



SANDY SPRINGS
GEORGIA

PLANNING COMMISSION

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

Wednesday, March 19, 2025

Regular Meeting

6:00 p.m.

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

Live-stream: www.SandySpringsGA.gov/Stream

Public Comment: <http://spr.gs/publiccomment>

I. Call to Order

II. Roll Call and General Announcements

III. Approval of Meeting Agenda

- A. March 19, 2025 Planning Commission Meeting Agenda
(Presented by Samantha Brown, Planning and Zoning Clerk)

IV. Approval of Meeting Minutes

- A. December 18, 2024 Planning Commission Meeting Minutes
(Presented by Samantha Brown, Planning and Zoning Clerk)

V. Cases

- A. **2025-001 TA25-0001 (Floodway Encroachments)** - Encroachments are prohibited, including earthen fill, new construction, substantial improvements, accessory structures, fences or other development within the regulatory floodway.
(Presented by Matthew Anspach, Senior Planner, AICP)

VI. Ongoing Business

*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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VII. New Business

A. Election of Chair and Vice Chair

VIII. Adjournment

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SANDY SPRINGS

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P&Z STAFF REPORT

Planning Commission Meeting, March 19, 2025

Case: **TA-25-1 – Floodway Encroachments**
Staff Contact: Matthew Anspach (manspach@sandyspringsga.gov)
Report Date: March 3, 2025

PURPOSE

An Ordinance to amend the Floodway Encroachments standards of the Development Code in Sec. 9.5.3.E. to allow for encroachment of fence structures in certain circumstances.

RECOMMENDATION

Department of Community Development

Staff recommends **Approval** of Text Amendment TA-25-1.

PROCESS

Planning Commission Hearing:
March 19, 2025

Mayor and City Council Hearing:
April 15, 2025

TA-25-1, Floodway Encroachments

Section 9.5.3. Development Standards, Edits

Sec. 9.5.3.

- E. **Floodway Encroachments** Located within areas of special flood hazard are areas designated as floodways. A floodway may be an extremely hazardous area due to velocity floodwaters, debris or erosion potential. In addition, floodways must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights. Therefore, the following provisions will apply:
1. Encroachments are prohibited, including earthen fill, new construction, substantial improvements, accessory structures, fences or other development within the regulatory floodway, except for activities specifically allowed in subsections (2) and (3) below.
 2. Encroachments for bridges, culverts, roadways and utilities within the regulatory floodway may be permitted provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment will not result in any increase to the pre-project base flood elevations, floodway elevations, or floodway widths during the base flood discharge. A licensed professional engineer must provide supporting technical data and certification thereof; and
 3. Encroachments for fences having sufficient open area to permit the free flow of water and/or debris may be permitted within a Future Conditions Floodway provided it does not encroach into the Floodway as determined by a FEMA approved FIS as shown on the current effective FIRM maps. Fences within the Future Conditions Floodway shall meet the following requirements:
 - a) Open Area must be certified by a Professional Engineer to allow the free flow of water based on the flows as established by the City FIS determining the Future Condition floodway.
 - b) Posts must be anchored to prevent flotation or dislodging. Anchoring shall be designed and certified by a Professional Engineer.
 - c) No permit authorizing the fence shall be issued by the City until a no-rise certification is approved by the Department.

BACKGROUND

Sandy Springs' Development Code Division 9.5. exists to regulate the floodplains within city boundaries. The division is tasked with ensuring proper management of areas within the city that reside within the federally recognized Floodplain, such as the Floodway. Within Division 9.5. lies Sec. 9.5.3., which specifically regulates what encroachments are permitted within the Floodplain and how they are permitted. Further, in Sec. 9.5.3.E. standards for encroachments into the Floodway are stated.

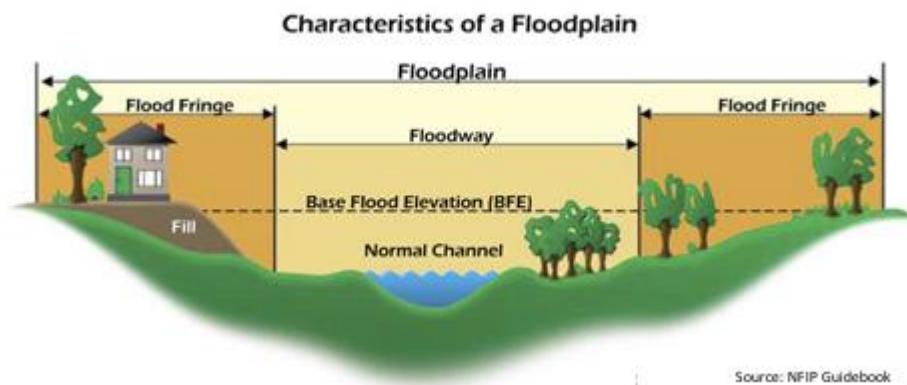
The proposed amendment looks to balance the need for protection of the Floodplain's critical areas, such as the Floodway and its beneficial uses, as well as the need for responsible planning of sites partially within the Floodway, with the common desire or need to demarcate property and boundaries with establishment of structures such as fences.

ANALYSIS

The FEMA definition of a Floodway is:

"A "Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations."

Fences are currently allowed within floodplains, as far as the Flood Fringe (see image below). This amendment would allow fences to be constructed in the Future Conditions Floodway areas, beyond the Flood Fringe where they would normally be prohibited; and only in areas where there is a difference between the Future Conditions Floodway and the Federal Emergency Management Agency (FEMA) Flood Insurance Study (FIS) Floodway. A Future Conditions Floodway is a floodway that could occur based on the full build out of future land use plans. Much of Sandy Springs is currently "built out" based on The Next Ten land use characteristics.



To reiterate, FEMA regulated floodways would remain restricted from fences or other structures that could create increased water surface elevations.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION
Staff recommends Approval of Text Amendment TA-25-1 , amending Development Code Sec.9.5.3.E. to allow for encroachment of fence structures within the Floodplain's Floodway in certain circumstances.

State leaders want changes in how education is funded

By Alex Amos
aamos@mdjonline.com

Parents, students, and lawmakers assembled at the State Capitol to demand a shift in financing education for students facing poverty throughout the state.

Sen. Jason Esteves and Rep. Phil Olaleye announced the reintroduction of House Bill 245 and Senate Bill 128 on the steps of the Capitol, explaining that the bills aim to reform Georgia’s Quality Basic Education formula, which has remained unchanged for nearly four decades.

“Our school districts are going above and beyond what they should be doing — whether it’s having health clinics, dentist offices, and food pantries in schools, or raising taxes at a local level to ensure that there’s sufficient tutoring for students after school,” Esteves said at the Feb. 10 press conference.

Lawmakers are asking for approximately \$2 billion to be allocated to school districts and \$2,000 for each student.

According to Esteves, many of the bills’ upfront costs will be a one-time payment.

“I think that there’s plenty of ways we can find savings in our state budget,” Esteves said. “There are a lot of one-time costs that won’t be there moving forward, and I think what we should be doing like any household is reprioritizing — and there’s nothing more important than to prioritize our children.”

Esteves, Olaleye, and the additional co-sponsors of House Bill 245 and Senate Bill 128 are seeking wider support from lawmakers to help push the legislation forward.

“The next step is to encourage my colleagues to hear it in a committee meeting,” Esteves said. “Assuming it’s assigned to the education committee, my friend and colleague, Chairman Billy Hickman, will hopefully hear the bill, and we can explain to the jury committee why this bill is necessary to ensure our school districts receive the resources needed to educate those living in poverty.”



Alex Amos

Sen. Jason Esteves speaks at a press conference held at the State Capitol steps on Feb. 10.



Alex Amos

An external view of the Georgia State Capitol building.

Sen. Kemp fights to rid Ga. classrooms of three-cueing

By Alex Amos
aamos@mdjonline.com

Sen. RaShaun Kemp (D-Atlanta) is pushing for major changes to Georgia’s education system, focusing on improving reading skills and tackling challenges faced by schools statewide.

Kemp, joined by 10 co-sponsors, is advocating for the elimination of the three-cueing system through Senate Bill 93, a bipartisan measure aimed at promoting critical thinking in students as they learn to read.

Created in the 1960s, the three-cueing system was designed to help students recognize words by using a combination of semantic, syntactic, and graphophonic cues. This method encourages students to rely on context clues and their understanding of sentence



Georgia Senate

RaShaun Kemp

structure and word patterns when reading.

Kemp argues the system is ineffective, saying it forces students to infer the meaning of words using context clues rather than teaching them how to decipher the words directly.

“This method, which encourages students to guess words rather than decode them, sets our kids up for failure and contradicts the principles of the science of reading,” Kemp said. “I’ve seen firsthand how this

flawed approach leaves too many children struggling to read. It’s well past time we give them all the tools they need to succeed.”

Kemp said he hopes the legislation will pass, expand on past reforms, and create more innovative methods aimed at further improving literacy.

“This legislation will build on two critical bills passed during the 2023 Legislative Session: House Bill 538, or the ‘Georgia Early Literacy Act,’ and Senate Bill 211, which established the Georgia Council on Literacy,” Kemp said. “It is essential that our children continue to receive instruction based on evidence-based principles, as outlined in these bills. I look forward to collaborating with my colleagues across the aisle to ensure this vital legislation is passed.”

Loss prevention officer stabbed at Lindbergh Kroger

By Skyler Heath
sheath@mdjonline.com

A 33-year-old loss prevention officer was stabbed Feb. 6 while working at a Kroger in northwest Atlanta, police say.

The stabbing happened at the Kroger on Morosgo Way in Buckhead’s Lindbergh neighborhood. Police said the victim was acting as security when he confronted the 36-year-old suspect, Seanathon Wallace, for shoplifting. During the encounter, security attempted to detain Wallace, and he subsequently stabbed the victim, according to authorities.

“The victim was alert,

conscious, and breathing, and transported to the hospital by ambulance,” a news release said.

Responding officers took Wallace into custody without further incident.

According to jail records, Wallace was booked in the Fulton County Jail Feb. 7 and has been charged with aggravated assault, armed robbery, willful obstruction of law enforcement officers and other drug-related charges.



SANDY SPRINGS
NOTICE OF PUBLIC HEARING

Petition Number: TA25-0001 (Floodway Encroachments)

Petitioner: City of Sandy Springs

Purpose: Encroachments are prohibited, including earthen fill, new construction, substantial improvements, accessory structures, fences or other development within the regulatory floodway.

Public Hearing: Planning Commission
March 19, 2025 at 6:00 p.m.

Location: Sandy Springs City Hall
1 Galambos Way
Sandy Springs, GA 30328
770-730-5600

Virtual Option: Zoom Webinar at
www.sandyspringsga.gov/stream.
For instructions on how to provide public comment during the Public Hearing, please visit
<http://spr.gs/publiccomment>.

PUBLIC INFORMATION OPEN HOUSE

Sandy Springs invites you to a Public Information Open House regarding Community Development Block Grant (CDBG) funded sidewalk improvements along the Roswell Road transportation corridor. Information on the following projects will be presented:

- T0033-8. Northwood Drive Sidewalk and Pedestrian Crossing
Construct pedestrian crossing(s) to Northwood Park and accessibility upgrades to the existing sidewalk on the south side of Northwood Drive.
- T0033-9. Long Island Drive
Construct approximately 150 LF of 6-foot-wide sidewalk on the north side of Long Island Road.
- T0033-10. Hope Road
Construct approximately 1700 LF of 6-foot-wide sidewalk on the north side of Hope Road.

There will not be a formal presentation, but City of Sandy Springs representatives will be available to discuss the project and answer questions.

WHEN: Thursday, March 20, 2025

TIME: 5:30 p.m. – 7:30 p.m.

WHERE: Sandy Springs City Hall, Barfield Room
1 Galambos Way
Sandy Springs, GA 30328

During this meeting, the project team will provide an overview of the projects and expected timelines.

Written statements will be accepted concerning this project until April 4, 2025. Written statements may be submitted to:

Bill Lotz
Project Manager, City of Sandy Springs
blotz@sandyspringsga.gov
or
Mail comments to:
City of Sandy Springs, 1 Galambos Way, Public Works Department, Sandy Springs, GA 30328

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Floodway Encroachment

March 19, 2025



SANDY SPRINGS
GEORGIA

Purpose

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Analysis

Characteristics of a Floodplain

