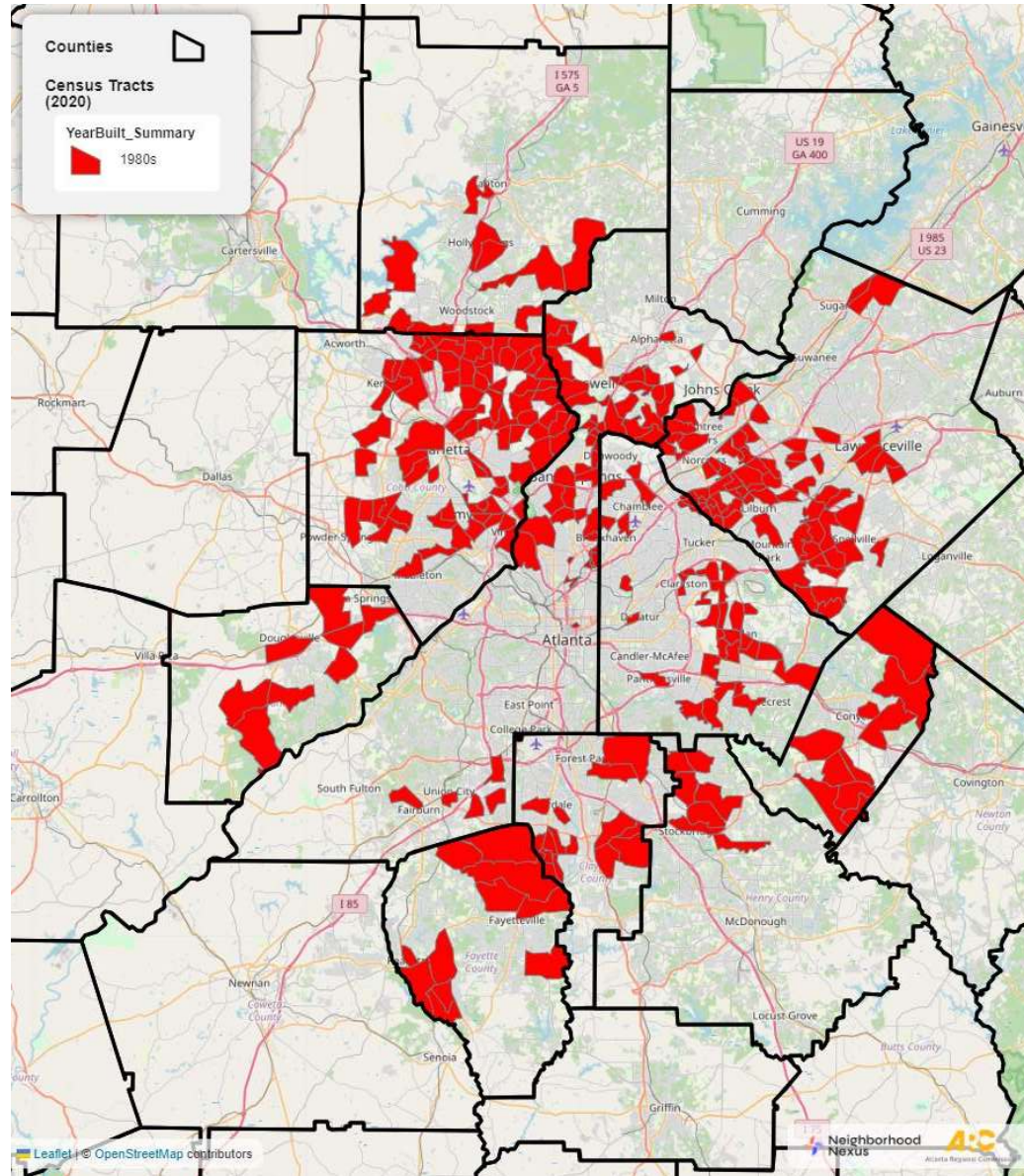
1950s-
1970s



Source: Parcel Labs

Median Year Built:

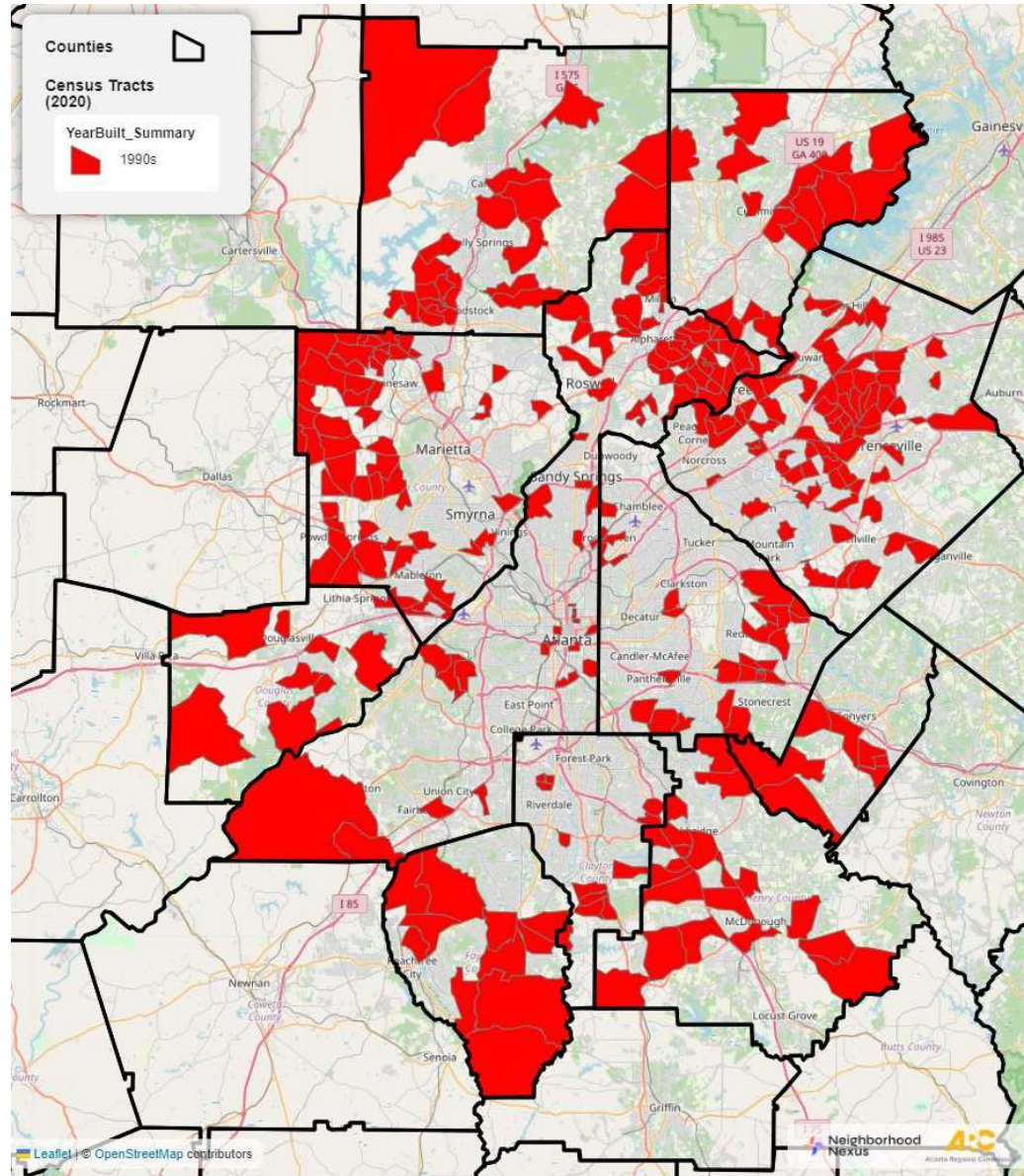
1980s



Source: Parcel Labs

Median Year Built:

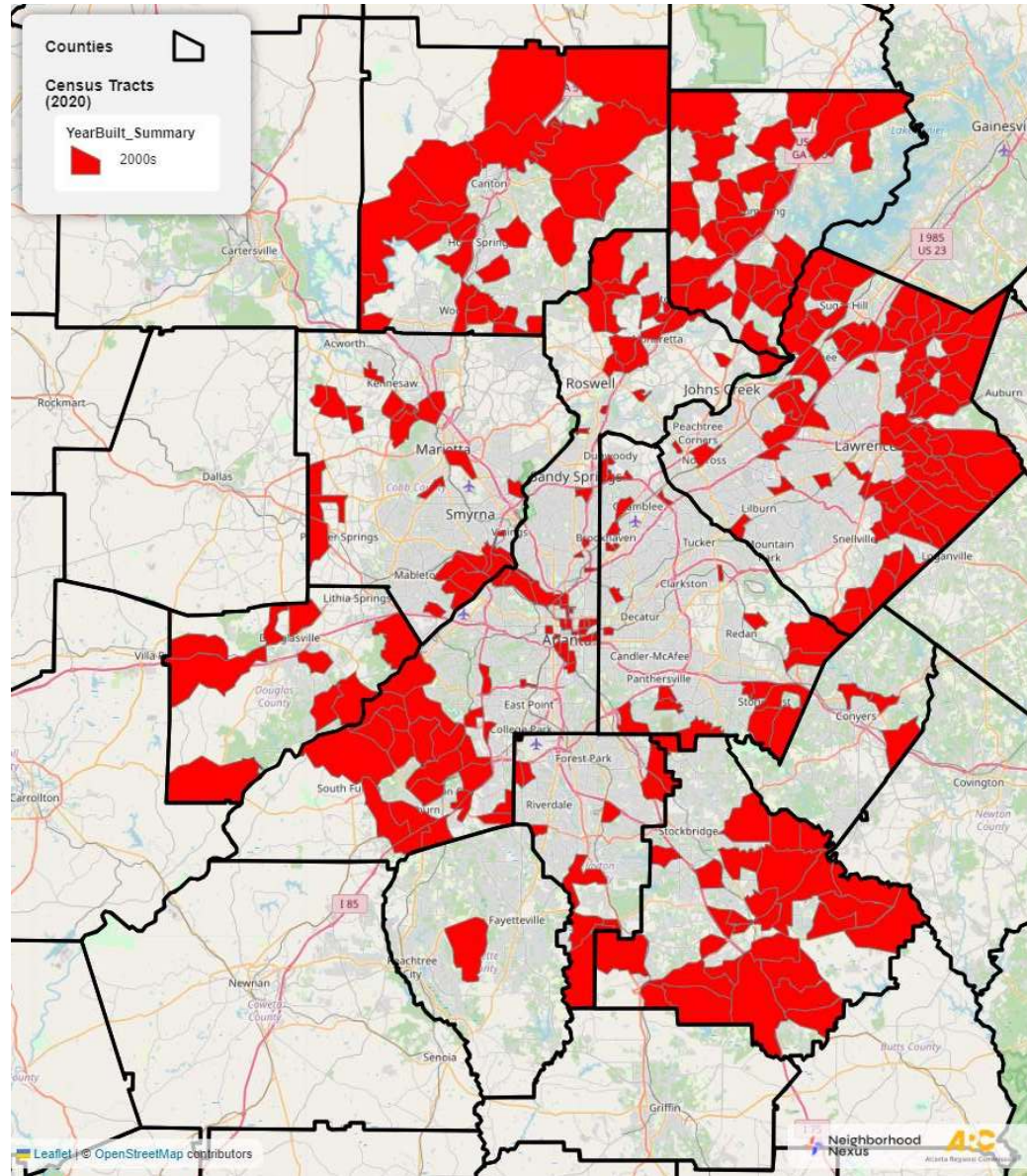
1990s



Source: Parcel Labs

Median Year Built:

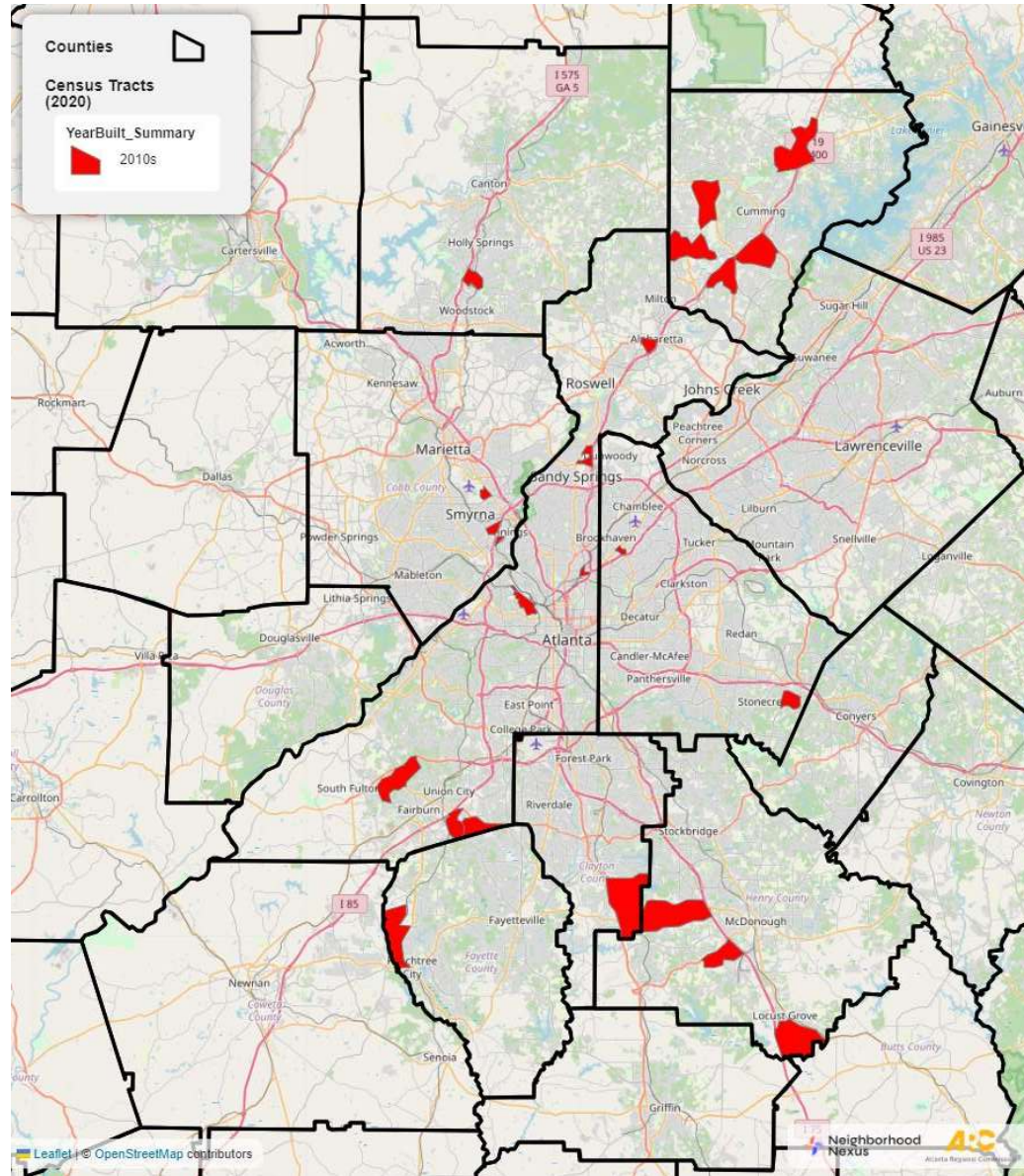
2000s



Source: Parcl Labs

Median Year Built:

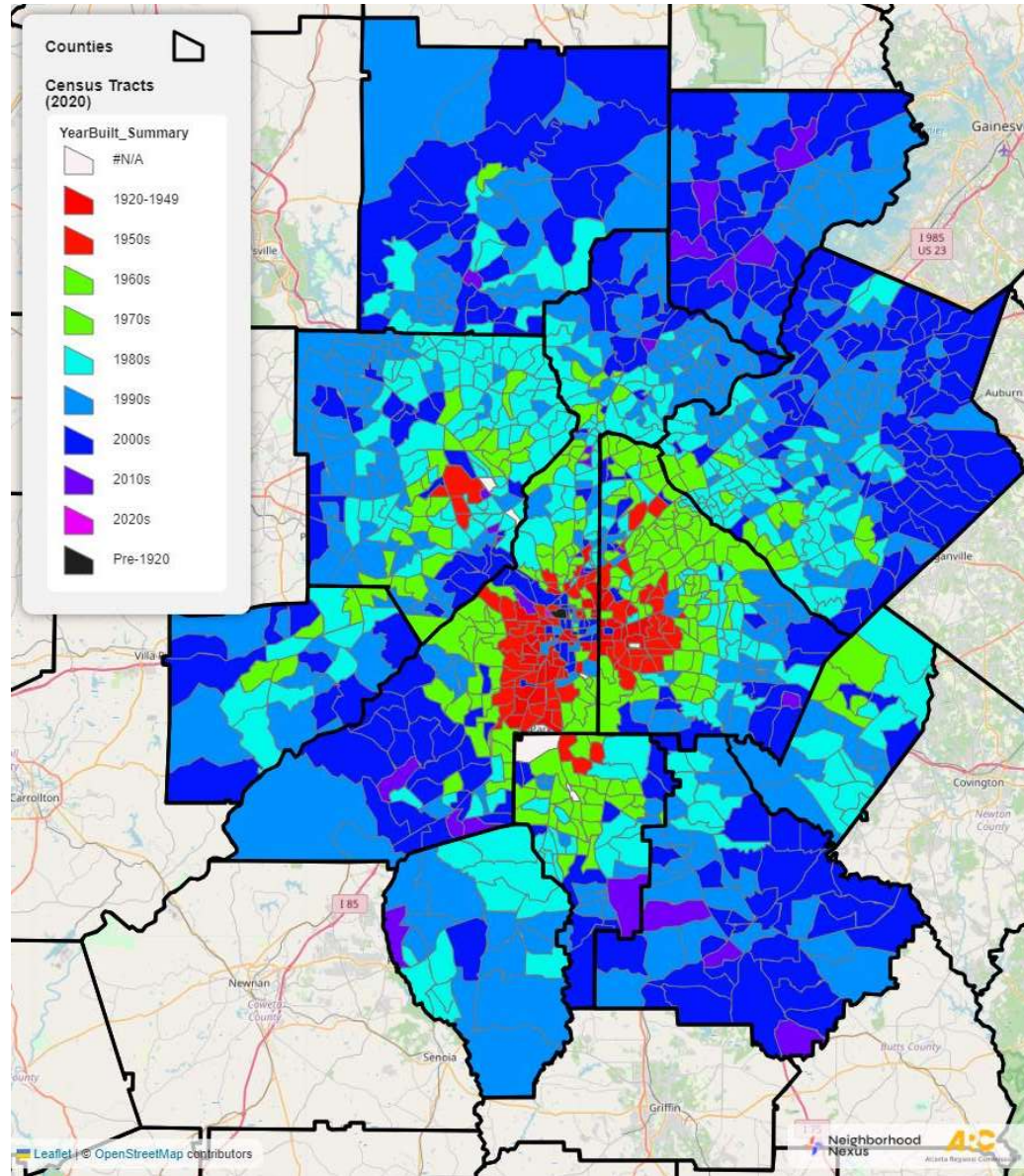
2010s



Median Year Built:

All
Together

ONE **great** REGION

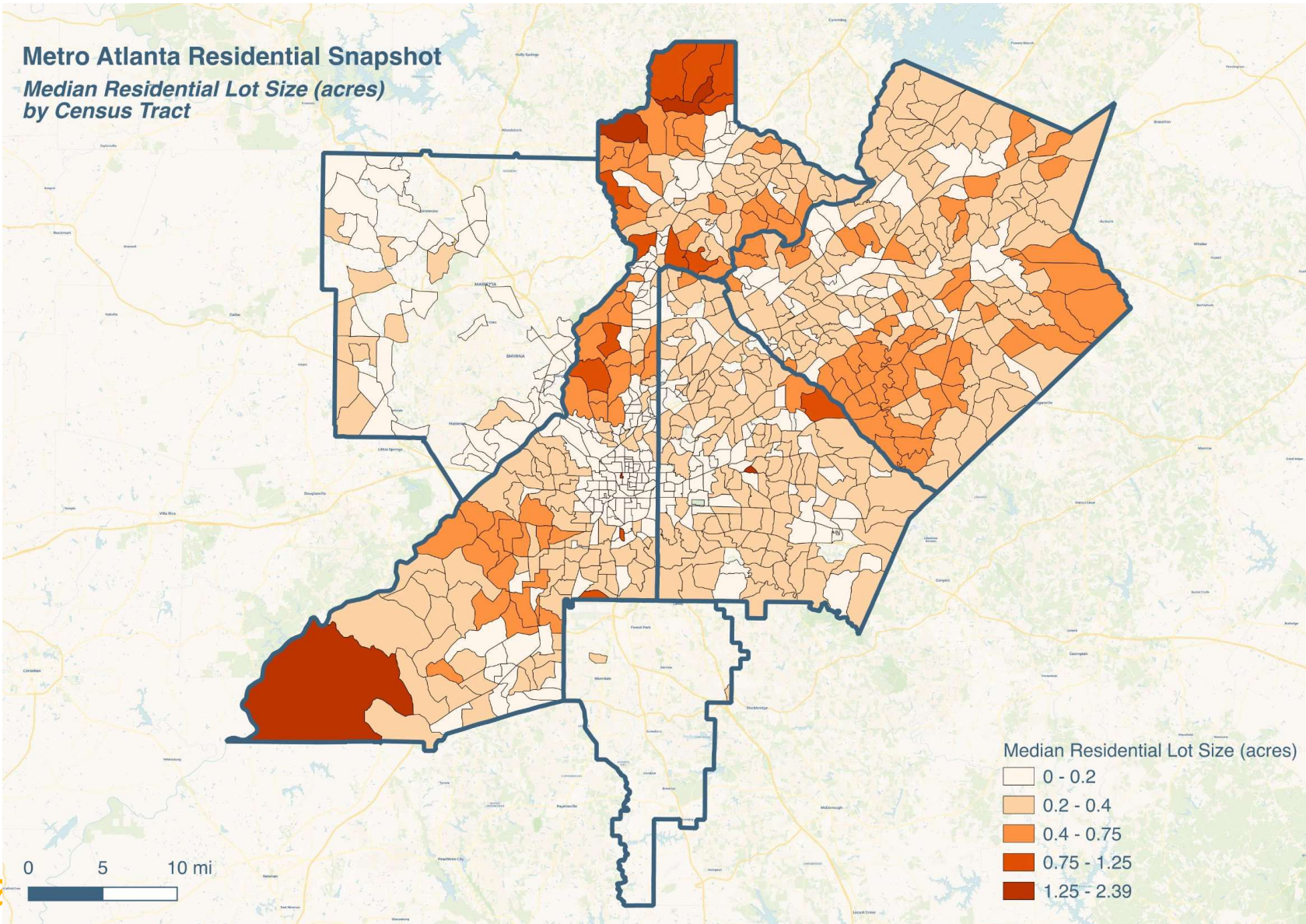


Source: Parcl Labs

A: C

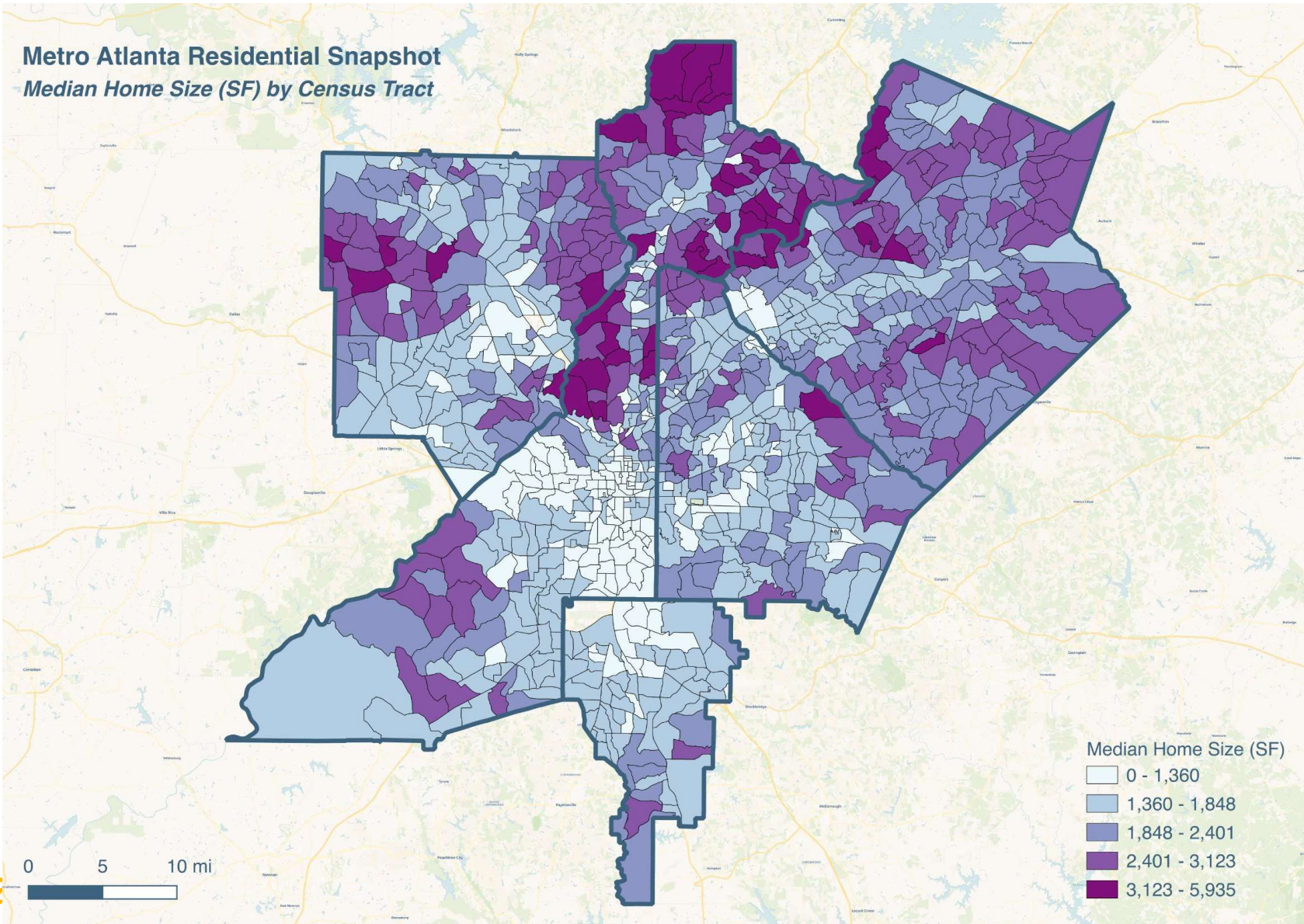
Metro Atlanta Residential Snapshot

Median Residential Lot Size (acres) by Census Tract



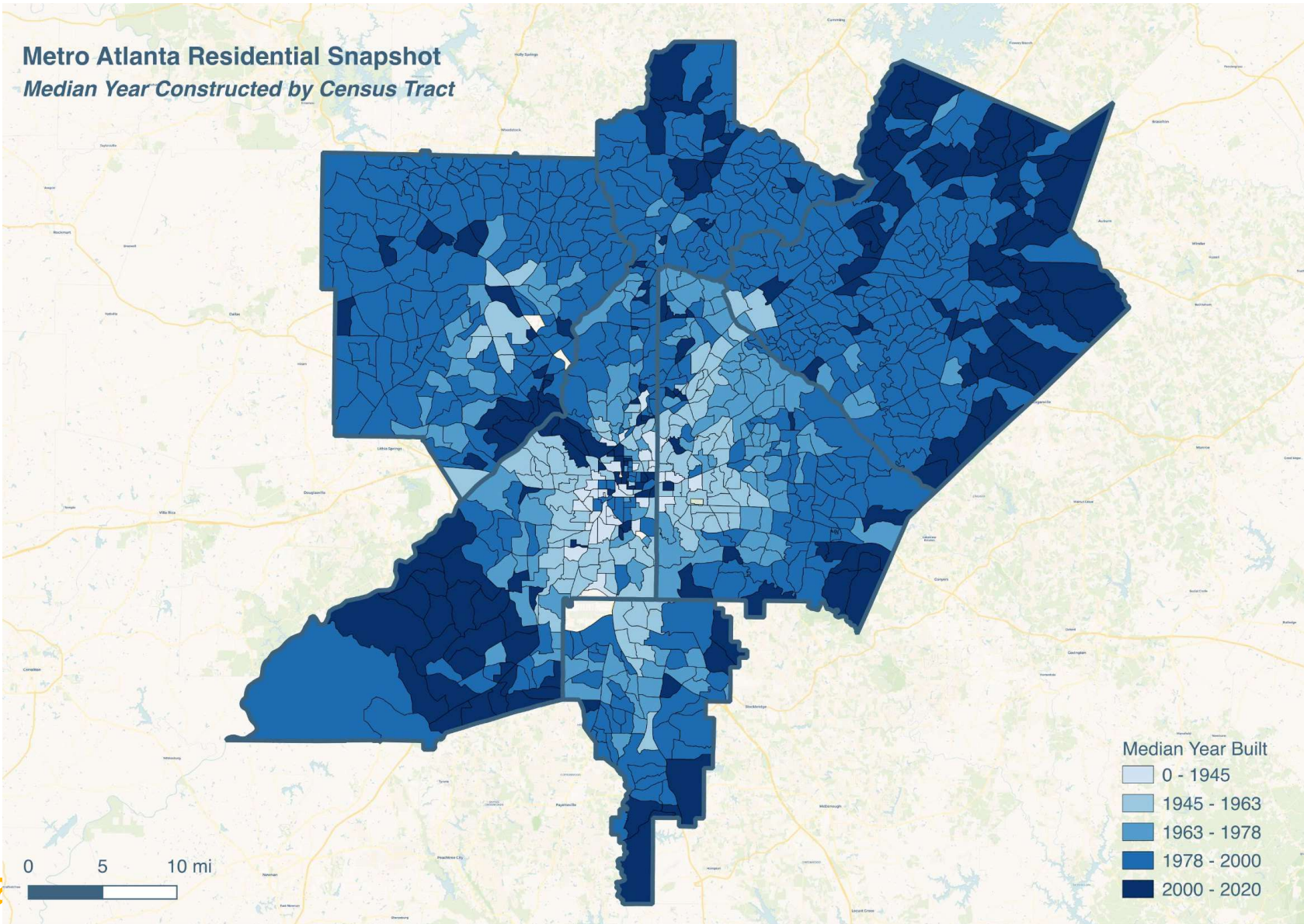
Metro Atlanta Residential Snapshot

Median Home Size (SF) by Census Tract

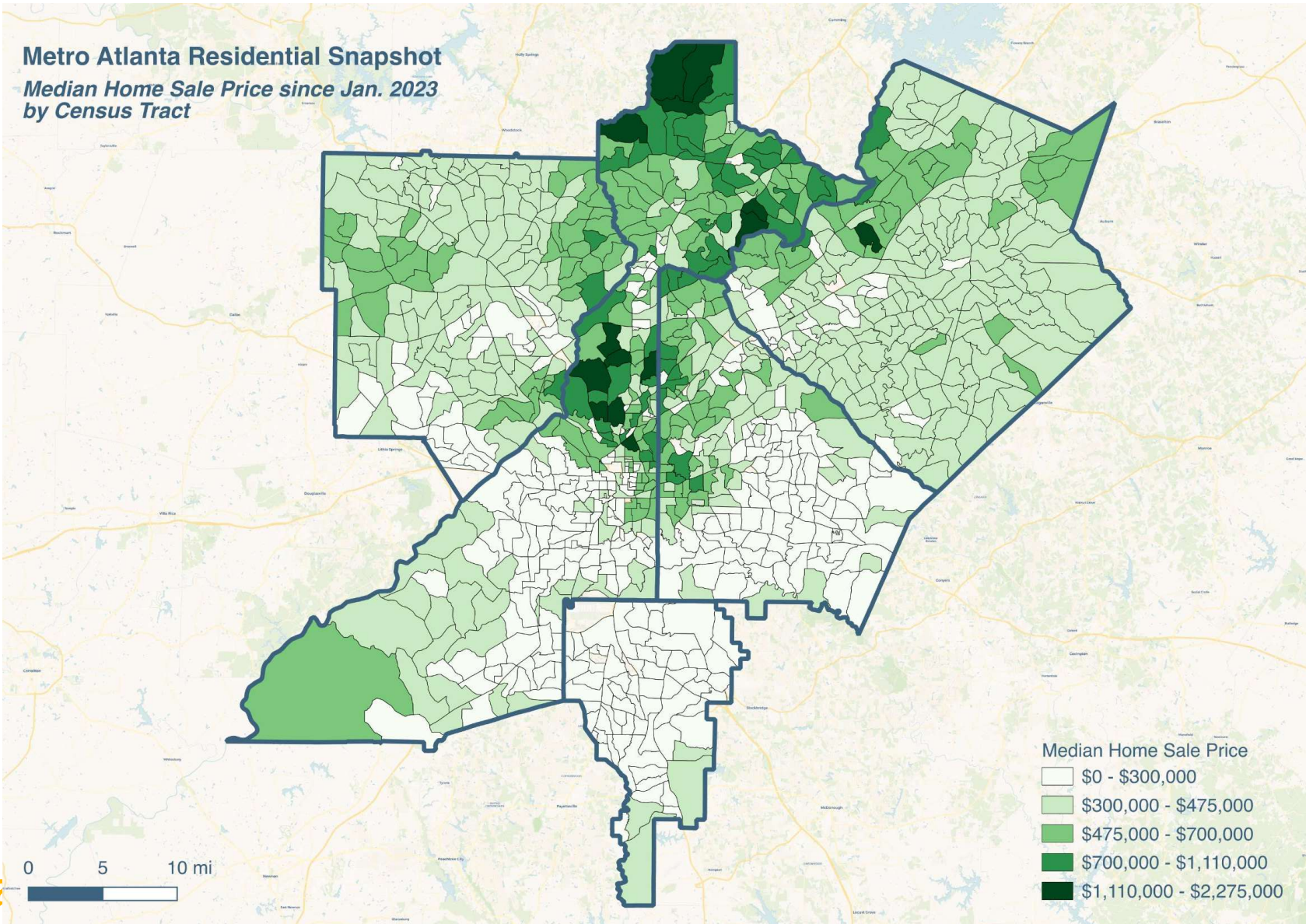


Metro Atlanta Residential Snapshot

Median Year Constructed by Census Tract



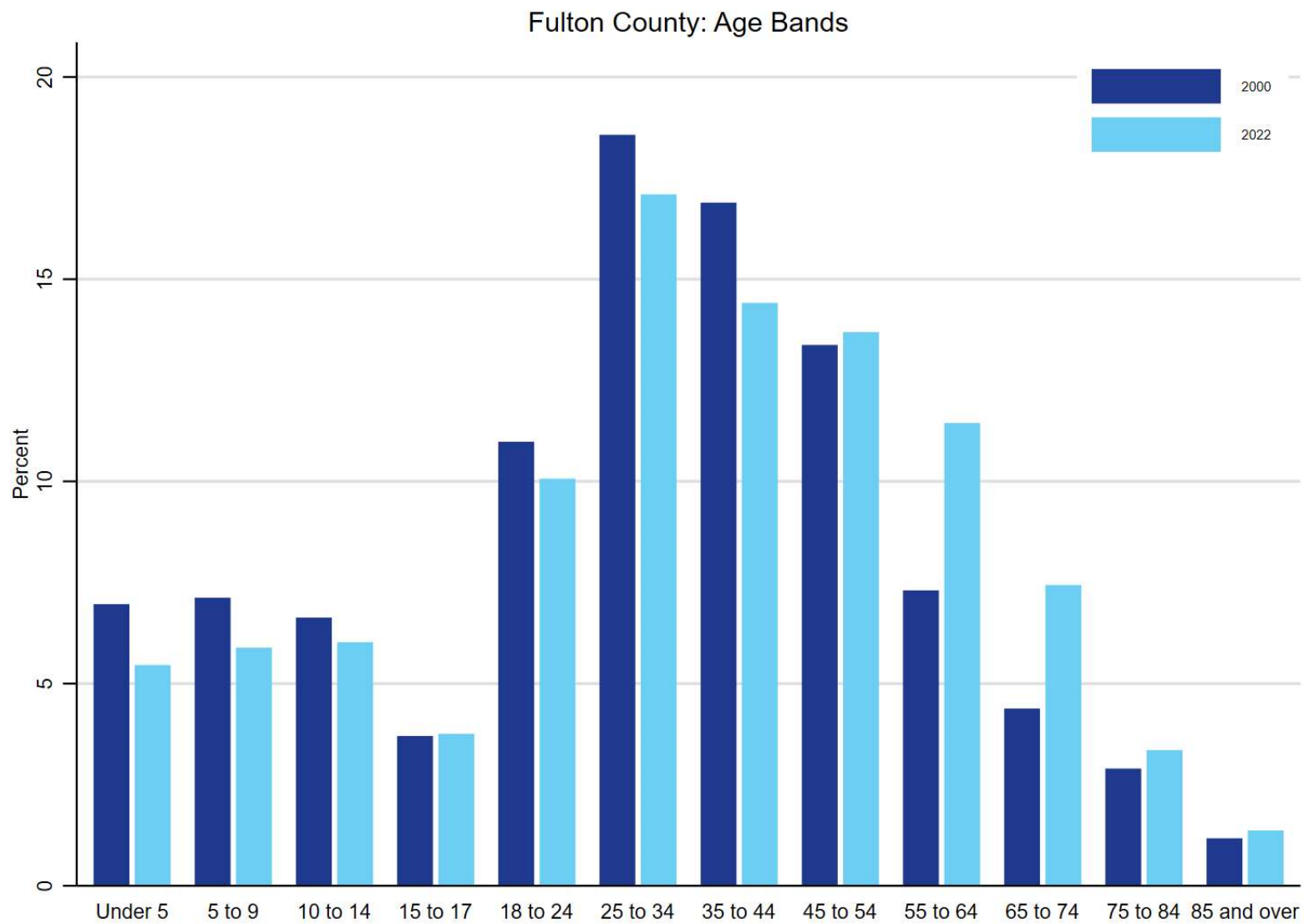
Metro Atlanta Residential Snapshot
*Median Home Sale Price since Jan. 2023
by Census Tract*



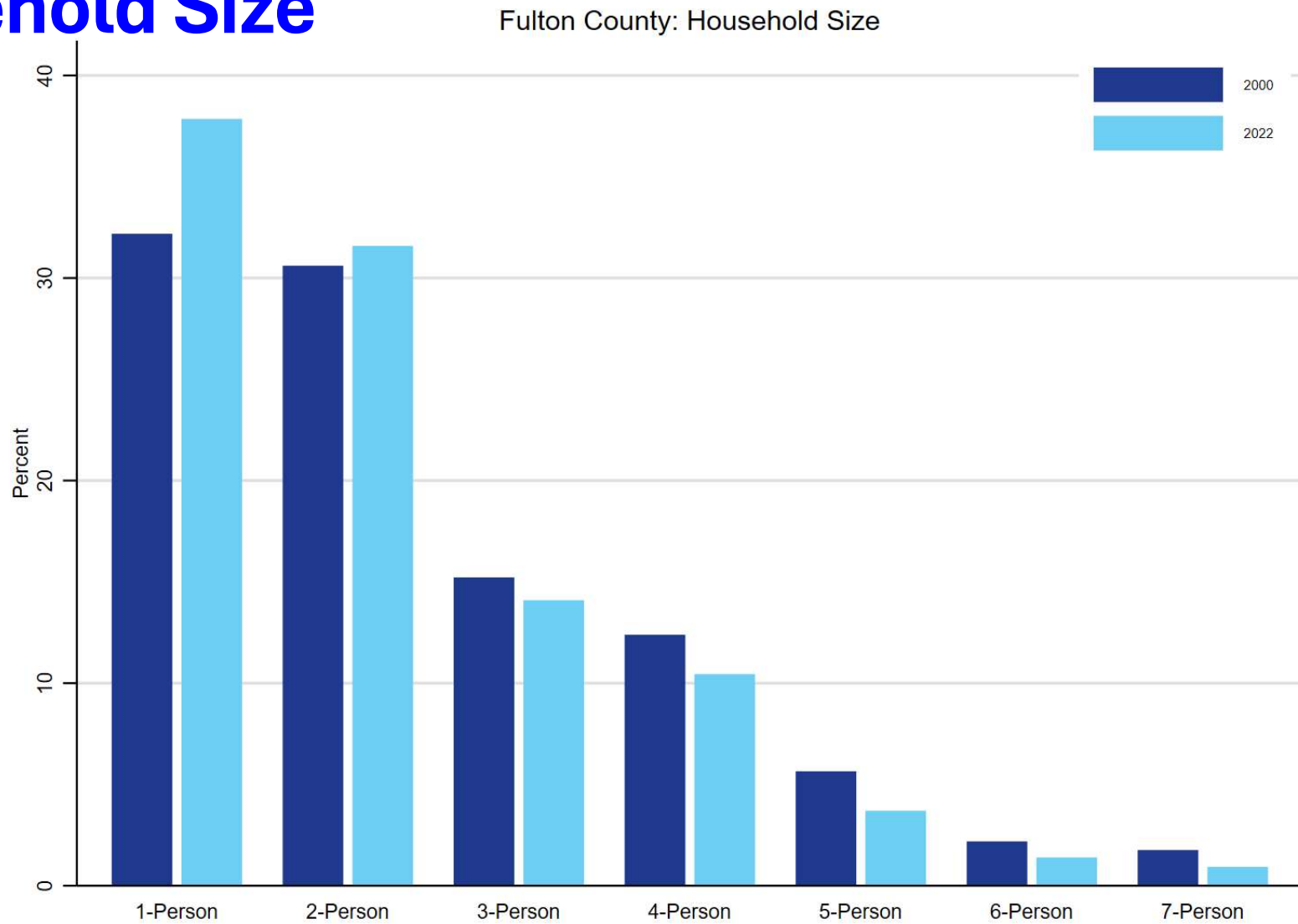


Housing Demographics

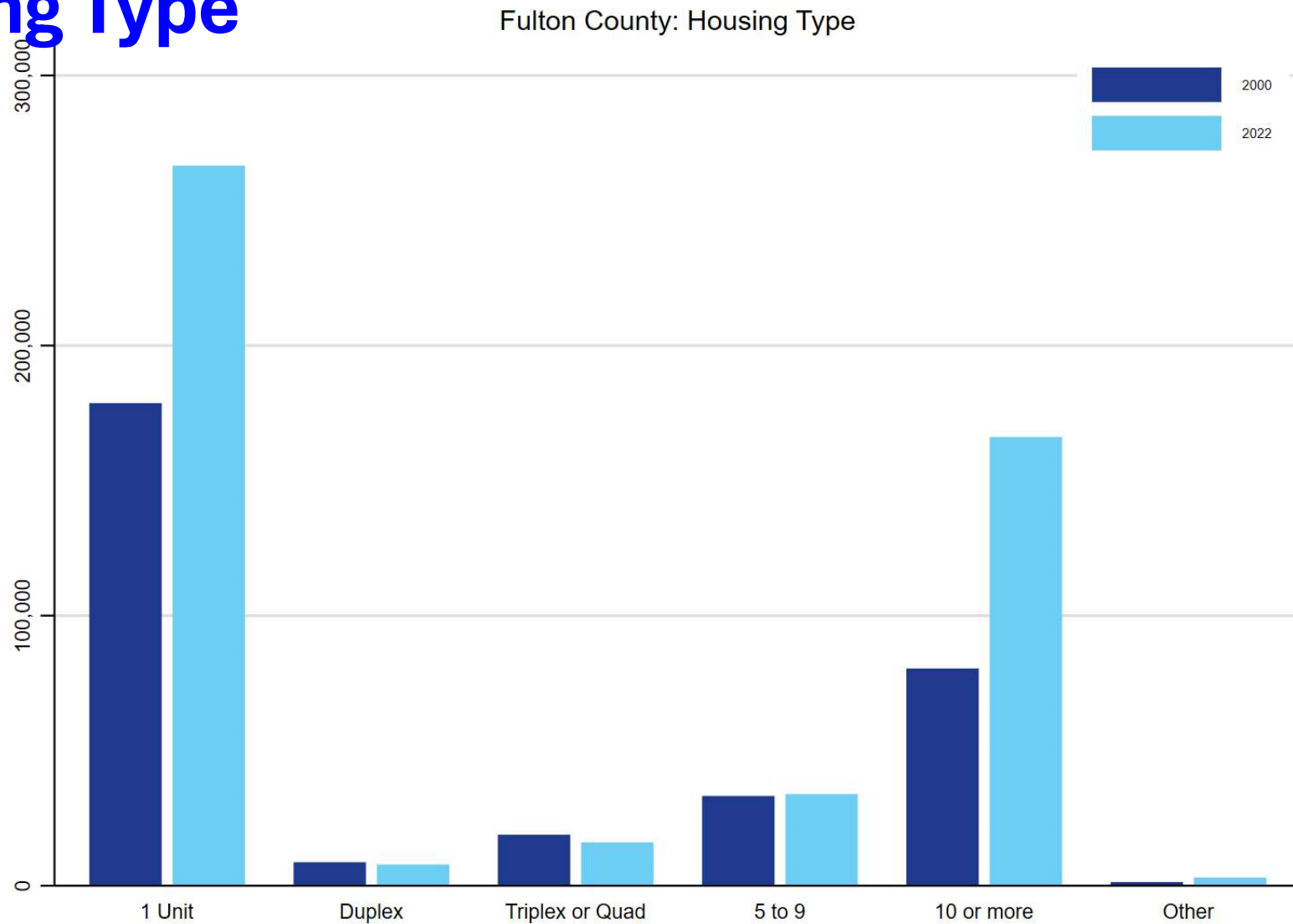
AGE



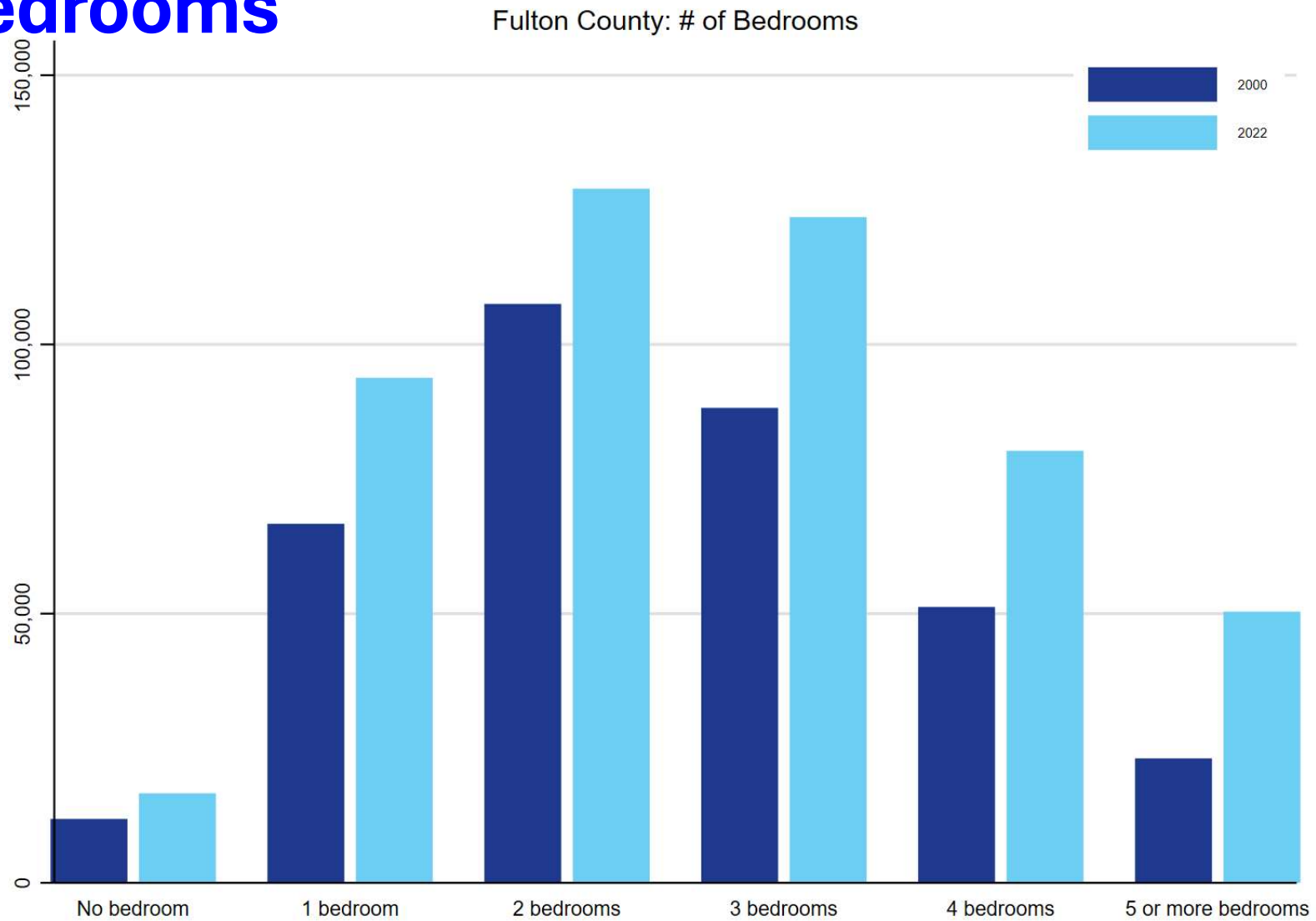
Household Size



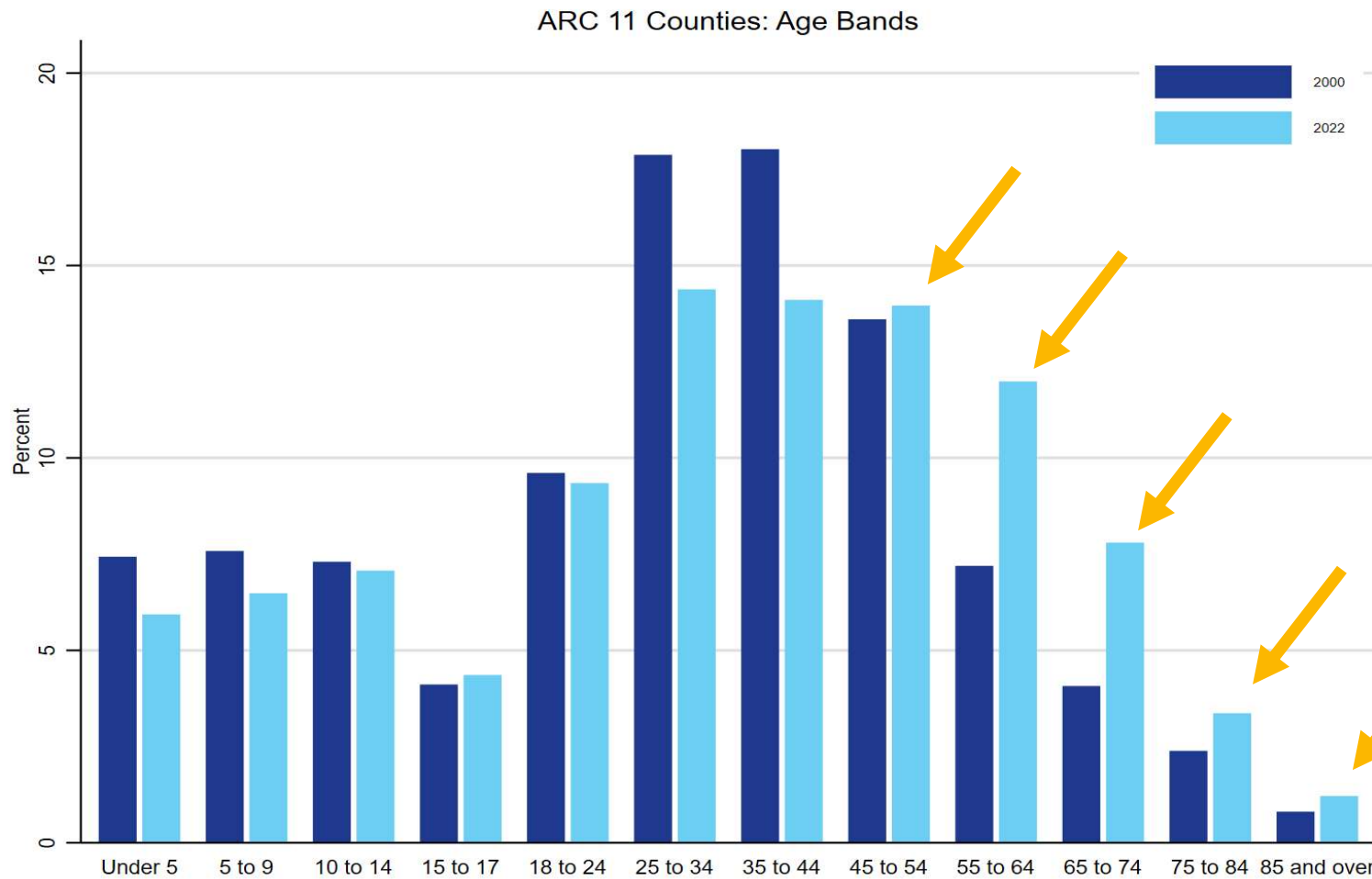
Housing Type



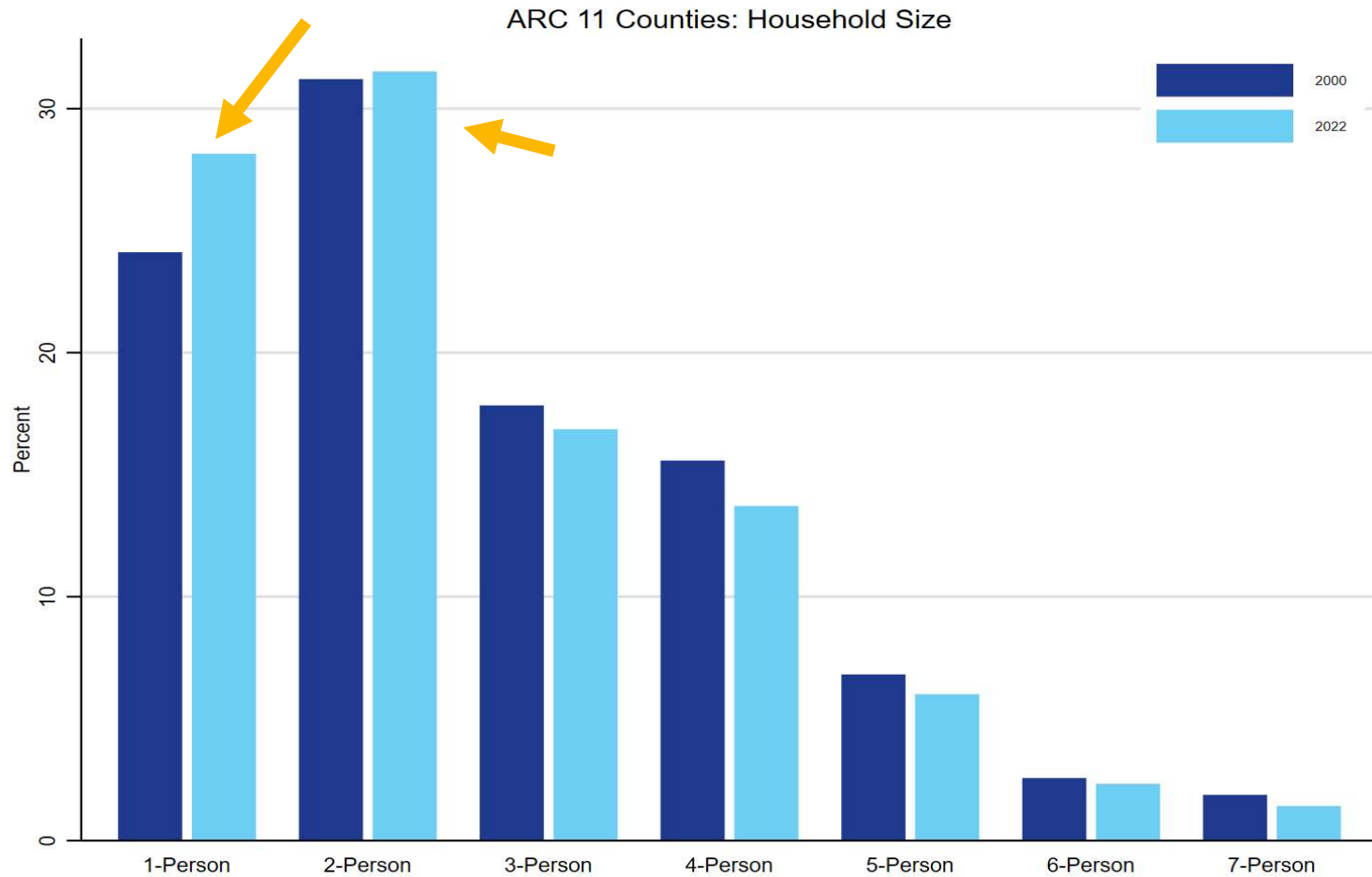
of Bedrooms



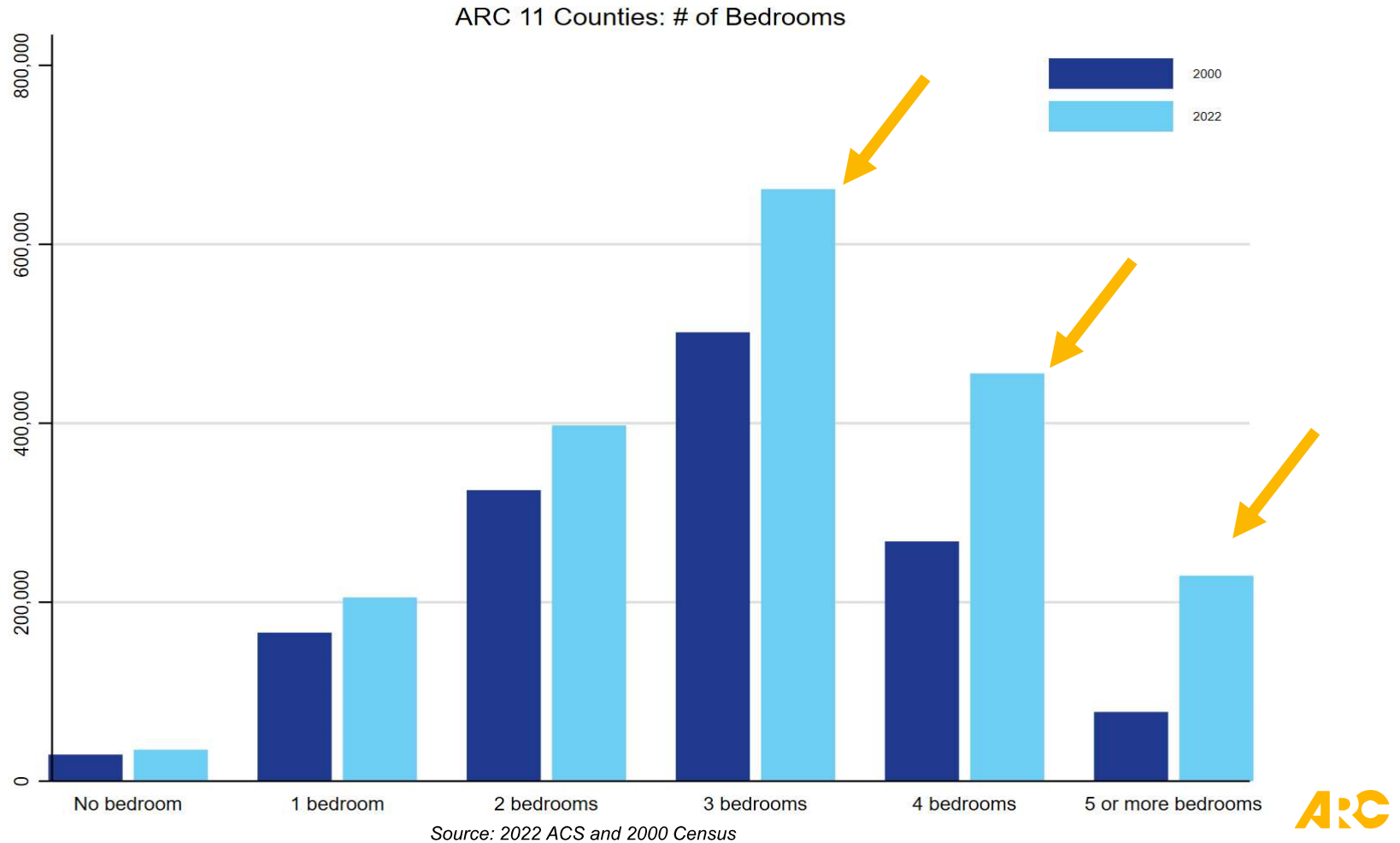
We're getting older...



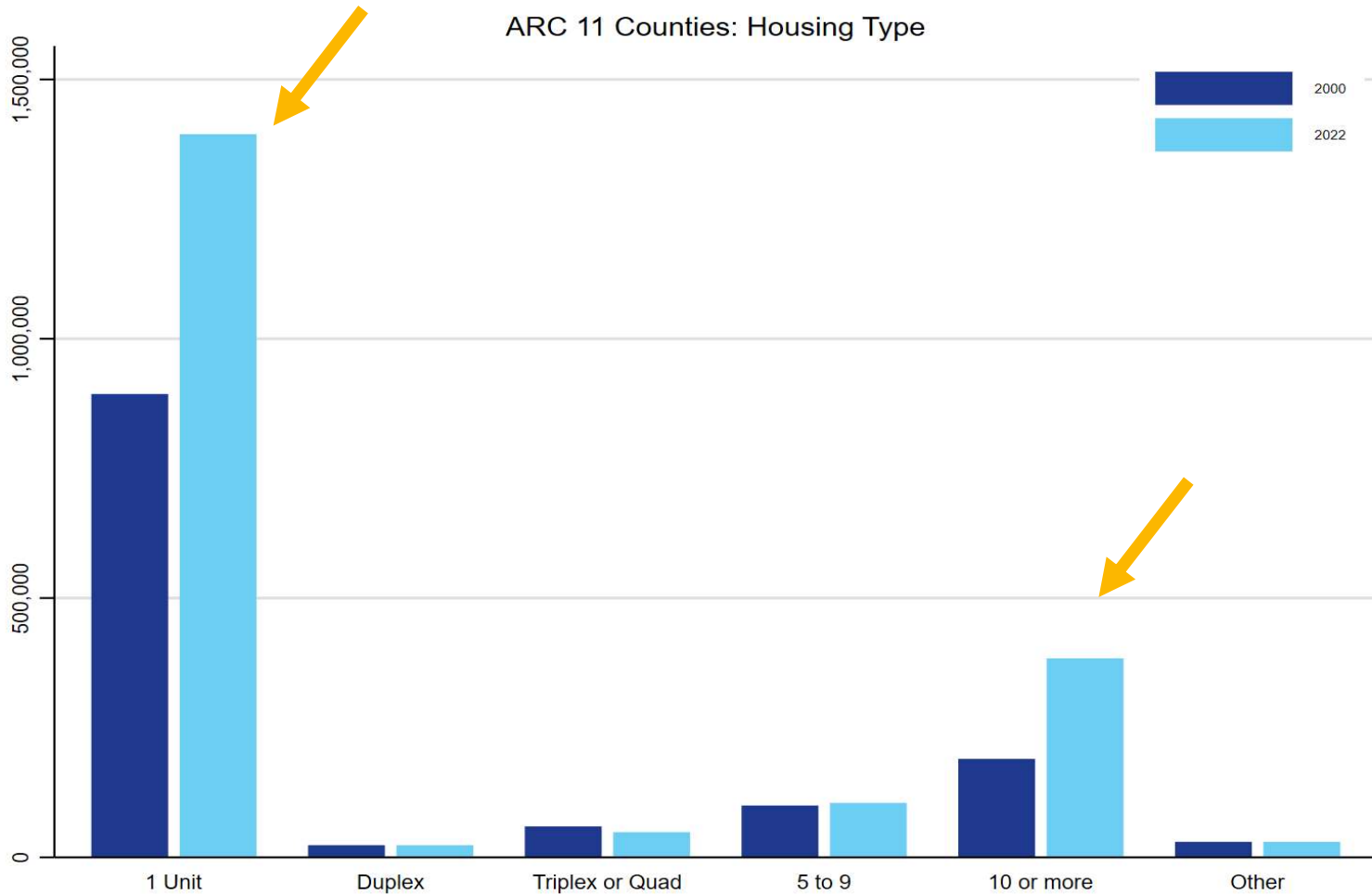
Household sizes are getting smaller...



...Yet houses are getting bigger

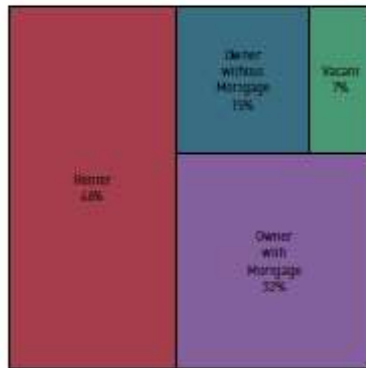


...But we're still building the same stuff



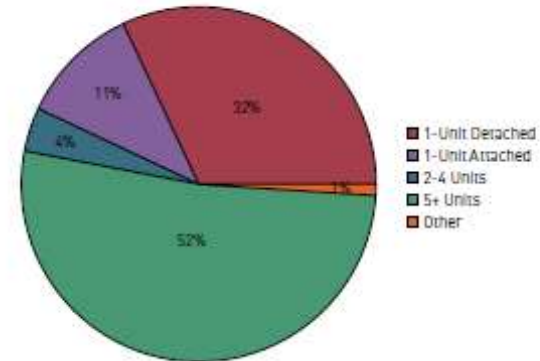
Sandy Springs: 2024 Housing Data Profile

Occupancy, Tenure, and Mortgage Status



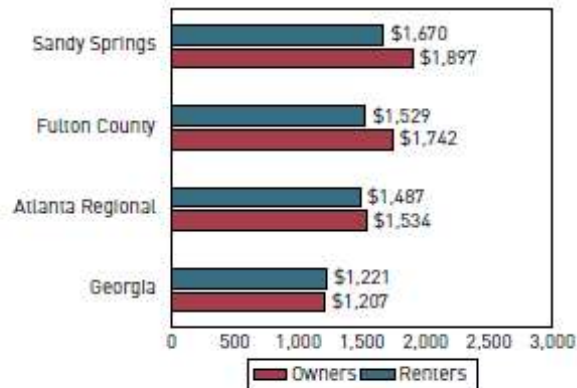
American Community Survey, 2022 5-year estimates, tables B25002, B25009, and B25081

Units in Structure



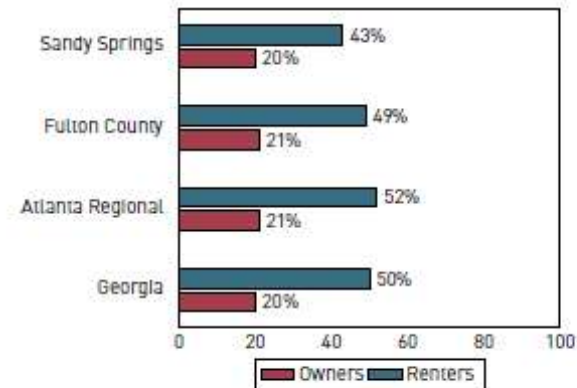
American Community Survey, 2022 5-year estimates, table B25024

Median Monthly Housing Costs



American Community Survey, 2022 5-year estimates, tables B25088 and B25044

Housing Cost-Burdened Households



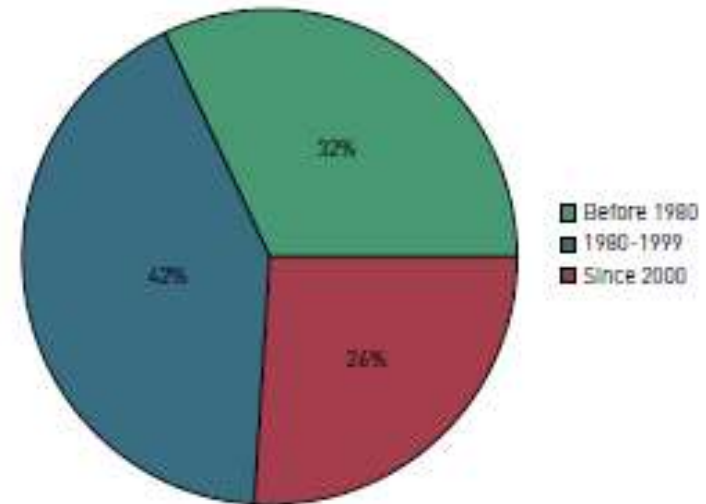
American Community Survey, 2022 5-year estimates, tables B25091 and B25070

Affordable and Available Unit Deficit/Surplus

Percentage of AMI	Renter Households	Deficit/Surplus
≤30%	2,790	-2,405
≤50%	5,800	-4,905
≤80%	9,800	-1,410

National Low Income Housing Coalition, The GAP report

Year Structure Built



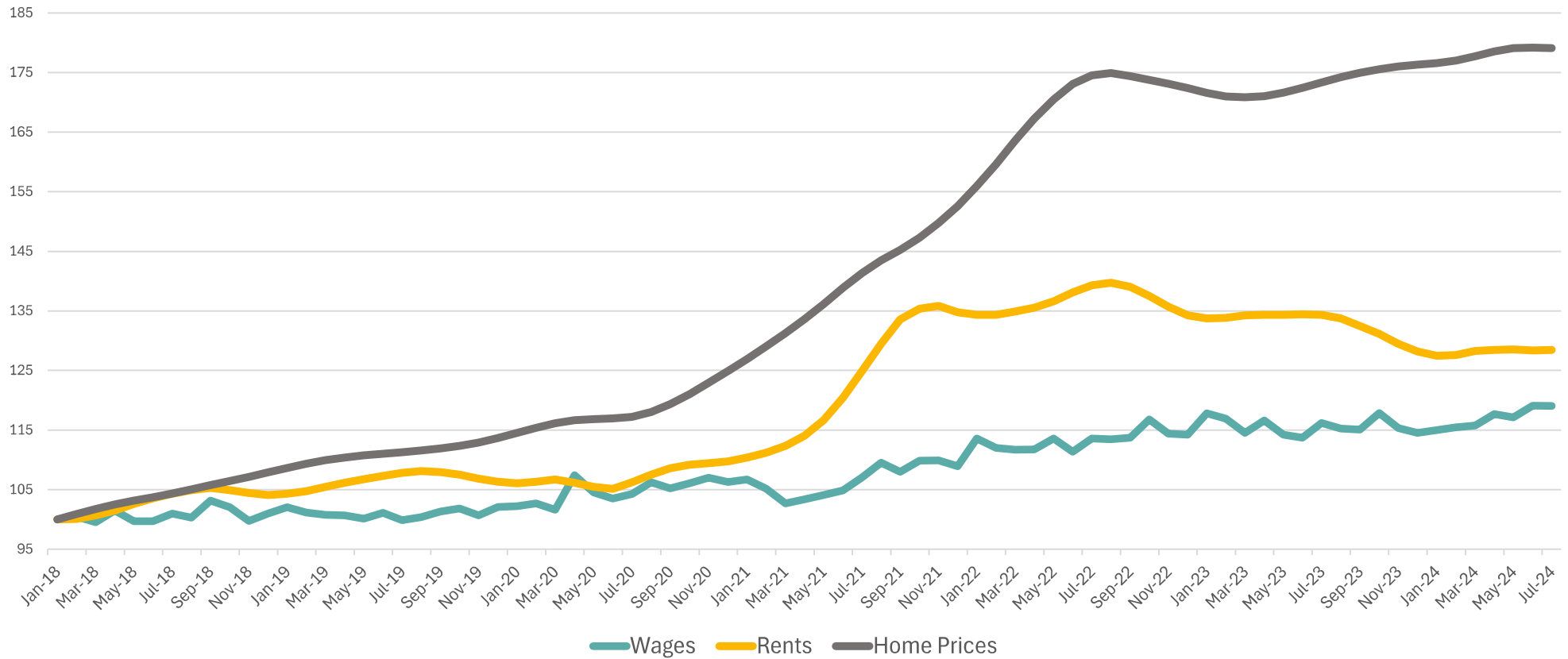
American Community Survey, 2022 5-year estimates, table B25034

For additional information, please visit <https://metroatthousing.org/>. Not only do we have a lot more data about cities, counties, and neighborhoods throughout the region, we have also compiled sets of tailored strategies and best practices based on subareas.



Wages Not Keeping Up With Rent or Price Appreciation

Wage, Rent and Home Price Appreciation, Indexed (Jan, 2018=100)



Consequences of Cost-Burden

Housing insecurity threatens the stability of households, neighborhoods, communities, and the region.



“ How can we be one great region if our residents can’t afford, without burden, to live here. ”

-Anna Roach, Executive Director & CEO, Atlanta Regional Commission



Data Source: KB Advisory Group based on data from Claritas and U.S. Census American Community Survey (2021)



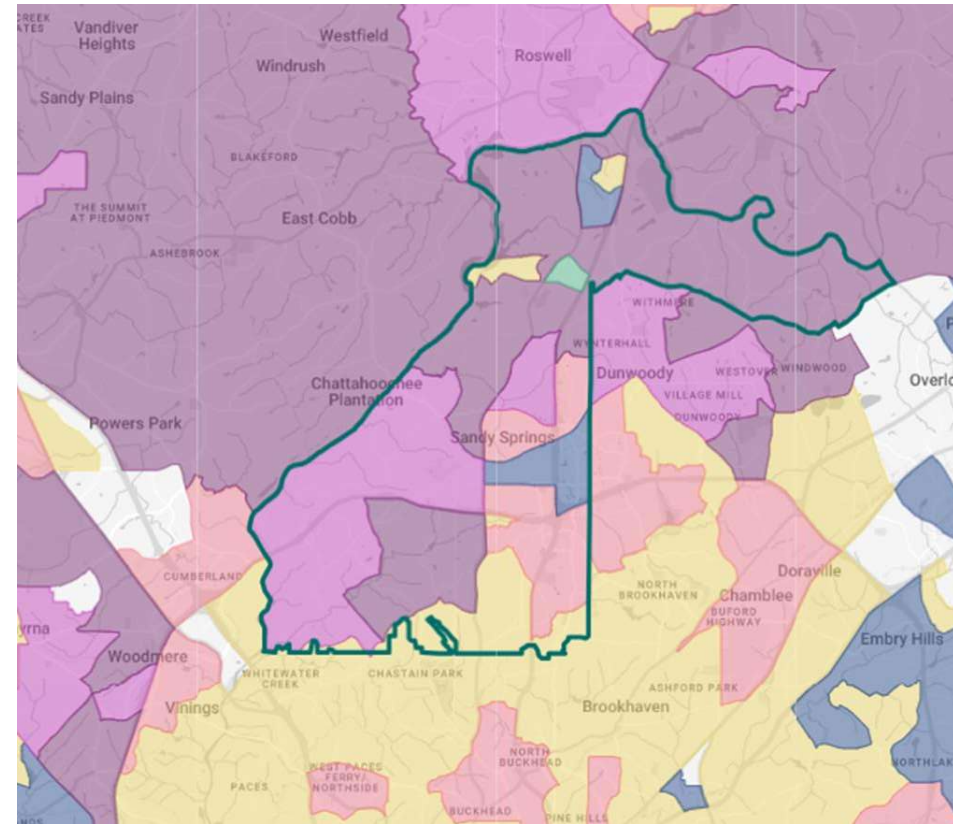
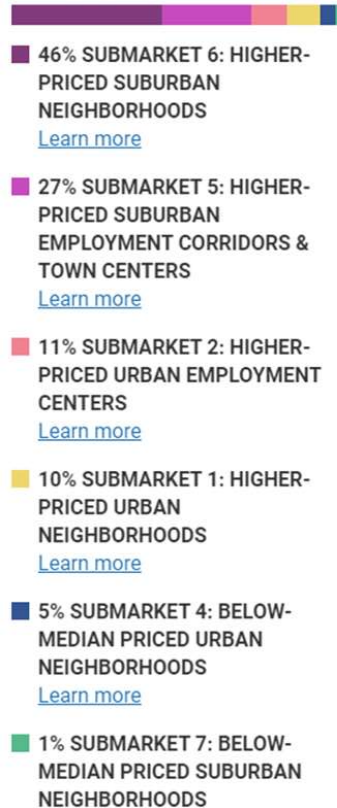
Sandy Springs Housing

Sandy Springs: Housing Submarkets 2024

MAHS Toolkit Updates 2024

- Census Tracts
- Data and Submarkets
- Submarket Names
- Detailed Action Steps
- Resource Library
- Data Explorer City and County View

Sandy Springs



<https://metroatlhousing.org/cities/sandy-springs/>

Sandy Springs: Updated City Snapshot

- Median home sale price \$550,000
 - Increased from \$430,000 in 2020
- Change in Median Home Sale Price: +48% (2018-2023)
 - Increased by 54% (2013-2020)
- Home Sale Price Per Sq Ft. \$249/sf
 - Increased from \$207/sf in 2020
- Median Building Area of Homes Sold 2,007 sq ft
 - Decreased from 2,019 sq ft in 2020

CITY SNAPSHOT

Median Home Sale Price (2023)	\$550,000
Change in Median Home Sale Price (2018-23)	+48%
Home Sale Price Per Sq Ft (2023)	\$249.00 sq ft
Percent Change in Home Sale Price Per Sq Ft (2018-23)	+50%
Median Building Area of Home Sales (2023)	2,007 sq ft

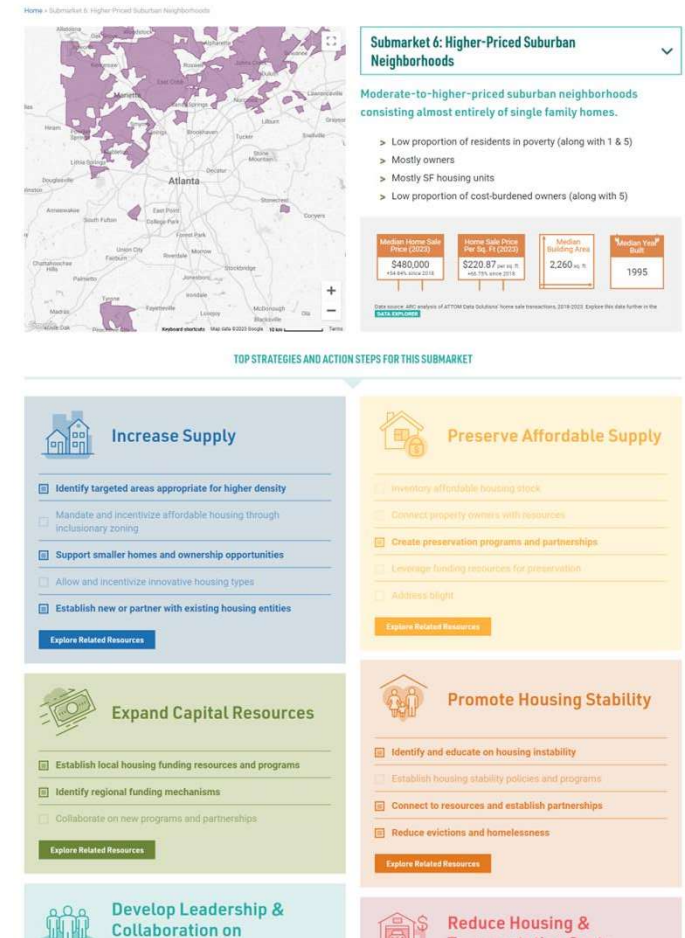
Data source: ARC analysis of ATTOM Data Solutions' home sale transactions, 2018-2023.
Explore this data further in the [DATA EXPLORER](#)

<https://metroatlhousing.org/>

Sandy Springs: Top Action Steps Across Submarkets

- Increase Supply**
 - Identify areas appropriate for higher density
- Preserve Affordable Supply**
 - Create preservation programs and partnerships
- Expand Capital Resources**
 - Establish local housing funding resources and programs
- Promote Housing Stability**
 - Reduce evictions and homelessness
- Reduce Housing & Transportation Costs**
 - Increase walkability
- Develop Leadership & Collaboration on Affordability**
 - Support local leaders through regional education programs

<https://metroatlhousing.org/>



MAHS Action Items and Resource Library



Increase Supply

☐

Identify targeted areas appropriate for higher density

1. Downtown districts
2. Commercial and employment areas or corridors
3. Near amenities (schools, restaurants, retail, grocery stores)
4. Public land
5. Near transit stops: MARTA, Bus Rapid Transit, Transit-Oriented Development (TOD)
6. Trails and bikeways

☐

Mandate and incentivize affordable housing through inclusionary zoning

☐

Support smaller homes and ownership opportunities

☐

Allow and incentivize innovative housing types

☐

Establish new or partner with existing housing entities

[Explore Related Resources](#)

[Home](#)Powered by Atlanta Regional Commission

 Atlanta Regional Commission

METRO ATLANTA HOUSING STRATEGY TOOLKIT

[MAP](#)[STRATEGIES](#)[RESOURCES](#)[ABOUT](#)

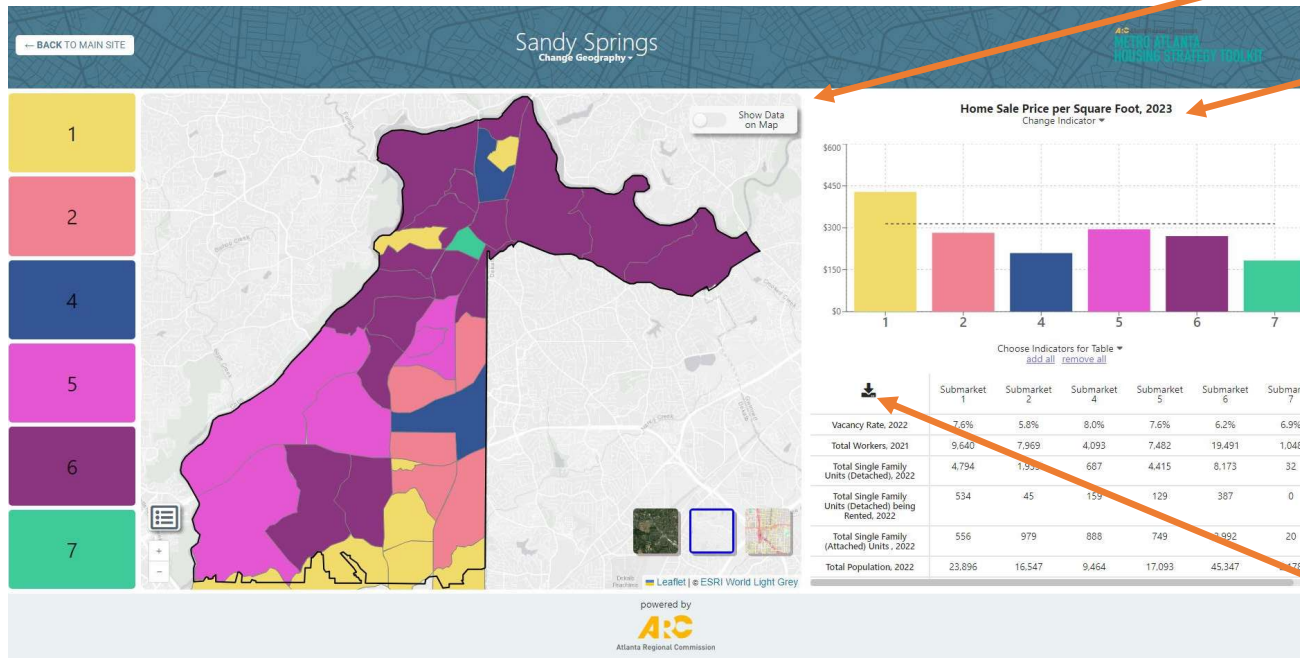
[Home](#) » [Resources](#)

-- Identify areas appropriate for higher density

Start typing to search table

TITLE	STRATEGY	ACTION STEP
Balancing Housing Supply and the Risk of Displacement	Increase Supply	Identify areas appropriate for higher density
Encourage Infill Development	Increase Supply	Identify areas appropriate for higher density
Housing Supply Accelerator Playbook	Increase Supply	Identify areas appropriate for higher density
Infill Development Supports Community Connectivity	Increase Supply	Identify areas appropriate for higher density
It's Unanimous: Columbus Approves Density-Friendly Zoning Changes	Increase Supply	Identify areas appropriate for higher density
Transit Oriented Development	Increase Supply	Identify areas appropriate for higher density
What is Missing Middle Housing?	Increase Supply	Identify areas appropriate for higher density

MAHS Data Explorer



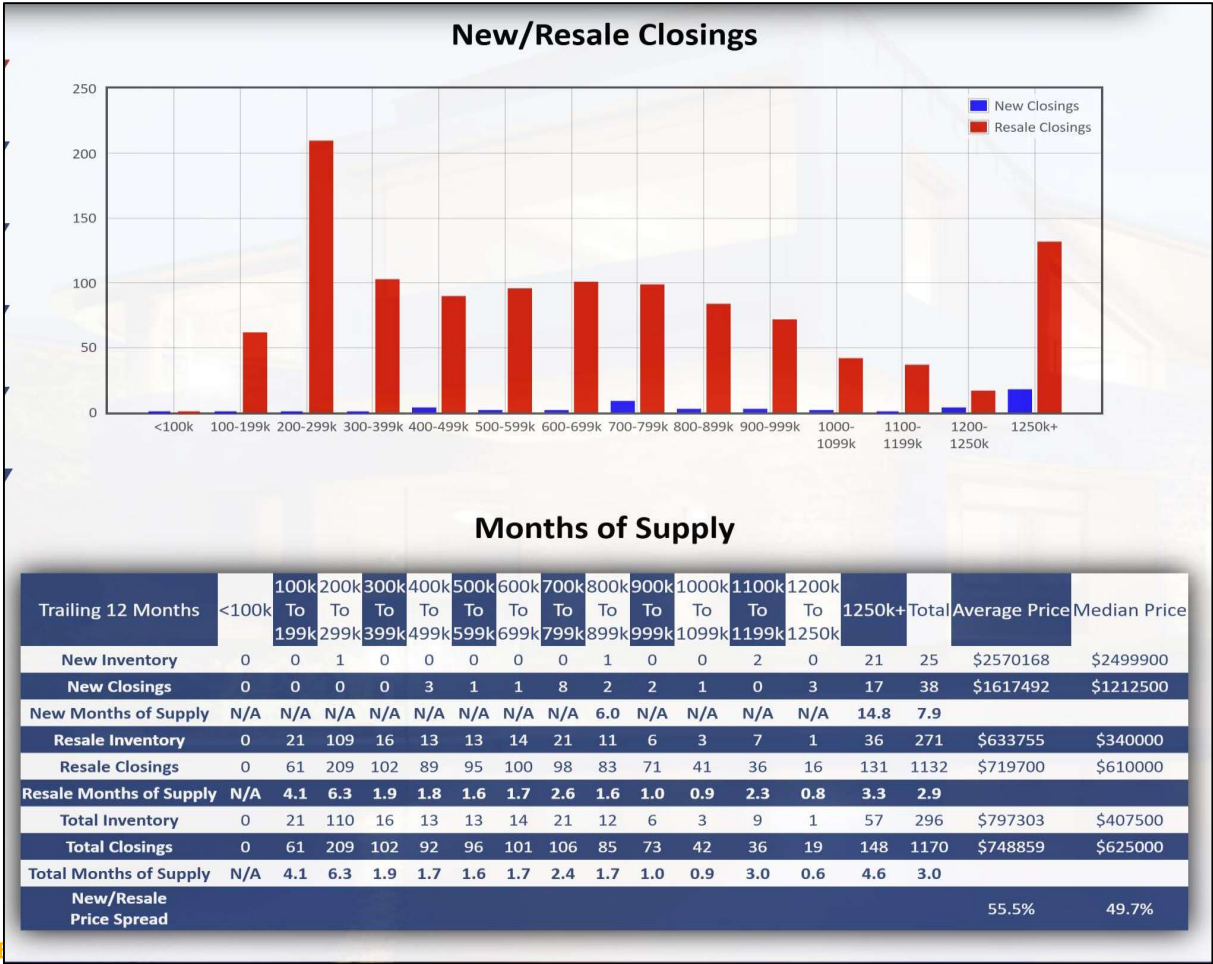
MAHS Data Explorer

Indicators

- Ability to show indicators on map
- Ability to change indicator
 - ▶ Housing Tenure
 - ▶ Demographics
 - ▶ Home Sale Price
 - ▶ Income and Jobs
 - ▶ Housing Types
 - ▶ Housing Cost
 - ▶ Many more...
- Ability to add Highways, Marta Routes, Map Layers
- Download Census Tract Data *census tracts may extend outside of city boundary in that submarket*

Sandy Springs Zips* --SF Closings Last 12 Mos. (as of Dec '24)

<https://marketinsight.com/>

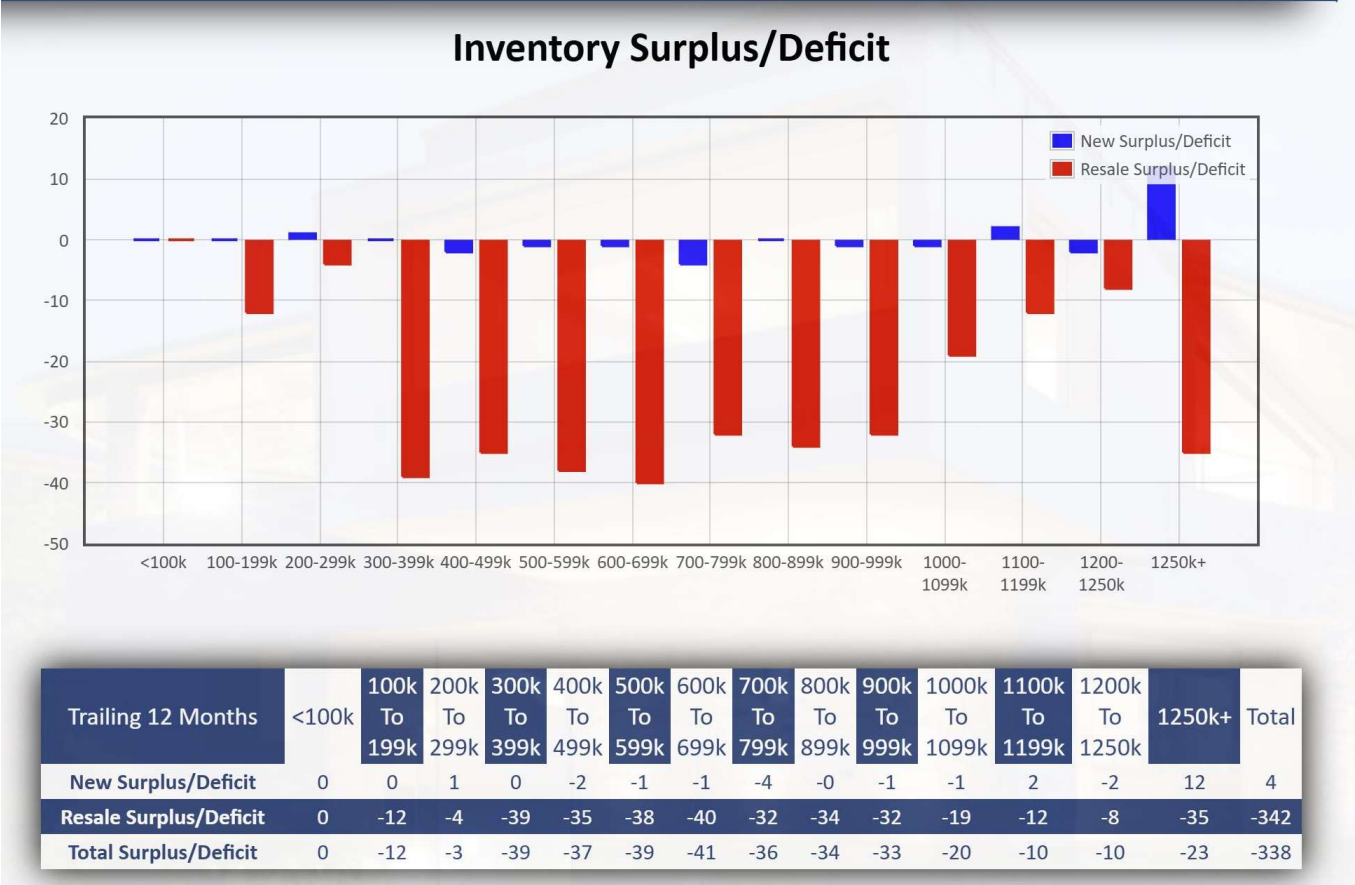


* 30328,
303250,
30342

Housing Characteristics		
Total Closings TTM:	1170	
New Vs. Resale:		
New:	3.2%	
Resale:	96.8%	
	New	Resale
Average SQFT	4194	2761
Type(s):		
Detached	57.9%	47.9%
Townhome	42.1%	23.7%
Condo	0.0%	28.4%
Foundation(s):		
Basement	60.5%	48.5%
Slab	39.5%	46.5%
Crawlspace	0.0%	5.0%
Garage(s):		
1 Car	2.6%	4.7%
2 Car	52.6%	46.6%
3 Car	31.6%	7.7%
4+ Car	13.2%	0.5%
None	0.0%	40.5%
Story(s):		
1 Story	0.0%	26.7%
1.5 Stories	0.0%	2.3%
2 Stories	21.1%	39.0%
3+ Stories	78.9%	30.0%
Split Foyer	0.0%	0.0%
Split Level	0.0%	2.0%
Lot Size(s):		
<1/3 Acre	10.0%	58.3%
1/3-1/2 Acre	25.0%	14.0%
1/2-3/4 Acre	40.0%	13.9%
3/4-1 Acre	25.0%	13.7%
1+ Acres	0.0%	0.0%
Beds		
1	0.0%	6.3%
2	7.9%	23.2%
3	28.9%	26.5%
4	18.4%	20.8%
5+	44.7%	23.2%

SS Zips* --Inventory Surplus/ Deficit Last 12 Mos. (as of Dec '24)

<https://marketinsight.com/>

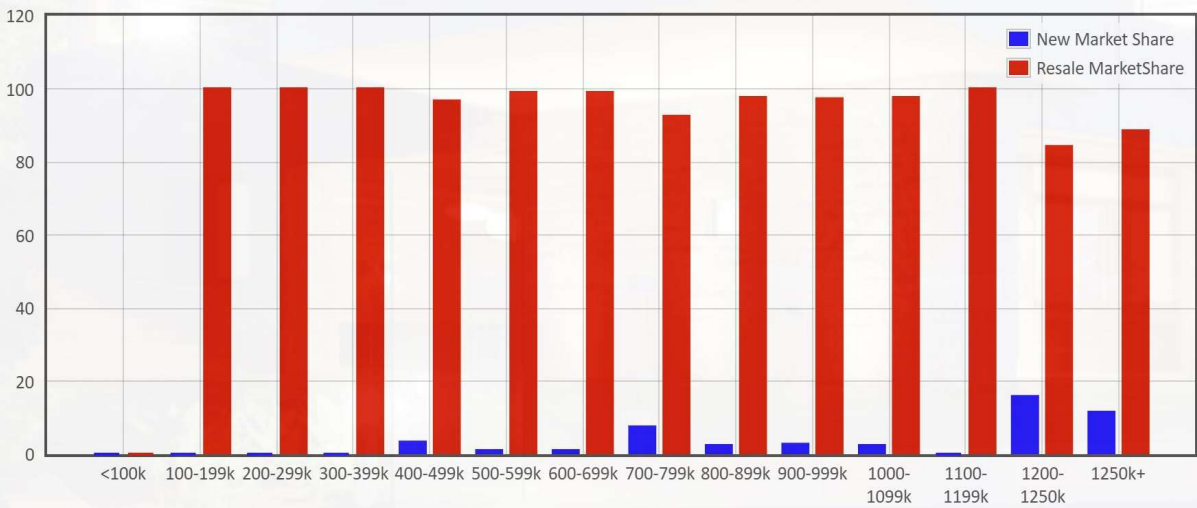


Housing Characteristics		
Total Closings TTM:	1170	
New Vs. Resale:		
New:	3.2%	
Resale:	96.8%	
	New	Resale
Average SQFT	4194	2761
Type(s):		
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3	28.9%	26.5%
4	18.4%	20.8%
5+	44.7%	23.2%

*30328
30350,
30342

SS Zips* --Market Share New, Resale Last 12 Mos. (as of Dec '24)

New/Resale Market Share



Trailing 12 Months	<100k	100k To 199k	200k To 299k	300k To 399k	400k To 499k	500k To 599k	600k To 699k	700k To 799k	800k To 899k	900k To 999k	1000k To 1099k	1100k To 1199k	1200k To 1250k	1250k+	Total
New Market Share	N/A%	0.0%	0.0%	0.0%	3.3%	1.0%	1.0%	7.5%	2.4%	2.7%	2.4%	0.0%	15.8%	11.5%	3.2%
Resale Market Share	N/A%	100.0%	100.0%	100.0%	96.7%	99.0%	99.0%	92.5%	97.6%	97.3%	97.6%	100.0%	84.2%	88.5%	96.8%

Housing Characteristics

Total Closings TTM:	1170
New Vs. Resale:	
New:	3.2%
Resale:	96.8%
Average SQFT	New: 4194 Resale: 2761
Type(s):	
Detached	57.9%
Townhome	42.1%
Condo	0.0%
Foundation(s):	
Basement	60.5%
Slab	39.5%
Crawlspace	0.0%
Garage(s):	
1 Car	2.6%
2 Car	52.6%
3 Car	31.6%
4+ Car	13.2%
None	0.0%
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Lot Size(s):	
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1/3-1/2 Acre	25.0%
1/2-3/4 Acre	40.0%
3/4-1 Acre	25.0%
1+ Acres	0.0%
Beds	
1	0.0%
2	7.9%
3	28.9%
4	18.4%
5+	44.7%

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30350,
30342

SS Zips* --New and Resale by Zip: Last 12 Mos. (as of Nov. '24)

Resale

Zipcode	▼ Units Sold	MKT Share	Min Price	Max Price	AVG Price	Dollar Volume
Total:	1138		\$81,467	\$2,905,000	\$677,426	\$770,910,523
1 30328	489	43.0%	\$81,467	\$2,760,000	\$609,241	\$297,918,721
2 30342	359	31.5%	\$85,000	\$2,905,000	\$811,347	\$291,273,681
3 30350	290	25.5%	\$102,500	\$2,400,000	\$626,614	\$181,718,121

*30328
30350,
30342

New

Zipcode	▼ Units Sold	MKT Share	Min Price	Max Price	AVG Price	Dollar Volume
Total:	133		\$115,000	\$2,275,000	\$819,588	\$109,005,176
1 30328	75	56.4%	\$222,000	\$2,275,000	\$827,102	\$62,032,646
2 30342	46	34.6%	\$115,000	\$2,145,000	\$812,711	\$37,384,710
3 30350	12	9.0%	\$260,000	\$2,025,000	\$798,985	\$9,587,820



How is Affordability Defined?

Workforce Housing Owner Maximums

Maximum Home Cost Levels at Workforce AMI:

The maximum home price a family in the “workforce” income can afford if they are spending no more than 30% of household income on housing cost, inclusive of utilities.

2023 Owner Housing Maximums

Max Sales Price at:	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
120% AMI	\$257,400	\$275,760	\$330,840	\$382,320	\$426,600
100% AMI	\$214,500	\$229,800	\$275,700	\$318,600	\$355,500
80% AMI	\$171,600	\$183,840	\$220,560	\$254,880	\$284,400
60% AMI	\$128,700	\$137,880	\$165,420	\$191,160	\$213,300

2023 HUD FMR Area Income Limits

Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area (MSA)

Area Median Income (AMI)	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
120% AMI	\$85,800	\$98,040	\$110,280	\$122,520	\$132,360	\$142,200
115% AMI	\$82,225	\$93,955	\$105,685	\$117,415	\$126,845	\$136,275
100% AMI	\$71,500	\$81,700	\$91,900	\$102,100	\$110,300	\$118,500
80% AMI	\$57,200	\$65,360	\$73,520	\$81,680	\$88,240	\$94,800
60% AMI	\$42,900	\$49,020	\$55,140	\$61,260	\$66,180	\$71,100
50% AMI	\$35,570	\$40,850	\$45,950	\$51,050	\$55,150	\$59,250
30% AMI	\$21,450	\$24,510	\$27,570	\$30,630	\$33,090	\$35,550

--- Workforce Incomes

Workforce Housing Rental Maximums

Maximum Rent Levels at Workforce AMI:

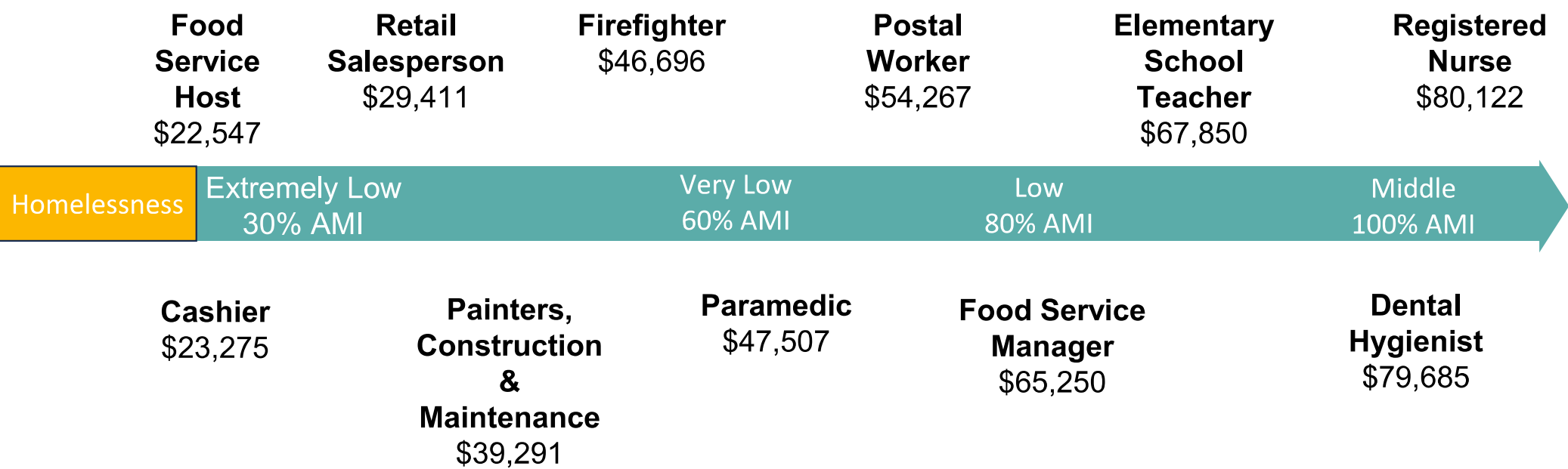
The maximum rent a family in the “workforce” income can afford if they are spending no more than 30% of household income on housing cost, inclusive of utilities.

2023 Rental Housing Maximums					
Max Rent at:	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
100% AMI	\$1,788	\$1,915	\$2,298	\$2,655	\$2,963
80% AMI	\$1,430	\$1,532	\$1,838	\$2,124	\$2,370
60% AMI	\$1,072	\$1,149	\$1,378	\$1,593	\$1,777
50% AMI	\$893	\$957	\$1,148	\$1,327	\$1,481
30% AMI	\$536	\$574	\$689	\$796	\$888

2023 HUD FMR Area Income Limits Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area (MSA)						
Area Median Income (AMI)	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
120% AMI	\$85,800	\$98,040	\$110,280	\$122,520	\$132,360	\$142,200
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100% AMI	\$71,500	\$81,700	\$91,900	\$102,100	\$110,300	\$118,500
80% AMI	\$57,200	\$65,360	\$73,520	\$81,680	\$88,240	\$94,800
60% AMI	\$42,900	\$49,020	\$55,140	\$61,260	\$66,180	\$71,100
50% AMI	\$35,570	\$40,850	\$45,950	\$51,050	\$55,150	\$59,250
30% AMI	\$21,450	\$24,510	\$27,570	\$30,630	\$33,090	\$35,550

Workforce Incomes

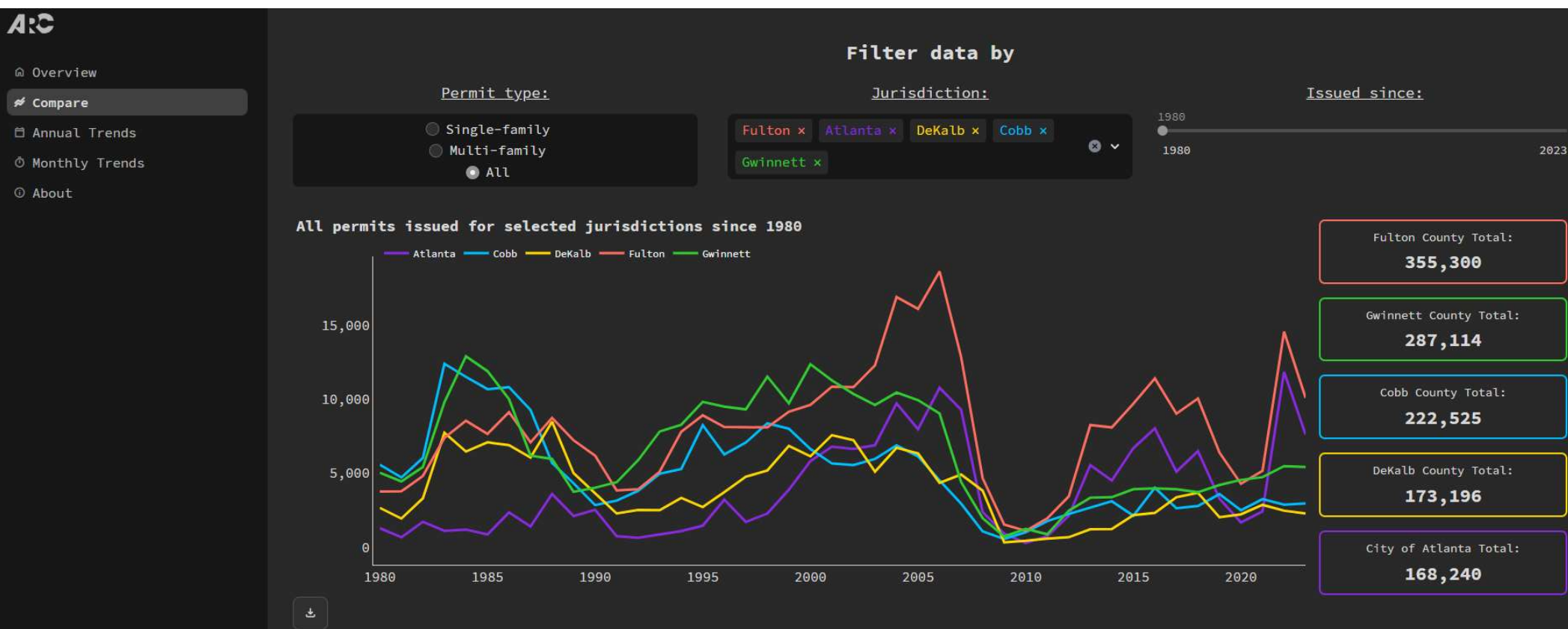
What Does this Mean for People ...





Building Permits

Building Permits



Sandy Springs

Filter data by

Geography level:

☐ Region ☐ County ☒ City

City:

Sandy Springs

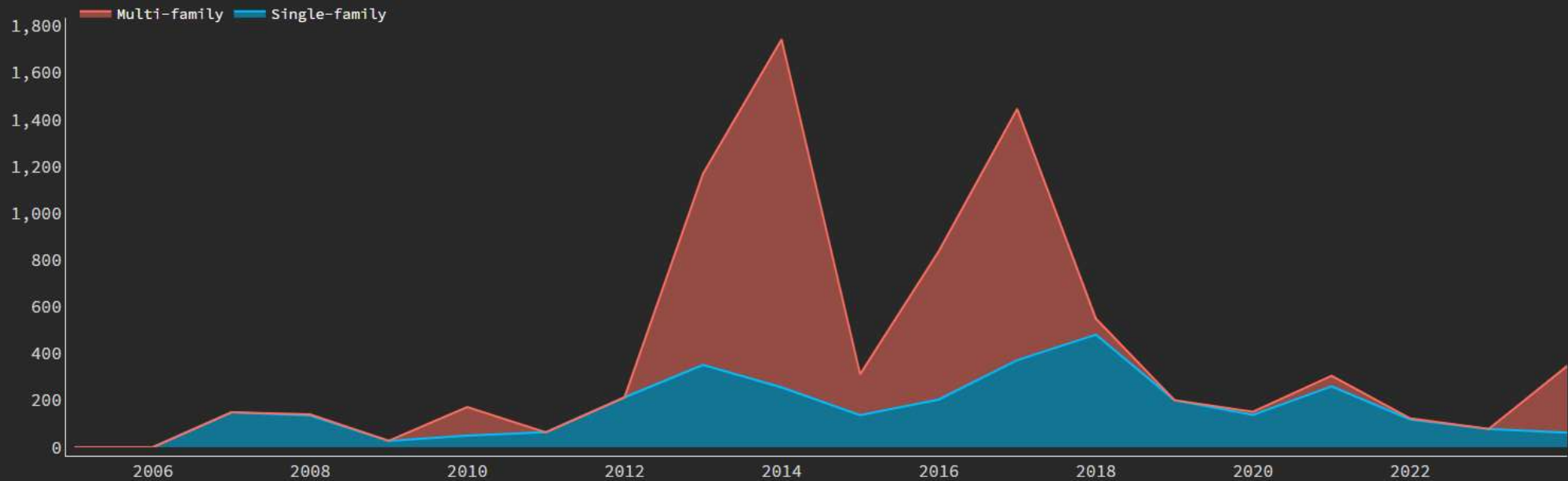
Issued since:

2005

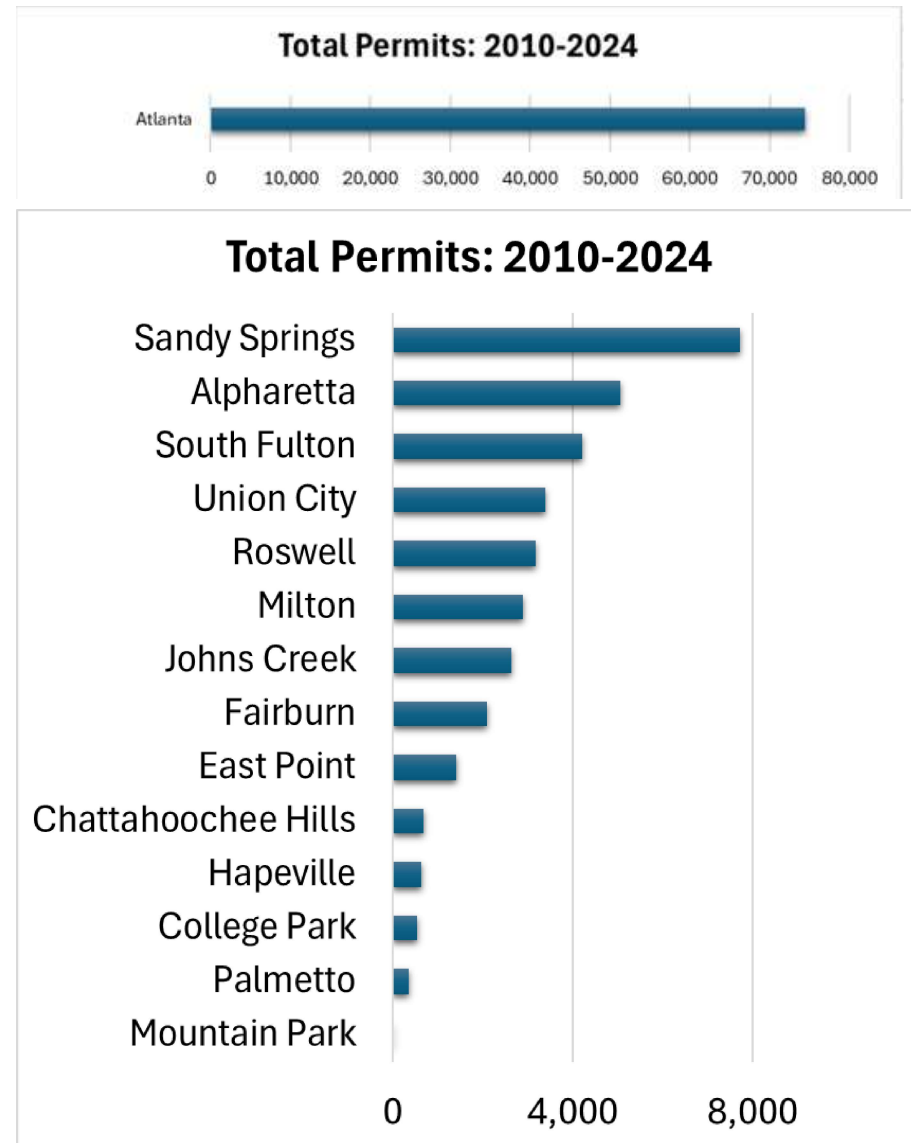
1980

2024

Permits Issued in City of Sandy Springs Since 2005

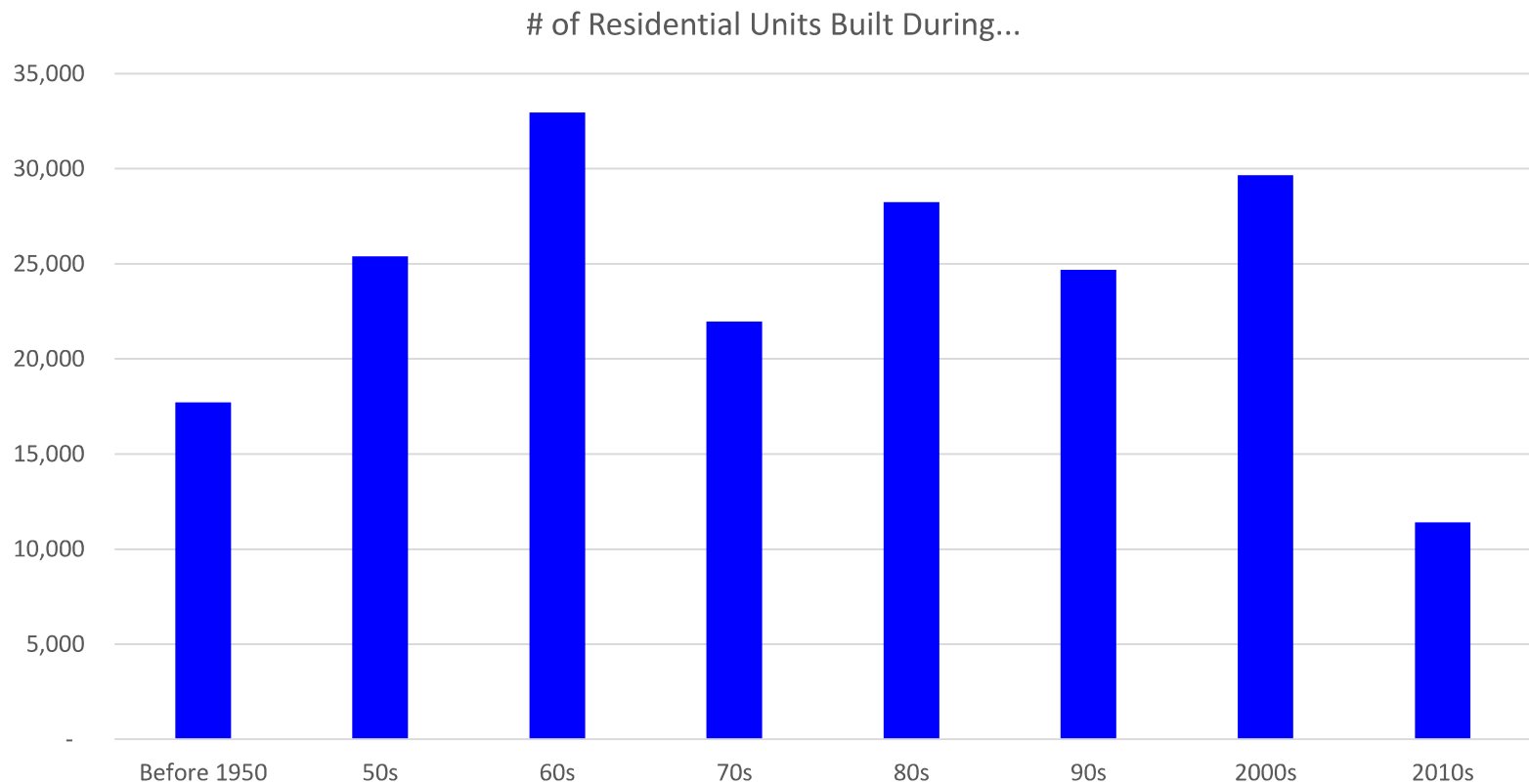


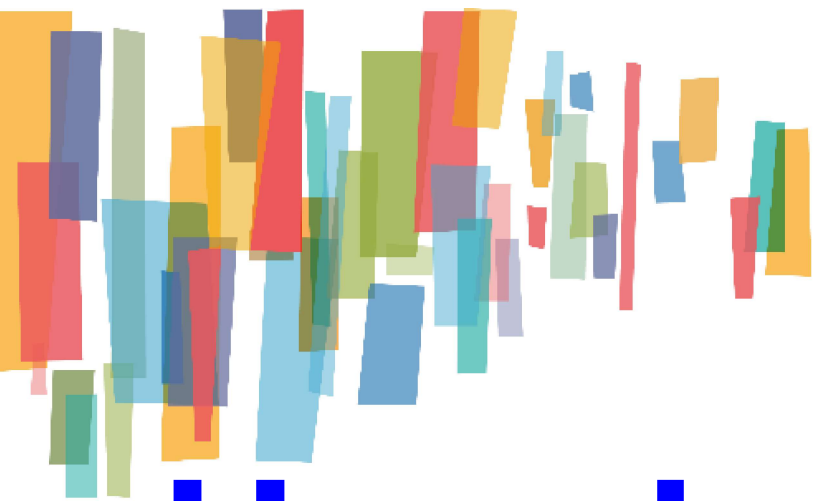
Fulton Cities Permits



Residential Construction by Decade

- 2010s saw the fewest number of new residential units in at least 60 years





Housing Price and Ownership

The Numbers

(As of May)	Clayton	Cobb	DeKalb	Fulton	Gwinnett
2019	\$ 164,000	\$ 325,500	\$ 336,800	\$ 409,800	\$ 281,800
2020	\$ 167,900	\$ 318,700	\$ 315,700	\$ 401,100	\$ 285,500
2021	\$ 188,200	\$ 360,800	\$ 360,000	\$ 440,600	\$ 323,900
2022	\$ 228,200	\$ 417,100	\$ 389,900	\$ 495,800	\$ 392,600
2023	\$ 247,800	\$ 453,900	\$ 425,700	\$ 532,600	\$ 435,300
2024	\$ 251,000	\$ 476,200	\$ 440,000	\$ 555,000	\$ 455,100
% Growth, 2019-2024	53.0%	46.3%	30.6%	35.4%	61.5%

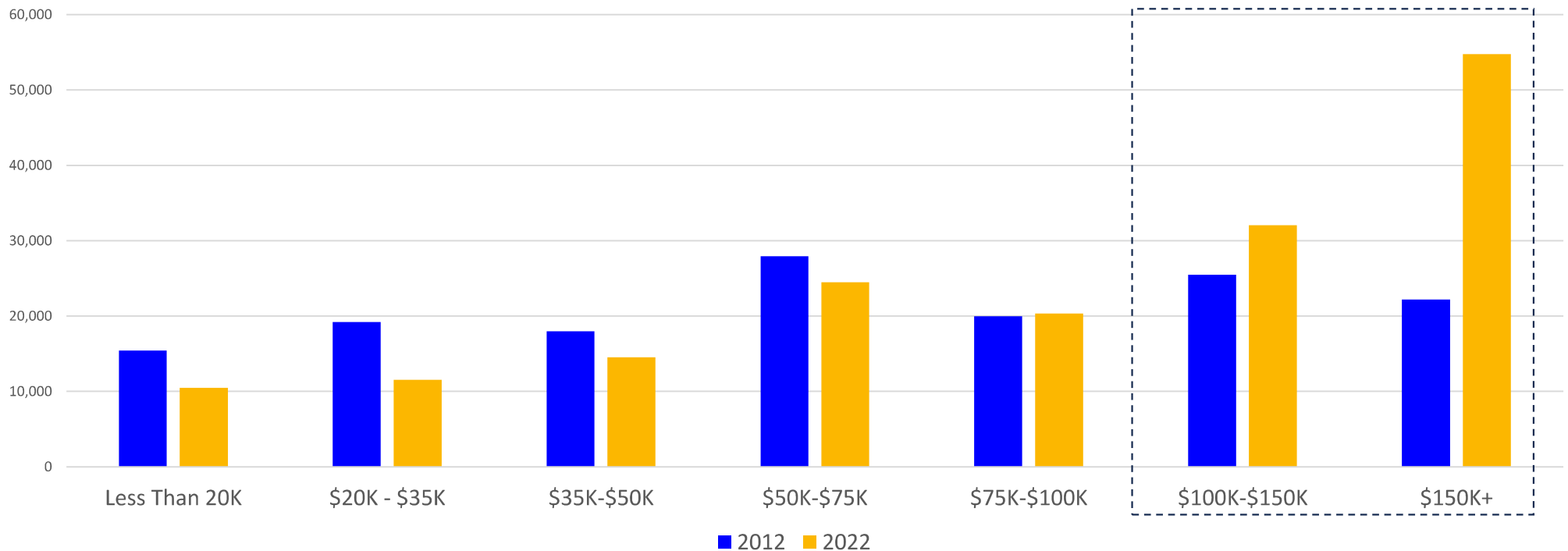
Homeownership... But For Whom?

2012 Population: 707,089

+55,700 New Residents

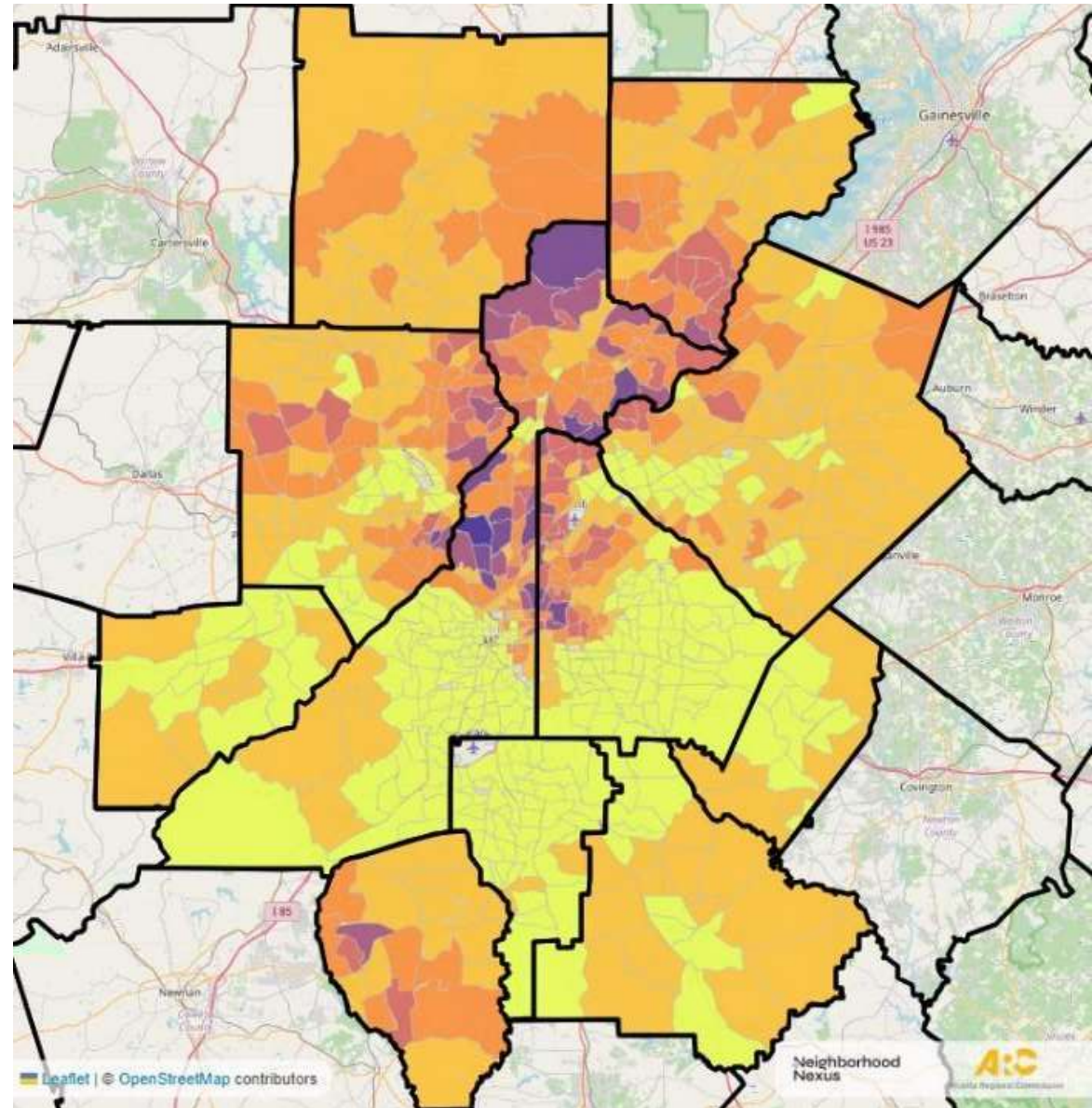
2022 Population: 762,820

Homeowners by Household Income: DeKalb



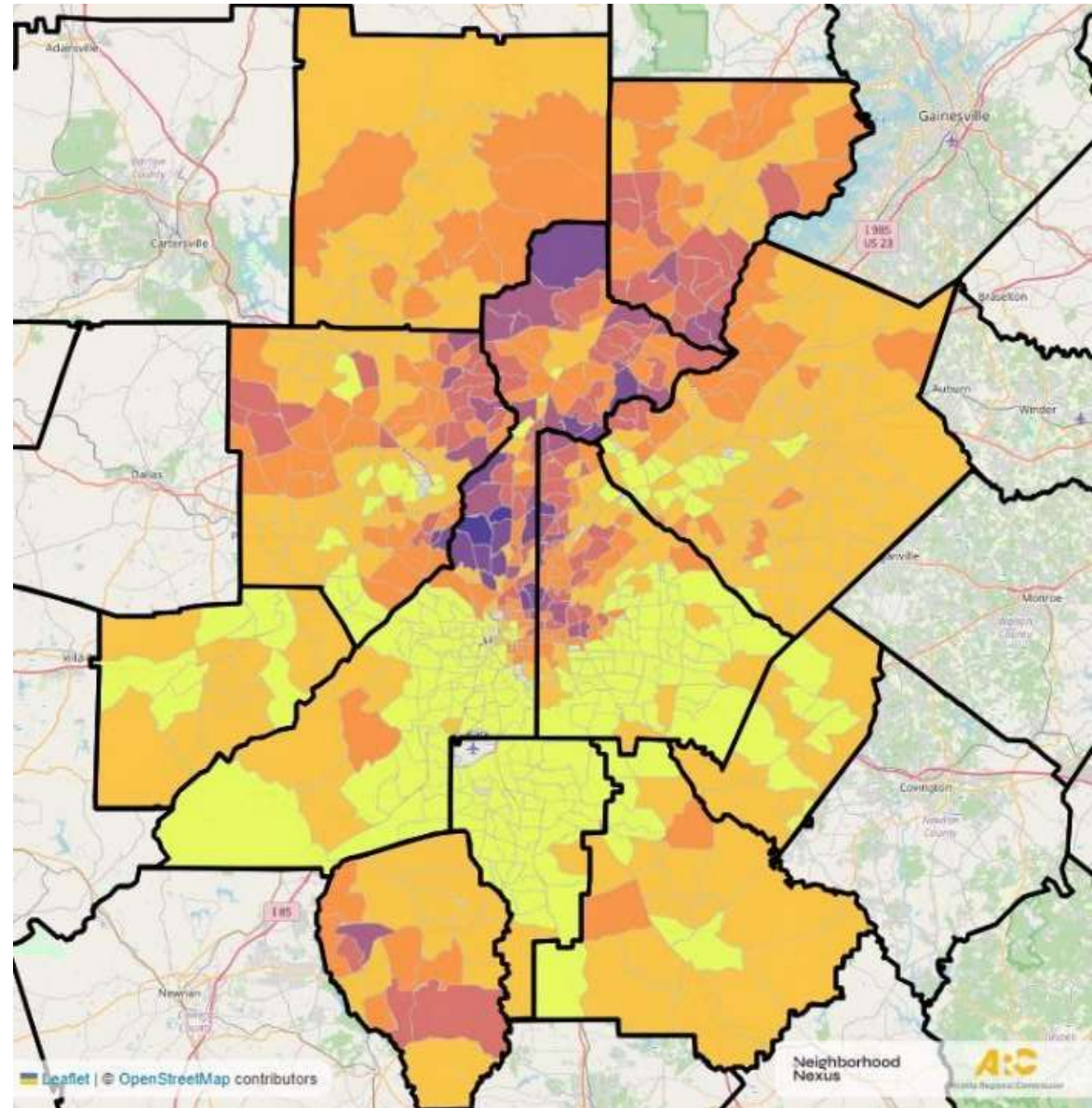
2013

Median Home Sale Price



2014

Median Home Sale Price

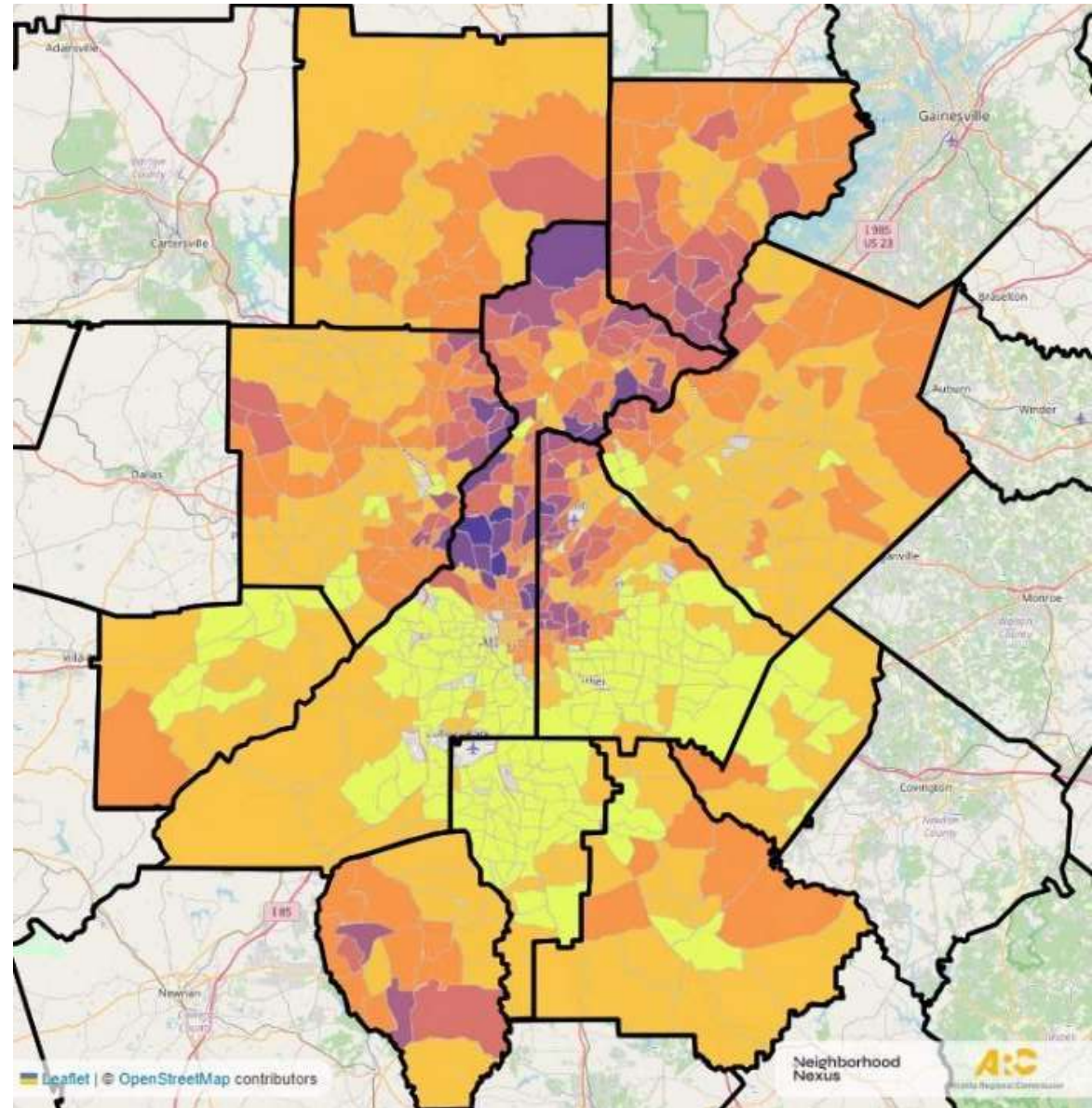


2015

Median Home Sale Price

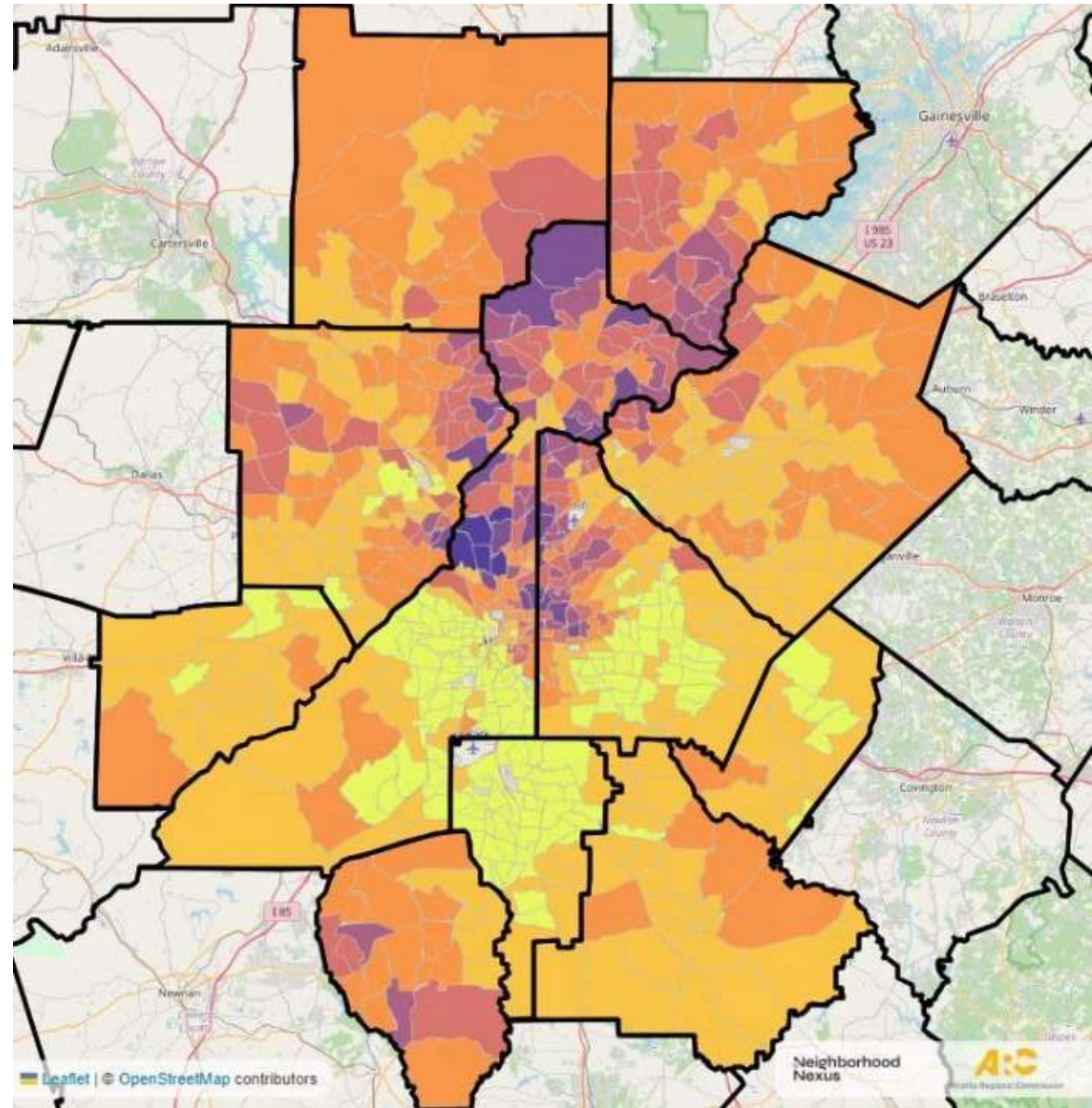


ONE **great** REGION



2016

Median Home Sale Price

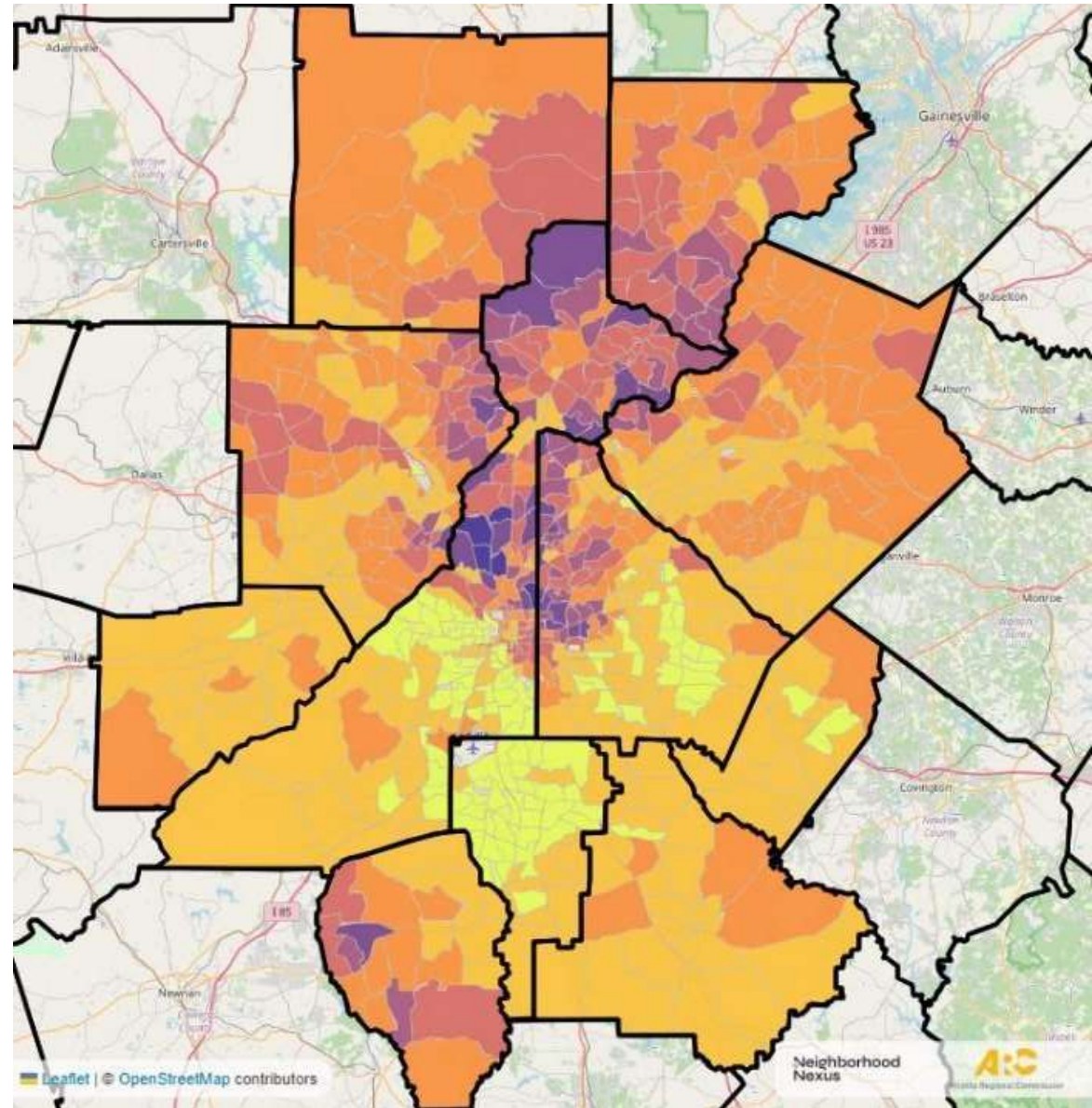


2017

Median Home Sale Price

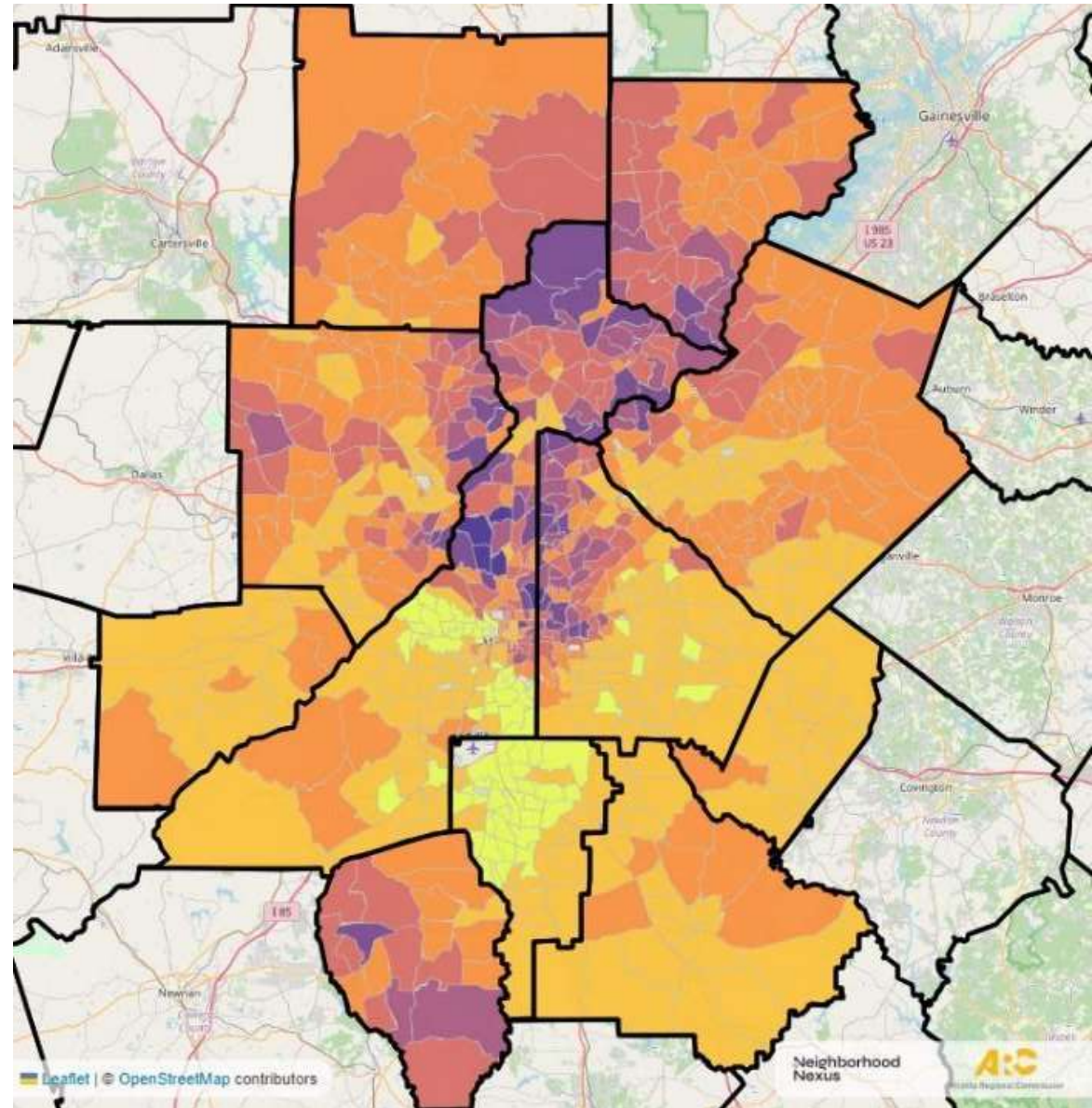


ONE **great** REGION



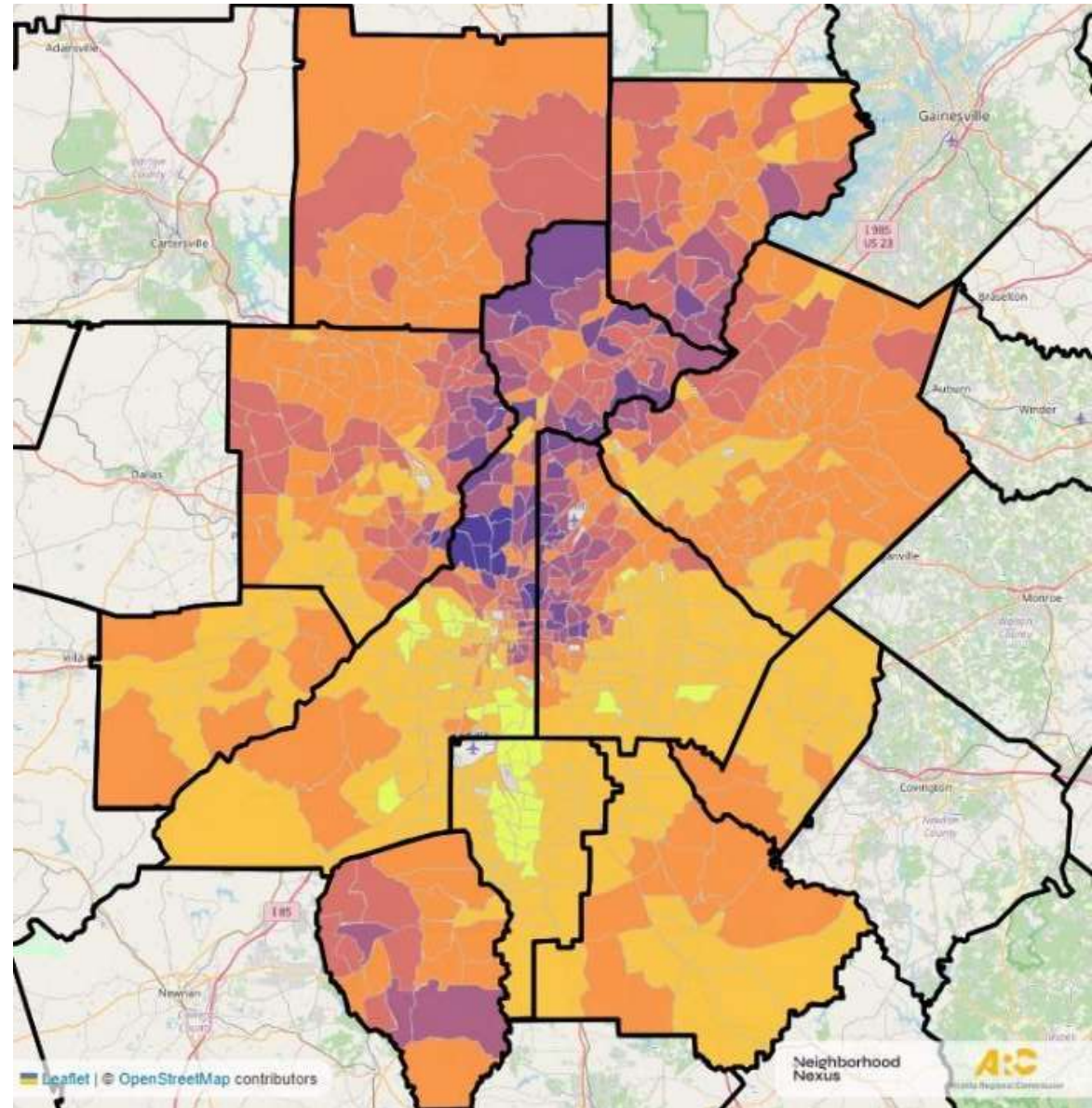
2018

Median Home Sale Price



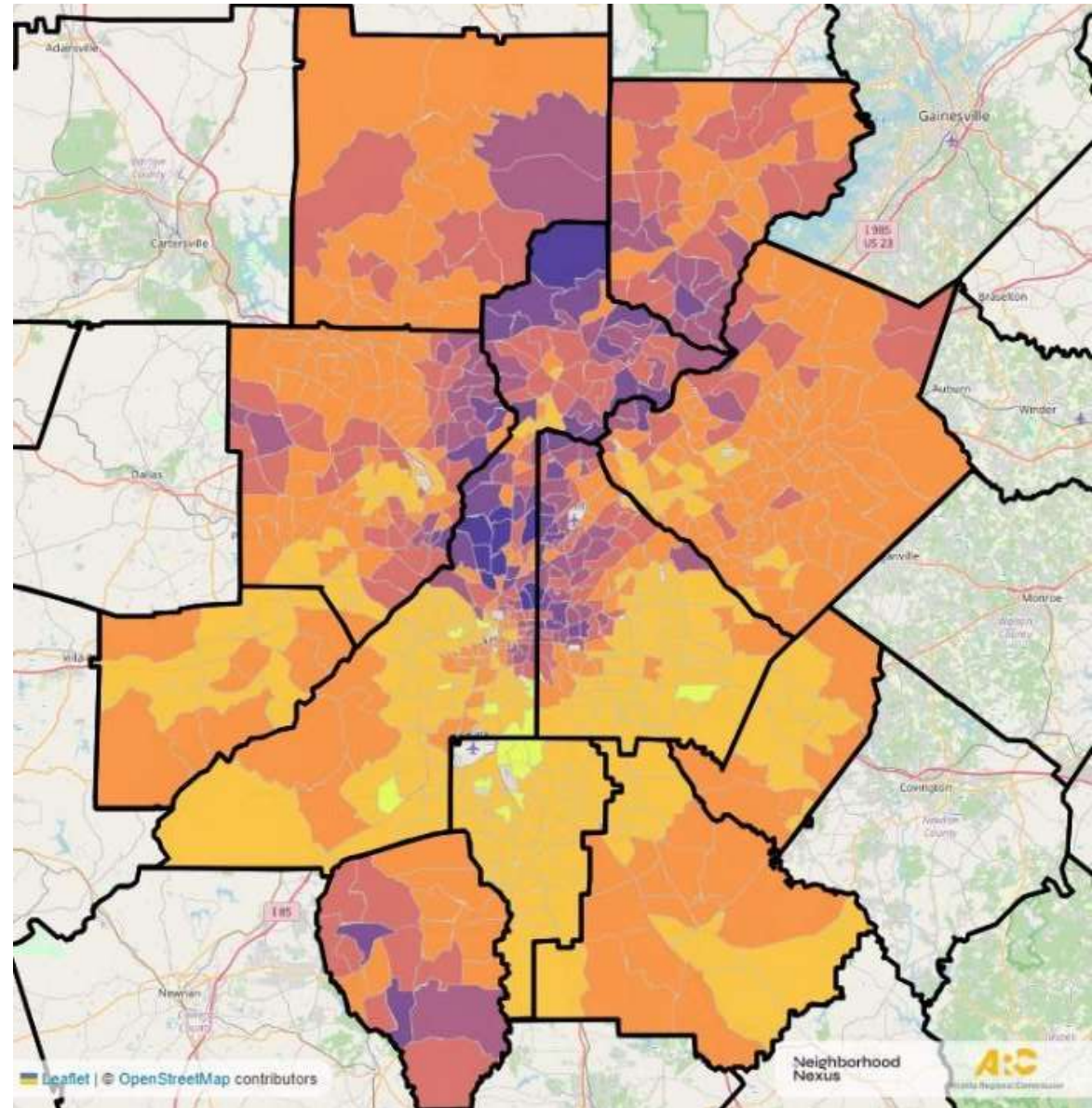
2019

Median Home Sale Price



2020

Median Home Sale Price

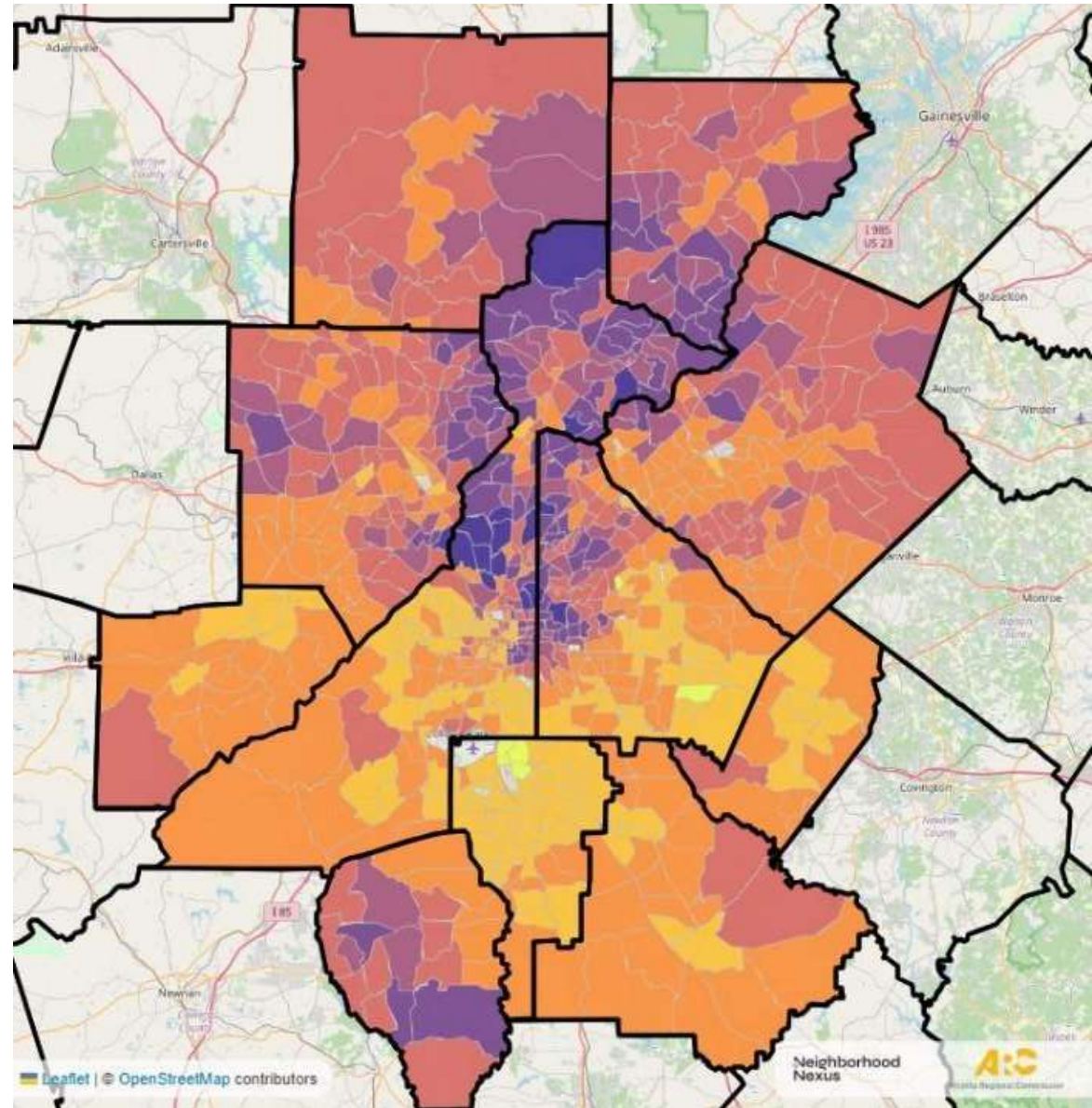


2021

Median Home Sale Price



ONE **great** REGION

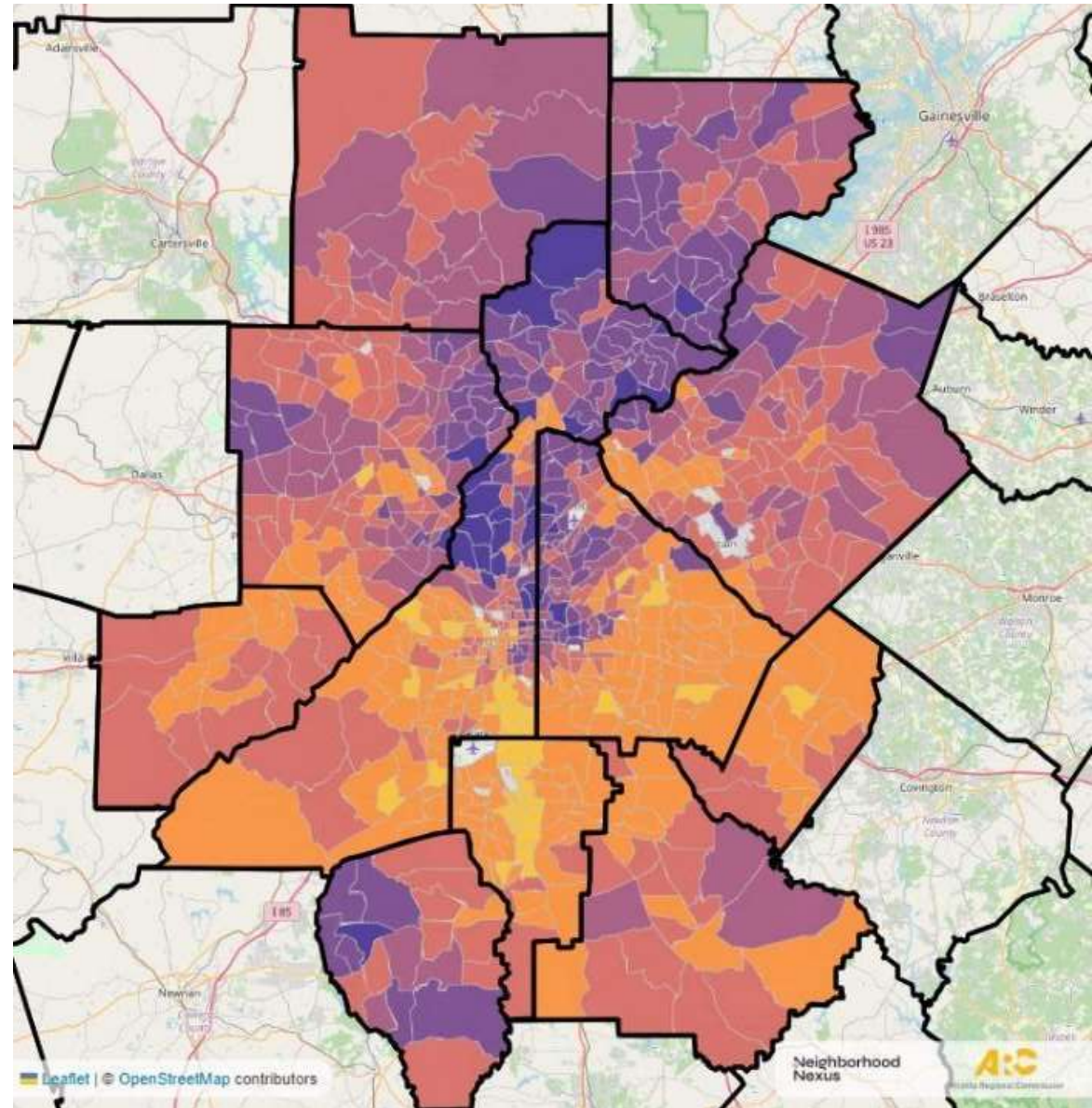


2022

Median Home Sale Price

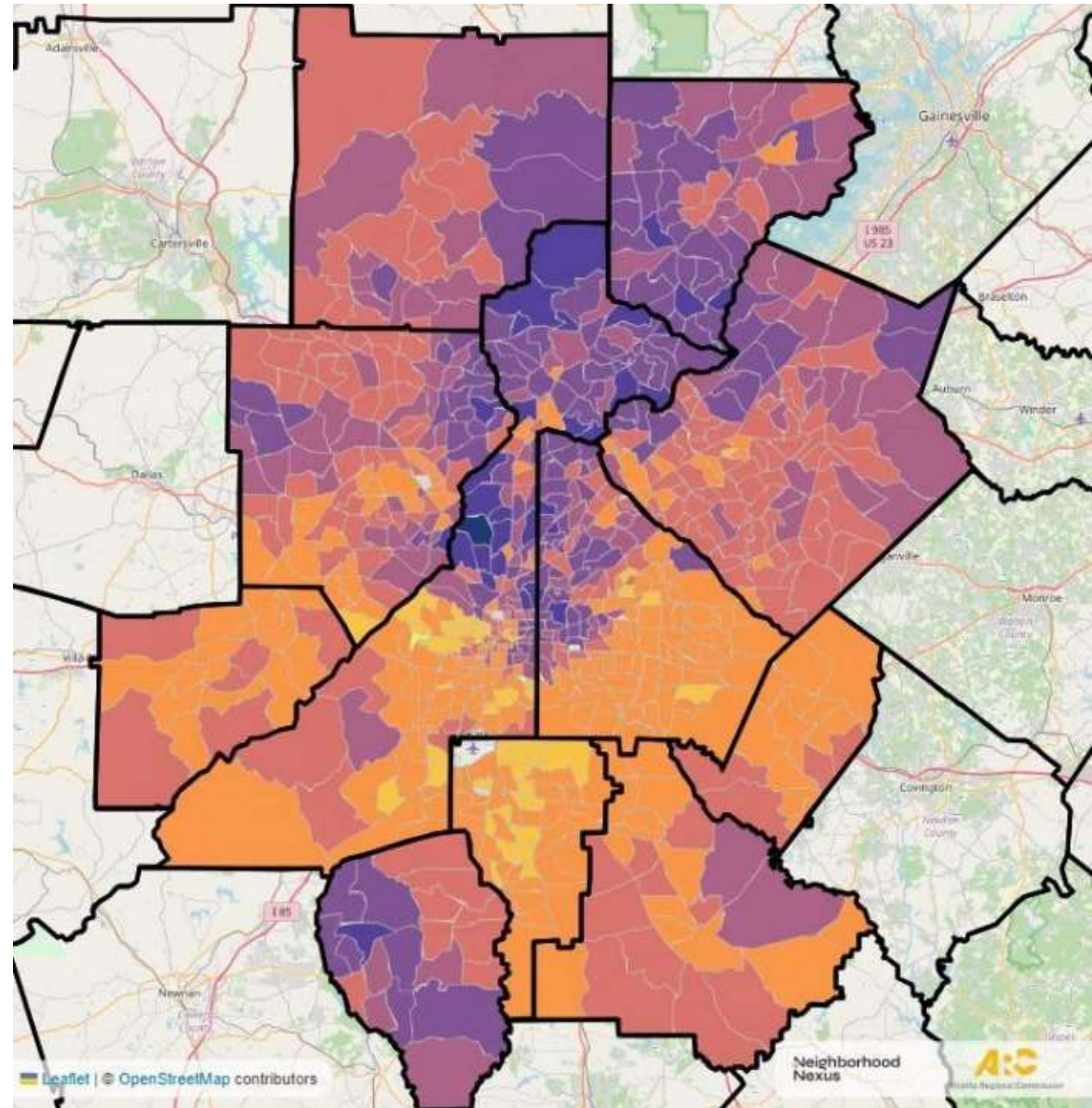


ONE **great** REGION



2023

Median Home Sale Price

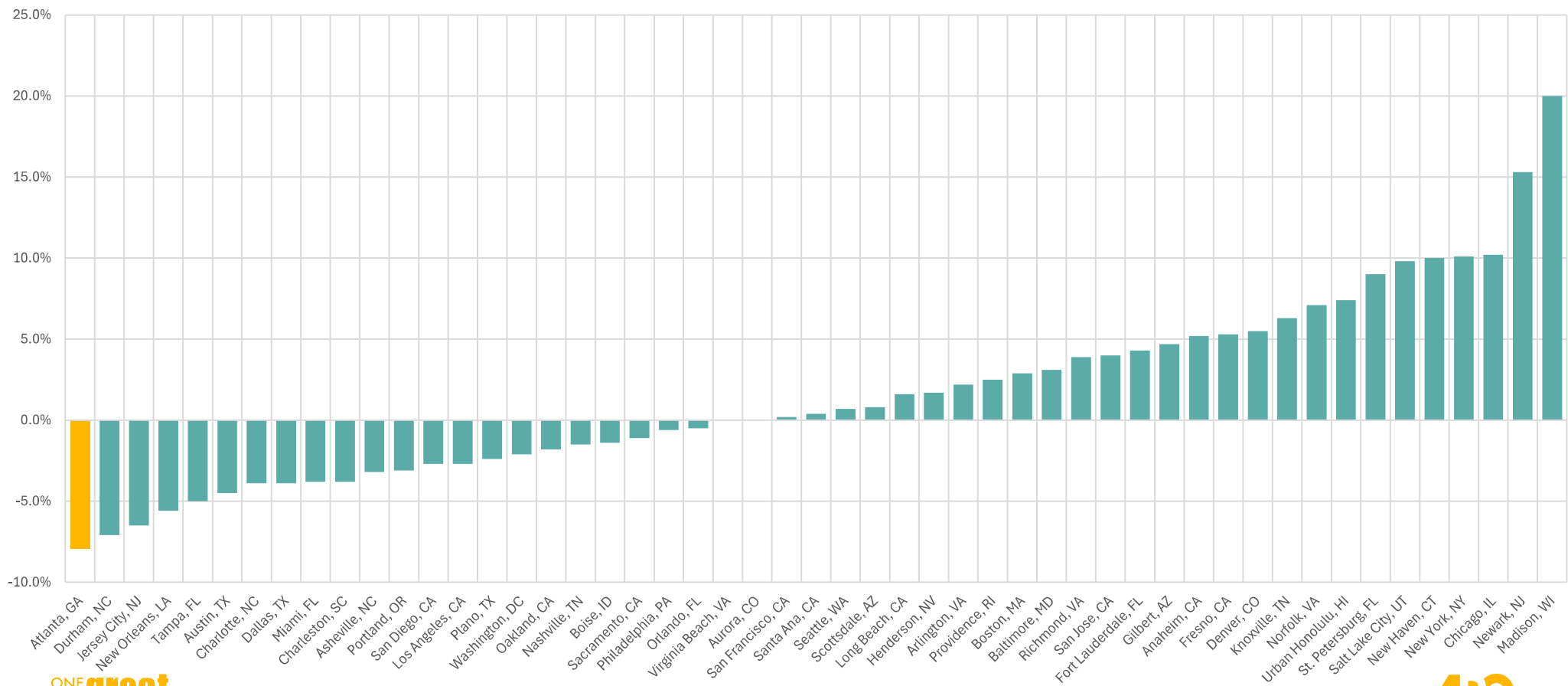




Rentership

Atlanta Rents On the Decline

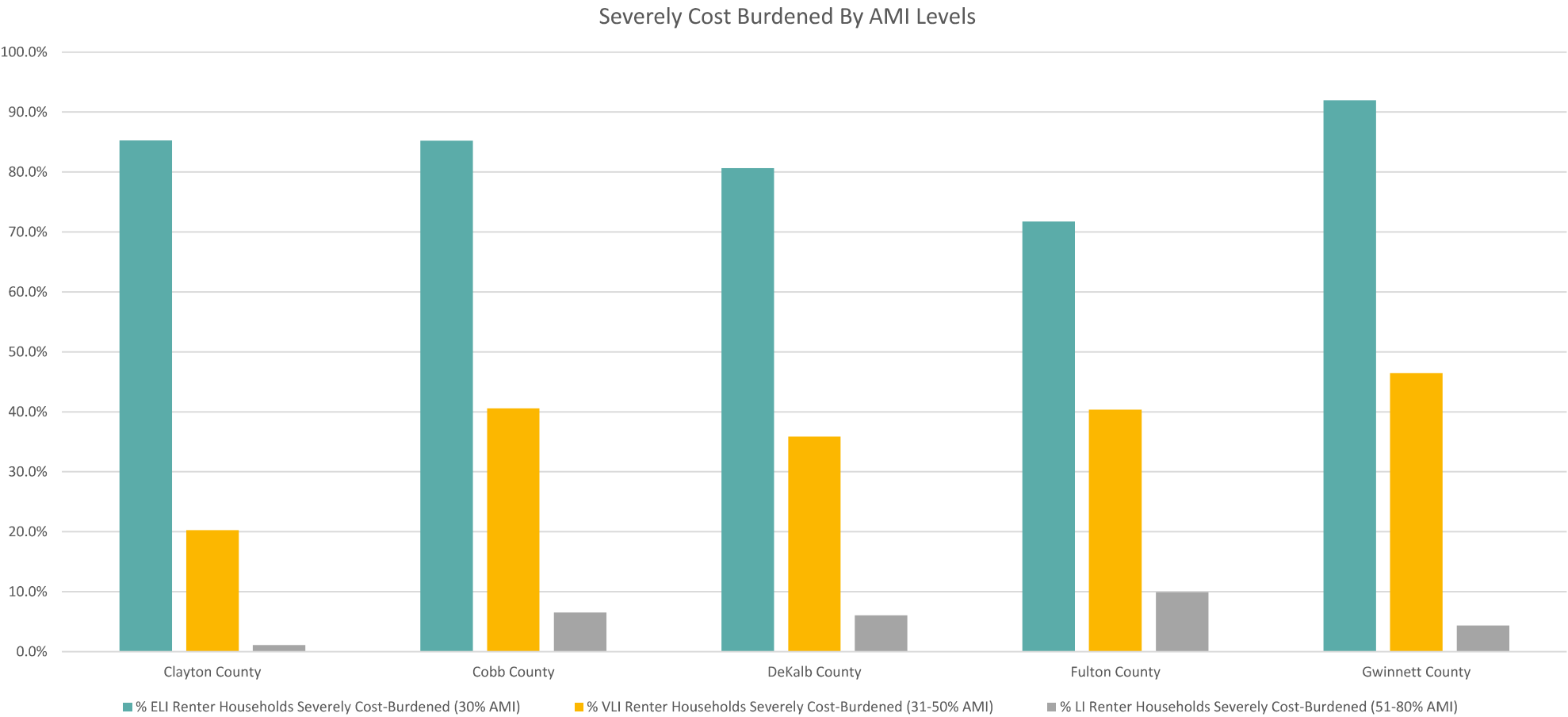
2BR Rent % Change, Year-Over-Year (July-July)
50 Cities With Highest Rents



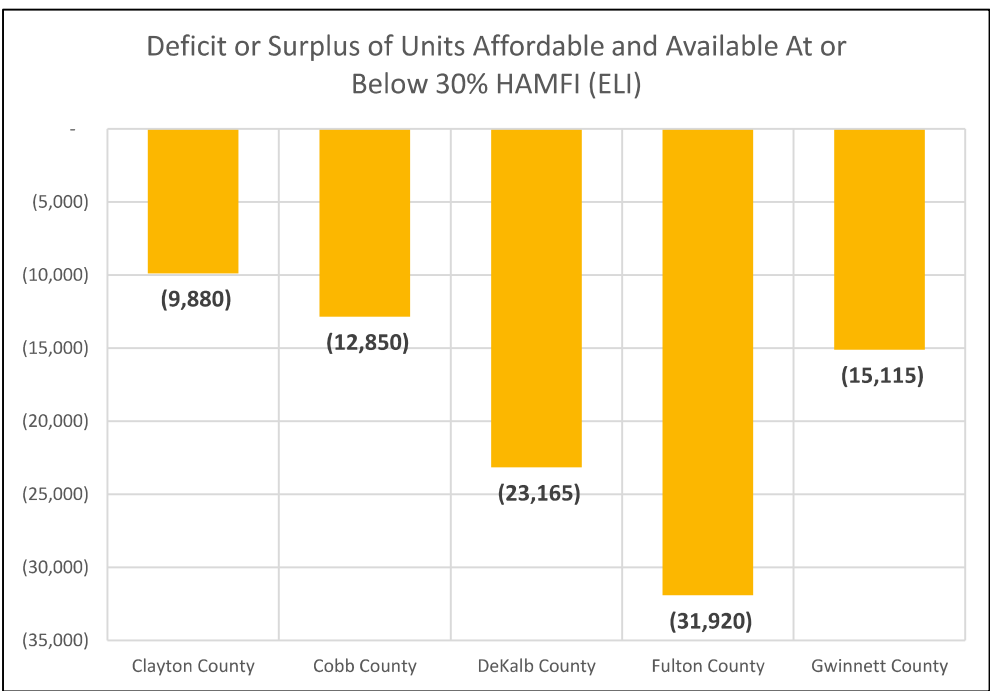
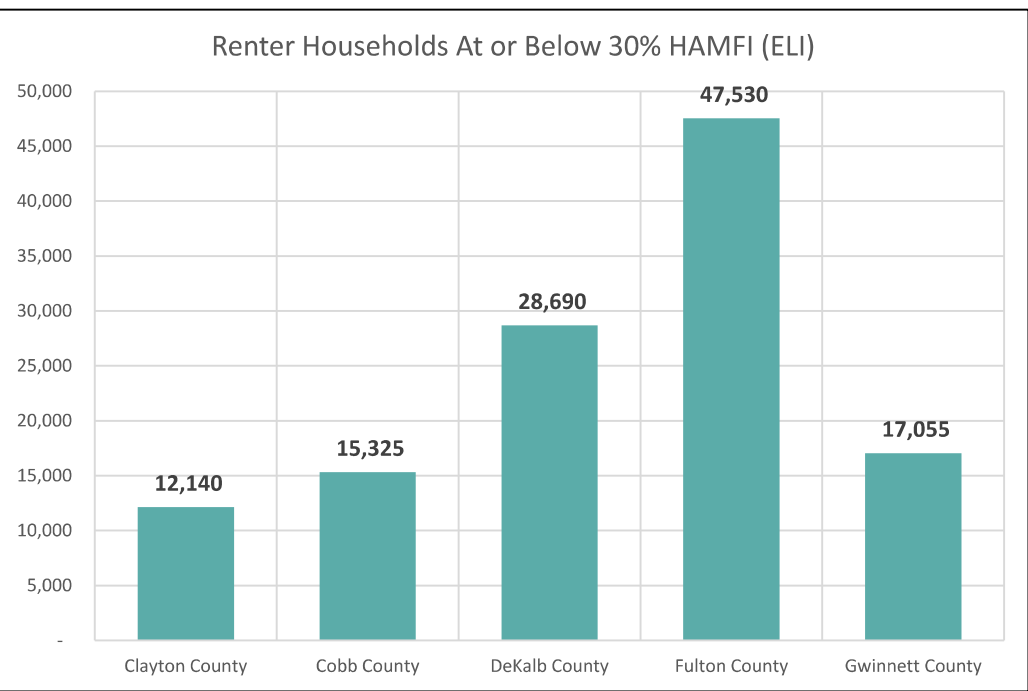
About Half Of All Renters Considered to be Cost-Burdened...

County	All Renter Households	All Cost-Burdened Renter Households	% All Renter Households Cost-Burdened	All Severely Cost-Burdened Renter Households	% All Renter Households Severely Cost-Burdened
Clayton County	48,160	24,390	50.6%	12,715	26.4%
Cobb County	96,980	42,850	44.2%	20,700	21.3%
DeKalb County	125,695	64,755	51.5%	32,790	26.1%
Fulton County	201,475	93,500	46.4%	50,330	25.0%
Gwinnett County	100,495	51,290	51.0%	25,935	25.8%
Total: 5-County Area	572,805	276,785	48.3%	142,470	24.9%

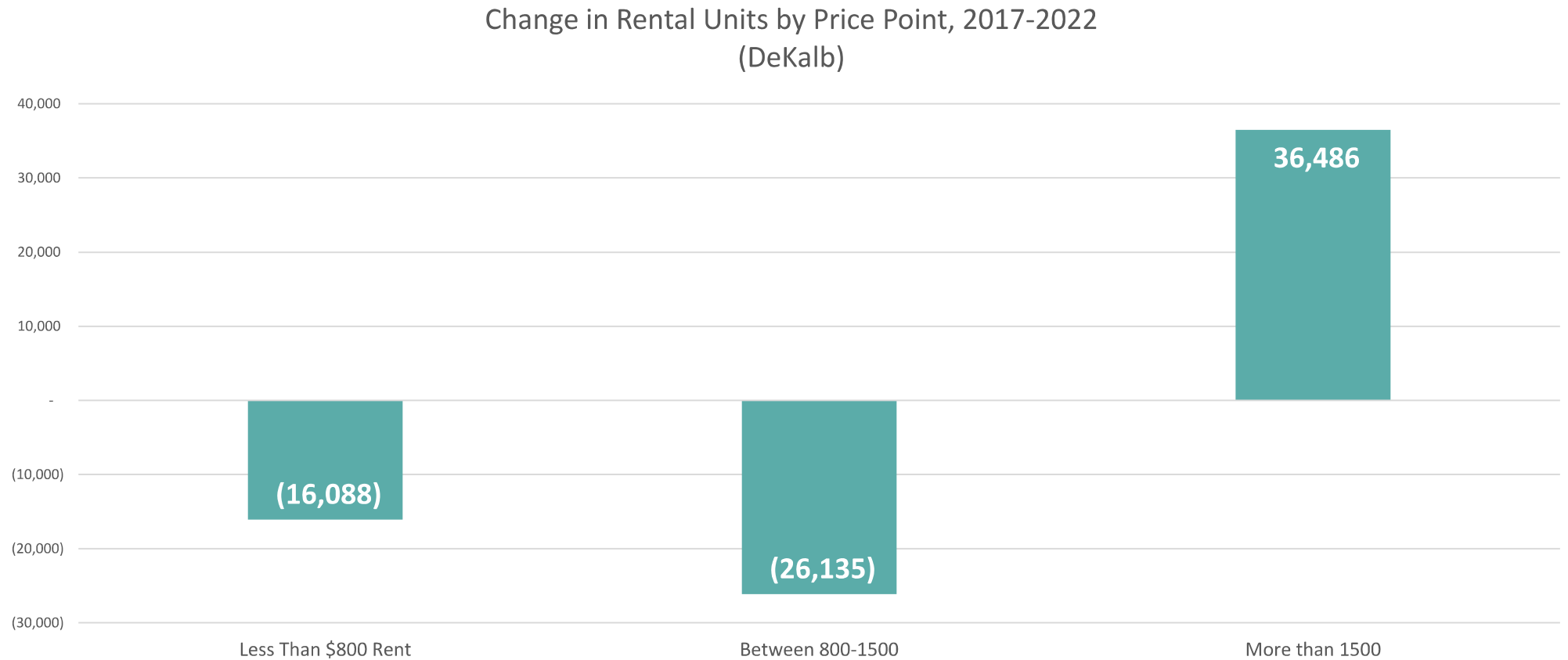
Practically All Extremely Low Income Renters Are SEVERELY- Cost Burdened



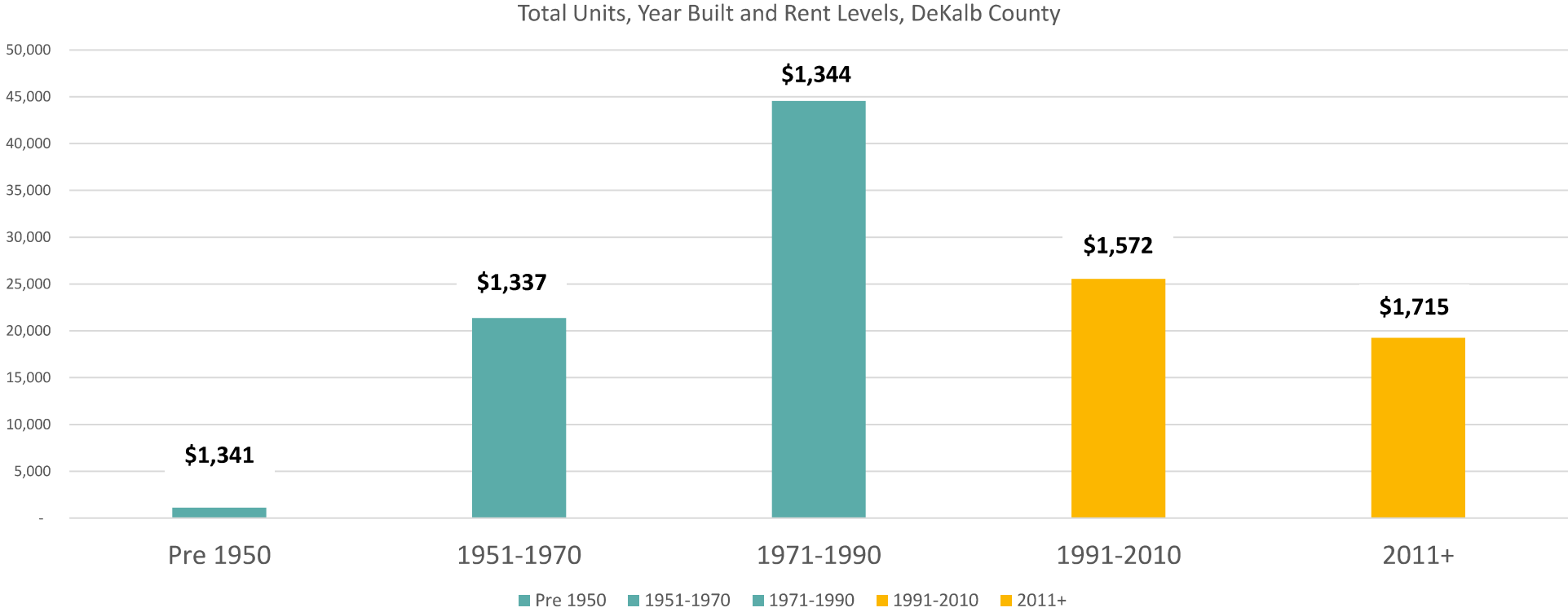
Practically NO Inventory for Those Considered to Be Extremely Low Income



We're Going In The Wrong Direction...



Rental Stock, (Also, Naturally Occurring Affordable Housing)...





Built Environment

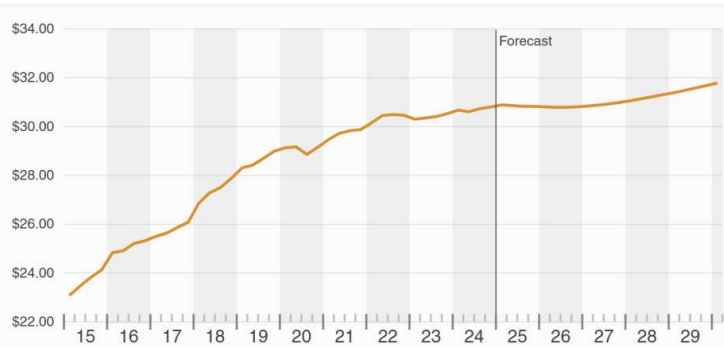
Central Perimeter Office



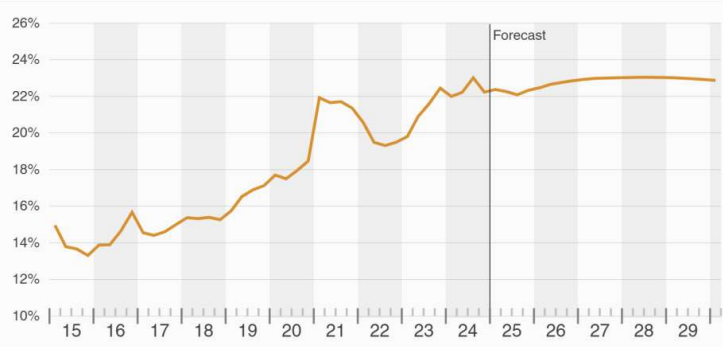
INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET ASKING RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
36.9M +0.3%	60K -62.7%	150K +114.9%	22.1% -0.2%	\$30.87 +1.0%	\$186 -10.8%	8.8% +0.5%
Prior Period 36.8M	Prior Period 161K	Prior Period (1M)	Prior Period 22.3%	Prior Period \$30.58	Prior Period \$209	Prior Period 8.3%

Availability		Inventory		Sales Past Year		Demand	
Vacant SF	8.2M ↑	Existing Buildings	680 ↑	Asking Price Per SF	\$177 ↓	12 Mo Net Absorp % of Inventory	0.4% ↑
Sublet SF	2.4M ↓	Under Construction Avg SF	60K ↑	Sale to Asking Price Differential	-4.0% ↑	12 Mo Leased SF	2.3M ↑
Availability Rate	27.5% ↓	12 Mo Demolished SF	0 ↓	Sales Volume	\$222M ↓	Months on Market	22.7 ↑
Available SF Total	10.2M ↓	12 Mo Occupancy % at Delivery	0% ↓	Properties Sold	62 ↑	Months to Lease	11.4 ↓
Available Asking Rent/SF	\$29.86 ↑	12 Mo Construction Starts SF	0 ↓	Months to Sale	7.9 ↑	Months Vacant	11.4 ↓
Occupancy Rate	77.9% ↓	12 Mo Delivered SF	101K ↑	For Sale Listings	24 ↑	24 Mo Lease Renewal Rate	32.4%
Percent Leased Rate	83.0% ↑	12 Mo Avg Delivered SF	50.5K ↓	Total For Sale SF	554K ↓	Population Growth 5 Yrs	1.1%

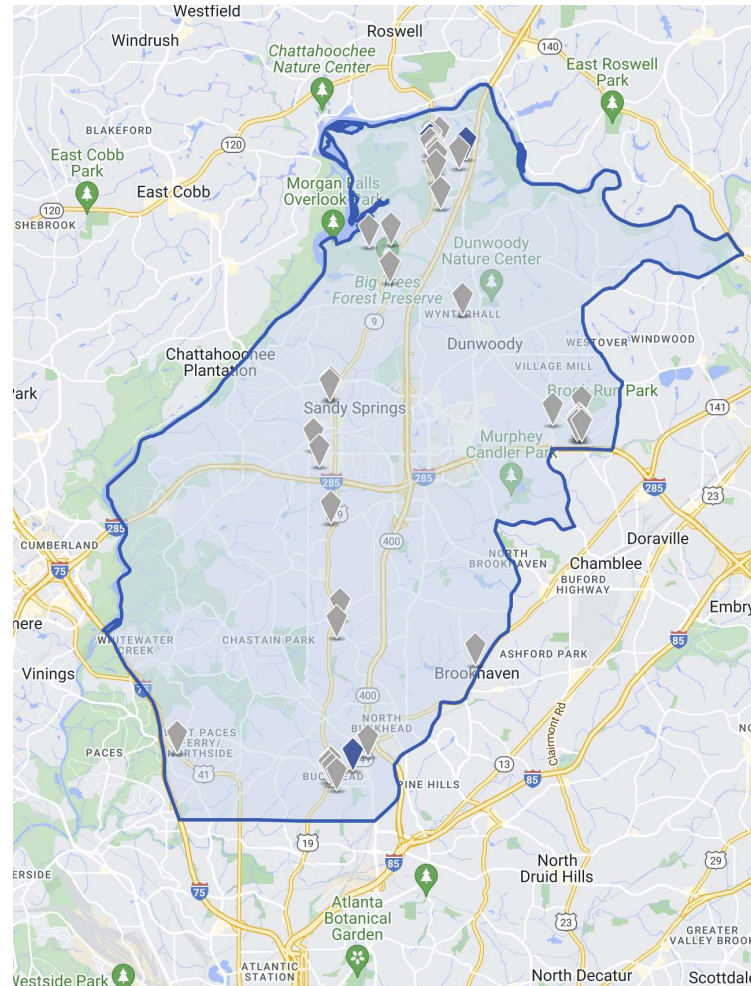
Market Asking Rent Per SF



Vacancy Rate



Central Perimeter Industrial/ Flex



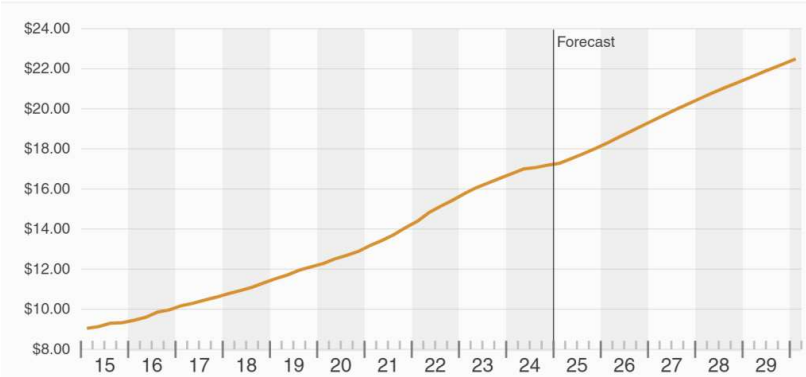
Central Perimeter Industrial/ Flex



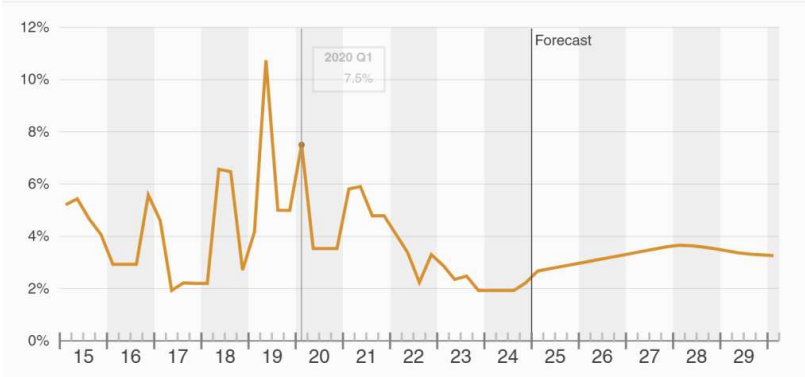
INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET ASKING RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
470K +0%	0 -	(1.4K) -123.8%	2.2% +0.3%	\$17.17 +3.3%	\$204 +7.3%	6.9% +0%
Prior Period 470K	Prior Period 0	Prior Period 5.8K	Prior Period 1.9%	Prior Period \$16.61	Prior Period \$190	Prior Period 6.9%

Availability		Inventory		Sales Past Year		Demand	
Vacant SF	10.4K ↑	Existing Buildings	30 ↓	Asking Price Per SF	-	12 Mo Net Absorp % of Inventory	-0.3% ↓
Sublet SF	7.8K ↓	Under Construction Avg SF	-	Sale to Asking Price Differential	-	12 Mo Leased SF	0 ↓
Availability Rate	3.9% ↑	12 Mo Demolished SF	0 ↓	Sales Volume	\$0 ↓	Months on Market	11.5 ↑
Available SF Total	18.3K ↑	12 Mo Occupancy % at Delivery	-	Properties Sold	0 ↓	Months to Lease	-
Available Asking Rent/SF	\$18.68 ↓	12 Mo Construction Starts SF	0 ↓	Months to Sale	-	Months Vacant	-
Occupancy Rate	97.8% ↓	12 Mo Delivered SF	0 ↓	For Sale Listings	1	24 Mo Lease Renewal Rate	89.8%
Percent Leased Rate	97.8% ↓	12 Mo Avg Delivered SF	-	Total For Sale SF	11K	Population Growth 5 Yrs	1.9%

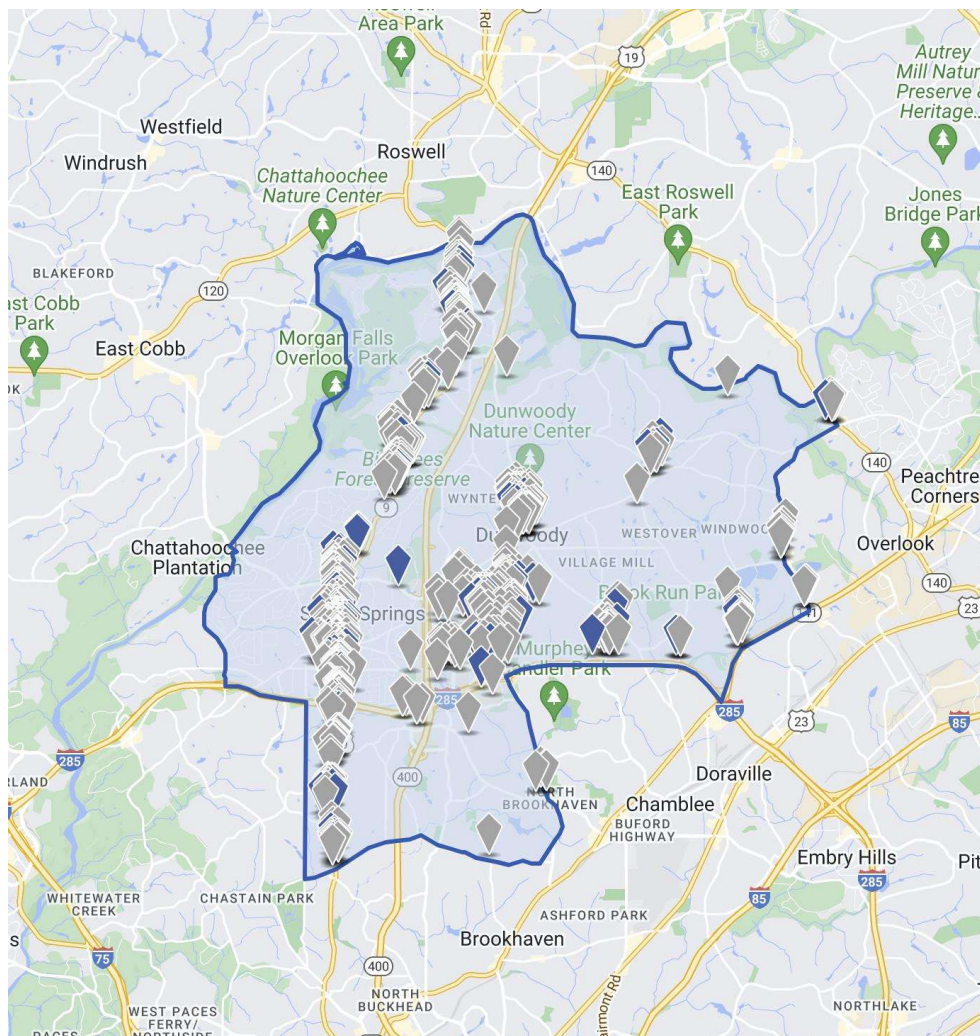
Market Asking Rent Per SF



Vacancy Rate



Sandy Springs/ North Central Retail



Sandy Springs/ North Central Retail



INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET ASKING RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
10.5M +1.0%	25K -80.1%	212K +1,293.6%	3.9% -1.2%	\$31.95 +4.4%	\$271 +3.7%	6.7% +0%
Prior Period 10.4M	Prior Period 126K	Prior Period 15.2K	Prior Period 5.1%	Prior Period \$30.61	Prior Period \$261	Prior Period 6.7%

Availability

Vacant SF	413K ↓
Sublet SF	5.4K ↓
Availability Rate	4.6% ↓
Available SF Total	482K ↓
Available Asking Rent/SF	\$30.61 ↑
Occupancy Rate	96.1% ↑
Percent Leased Rate	96.6% ↑

Inventory

Existing Buildings	523 ↓
Under Construction Avg SF	25K ↓
12 Mo Demolished SF	0 ↓
12 Mo Occupancy % at Delivery	100.0% ↓
12 Mo Construction Starts SF	0 ↓
12 Mo Delivered SF	98.3K ↓
12 Mo Avg Delivered SF	150K ↑

Sales Past Year

Asking Price Per SF	\$332
Sale to Asking Price Differential	2.1%
Sales Volume	\$65.4M ↑
Properties Sold	13 ↑
Months to Sale	6.4
For Sale Listings	5 ↓
Total For Sale SF	23.5K ↓

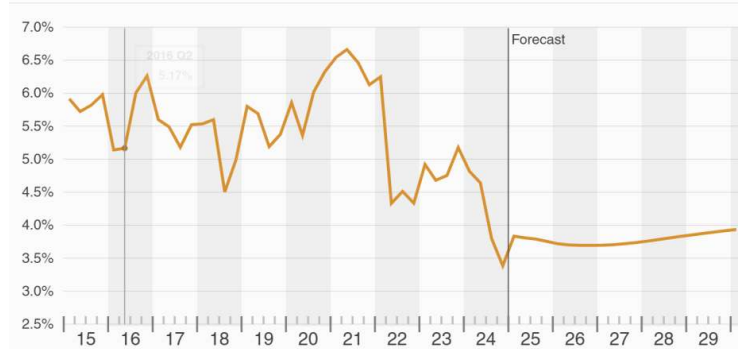
Demand

12 Mo Net Absorp % of Inventory	2.0% ↑
12 Mo Leased SF	182K ↓
Months on Market	12.3 ↑
Months to Lease	8.0 ↓
Months Vacant	8.1 ↓
24 Mo Lease Renewal Rate	82.2%
Population Growth 5 Yrs	1.5%

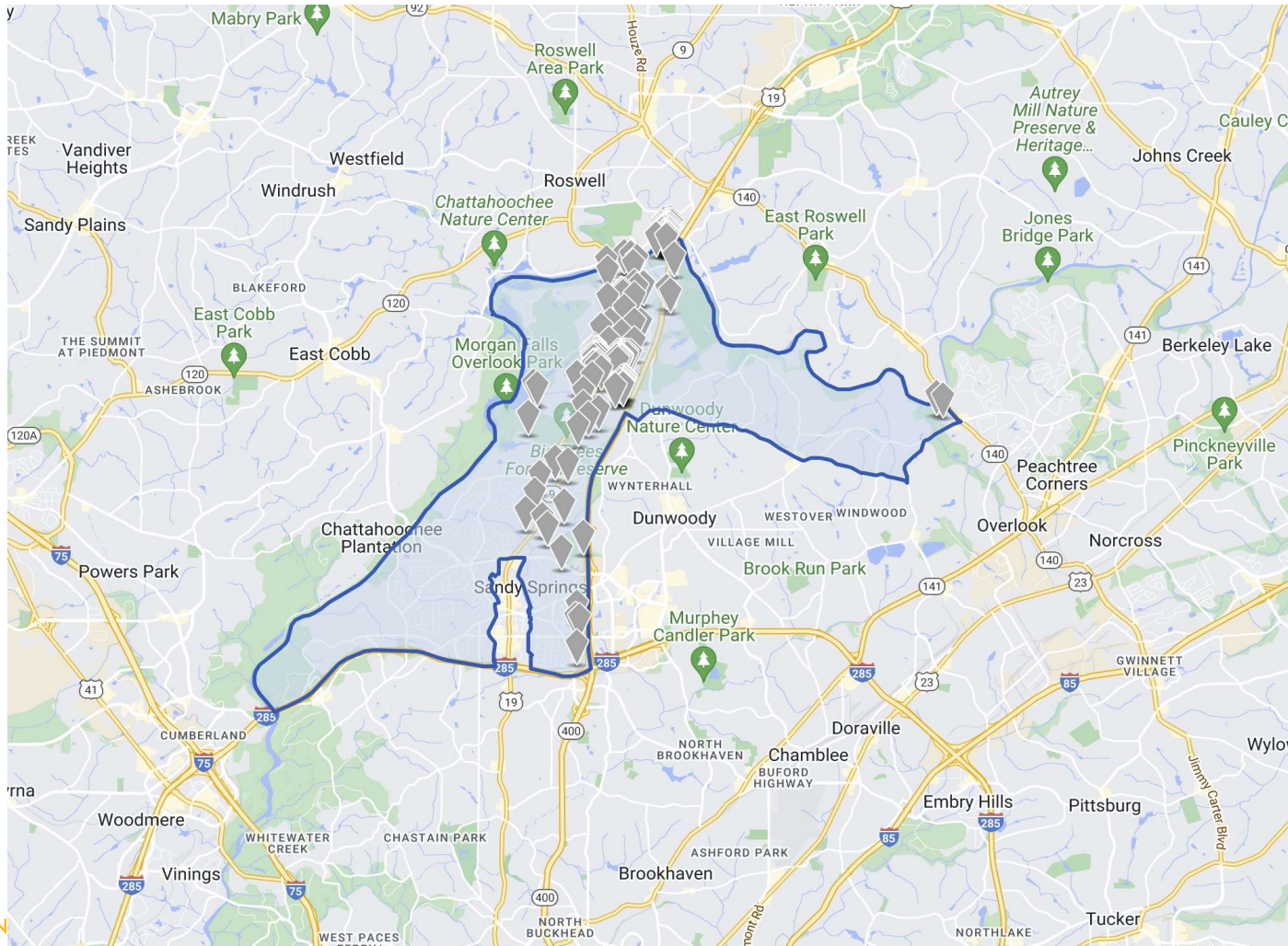
Market Asking Rent Per SF



Vacancy Rate



Sandy Springs Multifamily



Sandy Springs Multifamily



INVENTORY UNITS

13,140 +0.3%

Prior Period 13,095

UNDER CONSTRUCTION UNITS

286 -13.6%

Prior Period 331

12 MO ABSORPTION UNITS

23 +110.4%

Prior Period (217)

VACANCY RATE

9.4% +0.2%

Prior Period 9.2%

MARKET RENT/UNIT

\$1,621 -0.8%

Prior Period \$1,635

MARKET SALE PRICE/UNIT

\$205K +0.1%

Prior Period \$205K

MARKET CAP RATE

5.4% +0.1%

Prior Period 5.3%

Availability

Vacant Units	1,231 ↑
Asking Rent/SF	\$1.51 ↓
Concession Rate	1.0% ↓
Studio Asking Rent	-
1 Bedroom Asking Rent/Unit	\$1,400 ↓
2 Bedroom Asking Rent/Unit	\$1,681 ↓
3 Bedroom Asking Rent/Unit	\$2,127 ↓

Inventory

Existing Buildings	87 ↓
Average Units Per Bldg	151 ↓
12 Mo Demolished Units	0 ↓
12 Mo Occupancy % at Delivery	95.5% ↓
12 Mo Construction Starts Units	0 ↓
12 Mo Delivered Units	44 ↓
12 Mo Avg Delivered Units	67 ↓

Sales Past Year

Asking Price Per Unit	-
Sale to Asking Price Differential	-
Sales Volume	\$71.5M ↓
Properties Sold	2 ↓
Months to Sale	-
For Sale Listings	-
Total For Sale Units	-

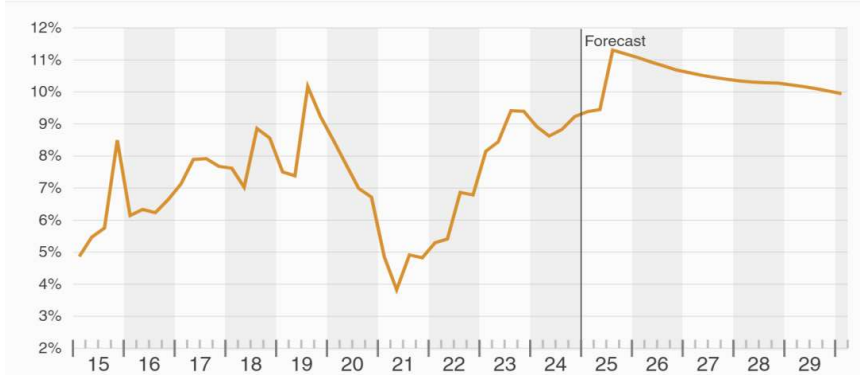
Demand

12 Mo Absorp % of Inventory	0.2% ↑
Median Household Income	84K
Population Growth 5 Yrs 20-29	-17.2%
Population Growth 5 Yrs 30-39	-13.3%
Population Growth 5 Yrs 40-54	10.6%
Population Growth 5 Yrs 55+	10.9%
Population Growth 5 Yrs	1.2%

Market Asking Rent Per Unit

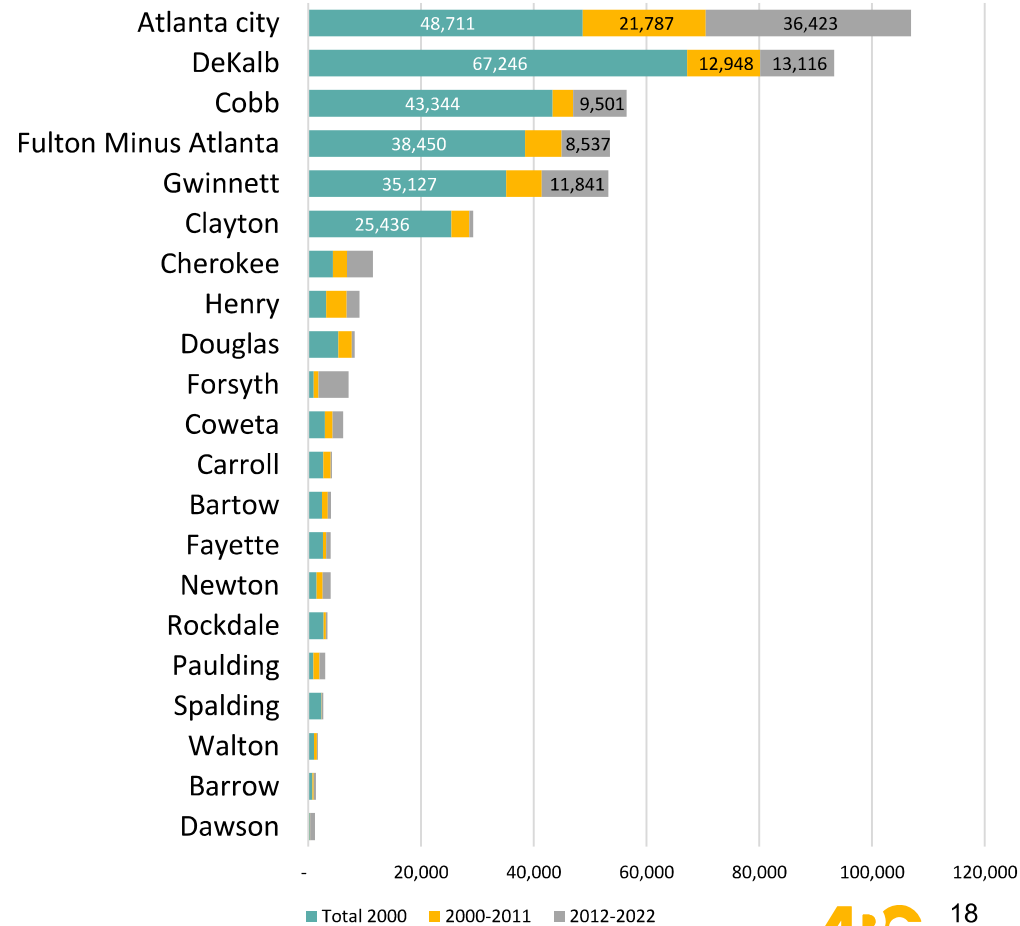


Vacancy Rate



Multi-Family Construction Increased in Most Jurisdictions, Especially in the Core

Row Labels	Total 2000	2000-2011	2012-2022	Share Comparison 2010s to 2000s
Atlanta city	48,711	21,787	36,423	167%
DeKalb	67,246	12,948	13,116	101%
Cobb	43,344	3,649	9,501	260%
Fulton Minus Atlanta	38,450	6,527	8,537	131%
Gwinnett	35,127	6,278	11,841	189%
Clayton	25,436	3,161	662	21%
Cherokee	4,375	2,518	4,579	182%
Henry	3,165	3,661	2,302	63%
Douglas	5,363	2,377	541	23%
Forsyth	970	841	5,345	636%
Coweta	2,985	1,357	1,878	138%
Carroll	2,703	1,305	203	16%
Bartow	2,473	1,043	543	52%
Fayette	2,614	615	774	126%
Newton	1,497	1,052	1,422	135%
Rockdale	2,771	364	250	69%
Paulding	916	1,098	1,034	94%
Spalding	2,328	72	289	401%
Walton	1,008	508	202	40%
Barrow	792	167	411	246%
Dawson	313	36	865	2403%

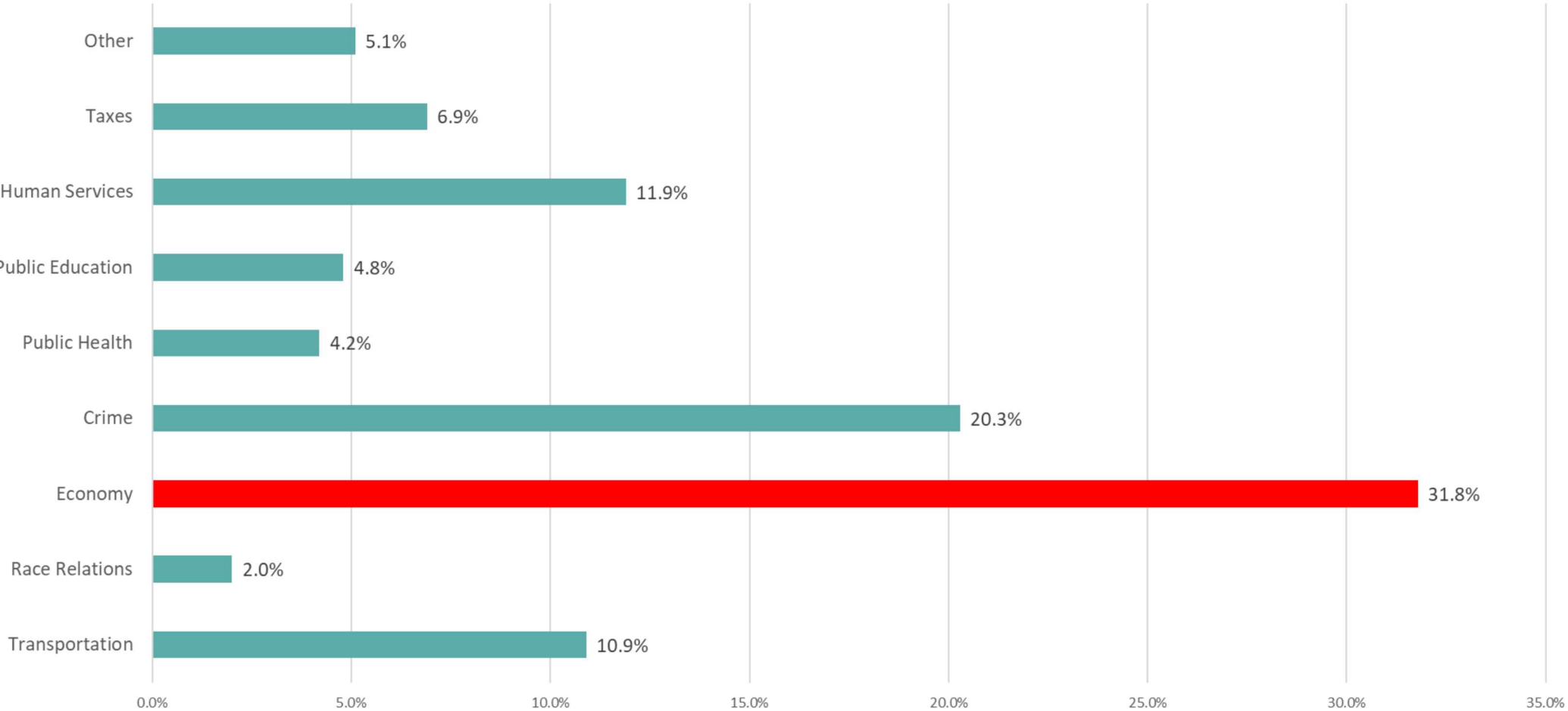




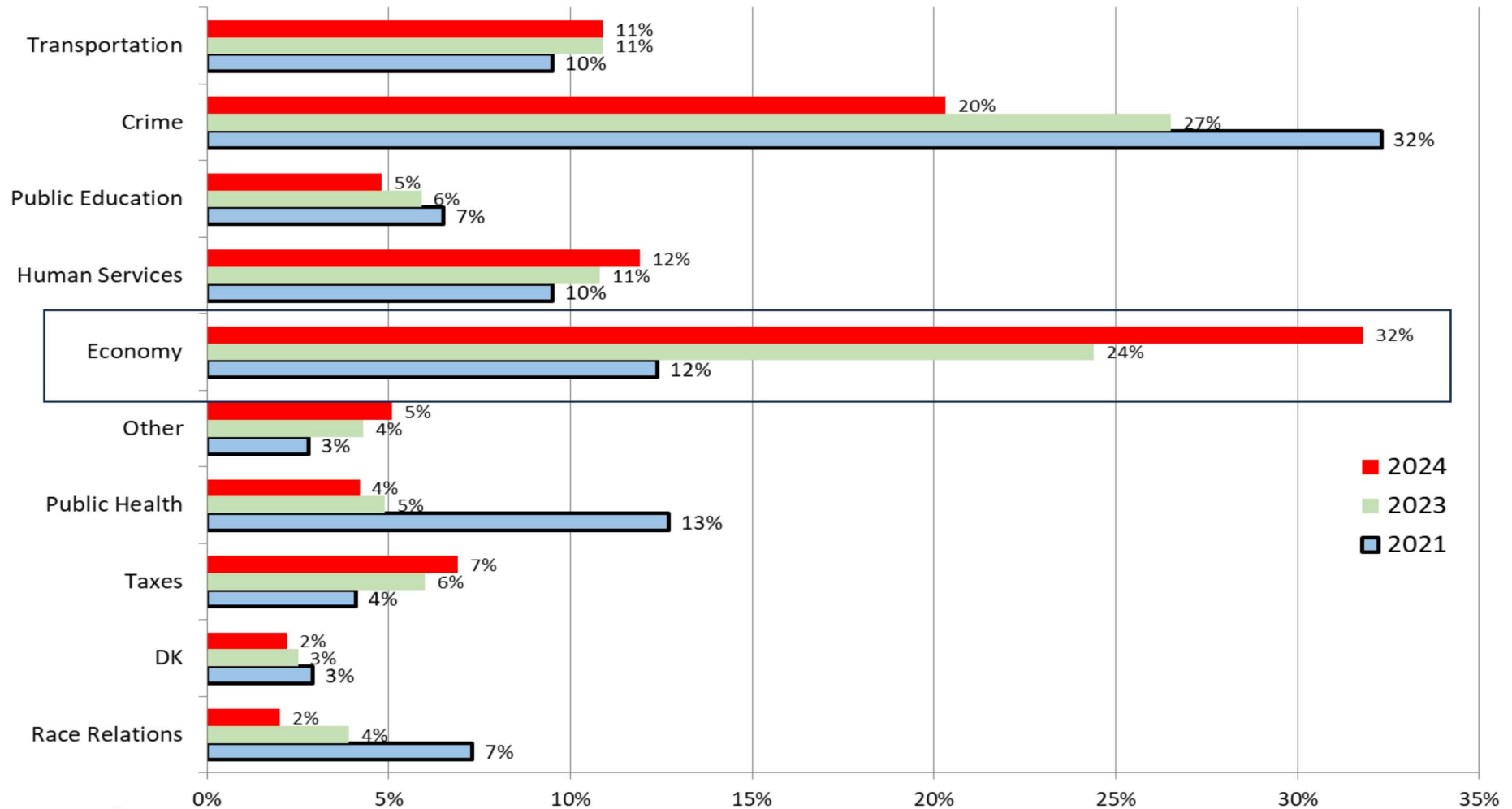
METRO ATLANTA **SPEAKS**



Economy is the Biggest Problem in 2024



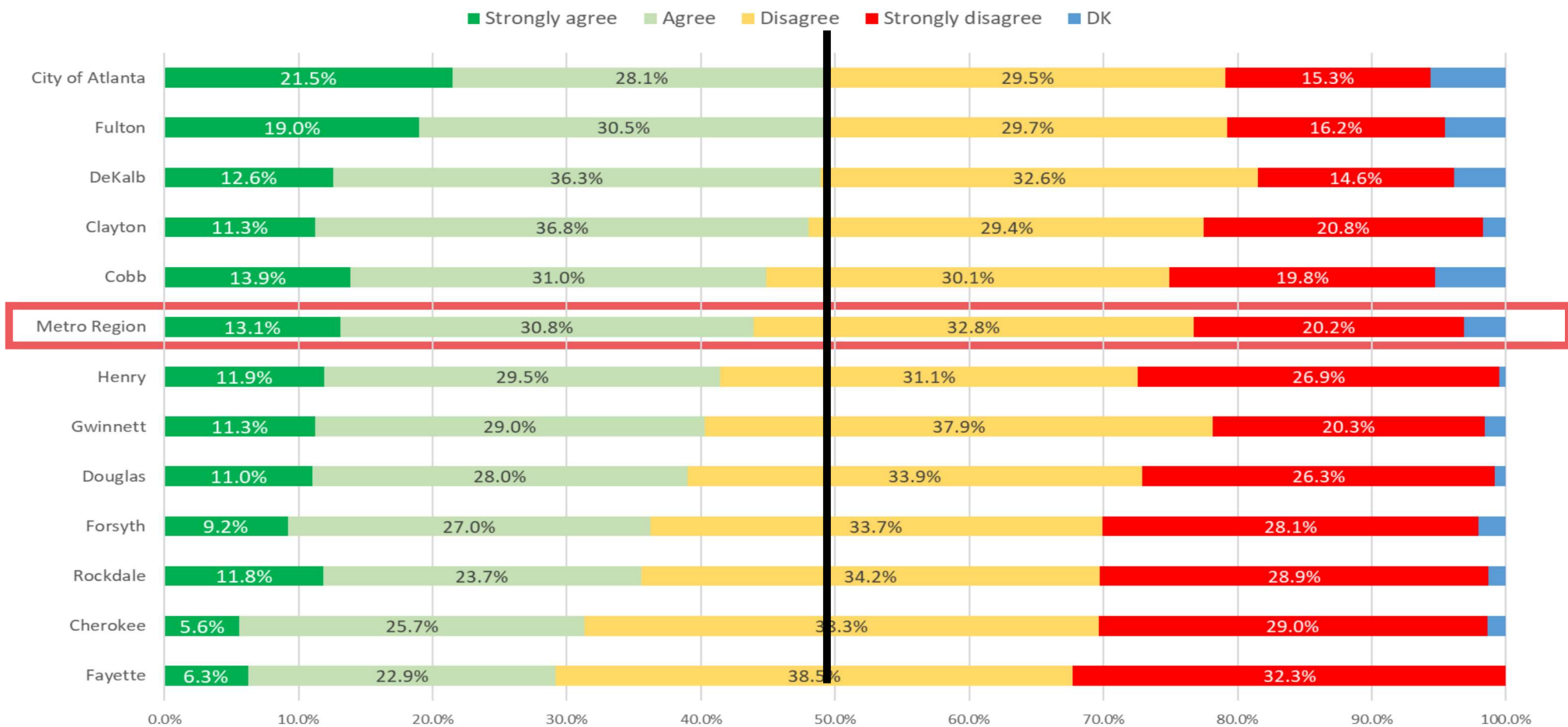
The Biggest Problem Over the Last Three Years



Biggest Problem Over Span of Survey

Rank	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2023</u>	<u>2024</u>
Race Relations	10	10	6	6	10	9	9	4	6	9	10
DK	8	7	9	10	8	10	9	8	9	10	9
Taxes	6	6	6	8	8	7	5	10	8	5	5
Public Health	7	7	8	7	7	8	6	1	2	7	8
Other	5	7	10	9	6	4	8	9	10	8	6
Economy	1	2	3	3	5	6	6	3	3	2	1
Human Services	9	5	5	5	4	5	4	6	4	4	3
Public Education	4	3	4	4	3	3	3	6	7	6	7
Crime	3	3	2	2	2	2	2	2	1	1	2
Transportation	2	1	1	1	1	1	1	5	4	3	4

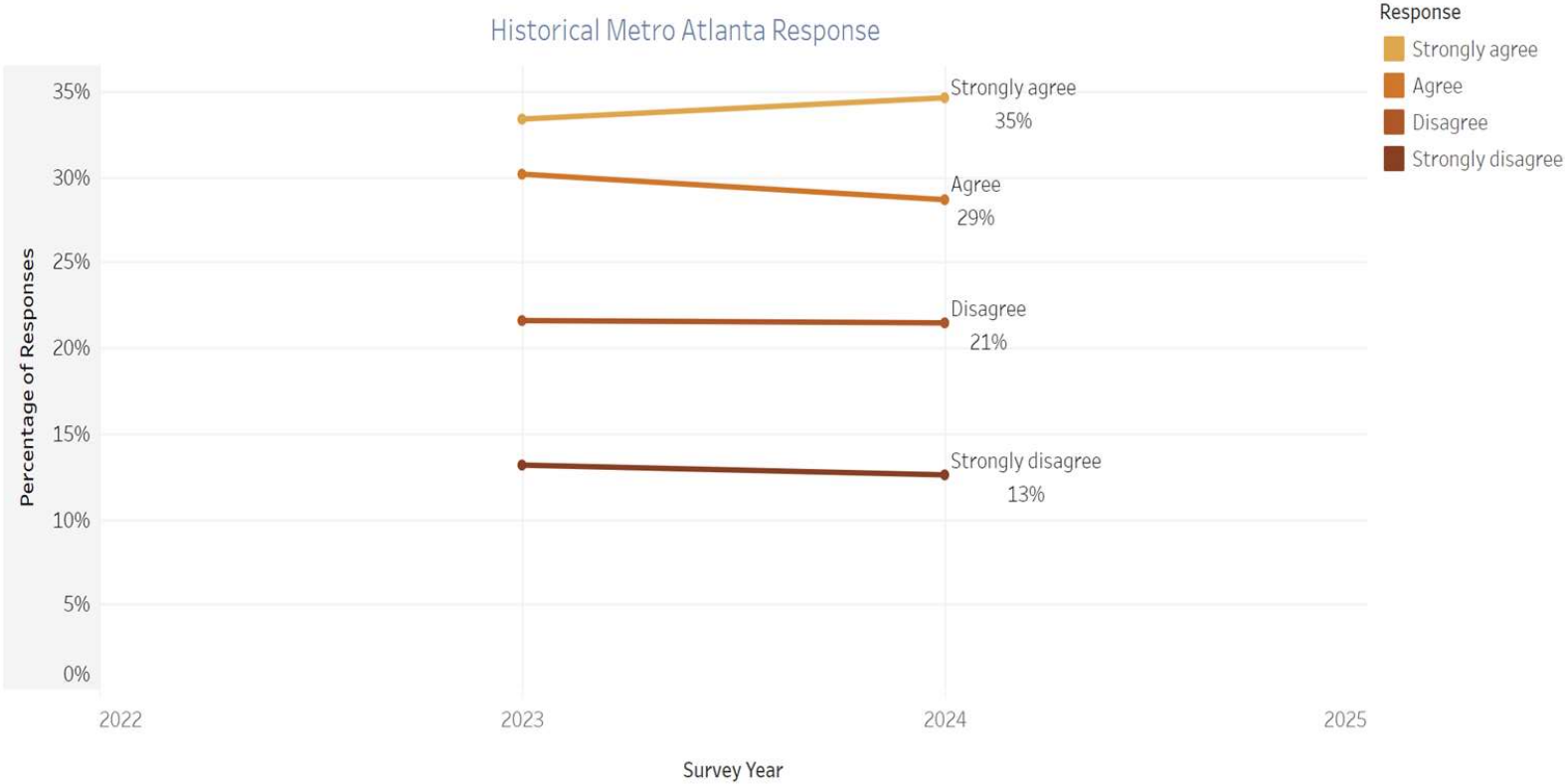
A Lot of Skepticism About Expanding Transit...



Housing Affordability a Major Issue

Select Question

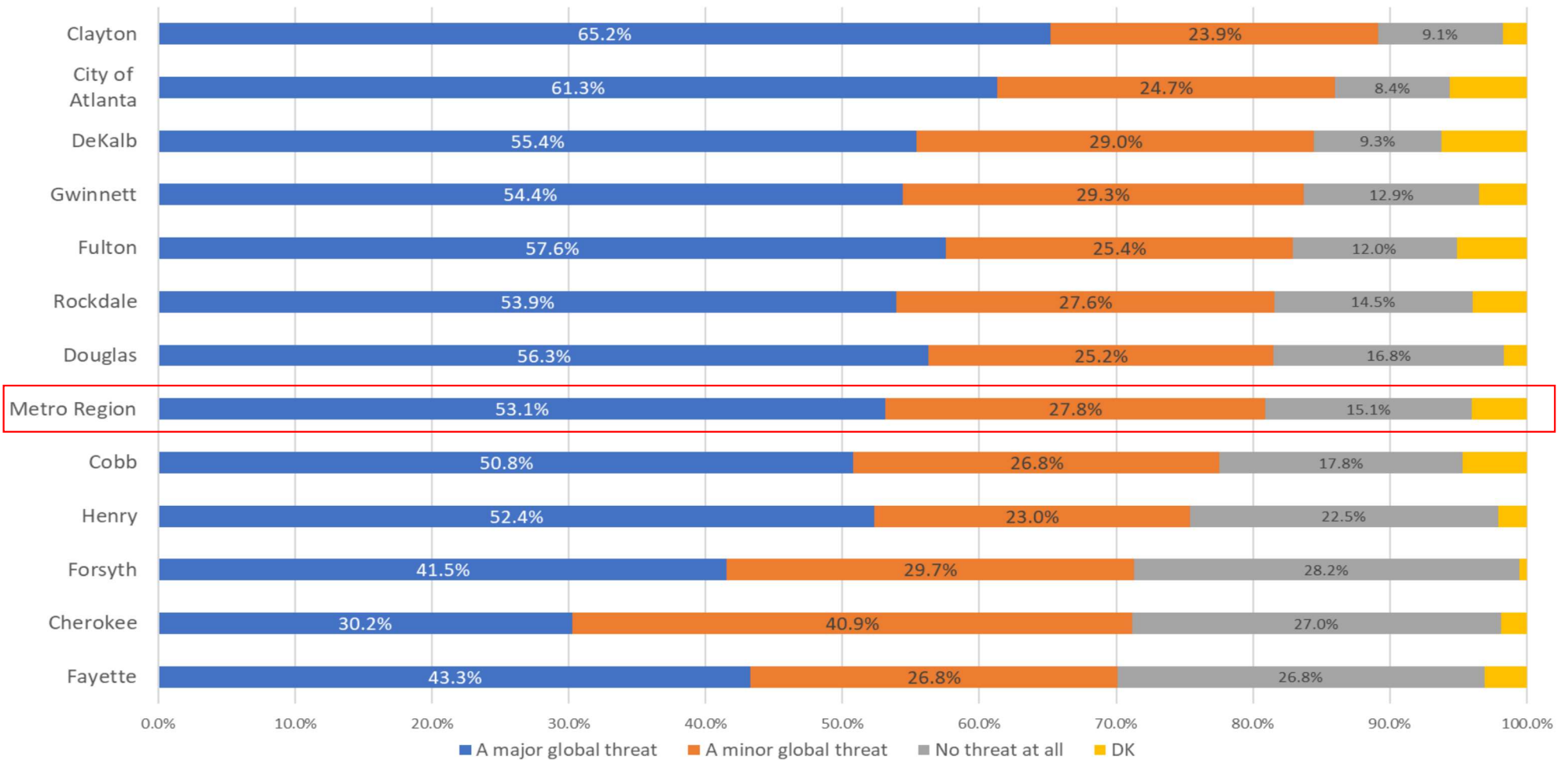
HOUSING | I could not afford to move to another residence in my current neighborhood right now



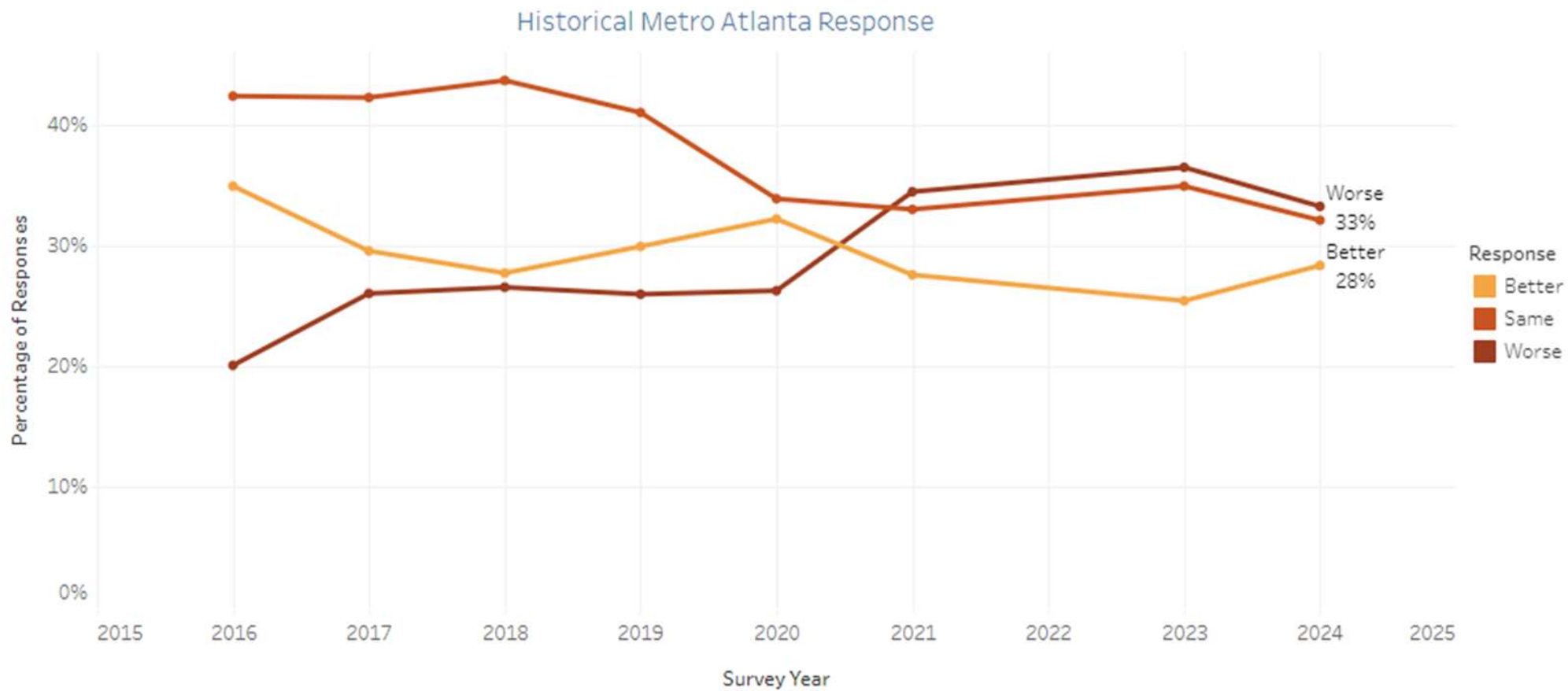
* Detailed Survey Results breakdown tab only offered for Desktop and Tablet Viewing Sites

Global Climate Change in Next 10 Years

Thinking about climate change, how serious of a global threat do you feel it will be in the next 10 years? Will climate change be



Optimism for Future Increasing (Slightly)...





BOARD OF APPEALS & PLANNING COMMISSION RETREAT

MARCH 14, 2025



DESIGN GUIDELINES FOR THE CITY OF SANDY SPRINGS

AGENDA

- Progress to Date
- Process
- Design Guideline Examples
- Application of Design Guidelines

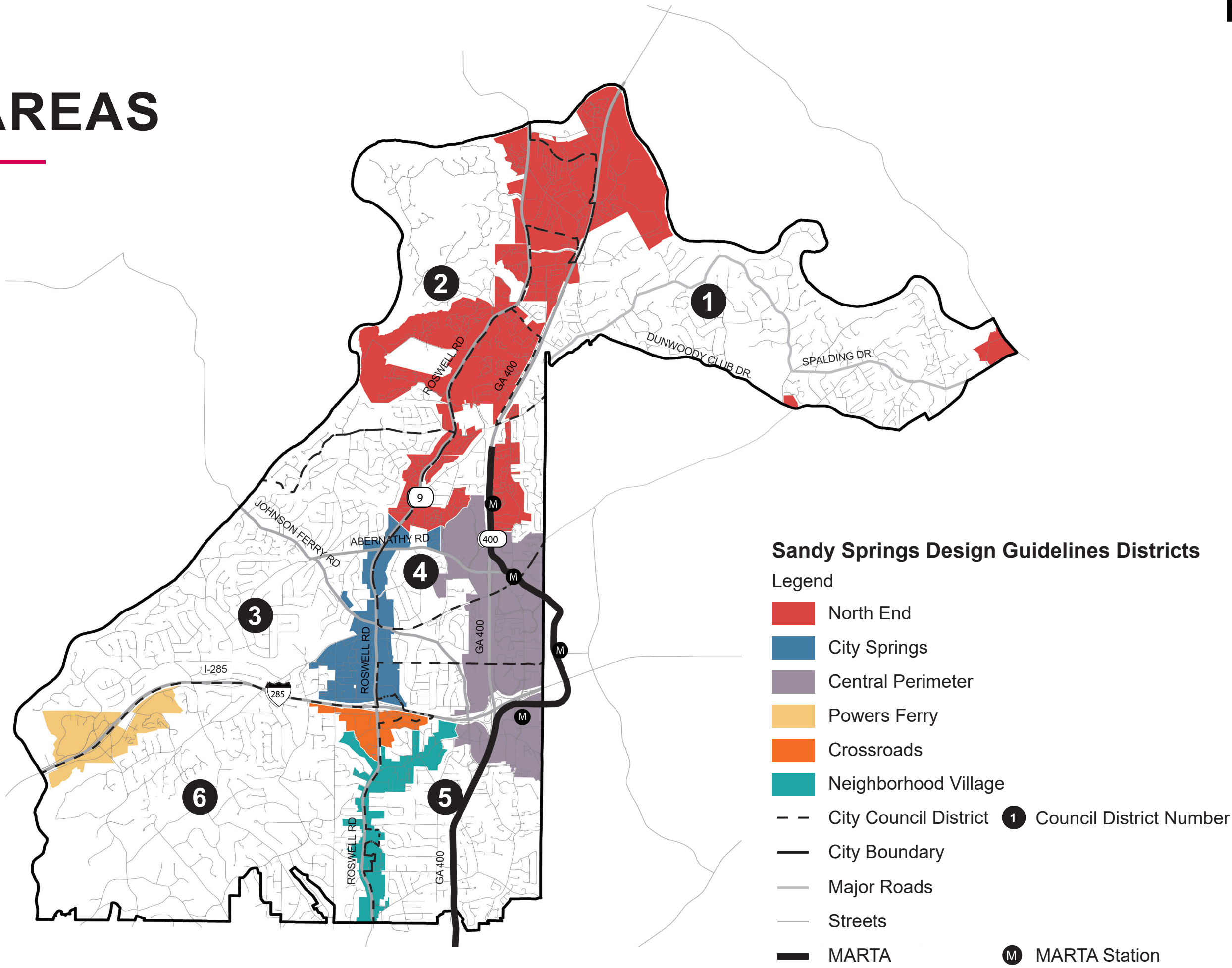


PROGRESS TO DATE

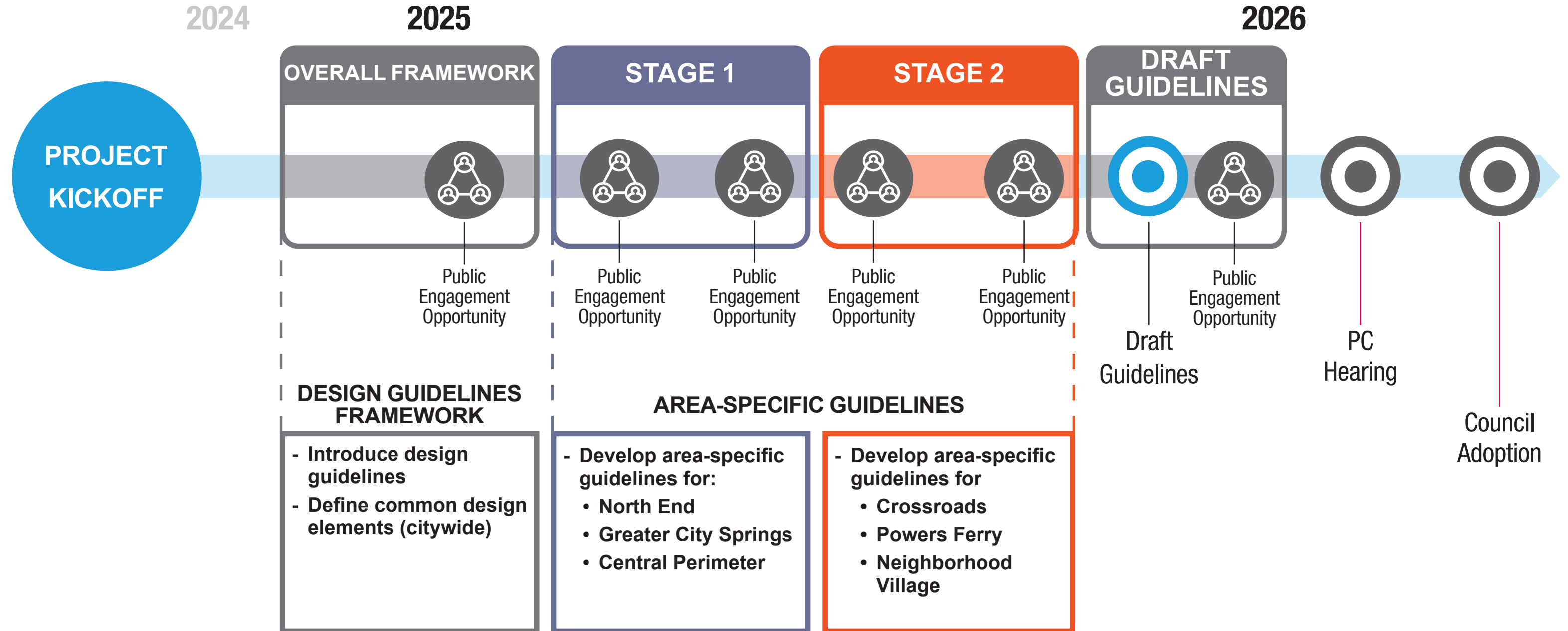
- Leadership feedback
- Site visits - November, 2024
- Stakeholder meetings (February/March 2025)
- Public open house (March 13, 2025)
- Online survey (sandyspringsga.gov/designguidelines)



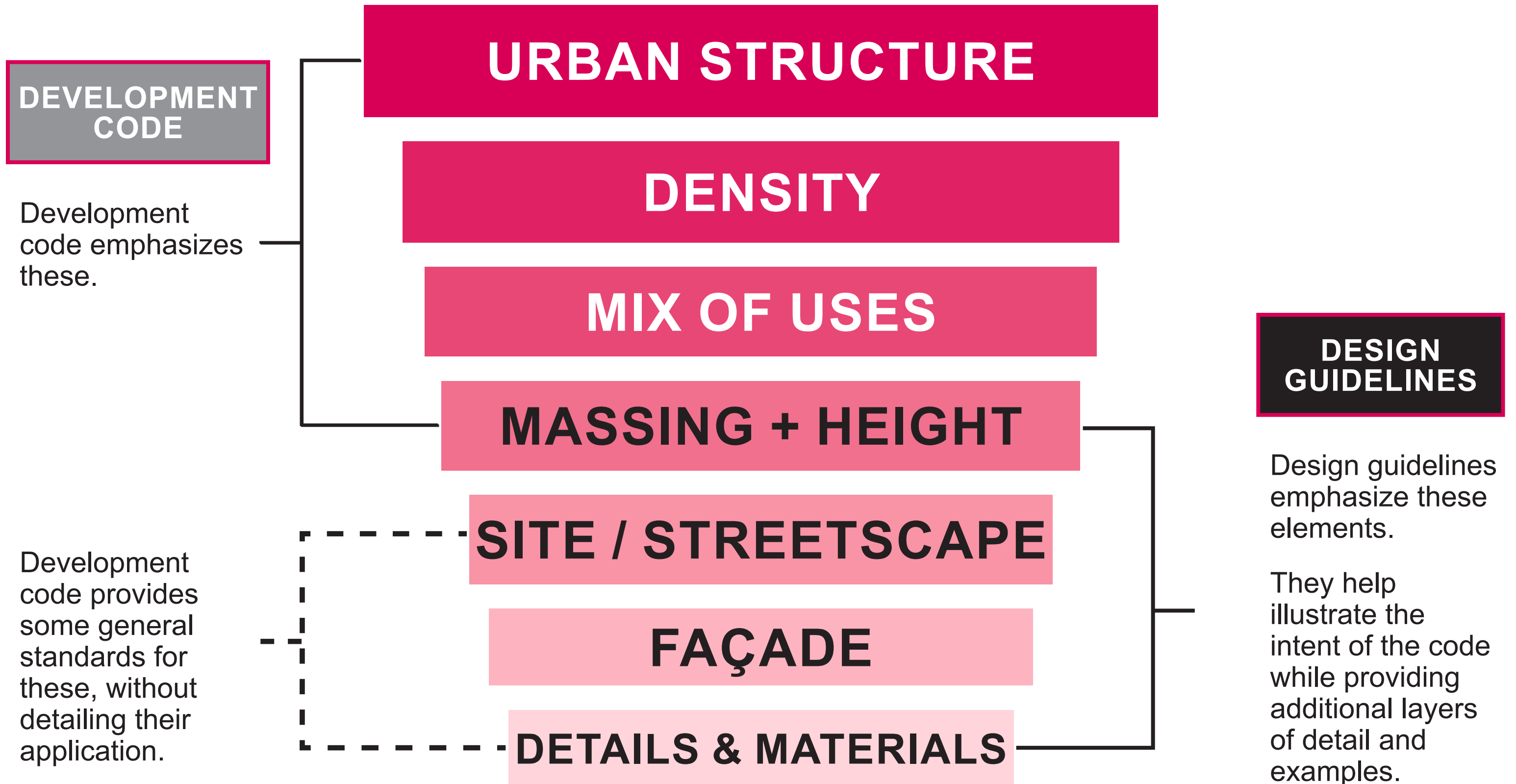
FOCUS AREAS



PROCESS



HOW DESIGN GUIDELINES SHAPE PLACES



DESIGN GUIDELINE EXAMPLES: RANGE OF APPROACHES

34

Creative Facade Articulation to Breakdown Building Mass
A building facade with a unique, textured, and perforated design that breaks down the building's mass.

Business Integrated into the Facade Design
A building facade where the business name and logo are integrated into the architectural design.

The facades and enclosure of a building establish the unique architectural mix of Midtown.

Exploring Three Dimensionality in Facades
A building facade with a unique, three-dimensional design that creates a sense of depth and texture.

Mixing Materials
A building facade that combines different materials, such as brick, stone, and metal, to create a unique architectural mix.

Simple Corners Design to Highlight a Building's Activities
A building facade with a simple, clean design that highlights the building's activities and functions.

Integration of Midtown 18th & Midtown
A building facade that integrates the building's design with the surrounding Midtown neighborhood.

Location: 1075 Peachtree Street
The light show in the lobby at 1075 Peachtree Street blends with the building's facade to create a unique expression at night.

80-2 Facades & Enclosure 35

Facade Detailing and Materials
Facade details and materials are an opportunity to explore and develop a unique architectural expression for a building. Within Midtown, the approach to a building's facade should be inspiring, as the enclosure of each building helps give Midtown its identity.

Considerations such as performance and environmental impact should be taken into account when choosing materials and design details.

- ## LIGHT
- Intended to be a **communication tool** for staff to developers
 - Generally more **concise and graphics-based**
 - Helps **visualize the code and City expectations** through images and examples.

GRAPHIC 11: GROUND FLOOR STRATEGIES FOR RESIDENTIAL AND NON-RESIDENTIAL

RESIDENTIAL

RETAIL

DESIGN STRATEGIES (CONTINUED)

iii. Awnings and canopies should be installed so that the valance is a minimum of 8 feet above the ground in the Building Zone or sidewalk and should not overhang into the Landscape Panel. Placement should avoid conflicts with mature street trees.

RESIDENTIAL GROUND FLOORS

A. Residential lobby entrances for multi-family buildings should be highlighted through overhangs, special paving, building-mounted signage, landscaping, and/or lighting. The facades of lobbies should be predominately transparent.

B. Individual residential entrances should be used to create breaks in the building facade and increase pedestrian interest along the street. Frequent entryways into individual units along a building's ground floor activate the street frontage by increasing access points where residents come-and-go, and provide opportunities for socializing.

C. Ground floor residential uses and private, individual entrances are encouraged to be grade-separated from the public sidewalk to highlight the individual units, provide privacy for residences, and reinforce the separation between the public and private realms.

i. To provide visual privacy, the ideal vertical grade difference between the sidewalk and the main level of the residence is approximately 3-feet. This creates the opportunity for stoops, bays, porches, or entries that establish a distinct transition between the public realm and private units.

ii. When grade separation cannot be achieved, a landscaped or landscaped space should be provided between residential use and the public sidewalk.

D. Stairs, porches, or ramps should not impinge upon the sidewalk and should be located entirely within the Building Zone so as to not limit pedestrian movement.

CORNER BUILDINGS

A. The ground floors of corner buildings should be designed to anchor and activate street corners.

i. Building entrances should face and open directly onto the corner.

ii. The ground floors of buildings should be predominately transparent to strengthen the relationship between the building and adjacent streets.

iii. Building design should incorporate large windows, canopies, and building signage.

B. Activated ground floors are encouraged to wrap around prominent building corners for added visibility, activate the streetscape on all sides of the building, and provide a visual transition between cross streets.

C. Ground floor retail and restaurant uses are encouraged at street corners, as are outdoor seating areas to support these businesses.

4-14 URBAN DESIGN GUIDANCE FOR REVITALIZATION DISTRICTS AND AREAS

- ## BALANCED
- Provides **greater specificity and detail**, while still offering flexibility
 - Addresses **specific locations or conditions**
 - Allows for **more nuance** in design approaches

Architectural Standards – Building Articulation

Front Elevation

Side Elevation

Section View

TPG, Traditional Punta Gorda – Downtown Core

Front Elevation

Side Elevation

Section View

b. Allowed Building Types and Lot Size

Building Type	Width	Depth	Standards
Accessory Cottage	n/a	n/a	3.2(d)(2)
Rowhouse	18' min	86' min	3.2(d)(6)
Multiplex	80' min / 130' max	86' min	3.2(d)(8)
Courtyard Apartment	84' min / 150' max	100' min	3.2(d)(9)
Live/Work	18' min / 53' max	86' min	3.2(d)(10)
Small Footprint Mixed-Use	40' min	86' min	3.2(d)(11)
Medium Footprint Mixed-Use	180' min	120' min	3.2(d)(12)
Main Street Shopfront	25' min / 84' max	86' min	3.2(d)(13)
Neighborhood Shopfront	25' min / 84' max	86' min	3.2(d)(14)
Liner	n/a	n/a	3.2(d)(15)
Chic/Institutional	n/a	n/a	3.2(d)(18)

Minimum and maximum lot sizes can also be found in the Building Types Section 3.2(d) [Page 26 – 57].
*Permitted only with Rowhouse and Live / Work Building Types.

c. Building Form

Footprint	Lot Coverage	Primary Street	Secondary Street
Frontage Building	100% max	70% min	50% min
Density (Individual Lot) and Height	Base	Middle	Maximum
Density	25 du/a	30 du/a	50 du/a
Building Height	150' max	80' max	80' max (6 stories)
Accessory Structures Height	Other	25' max (2 stories)	15' max (1 story)
Finished Ground Floor Level	Residential	Max 6" above grade or BFE + 1' freeboard	Commercial
Floor to Ceiling Height	First Story, Commercial	14' min	8' min
Upper Stories	Habitable Half Story / Attic	8' min	8' min

May be lower for certain building types, see Section 3.2(d) [Page 26 – 57].
See Section 3.2 (d) (2) d. Development Mitigation Requirements, excludes properties under 20,000 sq. ft. and all properties within Main Street Historic District.
*Does not apply to Neighborhood Shopfront.
*Minimum of 70 sq. ft. of floor area required half of which must have at least 7' ceilings and the other half at least 5' ceilings.

- ## PRESCRIPTIVE
- More **prescriptive and less flexible**
 - Very detailed**; specifies architectural styles and building/site elements
 - Includes **design standards** that could be incorporated into code

PREFERRED BY MAYOR & COUNCIL

DESIGN GUIDELINE APPROACH ① LIGHT

32 **Midtown** An Owner's Manual

BD-2 Façades & Enclosure

The façades and enclosure of a building establish the architectural experience of Midtown. Each development should consider the District as well as potential performance metrics.

Articulation

Building articulation is a critical component of the architectural experience, especially for a pedestrian at the street level.

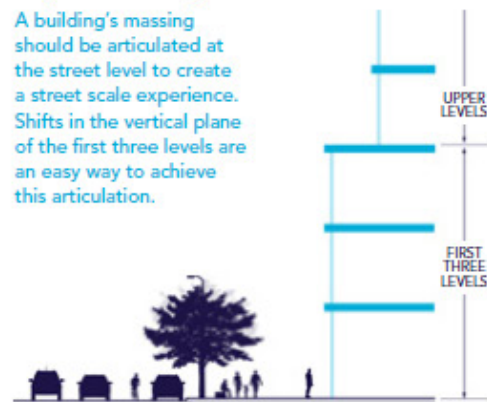
Per the zoning requirements, the first three levels of the building façades should be articulated to avoid monotonous or uniform façades and to create a pedestrian scale environment.

To achieve this articulation, changes in materials and shifts in the vertical plane (like a projection or recession of the upper floors from the ground floor build to line) should be considered as part of a building's design.

DIAGRAMS

Diagram 02: Building Articulation at the Street

A building's massing should be articulated at the street level to create a street scale experience. Shifts in the vertical plane of the first three levels are an easy way to achieve this articulation.



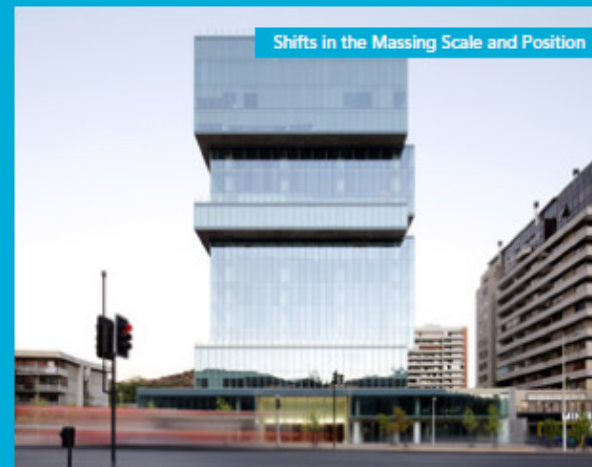
INSPIRATION IN MIDTOWN Viewpoint & Seventh Midtown

Location: 855 & 867 Peachtree Street

Using crisp design elements and a warm palette to distinguish lower floors from residential units above, Viewpoint delivers a striking façade accommodating a range of uses on Peachtree. On the corner, the new condo building (Seventh Midtown) echoes this differentiation between ground floor commercial space and residential space above to create an inviting street level environment.



CASE STUDIES



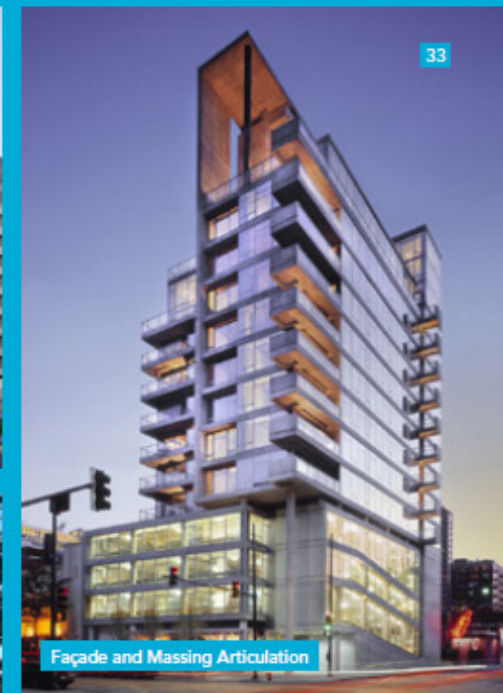
Shifts in the Massing Scale and Position



Massing Distinction in Program Elements



Massing Distinction at the Building's First Three Levels



Façade and Massing Articulation

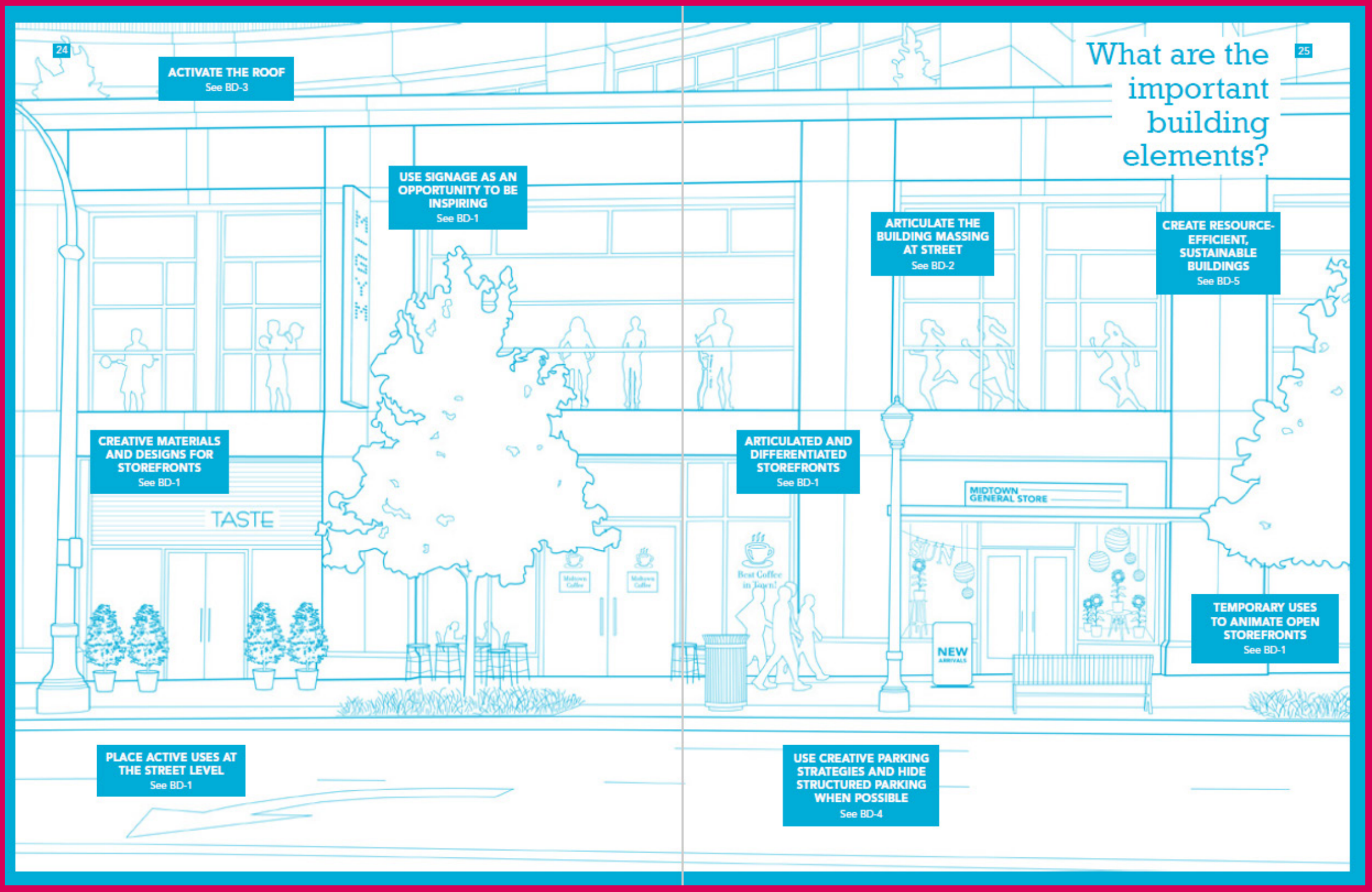
Distinction at the first three levels are key to creating an approachable and engaged street presence.

PRECEDENT IMAGES



DESIGN GUIDELINE APPROACH ① LIGHT

ILLUSTRATIONS



DESIGN GUIDELINE APPROACH ① LIGHT

A3 HARMONIZE BUILDING DESIGNS WITH NEIGHBORING SCALE AND MATERIALS

DESIGN PRINCIPLES

New buildings should recognize and respond to existing patterns of scale, form, materials, and proportion to create continuity within a neighborhood and enhance San Francisco's appealing and walkable nature.

Building materials should resonate with San Francisco's soft and diffuse light quality created by its light colored buildings and the atmospheric effects of the bay. Strong contrast draws attention and importance to a building and should be reserved for public facilities.

- » Either use common neighborhood material types or contemporary material strategies that complement neighborhood material characteristics.
- » Balance light and transparent materials with solid, durable materials.
- » Avoid or limit the use of dark and highly reflective materials. Large amounts of glazing may appear dark and reflective, particularly on cloudy days. Towers should be predominantly light in color.
- » Use high-quality and durable primary materials such as stone, steel, masonry, and concrete for on all visible facades. High-grade wood may be appropriate on larger buildings in residential areas.
- » Exhibit human-scaled detailing, components, and features.
- » Use joints, panel patterns, and cladding attachments to reinforce a finer scale of material and expression.
- » Consider the pattern of glazing, openings and material divisions on a building as a visual and three-dimensional fabric that demonstrates appropriate scale and clear ideas about the use of cladding or structural components.
- » Respect neighboring fenestration patterns in the design of building facades through type, proportions, scales, and frequency.
- » Employ the number and scale of planes and depths of walls found in the surrounding context to inform the planar variations in new development.



Neighborhood commercial areas typically express a strong residential character above the ground floor.



Window and doorway systems should be similar in proportion, scale, and amount to nearby structures.

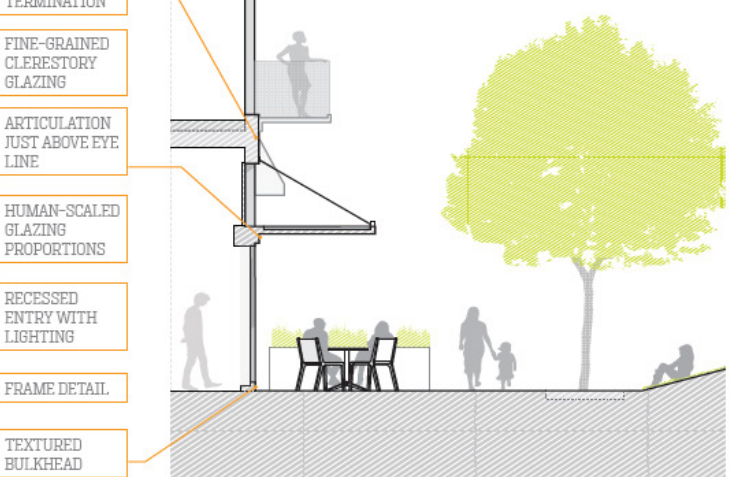
VISUAL EXAMPLES



Storefront elements bring human-scaled features to the street.



Furnishings and openings can connect interior and exterior uses.



Balconies can help upper stories connect to the public realm.



Building entrances can activate the public realm.

DESIGN GUIDELINE APPROACH ② BALANCED

May 12, 2014

PUBLIC & PRIVATE SPACES ALONG THE STREET EDGE

Although the design guidelines primarily address the character of development on privately-owned property, it is important to understand the typical progression of spaces between buildings and an adjacent public street. In many cases, a new development will not be responsible for improvements within the public area between the property and the street. However, new development should have a strong relationship to public areas, which may include incorporating amenities, paths or other features in a semi-public interface area. New development should also accommodate existing facilities or planned improvements in adjacent public areas.

The typical progression of public and private spaces along the street edge are illustrated below in a mixed-use development (top) and in a part of the historic district that includes single family-structures with front yard areas (middle and bottom).

A. PUBLIC AREA

This area is within the public right-of-way. It most often includes the area between the street edge and the inside edge of the sidewalk. In most cases, the public area should include:

- » A beauty strip/tree lawn area for street trees and lights between the street and sidewalk
- » A sidewalk that is sufficiently wide for pedestrians to pass

B. SEMI-PUBLIC AREA

This area includes highly-visible or publicly-accessible site areas on private property adjacent to the public area. In the historic district, this is often a landscaped yard. In all areas, it may include outdoor public space. Compatibility with the public streetscape is preferred, in terms of paving, lighting, furnishings. Where the public area is constrained, as illustrated at lower right, street trees and lights may be located in the semi-public area.

C. PRIVATE OUTDOOR AREA

This area includes private outdoor spaces that are less visible or accessible from the street. More variety in design is appropriate.

MIXED-USE STREET EDGE

HISTORIC DISTRICT STREET EDGE WITH TREE LAWN

HISTORIC DISTRICT STREET EDGE WITH CONSTRAINED PUBLIC AREA

Figure 13: Public & Private Spaces Along the Street Edge

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New Construction in All Districts

Roswell, Georgia UDC Design Guidelines

GUIDELINES FOR SPECIFIC CONDITIONS

May 12, 2014

Site Guidelines for All Districts

Topography

Regrade the site as a stable, "natural" slope, when feasible.

GUIDELINES FOR WORKING WITH TOPOGRAPHY IN ALL DISTRICTS

1.26 Minimize the visual impacts of cut and fill on a site.

a. Divide large grade changes into a series of benches and terraces, where feasible.

b. Regrade the site as a stable, "natural" slope, when feasible.

c. Terrace parking lots on steep slopes, following site contours.

1.27 Design a retaining wall to minimize impacts on the natural character of the site.

a. Terrace retaining walls on steeper slopes to minimize the height of individual walls.

b. Use high quality materials such as brick and stone in the design of a retaining wall.

c. Integrate landscaping into the design of a retaining wall.

1.28 Design a building foundation to conform to the existing topography.

a. Step the foundation of a building to follow site contours, when feasible.

b. If stepping the foundation is not possible, disguise the cut with building placement and/or building walls, and provide a landscape buffer system at the top of cut.

Terrace retaining walls on steeper slopes to minimize the height of individual walls.

Integrate landscaping into the design of a retaining wall.

Roswell, Georgia UDC Design Guidelines

New Construction in All Districts

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May 12, 2014

UDC & DESIGN GUIDELINES TOOLS TO ADDRESS FAÇADE CHARACTER

Transparency, blank wall, and story height standards in the Unified Development Code (UDC) address the character of building façades, with particular focus on the character of the ground floor. The design guidelines build on these standards to promote façade patterns that establish a sense of visual continuity among buildings. Ground floor façade design is a primary focus, especially adjacent to sidewalks, paths, courtyards and other pedestrian areas where human scale is important.

UDC façade character standards and related design guidelines strategies are described below.

TRANSPARENCY

Transparency addresses the building façade area that is covered by windows and doors. The UDC sets minimum percentages for ground and upper story transparency, with higher transparency required for pedestrian-oriented building types such as a mixed-use building, as illustrated at right. The design guidelines provide additional strategies for using transparency to promote attractive façades and active ground floor frontages. When it is not possible to incorporate a high percentage of transparent glass at the ground floor, alternatives that meet the intent of the UDC standards may be considered, as described in "Alternatives to Ground Floor Transparency" on page 40.

BLANK WALL AREAS

This refers to portions of the building façade that are not covered with windows, doors or building articulation elements. The UDC sets maximum lengths for blank wall area. The design guidelines provide additional detail on minimizing blank wall areas to promote interesting façades. The "Alternatives to Ground Floor Transparency" on page 40 include options for addressing blank wall areas at the ground floor.

STORY HEIGHT

This is the height of each story of a building from the floor to the ceiling. The UDC sets minimum story heights for most building types, with taller heights required for the ground floor of pedestrian-oriented building types such as a mixed-use building, as illustrated at right. The design guidelines provide additional strategies and examples of using appropriate story heights to promote building façades that relate to Roswell's traditional design character.

Figure 15: UDC & Design Guidelines Tools to Address Façade Character

Roswell, Georgia UDC Design Guidelines

New Construction in All Districts

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May 12, 2014

ALTERNATIVES TO GROUND FLOOR TRANSPARENCY

Alternatives to incorporating a high level of transparent glass on the ground floor may sometimes be necessary for buildings that enclose large retail floor areas, are built on sloping sites, or face other special circumstances. Alternatives to promote a pedestrian-oriented ground floor are illustrated below.

ARCHITECTURAL DETAILS

Installing details such as architectural screens along a blank portion of ground floor building façade can help create pedestrian interest and engage the public realm. **Please note: Architectural details cannot be the business name or logo, or an artistic interpretation of the name or logo, without being considered a sign and taking away from the business' sign allotment.**

DISPLAY WINDOWS OR DISPLAY CASES

Installing a case for displaying products and artwork, or for advertising local events along a blank portion of ground floor building façade can help create pedestrian interest and engage the public realm.

WALL ART

Locating wall art, mosaics, or murals along a blank portion of ground floor building façade can help create pedestrian interest and engage the public realm. **Please note: If wall art is used as signage, it will take away from the business' sign allotment.**

RAISED PLANTING BED

Integrating permanent planters at least 3' in height to the ground floor of the building provides visual interest for pedestrians.

VERTICAL TRELLIS

A vertical trellis allows vines and plants to cover blank wall areas and provide visual interest for pedestrians. A vertical trellis may work in combination with a raised planting bed.

Figure 16: Alternatives to Ground Floor Transparency

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New Construction in All Districts

Roswell, Georgia UDC Design Guidelines

MENU OF APPROACHES

The Roswell Unified Development Code
& The Design Guidelines
Roswell, GA

DESIGN GUIDELINE APPROACH ② **BALANCED**

GRAPHIC 11: GROUND FLOOR STRATEGIES FOR RESIDENTIAL AND NON-RESIDENTIAL

RESIDENTIAL

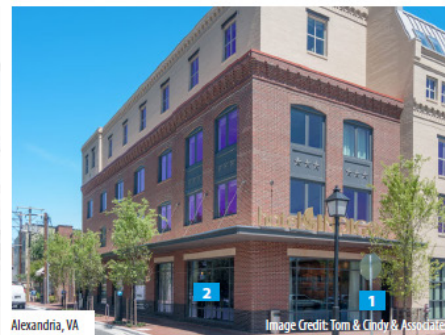
- 1 Landscaped buffer between sidewalk and building
- 2 Grade separation of residences from street provides privacy
- 3 Stoops and overhangs highlight entrances and add rhythm to the streetscape

RETAIL



- 1 Storefronts distinguished from other uses above by façade treatment
- 2 Storefronts with large, pedestrian-oriented windows provide transparency and activate the street

HOTEL/OFFICE



- 1 Signage and ground floor windows highlight hotel entrance, lobby and curbside drop-off area
- 2 Large windows at ground floor engages the street and adds façade transparency



- 1 Ground floor windows and entrances add transparency and activate the street
- 2 Prominent entrance and lobby highlighted by façade treatment and clearly delineated from rest of building
- 3 Entrance design accentuates the importance and visibility of the street corner



- 1 Large windows, glazing and open storefront provide transparency and activate the streetscape
- 2 Pedestrian-scaled signage



- 1 Façade treatment, overhang, and lighting highlight and distinguish the entrance
- 2 Street furnishings and plantings enhance the character of the streetscape

SPECIFIC ELEMENTS AND BUILDING TYPES

DESIGN STRATEGIES (CONTINUED)

- iii. Awnings and canopies should be installed so that the valance is a minimum of 8-feet above the ground in the Building Zone or sidewalk and should not overhang into the Landscape Panel. Placement should avoid conflicts with mature street trees.

2 RESIDENTIAL GROUND FLOORS

- C. Residential lobby entrances for multi-family buildings should be highlighted through overhangs, special paving, building-mounted signage, landscaping, and/or lighting. The façades of lobbies should be predominately transparent.
- B. Individual residential entrances should be used to create breaks in the building façade and increase pedestrian interest along the street. Frequent entryways into individual units along a building's ground floor activate the street frontage by increasing access points where residents come-and-go, and provide opportunities for socializing.
- C. Ground floor residential uses and private, individual entrances are encouraged to be grade-separated from the public sidewalk to highlight the individual units, provide privacy for residences, and reinforce the separation between the public and private realms.
 - i. To provide visual privacy, the ideal vertical grade difference between the sidewalk and the main level of the residence is approximately 3-feet. This creates the opportunity for stoops, bays, porches, or entries that establish a distinct transition between the public realm and private units.
 - ii. When grade separation cannot be achieved, a hardscaped or landscaped space should be provided between residential use and the public sidewalk.
- D. Stairs, porches, or ramps should not impinge upon the sidewalk and should be located entirely within the Building Zone so as to not limit pedestrian movement.

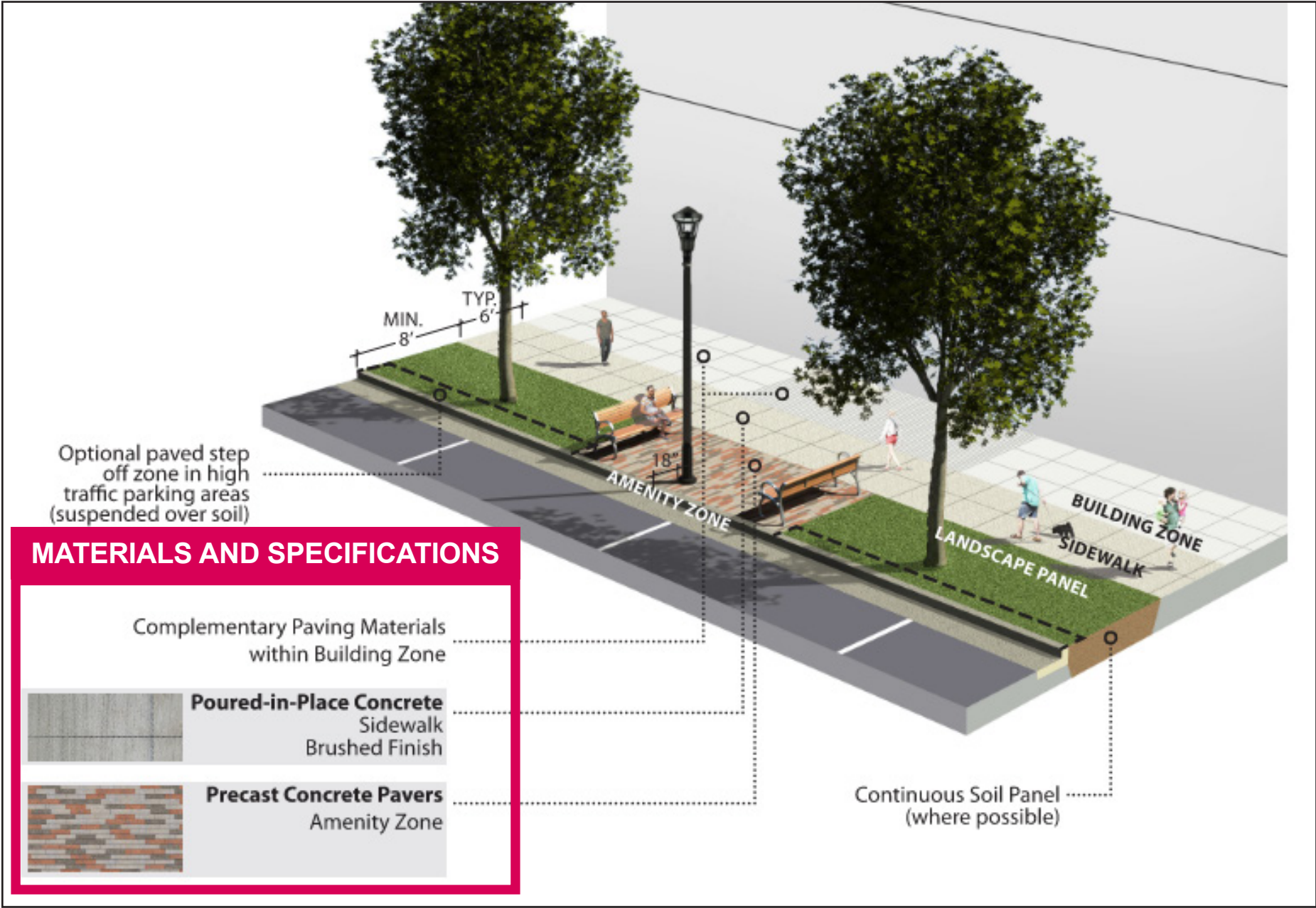
3 CORNER BUILDINGS

- A. The ground floors of corner buildings should be designed to anchor and activate street corners.
 - i. Building entrances should face and open directly onto the corner.
 - ii. The ground floors of buildings should be predominately transparent to strengthen the relationship between the building and adjacent streets.
 - iii. Building design should incorporate large windows, canopies, and building signage.
- B. Activated ground floors are encouraged to wrap around prominent building corners for added visibility, activate the streetscape on all sides of the building, and provide a visual transition between cross streets.
- C. Ground floor retail and restaurant uses are encouraged at street corners, as are outdoor seating areas to support these businesses.



LEFT
Corner is highlighted through a distinctive architectural feature; building entrances are located near the corner activate the ground floor
Image Credit: Payton Chung (Flickr)

DESIGN GUIDELINE APPROACH ② BALANCED



Richmond Highway District Design Guidelines
Fairfax, VA

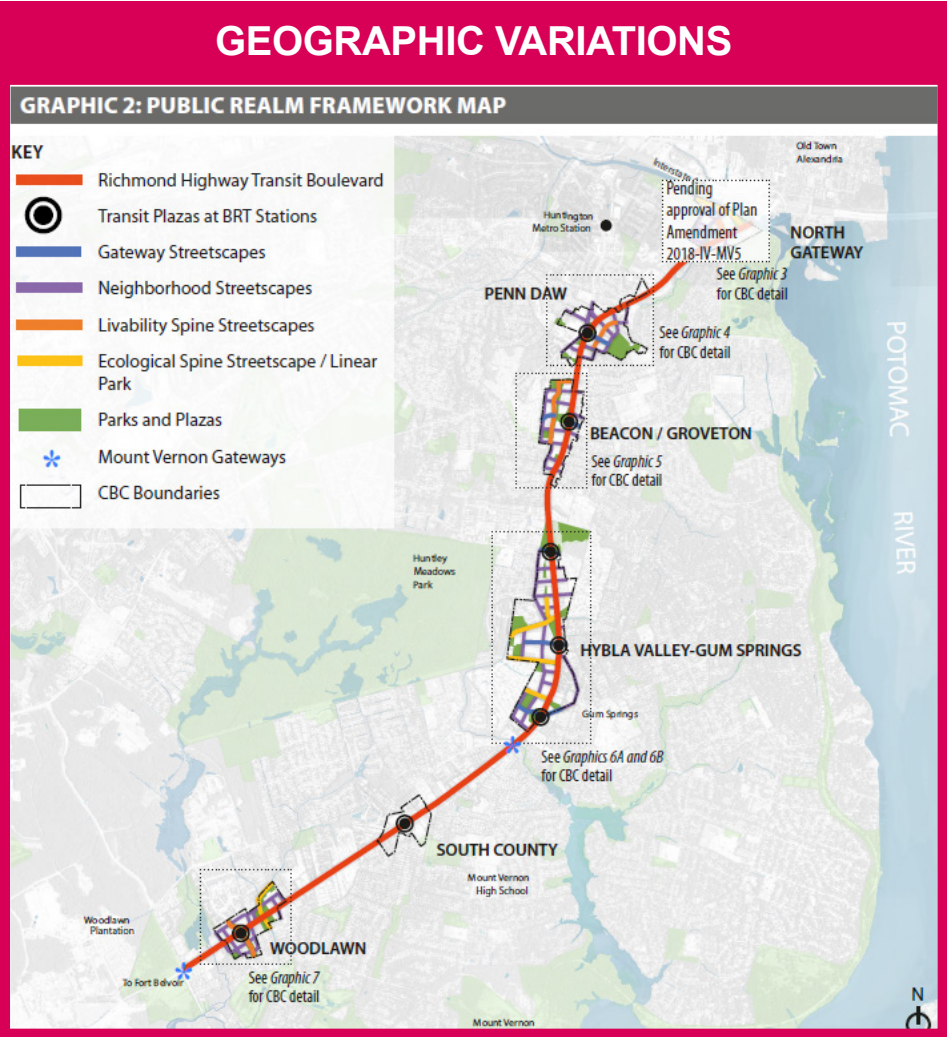


TABLE 2: SUGGESTED SPECIFICATIONS FOR FURNISHINGS

SOUTH AREA (HYBLA VALLEY-GUM SPRINGS, SOUTH COUNTY, WOODLAWN)		
TYPE	MATERIAL	SAMPLE OPTIONS:
Benches (Fixed Seating)	- Material: Metal (powder coated), hardwood, synthetic wood - Color: - Black, natural wood - Form: - Curvilinear with horizontal slats, ornamental accents - Length: 48", 72", 75", 96" or 98" - Location: - Within the Amenity Zone and in clusters as specified in Design Strategy 2: Placement	(LEFT & MIDDLE) Victor Stanley: FMBF-324 & FB-324 (RIGHT) Forms & Surfaces: Trio
	- Material: Metal (powder coated) - Color: - Black - Form: - Cylindrical with vertical slats and lid - Capacity: 24 to 36 gallons - Location: - Within the Amenity Zone and in clusters as specified in Design Strategy 2: Placement - Recycling receptacles should be co-located with trash receptacles	(LEFT) Forms and Surfaces: Urban Renaissance (RIGHT) Landscape Forms: Poe
Bike Racks	- Material: Metal (powder coated) - Color: - Black - Form: - Hoop rack with ground-mounted anchor points - Spacing: 36" (minimum); also, see Fairfax County Bicycle Parking Guidelines for additional spacing standards - Location: - Within the Amenity Zone without encroaching on sidewalk areas; at major street intersections	(LEFT) Victor Stanley: BRWS-101 (RIGHT) Landscape Forms: Ring

DESIGN GUIDELINE APPROACH ③ PRESCRIPTIVE

Downtown Core



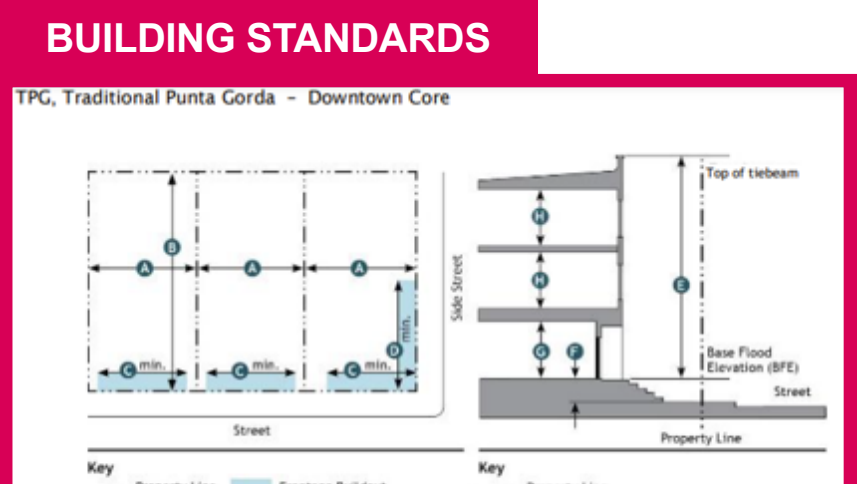
a. Intent

Description	Primary Characteristics
The Downtown Core is the traditional commercial center of Punta Gorda. This district accommodates the most intense urban development in the city, serving not only the residents of Punta Gorda, but also nearby communities and visitors. The area features mixed-use and multi-story buildings that actively engage streets and sidewalks to promote public gathering and support vibrant retail, dining, and commercial spaces.	Attached or detached
	Small-to-medium footprint commercial and residential buildings
	Small-to-large footprint mixed-use
	Buildings at or near the ROW
	Small-to-no setbacks
	Up to 4 stories by right, or 6 stories with Development Mitigation
Diverse mix of frontages	

Note: The drawing above is intended to provide a brief overview of this regulating district and should be used for illustrative purposes only.

BUILDING STANDARDS

TPG, Traditional Punta Gorda - Downtown Core



Building Type	Lot		Standards
	Width A	Depth B	
Accessory Cottage ¹	n/a	n/a	3.2(d)(2)
Rowhouse	18' min / 80' max	86' min	3.2(d)(6)
Multiplex	130' max	86' min	3.2(d)(8)
Courtyard Apartment	84' min / 150' max	100' min	3.2(d)(9)
Live/Work	18' min / 53' max	86' min	3.2(d)(10)
Small Footprint Mixed-Use	40' min	86' min	3.2(d)(11)
Medium Footprint Mixed-Use	180' min	120' min	3.2(d)(12)
Main Street Shopfront	25' min / 150' max	86' min	3.2(d)(13)
Neighborhood Shopfront	25' min / 84' max	86' min	3.2(d)(14)
Liner	n/a	n/a	3.2(d)(15)
Civic/Institutional	n/a	n/a	3.2(d)(18)

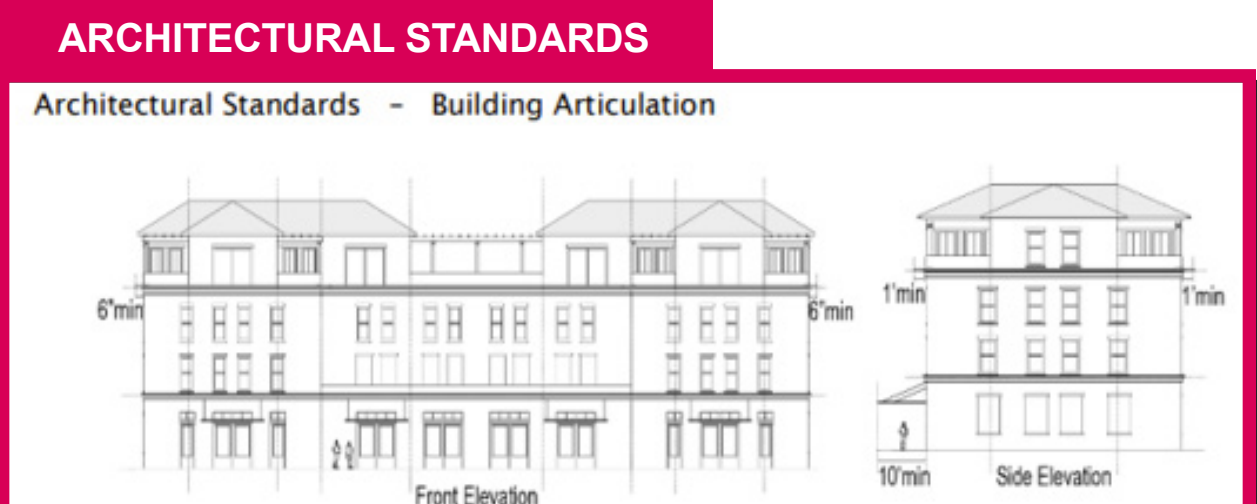
¹ Permitted only with Rowhouse and Live / Work Building Types

c. Building Form			
Footprint			
Lot Coverage	100% max ¹		
Frontage Buildout			
Primary Street	70% min	C	
Secondary Street	50% min	D	
Density (Individual Lot) and Height			
	Base	Missing Middle ² w/Mitigation ³	Maximum
Density	25 du/a	30 du/a	50 du/a
Building Height ⁴	50' max (4 stories)	n/a	80' max (6 stories)
Accessory Structures Height			
Dwelling	25' max (2 stories)		
Other	15' max (1 story)		
Finished Ground Floor Level			
Residential	24" min		
Commercial	Max 6" above grade or BFE + 1' freeboard		
Floor to Ceiling Height			
First Story: Commercial ⁵	14' min		
Upper Stories	8' min		
Habitable Half-Story /Attic ⁵	7' min		

¹ May be lower for certain building types
² Density permitted Specific Building Types, see Section 3.2(d) [Page 26 - 57].
³ See Section 3.2 (c) (2) d. Development Mitigation Requirements, excludes properties under 20,000 sq. ft. and all properties within Main Street Historic District.
⁴ Does not apply to Neighborhood Shopfront
⁵ Minimum of 70 sq. ft. of floor area required half of which must have at least 7' ceilings and the other half at least 5' ceilings.

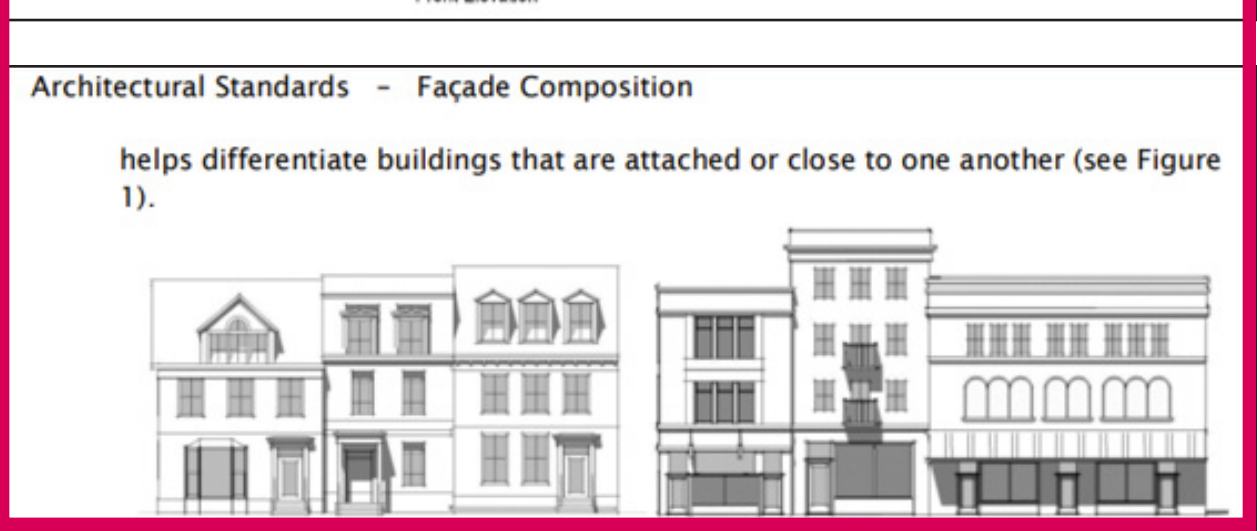
ARCHITECTURAL STANDARDS

Architectural Standards - Building Articulation



Architectural Standards - Façade Composition

helps differentiate buildings that are attached or close to one another (see Figure 1).



DESIGN GUIDELINE APPROACH ③ PRESCRIPTIVE

ARCHITECTURAL STYLES

Section 7.5 (b) (6)
Architectural Styles - Colonial / Georgian Revival

(6). Colonial / Georgian Revival

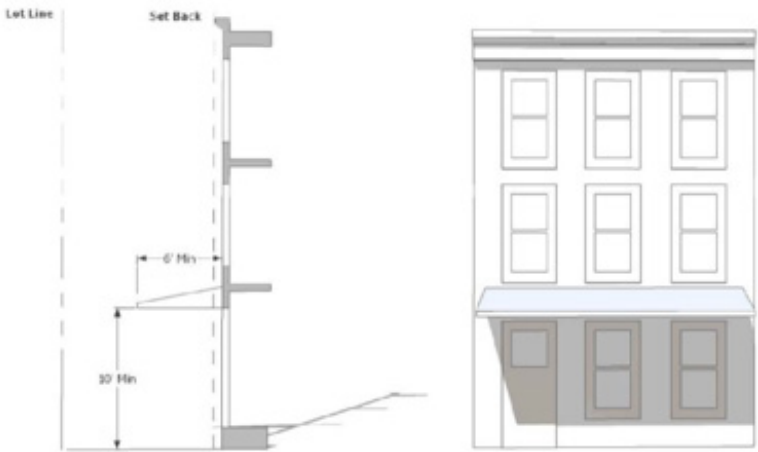


a. Introduction	
Description	Primary Characteristics
In Florida, the Colonial style exerted a great influence on Vernacular designs. Colonial Revival details are most frequently applied to residential design.	Symmetrical plan Classically inspired details such as columns, modillions, and dentils Prominent entrance featuring door with sidelights and transom above Two to two-and-one-half stories
Commercial Characteristics	
The commercial version of this style may also have elements similar to those found in Federal style architecture.	Symmetrical plan Classically inspired details and a side gabled roof Less ornate and sophisticated, more delicate and slender details Two to two-and-one-half stories

Section 7.5 (b) (6)
Architectural Styles - Colonial / Georgian Revival

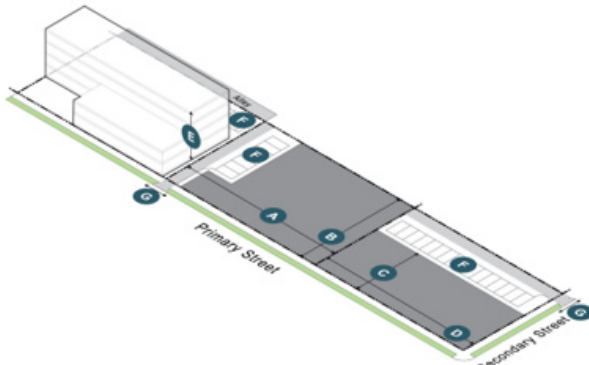
b. Building Composition and Components	
Component	Standards
A-Plan and Form	Plan is regular, rectangular, or nearly square, sometimes with add on elements (additions and wings). The long axis parallels the street. Height is two to two- and one-half stories. Entrance stairs typically centered on the main façade.
B-Façade Composition	The main body is dissected into 3 to 5 implied bays. The entry is almost always centered on the main body. Simple rectangular volumes are combined creating a main body and side wings.
Residential/Civic	
C-Entry/Porch	Entries are the most dramatic part of the façade, normally contained by a pediment supported by pilasters or protruding out supported by columns. The main body is dissected into 3 or 5 implied bays. The entry is almost always centered on the main body. Simple rectangular volumes are combined creating a main body and side wings.
Commercial	
D-Roof	Add-ons and wings have their own roof form (a single roof does not encompass all the volumes). Eaves are less embellished than classical eaves. Overhangs in Florida have been broadened to accommodate the climate.
E-Foundation	The foundation is usually of brick piers or continuous brick. Concrete piers used at later times. Spaces between piers left open to allow for ventilation and for protection from high water.





E. Awning/Canopy. A wall-mounted, cantilevered structure providing shade and cover from the weather for a sidewalk.

Section 3.2 (d) (12)
Building Types - Medium Footprint Mixed-Use



b. Lot and Building Standards	
Lot Dimensions	
Width	180' min
Depth	120' min
Lot Size	21,600 SF min
Building Footprint and Placement	
Lot Coverage	100% max
Frontage Buildout	Must comply with the standards defined in the Regulating Districts, Subsection 3.2(c)
Setbacks	
Building Depth	60' min
Building Width	100' min
Intensity	
No. of Units	n/a
Density (Individual Lot)	Base With Development Mitigation ¹
Building Height	Base With Development Mitigation ¹ See Regulating District (2 stories min.)

¹ See Section 3.2 (j) regarding maximum height and density based on Development Mitigation.

c. Parking and Access	
Location	
Parking shall be located behind the primary building in the rear yard and accessed from alleys or side streets wherever possible. ¹	
Parking Access	
Number of Driveways/Curb Cuts	
Primary Street	1
Secondary Street	1
Driveway Width	10' min 24' max
Pedestrian Access	
Must provide pedestrian access from the primary street sidewalk. For corner lots, secondary access may be provided from the side street sidewalk as well.	
¹ Except in the Flex Commercial Corridor, which permits side yard parking	

APPLICATION OF DESIGN GUIDELINES IN SANDY SPRINGS



RETROFIT

- Existing commercial properties across from Veterans Park (Mt Vernon Highway)



REDEVELOPMENT

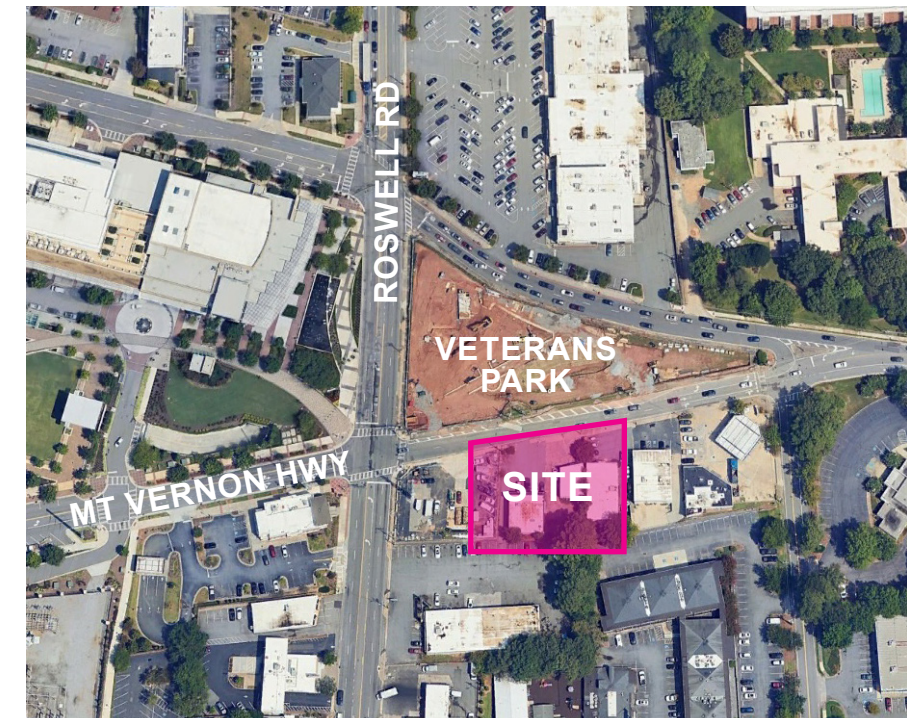
- North River Shopping Center

RETROFIT EXAMPLE: EXISTING COMMERCIAL

ACROSS FROM VETERANS PARK

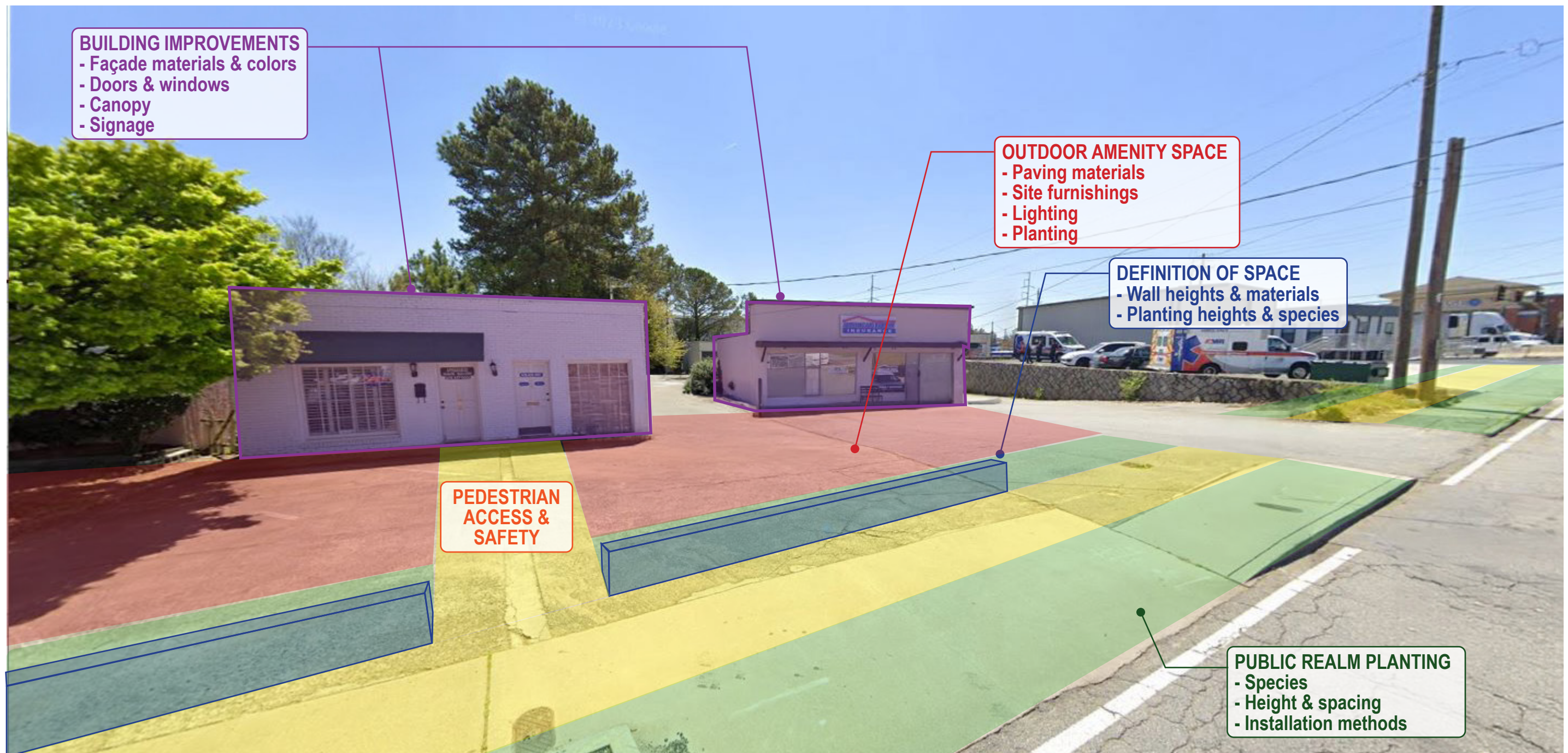


CONTEXT



RETROFIT EXAMPLE

RETROFIT CONCEPT DIAGRAM



RETROFIT EXAMPLE

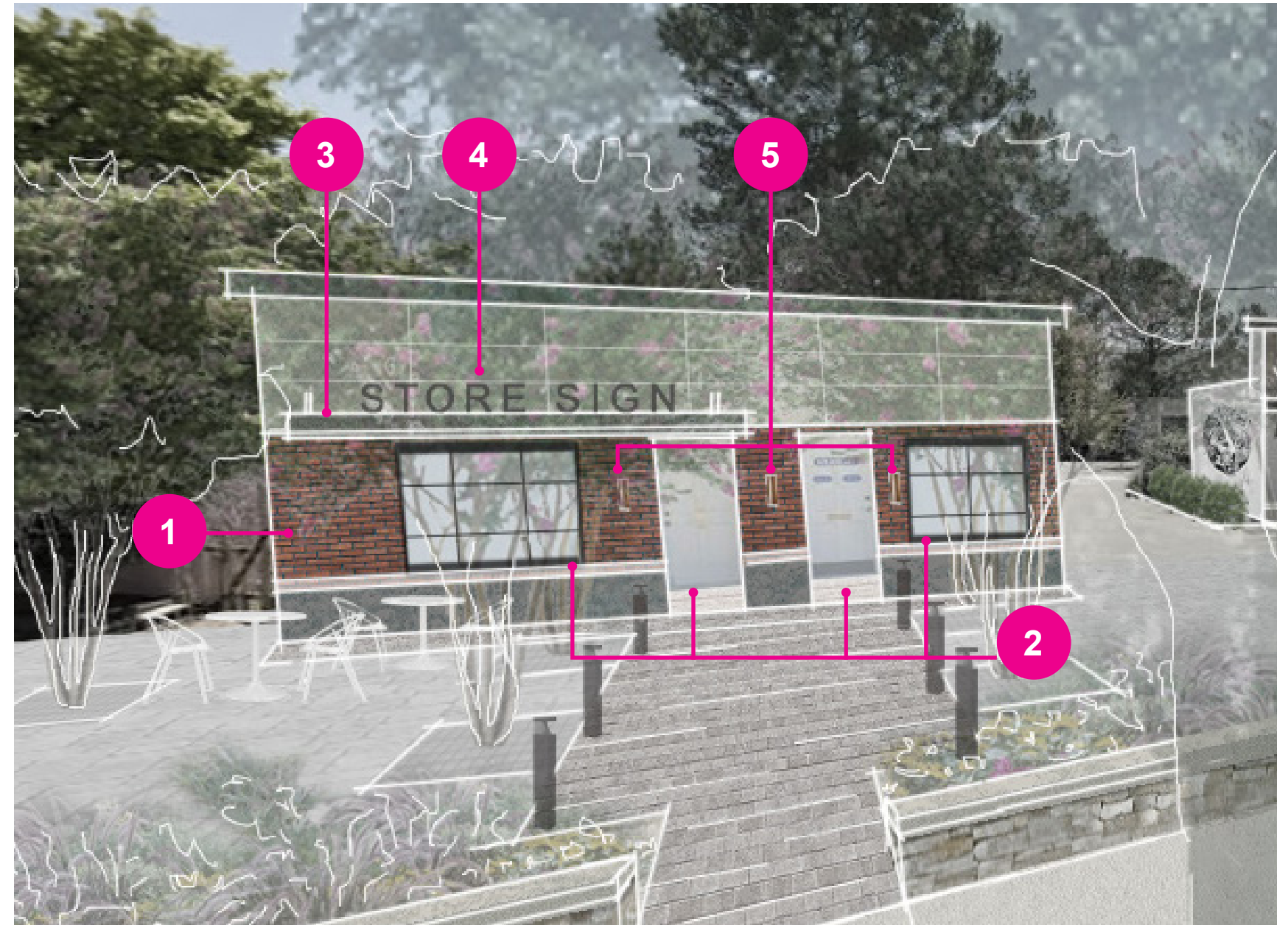
RETROFIT RENDERED CONCEPT



RETROFIT EXAMPLE: BUILDING ELEMENTS

DESIGN ELEMENTS

1. Façade Materials
2. Building Activation (Doors & Windows)
3. Canopy
4. Signage
5. Lighting



RETROFIT EXAMPLE: SITE ELEMENTS

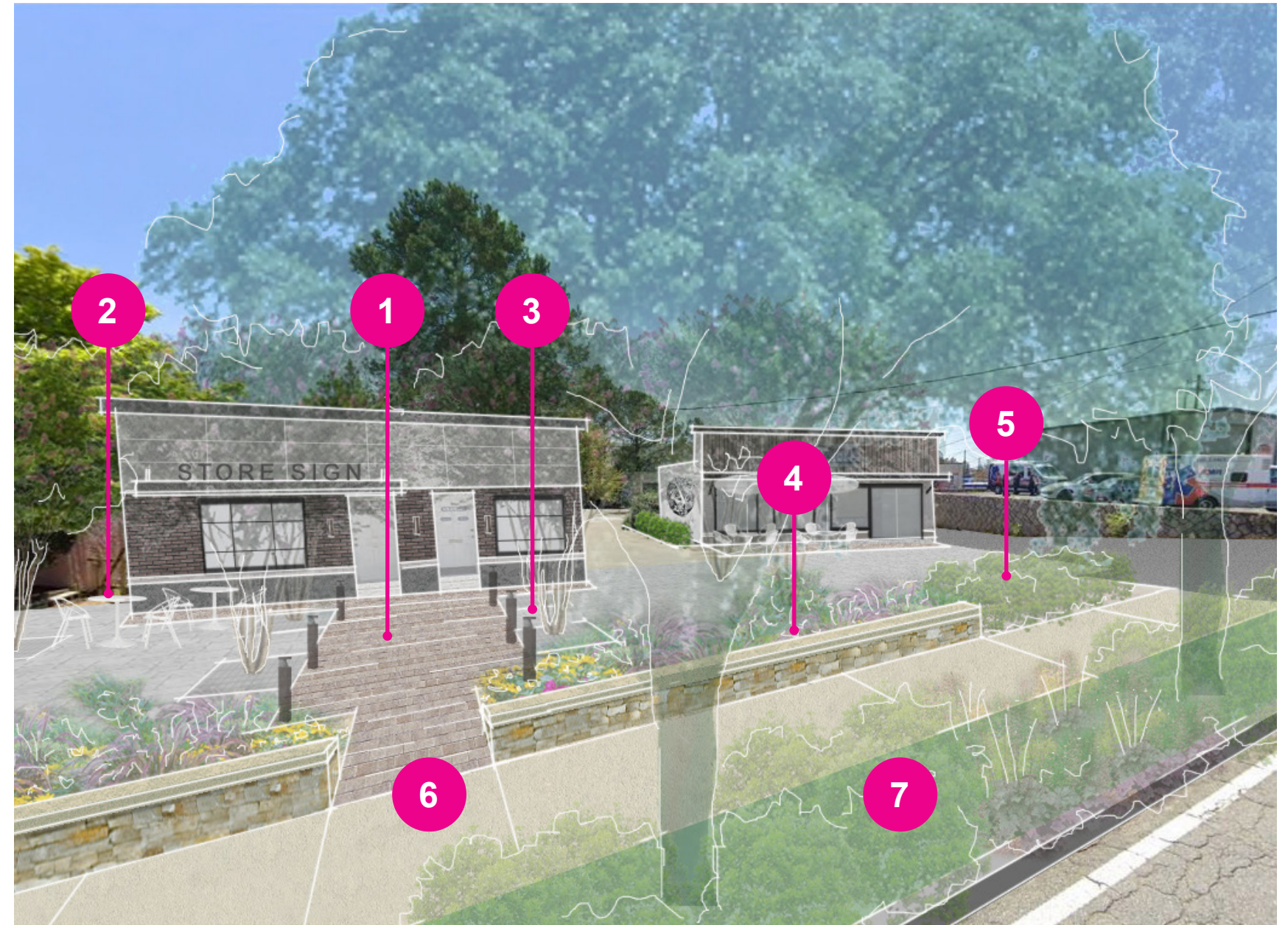
DESIGN ELEMENTS

Outdoor Amenity Space

1. Paving Materials
2. Site Furnishing
3. Lighting

Definition of Space

4. Wall
5. Site Planting
6. Pedestrian Access & Safety
7. Street Planting



REDEVELOPMENT EXAMPLE

- North River Site
 - Preferred option



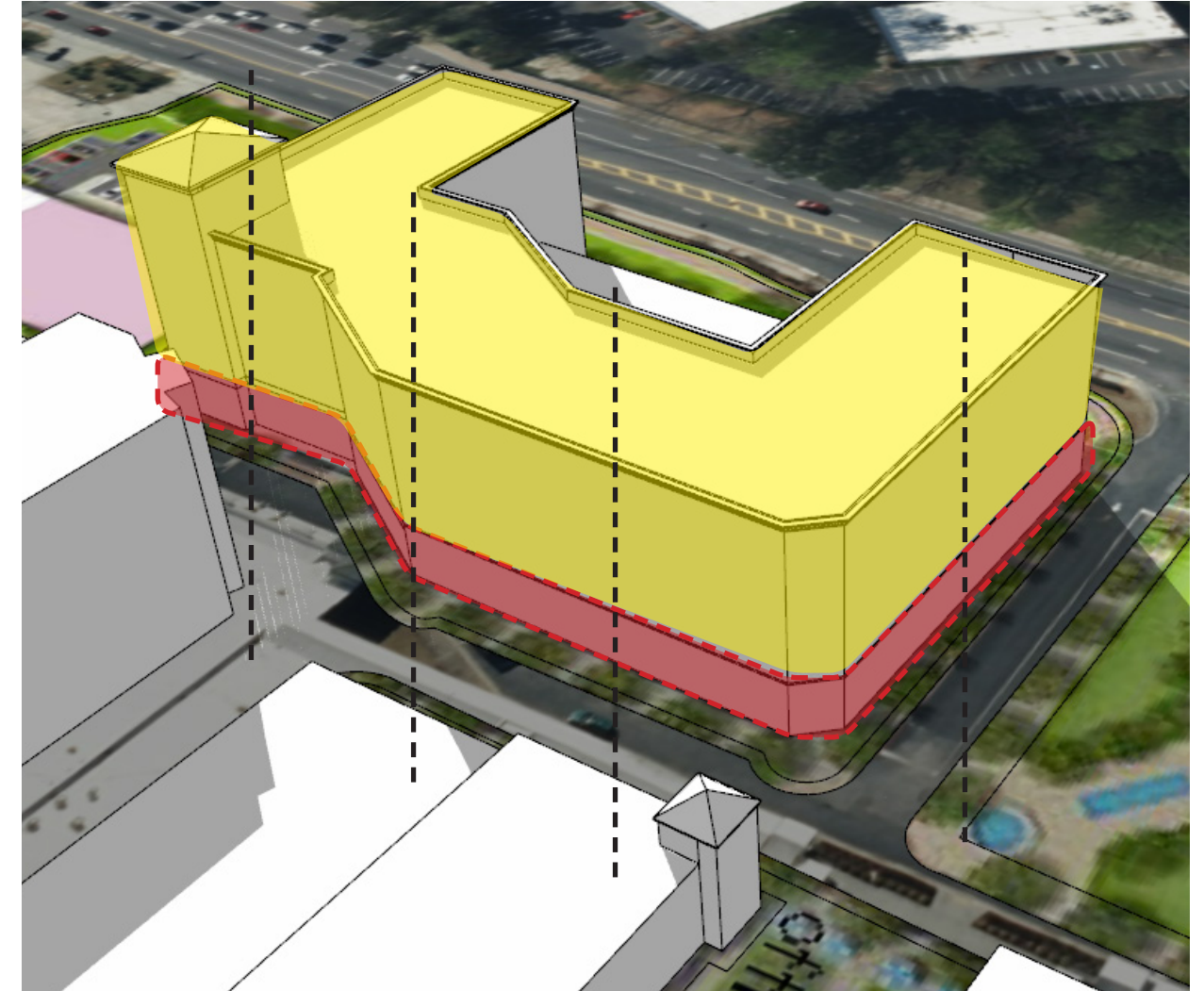
REDEVELOPMENT EXAMPLE - DIAGRAM

◉ Main Street Building With Bottom Floor Retail Elements

- Awning for shade
- Large shopfront windows for retail visibility

◉ Massing Standards

- Façade break every 60'
- Architectural detail or material change to distinguish ground floor and floors above 4 stories



REDEVELOPMENT EXAMPLE



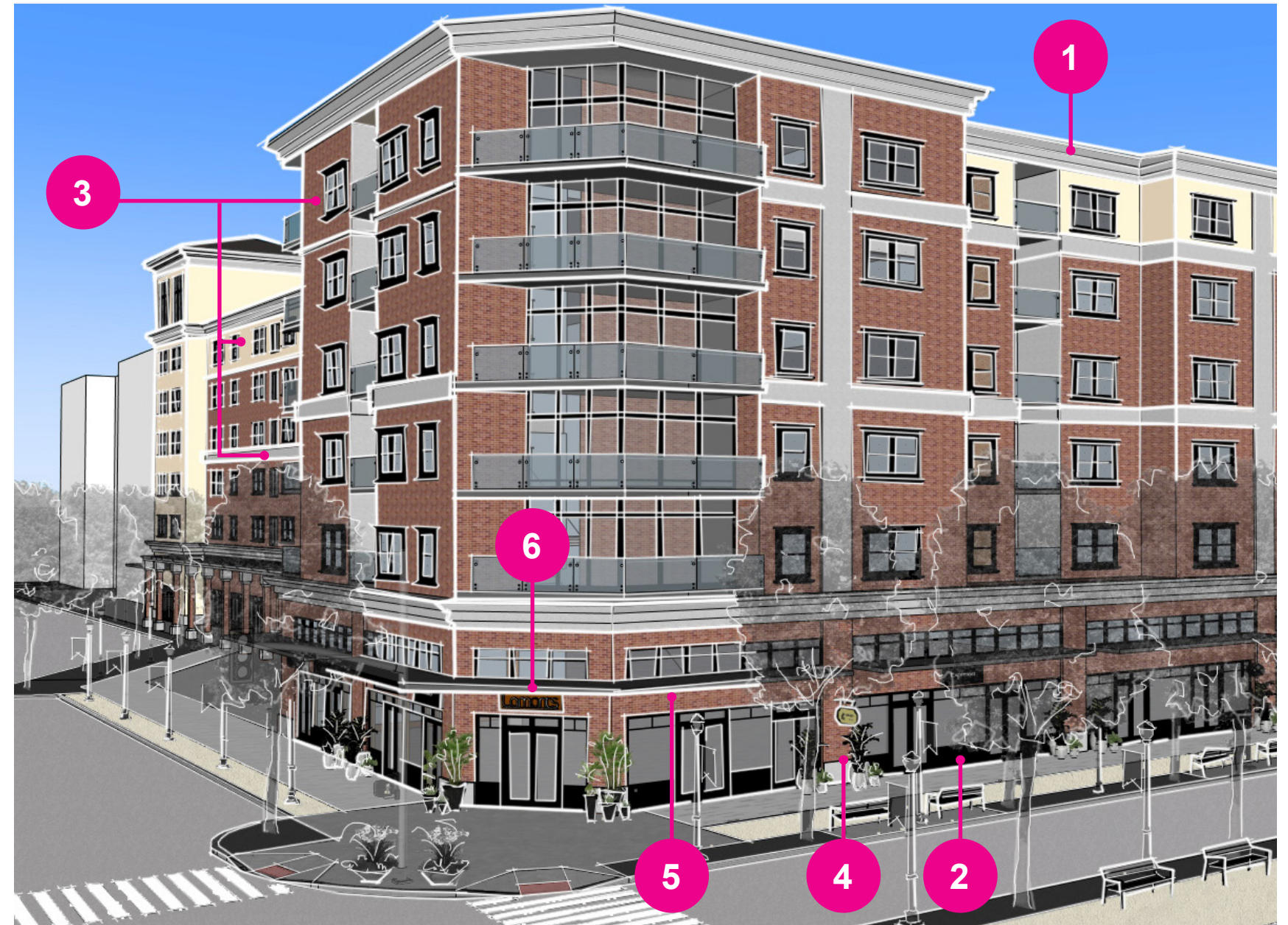
REDEVELOPMENT EXAMPLE



REDEVELOPMENT EXAMPLE - BUILDING ELEMENTS

DESIGN ELEMENTS

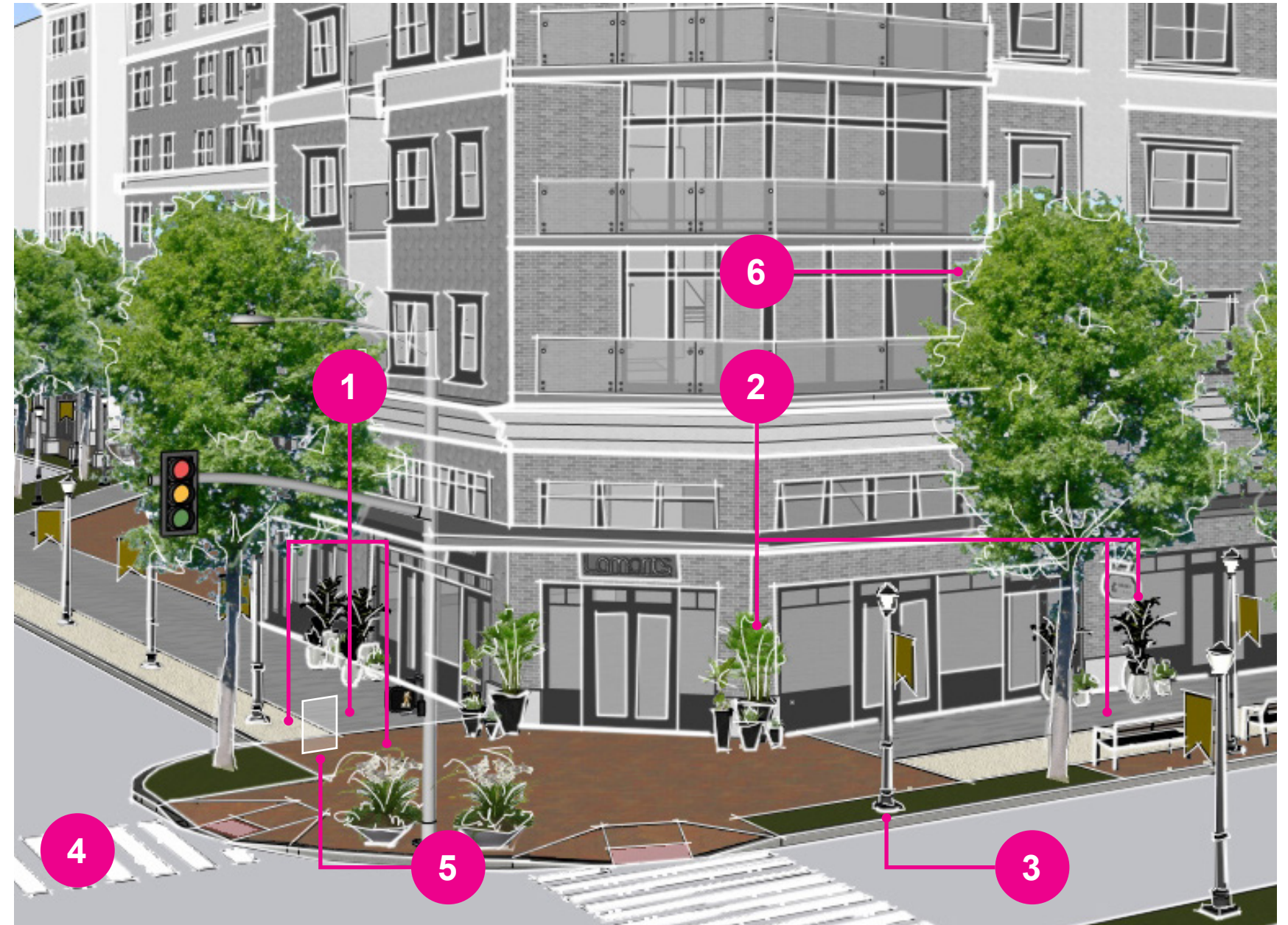
1. Building Articulation
2. Building Activation
3. Façade Materials
4. Alignment of Features
5. Canopy
6. Signage



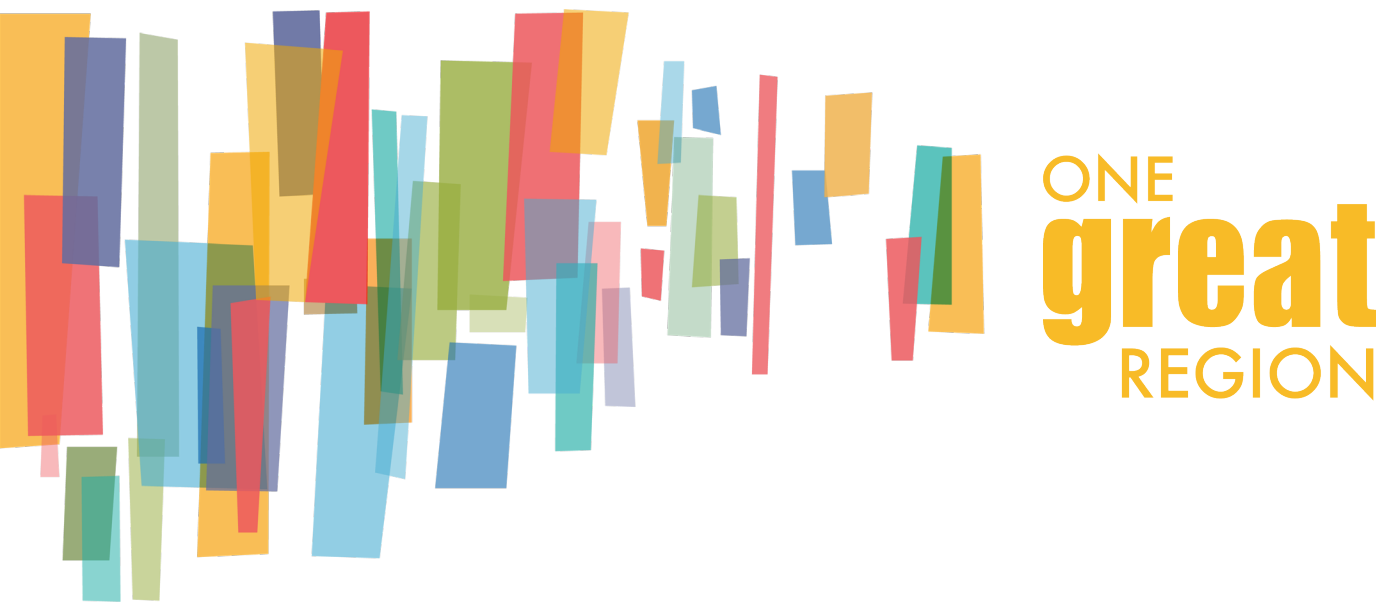
REDEVELOPMENT EXAMPLE - SITE ELEMENTS

DESIGN ELEMENTS

1. Paving Materials
2. Site Furnishing
3. Lighting & Branding
4. Pedestrian Access & Safety
5. Signage & Wayfinding
6. Street Planting



DISCUSSION



Comprehensive Planning Overview

City of Sandy Springs

Planning Commission and Board of Appeals Retreat

March 14, 2025



Vision

ONE **great** REGION

Mission

Foster thriving communities for all within the Atlanta region through collaborative, data-informed planning and investments.

Goals



Healthy, safe, livable communities in the Atlanta Metro area.



Strategic investments in people, infrastructure, mobility, and preserving natural resources.



Regional services delivered with **operational excellence** and **efficiency**.



Diverse stakeholders engage and take a regional approach to solve local issues.



A competitive economy that is inclusive, innovative, and resilient.

Values

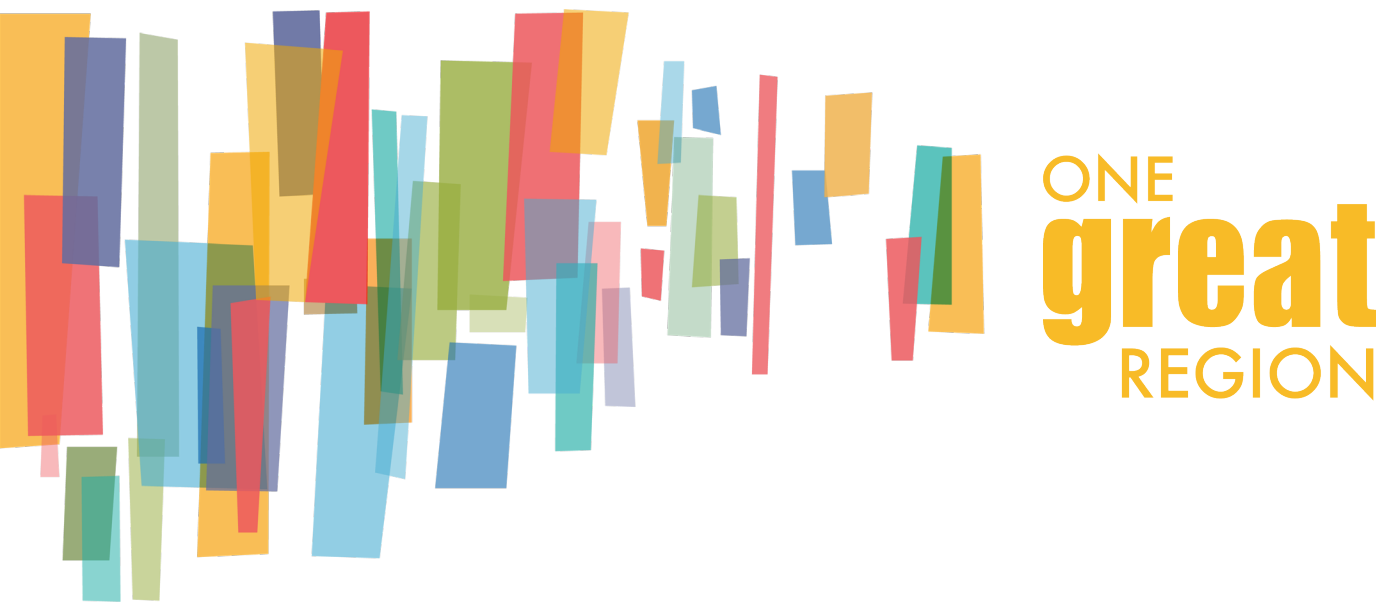
Excellence – A commitment to doing our best and going above and beyond in every facet of our work allowing for innovative practices and actions to be created while ensuring our agency's and our colleague's success.

Integrity – In our conduct, communication, and collaboration with each other and the region's residents, we will act with consistency, honesty, transparency, fairness and accountability within and across each of our responsibilities and functions.

Equity – We represent a belief that there are some things which people should have, that there are basic needs that should be fulfilled, that burdens and rewards should not be spread too divergently across the community, and that policy should be directed with impartiality, fairness and justice towards these ends.

Purpose

-  Review planning fundamentals
-  Understand state requirements and overall framework
-  Discuss observations and answer questions



Background and Fundamentals

Community Planning

“A process that seeks to engage all members of the community to create a more prosperous, convenient, equitable, healthy, and attractive places for present and future generations”



- American Planning Association

Constitutional Authority to Plan

Home Rule Provision

GA Const. Art. 9, § 2, Para. IV

Legal foundation for planning & zoning in Georgia



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

Foundations of Planning

1989 Georgia Planning Act

(O.C.G.A. 45-12-200, et seq., and 50-8-1, et seq.)

Legal foundation for community and regional planning in Georgia

“Coordinated and comprehensive planning by all levels of government within the State of Georgia is of vital importance to the state and its citizens. The state has an essential public interest in promoting, developing, sustaining and assisting coordinated and comprehensive planning by all levels of government. This article is intended to provide for the coordination of planning, at the direction of the Governor, by departments, agencies, commissions, and other institutions of the state, and this article shall be liberally construed to achieve that end.”

Foundations of Planning

1989 Georgia Planning Act

(O.C.G.A. 45-12-200, et seq., and 50-8-1, et seq.)

- Followed similar legislation in Florida
- Required local, comprehensive planning under rules managed by the Georgia Dept. of Community Affairs (DCA)
- Ground-up approach (local to regional to state)
- Plans must be updated every 5 years



Foundations of Planning

Georgia Zoning Procedures Law , O.C.G.A 36-66

- Rules local governments must follow in exercising their zoning authority

Rules of the Georgia Dept. of Community Affairs, Ch. 110-12-1

Minimum Standards and Procedures for Local Comprehensive Planning

- Rules local governments must follow in preparing and updating their comprehensive plans

Foundations of Planning

Good planning informs the actions of local government as a collective action of its citizenry:

- Guide for public sector investments – local budgets, improvement projects, and other community initiatives
- Regulation of private sector investments – local policy, zoning, and land development ordinances

Why plan?

- Identify and document community vision
- Promote understanding of local issues and challenges
- Help preserve and improve quality of life
- Protect private property rights
- Strategically address and support community needs
- Coordinate decision-making and allocation of resources

...and in Georgia...

- Because the state requires it!**

- Compliance with DCA Local Planning Rules → Qualified Local Government (QLG) Status
- QLG Status → Access to certain Funding and Assistance Programs



Programs and Funding Linked to QLQ Status

<https://www.dca.ga.gov/node/2561>

PROGRAMS LINKED TO QUALIFIED LOCAL GOVERNMENT (QLG) STATUS

Local governments must meet the statutory definition of “Qualified Local Government”¹ to be eligible for the programs listed, below. Local governments which do not fulfill the requirements articulated by statute are, by definition, *disqualified* from participating in these programs. Locally created authorities are likewise disqualified from participation when their creating governments are disqualified.

- [AmeriCorps Program](#)
- [Appalachian Regional Commission Economic Development Grant Program](#)
- [Bond Allocation Program](#)
- [CDBG Loan Guarantee Program \(Section 108 Program\)](#)
- [Community Development Block Grant \(CDBG\)](#)
- [Continuum of Care](#)
- [Downtown Development Revolving Loan Fund \(DDRFL\)](#)
- [Emergency Solutions Grant \(ESG\)](#)
- [Employment Incentive Program \(EIP\)](#)
- [Georgia Heritage Grant](#)
- [Historic Preservation Fund Grant](#)
- [Home Investments Partnership Programs \(HOME\)](#)
- [Housing Opportunities for Persons with AIDS \(HOPWA\)](#)
- [Immediate Threat and Danger Grant \(ITAD\)](#)
- [OneGeorgia Programs \(EDGE, Equity and Rural Innovation\)](#)
- [Redevelopment Fund Program \(RDF\)](#)
- [Regional Economic Business Assistance \(REBA\) Program](#)
- [State Housing Trust Fund](#)
- [State Re-Entry Partnership Housing Grants](#)

These are examples of loan and grant programs operated by partner agencies that are withheld from disqualified Local Governments (and locally created authorities). Contact other state agencies, directly, to determine if any specific program is linked to QLQ status.

- [Georgia Environmental Finance Authority](#)
 - › All funding/financial programs
- [Georgia Department of Natural Resources:](#)
 - › [Coastal Incentives Grant](#)
 - › [Land and Water Conservation Programs](#)

NOTE: QLQ STATUS IS NOT ASSOCIATED WITH COMPLIANCE WITH GEORGIA’S SERVICE DELIVERY ACT (OCA 36-70-20). NONCOMPLIANCE WITH THE SERVICE DELIVERY ACT ADVERSELY AFFECTS ELIGIBILITY FOR ALL GRANTS/LOANS/PERMITS PROVIDED BY ALL STATE AGENCIES, INCLUDING AND BEYOND THOSE ASSOCIATED WITH “QLQ” STATUS.

What happens if we don't plan?

- Disjointed, sprawling development patterns
- Incompatible land uses may locate near one another
- Harm to environmentally sensitive areas and resources
- Poor provision and utilization of infrastructure
- Inefficient, more costly allocation of resources
- Potential quality of life and traffic impacts
- The list could go on...

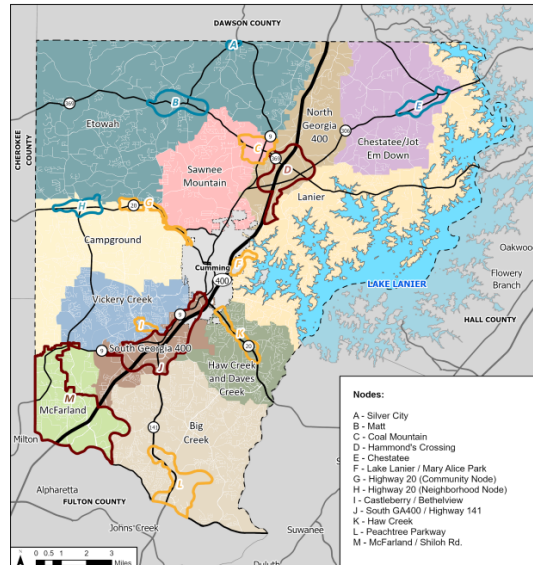
Who plans?

- Elected Officials
- **Appointed Boards & Commissions**
- Local Staff
- Regional planning commissions
- State departments
- Federal agencies
- Community Improvement Districts
- Downtown Development Authorities
- Private Development Interests

Tools of Planning

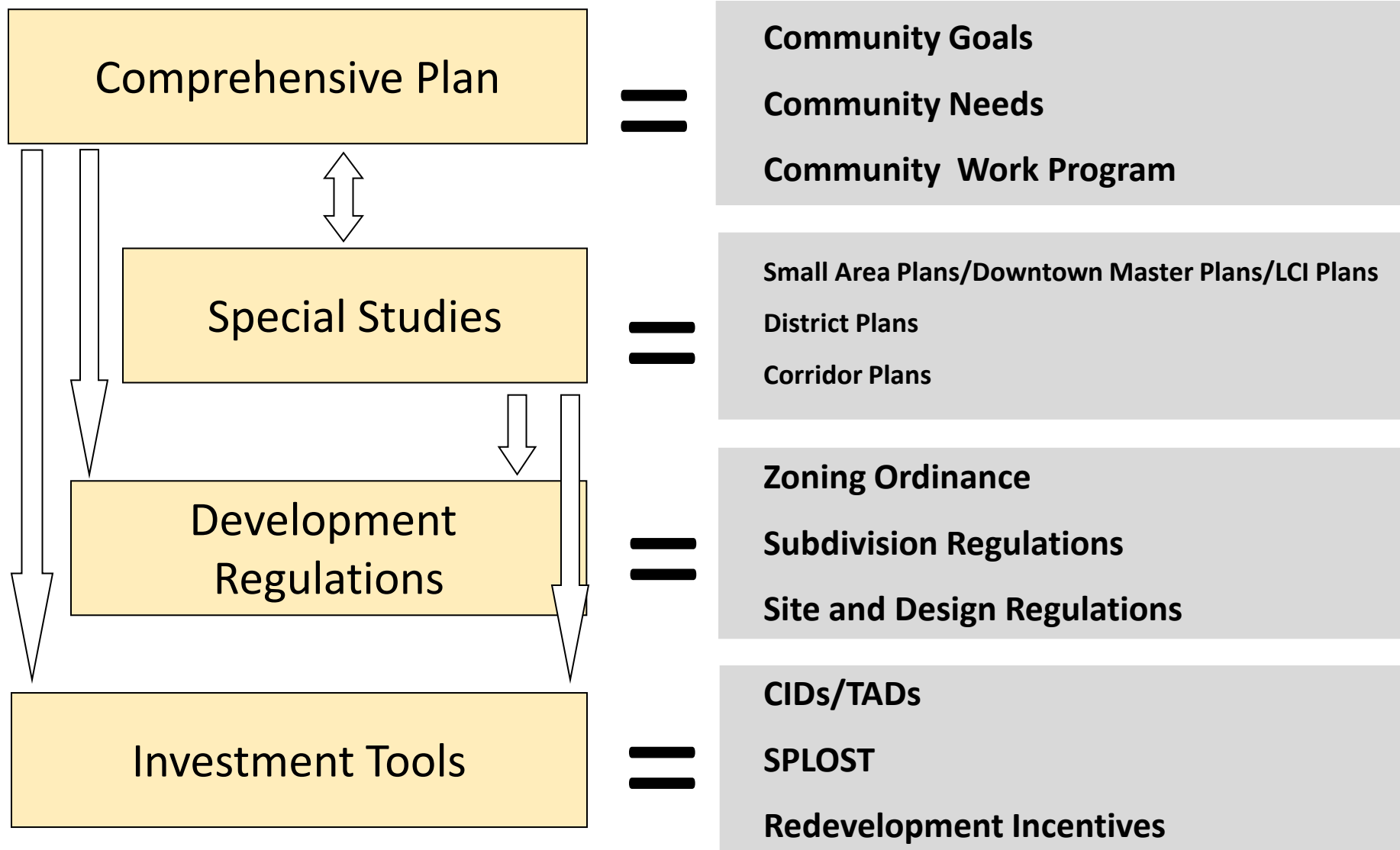
- Comprehensive Plan & Special Studies – Policy Documents
- Zoning, Subdivision & Development Regulations – Legislation
- Other ordinances & codes – Additional Legislation

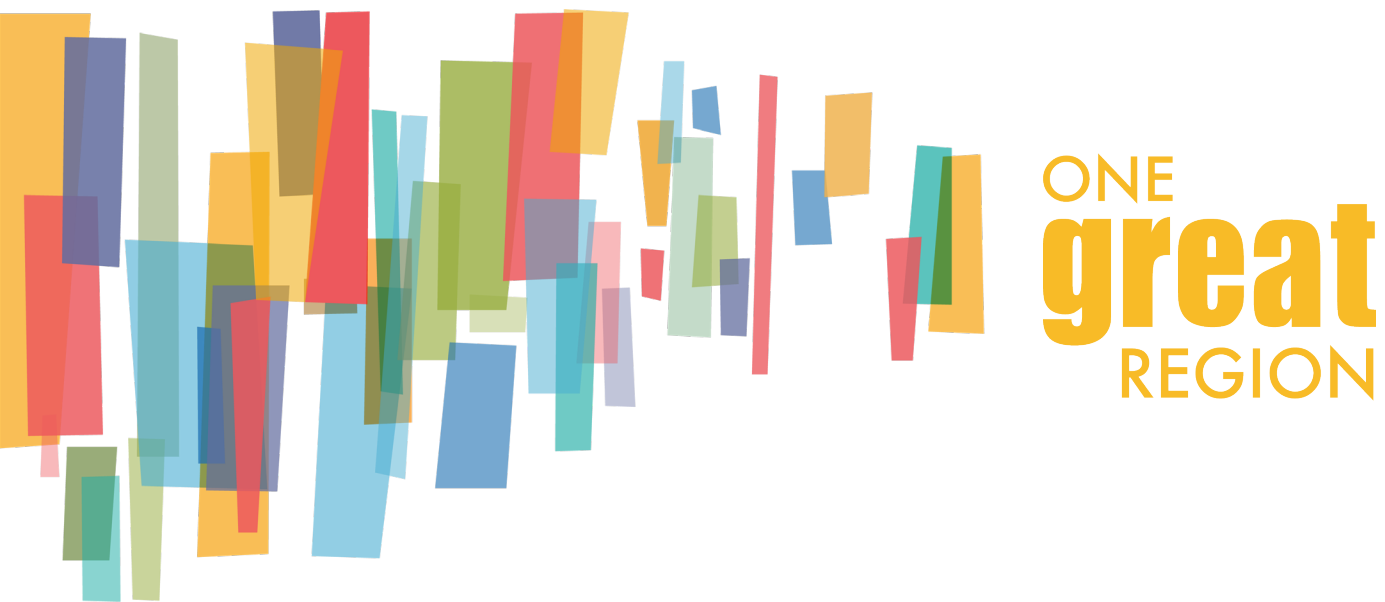
Map 5. Community Character Map



APPENDIX A. - ALPHARETTA DOWNTOWN CODE ^[1]
Footnotes: --- (1) --- Editor's note: Appendix A contains the text of the Alpharetta Downtown Code for the city which derives from Ordinance No. 792, adopted July 20, 2015. Amendments are indicated by parenthetical history notes following amended provisions. The absence of a history note indicates that the provision remains unchanged without notation. Additions made for clarity are indicated by brackets.
ARTICLE 1. - GENERAL PROVISIONS
Sec. 1.1. - Title and purpose.
1.1.1. Title.
This ordinance shall be known as the "Alpharetta Downtown Code" or may be internally cited as "this code."
1.1.2. General Purpose.
The intent and purpose of this code is to enable and support the implementation of the following policies:
A. That the Downtown Alpharetta is the focal point for high-quality, mixed-use development in the City of Alpharetta as established in the Downtown Master Plan and the City of Alpharetta 2030 Comprehensive Plan.
B. That within Downtown Alpharetta, ordinary activities of daily life should be able to occur within walking or bicycling distance of most dwellings.
C. That Downtown Alpharetta should serve people of all ages and allow residents to remain in the community as they age.
D. That interconnected networks of streets should be designed to disperse traffic and reduce the length and number of automobile trips.
E. That a range of high-quality and aesthetically compatible housing options should be provided to accommodate different needs in the community.
F. That the quality-of-life in existing neighborhoods should be preserved and protected.
G. That development patterns should make walking and bicycling safer and more pleasant.
H. That a range of useable open spaces including parks, squares, playgrounds, and preserved environmentally sensitive areas should be distributed throughout Downtown Alpharetta.
I. That buildings and landscaping should be coordinated in order to contribute to Downtown Alpharetta's physical design and sense of place.
J. That development should adequately accommodate automobiles while respecting the pedestrian and the design of public areas.
K. That public buildings, gathering places, and areas for community events should be provided as locations that reinforce community identity.
L. That public buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the area.
M. That the harmonious and orderly development and redevelopment of Downtown Alpharetta should be secured through these regulations.
Sec. 1.2. - Applicability.
1.2.1. Territorial Application.
This code applies within the study area of the City of Alpharetta Downtown Master Plan, adopted by the City of Alpharetta Mayor and city Council on February 23, 2015, subject to the following:
A. The study area of the City of Alpharetta Downtown Master Plan shall be shown on the Official Zoning Map and labeled "Downtown Overlay." Heritage Design Areas identified in Sec. 2.10 shall also be shown on the Official Zoning Map and labeled "Heritage Design Area."
B. Within the Downtown Overlay the requirements of Article 2 apply in addition to the requirements of the zoning district in which a parcel lies.
C. Within the Downtown Overlay the requirements of Article 3 only apply when a parcel has been rezoned to a Downtown Zoning Code in accordance with the requirements for such found in Section 4.2 of the Unified Development Code.

Tools of Planning

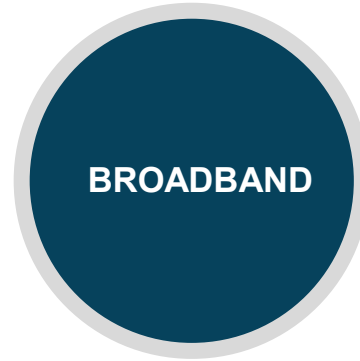




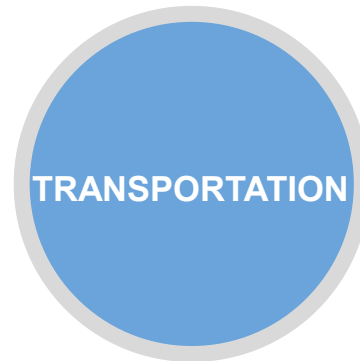
State Requirements for Comp Plans

Required Plan Elements

Required for all



Required for some



Optional Plan Elements

TARGET
AREAS

PUBLIC
SAFETY

GREENSPACE
OR RECREATION

EDUCATION

HUMAN
SERVICES

NATURAL
RESOURCES

INTER-GOVT
COORDINATION

SOLID WASTE
MANAGEMENT

INFRASTRUCTURE
& FACILITIES

COMMUNITY
SUSTAINABILITY

HISTORIC &
CULTURAL
RESOURCES

DISASTER
RESILIENCE

Elements Requiring Update Every 5 Years

-  Needs and Opportunities
-  Broadband
-  Land Use
-  Report of Accomplishments (ROA)
-  Community Work Program (CWP)

Needs & Opportunities

- Needs – Community challenges or issues to be addressed
- Opportunities – Community assets or strengths to build upon

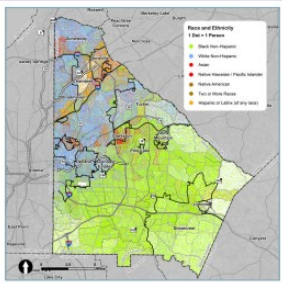


HIGH LEVEL SUMMARY OF EXISTING CONDITIONS AND NEEDS ASSESSMENT REPORT

The Existing Conditions and Needs Assessment (ECNA) Report analyzes and assesses the many interworking characteristics of DeKalb County, including demographics, economic development, land use patterns, environmental features, and transportation infrastructure to create an in-depth understanding of the County's needs and opportunities. Based on the review of some 60 previous plans and programs documented in the report, a series of key themes were identified and are highlighted below.

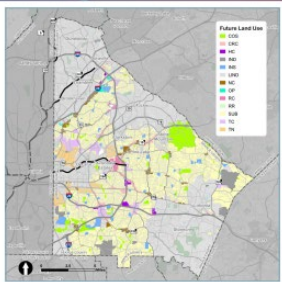
PEOPLE

Understanding the people that make up DeKalb County is integral to a well-rounded Unified Land Use and Transportation Plan, including both general population and specific demographic measures. Notable demographic measures documented include Seniors, Race/Ethnicity, Limited English Proficiency, Persons with Disabilities, Zero-Vehicle Households, and Level of Educational Attainment. These measures are especially important in informing equitable development and transportation strategies as well as guiding targeted community outreach approaches. DeKalb County's diverse majority-minority population, robust population growth, and medium- to high-density development patterns present unique opportunities and challenges for its transportation and quality of life future.



PLACES

A central tenant of the DeKalb 2050 Unified Plan is that existing and future land use patterns across the County directly impact the need for transportation investments, and vice versa. How and when communities in DeKalb County have developed informs a deeper understanding of the overall character of each community and its need for transportation improvements. In addition, proximity to a range of public amenities (e.g., parks, grocery stores, and schools) directly correlates to residents' quality-of-life. While DeKalb County is highly developed, certain pockets, particularly in the south and east, have limited access to some of these amenities.





5



COMPREHENSIVE LAND USE PLAN: GUIDING PRINCIPLES

**Activity Centers, Nodes, and Corridors**

In order to support continued growth and development within the County, while protecting existing single-family areas, new and more intense development will be focused within activity centers, nodes, and corridors.

**Protect Existing Single-Family Neighborhoods**

Preserve and enhance the integrity and quality of existing residential neighborhoods through appropriate transitions, buffers, and infill.

**Development Intensity**

Focus new and higher intensity development in existing developed areas, particularly in locations with existing services, facilities, and infrastructure with capacity to support additional development.

**Density Bonuses**

Provide density bonuses for projects that provide community benefits (e.g., affordable workforce and senior housing components, pedestrian and bicycle connectivity improvements, or functional green space) and if they do not negatively impact or affect surrounding single-family neighborhoods.

**Housing Options**

Provide a variety of housing options for County residents at all stages of life. Denser and more innovative housing options should be focused in or near activity centers, nodes, and corridors.

**Environment and Sustainability**

Development should prioritize sustainability and the preservation of DeKalb County's dwindling natural spaces and undeveloped areas and be focused in areas where it will have the least negative impacts to the natural environment.

**Multimodal Development**

Reduce Vehicle Miles Traveled by promoting new development and redevelopment at or near activity centers, developing quality bicycle and pedestrian facilities, and providing better transit access.

**Cultural Diversity**

Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction.

**Healthy Neighborhoods**

Promote healthy living in neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking and connectivity. Update or implement the recommendations of the Master Active Living Plans (MALPs).

**Transit Oriented Development**

Promote and provide incentives for transit-oriented development (TOD) near existing rail stations. Identify locations for additional development near planned premium transit stations.

**Tree and Greenspace Preservation**

Establish tree preservation and landscaping standards. Prioritize the preservation of existing tree canopy and undeveloped areas.

A critical element of any planning process is the visioning that happens early in the process and the creation of statements that guide the direction of the plan. The Comprehensive Land Use Plan's Guiding Principles and the CTP's Priorities serve as those statements.

The Guiding Principles are a set of overarching themes that provide guidance and direction for development across DeKalb County. They are aspirational in nature, and they serve as a foundation for the County to achieve the vision established by Future Land Use Map. These principles apply in all character areas across the County and shape the more detailed policies that are outlined in each character area, such as Activity Centers.

7

ARC 21

Community Goals

- Long-term actions to maximize community well-being and address Needs & Opportunities
- Detail overarching concepts to guide local day-to-day decision making

3.3 OVERARCHING GOALS

A) INVEST IN OUR QUALITY OF LIFE

Continue to invest in quality schools, parks, and access to amenities, as well as protect natural and cultural resources.

B) IMPROVE MOBILITY

Make getting around Forsyth County easier by improving existing roadways and connectivity, adding opportunities for walking and bicycling, and advancing opportunities for transit and new transportation technologies to serve the long-term transportation needs of residents and businesses.

C) ENHANCE COMMUNITY CHARACTER

As new growth and development occur, maintain character, particularly in the most rural sections of the County, while establishing a high standard for quality design in private developments, streetscapes, and other initiatives.

D) EXPAND INFRASTRUCTURE THAT FURTHERS OUR VISION FOR GROWTH AND DEVELOPMENT

Ensure water, sewer, and transportation infrastructure plans and programmed investments further our community's future development vision and keeps pace with community needs.

E) FACILITATE JOB OPPORTUNITIES

Attract job opportunities that create a better match between the County's workforce and nearby employment opportunities. By attracting more employers to the County, the tax base will become better balanced and more sustainable.

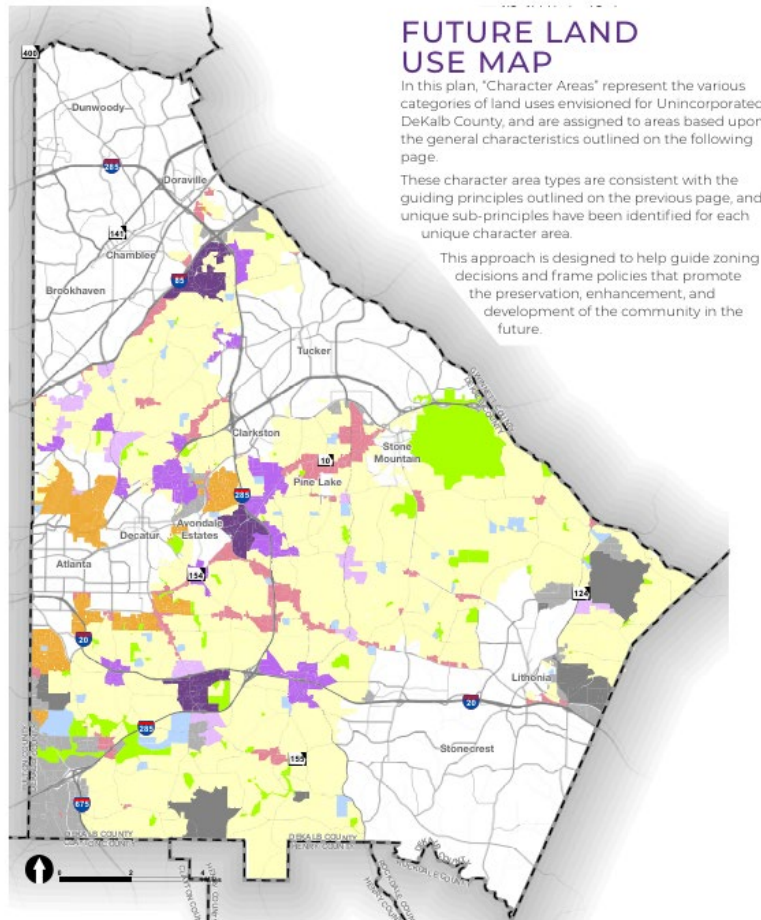
F) MAINTAIN & EXPAND GREENSPACE

Protect our cornerstone greenspaces—Sawnee Mountain Preserve, public areas surrounding Lake Lanier including the Chattahoochee River National Recreation Area, parks, and rivers and streams—while furthering site-sensitive design that respects the environment and incorporates meaningful open space.

Future Land Use

- Provides outline for how jurisdiction intends to grow
- Should be desired, realistic image of future

02 - LAND USE



DEKALB 2050

REGIONAL CENTER Density (du/ac) 75 & Over, No Max Preferred Uses Townhomes / Condominiums / Apartments / Retail & Commercial / Office / Civic / Entertainment & Cultural / Parks & Recreation / Health Care / Institutional / Technology Centers Permitted Zoning MR-1, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5, OI, OIT, C-1, C-2	TOWN CENTER Density (du/ac) Up to 60 (75 with approved SAP)* Preferred Uses Townhomes / Condominiums / Apartments / Retail & Commercial / Office / Civic / Entertainment & Cultural / Parks & Recreation / Health Care / Institutional / Technology Centers Permitted Zoning DSM, MR-1, MR-2, HR-1, HR-2, MU-1, MU-2, MU-3, MU-4, MU-5, OI, OIT, C-1, C-2, MU-6	NEIGHBORHOOD CENTER Density (du/ac) Up to 40 (50 with approved SAP)* (Bratcliff-Clairmont SAP - up to 70) Preferred Uses Townhomes / Condominiums / Apartments / Retail and Commercial / Office / Civic / Parks & Recreation / Institutional Permitted Zoning R-60, RSM, MR-1, MR-2, MU-1, MU-2, MU-3, NS, OI, OIT, C-1	COMMERCIAL REDEVELOPMENT CORRIDOR Density (du/ac) Up to 30 (40 with approved SAP)* Preferred Uses Townhomes / Condominiums / Apartments / Retail and Commercial / Office Mixed Use / Institutional Permitted Zoning MU-1, MU-2, MU-3, HR-1, RSM, C-1, C-2, OI, OD, OIT
TRADITIONAL NEIGHBORHOODS Density (du/ac) Up to 12 Preferred Uses Traditional Single-Family Homes / Townhomes / Cottages / ADUs / Apartments / Assisted Living / Neighborhood Retail / Schools / Institutional/Conservation Villages and Hamlets Permitted Zoning R-60, RNC, MU-1, MU-2, MR-1, C-1, OI, OIT, NS, RSM	SUBURBAN Density (du/ac) Up to 8 Preferred Uses Single-Family Detached / Townhomes / Clustered Residential / Conservation Villages and Hamlets / Neighborhood Retail / Schools / Libraries / Assisted Living / Parks and Recreation / Health Care / Civic / Cottages Permitted Zoning MU-1, C-1, OI, NS, RE, RLG, R-100, R-85	INSTITUTIONAL Density (du/ac) N/A Preferred Uses Schools / Religious Facilities / Healthcare Facilities / Civic / Institutional Uses / Libraries / Jails / Prisons / Government Facilities Permitted Zoning R-100, R-85, R-75, R-60, RSM, MR-1, MR-2, MU-1, MU-2, MU-3, OI, OIT	INDUSTRIAL Density (du/ac) N/A Preferred Uses Manufacturing / Warehouse Distribution / Wholesale-Trade / Automotive / Entertainment Permitted Zoning DQ, C-2, M and M-2
LIGHT INDUSTRIAL Density (du/ac) Up to 120 (live-work units) Preferred Uses Warehouse Distribution / Wholesale-Trade / Automotive / Entertainment Permitted Zoning OD, C-2, M-1, OI, M-2	EMPLOYMENT CENTERS Based on the DeKalb Strategic Economic Development Plan, areas located within unincorporated DeKalb County. Other areas have been identified in select DeKalb Municipalities. Kensington MARTA Station, South DeKalb Cluster, Bouldercrest Cluster, Medicine/Scottsdale, North Druid Hills / Bratcliff, Emory, CDC	CONSERVATION OPEN SPACE Density (du/ac) N/A Preferred Uses Passive Parks / Nature Trails / Floodplains / Wetlands / Watersheds / Golf Courses / Athletic Fields / Amphitheaters Permitted Zoning All zoning designations	

ACTIVITY CENTERS

The foundation of DeKalb County's Future Land Use Plan is to focus more intense development within Activity Centers. This approach is intended to protect existing neighborhoods from incompatible land uses, while allowing for continued growth and investment within the County. This plan identifies three distinct Activity Center Types: Regional Center, Town Center, and Neighborhood Center.



Small Area Plans

One of the primary tools to guide development within Activity Centers is through the use of Small Area Plans (SAPs). These plans allow policy makers and the

Development Core

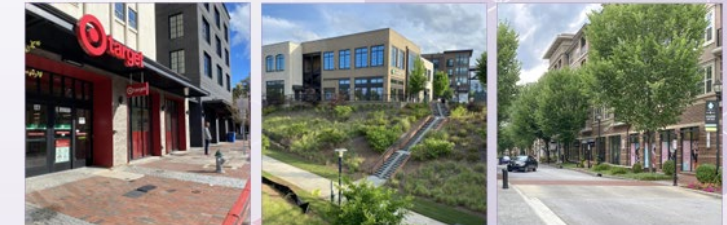
Activity Centers should focus the most intense development near the "core" or geographic center of the area, and around major intersections and transit

DEKALB 2050

Neighborhood Center



Town Center



Regional Center



Community Work Program

Specific activities the community plans to undertake to address its Needs and Opportunities and therefore achieve its Community Goals.

Short-term projects, initiatives, studies, programs, imperatives that will require direct attention from the community in the **next five years**.

07 - COMMUNITY WORK PROGRAM

DEKALB 2050

COMMUNITY WORK PROGRAM - COMMUNITY DEVELOPMENT		
NUMBER	PROJECT/ACTIVITY	RESPONSIBLE PARTY (DEPARTMENT)
01	Construction of new Tobie Grant Recreation Center.	Community Development
02	Construction of the new East Dekalb Senior and Community Center at Bruce Street.	Community Development
03	Construction of a Community and Senior Center in District 4 and 7 to fill the gap identified in the Senior Center Feasibility Study.	Community Development
04	Identify county-owned surplus and/or tax delinquent properties for redevelopment opportunities according to policies set forth in Comprehensive Plan Text. Prior to marketing these properties, provide bi-annual reports to Board of Commissioners during a work session.	Community Development
05	Utilize the CDBG program's Section 108 Loan Program to facilitate major industrial development projects that will create jobs for low- and moderate-income workers.	Community Development
06	Enforce the housing code for apartment structures which are substandard and use the police power to upgrade and comply with the building code.	Community Development
07	Develop resident associations and Neighborhood Watch Programs in apartment complexes and public housing which meet regularly with the police to determine problems and develop solutions.	Community Development
08	Produce a comprehensive countywide Housing Plan, with recommended policy guidelines.	Community Development

COMMUNITY WORK PROGRAM - COMMUNITY DEVELOPMENT								
YEARS OF IMPLEMENTATION					ESTIMATED COSTS	FUNDING SOURCE(S)		
2023	2024	2025	2026	2027				
X					\$9,112,043	CDBG General Fund		
X					\$5,498,994	CDBG General Fund		
X					\$7,700,000	CDBG Section 108 Loan to be repaid with General Funds		
X	X	X	X		\$300,000	Home		
X	X	X	X		\$1,000,000	CDBG Funds		
X	X	X			\$275,000	NSP Funds		
X	X	X			\$100,000	CDBG Funds		
X	X				Staff	DeKalb County		

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07 - COMMUNITY WORK PROGRAM

DEKALB 2050

COMMUNITY WORK PROGRAM - COMMUNITY DEVELOPMENT		
NUMBER	PROJECT/ACTIVITY	RESPONSIBLE PARTY (DEPARTMENT)
09	Utilize HOME and CDBG funds to develop new affordable single-family housing by partnering with local CHDOs, the DeKalb Housing Authority, or other private developers.	Community Development
10	Utilize NSP funds to purchase and rehabilitate foreclosure homes within targeted neighborhood to stabilize community.	Community Development
11	Utilize CDBG funds to contract with an agency that will undertake emergency repairs, minor home repairs, installation of safety equipment, and heavy property maintenance to 50 elderly heads of households.	Community Development
12	Provide CDBG funds to address the problems of foreclosure/predatory lending.	Community Development

COMMUNITY WORK PROGRAM - ECONOMIC DEVELOPMENT		
NUMBER	PROJECT/ACTIVITY	RESPONSIBLE PARTY (DEPARTMENT)
01	Promote the growth of small business in DeKalb County by providing information to help businesses have access to capital, identify public and private resources, opportunities for networking, so businesses can aid one another.	Economic Development
02	Convene an annual developer's day session designed to market targeted areas of the County in order to promote business development in commercial, industrial, and underserved retail markets.	Economic Development
03	Update Strategic Economic Development Plan	Decide DeKalb
04	Conduct retail analysis to determine current space and future demand, and identify strategies for attracting retail and services to underserved areas of the County.	Planning and Sustainability Decide DeKalb

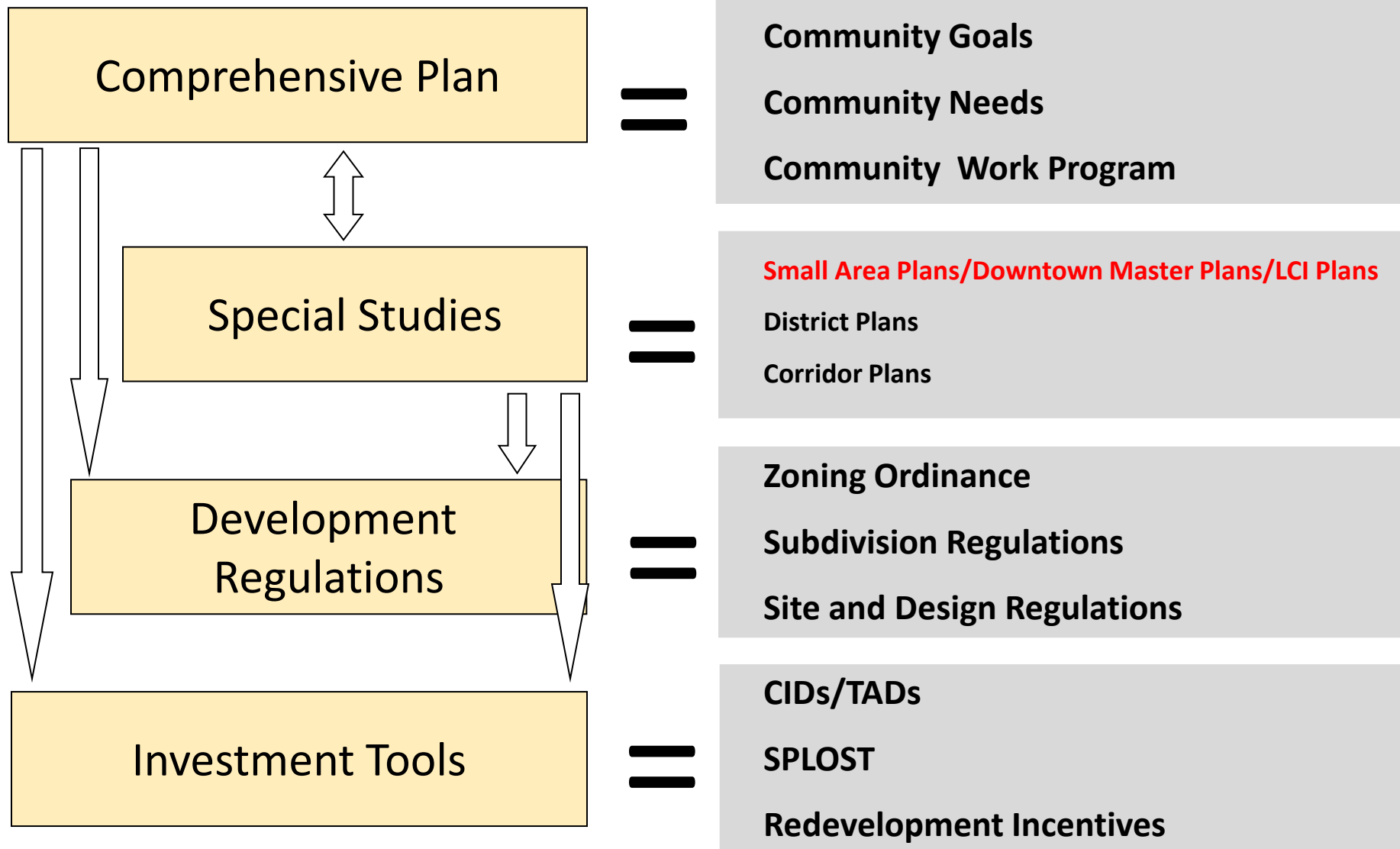
COMMUNITY WORK PROGRAM - COMMUNITY DEVELOPMENT								
YEARS OF IMPLEMENTATION					ESTIMATED COSTS	FUNDING SOURCE(S)		
2023	2024	2025	2026	2027				
	X	X			\$250,000	HOME and CDBG Funds		
	X	X			\$250,000	NSP Funds		
	X	X	X		\$300,000	CDBG Funds		
	X	X	X		\$200,000	CDBG Funds		

COMMUNITY WORK PROGRAM - ECONOMIC DEVELOPMENT								
YEARS OF IMPLEMENTATION					ESTIMATED COSTS	FUNDING SOURCE(S)		
2023	2024	2025	2026	2027				
X	X	X	X		\$15,000	Annual Budget		
X	X	X	X	X	\$10,000	Annual Budget		
	X	X	X	X	\$150,000	Decide DeKalb/EDA		
	X	X			\$65,000	Annual Budget/Decide DeKalb		

136

137

Tools of Planning



Small Area Study Benefits

Provides

-  Need & justification for land use changes
-  Details to prepare or revise ordinances
-  Greater certainty for area owners, residents, and developers

Identifies specific infrastructure needs & costs

Establishes

-  Public support for plan
-  Definition for and acceptance of new developments
-  More informed and often supportive elected officials

DEKALB COUNTY SMALL AREA PLANS

SAPs cover a smaller area than a comprehensive plan and are intended to address specific land use and development issues at a finer level of detail. These plans support the general vision, policies, and goals of the community, while allowing for a greater degree of detail in guiding development. SAPs may include additional policies, tailored to the area to shape development. They can include elements such as design guidelines, standards for transitions in development intensities and uses, additional standards for mixed use, investments in infrastructure and connectivity as well as greater opportunities for input from local residents and businesses. SAPs can take a variety of forms, such as LCI, Master Active Living Plans (MALPs), Corridor Plans, or TOD plans. They are the primary tool by which the county intends to shape development in Activity Centers and along Commercial Redevelopment Corridors. The County intends to work towards implementing SAPs in all Activity Centers with SAPs completed to date including the following:

- ▶ Briarcliff Clairmont Road Plan
- ▶ Candler Flat Shoals Activity Center
- ▶ Glenwood Columbia Plan
- ▶ Kensington Activity Center
- ▶ MARTA I-20 East TOD Plan
- ▶ MALPs
- ▶ Memorial Drive Revitalization Corridor Plan
- ▶ Medline Activity Center
- ▶ North Druid Hills Activity Center
- ▶ Northlake-Tucker Activity Center
- ▶ Wesley Chapel Activity Center



Development Core

Activity Centers should focus the most intense development near the geographic center or around major intersections and transit stations within the area, which is considered the "core" of the Activity Center. Higher residential densities are encouraged here, whether as stand alone or as a component of mixed use development. Development should be more clustered and walkable in nature, and a mix of commercial, office, and urban residential is envisioned. Other elements of urban development can include a more connected street grid, multimodal transportation options such as wider sidewalks and bike lanes, and an enhanced level of urban amenities.

Small Area Plans

One of the primary tools to guide development within Activity Centers is through the use of Small Area Plans (SAPs). These plans allow policy makers and the community to guide development, policies, and investments at a much finer level of detail than can be provided in the comprehensive plan.

Infrastructure

Activity Centers can take advantage of limited public dollars by focusing infrastructure needs and investments in smaller geographic areas. Focusing infill in both existing and emerging activity centers can reduce both initial investments and long term maintenance costs for the County.

Neighborhood Center



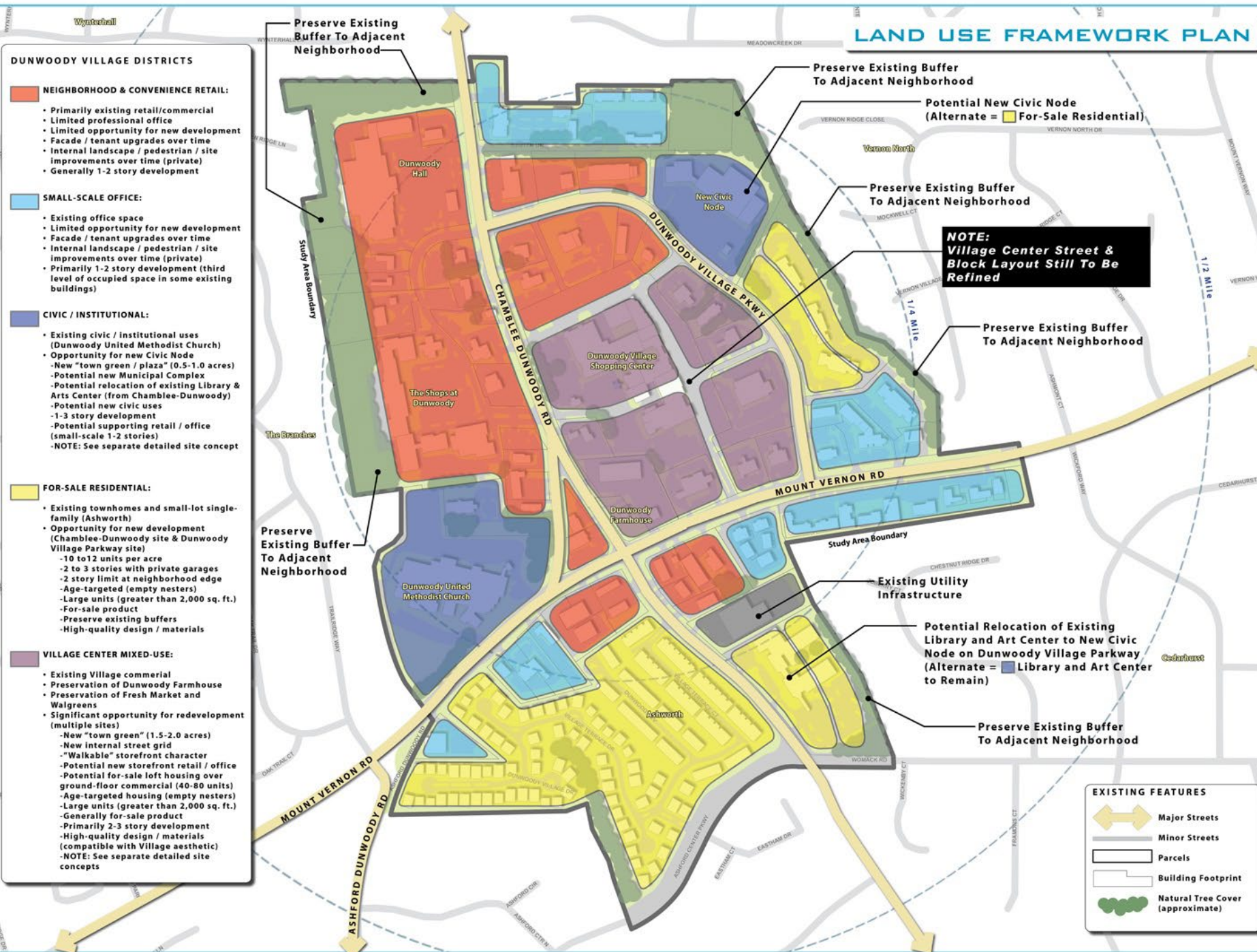
Town Center



Regional Center



REGIONAL CENTERS			
Map ID	Name / Location	Small Area Plans	Employment Center
R-1	Presidential Parkway	None	I-85/I-285 Cluster
R-2	Kensington MARTA Station	Kensington MARTA Station LCI and Supplemental LCI	Kensington
R-3	South DeKalb Mall	Flat Shoals and Candler Rd LCI	South DeKalb Center
TOWN CENTERS			
Map ID	Name / Location	Small Area Plans	Employment Center
T-1	I-285 & Chamblee Tucker Rd	None	None
T-2	Northlake Mall	Northlake LCI	Northlake
T-3	Toco Hills	North Druid Hills LCI	None
T-4	North DeKalb Mall	None	None
T-5	Sage Hill	None	Emory/CDC
T-6	N. Decatur & Scott Blvd	Medline LCI	Medline/Scottsdale
T-7	North Decatur at Clairmont	None	Emory/CDC
T-8	Redan Rd & Indian Creek Dr	Master Active Living Plan	None
T-9	Memorial Dr and Columbia Dr	Master Active Living Plan	None
T-10	I-20 and Wesley Chapel Rd	Wesley Chapel LCI and MARTA I-20 TOD Plan	None
T-11	I-20 and Gresham Rd	Master Active Living Plan	None
NEIGHBORHOOD CENTERS			
Map ID	Name / Location	Small Area Plans	Employment Center
N-1	Briarcliff & Clairmont	Briarcliff-Clairmont SAP	Druid Hills/Briarcliff
N-2	Briarcliff & N Druid Hills	North Druid Hills LCI	Druid Hills/Briarcliff
N-3	LaVista Rd & Briarcliff Rd	None	None
N-4	North Druid Hills Rd and Clairmont/Mason Mill	North Druid Hills LCI	None
N-5	GSU/Georgia Piedmont	Memorial Drive Plan	None
N-6	Emory Village	Emory Village LCI	Emory/CDC
N-7	Hairston & Rockbridge	None	None
N-8	Redan & Hairston Rd	None	None
N-9	Swift Creek	None	None
N-10	Covington Hwy & Hairston Rd	None	None
N-11	Flat Shoals Pkwy & Clifton Rd	Candler-Flat Shoals LCI	South DeKalb Cluster



The Bottom Line

- Plans are policy guides
- Codes & ordinances are law
- Plans and codes are living documents and must adjust to changing conditions
- Implementation and enforcement are vital

Regional Commission (RC) Involvement

- ARC Role
 - Coordinate regional and state reviews
 - Intergovernmental coordination
- Updates
 - Every 10 years (minor at 5 yrs)
- Local planning rules
 - Data-heavy
 - One-size fits all
 - 3 deliverables
 - Challenging & expensive

2012
*Rules
Revised*

- ARC Roles
 - Coordinate regional and state reviews
 - Intergovernmental coordination
 - Provide direct assistance on request
- Updates: Every 5 years
- Local planning rules
 - Required elements
 - Menu of optional elements
 - Single deliverable

BEFORE

AFTER

Early Discussion Topics

Recent/relevant planning efforts

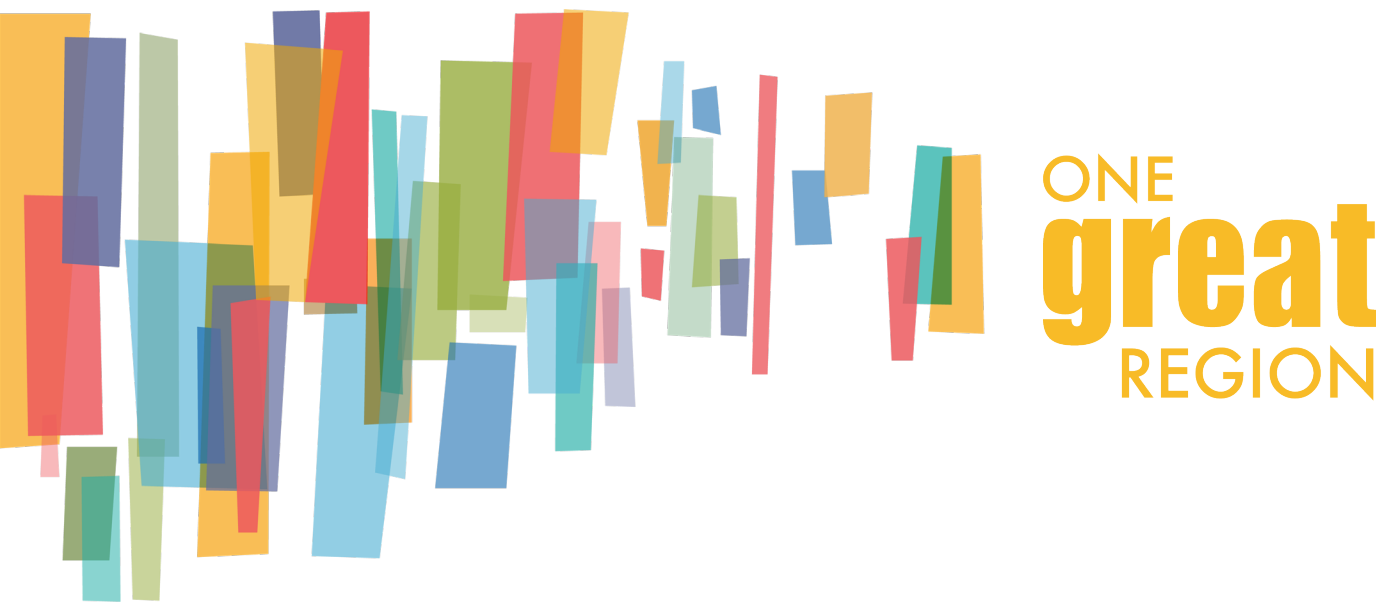
-  Efforts the city has undertaken in last 5 years?
-  Issues that have continued or arisen in last 5 years?

Conflicts/tensions

-  Hot button issues? (elections, equity, politics, taxes, annexation, etc.)
-  Things we should be aware of before starting?

Community engagement

-  Who have you been unable to engage with?
-  Are there any community groups/non-profits we should include?
-  How do you typically reach your community?
-  How engaged are they?



Observations

Observations

- ▮ Adaptability of local standards to capacities and challenges of different communities
 - ▮ Existing conditions and data
 - ▮ Required vs. Optional Plan Elements
 - ▮ Parcel-based FLUM vs. Character Area Map approach
 - ▮ Single deliverable and simplified review process
- ▮ Advantages (and Disadvantages) of Georgia's framework
 - ▮ Customization, flexibility, not overly prescriptive or proscriptive ("Too easy?")
 - ▮ Focus on connections b/w Needs → Goals → Implementation ("Not visionary enough?")
 - ▮ RC Assistance Option (Limited RC bandwidth)
 - ▮ Joint Plans (Annexation and Home Rule)
- ▮ Ground-up framework: local → regional → state

Helpful Resources

DCA Local Planning Main Page

<https://www.dca.ga.gov/local-government-assistance/planning>

DCA Governing Statutes and Regs (incl. Local Planning Rules)

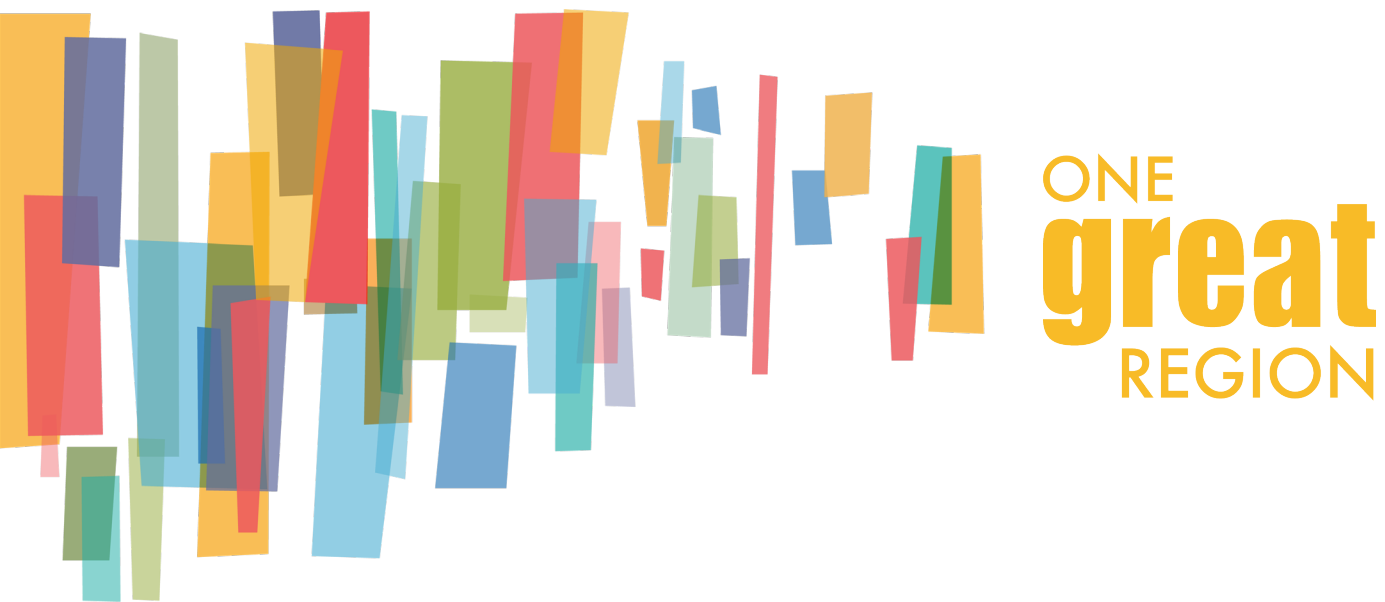
<https://www.dca.ga.gov/local-government-assistance/planning/governing-statutes-regulations-guidance>

Local Planning Due Date Status and Other Resources

<https://apps.dca.ga.gov/dcacommunity/default.aspx/default.aspx>

Programs and Funding Linked to Qualified Local Government (QLG) Status

<https://www.dca.ga.gov/node/2561>



Thank you!

Andrew Smith

Planning Coordinator

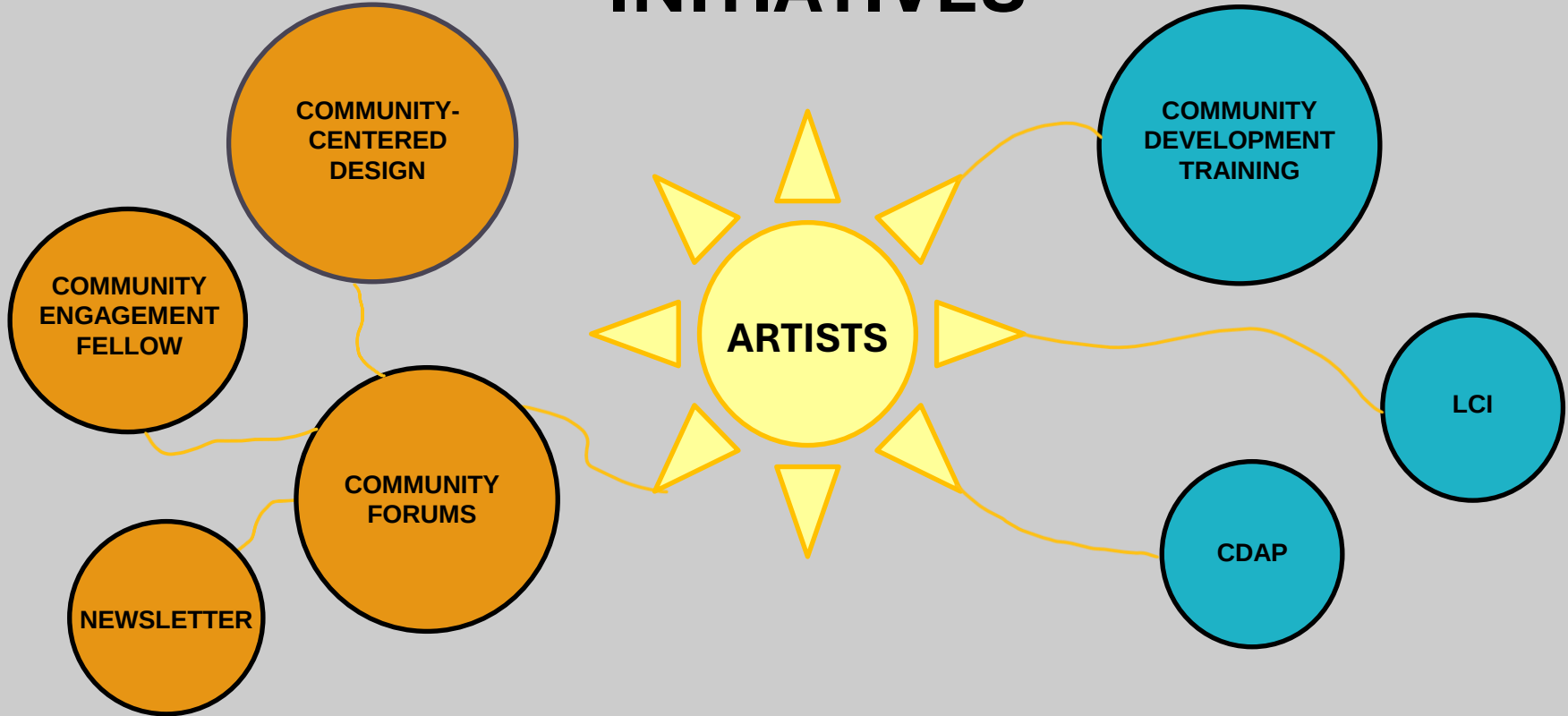
ARC Community Development Department

asmith@atlantaregional.org



Community Engagement and Culture

COMMUNITY ENGAGEMENT + CULTURE INITIATIVES



COMMUNITY- CENTERED DESIGN



ARC
Atlanta Regional Commission



**WE LEARN ABOUT EACH OTHER,
OURSELVES, AND THE COMMUNITY**





**ASK YOURSELF - WHAT DOES THIS
COMMUNITY *REALLY* NEED?**







GAVIN

BERNARD

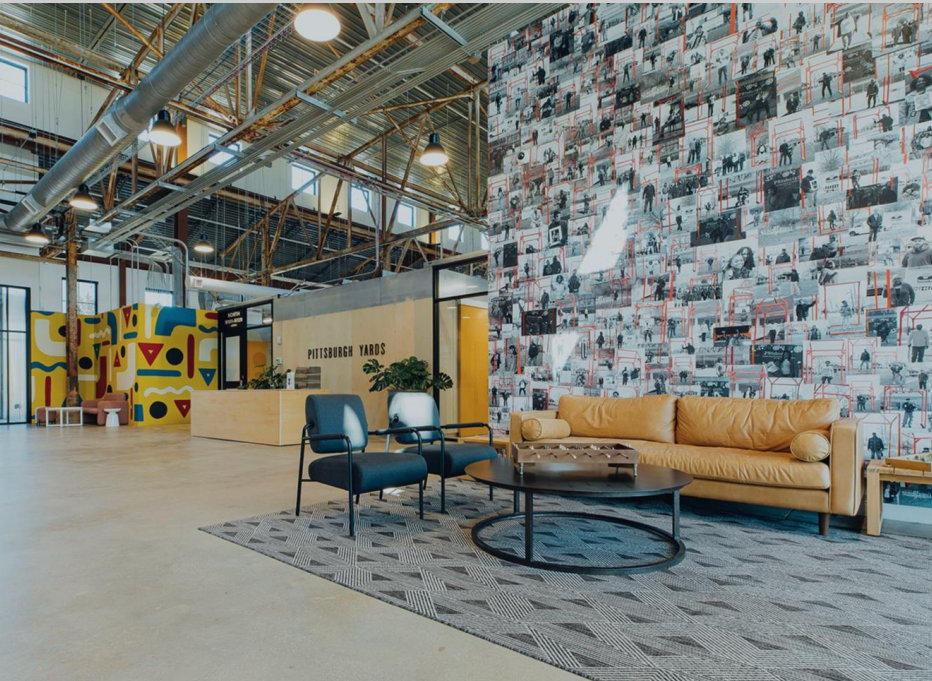
SPILLER PARK COFFEE

INTERIOR DESIGN



PITTSBURGH YARDS

INTERIOR DESIGN + ART CONSULTING



WONDER FARM

LARGE SCALE INSTALLATION



WONDER FARM

LARGE SCALE INSTALLATION



WONDER FARM

EVENT CURATOR



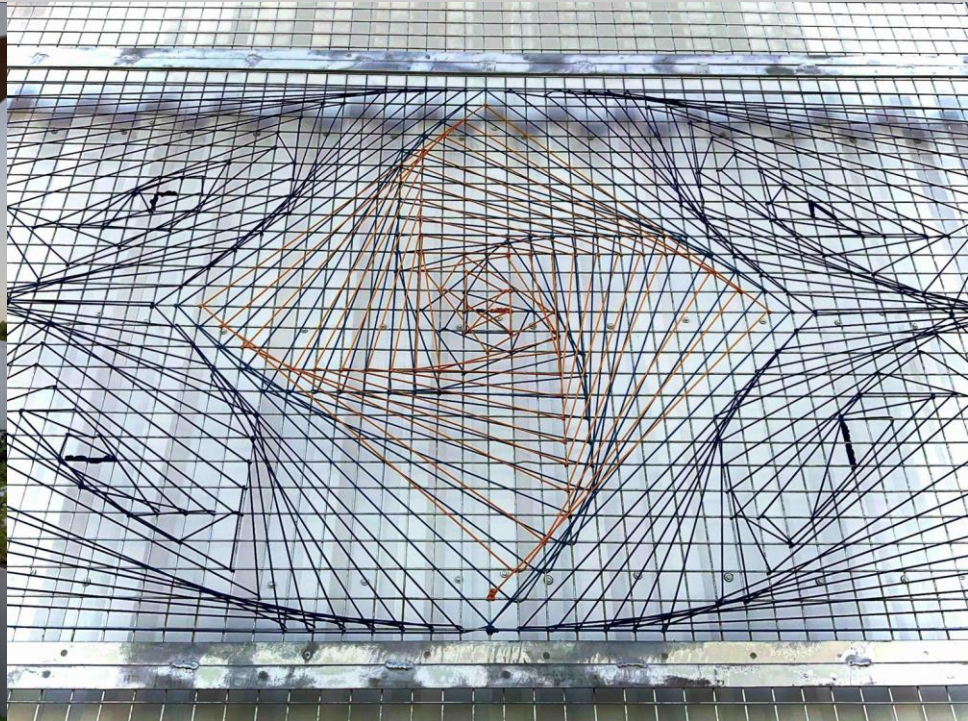
ART ON THE BELTLINE

LARGE SCALE WOVEN INSTALLATION



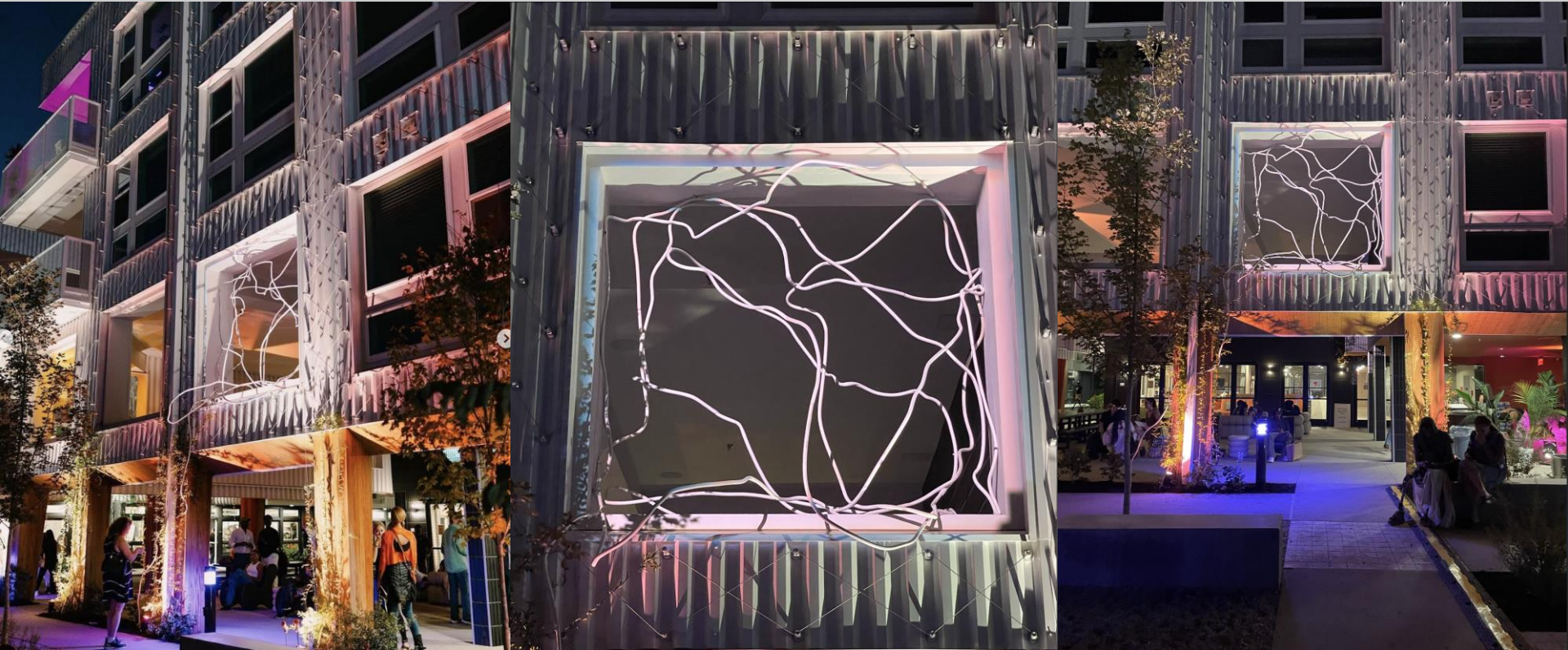
GOAT FARM ART CENTER

LARGE SCALE WOVEN INSTALLATION



GOAT FARM ART CENTER

ILLUMINE 2023



OAKLAND CEMETERY

LARGE SCALE INSTALLATION



BROOKHAVEN WALKING PATH

BOUNDLESS DREAMS



Sandy Springs ???

Questions and Thoughts?

Sandy Springs Planning Commission
Annual Retreat 2025

Equitable Greenway Planning in the Most Diverse Square Mile in the United States

March 14, 2025 | 11:00 AM



Nice to Meet You!



Ed Caddell,
Community Engagement
Specialist
Sycamore Consulting



Sarah McColley,
Senior Urban Designer
Perkins&Will

Project Team

Perkins&Will

- » Project Management
- » Public Engagement
- » Design

Sycamore Consulting

- » Public Engagement Lead

Perez Planning + Design

- » Trail Design Lead

Trail Connection

- » Trail Design

Purpose Possible

- » Funding Plan Lead



What We'll Talk About

Engaging Diverse Communities in Rethinking the Public Realm

**Regional
Significance**

People

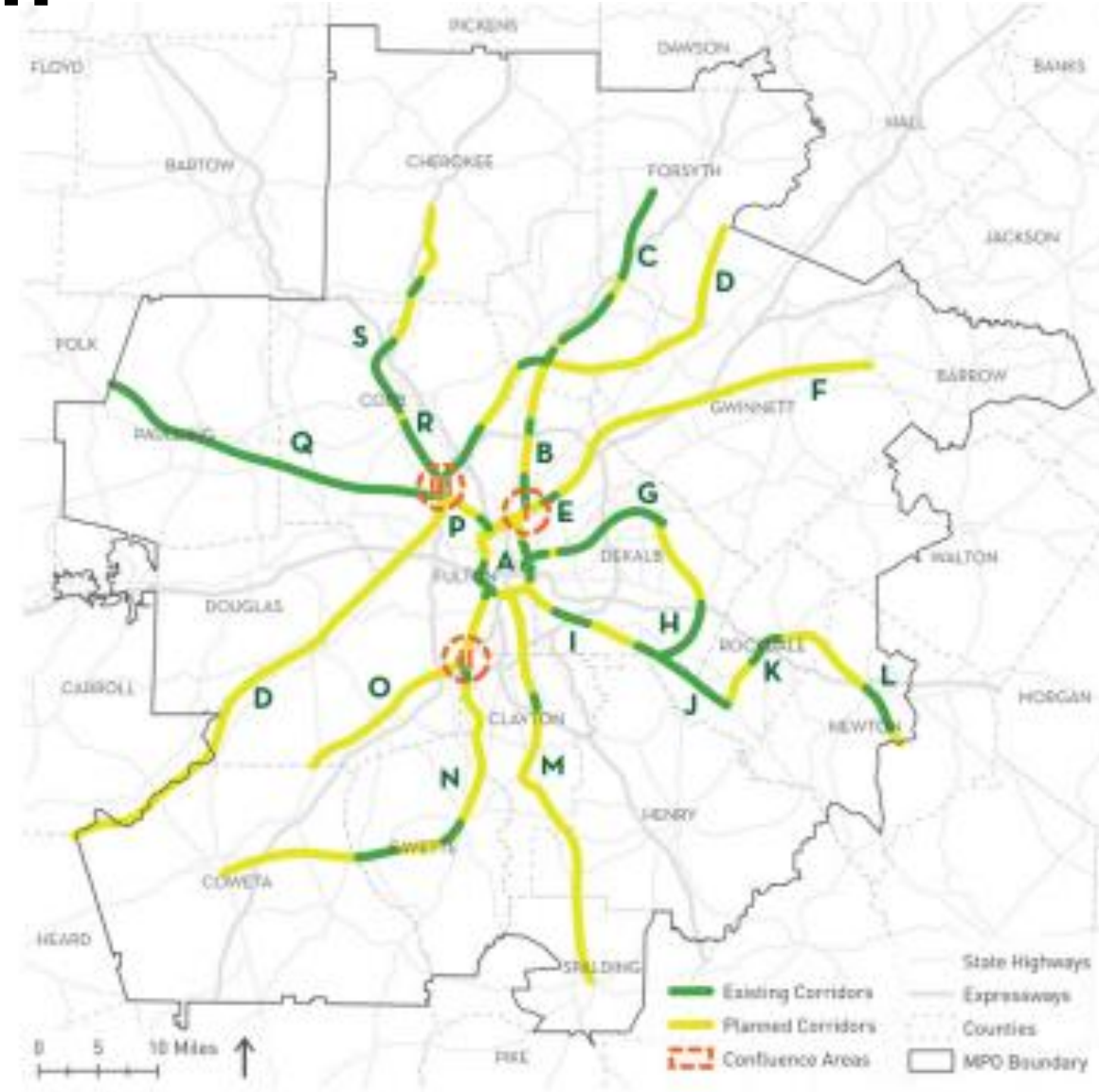
Place

Key Takeaways

Regional Significance

Regional Bike Network Vision

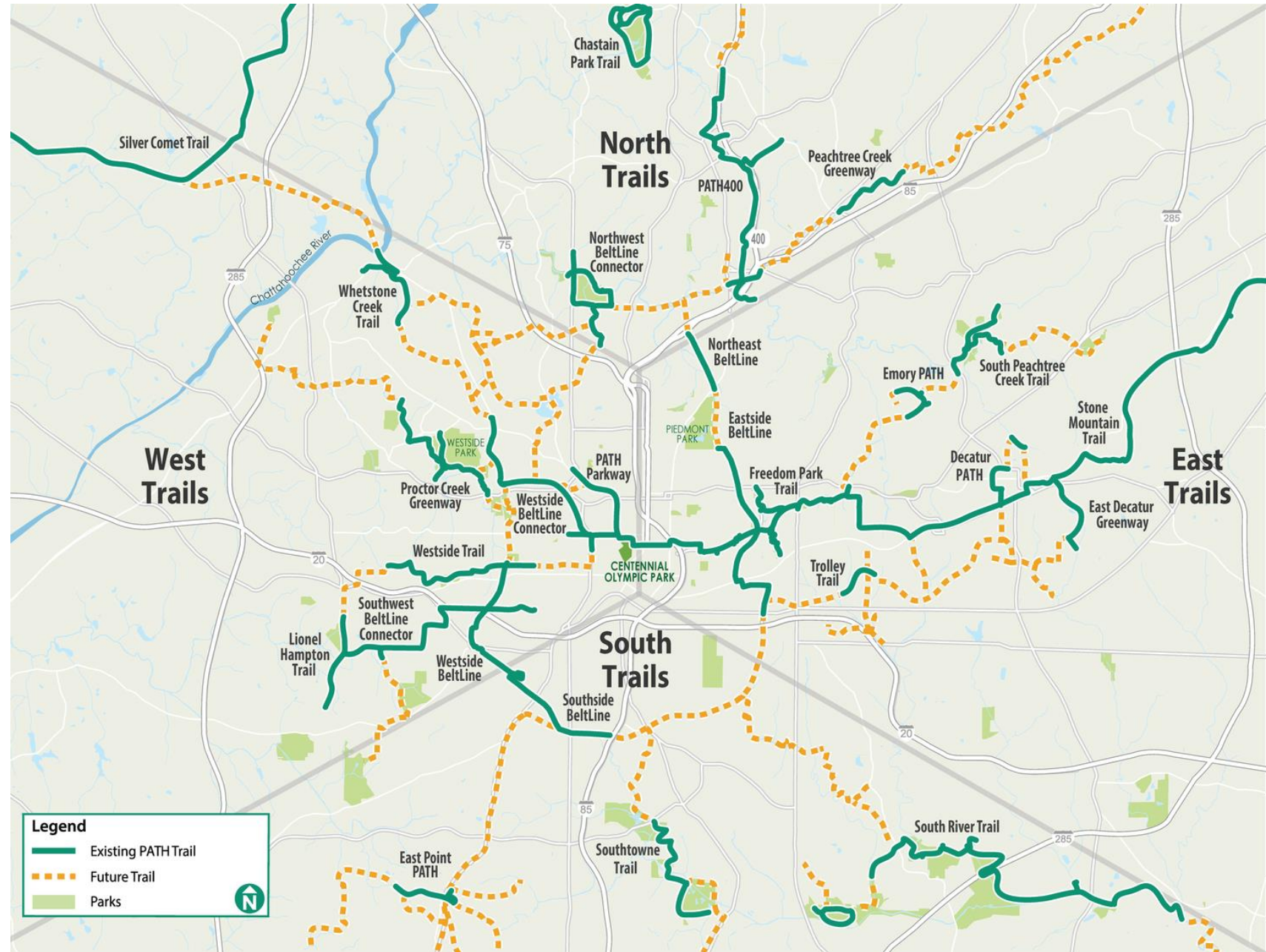
- Metro Atlanta continues to attract large numbers of people from across the country and around the world.
- ARC projects the region will add approximately **1.8 million people** and **650,000 jobs** by 2050.
- Developing a more walkable and bikeable region is key to ARC's goal of creating healthy, safe, and livable communities.
- ARC invests in the Livable Centers Initiative (LCI) and safe streets programs while coordinating the build-out of a regional trail network.
- In 2020, ARC developed the Regional Trail Vision for the purpose of fostering the creation of a comprehensive interconnected trail system across the Atlanta Region.



Atlanta's Transformation

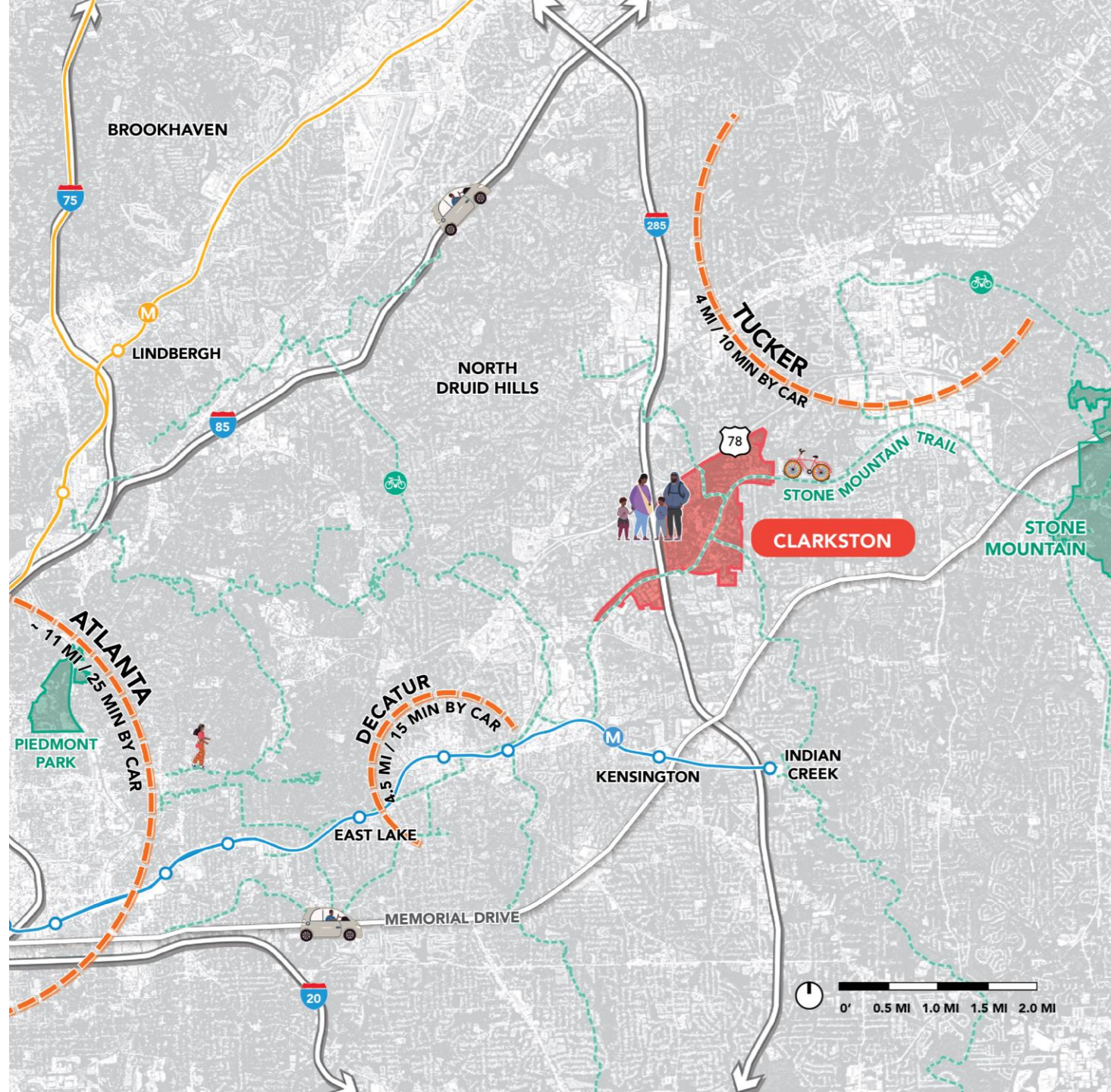
- Communities want to connect to the Atlanta BeltLine
- Trails are a destination and a means of connectivity
- Community ownership through art, placemaking

Map: The PATH Foundation



A Diverse Community in the Atlanta Region

- Clarkston is part of the “Welcoming Communities” network
- More than half the population is refugees or immigrants
- Dozens of languages are spoken



The Intersection of Trails and Desirable Outcomes

Affordable Housing

Public Health

Environment

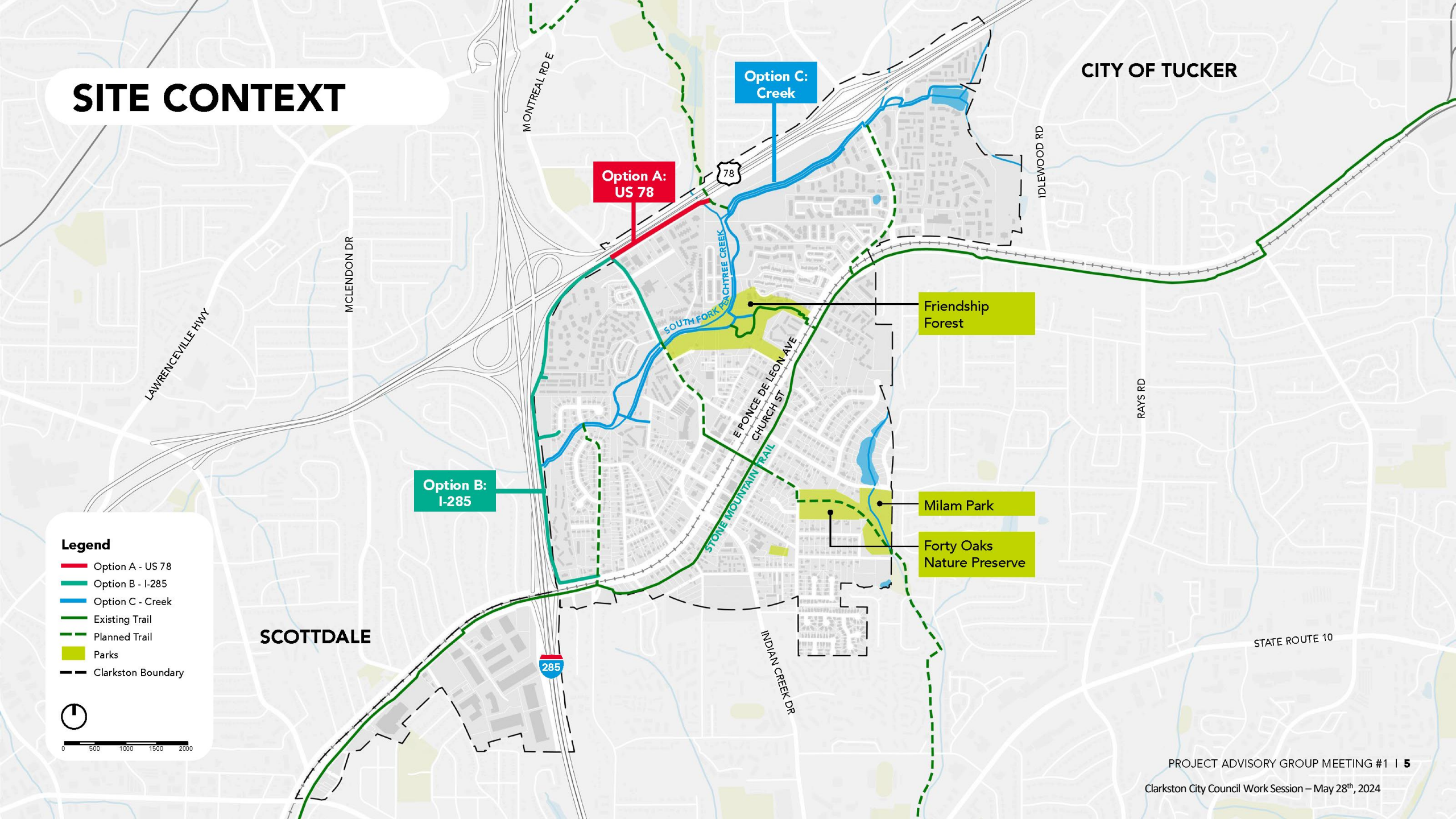
- **Offsetting displacement concerns**
- **Recognizing the public health benefits of trails and access to nature**
- **Building trails can benefit and encourage stormwater management and environmental clean-up**
- **Significant funding and champions are needed**

SITE CONTEXT

Legend

- Option A - US 78
- Option B - I-285
- Option C - Creek
- Existing Trail
- Planned Trail
- Parks
- Clarkston Boundary

0 500 1000 1500 2000



Previous Planning Efforts & Clarkston Greenway

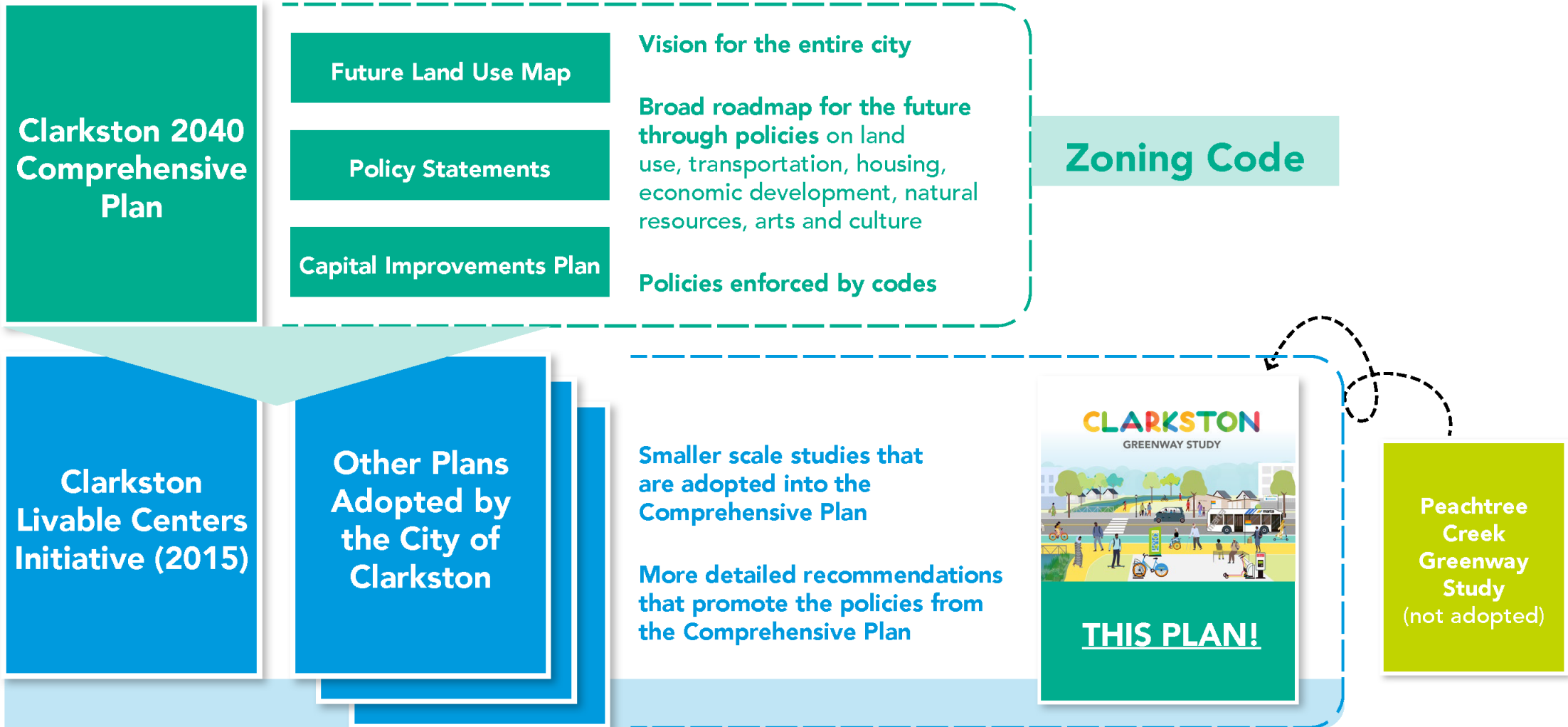




Image from Saporta Report, Kelly Jordan

- Willing to try new, innovative things at both the private and public level
- High quality investment in infrastructure and public spaces



People

Engagement

Diverse Needs

Clarkston Partners & Community Organizations



Engagement Principles

Open Information and Transparency

Clear connections
between feedback and
decisions

Process Design

Engagement drives the
design process at all
levels

Process design is as
important as the
outcome

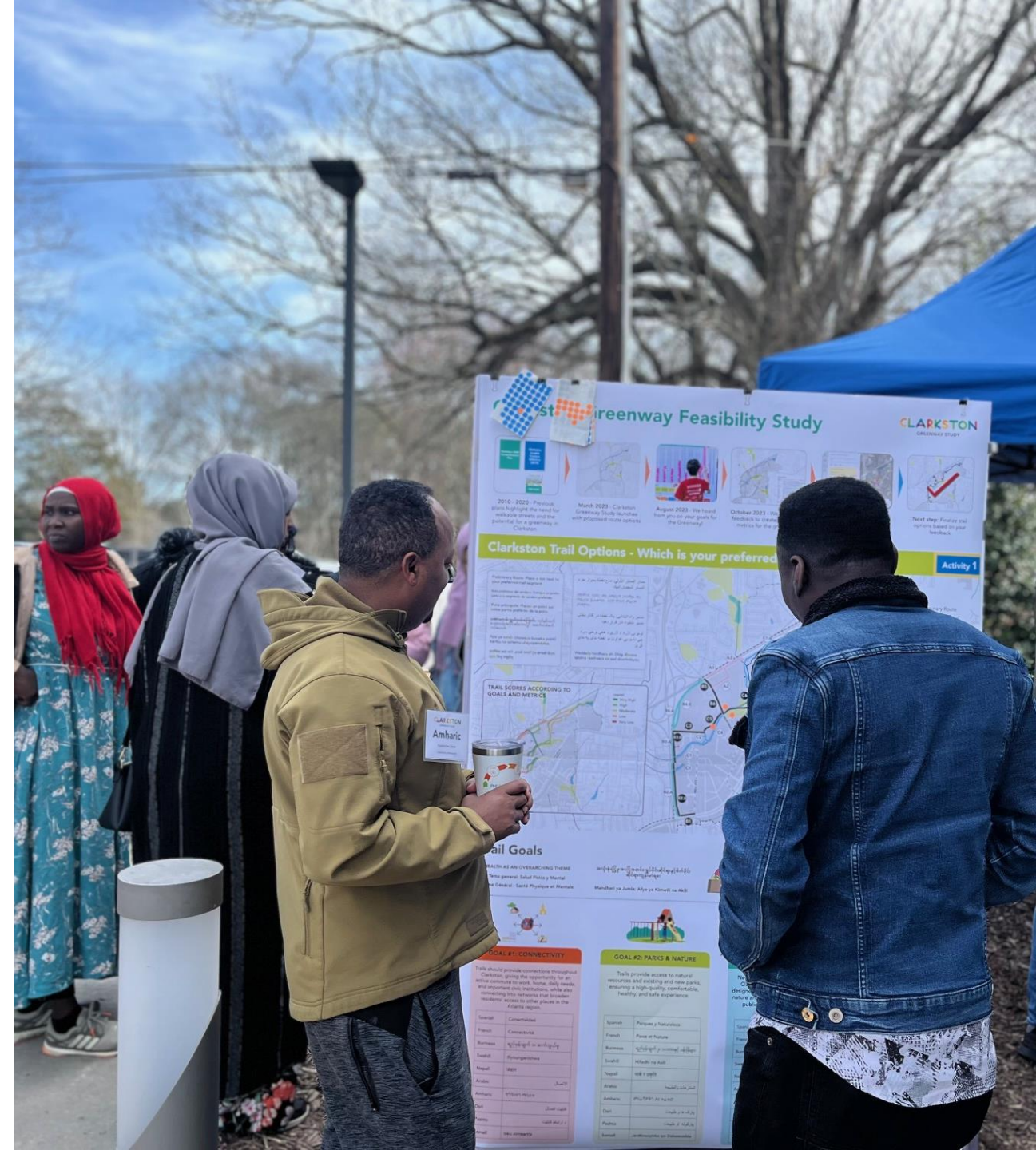
Diverse Settings & Sources

Meet people where they
are

Recognize the
importance of diverse
perspectives

A Unique Approach for Clarkston

- Ensuring marginalized and historically excluded communities feel welcome
- Building trust through community partnerships
- Employing community members for translation, interpretation, and spreading the word
- Creating an interactive online presence parallel to in-person events
- Engagement evolved as the project progressed



Engagement Drives the Process

MULTI-FACETED APPROACH

Ambassadors

Compensated community members and organization representatives, most of whom speak multiple languages.

Project Advisory Group

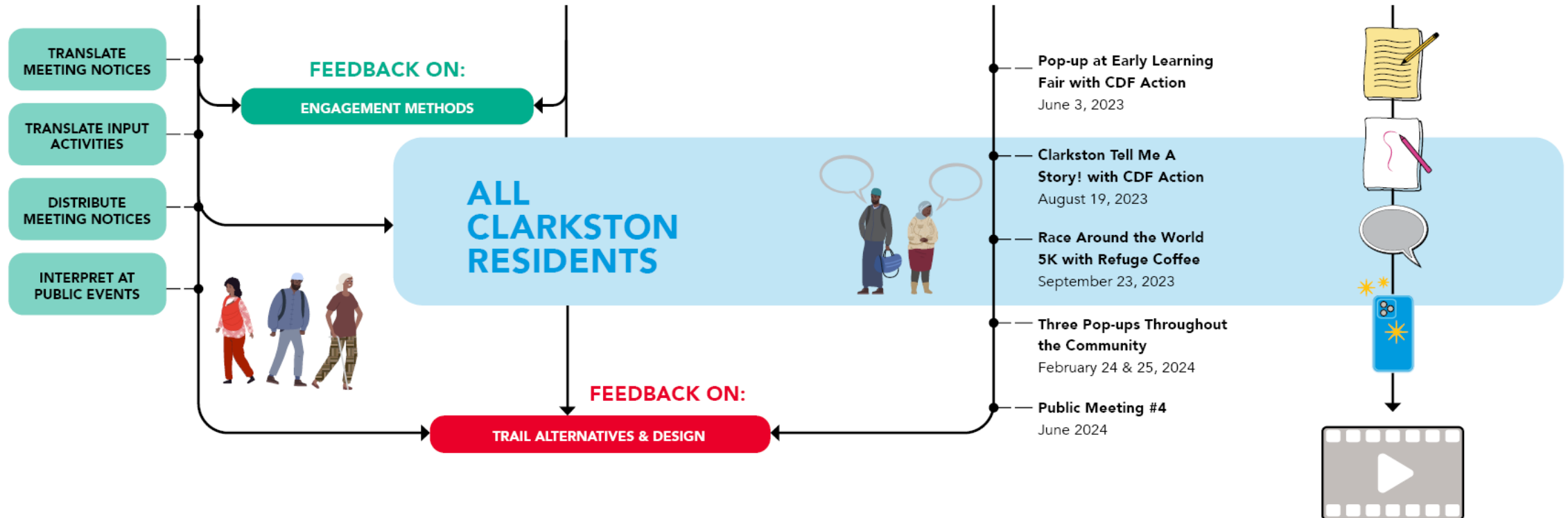
A group of volunteer community members who advise on many pieces of the process at key milestones and advocate for the project.

Large Public Events

Existing community events where the project coordinated to host a booth or project-specific public meetings.

"Walk With Us" Storytelling

On-going opportunity for residents to film, write, photograph, or draw their experiences and how a greenway would benefit them.



CLARKSTON

GREENWAY STUDY



Our Great Ambassadors Team



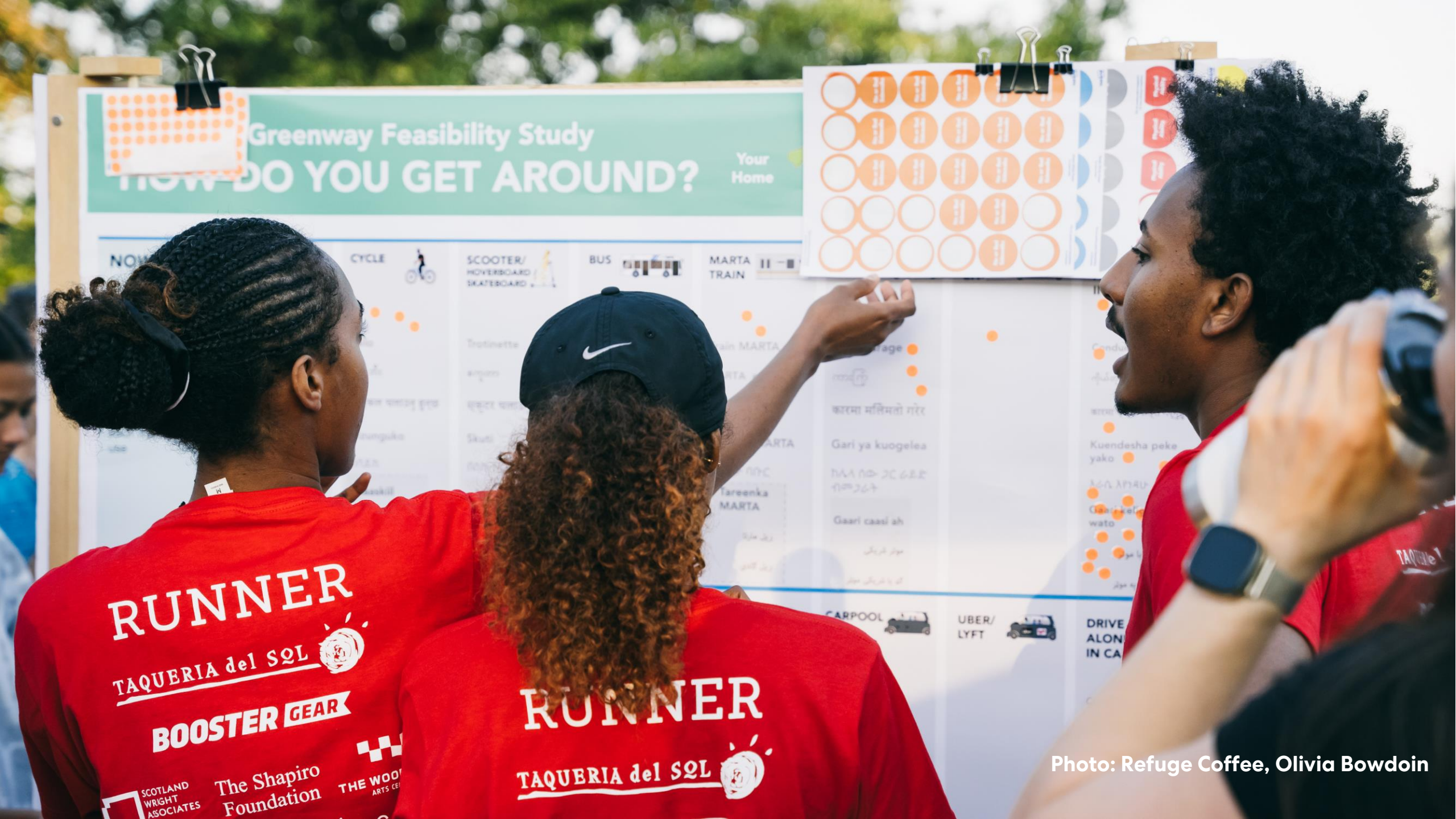
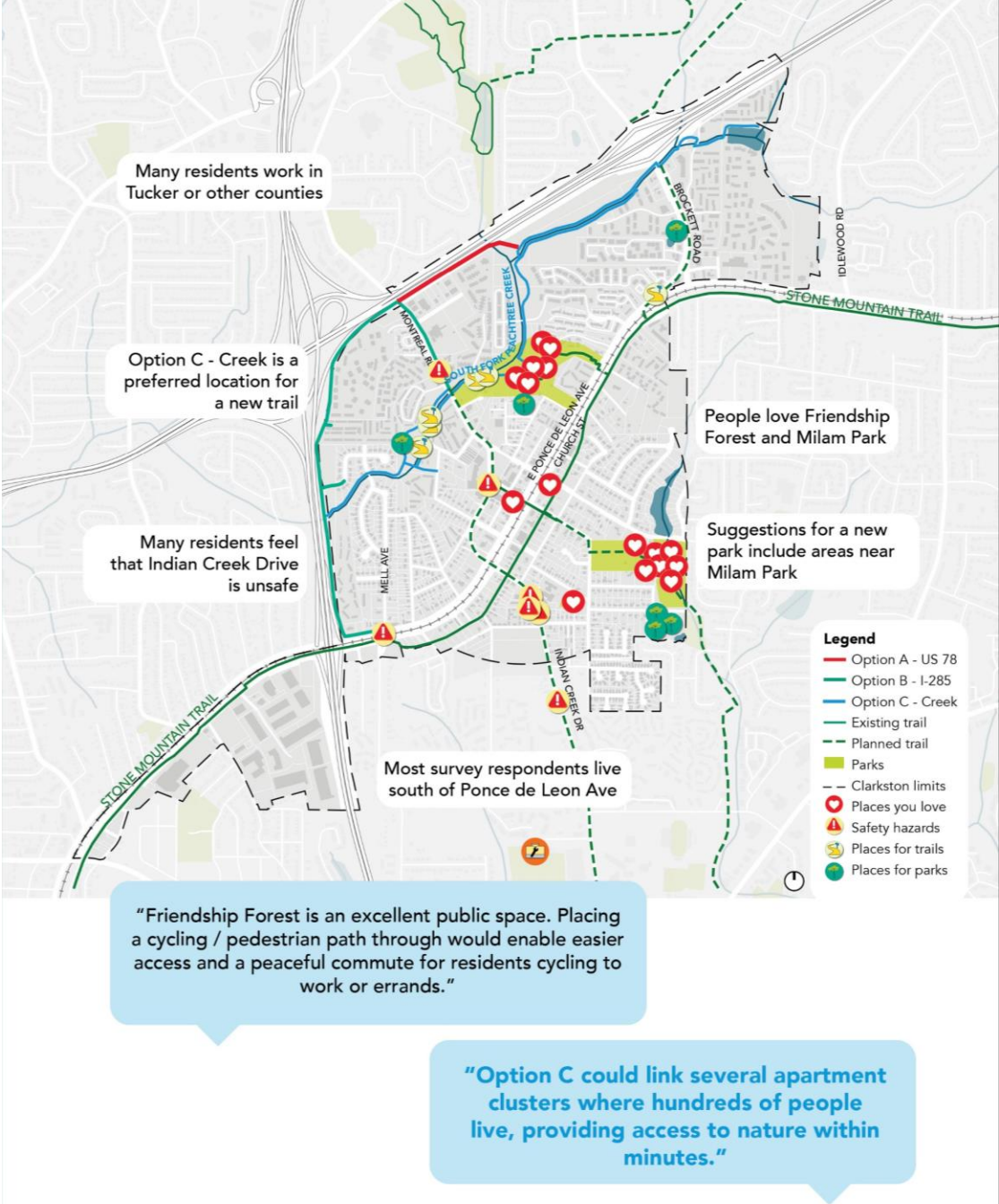
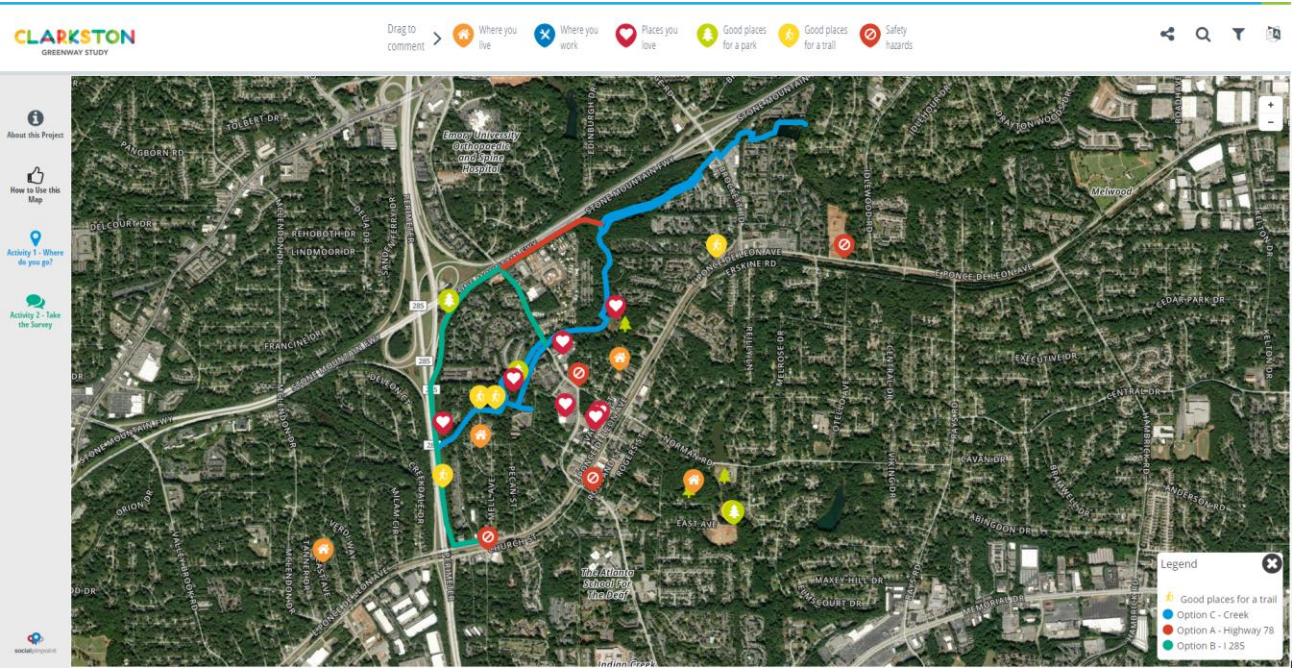


Photo: Refuge Coffee, Olivia Bowdoin

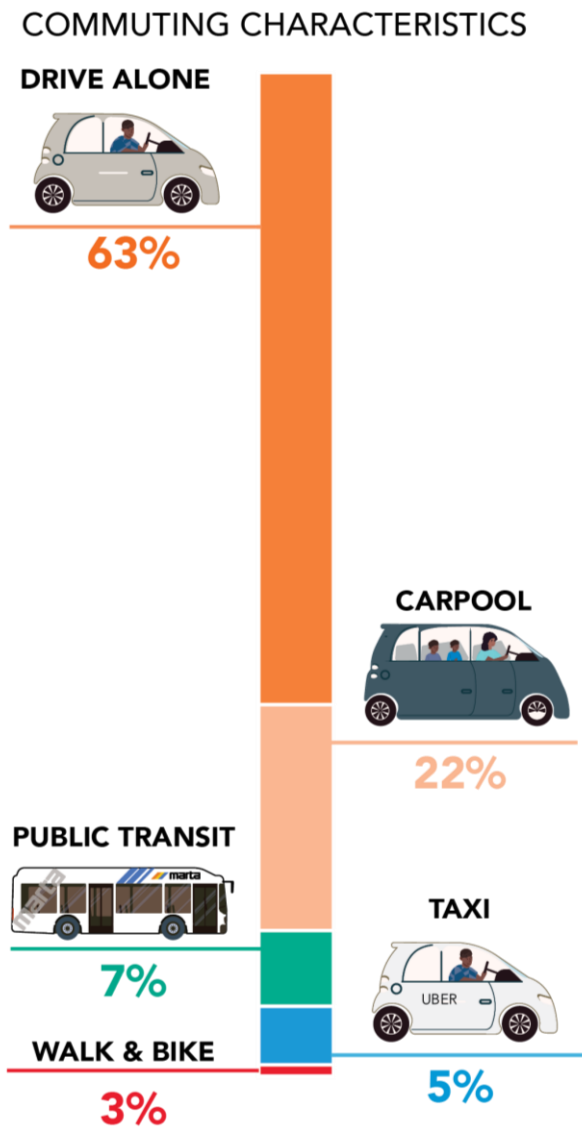
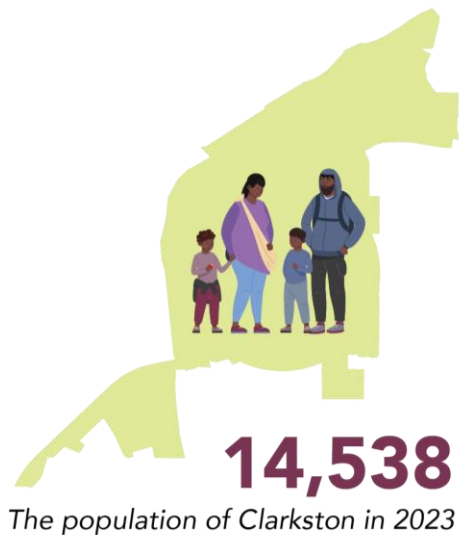


Swahili	Asili na Mazingira	لوصول إلى الهواء الطلق، الوصول إلى الطبيعة
Nepali	प्रकृति र वातावरण	हावाको गुणस्तर, रुख संरक्षण, प्रकृतिमा जाँच
Arabic	الطبيعة والبيئة	جودة الهواء، الحفاظ على الأشجار، الوصول إلى الطبيعة
Amharic	የአካባቢና የተፈጥሮ ጤነኝነት	የአየር ጥራት, የጌታን ጥበቃ, ለተፈጥሮ ጸናል
French	Santé physique et mentale	Accès à une nourriture saine
Burmese	ရုပ်ပိုင်းဆိုင်ရာနှင့် စိတ်ပိုင်းဆိုင်ရာ ကျန်းမာရေး	ကျန်းမာရေးနှင့် ညီညွတ်သော အစားအသောက် ရရှိမှု
Swahili	Afya ya Kimwili na Akili	Upatikanaji wa chakula cha afya
	शारीरिक र मानसिक स्वास्थ्य	स्वस्थकर खानेकुरा प्राप्त गर्ने स्वास्थ्य
	الصحة البدنية	الحصول على غذاء صحي

Feedback Results



City of Clarkston, GA



Journey Mapping

Understanding mobility patterns and challenges while moving around Clarkston

How do you currently commute?



How would you like to commute in the future?



Biggest challenges faced while using these modes



WALK

Safety
No or bad sidewalks
Too far away

CYCLE

Safety
Too few connections

MARTA

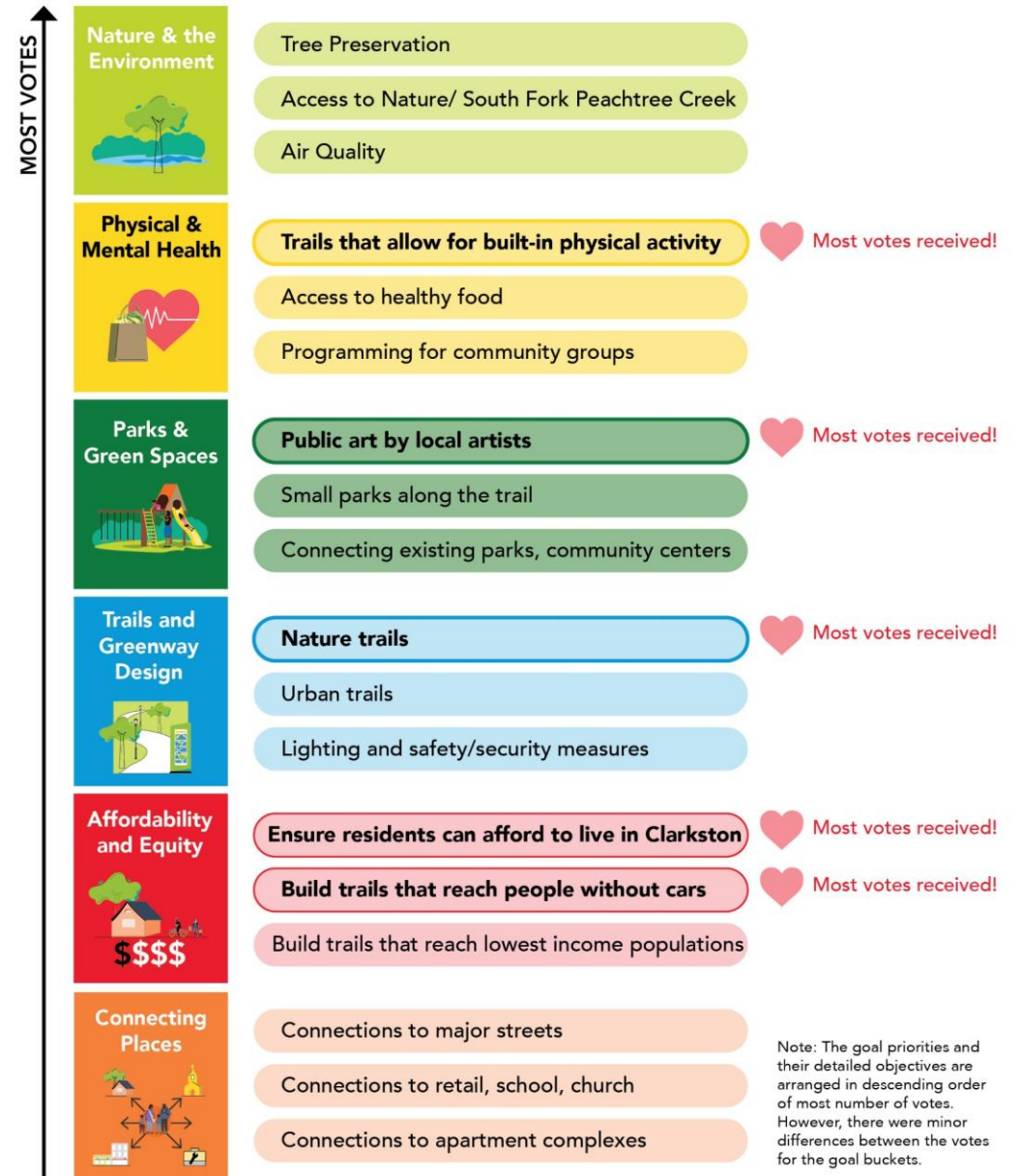
Too far away
Too few connections

"I love having a grocery store nearby but the shopping center is very car oriented and walking there is not very pleasant"

"I currently extend my bike commute by a couple miles to avoid Brockett's dangerous traffic and take Idlewood instead. Option C [...] would create a safer and faster route for Clarkston bike commuters working in the Tucker area, or vice versa."

Goal Setting

Understanding greenway priorities for residents.



Co-Creating Project Goals



“Walk With Us” Storytelling Project

30-second Ambassador videos on the project website



Final video was revealed at the final public event at the Juneteenth Festival!

Translated Executive Summary (10 languages)

[illegible][illegible]

Somali

Pashto

[illegible]

Nepali

[illegible]

French

[illegible]

Dari

[illegible]

Burmese

Chapter 2 | Executive Summary

Chapter 2 | Executive Summary

خطة التنفيذ

تتمثل خطة التنفيذ في تحديد المراحل الزمنية لتنفيذ المشروع، وتحديد التكاليف المقدرة لكل مرحلة، وتحديد الموارد المطلوبة لكل مرحلة. وتتمثل الخطة في تحديد المراحل الزمنية لتنفيذ المشروع، وتحديد التكاليف المقدرة لكل مرحلة، وتحديد الموارد المطلوبة لكل مرحلة. وتتمثل الخطة في تحديد المراحل الزمنية لتنفيذ المشروع، وتحديد التكاليف المقدرة لكل مرحلة، وتحديد الموارد المطلوبة لكل مرحلة.

مراحل المشروع المُقترح		
مرحلة	القيمة	التكلفة
مرحلة 1	C6	\$3,126,000
مرحلة 2	C7 and C8	\$7,100,000
مرحلة 3	C4 and C5	\$5,160,000
مرحلة 4	C3, B3, B5, B6	\$6,067,000
مرحلة 5	B1 and B2	\$3,440,000
مرحلة 6	A1, A2, A3, B7, B8, C1, C2, C4	\$4,425,000
مرحلة 7	A1, A2, A3, B7, B8, C1, C2, C4	\$4,425,000

Phases 1-5: \$28,000,000 to \$28,000,000

Page 2 | CLANTON GREENWAY STUDY

CLANTON GREENWAY STUDY | Page 2

Arabic

[illegible]

Amharic

[illegible]

Swahili

[illegible]

Spanish

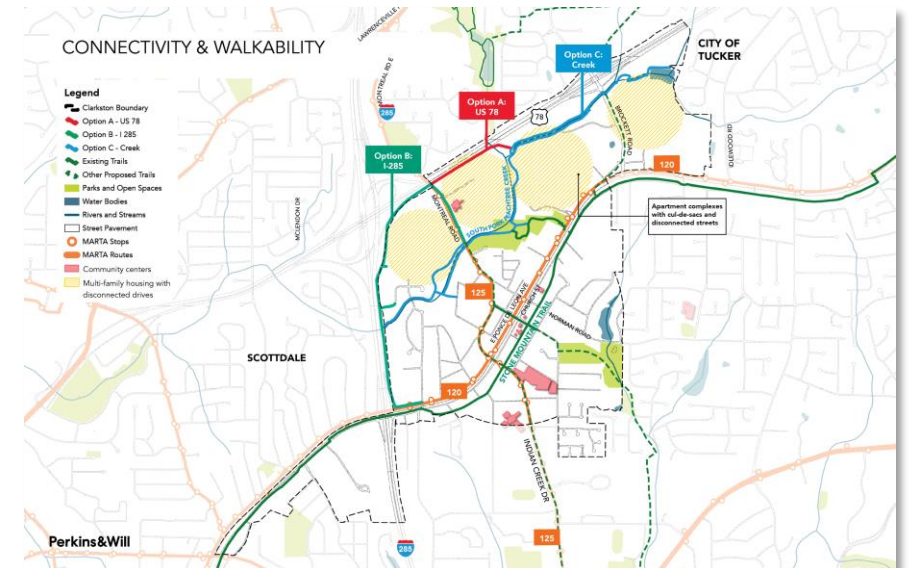
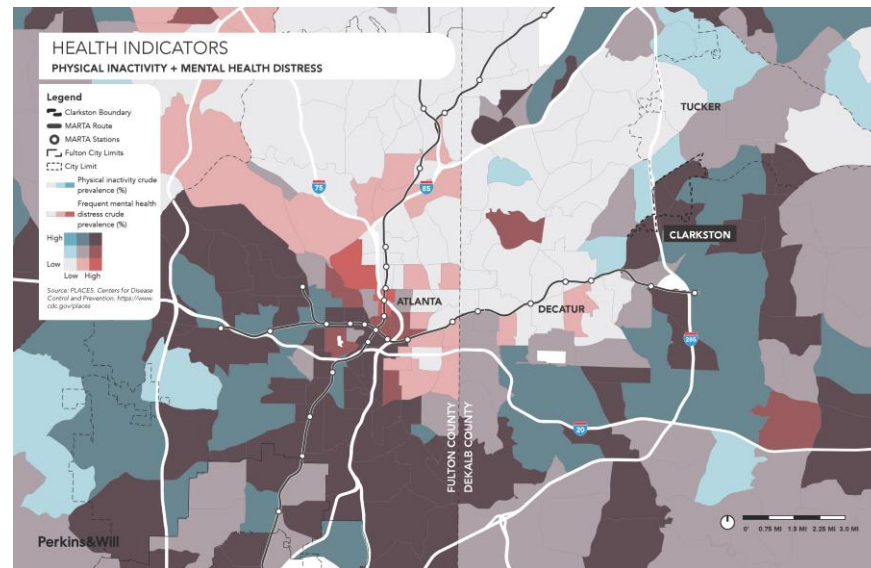
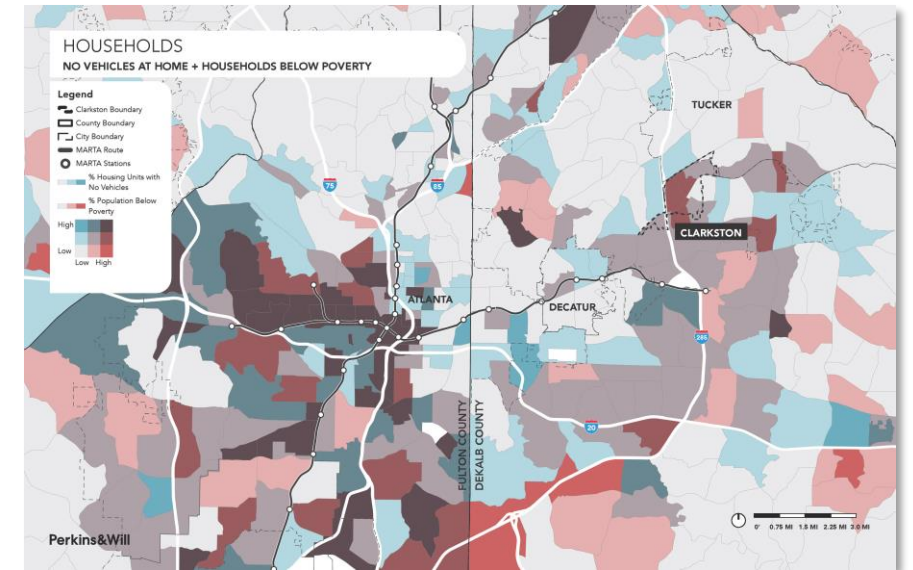
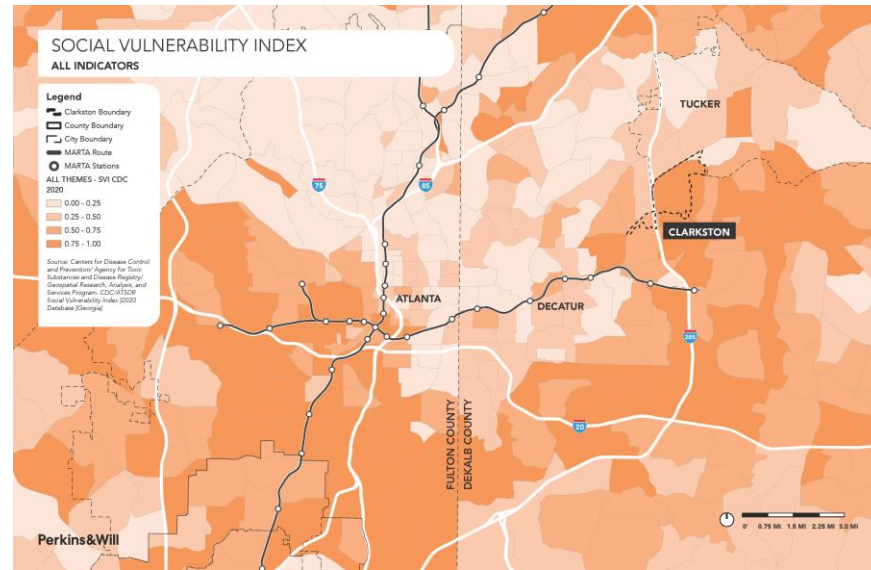
Place: City of Clarkston

Analysis

Prioritization

Implementation

Detailed Analysis



Goals for the Greenway

GOAL #1: CONNECTIVITY

Trails should provide connections throughout Clarkston, giving the opportunity to commute to work, home, daily needs, and important civic institutions, while also connecting other places in the Atlanta region.

GOAL #2: PARKS & NATURE

Trails provide access to natural resources and existing and new parks, ensuring a high-quality, comfortable, healthy, and safe experience.

GOAL #3: EQUITY & RESILIENCE

New trails should be accessible to all Clarkston residents and should be designed to facilitate equitable access to nature and destinations while promoting public health and environmental resilience.

GOAL #4: COST & FEASIBILITY

The construction of new trails should consider community preferences, future operations and maintenance based on City capacity, cost, and the need for land acquisition.

...each of these have 3 to 5 individual metrics scored on a scale of 0 (worst) to 5 (best)

Evaluation Matrix and Methodology

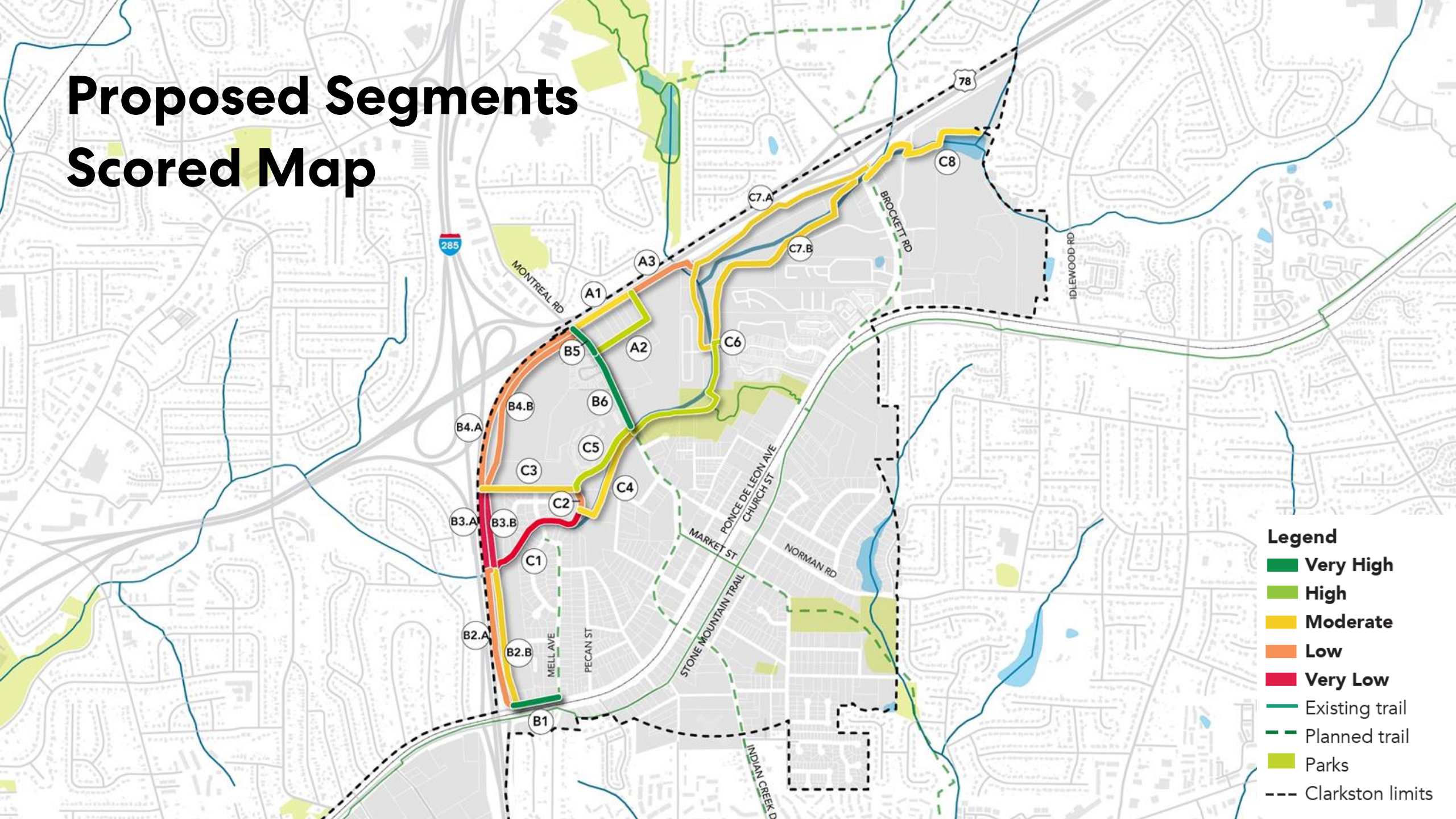
GOAL #1: CONNECTIVITY	
Active Commute	
1.1	Trail segment connects to major streets with wide sidewalks, traffic calming measures within 1/4 mile
1.2	Trail segment connects a residential area to retail, restaurants, or employment opportunity areas
1.3	Trail segment connects a residential area to community resources (e.g. park, school, church, community center, natural area, etc.)
Regional Connectivity	
1.4	Trail connects residential areas to transit (MARTA bus stops)
1.5	Trail connects to existing trail(s) / bike paths and planned trail / bike path networks
Pedestrian Safety	
1.6	Trail segment minimizes conflicts with crossing traffic
1.7	Trail segment provides sufficient separation from roads with high design speeds
1.8	Trail connects to hospitals, health clinics, and other locations with health services

GOAL #2: PARKS & NATURE	
Access to Parks and Natural Resources	
2.1	Trail segment provides access to existing and proposed parks
2.2	Trail segment connects to South Fork Peachtree Creek
2.3	Trail segment has opportunities for small, pocket parks along the route
Comfort and Safety	
2.4	2.6 - Trail segment is socially safe
Experience	
2.5	Trail segment minimizes traffic nuisance
2.6	Trail segment minimizes effects from weather conditions
2.7	Trail segment does not require major tree canopy removal
2.8	Trail segments reaches residents with high rates of obesity and mental health distress

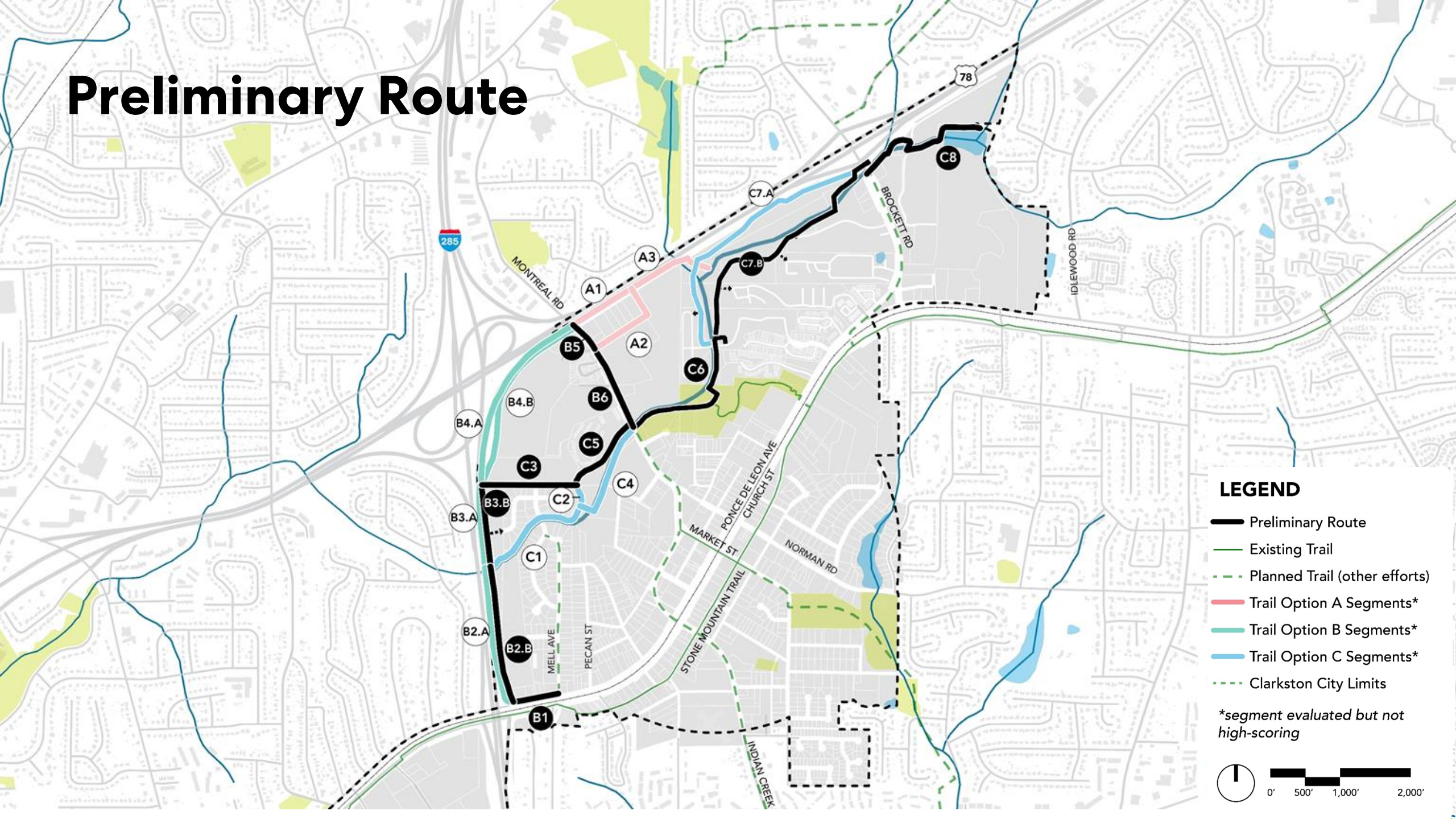
GOAL #3: EQUITY & RESILIENCE	
Affordability	
3.1	Trail segment reaches residents without access to cars
3.2	Trail segment is not located near properties that are susceptible to change
Health	
3.3	Trail segment helps provide access to healthy food
Environment	
3.4	Trail segment minimizes flooding

GOAL #4: COST & FEASIBILITY	
Property Owner Coordination	
4.1	Trail segment right-of-way acquisition
4.2	Trail segment requires coordination with property owners
4.3	Trail segment requires additional trail spurs to connect to destinations or residential areas
Cost and Funding	
4.4	Trail segment leverages programmed (funded) construction projects
4.5	Trail construction costs (including acquisition if necessary)
4.6	Trail maintenance costs and staff
Community Preference	
4.7	Trail segment received community support

Proposed Segments Scored Map



Preliminary Route

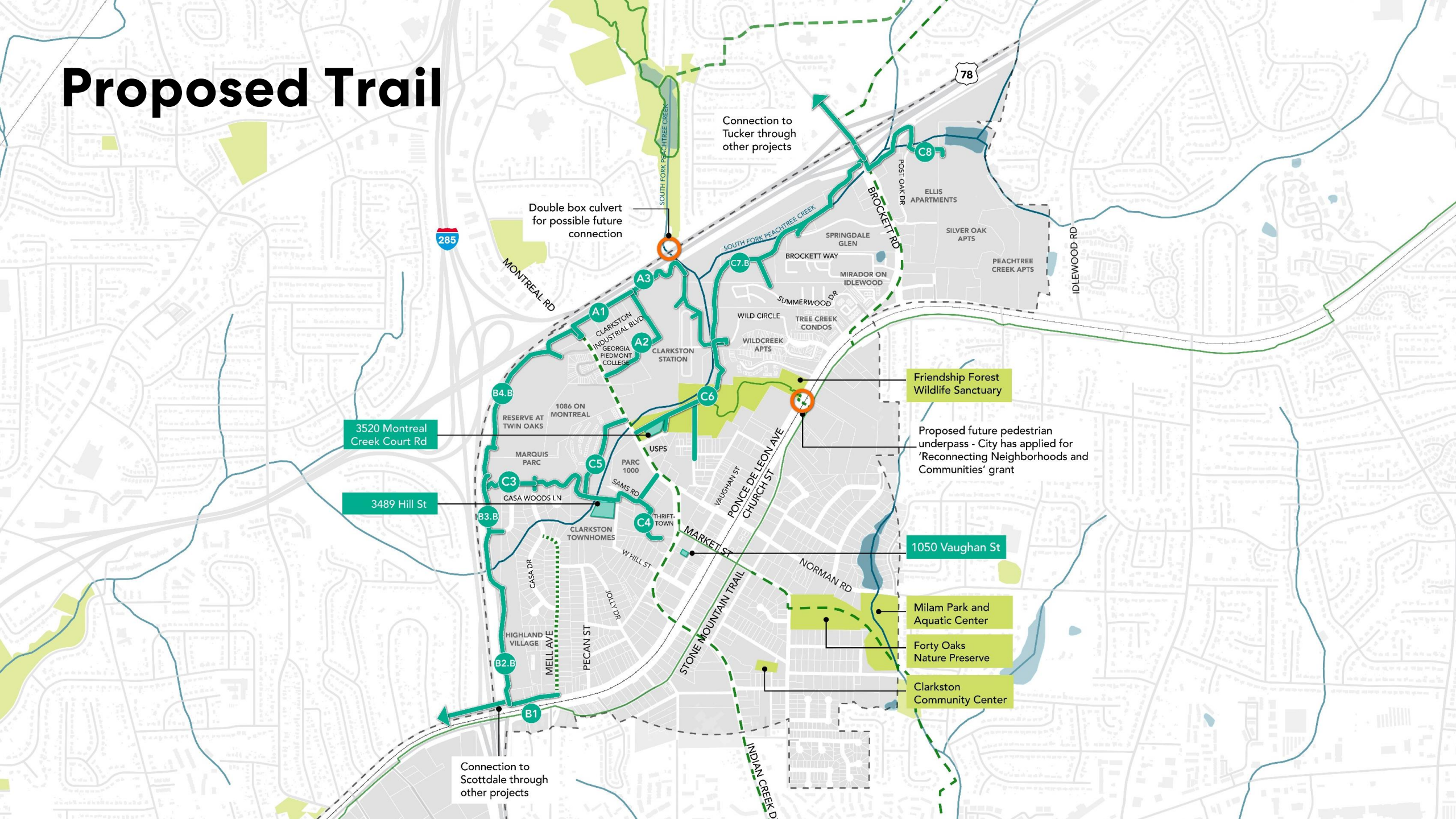


LEGEND

- Preliminary Route
- Existing Trail
- Planned Trail (other efforts)
- Trail Option A Segments*
- Trail Option B Segments*
- Trail Option C Segments*
- Clarkston City Limits

**segment evaluated but not high-scoring*

Proposed Trail



Before

Plantation
Condominiums

Montreal Road

South Fork
Peachtree Creek



After

Plantation
Condominiums

Montreal Road

Clarkston Greenway

South Fork
Peachtree Creek



Montreal Road Today



Montreal Road After



[illegible]

City-owned

3520 Montreal
Creek Court Rd

3489 Hill St

City-owned

Friendship Forest
Wildlife Sanctuary

Proposed future pedestrian underpass - City has applied for 'Reconnecting Neighborhoods and Communities' grant

1050 Vaughan St

Milam Park and Aquatic Center

Forty Oaks
Nature Preserve

Clarkston
Community Center

Double box culvert
for possible future
connection

Connection to Tucker through other projects

Connection to
Scottsdale through
other projects

PHASE 1

Connecting residents to Montreal Road through an existing community landmark

C6 Montreal Road to Wild Circle Road - 0.8 mile

Connections to:

- Friendship Forest
- Clarkston Station Apartments
- Cobble Hill Lane
- Creekstone Townhomes
- Wild Creek Apartments

COSTS

Planning and Engineering (PE)

\$233,000

Right of Way Acquisition

\$294,000

Construction

\$2,300,000

Contingency (15%)

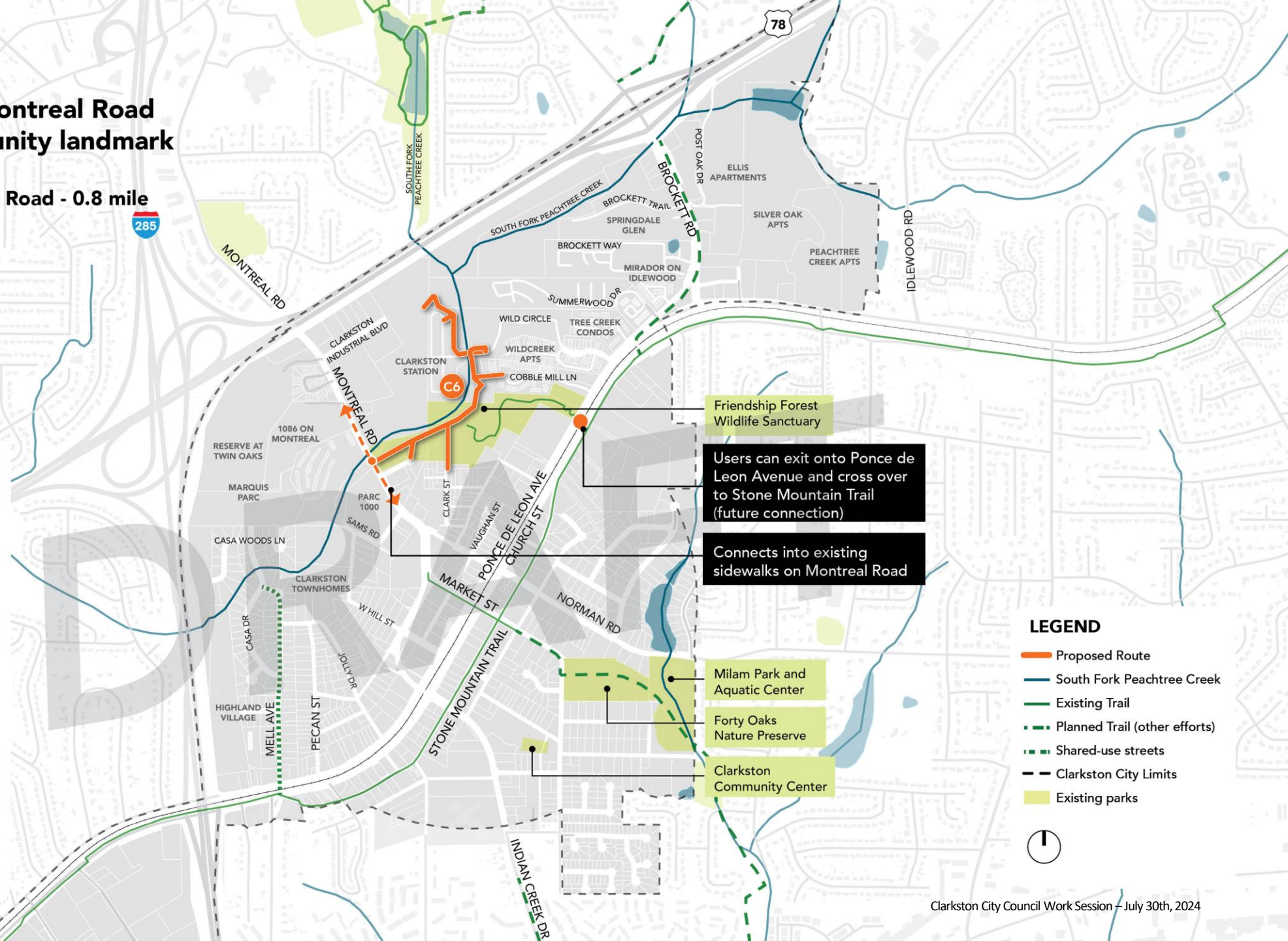
\$397,000

Total - \$3.1 million

PE & ROW Acquisition

Funding: SPLOST II

Construction Funding TBD



Key Takeaways

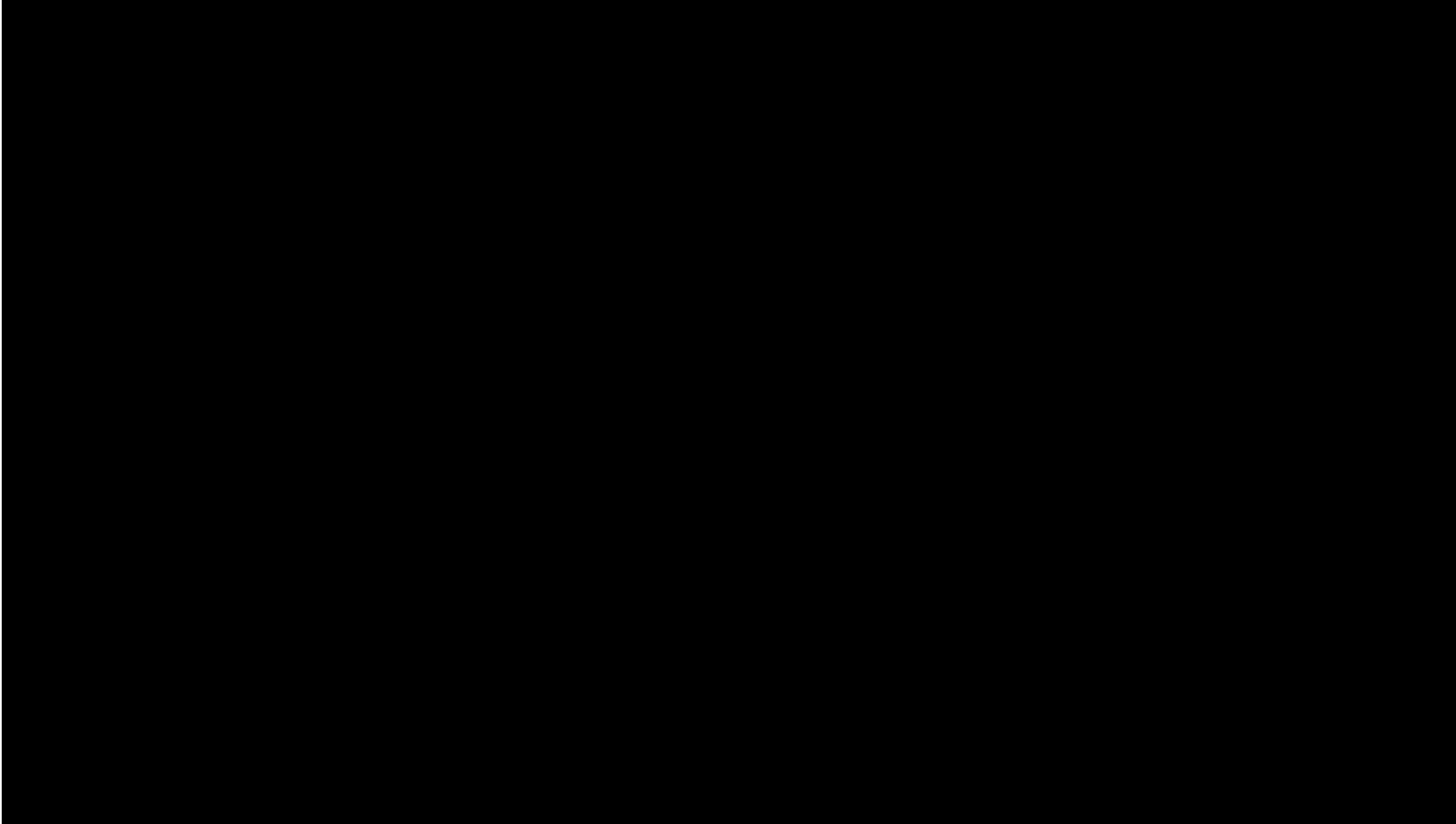
Key Takeaways

Engagement

- Ask the community for the best ways to engage
- Tap into existing networks of communication
- Respect people's time and compensate them for real work
- Show direct connections between feedback and goals / recommendations



Love for the City of Clarkston



Patrick Kasele

Executive Director

Twende Porini

Foundation

**Sandy Springs Planning Commission
Annual Retreat 2025**

Thank you!

Discussion



DECISION MAKING AUTHORITY

State of Georgia Constitution
Zoning Procedures Law
City of Sandy Springs Charter & Bylaws
Robert's Rules of Order, Revised Ed.

ZONING PROCEDURES LAW

(Amended from Zoning Procedures “Act” by HB1405)

O.C.G.A. § 36-66-3(4): DEFINITIONS; ZONING DECISION:

“Zoning decision(s)” 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 LAW

(Amended from Zoning Procedures “Act” by HB1405)

O.C.G.A. § 36–66–3(1.1); DEFINITIONS; QUASI JUDICIAL DECISIONS:

"Quasi-judicial officers, boards, or agencies" means an officer, board, or agency appointed by a local government to exercise delegated, quasi-judicial zoning powers including hearing appeals of administrative decisions by such officers, boards, or agencies and hearing and rendering decisions on applications for variances, special administrative permits, special exceptions, conditional use permits, or other similar permits not enumerated herein as a zoning decision, pursuant to standards for the exercise of such quasi-judicial authority adopted by a local government.

ZONING PROCEDURES LAW

(Amended from Zoning Procedures “Act” by HB1405)

O.C.G.A. 36-66-5.1: APPEALS:

Appeal of Legislative Decisions – Planning Commission; Mayor & City Council

- Direct Appeal (often Declaratory Judgment) - must be brought within 30 days of the decision
- Zoning decisions subject to direct constitutional challenge by de novo review in Superior Court
- Presumption in favor of government action overcome by clear and convincing evidence, that the zoning at issue presents a significant detriment to the landowner and does not substantially advance the public health, safety, morality, and welfare.

Diversified Holdings, LLP, 302 Ga. 597, 612 (2017)

ZONING PROCEDURES LAW

(Amended from Zoning Procedures “Act” by HB1405)

APPEALS OF LEGISLATIVE DECISIONS

- Grounded under Due Process and Equal Protection
- DUE PROCESS: guarantees against arbitrary exertion of the police power
- EQUAL PROTECTION:
 - (1) intentionally treated differently from others similarly situated, and
 - (2) that there is no rational basis for the difference in treatment.

{See: Village of Willowbrook v. Olech, 528 U.S. 562, 564 (2000)}

ZONING PROCEDURES LAW

APPEALS OF LEGISLATIVE DECISIONS

DUE PROCESS:

Proving Insubstantial Relationship to Public Health, Safety, Morality and Welfare

- (1) existing uses and zoning of nearby property;
 - (2) the extent to which property values are diminished by the particular zoning restrictions;
 - (3) the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;
 - (4) the relative gain to the public, as compared to the hardship imposed upon the individual property owner;
 - (5) the suitability of the subject property for the zoned purposes; and
 - (6) the length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property. Guhl v. Holcomb Bridge Road Corp., 238 Ga. 232, 324 (1986)
- Comprehensive Plan: Whether current zoning is consistent with the policies and long-range planning goals for the area is a particularly relevant factor where the zoning ordinance at issue was adopted after extensive study and public debate. Diversified Holdings, LLP, 302 Ga. 597, 612 (2017)

ZONING PROCEDURES LAW

APPEALS OF LEGISLATIVE DECISIONS

EQUAL PROTECTION

- To be similarly situated, the comparators must be *prima facie* identical in all relevant respects. Foley v. Orange County, 638 F. App'x 941, 945 (2016)
- Difficult to prove in Georgia, but recent decisions in other zoning cases before the body are relevant.

ZONING PROCEDURES LAW

APPEALS OF QUASI JUDICIAL DECISIONS

BOARD OF APPEALS (BOA)

- Petition for Review - must be brought within 30 days of the decision
- Quasi-judicial decisions subject to a review of the record from the lower tribunal in Superior Court
- Presumption in favor of lower tribunal's findings unless "clearly erroneous" and decision was an "abuse of discretion" and final judgment was not supported by "sufficient evidence"
 - Previous review by Writ of Cert. referred to "substantial evidence" which the courts interpreted to be an "any evidence" standard.

ZONING PROCEDURES LAW

APPEALS OF QUASI JUDICIAL DECISIONS

PETITION FOR REVIEW O.C.G.A. § 5-3-1, et. seq.

- 2022 Amendment to Superior and State Court Appellate Practice Act
- Writ of Certiorari repealed
- All requests for review even if styled as notice of appeal, writ of cert., and writ of mandamus are now classified as a Petition for Review
- Only applies to Quasi Judicial decisions in a land use/zoning context but includes all decisions on special use permits/CUPs {O.C.G.A. § 36-66-5.1 (a)(2)}.

ZONING PROCEDURES LAW 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.

ZONING PROCEDURES LAW 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

To review & 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 LEGISLATIVE REVIEW DECISIONS

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 sixty-five (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 UNLESS BROUGHT IN CONJUNCTION WITH REZONING OR
CUP APPLICATION.

PLANNING COMMISSION DECISION CRITERIA

• 1.

Text Amendments: Sect. 11.3.6(A)

- 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: Sect. 11.3.6(B)

- 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): Sect. 11.3.6(C)

- 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

Conditional Use Permits: Sect. 11.3.6(D)

- The use is allowed as a conditional use in the respective zoning district (see Div. 7).
- The use complies with the applicable specific use standard listed in Article 7 without the granting of any variance.
- The use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics.
- Any significant adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset.
- The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.

BOARD OF APPEALS

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

BOARD OF APPEALS VARIANCES

Variances Not Allowed For The Following: Sect. 11.6.21(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 Sect. 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 Sect. 6.6.3

BOARD OF APPEALS

CRITERIA FOR DECISION

Sect.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

Sect. 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

Sect. 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 Sect. 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.

Building and Land Development

What's Next?

- Permitting requirements after an approval.



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Where there any conditions of zoning?

- Staff will review the approval and advise the applicant of those.
- Applicant prepares the permit packet.
 - Application
 - Affidavits
 - Drawings (Civil, Architectural, Landscape)
 - Engineering reports (Structural reports, Infiltration Test)
- Apply via the Sandy Springs Portal
 - <https://sandyspringsga.portal.opengov.com/>
 - Pay applicable permit fees

Minimal Requirements

- In this presentation, I will discuss the required documents needed to apply for a permit compliant with the City's ordinances. Most applications will need to provide the following:
- Existing conditions survey.
- Site plan showing all engineering related work:
 - Grading, stormwater, erosion control.
- Architectural drawing of the proposed structure(s).
- Landscaping and Tree Preservation Plan

Review Timelines

- Single Family Residential Projects
 - 5 business day turnaround
- Minor Land Disturbance Projects
 - 5 business day turnaround
- Commercial Projects
 - 10 business day turnaround
- Major Land Disturbance Projects
 - 10 business day turnaround

Permit Issuance

- The permit software will automatically create the permit card cover letter, permit card, and noise ordinance



Sandy Springs
Building Division
1 Galambos Way Sandy Springs, GA 30328
Tel. (770) 730-5600



Permit Card Cover Letter

November 4, 2024

Permit number: BR-24-457

Congratulations, your Permit has been approved and issued. The Stamped Approved Drawings, Permit Card and the Noise Ordinance are all available for download online. Please print a copy of all three (per permit box). These items must always be available in a permit box on site.

To get you started:

- Please log-in to the online portal and schedule your **Building Pre-construction & Site Pre-construction Meeting** (if applicable) with an Inspector prior to any land disturbance, building construction, or demolition. The Inspectors will receive their schedules the same day and contact you to arrange the details.
- You can request future Inspections online. However, should you have any issues, please call 770.206.1424 or email your request to inspections@sandyspringsga.gov.
- Request Inspections prior to 2pm daily for a scheduled inspection next business day. If the inspection is requested after 2pm, the inspection will be scheduled 2 business days after.

Thank you,

Permit Department
City of Sandy Springs



Sandy Springs
Building Division
1 Galambos Way Sandy Springs, GA 30328
Tel. (770) 730-5600



Building Residential Permit

Permit number: BR-24-457

Issue Date:	Expiration Date
November 4, 2024	May 3, 2025
Parcel ID:	Street Address:
17 003600060170	470 THE NORTH CHACE SANDY SPRINGS, GA 30328

Contractor Information:	Owner Information:
Contractor Name: John Perry Hobby	Owner: STODDARD KATHRYN & CHELSEA C
Company Name: Dreamvest Construction LLC	470 THE NORTH CHACE
Address: 2147 Hendon Road Woodstock GA 30188	Sandy Springs GA 30328
Phone: 7704030152	
Business License: LC20220000241	
Business License Expiration Date: January 1, 2025	

Building Information:

Construction Type: Interior Remodel
Estimated Cost of Construction: 82,960.51
Zoning:

Description of Project:

Project includes: full kitchen renovation with removal of existing load bearing wall dividing current kitchen and family room. 3 ply 11 7/8" LVL Beam is to be installed according to engineers letter attached to plans. All smoke and CO2 detectors are to be brought up to current code requirements. house is total electric and will continue to utilize all electric for new kitchen layout. existing tile flooring is to be removed and new LVP flooring will be installed in new family room and kitchen. Current roof framing is truss roof placing all roof load on exterior walls. There is only floor load on the existing wall and will be the same for newly installed LVL beams.

City of Sandy Springs Noise Ordinance
Hours of Construction Activity*
(POST WORK HOURS ON SITE)

Weekdays:	7:30 AM to 7:30 PM
Saturdays:	8:00 AM to 5:00 PM
Sundays & Legal Holidays**:	No Work Allowed

*Includes any outdoor or indoor loud noise that is produced by construction activities of any kind, including but not limited to the erection (including excavation), demolition, alteration, or repair of any building, as well as the operation of any pile driver, pneumatic hammer, automatic nailers or staplers, or any similar equipment or hand tool that produces loud or unusual noise. This also includes the operation of any mechanized or manual equipment associated with commercial landscaping, lawn maintenance, tree pruning/removal and earth grading.

**New Years Day (observed), Memorial Day (observed), Independence Day (observed), Labor Day (observed), Thanksgiving Day & Christmas Day (observed).

Sandy Springs Reglamento de Ruido
Horario de Construcción*
(PUBLICAR LAS HORAS DE TRABAJO EN ESTE LUGAR)

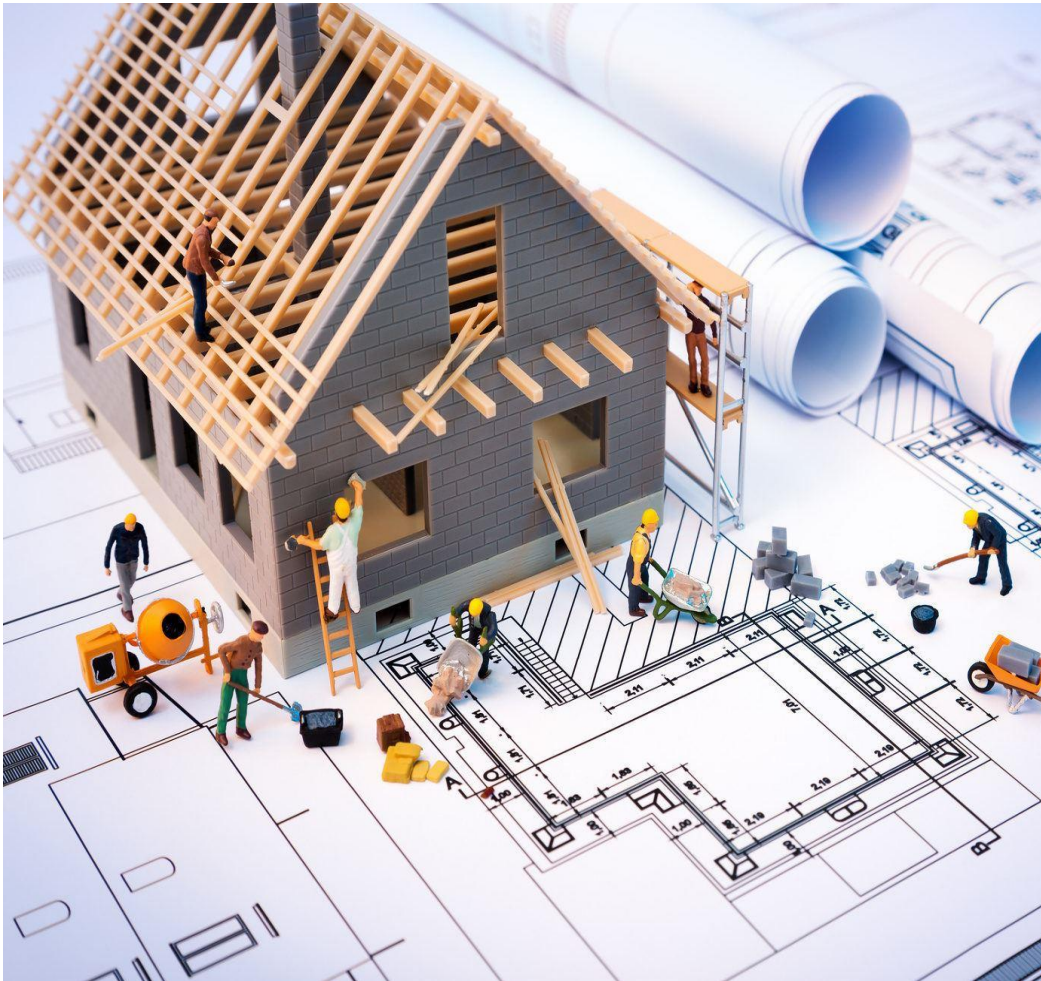
Días de Semana:	7:30 AM to 7:30 PM
Sábados:	8:00 AM to 5:00 PM
Domingos y Días Feriados**:	No Work Allowed

*Incluye cualquier ruido, bajo techo o al aire libre; ruido producido por actividad de construcción o cualquier otro tipo de ruido, incluyendo pero no limitado a un ruido producido por maquinas utilizadas para construir (incluyendo excavación), demolición, alteración, o reparación de un edificio, así como el funcionamiento de cualquier máquina de amontonamiento, pala mecánica, martillo neumática, grúa, máquina de levantamiento de vapor o eléctrica, grabadores automáticos, máquina de clavar automática, o cualquier ruido producido por máquinas o equipo manual, que sea asociado con equipo comercial, equipo de jardín, mantenimiento de césped o pasto, y equipo para recortar o remover arboles u nivelar la tierra.

** Año Nuevo (Día Feriado), Día de Recordación (Día Feriado), Día de la Independencia (Día Feriado), Día del Trabajo (Día Feriado), Día de Acción de Gracias (Día Feriado) y Navidad (Día Feriado).

March 14, 2025

Inspections



	Building Pre-Construction Meeting	
	In Progress	
	Site Pre-Construction Meeting	
	In Progress	
↓		
	Foundation Inspections	
	In Progress	
	Land Development Inspections	
	In Progress	
↓		
	Rough Inspections	
	In Progress	
	Land Development Inspections	
	In Progress	
↓		
	Final Building Inspections	
	In Progress	
	Final Site Inspection	
	In Progress	
	Submit As-Builts	
	In Progress	
↓		
	Finalize As-Built Drawing Review	
	In Progress	
↓		
	Finalize Certificate of Occupancy/Completion	
	In Progress	
↓		
	Certificate of Completion	
	Document	

Permitting, Building, and Land Development Divisions

Contact:

Sheila Quick
Permit/Customer Service Manager

squick@sandyspringsga.gov
770-206-1425

Jonathan Livingston
Building Division Manager/Building
Official

jlivingston@sandyspringsga.gov
770-206-1545

Jesus Davila
Land Development Manager

jdavila@sandyspringsga.gov
770-206-1569

Visit:

- <https://www.sandyspringsga.gov>



Questions?

After the Decision—Proceeding to Building and Code Compliance

Presented by: Yvonne Shaw, Code Enforcement Division Manager



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Code Compliance

Code Enforcement Division-Complaints

- The Code Enforcement Division is one of the enforcement arms of the City. Our role is to educate citizens about the City's code of ordinances and to perform enforcement actions when the rules are not being followed.
- Typically, our team receives complaints about unpermitted or non-compliant developments.
- Code officers are then assigned to investigate complaints.
- When in violation, a notice is issued to apply for a permit or to get approval to keep a non-compliant development through the appellate process. (Administrative or Board)

Code Enforcement Division–Timeline



- When notice is given to apply for a permit or to begin the appeals process, an officer uses their discretion to determine how long the applicant might need to comply.
- At a minimum, the applicant is given five days to contact our Planning and Permitting Teams to begin the permitting process.
- After the application has been submitted, our team closely communicates with various Community Development teams to ensure the application is being processed and that all permit comments are being addressed.

What Happens After a Decision is Rendered?

- The Code Enforcement Division works closely with Planning, Land Development and Building staff to communicate next steps to the applicant after the appeal has been denied or approved.

Appeal Denied



- When an appeal has been denied, our Planning team informs us.
- Depending on the scope of work needed to remove or modify a development, an officer will allow a set amount of time to restore the property to an approved condition.
- Consideration is given for the cost, time, and labor required to restore the property.
- Weather and site conditions are also considered.
- When the applicant fails to comply within the pre-determined amount of time, a citation can be issued.

*Applicant has 30 days to appeal a decision to the Superior Court

Citation and Court Adjudication



- When compliance is not met and any allowed extensions have been exhausted, a code enforcement officer will issue a citation to the applicant.
- The applicant is required to appear in municipal court to answer to the charges issued.
- The applicant is given due process and will be allowed to enter a plea of no contest, not guilty or guilty.
- When a not guilty plea is entered, a trial is held. When found guilty or no contest is plead, the judge issues an order to the applicant.
- A fine, community service, and sometimes restitution is given as a penalty.

Compliance?

- A stay on enforcement can be required when an applicant appeals to the Superior Court of Fulton County.
- When an individual alters, demolishes, enlarges, erects, or installs a structure or modifies land, compliance can take days, months, or years.
- There are no guaranteed outcomes, however, our enforcement teams are dedicated to bringing about compliance, no matter how long it takes!



Accessory Structure Examples:



Tree House



Wall



Gazebo

Contact:
CODE ENFORCEMENT
Yvonne Shaw Code Enforcement Manager
yshaw@sandyspringsga.gov
(770) 206-1589 (office)
(770) 373-9899 (mobile)



Questions?

Planning and Zoning Division Accomplishments & Upcoming Projects

March 14, 2025



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Who is the Planning and Zoning Division?

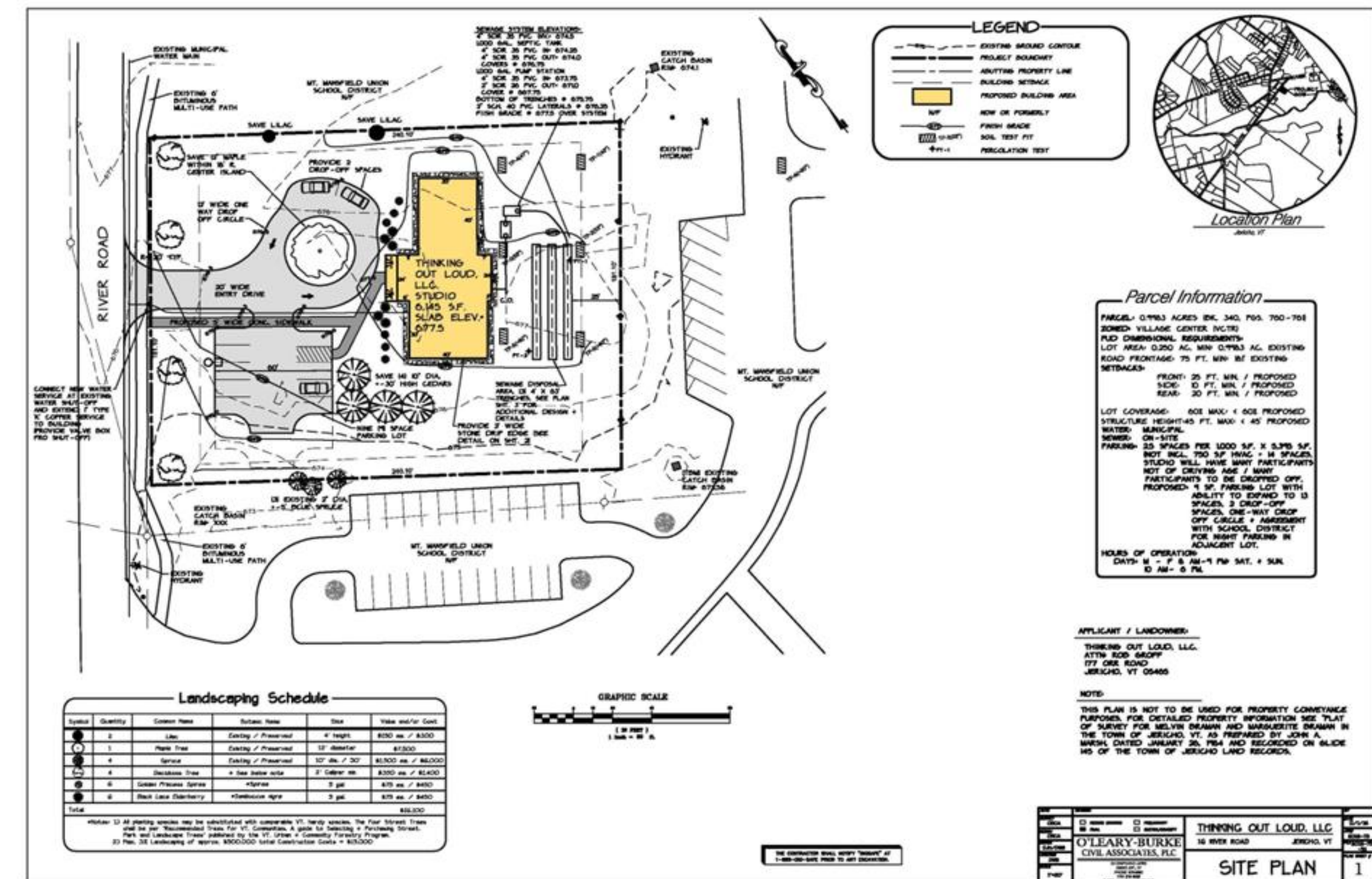
- Planning and Zoning Manager: Manages the Planning and Zoning Division
- Senior Planner: Manages the Development Code amendments and reviews of major projects
- Planner III: Manages the CDBG program, MRPA applications, the Capital Improvement Element (CIE), plan reviews, and zoning cases
- Planner II: 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



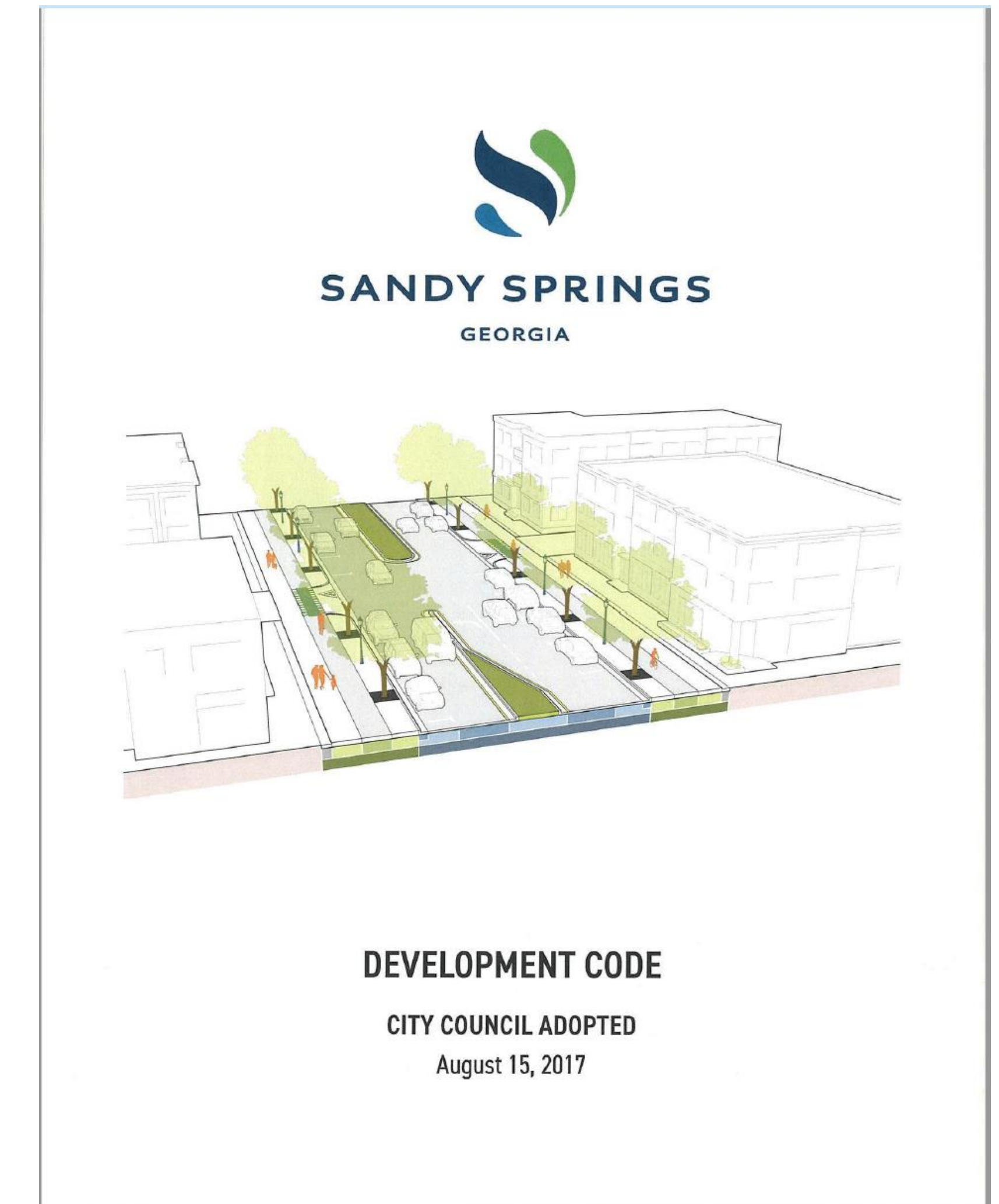
The Next Ten – Comprehensive Plan

- Comprehensive Plan (the next Next Ten) Update due April/June 2027
- Launch the Planning Process this Fall 2025
- 18 month Planning Process
- Advisory Committee to be appointed by the Mayor
 - Charged to work with Staff, the Consulting Team, and the Community to compile the Plan
- Robust Community Engagement
- Updated Data



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

Zoning Check This tool simplifies the site selection process and shows you where your project or business is allowed. Check my Zoning	Commercial Permits Learn more about the permitting process and estimated fees for your commercial construction project. Start Project	Residential Permits Learn more about the permitting process and estimated fees for your residential construction project. Start Project
--	--	--

Plan Sandy Springs

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

Commercial Permits Portal

Overview

Welcome to Plan Sandy Springs. This tool will determine the permits required for a construction project and provide an estimate of any associated permit fees. To move forward with the project, you will need to submit your application on our Build Sandy Springs permitting website. Plan Sandy Springs is not a permit application, but rather an informational tool.

In order to determine which permits you need for your project, this tool will ask a series of questions about the following topics:

1 Project Description

2 Project Location

3 Permit Ty

4 Estimated

5 Permit Su

After you have r
project, this too

Project Description

STEP 1/4

Enter your project type to find matching land use codes from the City's official list

restaurant

Search

Please select from the following 5 land use codes:

COMMERCIAL USES

☐ Restaurant

A facility that prepares and sells food and drink for on- or off-premises consumption. Restaurant includes the following: Brewpub (subject to the barrel limitation prescribed in O.C.G.A. Sec. 3-6-36). Bakery, cake shop. Coffee, tea shop. Juice bar, smoothie shop. Restaurant. Yogur... Read more

☐ Boutique hotel (6 to 30 rooms)

A facility not exceeding 30 rooms where overnight accommodations for 15 consecutive days or less are provided for compensation.

☐ Bed and breakfast (up to 5 rooms)

A facility where overnight accommodations not exceeding 5 rooms are provided for compensation, with or without a morning meal, and which may include an afternoon or evening meal for guests, and where the owners of the facility live on the premises. Bed and breakfast does no... Read more

☐ Hotel (more than 30 rooms)

A facility with more than 30 rooms where overnight accommodations for 15 consecutive days or less are provided for compensation.

ACCESSORY USES

☐ Outdoor dining

Permit Types

STEP 3/4

The questions on this page determine which requirements you will need for your project.

What type of work are you doing? *

☒ New Construction

New construction of a building from the ground up.

☐ Additions and Alterations

Alterations that will expand a building's footprint or alter an exterior wall, including any interior remodeling associated with the project.

☐ Interior Remodel

Alterations within a structure's existing footprint.

☐ Reconstruction

Restoring a building to its original condition within its existing footprint due to fire damage or natural disaster.

☐ Trade Work Only

Standalone mechanical (HVAC), electrical, or plumbing work.

☐ Other Work

Any other construction projects requiring permits such as site work, decks, generators, pools, fences, or signs.

REQUIREMENTS

Commercial - Accessory Structure

Commercial - New Building

Sign - Permanent Wall Mounted

Commercial Permits Portal

Project Location

STEP 2/4

Select your location by typing in the address or clicking on the map.

Address *

1 Galambos Way, Sandy Springs, Georgia 30328

✓

Please answer the following questions, which could change the zoning clearance at your selected location.

Does this type of use already exist in this location?

☐ Yes

☐ No

Based on your current answers, the zoning clearance for your project is "Permitted" in this location. Please answer the remaining 1 question, which could alter this result.

Commercial Permits Portal

Estimated Fees

STEP 4/4

The questions on this page are used to estimate your fees.

Valuation of interior work including both construction materials and labor: *

\$

Valuation of sign work

\$

REQUIREMENTS

Commercial - Interior Remodel

\$285.00

Sign - Permanent Wall Mounted

\$135.00

Estimated Cost

\$420.00

Your fee estimates are being calculated. Please answer 2 questions to see a final cost estimate.

2024 Accomplishments

2024 Accomplishments

- **2024 Retreat Planning Commission and Board of Appeals**
- **Eleven (11) BOA cases (9 Variances, 1 Appeal)**
- **Four (4) PC cases (1 text amendment, 1 rezoning, 2 CUPs, 0 CAMA)**
- **Five (5) MRPA certificates were adopted by Mayor and City Council**
- **Capital Improvement Element (CIE) Annual Update**
- **CDBG Sidewalk Project – Roswell Rd and Hope Rd**
- Planner Tech Position was filled by Ian Samuels
- Transitioned to Open Gov Software
- North Springs MARTA Corridor Study
- Citywide Design Guidelines initiated
- Updates on the Crossroads Small Area Plan
- Planning Outreach



City of Sandy Springs

North Springs MARTA Corridor Study

February 2025 | Livable Centers Initiative



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North Springs MARTA Corridor Study

- Multimodal street design (10% concept) for Peachtree Dunwoody Road (Abernathy Road to Spalding Drive)
- Transit-oriented development (TOD) concept for North Springs MARTA Station site
- Atlanta Regional Commission Livable Centers Initiative

PEACHTREE DUNWOODY ROAD



NORTH SPRINGS MARTA STATION



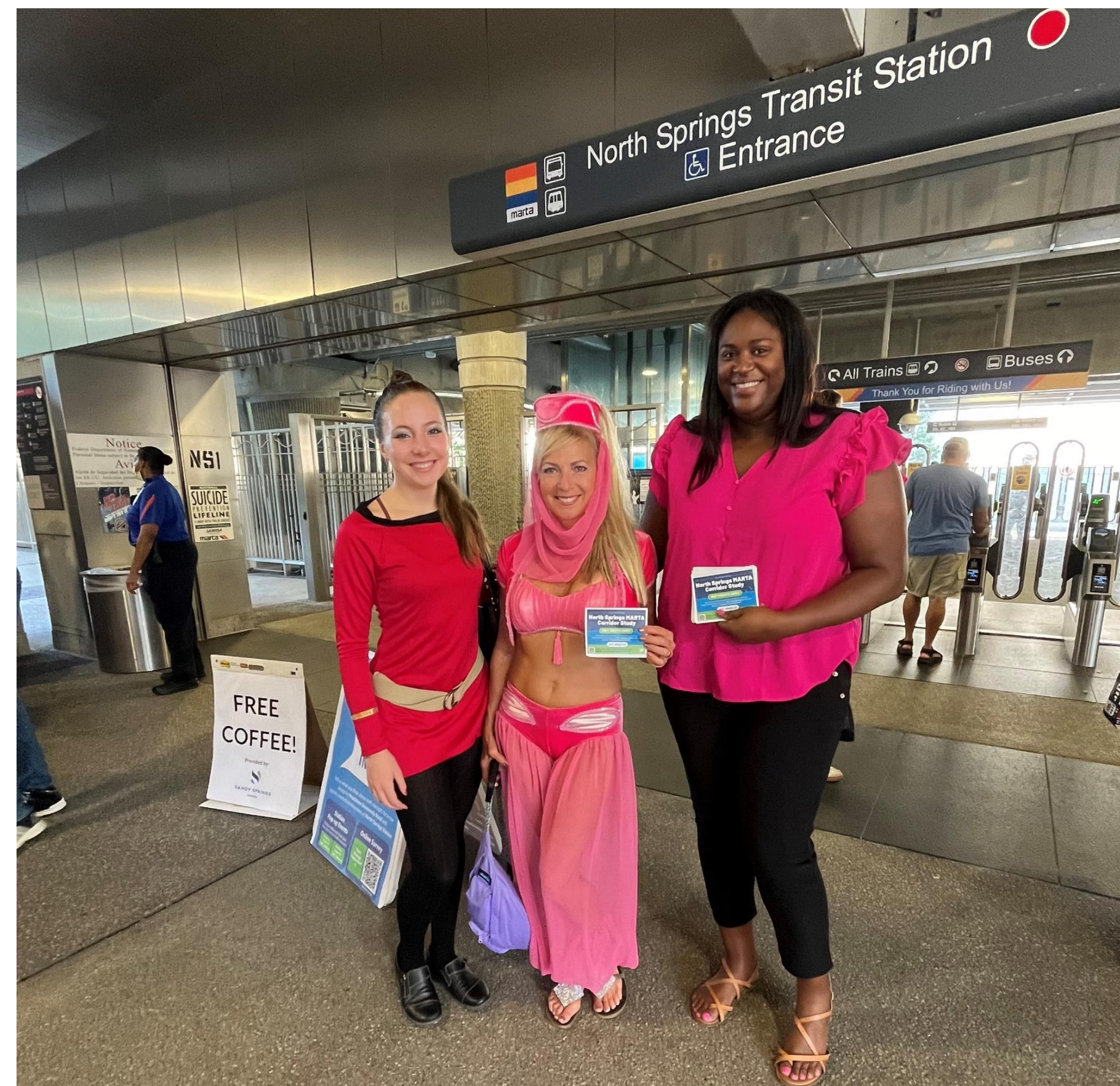
Station Site Concept Plan

-  Ground floor retail opportunity (42,000 GSF total)
-  Residential units (505 / 488 total)
 - Townhouses (17) OR Stacked Flats (34 units)
 - Small Multi-Family Buildings (251 units)
 - Large Multi-Family Building (220 units)



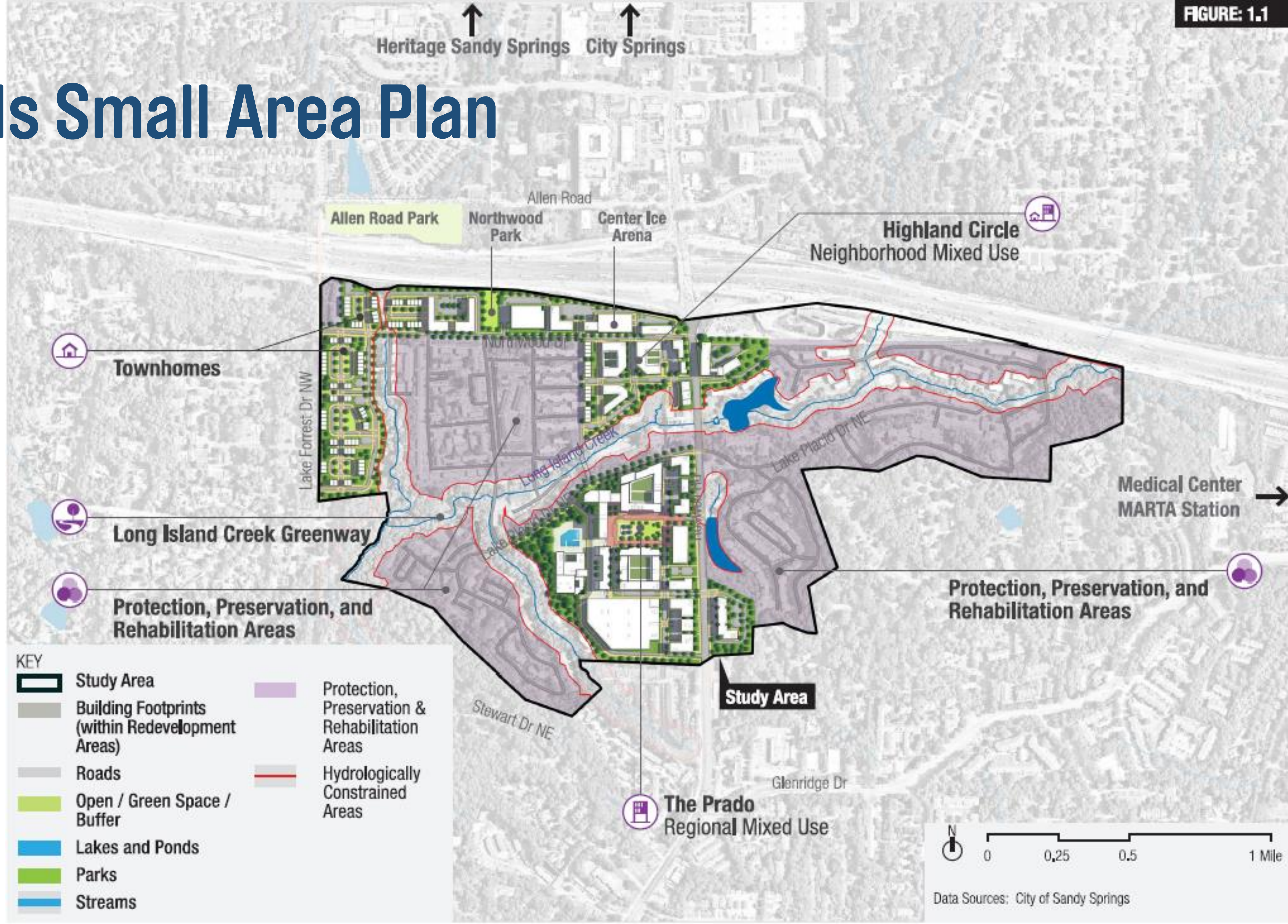
Community Engagement

North Springs MARTA Corridor LCI Study



Crossroads Small Area Plan

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



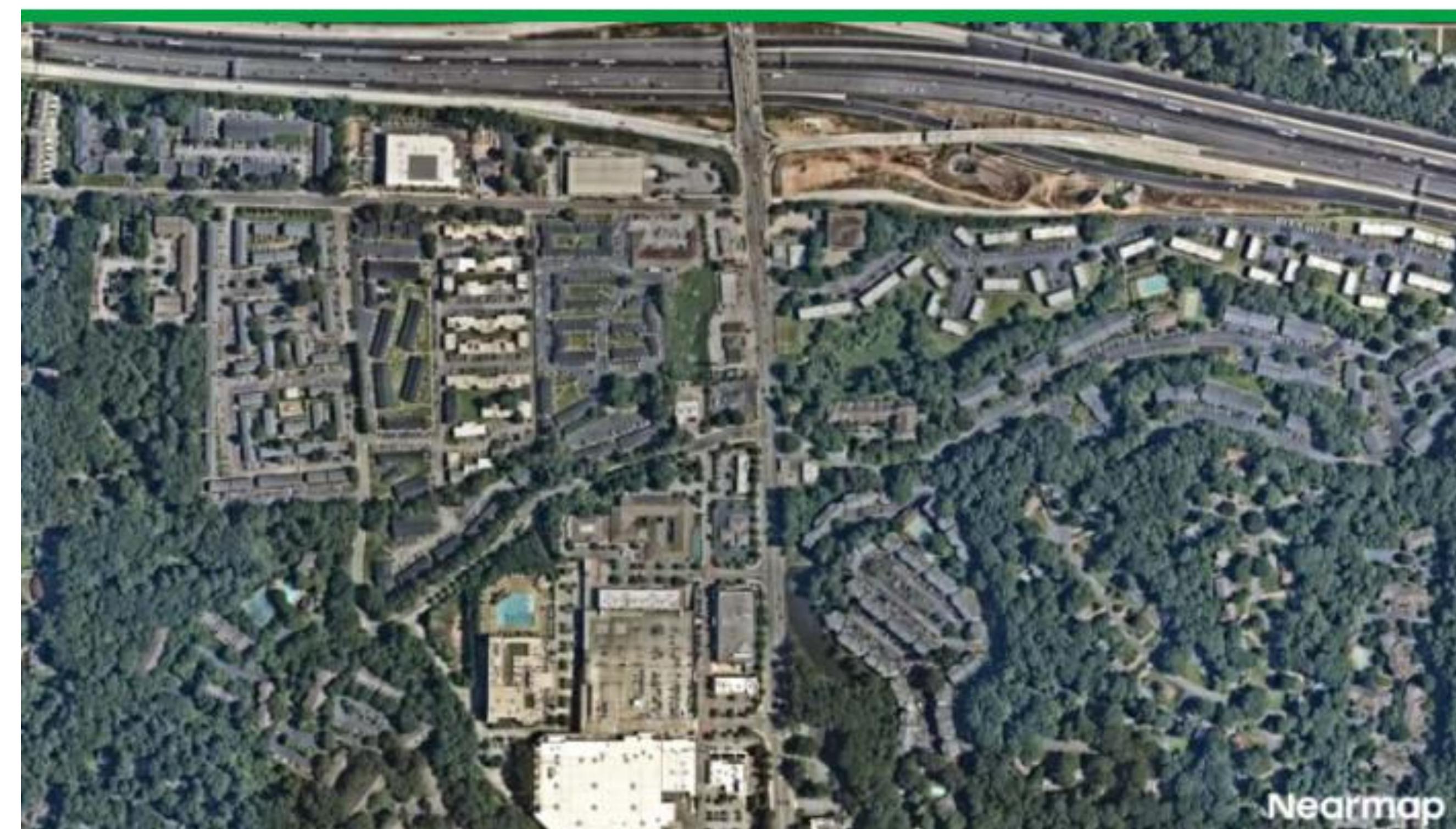
Crossroads SAP Published



Esri Blog | Infrastructure | July 11, 2024

A New Urban Vision for Atlanta's Most Popular Suburb

By Keith Cooke





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A New Urban Vision for Atlanta's Most Popular Suburb



This article was originally published on [Esri's blog](#) and is republished with permission.

Planning Outreach – 2024 International Women's Day

Celebrated International Women's Day



- The EDI Committee hosted a panel discussion on March 8
- Panelists from around Georgia represented the public and private sectors
- Meeting was hybrid in-person and virtual via Zoom

Equity, Diversity, and Inclusion Committee led by Erin Thoresen





Planning Outreach – ARC Cultural Forum – Host

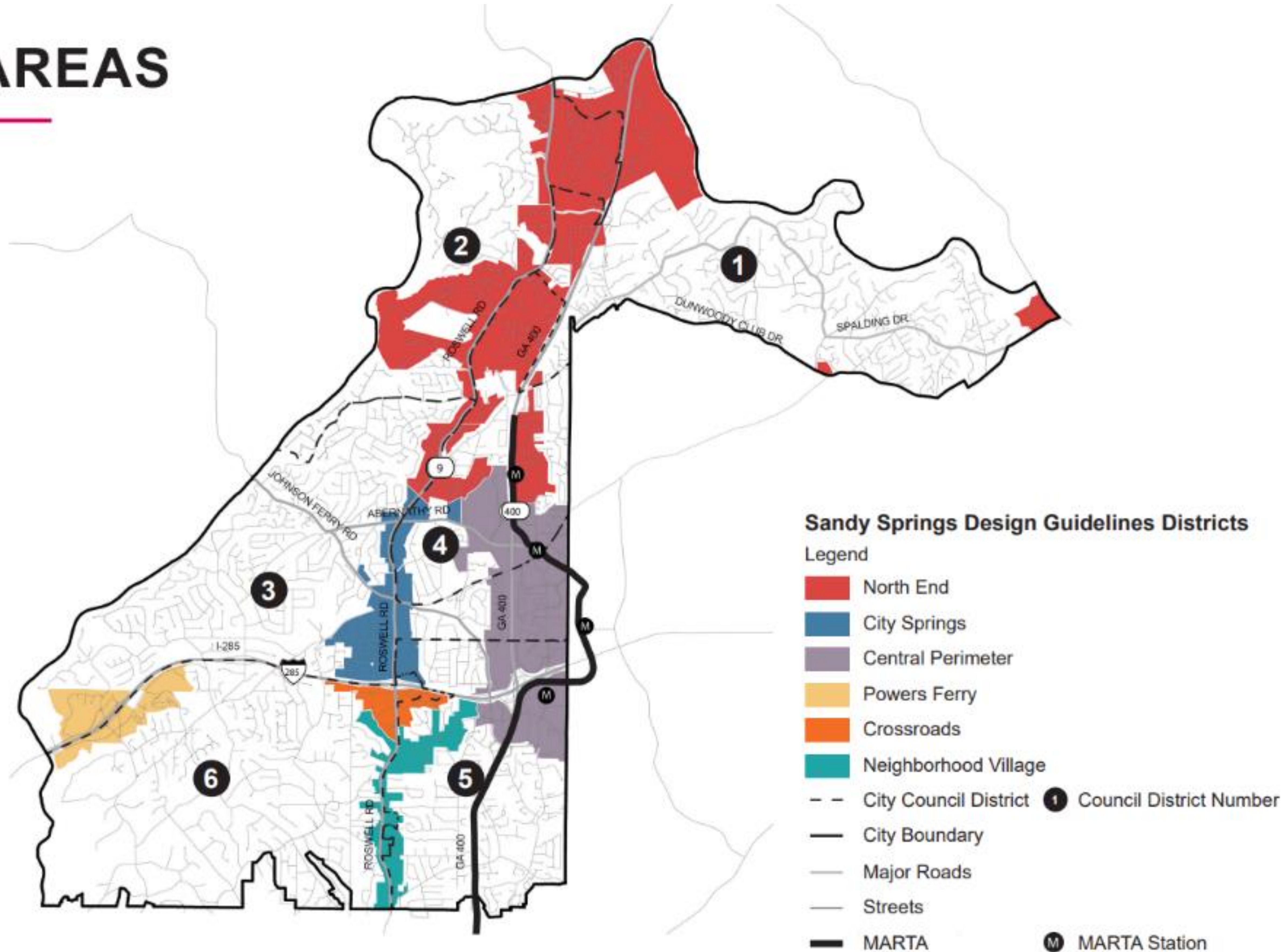
2024 Upcoming Projects

2025 Upcoming Projects and Activities

- **BOA cases (variances)**
- **PC cases (text amendments, rezonings, CUPs, CAMAs)**
- **MRPA certificates**
- **Capital Improvement Element (CIE) Annual Update**
- **CDBG Sidewalk Project – Roswell Road and Hope Road**
- **City-Wide Design Guidelines will continue this year**
- **Perimeter Small Area Plan was initiated**
- **Launch of the next Next Ten – Comprehensive Plan**

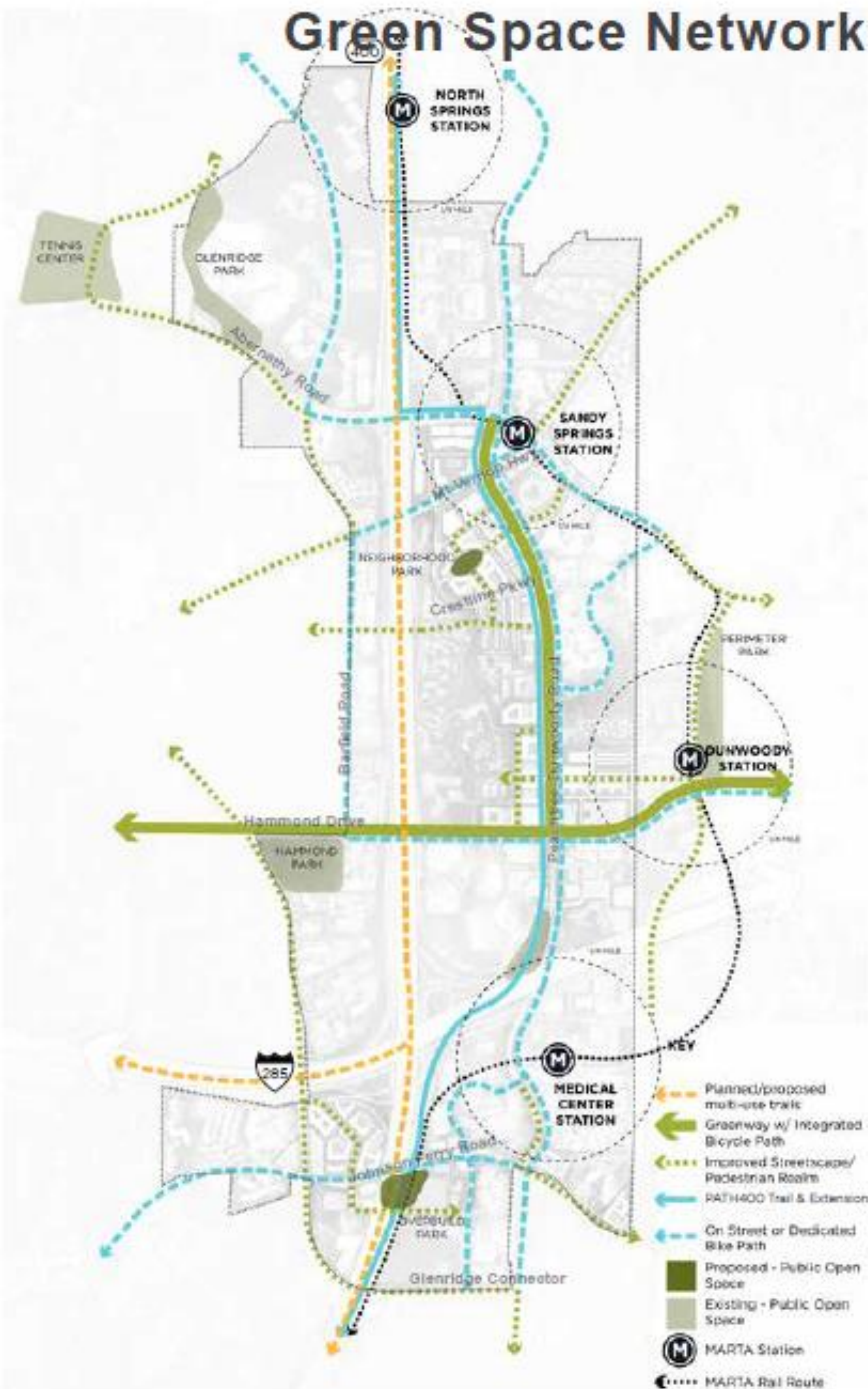
Design Guidelines

FOCUS AREAS



Perimeter Small Area Plan Update

BACKGROUND: PERIMETER SMALL AREA PLAN (2017)



Perimeter Small Area Plan Update

PLAN UPDATE : 2025

INTENT OF STUDY

1 Reimagine aging / underutilized office spaces and explore conversions to residential and mixed-use

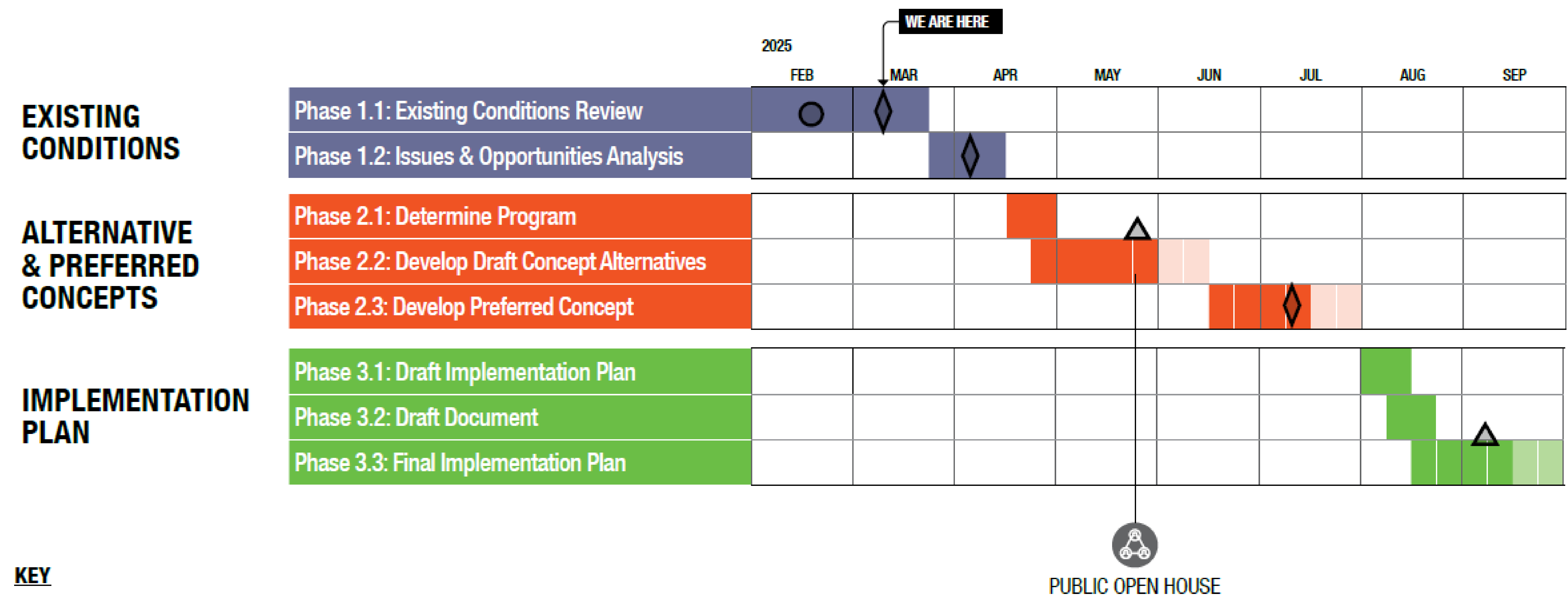
3 Understand and reduce barriers to redevelopment considering new code/ rezoning of the Perimeter area

2 Explore feasibility for mixed use suited for future economy based market demand

4 Bring back the “cool factor” to the area

Perimeter Small Area Plan Update

SCHEDULE



The Next 10 Major Update

Fall 2025 – Spring 2027



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GEORGIA

Economic Development in Sandy Springs: What's on the Horizon



SANDY SPRINGS
GEORGIA

Overview

Utilizing the recommendations of the 2020 Strategic Economic Development Plan and considering current developments “in the queue”, staff analyzed past data and current market conditions to set goals for 2025 in two key areas:

- **Real Estate development**
- **Business promotion, retention, and recruitment**

5 Real Estate Goals for 2025

1. Citywide Design Guidelines
2. Perimeter Small Area Plan
3. Further redevelopment initiatives within the City Springs District
4. Identify ways the Development Authority can be most effective in fostering quality development in the City
5. Work as a liaison between the City and developers to move new projects forward in 2025 that are currently under discussion

5 Business Goals for 2025

1. Enhance and accelerate business outreach and marketing
2. Form a business education and mentoring program
3. Seek more engagement between city leadership and large employers
4. Analyze and enhance the City's current incentive programs, where appropriate
5. Achieve another major corporate relocation in 2025

SEDP Recommended Redevelopment Sites: What is Really happening?



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2020 SEDP: Real Estate Development Recommendations

The 2020 Strategic Economic Development Plan identified 7 districts with potential for new development, infill development, and redevelopment:

City Springs District
Northridge District
North Springs MARTA
Medical District
Perimeter District
Powers Ferry Road
Roswell Road South

City Springs District

- Possible sites noted for future development within the SEDP included:
 - Centre Court
 - The Balconies
 - Infill development at City Walk
 - Hammond/Parkside
 - Parcels on Cliftwood
- Redevelopment Projects in the queue include:

135 Cliftwood Drive - The Gregory
318 Sandy Springs Circle – The Vio
5920 Roswell Road (Parkside) – Multiuse

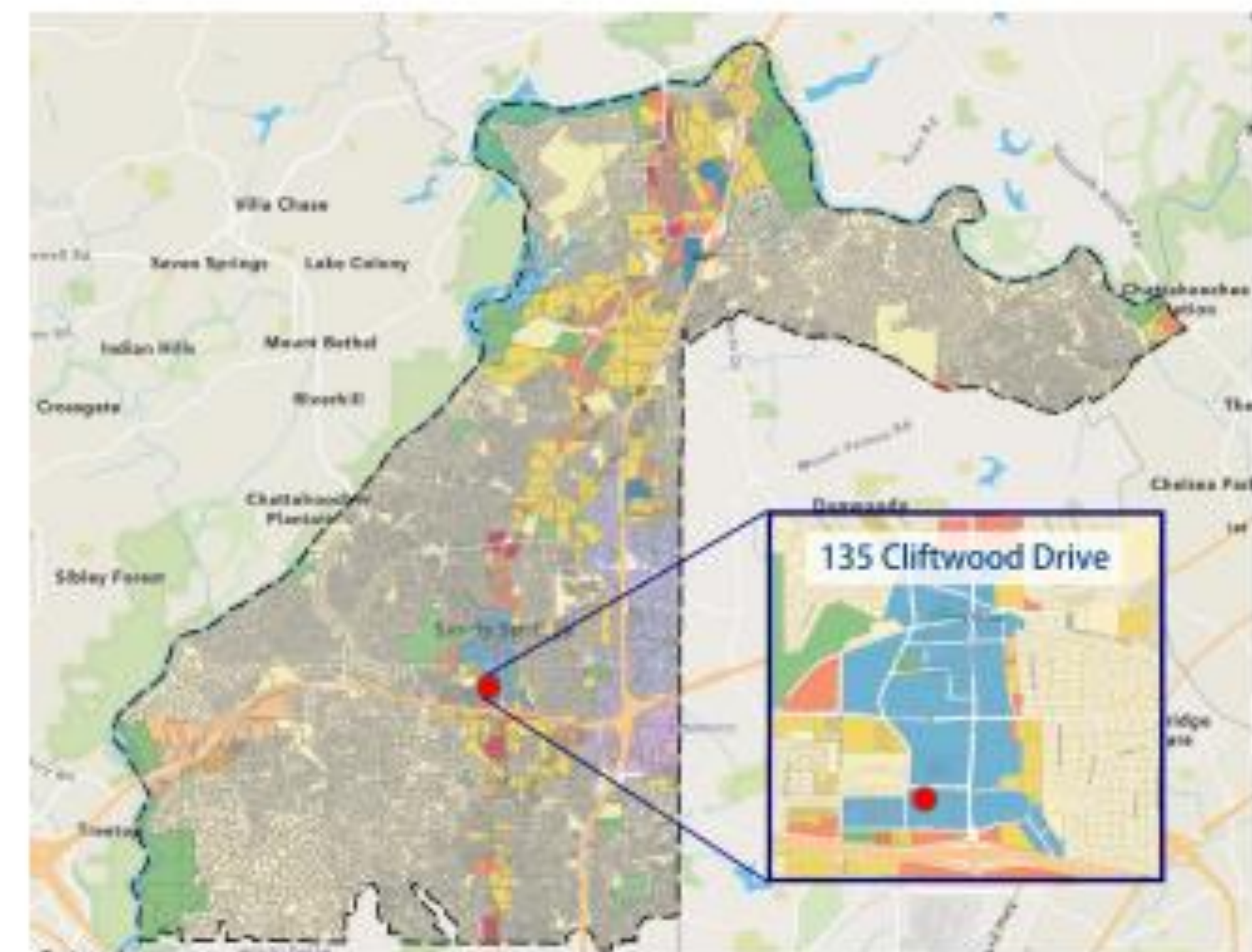
Near Permitting
Under Construction
Concept

Single Unit	Multi-Unit	Condo	Office	Retail
5	190	77	63,500	47,000



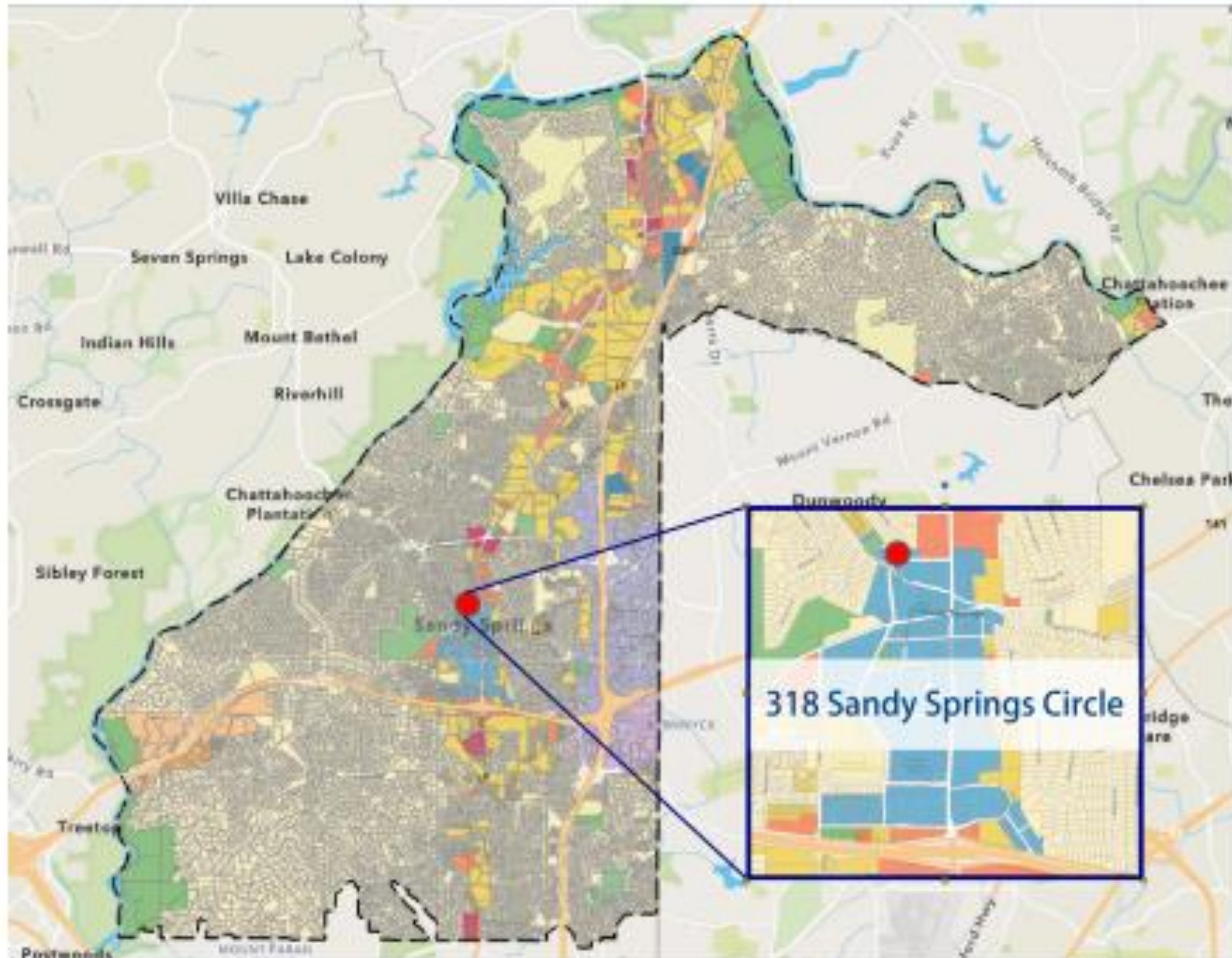
135 Cliftwood

- 36 condominiums
- Moving forward with permitting, likely 2025



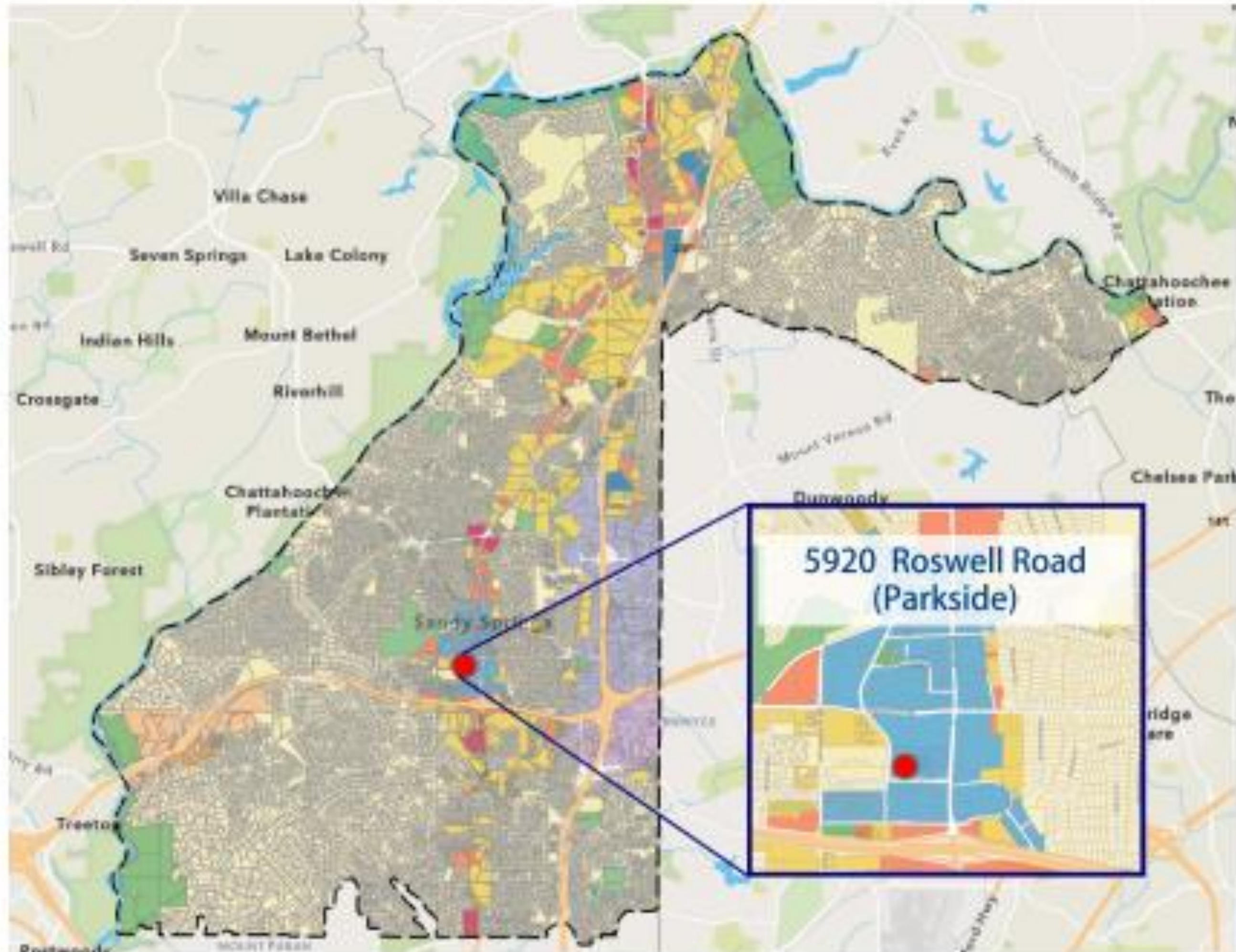
318 Sandy Springs Circle (The Vio)

- Under construction
- 18 luxury condo units



5920 Roswell Road (Parkside)

- Property rezoned in 2021
- Developer considering modifications to original site plan



Roswell Road Central

Redevelopment projects in the queue include:

- 5/3 Bank
- 6400-6410 Roswell Road (potential condos)
- Peach State Academy (Steak and Shake site)
- U.S. Foods Chef'Store

Northridge District

- Possible sites noted for future development within the SEDP included:
 - Surface parking fields for the Northridge office buildings offer room for structured parking to free developable land
 - Warehousing along Dunwoody Place - under contract
- Redevelopment Projects in the queue include:

9300 Roberts Drive – Condominiums

In Permitting

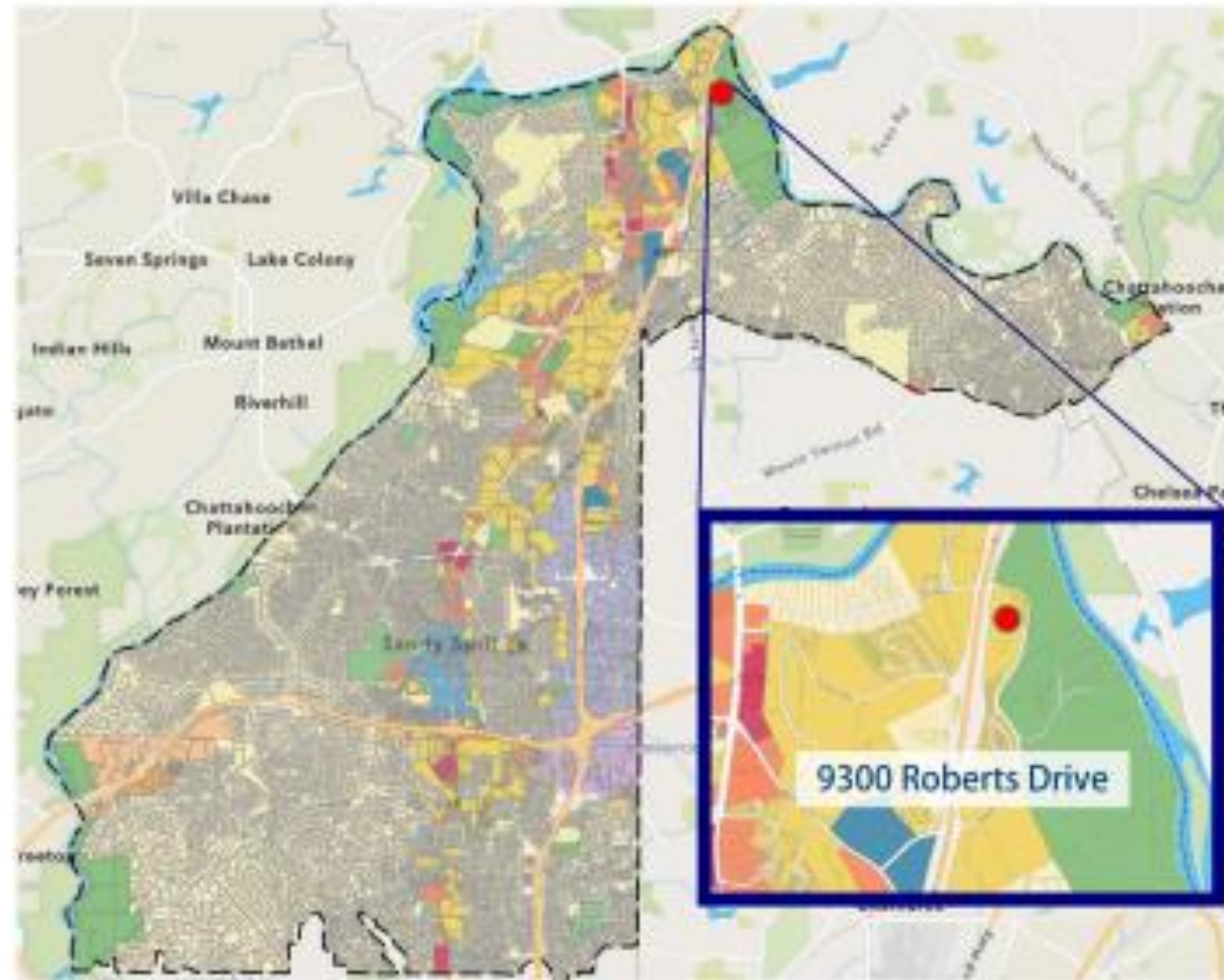
7300 Roswell Road – Wayfern Community

Under Construction

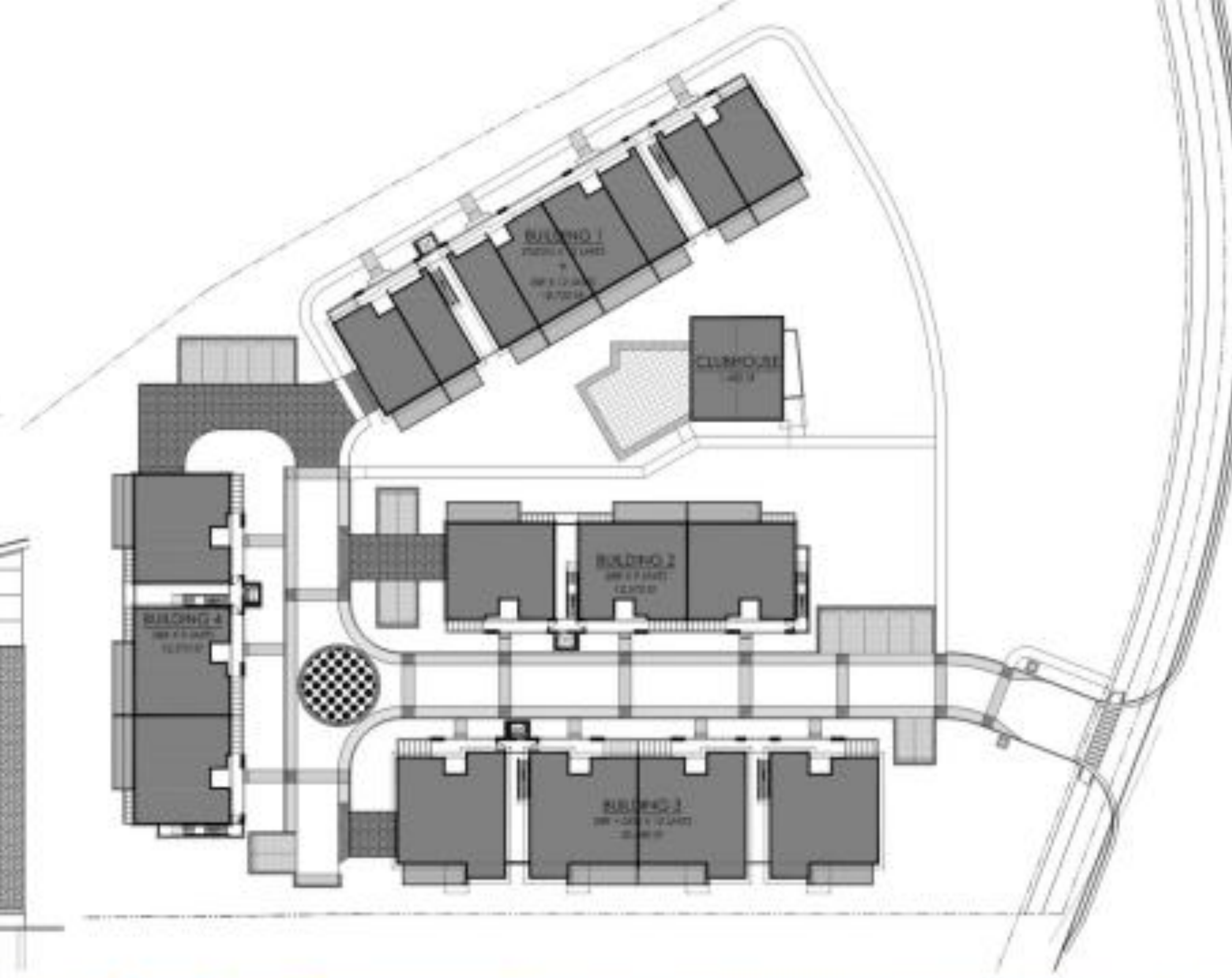
Single Unit	Multi-Unit	Condo	Retail
10	273	56	3,500

9300 Roberts Drive

- Permitted – No construction
- 56 Condominiums

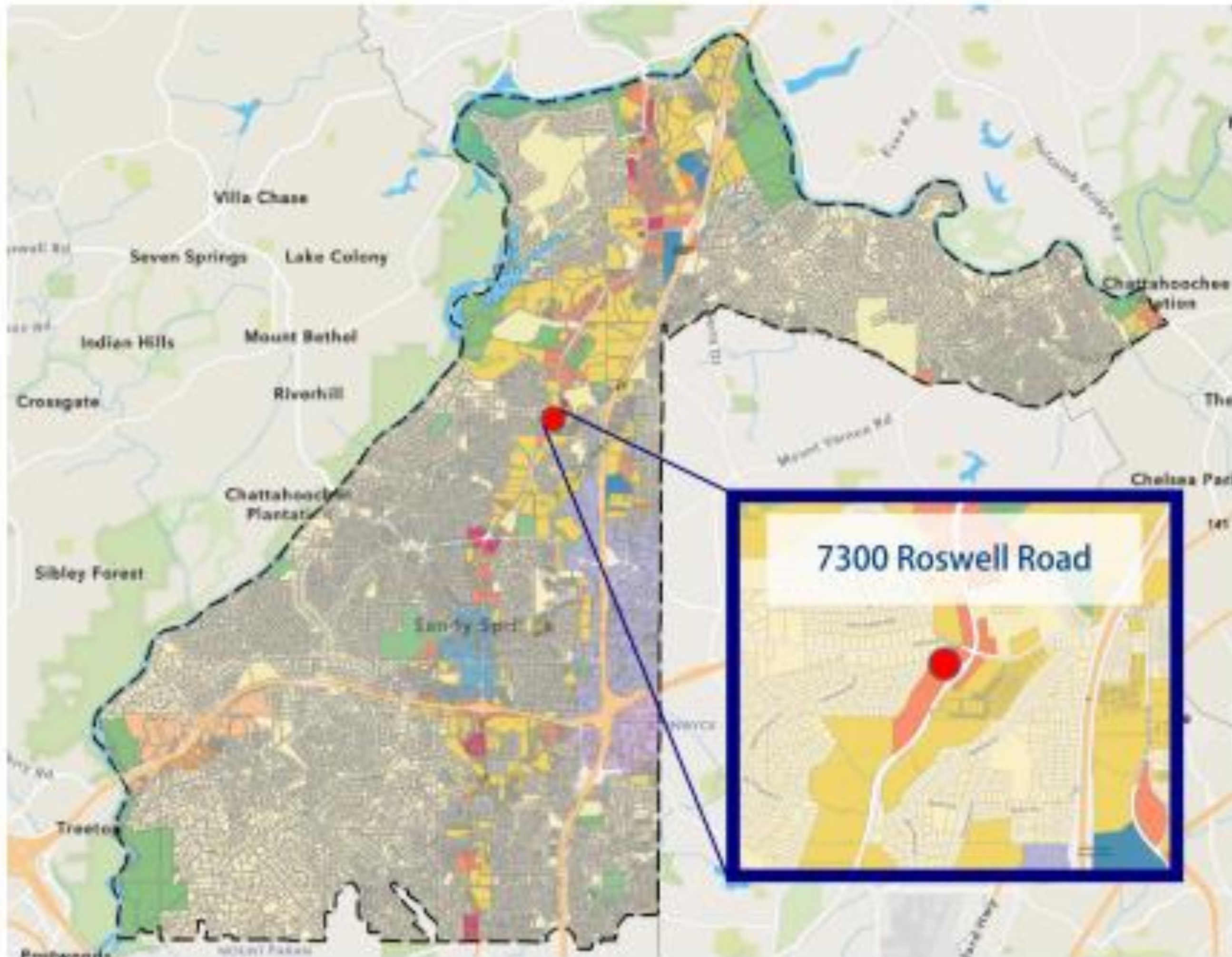


FRONT ELEVATIONS - FRONT
1/8" = 1'-0"



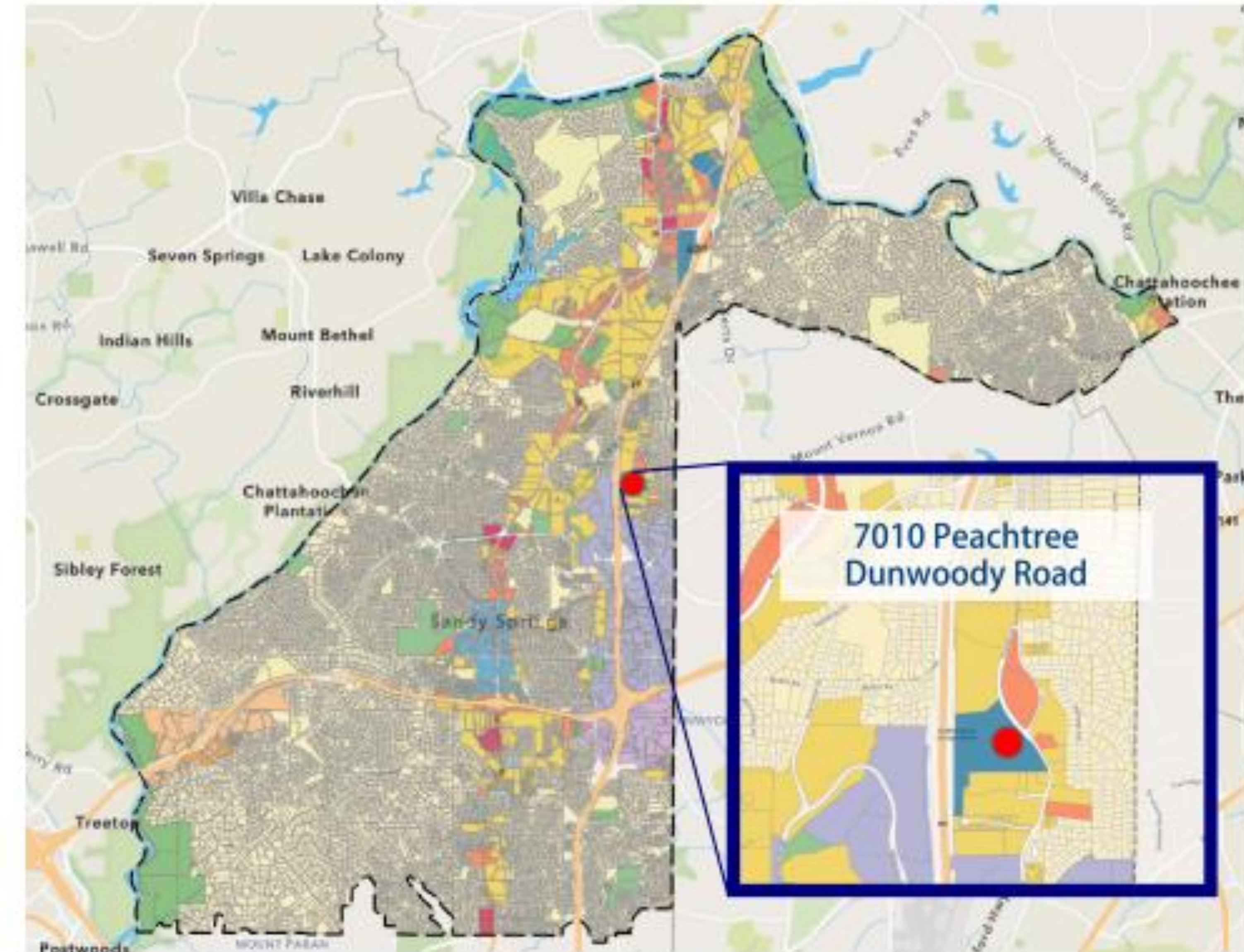
7300 Roswell Road – Wayfern

- 273 Multi-Unit
- 10 Single Unit
- Street Grid
- Live Work



North Springs MARTA

- Possible sites noted for future development within the SEDP included:
 - Park and ride MARTA station east of SR-400
 - Opportunity for a transit-oriented development with housing, office, and retail space
 - Redevelopment of Lake Ridge office condominiums
- The MARTA Corridor and Transit Oriented Development Study provides recommendations for the Peachtree Dunwoody corridor and potential future development of the site



Medical Center

- Possible sites noted for future development within the SEDP included:
 - Medical Center has an undeveloped parcel
 - The Pavilion at Lake Hearn has potential for mixed use infill development
 - The Medical Quarters has potential for infill development or redevelopment
- Redevelopment Projects in the queue include:

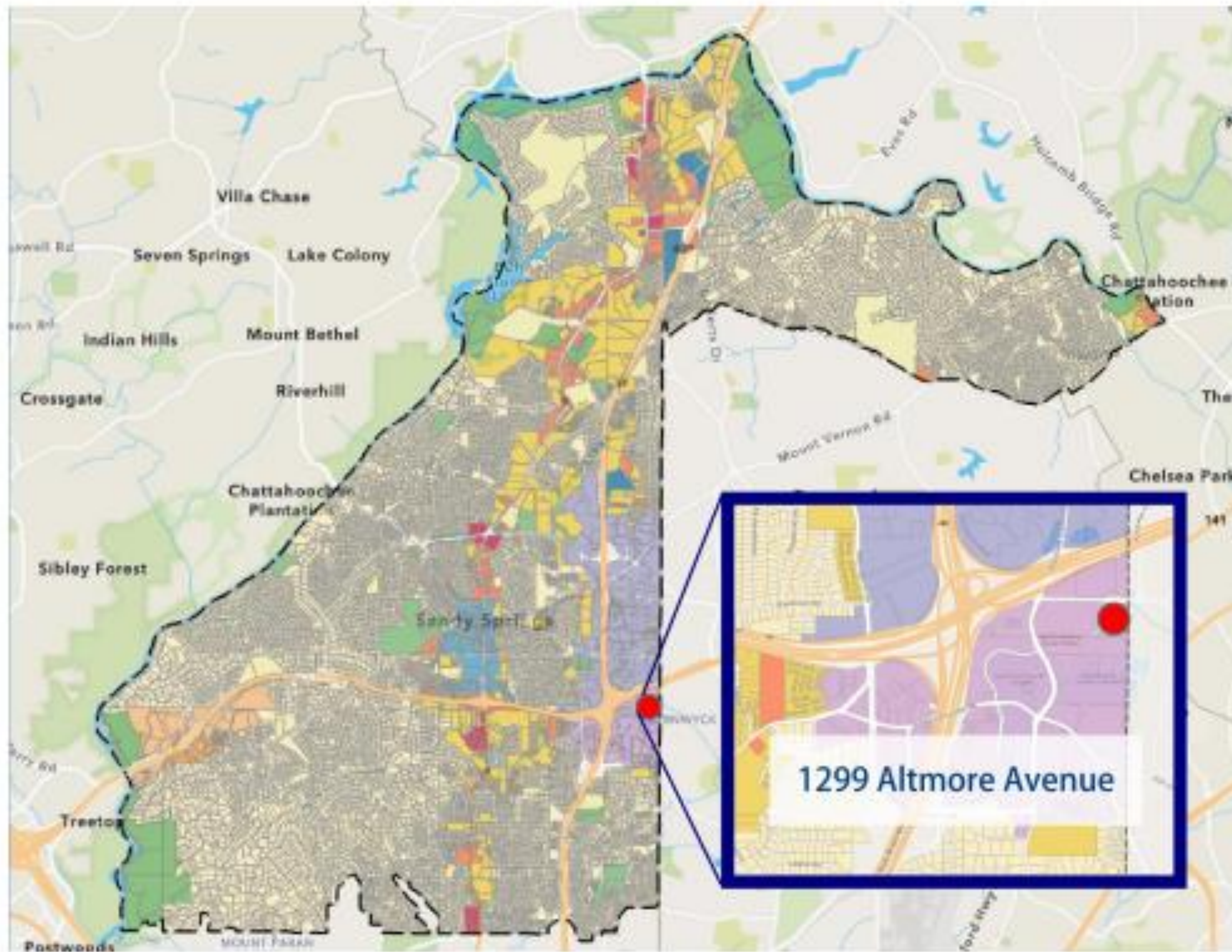
1299 Altmore Avenue – Lake Hearn Multi-Unit

Partially Permitted

Single Unit	Multi-Unit	Condo	Office	Retail
0	341	0	0	0

1299 Altmore Avenue – Lake Hearn Residential

- 341 Multi-Unit
- Abundant Amenity Space
- Medical Center MARTA/Lake Hearn



Recommended Sites – Perimeter District

- Possible sites noted for future development within the SEDP included:
 - Cox site – undeveloped land
 - 2 large parcels located on the southeast quadrant of the Abernathy Road and GA 400 intersection – possible development opportunity with the entrance to the Sandy Springs MARTA station
 - Potential for infill or redevelopment
 - Embassy Row office park
 - Retail parcel across Peachtree Dunwoody Road for Eleven Seventeen Perimeter Center West
 - Eleven Seventeen Perimeter Center West – centrally located parcel in the Perimeter District commercial node with potential for redevelopment
 - Retail parcel across Peachtree Dunwoody Road from Eleven Seventeen Perimeter Center West has potential for infill development.

Perimeter District

- Redevelopment Projects in the queue include:

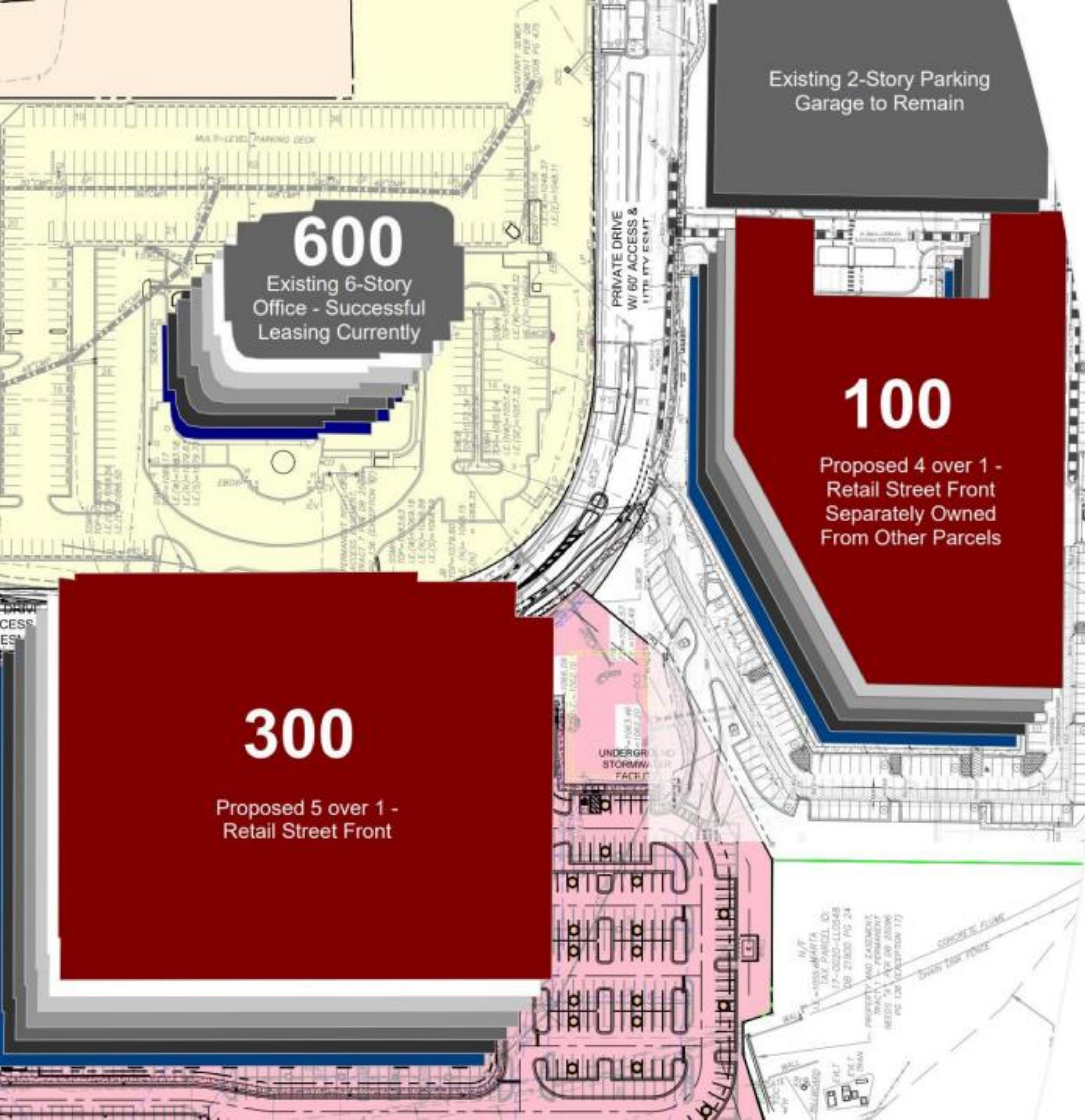
1034 Hammond Drive – Multi-Unit	Approaching Permitting
6600 Peachtree Dunwoody Road – Embassy Row 100 and 300	Both in Permitting
6909 Peachtree Dunwoody Road – Solana (Assisted Living)	In Permitting
6669 Peachtree Dunwoody Road – Townhouse Development	In Permitting

Single Unit	Multi-Unit	Condo	Age – Res	Office	Retail
0	1,070	0	100	0	0

1034 Hammond Drive

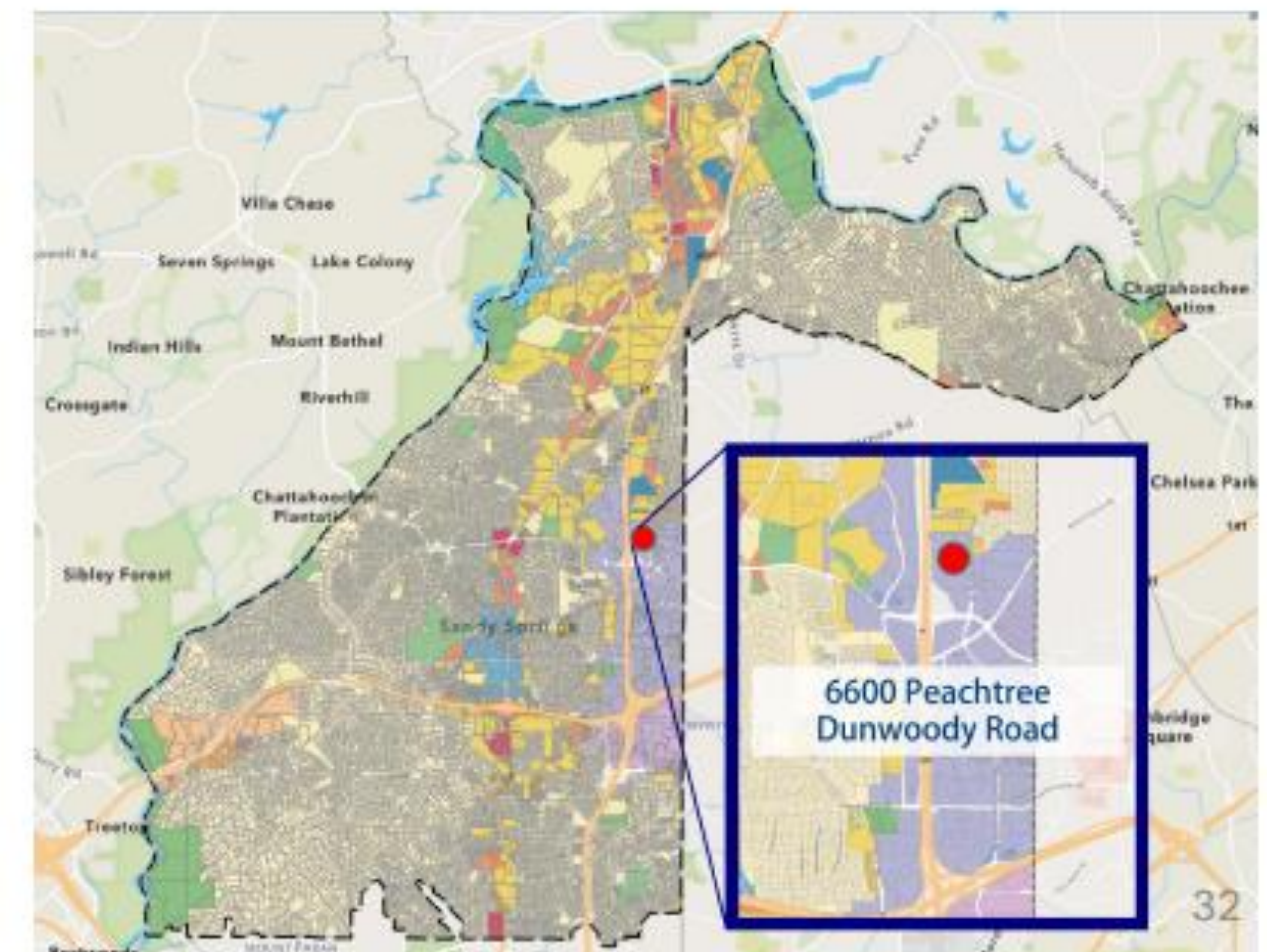
- 367 Multi-Unit
- Retail and Restaurant Space
- Permitting anticipated in Q1 or Q2 of 2025





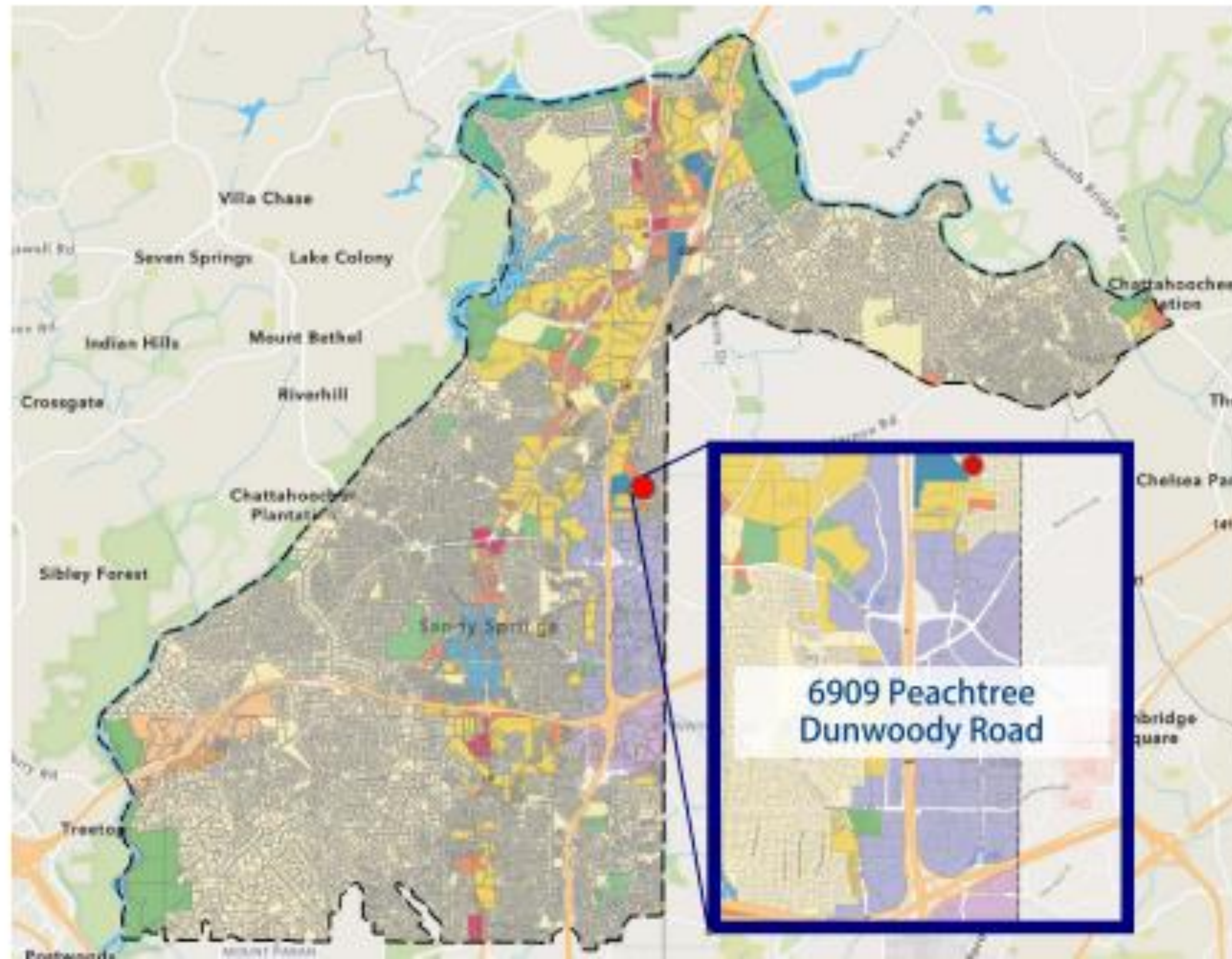
6600 Peachtree Dunwoody Road – Embassy Row

- 100 Embassy Row (Separate owner from remainder of site) - 341 Multi-Unit
- 300 Embassy Row - 362 Multi-Unit
- Both will offer some commercial and amenity space



6909 Peachtree Dunwoody Road – Solana (Assisted Living Facility)

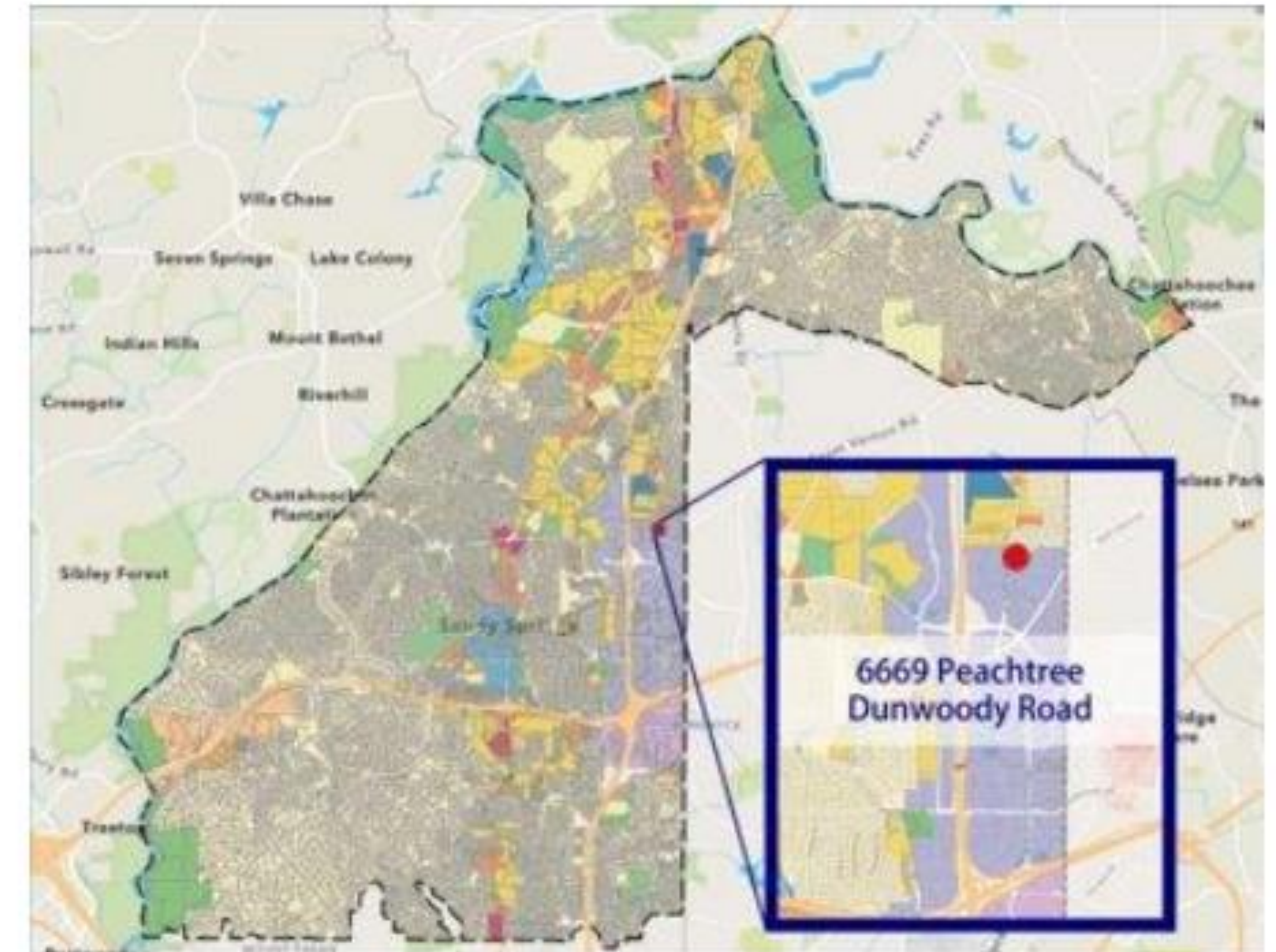
- 100 full-spectrum, assisted living
- In Permitting
- Anticipated to finish permitting 2025



6669 Peachtree Dunwoody Road



- In permitting
- 18 townhouses
- Shared Court
- First segment of new east/west street



Powers Ferry Area

- The SEDP noted two potential sites for infill development
 - Voya Financial site
 - River Edge Parkway
- Preliminary discussions are underway regarding two sites in the Powers Ferry Road

Roswell Road South

- The SEDP noted the potential for vertically integrated mixed-use development at both The Prado and Fountain Oaks
- Some smaller projects are currently underway or in discussion with the planning team, including:
 - Mystic Townhomes
 - Puppy Haven
 - Windsor Eye Care

Redevelopment Summary

Single Unit	Multi-Unit	Condo	Age - Res	Office (sq ft)	Retail (sq ft)
43	1,874	131	100	63,500	50,500

Current Development exists in 5/7 Key Districts

Discussion

MARTA Transit Oriented Development

March 14, 2025

Michael Rafshoon

mrafshoon@itsmarta.com



Spoke Apartment @ Edgewood/ Candler Park Station



MARTA TOD Program

What is Transit Oriented Development (TOD)?

Vibrant, pedestrian-oriented development that's genuinely integrated with transit.

What is TOD at MARTA?

- ✓ Development that benefits transit and transit that benefits from development
- ✓ Development on MARTA owned land and air rights



Uptown Atlanta by Lindbergh Center Station

TOD STRATEGIC GOALS

MARTA's role in TOD

- ✓ Sponsor/ “Joint Development”
- ✓ Stakeholder
- ✓ Advocate

Goals:

- ✓ Generate ridership
- ✓ Promote sustainable & affordable growth
- ✓ Provide ROI



*One Atlantic Station circa 1987: MARTA's first TOD
(disposition via ground lease executed 1983)*

TOD PRINCIPLES AND GUIDELINES

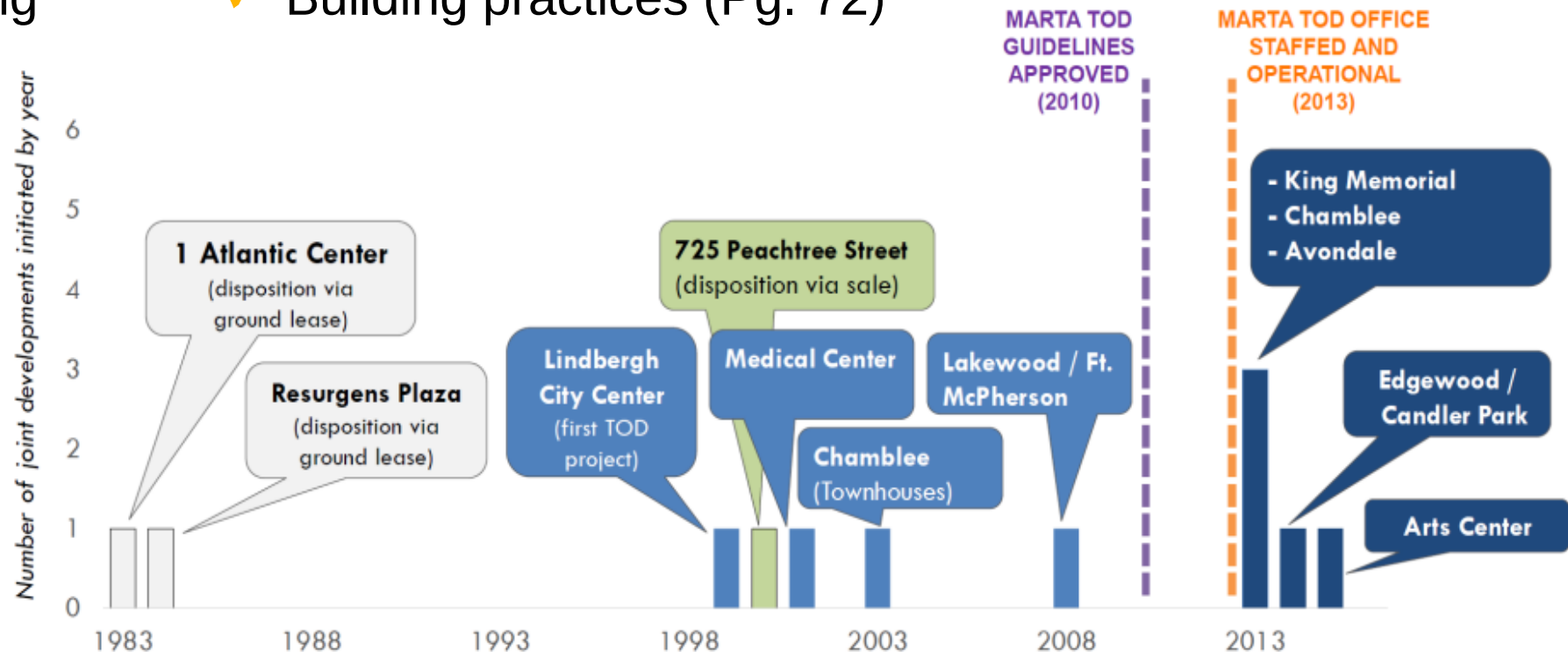
Principles

- ✓ Compact/ dense station areas
- ✓ Mix of land uses
- ✓ A great public realm
- ✓ New approach to parking

Guidelines

- ✓ Access to stations (Pg. 54) – multimodal access
- ✓ Parking (Pg. 98-99)
- ✓ Affordable housing (Pg. 48) – 20% affordability goal
- ✓ Building practices (Pg. 72)

MART 2010 TOD Guidelines





Completed TOD



EDGEWOOD-CANDLER PARK STATION

Phase I: 2017

- ✓ 202 Market rate units
- ✓ 22 affordable units

Phase II: 2020

- ✓ 8K SF Commercial space
- ✓ 21K SF Cultural space

Phase III: 2022

- ✓ 155 Market rate units
- ✓ 53 Affordable units

- 6.3 Acre site
- \$95M Development Cost
- \$418K in property taxes paid 2023





AVONDALE STATION

Phase I: 2018

- ✓ 92 Units Affordable Senior Housing Units

Phase II: 2020

- ✓ 378 Market rate units
- ✓ 41.5K Commercial & retail space

- 7 Acre Site
- \$116M Development Cost
- \$2.3M in property taxes paid 2023
- Additional TOD potential of 5 acres





CHAMBLEE STATION

Phase I: 2018

- ✓ 70K SF Office space
- ✓ 10K SF Commercial & retail space

- 2 Acre Site
- \$25M Development cost
- \$80K in property taxes paid 2023
- Additional TOD potential constrained due to Airport Runway Protection Zone



BROOKHAVEN CITY HALL UNDER CONSTRUCTION



- \$78M investment
- Complete Summer 2025



SANDY SPRINGS TOD MASTER PLAN

NORTH SPRING STATION

- ✓ End of line “collector” station
- ✓ 2,300 space parking garage
- ✓ 2,208 entries/ 2,177 exits avg. daily
- ✓ 15/38 highest ridership station



STATION SITE CONCEPT

*“New, walkable, mixed-use development on the **13 acres** of the undeveloped MARTA site, while respecting natural features like the **creek, mature trees**, and areas with steep topography, as well as the existing **transit operations** and proposed **Bus Rapid Transit** at North Springs Station.”*



STATION SITE CONCEPT EXAMPLES



The Aria: Multifamily in Sandy Springs



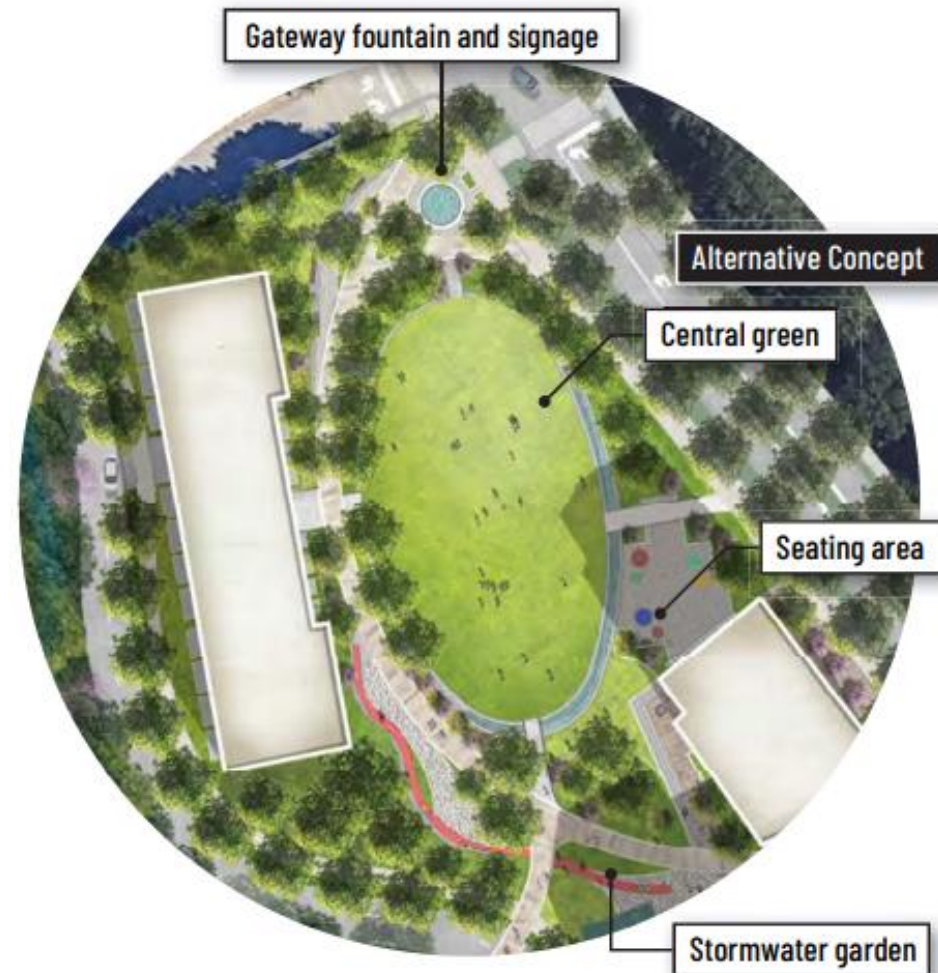
865: Apartments in Summerhill



Retail Adjacent to Lindbergh Center

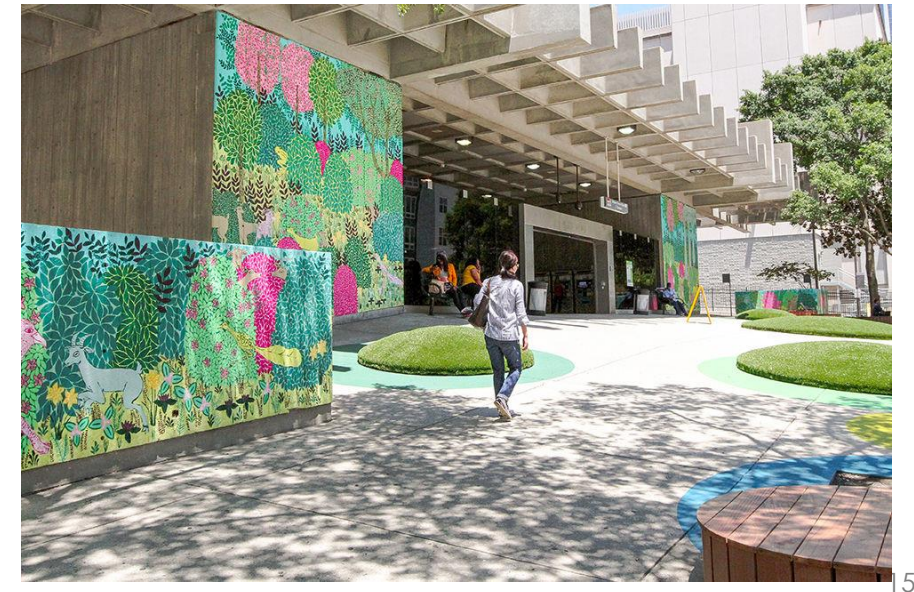


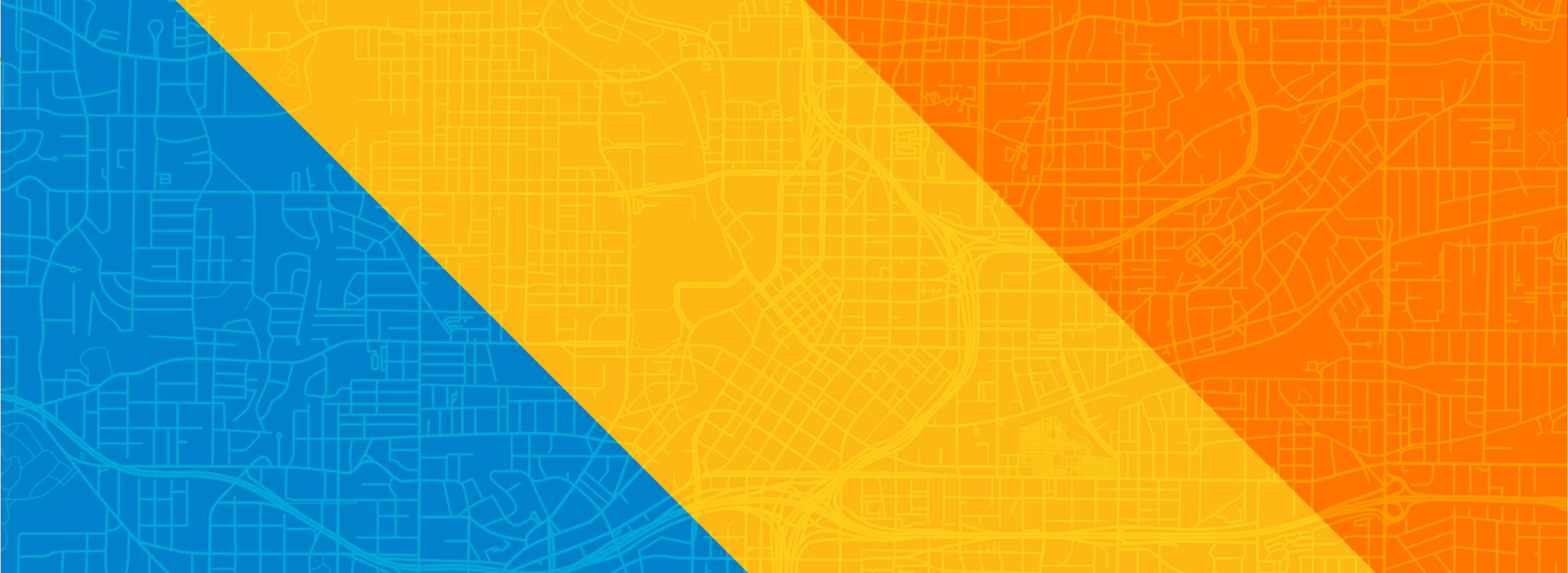
Peachtree Creek Greenway





MARTA PLACEMAKING





Thank You



GIS 3D Visualization for Development Scenarios

Bridget Lawlor, GIS Manager

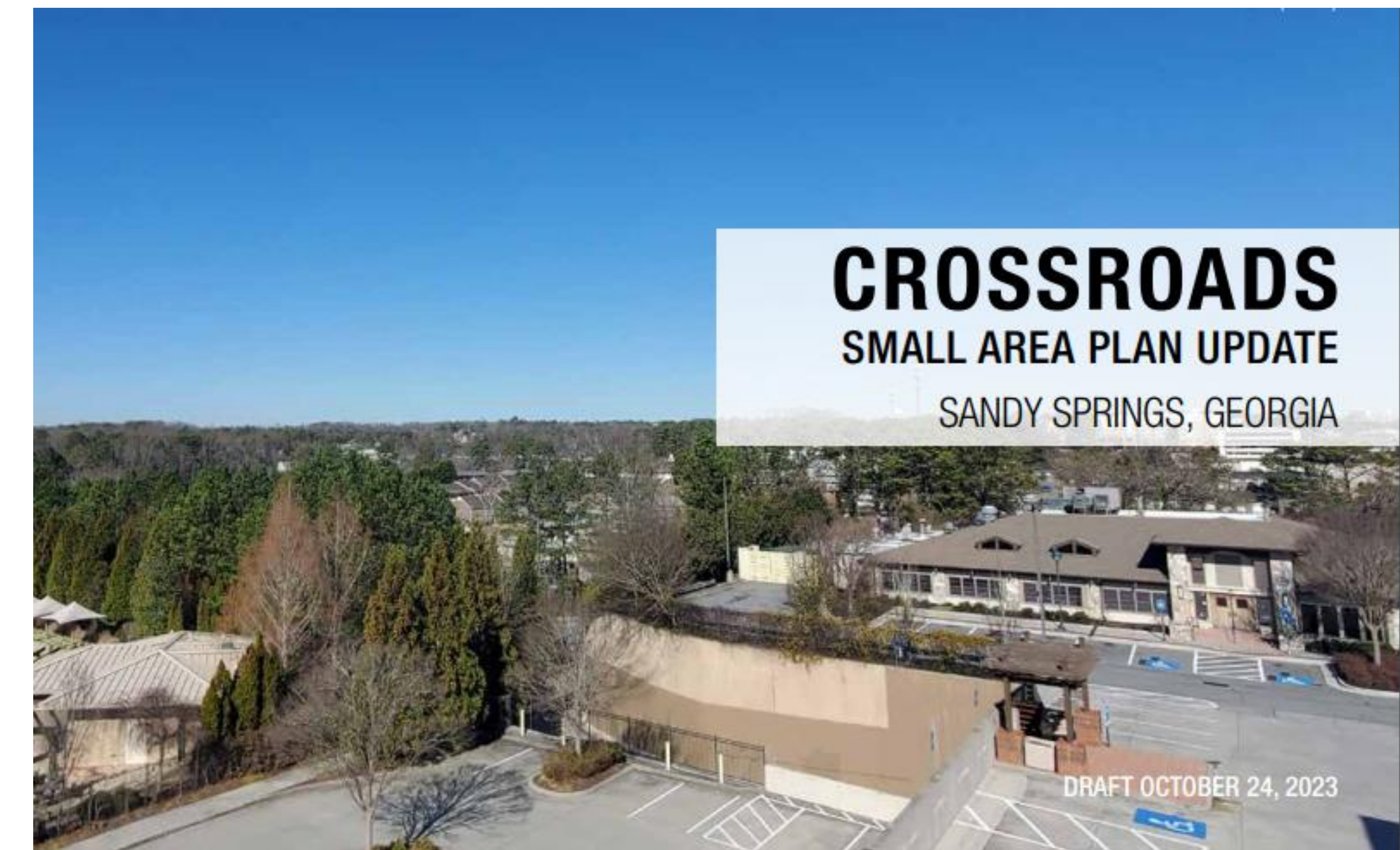
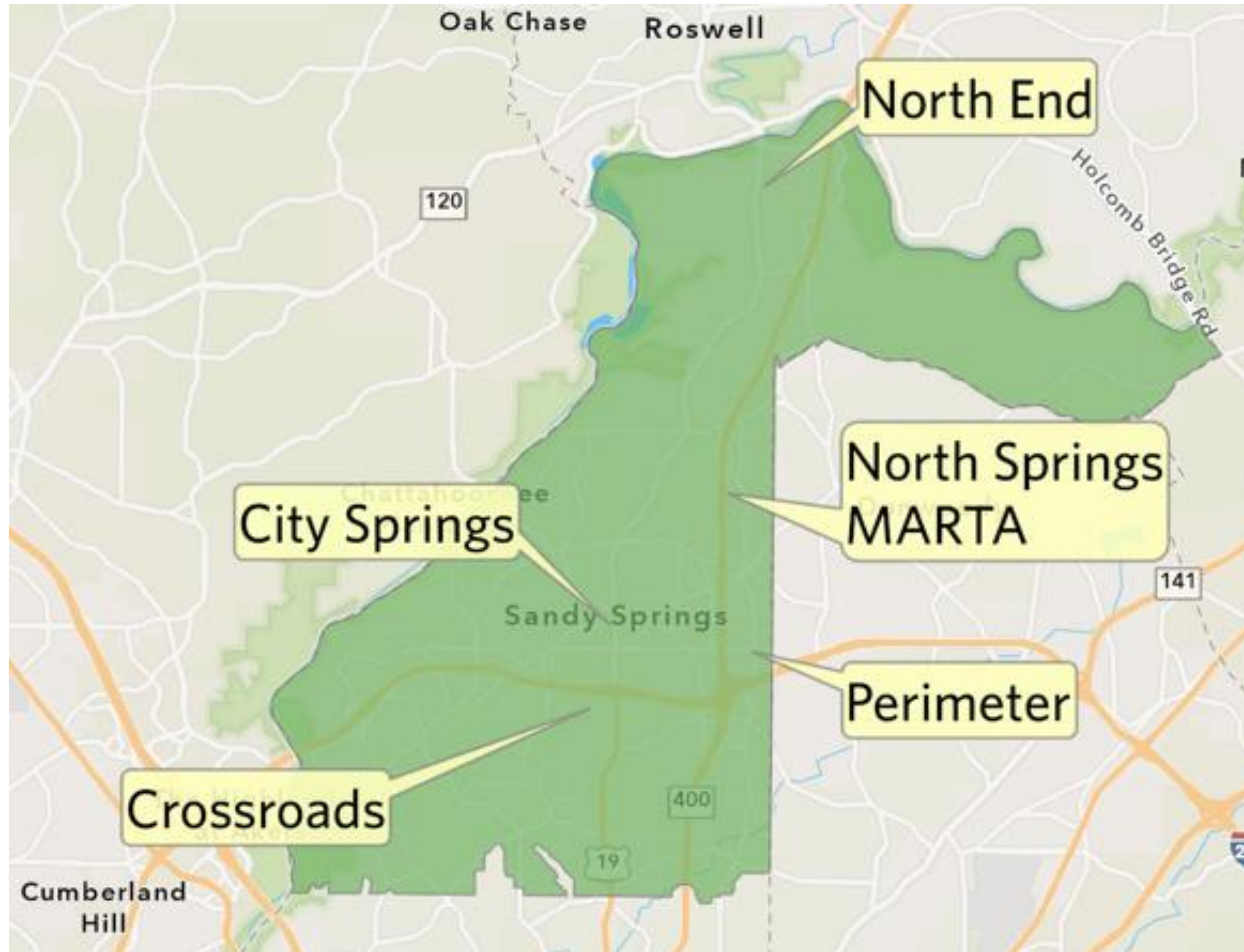
Tyler Lents, GIS Analyst

March 14, 2025



SANDY SPRINGS™
GEORGIA

Small Area Plans



COMMUNITY SUMMARY

Sandy Springs City, GA
Geography: Place

109,123	0.23%	2.15	73.4	36.9	\$104,378	\$643,672	\$200,200	16.9%	68.2%	14.9%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



9.8%

Services



6.7%

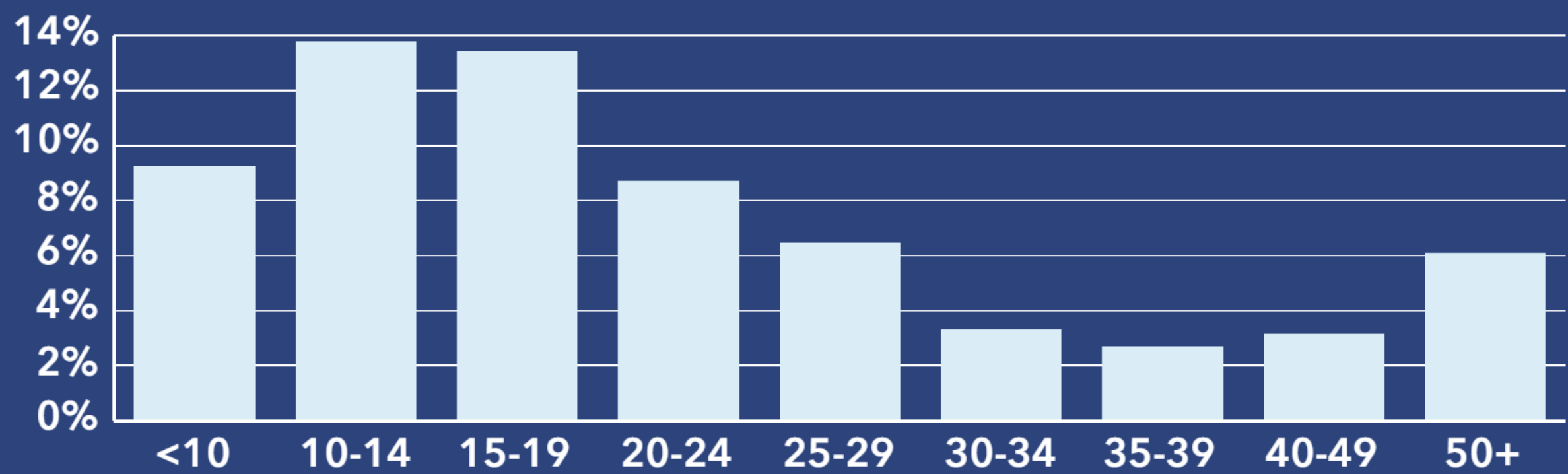
Blue Collar



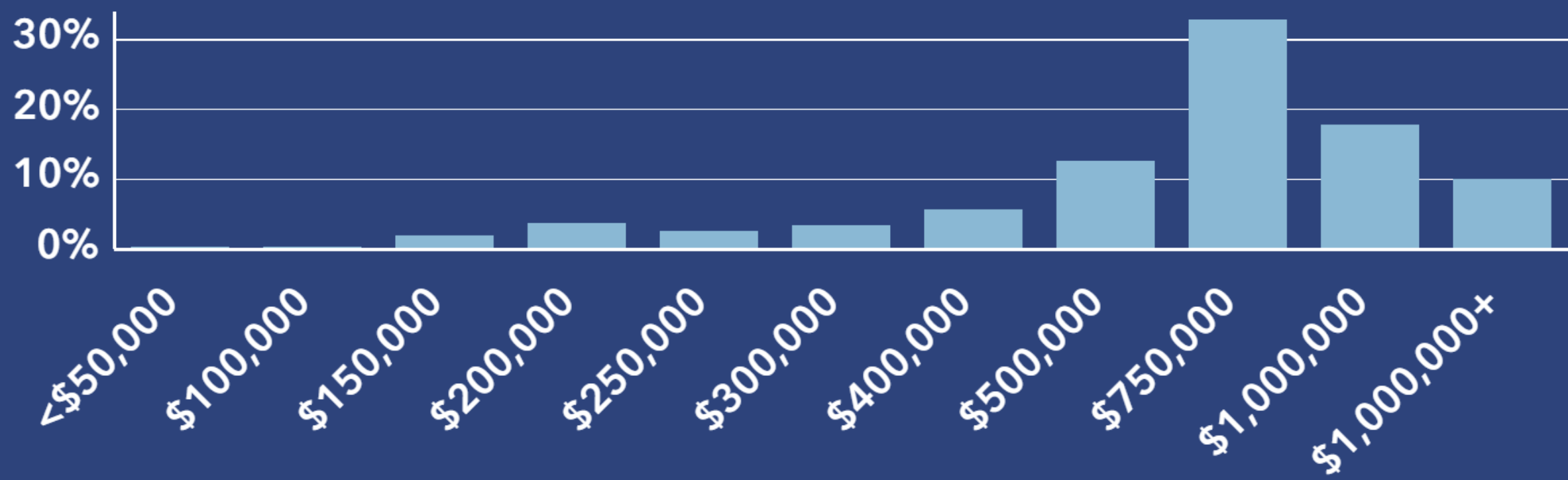
83.5%

White Collar

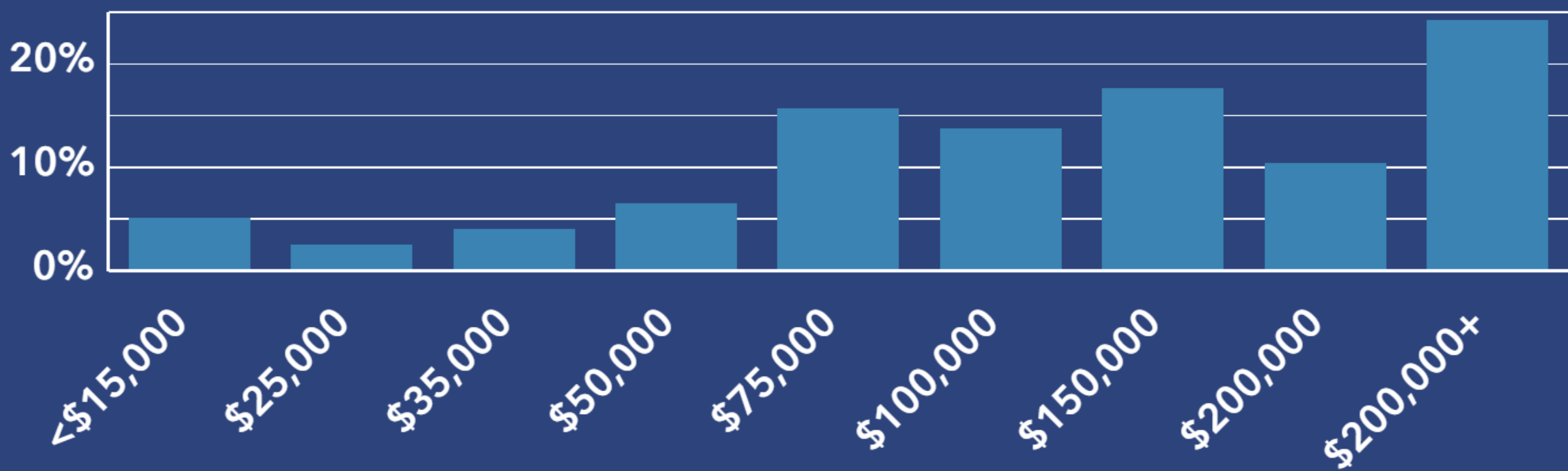
Mortgage as Percent of Salary



Home Value



Household Income

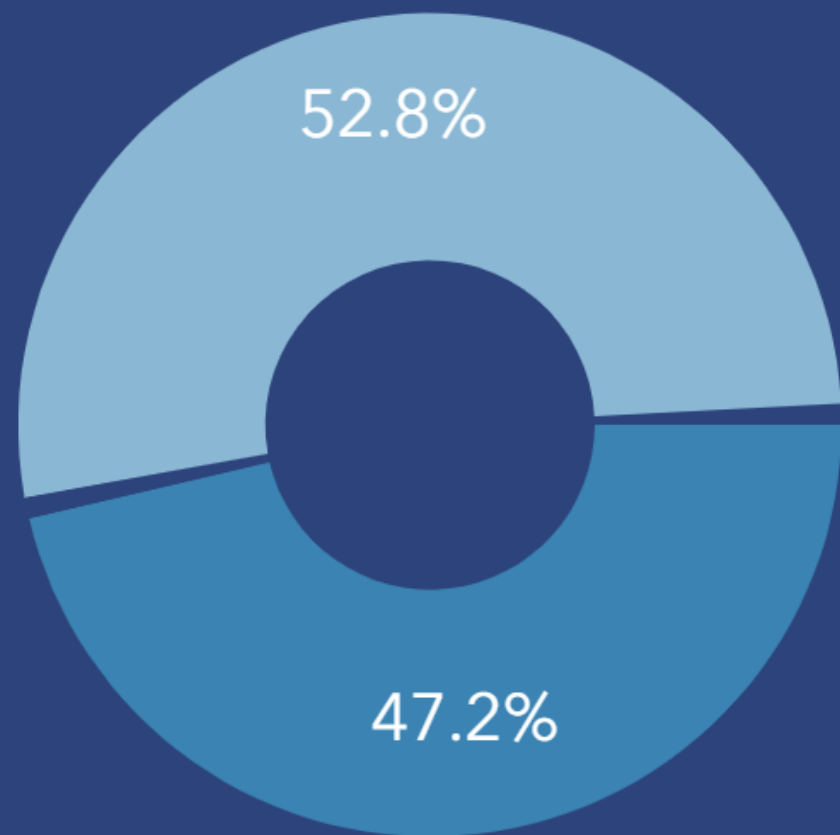


Age Profile: 5 Year Increments



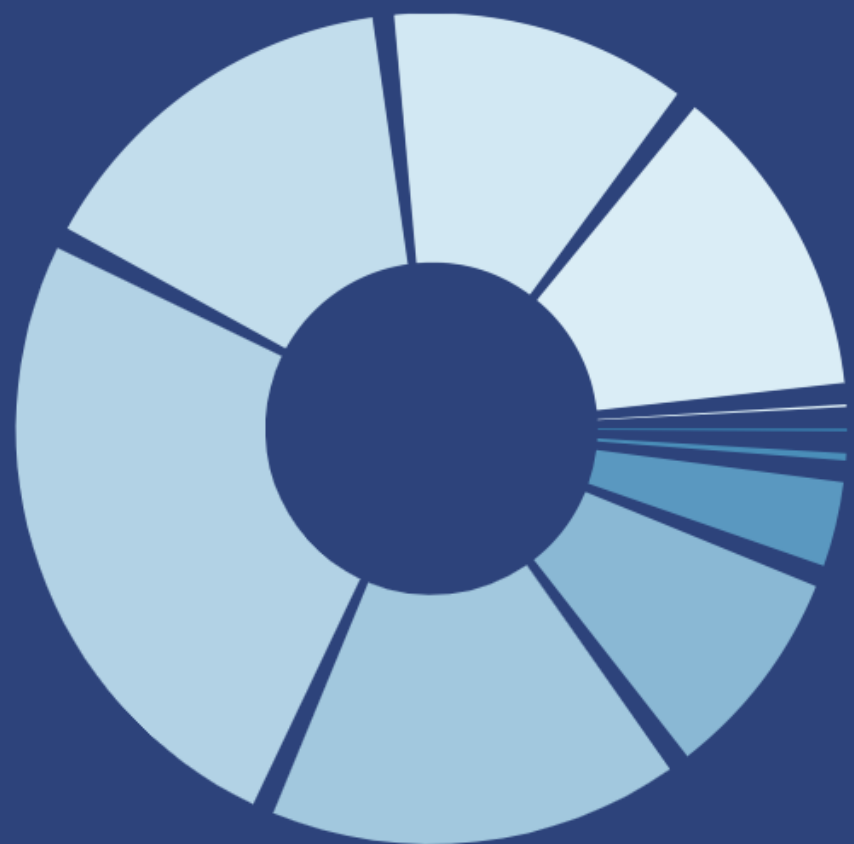
Dots show comparison to
to Fulton County

Home Ownership



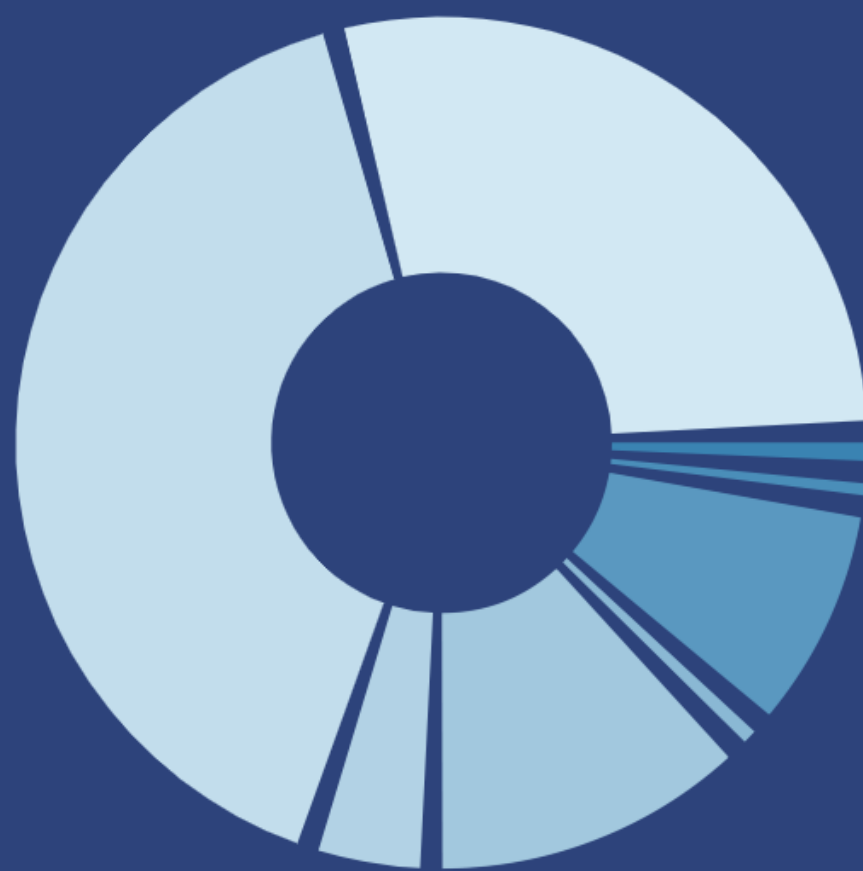
Own Rent

Housing: Year Built



<1939 1940-49 1950-59
1960-69 1970-79 1980-89
1990-99 2000-09 2010-19
≥ 2020

Educational Attainment



< 9th Grade HS Diploma Some College Bach Degree
No Diploma GED Assoc Degree Grad Degree

Commute Time: Minutes



< 5 5-9 10-14
15-19 20-24 25-29
30-34 35-39 40-44
45-59 60-89 90+



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

© 2024 Esri

COMMUNITY SUMMARY

Polygon
Area: 0.29 square miles

4,249	-0.77%	2.53	83.9	30.4	\$59,735	\$475,000	\$18,937	22.4%	73.1%	4.5%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



19.7%
Services

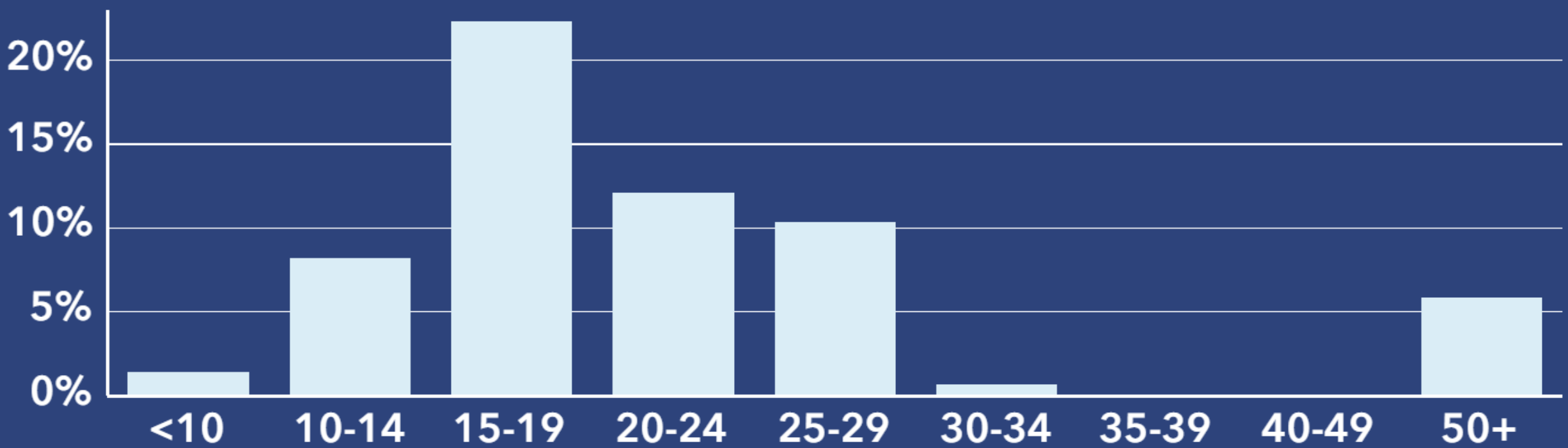


17.5%
Blue Collar



62.8%
White Collar

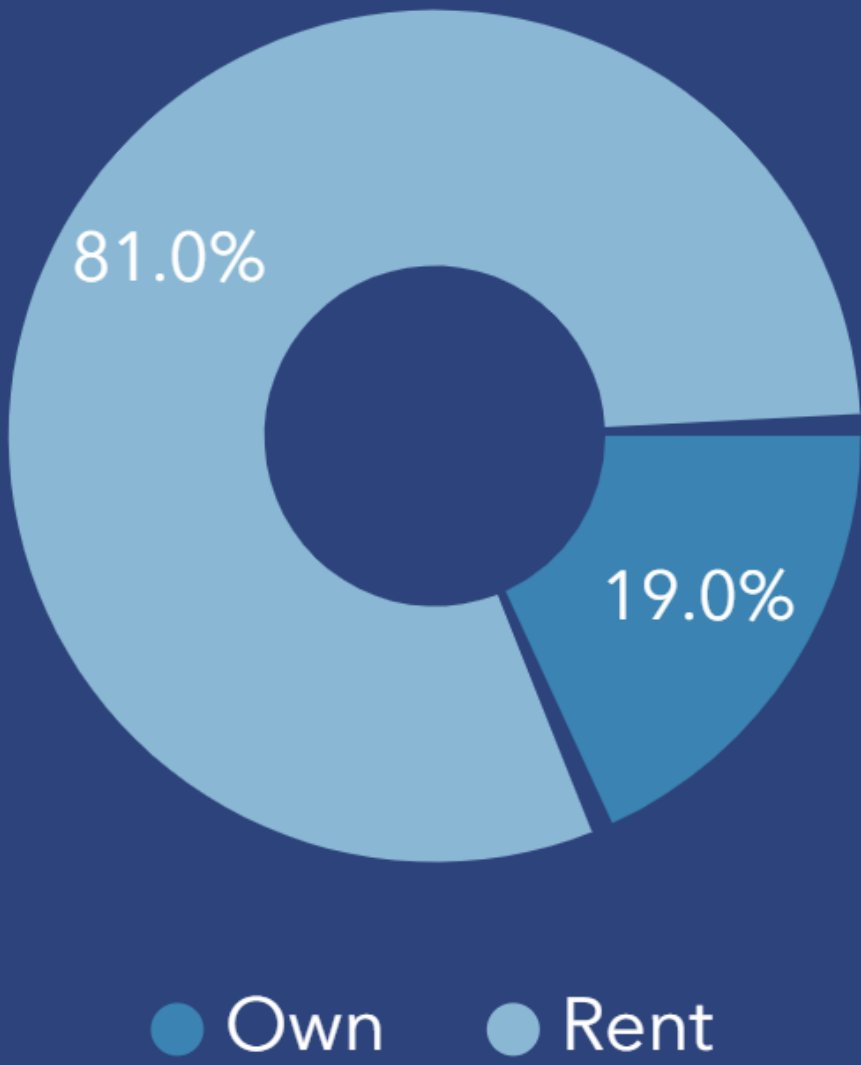
Mortgage as Percent of Salary



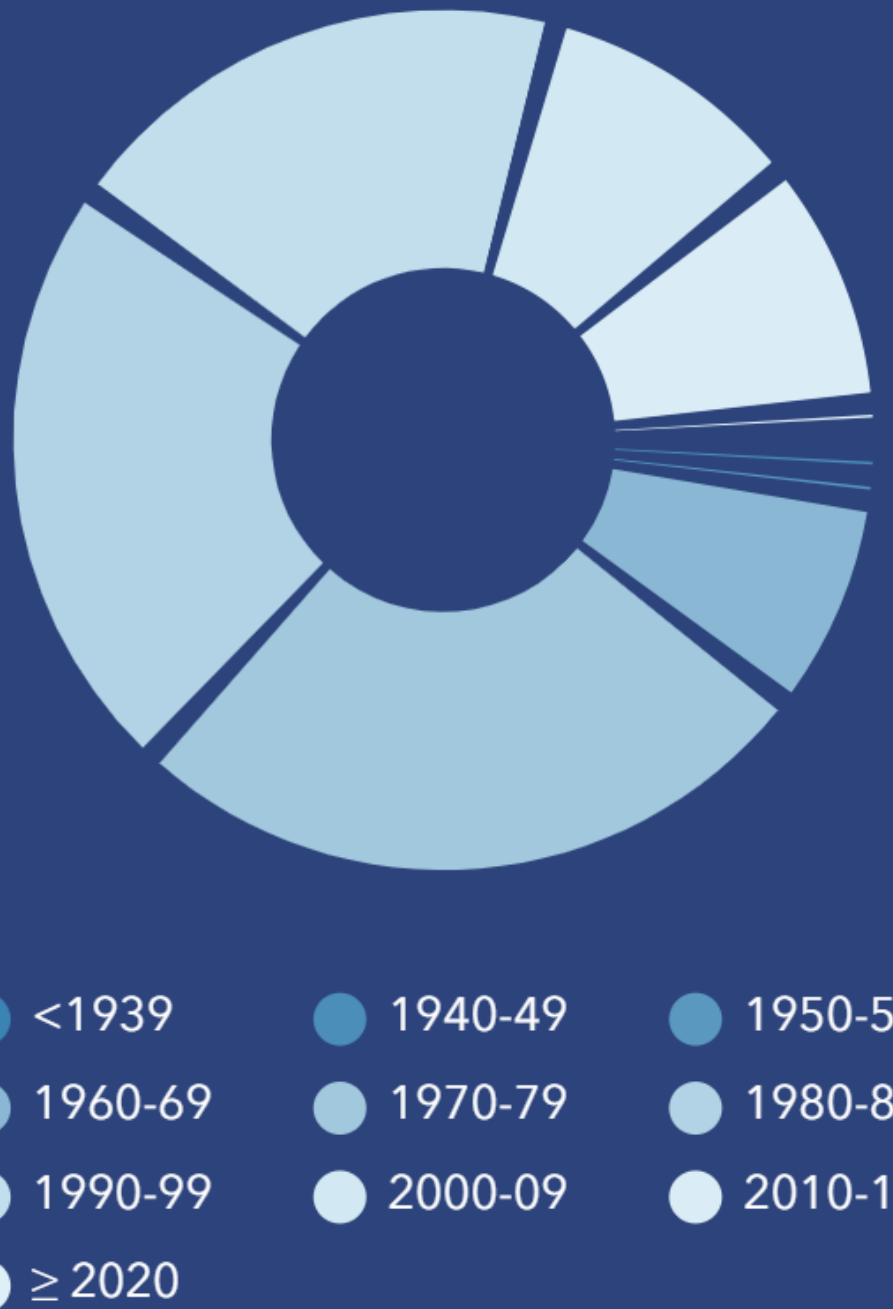
Age Profile: 5 Year Increments



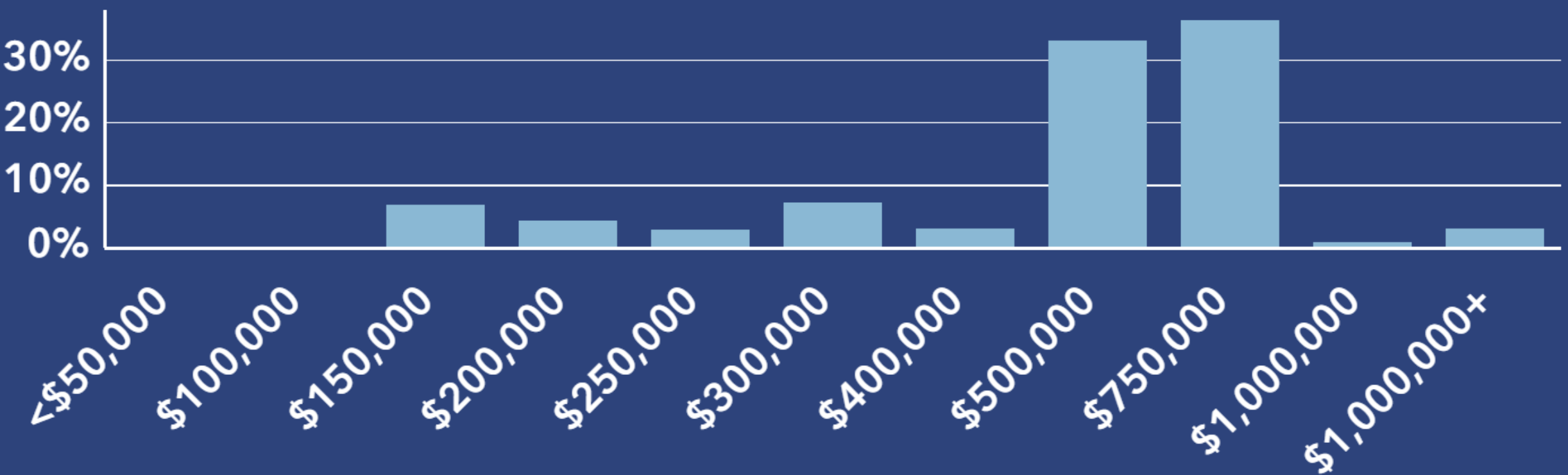
Home Ownership



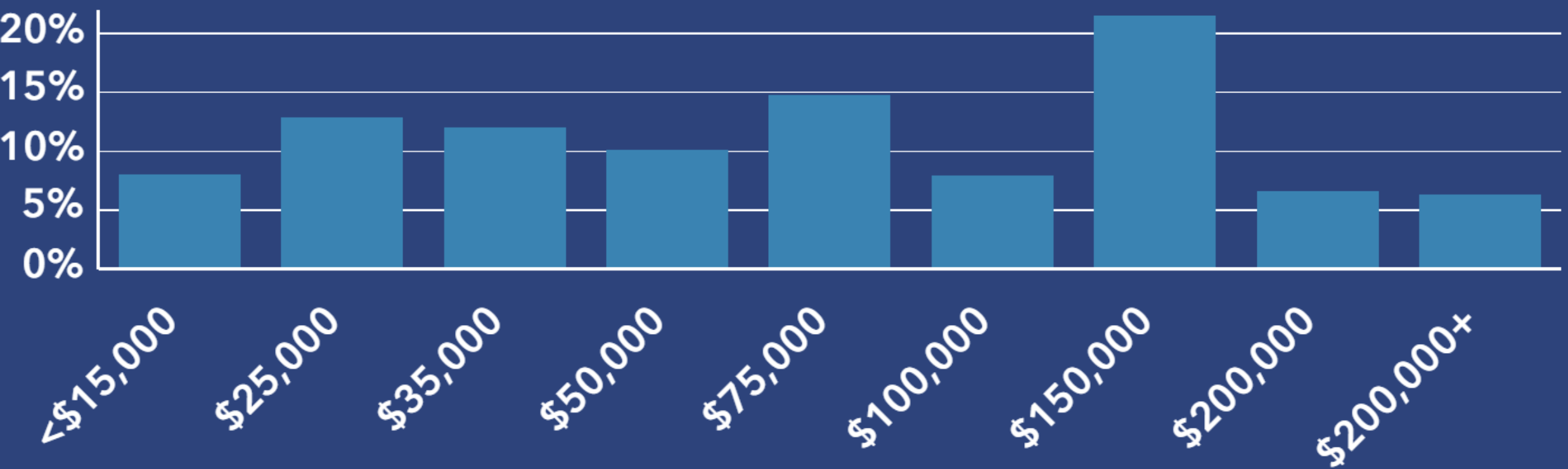
Housing: Year Built



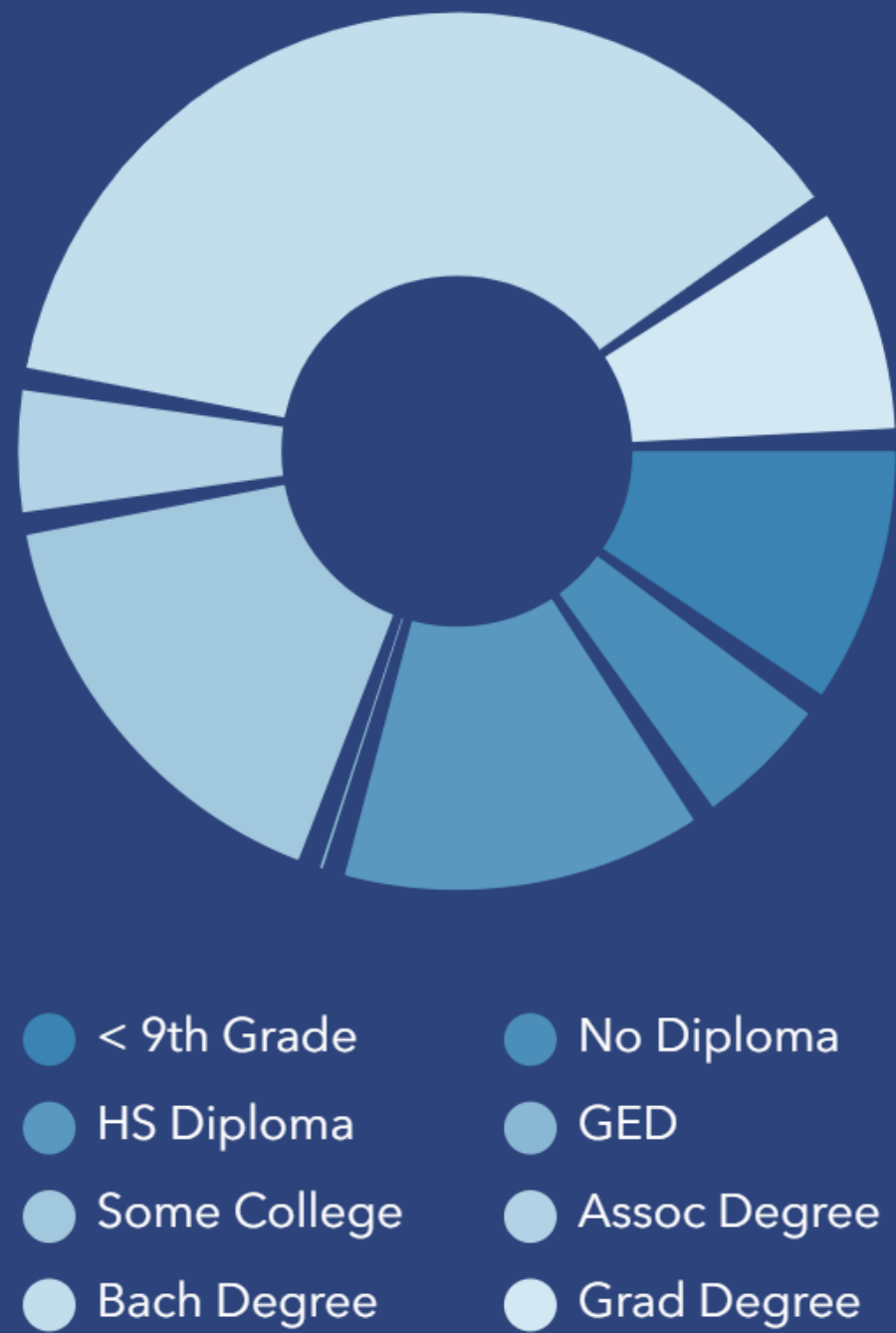
Home Value



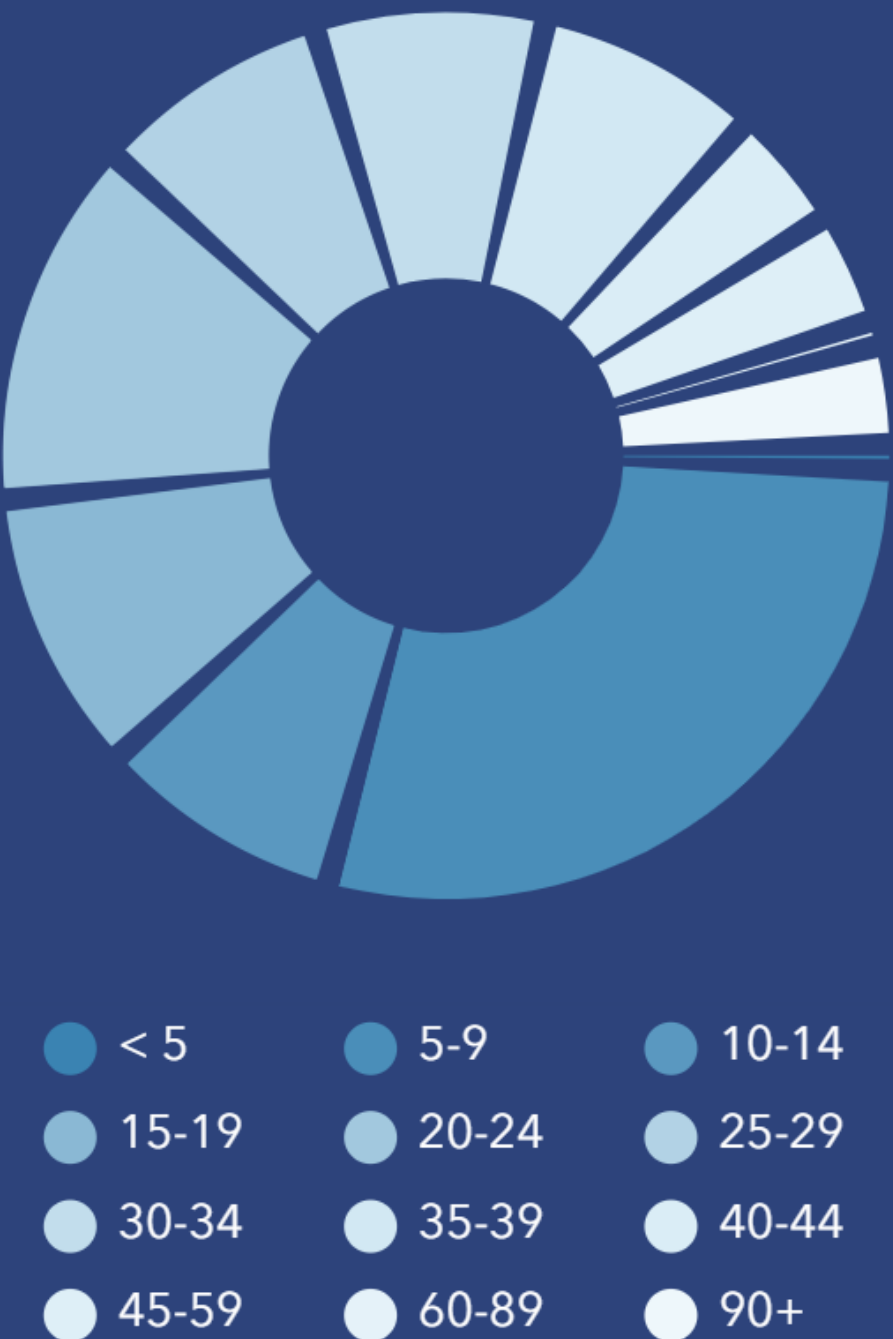
Household Income



Educational Attainment



Commute Time: Minutes



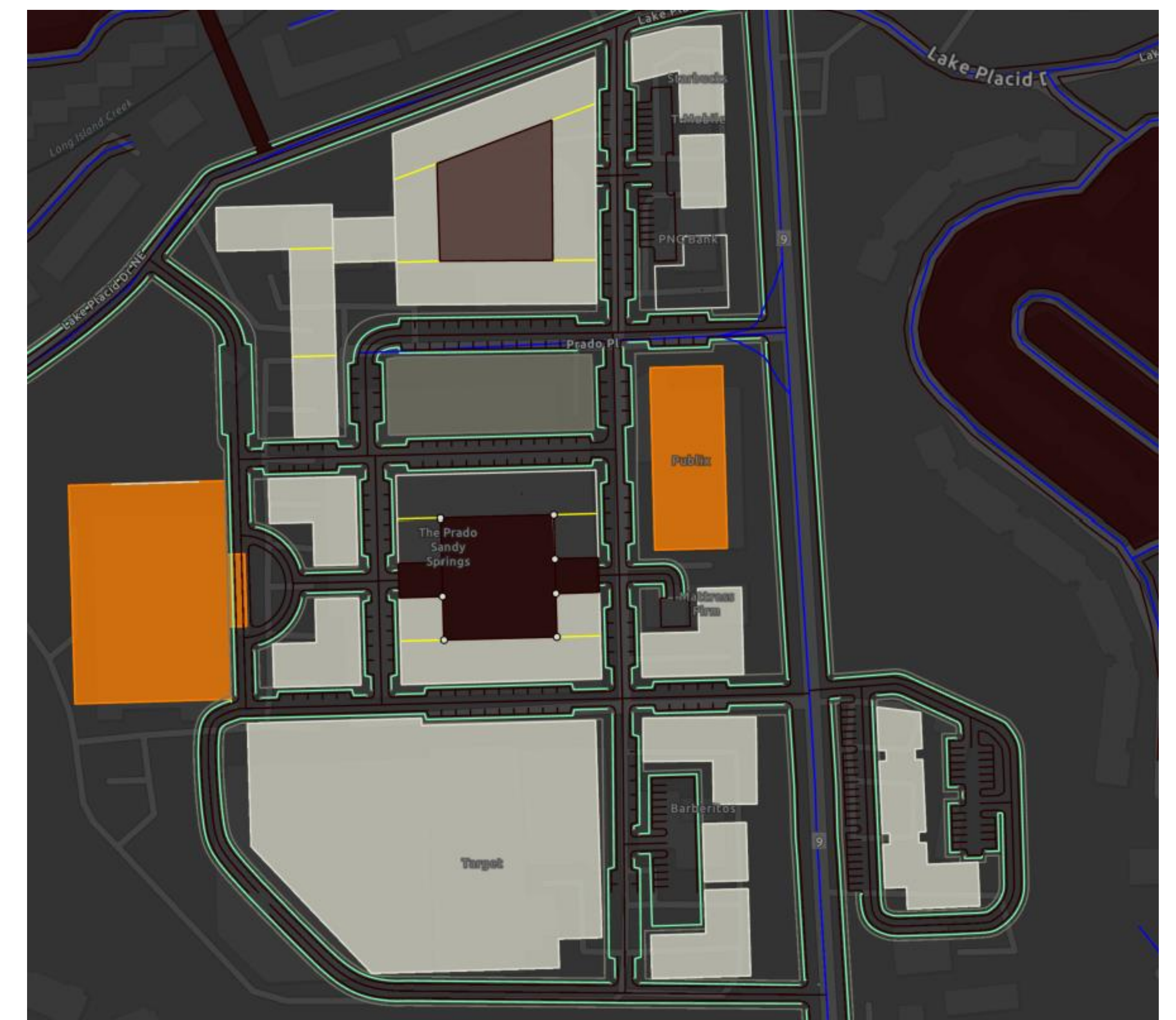
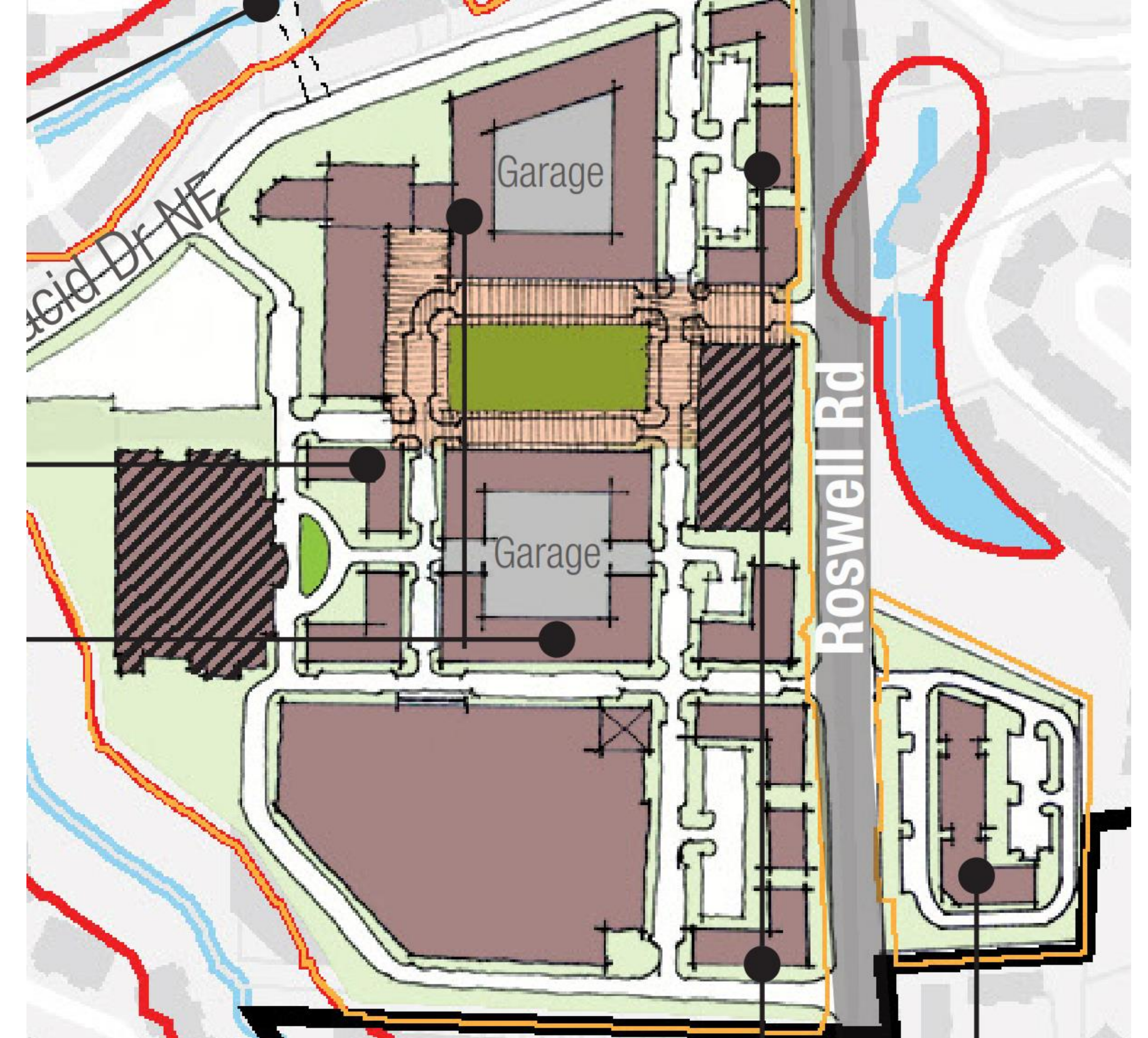
Dots show comparison to
to Fulton County

Show Crossroads Storymap

- [Crossroads Guideline District](#)

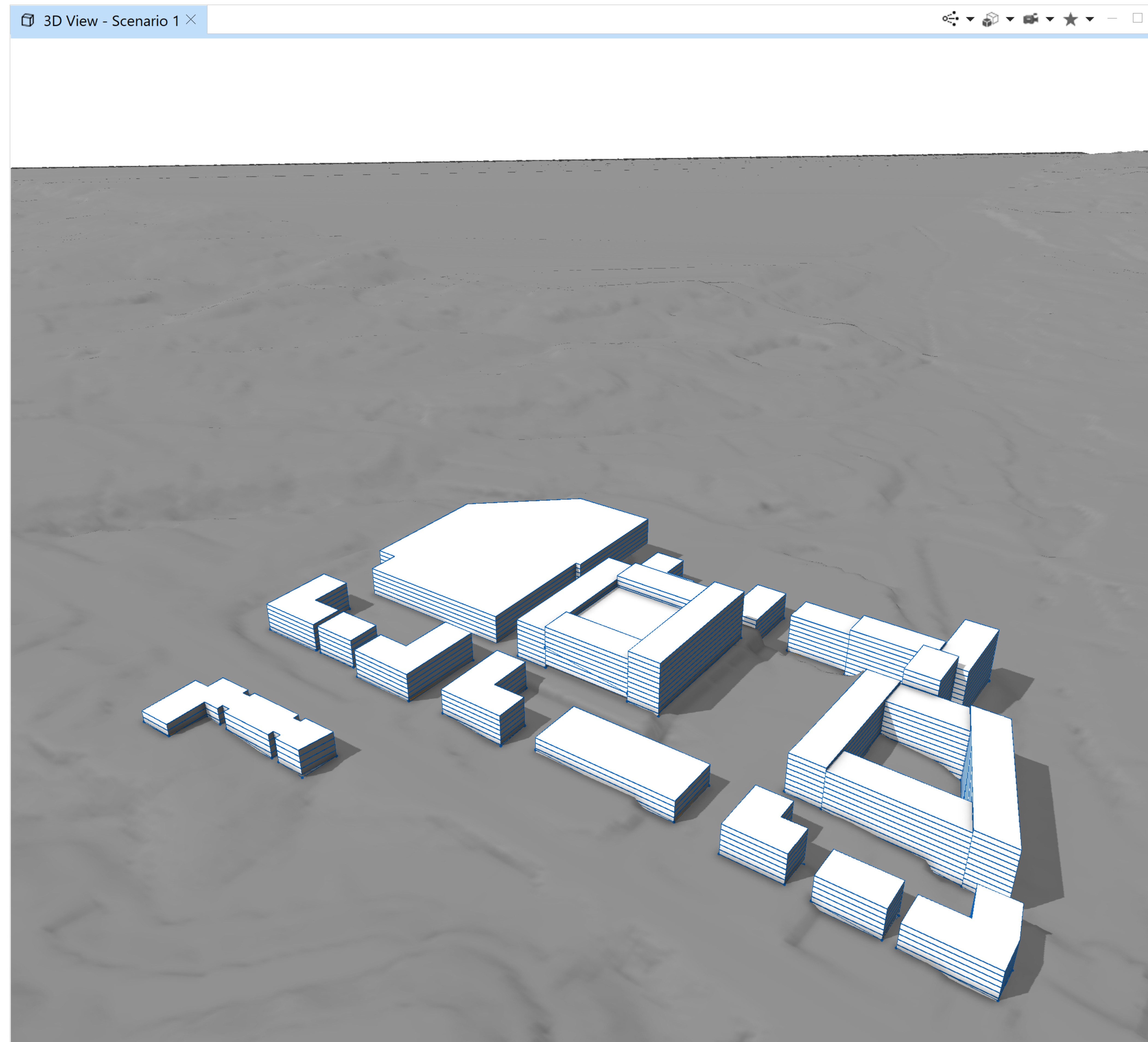
Development Plans

- The developer provides a conceptual drawing.
- The plans are used to create building footprints for the proposed buildings.



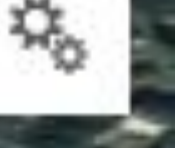
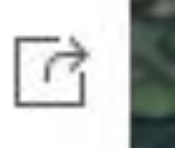
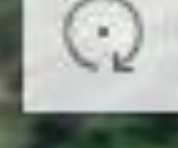
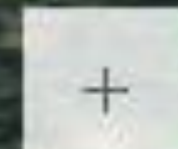
Building Extrusion

- ArcGIS CityEngine
- Buildings are extruded, but more detail was needed for floor levels and step-backs.
- Additional enhancements can be added, such as floor levels, setbacks, and facades.











An aerial view of a 3D architectural rendering of a modern building complex. The main building is a large, multi-story structure with a blue and grey facade, featuring a prominent extruded block structure. It is surrounded by a lush green landscape with trees and a winding road. In the foreground, there is a large swimming pool with a blue surface, surrounded by a sandy area and some smaller structures. The overall scene is a detailed digital representation of a real-world location.

Make it Real!

- Take the extruded block structures
- Add facades
- Add residential BIM
- Add 3D mesh (Nearmap)



Co-working
Office

Parking

Target

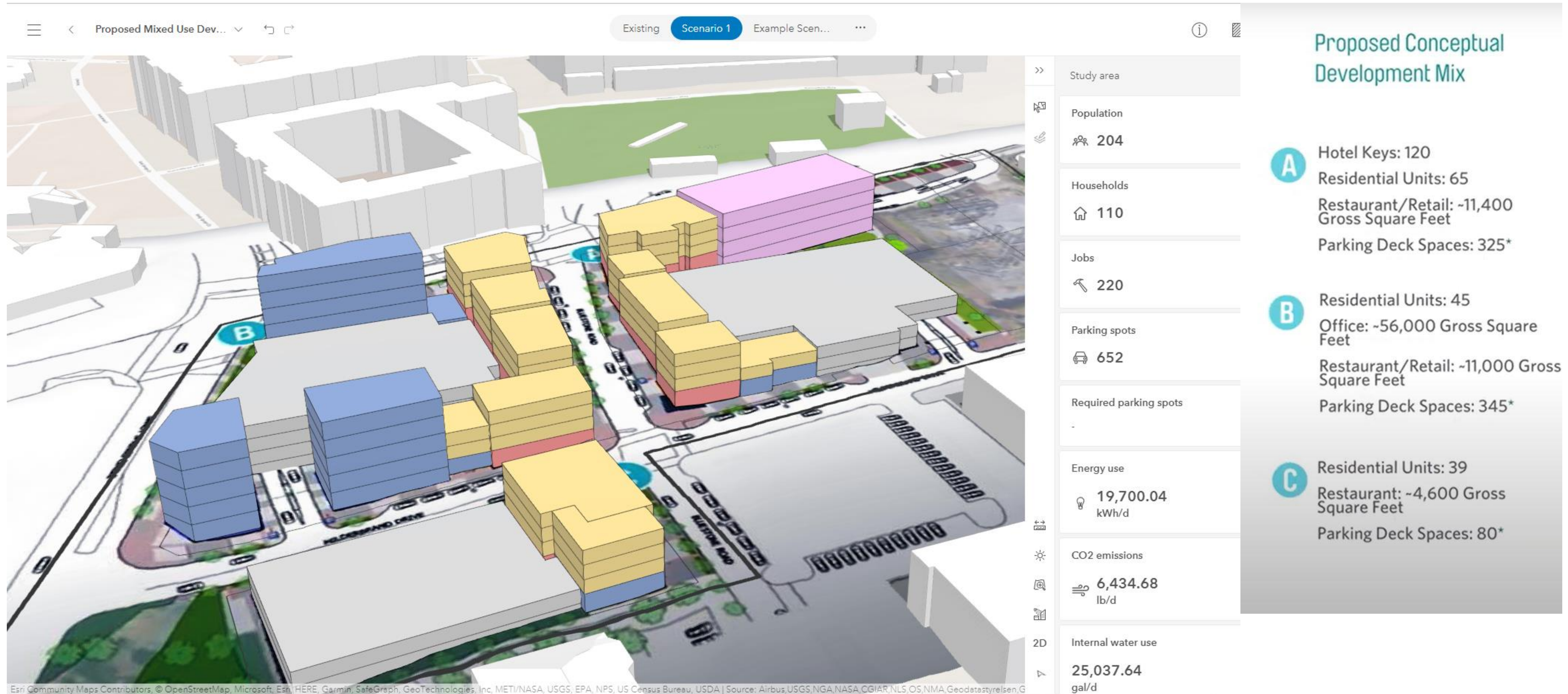
Lifetime
Fitness



Completed Scenario



Buildings with Metrics







Engagement

- Enable Feedback to allow comments on plans
- Can be internal only or external depending on plan configuration
- Add or customize feedback categories

Public engagement

Public engagement

Enabled Disabled

Commenting open until

10/22/2023

11:59 PM

UTC-5 (EST) Eastern Time (US ...

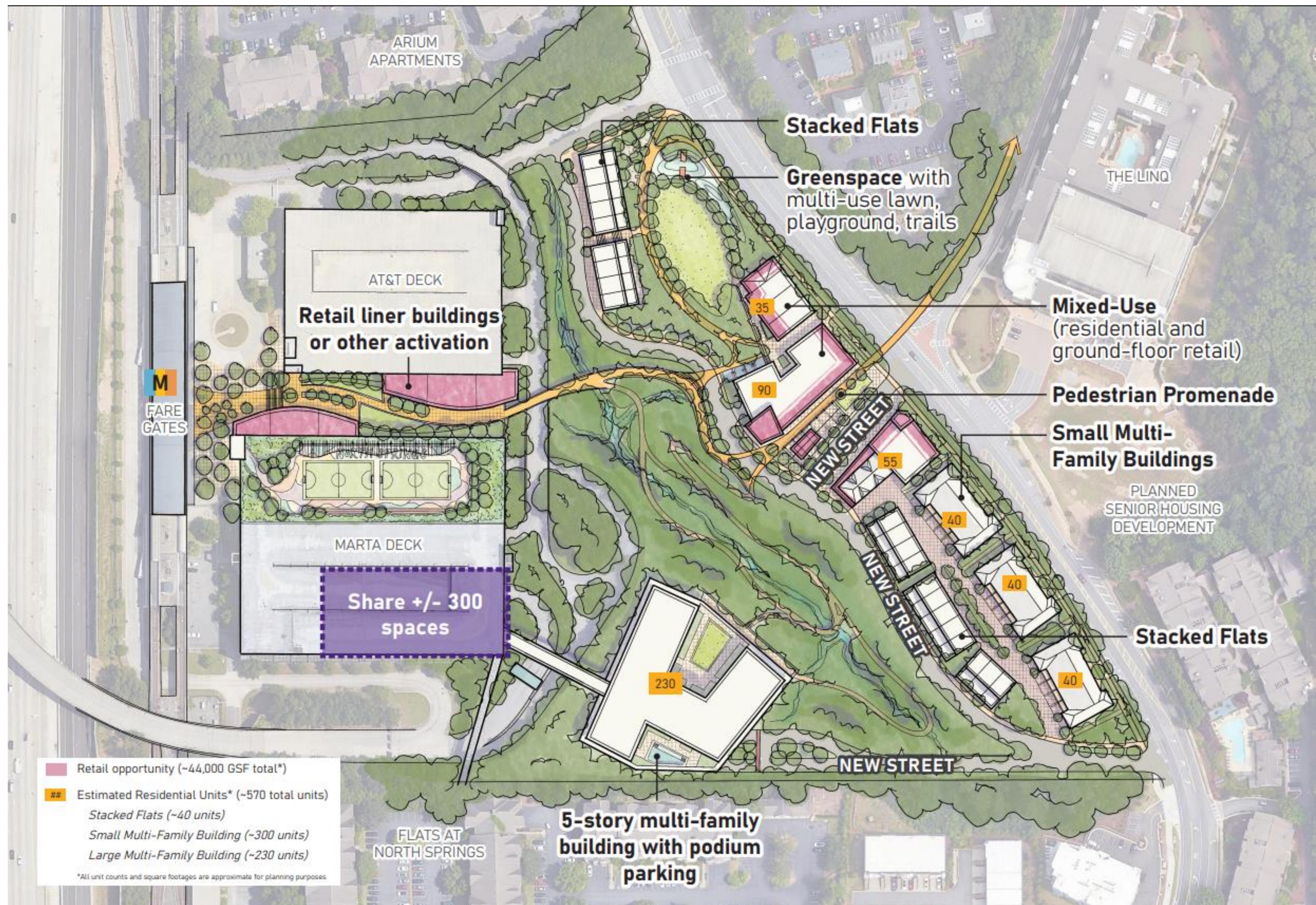
Feedback categories ⓘ

Configure

Icon	Label	Order ▾	Custom ID
🌿	Environment	0	Environment
🏛️	Historic/cultural	1	Historic/cultural
🚗	Mobility	2	Mobility
⚽	Recreation	3	Recreation
🏠	Building	4	Building
⚕️	Health and safety	5	Health and safety
💰	Economic	6	Economic
...	Other	7	Other
?	Inquiry	8	Inquiry



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Thank you!



SANDY SPRINGS
GEORGIA