

Work Session of the Sandy Springs City Council was held on July 15, 2025 at 6:00 PM, Mayor Rusty Paul presiding.

I. Staff Discussion Items

Mayor Rusty Paul called the meeting to order at 6:27 p.m.

A. 2025-125 Development Code Updates

Matthew Anspach, Senior Planner, presented the Development Code Updates.

At this time, Staff is providing an update to Mayor and Council on the Development Code, which has been largely untouched since the last major update in December of 2023. The amendments proposed provide clarifications, enhancements, and items inadvertently omitted in the previous major code update. Some examples include text explaining the appeals process, and minor grammatical errors referred to as housekeeping items. The edits are broken down into three parts. These are substantive edits, appeal edits and housekeeping edits references.

Article 1

Sec. 1.1.9.
“Conditions that Remain” (Left Out)

- Left out of final 2023 Update draft
- Clairical error, as with was included in all prior drafts

Sec. 1.1.9. Prior Approval Conditions

- A. The adoption of an Official Zoning Map implementing this Development Code will remove all prior conditions of rezoning, with the exception of:
1. Buffers or setbacks adjacent to Protected Neighborhoods that exceed the requirements in this Development Code;
 2. Any provision for preservation or donation of park or open space land; and
 3. Development of Regional Impact (RI) transportation conditions that exceed the requirements imposed by the Development Code.
 4. Any conditions that restrict the provision of ballfield or playground lighting or sound amplification.
 5. Any provision in an approved condition or site plan that restricts vehicular access to or from a particular direction. *This condition does not apply to property abutting a local street, driveway, or access to a Protected Neighborhood, RI, or RI district.*

Article 4

Sec. 4.2.3.
Office Neighborhood Height & Mass (Left Out)

- Elevation and height detail added
- The information proposed was added to all other commercial districts, and unintentionally left for the ON-district

Sec. 4.2.3. ON Height and Mass

Sec. 4.2.3. ON Height and Mass

Building Height	
1. Max. height	120 ft max
2. Max. height	120 ft max
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6. Max. height	120 ft max
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Sec. 4.10.4.
NEX- Activation (Left Out)

- Single unit requirement reduced
- The reduction was done for 4.10.11. (NEX- 5/10/12) but left out in error for 4.10.4. (NEX- 5/6)

Sec. 4.10.4. NEX-Activation

Sec. 4.10.4. NEX-Activation

(Graphic not available)	
Temporary	
General story, residential	20% max
General story, commercial, mixed	20% max
Upper story	20% max
Blank wall length	30' max
Permanent Area	
Entrance facing street	Required
Entrance spacing along primary or primary lateral street	100' max
Maximum Area Required	2,000 sq ft
(Single-unit residential 1% of total units)	

Sec. 5.5.1.

Perimeter Medical Lot Parameters (Left In)

- “All uses” statement removed
 - This statement was systematically removed from other sections based on improved default for various uses minimum “Width(s)” and simply “left in” in error

SEC. 5.5.1. PERIMETER MEDICAL LOT PARAMETERS		
		
TABLE 5.5.1.1 PERIMETER MEDICAL LOT PARAMETERS		
1. Zone	Width (ft)	Depth (ft)
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Sec. 6.1.1.1.

Outdoor Amenity Space Improvement Standards (OASIS) (Clarification / Enhancements)

- Added descriptive titles to subsections
- Additional details to increase design intentionality for OASIS sites
 - Recalibrate percentage required to be publicly accessible
 - Limiting groundcover, encouraging landscape design, diverse types of seating

TABLE 6.1.1.1 OUTDOOR AMENITY SPACE IMPROVEMENT STANDARDS (OASIS)	
1. Zone	Width (ft)
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Sec. 6.3.2.D.

(Shared Court) Building Placement (Enhancements)

- Enhance Shared Court standards
 - Shared Court Design Pattern was created to make single unit development more practical in urban environments. The primary street setback is larger than traditional townhouse development (10').
 - This edit would align Shared Court with traditional townhouse limits on the primary street setback

TABLE 6.3.2.D. (SHARED COURT) BUILDING PLACEMENT	
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Sec. 6.5.2.D., 6.5.3.A.

Residential Parking (and Storage) (Enhancements)

- Residential Storage
 - Add and enhance definitions for specialized vehicles and other outdoor items commonly stored in residential areas
 - Helps Code Enforcement identify what is allowable or not
- Enhance requirements for front-loaded townhouses alleys

TABLE 6.5.2.D. RESIDENTIAL PARKING (AND STORAGE)	
1. Zone	Width (ft)
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Sec. 6.6.2.A., G.

Building Design

(Enhancements and Left Out)

- Primary or fluorescent color use

• Add primary and fluorescent color limits to canopies
- Increase multi-unit standards

• For multi-unit developments, adding three common minimum standards

• These standards were inadvertently left out of the 2017 Development Code rewrite

6.6.2. Building Design

A. Color Primary or fluorescent colors are not permitted except on sign faces, awnings, canopies or an accent colors (not to exceed 10% of each building [as shown](#) facade exclusive of window and door areas) on any side of the building.

G. Multi-Unit

1. Defined A lot containing two or more attached dwelling units. Multi unit includes structures which are not designed and built to the Neighborhood Unit use standards.

2. Basic Use Standards

a. In addition to any storage space available within a particular residential unit, any multi-unit project with over 20 units must provide a minimum of 16 square feet of additional storage area, with a minimum height of 8 feet, for each residential unit. The storage space must be internal to the residential building or within an associated parking structure.

b. Rooms in each unit shall have minimum nine-foot ceiling heights.

c. All stairs leading to upper levels shall be accessed and not visible from any street.

d. All halls shall be internal.

Sec. 6.7.2.

Enhanced Community Benefit Matrix

(Clarification/ Update)

- Clarifications to Credit Chart

• Inadvertently left out a few floors/scenarios

• Whether asking for more floors or less, the delineation is now rectified

Net: 6.7.2. Enhanced Community Benefit Matrix

Stories	Percent of Site	30%	40%	50%	60%	70%
Credits Toward Reduction of Minimum Stories						
Under 4	Reduction	6 credits	10 credits	24 credits	50 credits	70 credits
Under 4 to 10	Reduction	8 credits	10 credits	24 credits	50 credits	70 credits
Under 10 to 15	Reduction	14 credits	20 credits	52 credits	70 credits	100 credits
Under 15 to 20	Reduction	24 credits	44	44	44	44
Credits Toward Bonus Stories						
Up to 3	Bonus	8 credits	14 credits	24 credits	36 credits	48 credits
Up to 4	Bonus	14 credits	24 credits	36 credits	48 credits	60 credits
Up to 5	Bonus	20 credits	32 credits	48 credits	60 credits	72 credits
Up to 6	Bonus	26 credits	40 credits	56 credits	68 credits	80 credits
Up to 7	Bonus	32 credits	48 credits	64 credits	76 credits	88 credits
Up to 8	Bonus	38 credits	56 credits	72 credits	84 credits	96 credits
Up to 9	Bonus	44 credits	64 credits	80 credits	92 credits	104 credits
Up to 10	Bonus	50 credits	72 credits	88 credits	100 credits	112 credits
Up to 11	Bonus	56 credits	80 credits	96 credits	108 credits	120 credits
Up to 12	Bonus	62 credits	88 credits	104 credits	116 credits	128 credits
Up to 13	Bonus	68 credits	96 credits	112 credits	124 credits	136 credits
Up to 14	Bonus	74 credits	104 credits	120 credits	132 credits	144 credits
Up to 15	Bonus	80 credits	112 credits	128 credits	140 credits	152 credits

Article 7

Sec. 7.3.1.G.3.d.

Ground Level Street Frontage Requirement

(Clarification / Update)

- Clarity on wording and intent of mixed-use sites' minimum commercial, and agglomeration requirements

• Changes made to simplify understanding of commercial location and percentage requirements

Ground Level Street Frontage Use Requirement

Stories	Must be active commercial	Must be commercial (only commercial use may be located and accessed)	Percent which may be residential use
1-3	40%	100%	0%
4	50%	100%	0%
5	60%	100%	0%
6	70%	100%	0%
7	80%	100%	0%
8	90%	100%	0%
9	100%	100%	0%
10	100%	100%	0%
11	100%	100%	0%
12	100%	100%	0%
13	100%	100%	0%
14	100%	100%	0%
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Sec. 7.4.2.B.1.

Recreation and Open Space

(Enhancements)

- Ancillary use augmentation

• Funeral home on a cemetery campus is a related and complementary use

1. Cemetery/Mausoleum

1. Defined Any land or structure in the City dedicated to and used for [burial](#) of human or pet remains. It may be a burial park for earth interment, a mausoleum for vault or crypt interment, a columbarium for interring urns containing human or pet remains, a traditional burial home (burial vault, crypt, columbarium, urns, etc.), or a combination of 1 or more of the above.

Sec. 7.8.24.A.2., B.2.
Residential Accessory Structures
(Clarification Enhancements)

- Clarifying Language

- The language added to major and minor residential accessory structures clarifies how to identify appropriate areas for said structures in a residential yard by utilizing terms consistent with the code and more clearly understood generally.
 - For example, a structure can be in a primary street yard or a side street yard so long as it is not between the front wall plane of the principal structure and that yard

Minor

2. Basic Use Standards

a. No minor residential accessory structures may be located between the front plane of the principal structure, main building and a primary street. In cases where site orientation is atypical, determination is at the director's discretion.

b. Minor residential accessory structures may be located between the main building, principal structure and an ~~interior common~~ side, side street, or rear lot line. Minor residential accessory structures must be a minimum of 10 feet or the required setback, from any property line, whichever is less setback. In cases where site orientation is atypical, determination is at the director's discretion.

Major

2. Basic Use Standards

a. No major residential accessory structures may be located between the front plane of the principal structure, main building and a primary street. In cases where site orientation is atypical, determination is at the director's discretion.

b. Major residential accessory structures may be located between the main building, principal structure and an ~~interior common~~ side, side street, or rear lot line. In cases where site orientation is atypical, determination is at the director's discretion.
- Article 8
- Sec. 8.3.7.A.
District Boundary Buffers (Left Out)
- Intended to be removed in the 2023 Update

- This line was removed from the Protected Neighborhood version but never removed for the District Boundary Buffer. The standard is still a wall, but this edit allows for Director discretion in certain circumstances

A. Buffer Standards

1. Minimum buffer width of 20 feet.

2. Wall at least six feet tall and no more than eight feet tall that is located three feet from the property line and extends full-width. Openings of no more than four feet in width, closed off by an opaque gate of the same height as the wall, may be provided no less than 100 feet apart, for maintenance access. Outside of maintenance activities, the gates must be locked at all times.
- Sec. 8.4.9.D.
Monument Signs (Clarification / Update)
- Remove insufficient line of code

- While it is true, monument signs are not allowed for any establishments within 40' of the street which is more wholly expressed in Sec. 8.4.3.

Sec. 8.4.9.D.

Monument Signs

1. One monument sign is allowed per 100 feet of street frontage of the subject lot, where more than 1 monument sign is allowed, signs along the same street frontage of the subject lot must be spaced a minimum of 500 feet apart.

2. Monument signs may not be placed at the same driveway entrance where an entrance sign is located, adjacent to a minimum of 200 feet from an entrance sign.

3. ~~Monuments or other free-standing signs are not allowed where a principal structure is located 10 feet or less from a right-of-way.~~
- Article 9
- Sec. 9.4.3.B.2.
Permits Required (Retaining Walls) (Clarification / Add Back)
- Add back clarification on retaining wall requirements

- When retaining wall code was amended in 2020, this language was unintentionally removed. Only walls 6' and over or which support a surcharge will require an engineer certification

Permits and Other Requirements

1. All retaining walls, whether in commercial or residential settings, regardless of height, require a retaining wall permit and a professional engineer's certification of the design of the wall if they support a surcharge. Surcharge is defined as any vertical load imposed on the retained soil that may impose a lateral force in addition to the lateral earth pressure of the retained soil. Examples of surcharges include:

a. Slipping retaining wall;

b. Structure footings supported by the retained soil;

c. Adjacent vehicle loads supported by the retained soil;

d. Street retaining wall systems.

2. Permit Required All retaining walls over four (4) feet in structure height require a retaining wall permit and soil, sit, test, and construct a professional engineer's certification of the design of the wall.

Appeal Edits

Appeals Modifications

Sections 9.2.8., 9.3.8., 9.5.1., 9.5.2., 9.6.2., 9.7.8., and 9.8.2.

(Left Out)

- Corrections to appeals process for most BOA decisions, and administrative decisions

Mayor Rusty Paul asked are you speaking about the Superior Court judge when referring to Fulton County?

Senior Planner Anspach said yes.

Housekeeping Edits

Housekeeping Items

(Minor Clarification, Grammatical, and Ordering Fixes)

- Sec. 3.1.4.
- Sec. 4.1.8.
- Sec. 6.1.3.B.
- Div. 6.5.
- Div. 7.2.
- Sec. 8.1.1.
- Sec. 11.4.11. through 11.4.14.
- Sec. 11.5.1.K.3.b.
- Sec. 11.5.2.E.1.
- Sec. 11.1.1.
- Sec. 11.6.2.G.2.

Councilmember Melissa Mular asked how long will it take for Staff to make the changes and return to Council for approval?

Senior Planner Anspach said this will be presented at the Planning Commission meeting next month and will return to Council in September.

Councilmember Andy Bauman asked what was the process that led to this? Has there been any community stakeholder input?

Senior Planner Anspach said there is no need for community stakeholder input. Most of this was left out of the 2023 process where there was a lot of stakeholder involvement. A few are items we deal with every day and want to improve. The appeal and housekeeping edits are also part of it.

Councilmember Bauman asked are there other topics that need to be brought to Council?

Senior Planner Anspach said we are always considering things going on. There may be an unofficial list that we will eventually get to. Right now, this is a good amount to handle for one year.

II. Public Works

There were no public works items.

III. City Council Discussion Items

There being no further business, the meeting adjourned at 6:43 p.m.