



SANDY SPRINGS

GEORGIA

PLANNING COMMISSION

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

Wednesday, August 20, 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. August 20, 2025 Planning Commission Meeting
(Presented by Samantha Brown, Planning and Zoning Clerk)

IV. Approval of Meeting Minutes

- A. July 16, 2025 Planning Commission Meeting Minutes
(Presented by Samantha Brown, Planning and Zoning Clerk)

V. Work Session

A. Design Guidelines Update

VI. Cases

- A. **2025-0005 TA-25-2 (Development Code Edits)** - An Ordinance to amend the Development Code.
(Presented by Matthew Anspach, Senior Planner)
- B. **2025-0007 RZ-25-2 - 9755 Roberts Drive** - Zoning Map Amendment (Rezoning) from RE-1 to RD-7.5.
(Presented by LaQuita Williams, Planner II)

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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- C. **2025-0006 U-25-2 - 6344 Roswell Road POSTPONED** - Request for a Conditional Use Permit to allow for a drive-through facility in the CX-3 zoning district for a bank.

(Presented by LaQuita Williams, Planner II)

VII. Ongoing Business

VIII. New Business

IX. Adjournment

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CITY CLERK'S OFFICE

TO: Honorable Planning Commission Members
FROM: Matthew Anspach, Senior Planner
DATE: July 28, 2025 Submission for the August 20, 2025 Meeting
ITEM: **TA-25-2 (Development Code Edits)** - An Ordinance to amend the Development Code.

Recommendation:

Staff seeks a recommendation for Council of approval for all proposed text amendments.

Background:

Staff is providing a recommended update to the Development Code, which has been largely untouched since the last major update in December of 2023.

Discussion:

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.

Alternatives:

The Planning Commission may also recommend to Council that they approve all or some of the proposed text amendments and/or propose modifications to all or some of the text amendments. The Planning Commission may also recommend to Council to not approve any of the proposed text amendments.

Attachments:

1. TA-25-2 Presentation
2. TA25-0002 Staff Report
3. TA-25-2 All Redlines



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P&Z STAFF REPORT

Planning Commission Meeting, August 20, 2025

Case: **TA25-0002 – Updates to the Development Code**
Staff Contact: Matthew Anspach (manspach@sandyspringsga.gov)
Report Date: July 16, 2025

PURPOSE

An Ordinance to amend the Development Code.

RECOMMENDATION

Department of Community Development

Staff recommend **Approval** of **Text Amendment** TA25-0002.

PROCESS

Planning Commission Hearing:
August 20, 2025

Mayor and City Council Hearing:
September 16, 2025

SUBSTANTIVE EDITS

Sec. 1.1.9. Prior Approval Conditions

The following proposed edit was one which was brought forward in 2023 throughout the Major Code Update process but unintentionally left out in the final draft. The proposed edit would allow for current planning and engineering staff to determine proper ingress and egress for development sites in the Perimeter, that do not abut a Protected Neighborhood or RU or RT Urban Neighborhood zonings, rather than referring to an old zoning condition from before 2017 when the current Development Code structure was created:

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 (DRI) transportation conditions that exceed the requirements imposed by this 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 remain for property or properties in any Perimeter districts unless they directly abut a Protected Neighborhood, RU-, or RT- district.

Sec. 4.2.3. Height & Mass (Office Neighborhood)

The proposed code edit below was also unintentionally left out of the final draft to the Major Code Update in 2023. The edit, which was done similarly in all of the other mixed use districts, is largely a clarification on building element requirements and clarification on residential versus nonresidential.



Building Height		
A	Maximum height	
	ON-3	3 stories max/53' max
	Adjacent to RE- or RD-	3 stories max/42' max
	Within a transition area	2 stories/28' max
Story Height		
B	Ground floor elevation, residential	2' min/5' max
	Ground floor elevation, nonresidential	0' min/2' max
	Ground story, residential	12' min
C	Ground story, nonresidential	14' min
Building Mass		
D	Street-facing building length	200' max

Sec. 4.10.4. Activation (NEX-)

The proposed code edit below was also left out of the 2023 Major Code Update final draft unintentionally and aims to reduce the unique requirement in the North End Mixed Use District (NEX-) for a percentage of all residential units to be of the single unit style (individual house/townhouse).

Transparency		
	Ground story, residential	30% min
	Ground story, commercial-ready	50% min
	Upper story	20% min
	Blank wall length	30' max
Pedestrian Access		
	Entrance facing street	Required
	Entrance spacing along primary or primary internal street	100' max
Residential Units Required		
	Single unit residential (% of total units)	20 5% min

Sec. 5.5.1. PM- Lot Parameters

The edit below is minor and is a remnant of the code before the 2023 Major Code Update, the context of which no longer fits what is in the parenthesis.

Lot		
A	Area	
	Single unit attached	700 SF min
	Neighborhood unit	3,000 SF min
	All other allowed uses	7,500 SF min
B	Width (All uses other than as listed below)	
	Single unit attached	14' min
	Neighborhood unit	30' min
	All other allowed uses	75' min

Sec. 6.1.1.I Outdoor Amenity Space Improvement Standards (OASIS)

The following proposed edits to the Development Code’s OASIS standards provide needed detail to the various site standards, such as a percentage of how much space must be accessible to the general public, percentage that may be groundcover, and a correction in the seating calculation among other practical changes.

2. Standards

- a. **Provision and Access** Required outdoor amenity space must be provided on the lot and at least 25% must be publicly accessible as outdoor space. The OASIS plan must be designed by a registered landscape architect or architect. A required buffer may not be used to meet the outdoor amenity space requirement; see paragraph h. below for exceptions.
- b. **Use of Enclosed Space** Required outdoor amenity space may be enclosed on two sides or less by walls (with or without a solid roof cover) or enclosed on three sides by walls without a solid roof cover.
- c. **Grade Location** Required outdoor amenity space may be located at or above grade. In RM-, RX- and CC- Districts, outdoor amenity space must be located at grade.
- d. **Spatial Requirements** Required outdoor amenity space may be met in one contiguous outdoor area or in multiple outdoor areas on a lot and must have a minimum area of 100 square feet with no dimension less than 15 feet.
- e. **Vehicular Restrictions** Required outdoor amenity space must not be parked or driven upon, except for emergency access and permitted temporary events.
- f. **Groundcover** At least 50% and no more than 80% of the total amount of required outdoor amenity space at grade and 25% of required outdoor amenity space above grade must be planted with groundcover, shrubs or trees. For the purposes of this Section, turf grass is not considered groundcover.
- g. **Seating** Seating must be provided at the rate of 1 seat for every ~~1400~~ 1400 square feet or fraction of ~~1400~~ 1400 square feet of required outdoor amenity space. Seats may be permanent or movable. Two linear feet of bench or seat wall equals one seat. Up to 50% of the required seating may consist of seat walls.

- h. **Path** A path to the accessible OASIS area is required and must consist of pavers, concrete, or asphalt. Alternative materials may be considered with the approval of the Director. When a path is located in a natural setting (such as a state waters buffer) or other greenspace that cannot be used as amenity space in its entirety, the path may count towards the outdoor amenity space area calculation by using a width of 25 feet, multiplied by the length of the path.
- i. **Pet Relief** A multi-unit development of 20 residential units or more must provide a pet relief station at a rate of 5 sq. ft. per unit, up to a maximum of 500 sq. ft. required. This is in addition to OASIS requirements. Consideration may be given for OASIS based on integration of design between the spaces at the discretion of the Director.
- j. **Minimum Amenity Space** The table below provides the requirements for outdoor amenity space, based on lot size:

Total Lot Area	% of Lot as OASIS
Less than 1.0 acre	2%
1.0 to 1.9 acres	5%
2 acres and greater	15%

- k. **Landmark Tree Credit** A reduction of 1% point from the requirements listed above for lots 1.0 acre and larger may be granted for every healthy landmark tree (as defined by Sec. 9.3.6) incorporated into the design of the outdoor amenity space.
- l. **Additional Public Access Credit** A reduction of 1% point from the requirements listed above for lots 1.0 acre and larger may be granted for every 1,000 sq. ft. of outdoor amenity space accessible and usable by the public beyond the minimum required. The OASIS must be accessed directly from the public right-of-way and be open between 8:00 a.m. and 8:00 p.m. at a minimum.
- m. **Credit Maximum** No reduction, based on paragraphs k. and l. above individually or combined, greater than 3% points for lots 1.0-1.9 acres and no greater than 5% points for lots of 2 acres and greater in size will be granted.

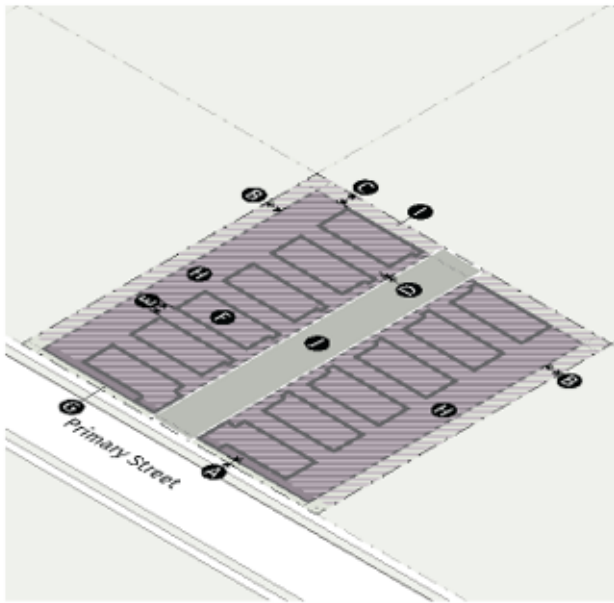
Sec. 6.3.2.D. Building Placement

Development Patterns in the Code (Cottage/Shared Court(s)) are intended to incentivize the development of single unit housing on smaller, more urban or infill type lots. The below simple edit proposes reducing the Primary Street setback to 10' from 15'. A typical townhouse development, not done under the Development Pattern standards has a Primary Setback of 10'.

6.3.2.D. Building Placement

D. Building Placement

D. BUILDING PLACEMENT



Building Setbacks and Unit Size

A	Primary street	105' min
B	Site: side common lot line	10' min
C	Site: rear common lot line	10' min
D	Shared court	0' min

Parking Location

G	Primary street yard	Not allowed
H	Site: side yard	Allowed
I	Site: rear yard	Allowed
I	Shared court	Not Allowed

Sec. 6.5.2.D. (Storage)

The following proposed code edit is needed to help address common Code Enforcement issues. Enforcing what is appropriate or inappropriate for leaving outside for extended periods of time can often be a very challenging action to undertake. The new titles and descriptions make expectations more clear.

Sec. 6.5.2.D. Storage ~~Specialized Vehicles~~

1. Specialized Vehicles

Specialized vehicles such as recreational vehicles, campers, trailers, motor coaches, boats, and boat trailers, may be parked or stored in all residential zones under the following conditions:

- a. The vehicles must not be used as permanent living quarters.
- b. The location of the parking area must be in the buildable area of the lot and not in front of the principal structure. Also, the surface of the area must be constructed as a parking area as described in Sec. 6.5.2.C.5. above.
- c. Specialized vehicles must be screened from view of adjoining properties and rights-of-way with a minimum 6-foot tall fence or wall meeting the standards of Sec. 8.3.9. unless they are viewable for less than 48 consecutive hours as a visitor's means of transportation. Enhanced screening standards such as height, materials, or otherwise may be practically necessary to properly screen and may be requested at the discretion of the Director.
- d. For construction trailers, see Sec. 7.9.9.

2. All Other Items

- a. Items intended for indoor use such as upholstered furniture and household appliances may not be stored outside. Tools, equipment and supplies utilized for automobile repair or construction may not be stored outside. Other items may be approved at the discretion of the Director.

Sec.6.5.3.A. Single Unit Attached Dwelling

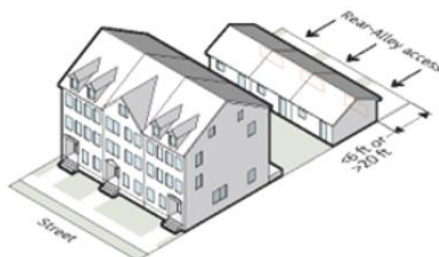
The following code edit is a reference to the applicable code section which should be used to help design the alley described for any permitted front-loaded alleys.

Sec. 6.5.3. Single Unit Attached Dwelling

For single unit attached dwellings, garage placement must meet the following standards.

A. Rear-Loaded

1. Garage must be placed entirely to the rear of the townhouse and be rear-accessed (loaded). Garage may be attached or detached.
2. Garage doors must face the rear alley or easement.



3. The garage door must be either:
 - a. Less than 6 feet from the edge of alley pavement; or
 - b. More than 20 feet from the edge of alley pavement.

4. On sites 3 acres or larger, the Director may allow up to 20% of the townhouses in the development to have front-loaded garages. The front-loaded garages must be located on streets internal to the site. Townhouses fronting on streets at the perimeter of the development site must be rear loaded.

Any street servicing a front-loaded unit must incorporate design found in Sec. 10.4.10.

Sec. 6.6.2.A. Building Design

The code edit proposed below clarifies that canopies have the same primary/fluorescent percentage requirements as their associated building.

6.6.2. Building Design

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

Sec. 6.6.2.G.

The edits shown below are proposed for any multi-unit development; they are very standard and where at one time in the previous Sandy Springs zoning code for apartment style developments.

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 screened and not visible from any street.
 - d. All halls shall be internal.

Sec. 6.7.2. Enhanced Community Benefit Matrix

The following proposed edits to the Benefit Matrix are corrective, as the original version unintentionally left out a few potential development scenarios for bonus height. We also believe it delineates the allocations a little more clearly.

Sec. 6.7.2. Enhanced Community Benefit Matrix

Stories	Percent of Site	30%	40%	50%	60%	70%
<u>Credits Toward Reduction of Minimum Stories</u>						
Under 4	Reduction	8 credits	10 credits	26 credits	50 credits	75 credits
Under 4 Up to 1	Reduction	8 credits	10 credits	26 credits	50 credits	75 credits
Under 3 Up to 2	Reduction	16 credits	20 credits	52 credits	70 credits	100 credits
Under 2 Up to 3	Reduction	24 credits	--	--	--	--
<u>Credits Toward Bonus Stories</u>						
Up to 3	By-right	--	--	--	--	--
Up to 1	Bonus	8 credits	18 credits	28 credits	38 credits	48 credits
Up to 2	Bonus	16 credits	26 credits	36 credits	46 credits	56 credits
Up to 3	Bonus	23 credits	33 credits	43 credits	53 credits	63 credits
Up to 4	Bonus	30 credits	40 credits	50 credits	60 credits	70 credits
Up to 5	Bonus	38 credits	50 credits	63 credits	75 credits	88 credits
Up to 6	Bonus	45 credits	60 credits	75 credits	90 credits	105 credits
Up to 7	Bonus	53 credits	70 credits	88 credits	105 credits	123 credits
Up to 8	Bonus	60 credits	80 credits	100 credits	120 credits	140 credits
Up to 9	Bonus	68 credits	90 credits	113 credits	135 credits	158 credits
Up to 10	Bonus	75 credits	100 credits	125 credits	150 credits	175 credits
Up to 11	Bonus	83 credits	110 credits	138 credits	165 credits	193 credits
Up to 12	Bonus	90 credits	120 credits	150 credits	180 credits	210 credits
Up to 13	Bonus	98 credits	130 credits	163 credits	195 credits	228 credits
Up to 14	Bonus	105 credits	140 credits	175 credits	210 credits	245 credits
Up to 15	Bonus	113 credits	150 credits	188 credits	225 credits	263 credits

Sec. 7.3.1.G.3.d. Ground Level Street Frontage Requirement (Multi-Unit)

The proposed edit below primarily clarifies percentages for types of required uses when developing multi-unit structures. It also clarifies whether the uses can be centralized or need to be dispersed among multiple buildings.

- d. The following districts require a minimum amount of commercial-active space (Sec. 6.6.2.E.) and commercial-ready space (Sec. 6.6.2.F.) for street-facing portions of the Multi-unit development. ~~The percentage determines the minimum amount of the street-facing building that must be constructed as commercial-ready space.~~ The commercial-ready space must be a minimum of 25' deep when measured from the building façade into the interior of the building. ~~When commercial-ready space is required, 20% must be used for a commercial use, or commercial-active space. The remaining 80% may have noncommercial uses in the commercial-ready space.~~ The Director may vary the requirement based on the balance of commercial uses surrounding the site. Active Commercial requirements may agglomerate in centralized locations over a development and do not need to meet the standard at each building.

<u>Ground Level Street Frontage Use Requirement</u>			
<u>District</u>	<u>Must be active commercial</u>	<u>Must be commercial ready (up to half of which may be leasing and amenity)</u>	<u>Percent which may be residential only</u>
<u>CX</u>	<u>8 %</u>	<u>32 %</u>	<u>60 %</u>
<u>SX</u>	<u>10 %</u>	<u>40 %</u>	<u>50 %</u>
<u>TX</u>	<u>10 %</u>	<u>40 %</u>	<u>50 %</u>
<u>CS</u>	<u>10 %</u>	<u>40 %</u>	<u>50 %</u>
<u>IX</u>	<u>12 %</u>	<u>48 %</u>	<u>40 %</u>
<u>CC</u>	<u>10 %</u>	<u>40 %</u>	<u>50 %</u>
<u>PX</u>	<u>12 %</u>	<u>48 %</u>	<u>40 %</u>
<u>PM</u>	<u>8 %</u>	<u>32 %</u>	<u>60 %</u>

- ~~Commercial-Ready ————— Commercial-Active~~
- ~~i. — CX- districts: 40% min. ————— 8% min.~~
 - ~~ii. — SX- districts: 50% min. ————— 10% min.~~
 - ~~iii. — TX- districts: 50% min. ————— 10% min.~~
 - ~~iv. — CS- districts: 50% min. ————— 10% min.~~
 - ~~v. — IX- districts: 60% min. ————— 12% min.~~
 - ~~vi. — CC- districts: 50% min. ————— 10% min.~~
 - ~~vii. — PX- districts: 60% min. ————— 12% min.~~
 - ~~viii. — PM- districts: 40% min. ————— 8% min.~~

Sec. 7.4.2.B.1. Recreation and Open Space

The proposed edit below demonstrates an opportunity to improve campus-type use, such as a cemetery, by allowing similar ancillary uses on site through the Conditional Use Permit process. Similar or related uses can work in harmony when they are in close conjunction with one another for logistical and other practical purposes.

B. Cemetery/Mausoleum

1. **Defined** Any land or structure in the City dedicated to and used for interment of human or pet remains. It may be a burial park for earth interments, a mausoleum for vault or crypt interments, a columbarium for storing urns containing human or pet remains, a traditional funeral home (that does not offer cremation options on-site), or a combination of 1 or more of the above.

Sec. 7.8.24.A.2. Residential Accessory Structures (Minor)

The proposed code edits in this and the following, similar section (Sec. 7.8.24.B.2.), will help staff to determine appropriate accessory structure locations on the many irregular lots within the city limits. The existing language bases this topic solely on street setbacks, which often has more to do with the street than the home layout. This creates confusion for yard layout, so staff proposes basing accessory structure layout on the footprint of the principal structure, the home.

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 ~~common~~interior 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 restrictive. In cases where site orientation is atypical, determination is at the director's discretion.

Sec. 7.8.24.B.2. Residential Accessory Structures (Major)

(See above)

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.

Sec. 8.3.7.A. District Boundary Buffers

The proposed edit below is another code edit that unintentionally left out of the 2023 Major Code Update. The edit was made for the other residential buffer, the Protected Neighborhood Transition Buffer. While walls are still the first choice for the City's commercial to residential buffers, this edit would give needed discretion to the director where a fence will be most feasible for site conditions and impacts.

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 ~~(no fence is allowed)~~. 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 300 feet apart, for maintenance access. Outside of maintenance activities, the gates must be locked at all times.

Sec. 8.4.9.D. Monument Signs

The following edit removes a regulation that while true, does not provide the full truth and thus leads to confusion. It is true that a monument is not allowed when the principal structure is less 10' from the right of way, but it is also true that a monument sign is not allowed where the principal structure is 39' from the right of way. Monument signs are prohibited where buildings are less than 40' from the right of way per Sec. 8.4.3.S.

Sec. 8.4.9.D.

D. Monument Signs

1. One monument sign is allowed per 500 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, and must be a minimum of 250 feet from an entrance sign.
3. ~~Monument or other freestanding signs are not allowed where a principal structure's façade is located 10 feet or less from a right of way.~~

Sec. 9.4.3.B.2. Permits Required (Retaining Walls)

The following proposed edit adds back an industry-wide standard: retaining wall permits for walls under 6' which do not support a surcharge, do not require an engineer's stamp. This stipulation was in the code until it was inadvertently removed in a major retaining wall code edit in 2021.

B. 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. Sloping retaining soil;
 - b. Structure footings supported by the retained soil;
 - c. Adjacent vehicle loads supported by the retained soil;
 - d. Tiered retaining wall systems.
2. **Permit Required** All retaining walls over four (4) feet in structure height require a retaining wall permit and walls six (6) feet and over require a professional engineer's certification of the design of the wall.

Sec. 10.3.2.B. Access Standards

The edits below are one minor reference update, along with the removal of one trigger for street development: 25 residential units. There are many sites and/or developments that come through that cannot develop a street without taking up a large portion of their buildable area where a unit count of 25 is achieved. Staff believes the other triggers are sufficient to properly identify sites that are expected to partake in the improved street network.

Sec. 10.3.2. Access Standards

- A. **Required Access Improvements** Every developer of lands within the jurisdiction of this Development Code must provide access improvements as required by this Development Code and other pertinent codes, ordinances, and regulations of the City. The improvements and associated lands must be provided at no cost to the City, and must be dedicated or otherwise transferred, as required, to the public in perpetuity and without covenant or reservation, except as otherwise provided in this Division.
- B. **Type of Improvements** If no new street is required per Sec. 10.3.1. Blocks, any development project of at least 3 acres in size, 100,000 sq. ft. in gross floor area, ~~or 25 residential units~~, whichever is less, or subject to Sec. 11.47.74. Preliminary Plan Approval must provide a street (and not a drive) through the site. The street type and frontage, if applicable, must be determined by the Director, based on the proposed use and layout.

Sec. 10.3.2.D. Access Standards

The following proposed edit is a simple reference addition, providing quick reference to alley design where interparcel access is required.

- D. **Cross-Access Easement** In the RM- or RX- District, any Corridors & Nodes district or Perimeter Center district, the property owner must grant a cross-access easement as described in this Section to each adjoining property that is in the RM- or RX-District, any Corridors & Nodes district or Perimeter Center district. The purpose of the easement or inter-parcel access is to facilitate movement of residents and customers and their vehicles from location or establishment to another (lot to lot) without generating additional turning movements on a public street.

When required by this Section, cross-access easements must be recorded in the office of the Clerk of Superior Court, Fulton County, and reference to deed book and copy of the recorded easement provided to the Director.

1. Access Easement Provisions

- a. The cross-access easement must permit vehicle access from the adjoining property to driveways and parking areas intended for customer or tenant use.

At a minimum, the easement shall meet the requirements of an alley as described in Sec. 10.4.13.

Sec. 10.4.10. Shared Street

The following proposed edits consist of additional prescription on what is needed to make a Shared Street, which is used in the Shared Street Development Pattern. Additionally, the minimum right of way shown would be consistent with what is described in Sec. 6.3.2.C.F.

Sec. 10.4.10. Shared Street



Public Realm	
Right-of-way, total	1524'-36'
Right-of-way to centerline	742' 6"-18'
Maximum Length	<600'
Maintenance strip	1' min (can be offset)
Walkway width	N/A 6' (at street level)
Bicycle facility (reserved)	N/A
Street tree planting zone	Varies
Curb and gutter	Flush/none
On-street parking	Allowed
Travel lane	89'-10'
Turn lane	N/A
Paving Materials	Unit Pavers, Flamed Granite Slab or cobbles, Brick, Textured and/or Tinted (not stamped) Concrete

Div. 11.7.5.D. Nonconforming Signs

The following proposed edit would correct what staff sees as an error of sorts. Most of the “nonconformance code” allows for 12 months or so of non-use of the site before a site or site elements go into nonconformance. Making a sign nonconforming immediately after a business closes could be seen as a little aggressive if not inconsistent.

D. **Continuance** Nonconforming signs may stay in place until 1 of the following conditions occurs:

- ~~1. The advertised business ceases at that location;~~
12. The façade of the associated principal building is modified;
23. The deterioration of the sign or damage to the sign makes it a hazard or renders it dilapidated, unsightly, or unkempt; OR
34. The sign has been damaged to such extent that more than minor repairs or a material change is required to restore the sign.
45. No structural repairs or change in shape or size are permitted except to make the sign comply with all standards of this Development Code.

Appeals Process Modifications (Sec(s). 9.2.8., 9.3.8., 9.5.1., 9.5.2., 9.6.2., 9.7.8., 9.8.2.)

The edits proposed below are all updates to the process by which applicants initiate appeals of decisions made by the director and certain other city officials.

Sec. 9.2.8.B.3.f.

B. **Notice of Violation**

1. If the City determines that an applicant or other responsible person has failed to comply with the terms and conditions of a permit, an approved site plan or the provisions of this Division, the Director will issue a written notice of violation to the applicant or other responsible person.
2. Where a person is engaged in activity covered by this Division without having first secured the appropriate permit for the work, the notice of violation is served on the owner or the responsible person in charge of the activity being conducted on the site.
3. The notice of violation must contain:
 - a. The name and address of the owner or the applicant or the responsible person;
 - b. The address or other description of the site upon which the violation is occurring;
 - c. A statement specifying the nature of the violation;
 - d. A description of the remedial measures necessary to bring the action or inaction into compliance with the permit, the approved site plan or this Division and the date for the completion of such remedial action;
 - e. A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed; and
 - ~~f. A statement that the determination of violation may be appealed to the City by filing a written notice of appeal within 30 days after the notice of violation (except that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours' notice is sufficient).~~

Sec. 9.3.8.B.

B. Appeals

1. Any applicant under this Article aggrieved by an action of the City Arborist, or any adjacent property owner directly impacted by a decision made under this Article, may pursue an appeal to Fulton County Superior Court, within 30 calendar days of the decision. ~~may appeal and be heard by the Board of Appeals in accordance with the rules and regulations as set forth by this Article and the Board. See Sec. 11.6.3.~~
2. ~~Appeals may only be granted for errors of interpretation, application, or where the unique natural features of the site are such that it is impractical or impossible to apply the terms, conditions or standards of this Article, resulting in an undue hardship to the property owner.~~

Sec. 9.5.1.G.

G. Notice of Violation If the Department determines that an applicant or other responsible person has failed to comply with the terms and conditions of a permit, an approved stormwater management plan, or the provisions of this Division, it must issue a written notice of violation to such applicant or other responsible person. Where a person is engaged in activity covered by this Division without having first secured a permit therefor, the notice of violation is served on the owner or the responsible person in charge of the activity being conducted on the site. The notice of violation must contain:

1. The name and address of the owner, the applicant, or the responsible person;
2. The address or other description of the site upon which the violation is occurring;
3. A statement specifying the nature of the violation;
4. A description of the remedial measures necessary to bring the action or inaction into compliance with the permit, the stormwater management plan, or this Division and the date for the completion of such remedial action;
5. A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed; and
6. ~~A statement that the determination of violation may be appealed to the Department by filing a written notice of appeal within 30 days after the notice of violation.~~

Sec. 9.5.2.A.2.h.

h. Make the necessary interpretation where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (e.g., where there appears to be a conflict between a mapped boundary and actual field conditions). Any person contesting the location of the boundary ~~is given a reasonable opportunity to~~ pursue an appeal of the interpretation to Fulton County Superior Court, as provided ~~in this Division~~ by any relevant state statute. Where floodplain elevations have been defined, the floodplain is determined based on flood elevations rather than the area graphically delineated on the floodplain maps.

Sec. 9.5.2.E./2.

- E. ~~Appeals and Variances~~ The following variance ~~and appeals~~ procedures will apply to an applicant who has been denied a permit for a development activity, or to an owner or developer who has not applied for a permit because it is clear that the proposed development activity would be inconsistent with the provisions of this Division.
1. The Board of Appeals will hear and decide requests for appeals or variances from the requirements of this Division. At a minimum, such procedures will include notice to all affected parties and the opportunity to be heard.
 2. ~~The Board of Appeals will hear and decide appeals when it is alleged an error in any requirement, decision, or determination is made by the Director in the enforcement or administration of this Division. At a minimum, such procedures will include notice to all affected parties and the opportunity to be heard.~~

Sec. 9.6.2.A.6.

6. ~~A statement that the determination of violation may be appealed to the Department by filing a written notice of appeal within 30 days after the notice of violation (except that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours' notice will be sufficient).~~

Sec. 9.7.8.

Sec. 9.7.8. ~~Administrative Appeal, Judicial Review~~

- A. ~~Administrative remedies~~ **Judicial Review** Any person, aggrieved by a decision or order of the local issuing authority respecting ~~the suspension, revocation, modification or grant with condition of a permit by the local issuing authority upon finding that the holder is not in compliance with the approved erosion, sediment and pollution control plan; or that the holder is in violation of permit conditions; or that the holder is in violation of any ordinance;~~ may pursue an appeal of the decision to the Superior Court of Fulton County, Georgia. ~~will entitle the person submitting the plan or holding the permit to a hearing before the Board of Appeals within 30 days after receipt by the local issuing authority of written notice of appeal.~~
- B. ~~Judicial Review~~ Any person, aggrieved by a decision or order of the local issuing authority, after exhausting his administrative remedies, will have the right to appeal denovo to the Superior Court of Fulton County, Georgia.

Sec. 9.8.2.B.f.

- B. **Notice of Violation** Whenever the Department finds that a violation of this Division has occurred, the Department may order compliance by written notice of violation.
1. The notice of violation shall contain:
 - a. The name and address of the alleged violator;
 - b. The address, when available, or a description of the building, structure or land upon which the violation is occurring, or has occurred;
 - c. A statement specifying the nature of the violation;
 - d. A description of the remedial measures necessary to restore compliance with this Division and a time schedule for the completion of such remedial action;
 - e. A statement of the penalty or penalties that shall or may be assessed against the person to whom the notice of violation is directed; and
 - f. A statement that the determination of violation may be appealed to ~~the Department by filing a written notice of appeal~~ Fulton County Superior Court within 30 days of service of notice of violation.

Sec. 9.8.2.C. through I.

- C. Appeal of Notice** Any person receiving a notice of violation may appeal the determination of the Department. The notice of appeal must be received within 30 days from the date of the notice of violation. Hearing on the appeal before the Director or his designee shall take place within 15 days from the date of receipt of the notice of appeal. The decision of the appropriate authority or designee is final.
- DC. Enforcement Measures After Appeal** If the violation has not been corrected pursuant to the requirements set forth in the notice of violation, ~~or, in the event of an appeal, within 30 days of the decision of the appropriate authority upholding the decision of the Department,~~ then representatives of the Department may enter upon the subject private property and are authorized to take any and all measures necessary to abate the violation and/or restore the property. It is unlawful for any person, owner, agent or person in possession of any premises to refuse to allow the government agency or designated contractor to enter upon the premises for the purposes set forth in this Section.
- ED. Costs of Abatement of Violation** Within 60 days after abatement of the violation, the owner of the property will be notified of the cost of abatement, including administrative costs. The property owner may file a written protest objecting to the assessment or to the amount of the assessment within 30 days of such notice. If the amount due is not paid within 30 days after receipt of the ~~notice, or if an appeal is taken within 30 days after a decision on said appeal,~~ the charges shall become a special assessment against the property and shall constitute a lien on the property for the amount of the assessment.
- FE. Civil Penalties** In the event the alleged violator fails to take the remedial measures set forth in the notice of violation or otherwise fails to cure the violations described therein within 10 days, or such greater period as the Department shall deem appropriate, after the Department has taken 1 or more of the actions described in Sec. 9.8.2 E, the Department may impose a penalty not to exceed \$1,000.00 (depending on the severity of the violation) for each day the violation remains unremedied after receipt of the notice of violation.
- GF. Criminal Penalties** For intentional and flagrant violations of this Division, the Department may issue a citation to the alleged violator requiring such person to appear in municipal court to answer charges for such violation. Upon conviction, such person shall be guilty of a violation of this Code. Each act of violation and each day upon which any act of violation shall occur shall constitute a separate violation of this Code.
- HG. Violations Deemed a Public Nuisance** In addition to the enforcement processes and penalties provided, any condition caused or permitted to exist in violation of any of the provisions of this Division is a threat to public health, safety, welfare, and environment and is declared and deemed a nuisance, and may be abated by injunctive or other equitable relief as provided by law.
- HI. Remedies not Exclusive** The remedies listed in this Division are not exclusive of any other remedies available under any applicable federal, state or local law and the Department may seek cumulative remedies.
- JI. Recovery of Fees and Costs** The Department may recover attorney's fees, court costs, and other expenses associated with enforcement of this Section, including sampling and monitoring expenses.

Housekeeping Items

Below is a list of Sections for reference, where edits are proposed which are minor in effect (grammatical, etc.) and simply referenced here but should be viewed in the redline material contained in the package.

Sec. 3.1.4.
Sec. 4.1.8.
Sec. 6.1.3.B.
Div. 6.5.
Div. 7.2.
Sec. 7.8.4.
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.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Staff recommend **Approval** of **Text Amendment** TA25-0002, An Ordinance to amend the Development Code.

Substantive Edits

Article 1 Edits

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 (DRI) transportation conditions that exceed the requirements imposed by this 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 provision does not apply to sites located within Perimeter districts that do not directly abut Protected Neighborhood or RU- or RT- districts.
- B. Relief from any prior rezoning condition must be granted through the Planning Commission and City Council under the procedures for Legislative Review (see Div. 11.3.) as a Zoning Map Amendment.
- C. All conditions attached to previously approved Use Permits remain in effect. Relief from any prior use permit condition must be granted through the Planning Commission and City Council under the procedures for Legislative Review (see Div. 11.3.) as a Conditional Use Permit.
- D. For development sites in the CS-, CX-, and SX- districts which received a zoning approval between September 15, 2017 and prior to December 5, 2023, a conditional use permit is not required for any multi-unit housing component over three (3) stories.

Article 4 Edits

Sec. 4.2.3. ON- Height and Mass

SEC. 4.2.3. ON- HEIGHT AND MASS		
Building Height		
A	Maximum height	
	ON-3	3 stories max/53' max
	Adjacent to RE- or RD-	3 stories max/42' max
	Within a transition area	2 stories/28' max
Story Height		
B	Ground floor elevation, <u>residential</u>	2' min/5' max
	<u>Ground floor elevation, nonresidential</u>	0' min/2' max
	<u>Ground story, residential</u>	12' min
C	Ground story, <u>nonresidential</u>	14' min
Building Mass		
D	Street-facing building length	200' max

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Sec. 4.10.4. NEX- Activation

SEC. 4.10.4. NEX- ACTIVATION		
[Graphic not available]		
Transparency		
	Ground story, residential	30% min
	Ground story, commercial-ready	50% min
	Upper story	20% min
	Blank wall length	30' max
Pedestrian Access		
	Entrance facing street	Required
	Entrance spacing along primary or primary internal street	100' max
Residential Units Required		
	Single unit residential (% of total units)	20 5% min

Article 5 Edits

Sec. 5.5.1. PM- Lot Parameters

SEC. 5.5.1. PM- LOT PARAMETERS		
Lot		
A	Area	
	Single unit attached	700 SF min
	Neighborhood unit	3,000 SF min
	All other allowed uses	7,500 SF min
B	Width <i>(All uses other than as listed below)</i>	
	Single unit attached	14' min
	Neighborhood unit	30' min
	All other allowed uses	75' min
Coverage		
C	Lot coverage	85% max
D	Outdoor amenity space	Required
	Canopy coverage	
	Residential use	35% min
	All other uses	40% min

Article 6 Edits

Sec. 6.1.1.I.

I. Outdoor Amenity Space Improvement Standards (OASIS)

1. General

- a. Outdoor amenity space is common outdoor area provided in a development for use by all of its occupants for social and recreational activities. Outdoor amenity space may also be provided for use by the general public, in addition to patrons or occupants of the development.
- b. Examples of outdoor amenity space include swimming pools, playgrounds, sport courts, dog parks, gardens, community gardens, parks, greens, pavilions, seating areas, plazas, common balconies, rooftop decks or rooftop gardens.

2. Standards

- a. **Provision and Access** Required outdoor amenity space must be provided on the lot and **at least 25% of the amenity space must** be publicly accessible as outdoor space. **The OASIS plan must be designed by a registered landscape architect or architect.** A required buffer may not be used to meet the outdoor amenity space requirement; see paragraph h. below for exceptions.
- b. **Use of Enclosed Space** Required outdoor amenity space may be enclosed on two sides or less by walls (with or without a solid roof cover) or enclosed on three sides by walls without a solid roof cover.
- c. **Grade Location** Required outdoor amenity space may be located at or above grade. In RM-, RX- and CC- Districts, outdoor amenity space must be located at grade.
- d. **Spatial Requirements** Required outdoor amenity space may be met in one contiguous outdoor area or in multiple outdoor areas on a lot and must have a minimum area of 100 square feet with no dimension less than 15 feet.
- e. **Vehicular Restrictions** Required outdoor amenity space must not be parked or driven upon, except for emergency access and permitted temporary events.
- f. **Groundcover** At least 50% **and no more than 80%** of the total amount of required outdoor amenity space at grade and 25% of required outdoor amenity space above grade must be planted with groundcover, shrubs or trees. **For the purposes of this Section, turf grass is not considered groundcover. Plazas and other common heavily hardscaped amenity spaces may require less groundcover at the approval of the Director.**
- g. **Seating** Seating must be provided at the rate of 1 seat for every **400** square feet or fraction of **400** square feet of required outdoor amenity space. Seats may be permanent or movable. Two linear feet of bench or seat wall equals one seat. **Up to 50% of the seating may be calculated from a seat wall.**
- h. **Path Access necessitates a demonstrable path to the location(s) on the site. The path may consist of pavers, concrete, or asphalt. Alternative materials may be considered with the approval of the Director.** When a path is located in a natural setting (such as a state waters buffer) or other greenspace that cannot be used as amenity space in its entirety, the path may count towards the outdoor amenity space area calculation by using a width of 25 feet, multiplied by the length of the path.
- i. **Pet Relief** A multi-unit development of 20 residential units or more must provide a pet relief station at a rate of 5 sq. ft. per unit, up to a maximum of 500 sq. ft. required. **This is in addition to OASIS requirements. Consideration may be given for OASIS based on integration of design between the spaces at the discretion of the Director.**

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- j. **Minimum Amenity Space** The table below provides the requirements for outdoor amenity space, based on lot size:

Total Lot Area	% of Lot as OASIS
Less than 1.0 acre	2%
1.0 to 1.9 acres	5%
2 acres and greater	15%

- k. **Landmark Tree Credit** A reduction of 1% point from the requirements listed above for lots 1.0 acre and larger may be granted for every healthy landmark tree (as defined by Sec. 9.3.6) incorporated into the design of the outdoor amenity space.
- l. **Additional Public Access Credit** A reduction of 1% point from the requirements listed above for lots 1.0 acre and larger may be granted for every 1,000 sq. ft. of outdoor amenity space accessible and usable by the public **beyond the minimum required**. The OASIS must be accessed directly from the public right-of-way and be open between 8:00 a.m. and 8:00 p.m. at a minimum.
- m. **Credit Maximum** No reduction, based on paragraphs k. and l. above individually or combined, greater than 3% points for lots 1.0-1.9 acres and no greater than 5% points for lots of 2 acres and greater in size will be granted.

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n. **Pedestrian Amenity Space Allowance**

i. **General**

Pedestrian Amenity Space is a type of Outdoor Amenity Space intended to create a pedestrian-friendly environment, and therefore has more standards than other Outdoor Amenity Spaces. In addition to the standards below, Pedestrian Amenity Space is intended to be publicly accessible and located in close proximity to the public sidewalk. Examples include patios and plazas.

ii. **Standards**

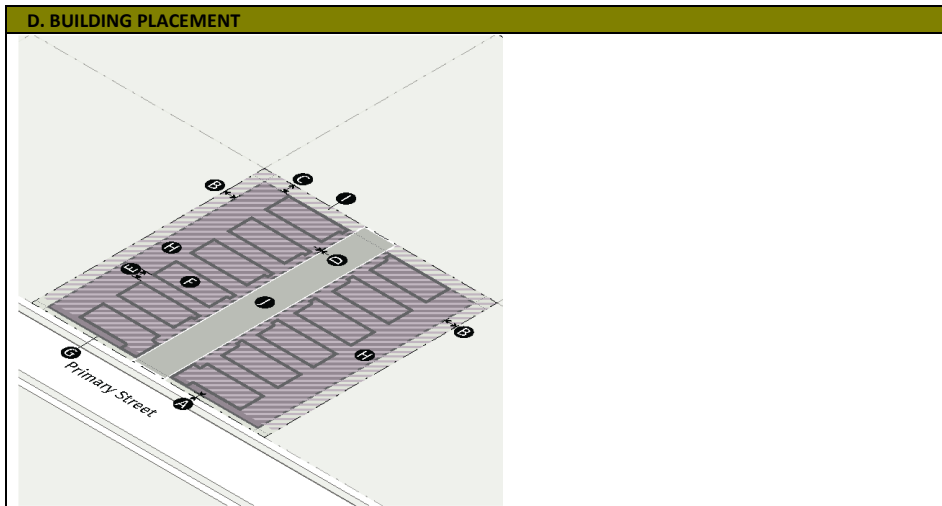
The Director may approve outdoor amenity space meeting the requirements of pedestrian amenity space to fulfill the outdoor amenity space requirement. Pedestrian amenity space requirements include:

- a) Each square foot of pedestrian amenity space counts as 2 square feet of the required outdoor amenity space.
- b) Pedestrian amenity space must be accessible and usable by the public.
- c) Pedestrian amenity space must have a minimum area of 400 square feet with no dimension less than 15 feet.
- d) At least 25% of the pedestrian amenity space must abut and be directly accessible from the sidewalk of a primary street or side street.
- e) Pedestrian amenity space cannot be separated from the sidewalk by any structure for more than 40% of the width of the amenity space.
- f) The finished elevation of the pedestrian amenity space must be located at the same grade as the sidewalk or the ground story.

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- g) All building facades abutting the pedestrian amenity space must meet the transparency and entrance requirements of the zoning district.
 - h) A minimum of 15% of the pedestrian amenity space must be a planted area with trees or groundcover and a minimum of 25% of the pedestrian amenity space must be hardscaped.
 - i) Pedestrian amenity space cannot be used for vehicle parking or access, except for emergency access or permitted temporary events.
 - j) Mechanical equipment cannot be located in a pedestrian amenity space or between the pedestrian amenity space and the building.

6.3.2.D. Building Placement

D. Building Placement



Building Setbacks and Unit Size		
A	Primary street	105' min
B	Site: side common lot line	10' min
C	Site: rear common lot line	10' min
D	Shared court	0' min
Parking Location		
G	Primary street yard	Not allowed
H	Site: side yard	Allowed
I	Site: rear yard	Allowed
J	Shared court	Not Allowed

Sec. 6.5.2.D.

Storage ~~Specialized Vehicles~~

1. Specialized Vehicles

Specialized vehicles such as recreational vehicles, campers, trailers, motor coaches, boats, and boat trailers, may be parked or stored in all residential zones under the following conditions:

- a. The vehicles must not be used as permanent living quarters.
- b. The location of the parking area must be in the buildable area of the lot and not in front of the principal structure. Also, the surface of the area must be constructed as a parking area as described in Sec. 6.5.2.C.5. above.
- c. Specialized vehicles must be screened from view of adjoining properties and rights-of-way with a minimum 6-foot tall fence or wall meeting the standards of Sec. 8.3.9. unless they are viewable for less than 48 consecutive hours as a visitor's means of transportation. Enhanced screening standards such as height, materials, or otherwise may be practically necessary to properly screen and may be requested at the discretion of the Director.
- d. For construction trailers, see Sec. 7.9.9.

2. All Other Items

- a. ~~Items intended for indoor use such as upholstered furniture and household appliances may not be stored outside. Tools, equipment and supplies utilized for automobile repair or construction may not be stored outside. Other items may be approved at the discretion of the Director.~~

6.6.2.A.

Building Design

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

Sec. 6.6.2.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 screened and not visible from any street.
 - d. All halls shall be internal.

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Sec. 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	8 credits	10 credits	26 credits	50 credits	75 credits
Under 4 Up to 1	Reduction	8 credits	10 credits	26 credits	50 credits	75 credits
Under 3 Up to 2	Reduction	16 credits	20 credits	52 credits	70 credits	100 credits
Under 2 Up to 3	Reduction	24 credits	--	--	--	--
Credits Toward Bonus Stories						
Up to 3	By right	—	—	—	—	—
Up to 1	Bonus	8 credits	18 credits	28 credits	38 credits	48 credits
Up to 2	Bonus	16 credits	26 credits	36 credits	46 credits	56 credits
Up to 3	Bonus	23 credits	33 credits	43 credits	53 credits	63 credits
Up to 4	Bonus	30 credits	40 credits	50 credits	60 credits	70 credits
Up to 5	Bonus	38 credits	50 credits	63 credits	75 credits	88 credits
Up to 6	Bonus	45 credits	60 credits	75 credits	90 credits	105 credits
Up to 7	Bonus	53 credits	70 credits	88 credits	105 credits	123 credits
Up to 8	Bonus	60 credits	80 credits	100 credits	120 credits	140 credits
Up to 9	Bonus	68 credits	90 credits	113 credits	135 credits	158 credits
Up to 10	Bonus	75 credits	100 credits	125 credits	150 credits	175 credits
Up to 11	Bonus	83 credits	110 credits	138 credits	165 credits	193 credits
Up to 12	Bonus	90 credits	120 credits	150 credits	180 credits	210 credits
Up to 13	Bonus	98 credits	130 credits	163 credits	195 credits	228 credits
Up to 14	Bonus	105 credits	140 credits	175 credits	210 credits	245 credits
Up to 15	Bonus	113 credits	150 credits	188 credits	225 credits	263 credits

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- a. The following districts require a minimum amount of commercial-active space (Sec. 6.6.2.E.) and commercial-ready space (Sec. 6.6.2.F.) for street-facing portions of the Multi-unit development. ~~The percentage determines the minimum amount of the street-facing building that must be constructed as commercial ready space.~~ The commercial-ready space must be a minimum of 25' deep when measured from the building façade into the interior of the building. ~~When commercial-ready space is required, 20% must be used for a commercial use, or commercial-active space. The remaining 80% may have noncommercial uses in the commercial-ready space.~~ The Director may vary the requirement based on the balance of commercial uses surrounding the site. Active Commercial requirements may agglomerate in centralized locations over a development and do not need to meet the standard at each building.

<u>Ground Level Street Frontage Use Requirement</u>			
<u>District</u>	<u>Must be active commercial</u>	<u>Must be commercial ready (up to half of which may be leasing and amenity)</u>	<u>Percent which may be residential only</u>
<u>CX</u>	<u>8 %</u>	<u>32 %</u>	<u>60 %</u>
<u>SX</u>	<u>10 %</u>	<u>40 %</u>	<u>50 %</u>
<u>TX</u>	<u>10 %</u>	<u>40 %</u>	<u>50 %</u>
<u>CS</u>	<u>10 %</u>	<u>40 %</u>	<u>50 %</u>
<u>IX</u>	<u>12 %</u>	<u>48 %</u>	<u>40 %</u>
<u>CC</u>	<u>10 %</u>	<u>40 %</u>	<u>50 %</u>
<u>PX</u>	<u>12 %</u>	<u>48 %</u>	<u>40 %</u>
<u>PM</u>	<u>8 %</u>	<u>32 %</u>	<u>60 %</u>

~~Commercial-Ready~~ ————— ~~Commercial-Active~~

- ~~i. CX districts: 40% min. — 8% min.~~
- ~~ii. SX districts: 50% min. — 10% min.~~
- ~~iii. TX districts: 50% min. — 10% min.~~
- ~~iv. CS districts: 50% min. — 10% min.~~
- ~~v. IX districts: 60% min. — 12% min.~~
- ~~vi. CC districts: 50% min. — 10% min.~~
- ~~vii. PX districts: 60% min. — 12% min.~~
- ~~viii. PM districts: 40% min. — 8% min.~~

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Article 7 Edits

Sec. 7.4.2.B.1.

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Recreation and Open Space

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A. Defined Uses focusing on natural areas consisting mostly of vegetation, passive or active outdoor recreation areas, and having few structures.

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B. Cemetery/Mausoleum

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1. Defined Any land or structure in the City dedicated to and used for interment of human or pet remains. It may be a burial park for earth interments, a mausoleum for vault or crypt interments, a columbarium for storing urns containing human or pet remains, a traditional funeral home (that does not offer cremation options on-site), or a combination of 1 or more of the above.

Sec. 7.8.24.

Residential Accessory Structures

A. Residential accessory structures, minor

1. **Defined** Improvements typically associated with single unit residential uses that are not predominately intended for the shelter of humans or goods. Typically, minor residential accessory structures are smaller in size than major residential accessory structures, and are unenclosed on three or more sides. Examples include:
 - a. Gazebo
 - b. Outdoor fire place, fire pit
 - c. Play structure
 - d. Sport court
 - e. Outdoor kitchen
 - f. Tree house (unconditioned)
 - g. Swimming pool
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.
 - b. Minor residential accessory structures may be located between the main building principal structure and a common interior 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 restrictive.
 - c. A minor residential accessory structure may not exceed 24 feet in height. If located within the required building setbacks, a minor residential accessory structure may not exceed 15 feet in height.
 - d. All swimming pools must be completely surrounded by an enclosure that meets the requirements of the International Swimming Pool and Spa Code as well as the requirements in Sec. 8.3.10. The enclosure must be in place prior to pool completion. Materials and construction must comply with the regulations administered by the Fulton County Health Department.

B. Residential accessory structures, major

1. **Defined** Improvements typically associated with single unit residential uses that are predominately intended for the shelter of humans or goods. Typically, major residential accessory structures are enclosed on two or more sides. Examples include:
 - a. Cabana, pool house
 - b. Garage, detached
 - c. Shed
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.

-
- 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.
 - c. Major residential accessory structures must comply with applicable building setbacks if their footprint exceeds 500 square feet. Major residential accessory structures with a footprint of less than 500 square feet must be a minimum of 10 feet or the required setback, from any property line, whichever is less restrictive.
 - d. A major residential accessory structure may not exceed 24 feet in height. If located within the required building setbacks, a major residential accessory structure may not exceed 15 feet in height.
 - e. Guest houses are regulated under Sec. 7.8.6.
- C. **Height Calculation.** Each façade or element of the accessory structure must comply with the principal building maximum height. The height is measured from the average grade directly adjacent to said façade or element.

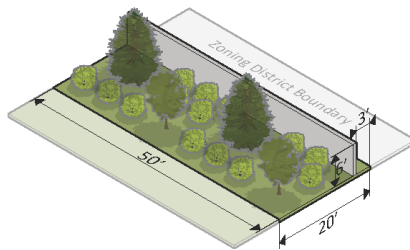
Article 8 Edits

Sec. 8.3.7. District Boundary Buffers

A district boundary buffer is required when any RM, RX, Corridor & Node district, or Perimeter Center district abuts an RT or RU zone. It is also required when an RU or RT district abuts a Protected Neighborhood. A district boundary buffer may also be required by a specific use standard in Article 7. The Director may waive the application of the district boundary buffer when the protected property is developed with a place of worship, school or similar civic use. The required buffer must include the following components:

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 ~~(no fence is allowed)~~. 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 300 feet apart, for maintenance access. Outside of maintenance activities, the gates must be locked at all times.
3. At least four evergreen trees (each full to the ground and at least six-feet tall at the time of planting) per 100 linear feet of buffer.
4. At least four understory trees (each with a minimum caliper of two inches) per 100 linear feet of buffer.
5. At least 30 shrubs, each a minimum of three feet in height at the time of planting, per 100 linear feet of buffer.



Sec. 8.4.9.D.

D. Monument Signs

1. One monument sign is allowed per 500 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, and must be a minimum of 250 feet from an entrance sign.
- ~~3. Monument or other freestanding signs are not allowed where a principal structure's façade is located 10 feet or less from a right-of-way.~~

Article 9 Edits

Sec. 9.4.3.B.2.

B. 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. Sloping retaining soil;
 - b. Structure footings supported by the retained soil;
 - c. Adjacent vehicle loads supported by the retained soil;
 - d. Tiered retaining wall systems.
2. **Permit Required** All retaining walls over four (4) feet in structure height require a retaining wall permit and walls six (6) feet and over require a professional engineer's certification of the design of the wall.

Article 10 Edits

Sec. 10.3.2.B.

Access Standards

- B. **Type of Improvements** If no new street is required per Sec. 10.3.1. Blocks, any development project of at least 3 acres in size, 100,000 sq. ft. in gross floor area, ~~or 25 residential units~~, whichever is less, or subject to Sec. 11.47.74. Preliminary Plan Approval must provide a street (and not a drive) through the site. The street type and frontage, if applicable, must be determined by the Director, based on the proposed use and layout.

Sec. 10.3.2.D.1.a.

- D. **Cross-Access Easement** In the RM- or RX- District, any Corridors & Nodes district or Perimeter Center district, the property owner must grant a cross-access easement as described in this Section to each adjoining property that is in the RM- or RX-District, any Corridors & Nodes district or Perimeter Center district. The purpose of the easement or inter-parcel access is to facilitate movement of residents and customers and their vehicles from location or establishment to another (lot to lot) without generating additional turning movements on a public street.

When required by this Section, cross-access easements must be recorded in the office of the Clerk of Superior Court, Fulton County, and reference to deed book and copy of the recorded easement provided to the Director.

1. **Access Easement Provisions**

- a. The cross-access easement must permit vehicle access from the adjoining property to driveways and parking areas intended for customer or tenant use.
[At a minimum, the easement shall meet the requirements of an alley as described in Sec. 10.4.13.](#)
- b. On-site parking spaces may be restricted to use by the owner's customers and tenants only.
- c. Upon the availability of access to driveways and parking areas of the adjoining lot, the pavement or other surfacing of the owner's driveways and parking areas must be extended to the point of access on the property line.
- d. Where cross-access arrangements exist that predate the provisions of this Ordinance, this access may not be blocked by any party,

Sec. 10.4.10. Shared Street



Public Realm		
	Right-of-way, total	1524'-36'
	Right-of-way to centerline	742' 6"-18'
	Maximum Length	<600'
	Maintenance strip	1' min (can be offset)
	Walkway width	N/A 6' (at street level)
	Bicycle facility (reserved)	N/A
	Street tree planting zone	Varies
	Curb and gutter	Flush/none
	On-street parking	Allowed
	Travel lane	89'-10'
	Turn lane	N/A
	Paving Materials	Unit Pavers, Flamed Granite Slab or cobbles, Brick, Textured and/or Tinted (not stamped) Concrete

Article 11 Edits

Sec. 11.7.5. Nonconforming Sign

- A. **Defined** A sign that does not comply with the requirements of this Development Code.
- B. **Maintained**
1. All nonconforming signs must be maintained in good repair.
 2. A nonconforming sign must not be replaced by another nonconforming sign, except that the substitution or interchange of poster panels, painted boards, or dismountable material on nonconforming signs is permitted, provided that the replacement does not constitute a material change to the sign.
- C. **Repairs**
1. Minor repairs and maintenance of nonconforming signs are permitted; provided that no structural repairs or changes in the size or shape of a nonconforming sign are permitted except to make the sign comply with the standards of this Development Code.
 2. To the extent that any sign allowable under this Development Code is damaged or destroyed by Act of God or by other circumstances beyond control of the owner of the sign, then such sign may be repaired without regard to the restrictions of this paragraph B.
 3. The replacement of an existing sign face utilizing LED, plasma or similar technology is expressly prohibited.
- D. **Continuance** Nonconforming signs may stay in place until 1 of the following conditions occurs:
- ~~1. The advertised business ceases at that location;~~
 - 1~~2~~. The façade of the associated principal building is modified;
 - 2~~3~~. The deterioration of the sign or damage to the sign makes it a hazard or renders it dilapidated, unsightly, or unkempt; OR
 - 3~~4~~. The sign has been damaged to such extent that more than minor repairs or a material change is required to restore the sign.
 - 4~~5~~. No structural repairs or change in shape or size are permitted except to make the sign comply with all standards of this Development Code.

Appeals Edits

Sec. 9.2.8. Violations, Enforcement and Penalties (B.)

B. Notice of Violation

1. If the City determines that an applicant or other responsible person has failed to comply with the terms and conditions of a permit, an approved site plan or the provisions of this Division, the Director will issue a written notice of violation to the applicant or other responsible person.
2. Where a person is engaged in activity covered by this Division without having first secured the appropriate permit for the work, the notice of violation is served on the owner or the responsible person in charge of the activity being conducted on the site.
3. The notice of violation must contain:
 - a. The name and address of the owner or the applicant or the responsible person;
 - b. The address or other description of the site upon which the violation is occurring;
 - c. A statement specifying the nature of the violation;
 - d. A description of the remedial measures necessary to bring the action or inaction into compliance with the permit, the approved site plan or this Division and the date for the completion of such remedial action;
 - e. A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed; and
 - ~~f. A statement that the determination of violation may be appealed to the City by filing a written notice of appeal within 30 days after the notice of violation (except that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours' notice is sufficient).~~

Sec. 9.3.8. Administration (B.)

B. Appeals

1. Any applicant under this Article aggrieved by an action of the City Arborist, or any adjacent property owner directly impacted by a decision made under this Article, ~~may pursue an appeal to Fulton County Superior Court, within 30 calendar days of the decision, may appeal and be heard by the Board of Appeals in accordance with the rules and regulations as set forth by this Article and the Board. See Sec. 11.6.3.~~
2. ~~Appeals may only be granted for errors of interpretation, application, or where the unique natural features of the site are such that it is impractical or impossible to apply the terms, conditions or standards of this Article, resulting in an undue hardship to the property owner.~~

Sec. 9.5.1. In General (G.)

G. **Notice of Violation** If the Department determines that an applicant or other responsible person has failed to comply with the terms and conditions of a permit, an approved stormwater management plan, or the provisions of this Division, it must issue a written notice of violation to such applicant or other responsible person. Where a person is engaged in activity covered by this Division without having first secured a permit therefor, the notice of violation is served on the owner or the responsible person in charge of the activity being conducted on the site. The notice of violation must contain:

1. The name and address of the owner, the applicant, or the responsible person;
2. The address or other description of the site upon which the violation is occurring;
3. A statement specifying the nature of the violation;
4. A description of the remedial measures necessary to bring the action or inaction into compliance with the permit, the stormwater management plan, or this Division and the date for the completion of such remedial action;
5. A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed; and

~~6. A statement that the determination of violation may be appealed to the Department by filing a written notice of appeal within 30 days after the notice of violation.~~

Sec. 9.5.2. Administration and Enforcement (A., E.)

A. Designation of Administrator

1. **Appointed** The Director or his designee is hereby appointed to administer and implement the provisions of this Division.
2. **Duties and Responsibilities** Duties of the Director will include, but not be limited to:
 - a. Review all land development applications and permits to assure that the requirements of this Division have been satisfied and to determine whether proposed building sites will be reasonably safe from flooding;
 - b. Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 USC 1344;
 - c. Require the applicant to obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, when base flood elevation data or floodway data have not been provided, in order to meet the provisions of Sec. 9.8.4 and Sec. 9.8.5;
 - d. Review and record the actual elevation in relation to mean sea level (or highest adjacent grade) of the lowest floor, including basement, of all new or substantially improved structures;
 - e. Review and record the actual elevation, in relation to mean sea level to which any substantially improved structures have been flood proofed;
 - f. Obtain certification of design criteria from a registered professional engineer or architect when flood proofing is utilized for a structure;
 - g. Notify affected adjacent communities and the State Department of Natural Resources (DNR) prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the federal Emergency Management Agency (FEMA);
 - h. Make the necessary interpretation where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (e.g., where there appears to be a conflict between a mapped boundary and actual field conditions). Any person contesting the location of the boundary ~~is given a reasonable opportunity to pursue an~~ appeal of the interpretation ~~to~~ [Fulton County Superior Court](#), as provided ~~in this Division~~ [by any relevant state statute](#). Where floodplain elevations have been defined, the floodplain is determined based on flood elevations rather than the area graphically delineated on the floodplain maps.
 - i. Coordinate all Flood Insurance Rate Map (FIRM) revisions with the Georgia DNR and FEMA.
 - j. Review variance applications and make recommendations to the appointed board.
3. **Records**
 - a. All records pertaining to the provisions of this Division is maintained in the office of the Director, and is open for public inspection.
 - b. Lowest floor means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of other provisions of adopted City building code.

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- E. **Appeals and Variances** The following variance ~~and appeals~~ procedures will apply to an applicant who has been denied a permit for a development activity, or to an owner or developer who has not applied for a permit because it is clear that the proposed development activity would be inconsistent with the provisions of this Division.
1. The Board of Appeals will hear and decide requests for appeals or variances from the requirements of this Division. At a minimum, such procedures will include notice to all affected parties and the opportunity to be heard.
 - ~~2. The Board of Appeals will hear and decide appeals when it is alleged an error in any requirement, decision, or determination is made by the Director in the enforcement or administration of this Division. At a minimum, such procedures will include notice to all affected parties and the opportunity to be heard.~~

Sec. 9.6.2. Violations, Enforcement, Penalties (A.)

Any action or inaction which violates the provisions of this Division or the requirements of an approved stormwater management plan or permit may be subject to the enforcement actions outlined in this Section. Any such action or inaction that is continuous with respect to time is deemed to be a public nuisance and may be abated by injunctive or other equitable relief. The imposition of any of the penalties described in Sec. 9.6.2 B. will not prevent such equitable relief.

- A. **Notice of Violation** If the Department determines that an applicant or other responsible person has failed to comply with the terms and conditions of a permit, an approved stormwater management plan or the provisions of this Division, it will issue a written notice of violation to such applicant or other responsible person. Where a person is engaged in activity covered by this Division without having first secured a permit therefor, the notice of violation is served on the owner or the responsible person in charge of the activity being conducted on the site. The notice of violation will contain:
1. The name and address of the owner or the applicant or the responsible person;
 2. The address or other description of the site upon which the violation is occurring;
 3. A statement specifying the nature of the violation;
 4. A description of the remedial measures necessary to bring the action or inaction into compliance with the permit, the stormwater management plan or this Division and the date for the completion of such remedial action;
 5. A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed; and
 6. ~~A statement that the determination of violation may be appealed to the Department by filing a written notice of appeal within 30 days after the notice of violation (except that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours' notice will be sufficient).~~

Sec. 9.7.8. ~~Administrative Appeal~~, Judicial Review

- A. ~~Administrative remedies~~**Judicial Review** Any person, aggrieved by a decision or order of the local issuing authority respecting ~~the suspension, revocation, modification or grant with condition of a permit by the local issuing authority upon finding that the holder is not in compliance with the approved erosion, sediment and pollution control plan; or that the holder is in violation of permit conditions; or that the holder is in violation of any ordinance;~~ may pursue an appeal of the decision to the Superior Court of Fulton County, Georgia, will entitle the person submitting the plan or holding the permit to a hearing before the Board of Appeals within 30 days after receipt by the local issuing authority of written notice of appeal.
- B. ~~Judicial Review~~ Any person, aggrieved by a decision or order of the local issuing authority, after exhausting his administrative remedies, will have the right to appeal denovo to the Superior Court of Fulton County, Georgia.

Sec. 9.8.2. Violations, Enforcement, Penalties

A. Violations

1. It is unlawful for any person to violate any provision or fail to comply with any of the requirements of this Division. Any person who has violated or continues to violate the provisions of this Division may be subject to the enforcement actions outlined in this Section or may be restrained by injunction or otherwise abated in a manner provided by law.
2. In the event the violation constitutes an immediate danger to public health or public safety, the Department is authorized to enter upon the subject private property, without giving prior notice, to take any and all measures necessary to abate the violation and/or restore the property. The Department is authorized to seek costs of the abatement as provided herein.

B. Notice of Violation

Whenever the Department finds that a violation of this Division has occurred, the Department may order compliance by written notice of violation.

1. The notice of violation shall contain:
 - a. The name and address of the alleged violator;
 - b. The address, when available, or a description of the building, structure or land upon which the violation is occurring, or has occurred;
 - c. A statement specifying the nature of the violation;
 - d. A description of the remedial measures necessary to restore compliance with this Division and a time schedule for the completion of such remedial action;
 - e. A statement of the penalty or penalties that shall or may be assessed against the person to whom the notice of violation is directed; and
 - f. A statement that the determination of violation may be appealed to ~~the Department by filing a written notice of appeal~~ Fulton County Superior Court within 30 days of service of notice of violation.
2. Such notice may require, without limitation:
 - a. The performance of monitoring, analyses, and reporting;
 - b. The elimination of illicit discharges and illegal connections;
 - c. That violating discharges, practices, or operations shall cease and desist;
 - d. The abatement or remediation of stormwater pollution or contamination hazards and the restoration of any affected property;
 - e. Payment of costs to cover administrative and abatement costs; and
 - f. The implementation of pollution prevention practices.

~~C. **Appeal of Notice** Any person receiving a notice of violation may appeal the determination of the Department. The notice of appeal must be received within 30 days from the date of the notice of violation. Hearing on the appeal before the Director or his designee shall take place within 15 days from the date of receipt of the notice of appeal. The decision of the appropriate authority or designee is final.~~

~~D. **Enforcement Measures After Appeal** If the violation has not been corrected pursuant to the requirements set forth in the notice of violation, or, in the event of an appeal, within 30 days of the decision of the appropriate authority upholding the decision of the Department, then representatives of the Department may enter upon the subject private property and are authorized to take any and all measures necessary to abate the violation and/or restore the property. It is unlawful for any person, owner, agent or person in~~

possession of any premises to refuse to allow the government agency or designated contractor to enter upon the premises for the purposes set forth in this Section.

- ED. Costs of Abatement of Violation** Within 60 days after abatement of the violation, the owner of the property will be notified of the cost of abatement, including administrative costs. The property owner may file a written protest objecting to the assessment or to the amount of the assessment within 30 days of such notice. If the amount due is not paid within 30 days after receipt of the notice, ~~or if an appeal is taken within 30 days after a decision on said appeal,~~ the charges shall become a special assessment against the property and shall constitute a lien on the property for the amount of the assessment.
- EE. Civil Penalties** In the event the alleged violator fails to take the remedial measures set forth in the notice of violation or otherwise fails to cure the violations described therein within 10 days, or such greater period as the Department shall deem appropriate, after the Department has taken 1 or more of the actions described in Sec. 9.8.2 E, the Department may impose a penalty not to exceed \$1,000.00 (depending on the severity of the violation) for each day the violation remains unremedied after receipt of the notice of violation.
- EE. Criminal Penalties** For intentional and flagrant violations of this Division, the Department may issue a citation to the alleged violator requiring such person to appear in municipal court to answer charges for such violation. Upon conviction, such person shall be guilty of a violation of this Code. Each act of violation and each day upon which any act of violation shall occur shall constitute a separate violation of this Code.
- EG. Violations Deemed a Public Nuisance** In addition to the enforcement processes and penalties provided, any condition caused or permitted to exist in violation of any of the provisions of this Division is a threat to public health, safety, welfare, and environment and is declared and deemed a nuisance, and may be abated by injunctive or other equitable relief as provided by law.
- EH. Remedies not Exclusive** The remedies listed in this Division are not exclusive of any other remedies available under any applicable federal, state or local law and the Department may seek cumulative remedies.
- EJ. Recovery of Fees and Costs** The Department may recover attorney's fees, court costs, and other expenses associated with enforcement of this Section, including sampling and monitoring expenses.

Housekeeping Edits

Sec. 3.1.4.

Residential Mixed Use (RX-)

The Residential Mixed Use districts are intended for neighborhood-scale development including residential living in multi-unit residences with access to neighborhood-serving commercial uses on no less than 2% of the development's ground floor. The districts allows for limited commercial uses, as well as civic, open space and park uses, as well as townhouses. Where these districts abut Protected Neighborhood districts, a transition area is required. The districts include:

- A. **RX-3: Residential Mixed Use** 3 stories maximum height
- B. **RX-3/6: Residential Mixed Use** 3 stories maximum base height, up to 6 stories with bonus
- C. **RX-4: Residential Mixed Use** 4 stories maximum height
- D. **RX-5: Residential Mixed Use** 5 stories maximum height

Sec. 4.1.8.

Commercial Corridor (CC-)

The Commercial Corridor districts are intended to provide for a variety of retail, service and commercial uses, including auto-oriented uses, as well as multi-unit residences. The districts also allow for civic, open space and park uses. Where these districts abut Protected Neighborhood districts, a transition area is required. The CC-Deistricts include:

- A. CC-3: Commercial Corridor, 3 stories maximum height

Sec. 6.1.3.B.

B. **Minimum Height**

1. Where a minimum height of two or more stories is required, each required story must contain habitable space for at least 50% of the floor. A mezzanine can be used in lieu of a second floor upon request at the director's discretion.

2. The Director may allow the following buildings to be exempt from minimum height requirements:
 - a. Buildings internal to a site not directly serviced by on-site parking or a drive-through, such as a jewel box building or kiosk, so long as it is integrated into the overall site plan.
 - b. Buildings with a footprint of 2,000 square feet or less.
 - **d.c.** Buildings with single unit detached, single unit attached, or neighborhood unit uses.

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Div. 6.5.

Residential Parking & Storage

Div. 7.2.

Allowed Use Table

Allowed Use Table	Protected Neighborhood Districts				Urban Neighborhood Districts								Corridors & Nodes Districts								Perimeter Center Districts
	RE	RD	PK	CON	RU	RT	RM	RX	ON	OX	CX	SX	TX	CS	IX	CC	NEX	PR	PX	PM	Definition/Standards
Residential Uses																					
Household Living																					Sec. 7.3.1
Single unit detached	P	P	—	—	P	P	P	—	P	P	P	P	P	P	P	P	P	P	L	L	Sec. 7.3.1. B ₂
Single unit attached	—	—	—	—	—	P	P	P	P	P	P	P	P	P	P	P	P	P	L	L	Sec. 7.3.1. C.
Accessory Dwelling, Guest House	P	P	—	—	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 7.3.1. D. 2
Neighborhood Unit	—	—	—	—	L	P	P	P	C	P	P	P	P	P	P	P	P	P	L	L	Sec. 7.3.1. ED-4
Age-Restricted Unit	—	—	—	—	—	—	L	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 7.3.1. EE
Multi-Unit																					Sec. 7.3.1. G.
Multi-unit up to 3 stories	—	—	—	—	—	—	L	P	C	L	L	L	L	L	L	L	P	P	L	L	Sec. 7.3.1. F.

Multi-unit above 3 stories	-	-	-	-	-	-	L	P	-	L	C	C	P	C	-	-	P	P	P	P	Sec. 7.3.1. F.
Live/Work	-	-	-	-	-	-	P	P	-	-	P	P	P	P	P	-	P	P	P	P	Sec. 7.3.1. HG.
Group Living																					
General group living	-	-	-	-	-	-	P	P	-	P	P	P	P	P	P	P	P	P	P	P	Sec. 7.3.2.
Personal care home, up to 3 residents	L	L	-	-	P	P	P	P	-	P	P	P	P	P	P	P	P	P	P	P	Sec. 7.3.2. E.
Personal care home, 4 or more residents	C	C	-	-	C	C	C	C	-	C	C	C	C	C	C	C	C	C	C	C	Sec. 7.3.2. E.
Rehabilitation or Treatment Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	Sec. 7.3.4.

Sec. 7.8.4. Drive-Through Facility

- A. **Defined** A facility at which the customer is served while sitting in a vehicle, typically associated with drive-through restaurants, banks and pharmacies.
- B. **Basic Use Standards**
 - 1. No drive-through window, lane or order box is allowed within 50 feet of a Protected Neighborhood or Urban Neighborhood District (measured from the residential lot line to the closest point of the drive-through lane);
 - 2. All drive-through areas, including, but not limited to, menu boards, stacking lanes, trash receptacles, ordering box, drive up windows, and other objects associated with the drive-through, must be located to the side or rear of the principal building. Drive-through windows and lanes may not be placed between a street (not including an alley) and the associated building; and
 - 3. Stacking requirements are in Sec. 8.2.98.
 - 4. Pedestrian crossings must be raised with stamped concrete design or pavers. General pedestrian paths must either be raised or installed as a sidewalk.
- C. An existing legal nonconforming drive-through facility may be relocated, renovated and/or expanded within a same development, provided it is associated with a restaurant and located on the outparcel of a larger development. Any modification to a nonconforming drive-through must be in accordance with the use standards listed above.

Sec. 11.4.11. – 11.4.14.

Sec. 11.4.11.

Validity of Preliminary Plan

- A. An approved preliminary plan expires 2 years after the approval date, unless the applicant has filed a complete application for a final plat.
- B. An approved preliminary plan expires 2 years after the approval date, unless an LDP has been approved in accordance with the preliminary plan.
- C. For phased development, the preliminary plan expires 2 years after a certificate of occupancy is issued for a phase, unless an LDP has been approved in accordance with the preliminary plan for the following phase.

Sec. 11.4.12.

Preliminary Plan Revisions

- A. Minor revisions to an approved Preliminary Plan that reflect the same basic street and lot configurations as the original approval may be approved by the Director.
- B. Any request for a revision to an approved Preliminary Plan that increases the number of building lots, decreases the amount of common open space, or alters a street or block pattern, must be initiated and processed as a new Preliminary Plan application.

Sec. 11.4.13.

Preliminary Plan Denial

If unsatisfied with the decision of the Director, the applicant may file an appeal within 30 calendar days of the decision (see Div. 11.6).

Sec. 11.4.14.A

Final Plat Approval

- A. **Approval by the Director**
 - 1. Before applying for Final Plat approval, the requirements of Sec. 11.4.8. must be met.
 - 2. Upon determination of a complete application, the Director will promptly distribute the application for review by internal City Departments and external agencies.
 - 3. If, after the internal and external review, the Director finds that the Final Plat does not meet all the applicable requirements of the Development Code or substantially conform with the Preliminary Plan, the Director will notify the applicant in writing of the specific provisions that have not been met and offer the applicant the opportunity to make changes to the Final Plat.
 - 4. If, after the internal and external review, the Director finds that the Final Plat meets all applicable requirements of this Development Code and substantially conforms with the Preliminary Plan, the application will be certified as complying with all applicable requirements of the Development Code.
 - 5. Where an approved final plat does not require public dedication, the applicant will record the Final Plat in the records of the Clerk of the Superior Court of Fulton County and file a copy with the Director.

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6. Where the approved final plat includes public dedication, the application will be scheduled for the next available City Council meeting. Upon certification by the Director that the application complies with all applicable requirements of the Development Code, no changes to the application are permitted prior to the City Council meeting.

B. Dedication Acceptance by the City Council

1. The City Council must accept or decline any dedication of land or public improvements. The Final Plat must be signed by the Mayor.
2. Decisions of the City Council are final. Any party not satisfied with a decision of the City Council may pursue appeals to Fulton County Superior Court within 30 calendar days of the decision.
3. Once a public dedication has been approved by the City Council, the applicant will record the Final Plat in the records of the Clerk of the Superior Court of Fulton County and file a copy with the Director.

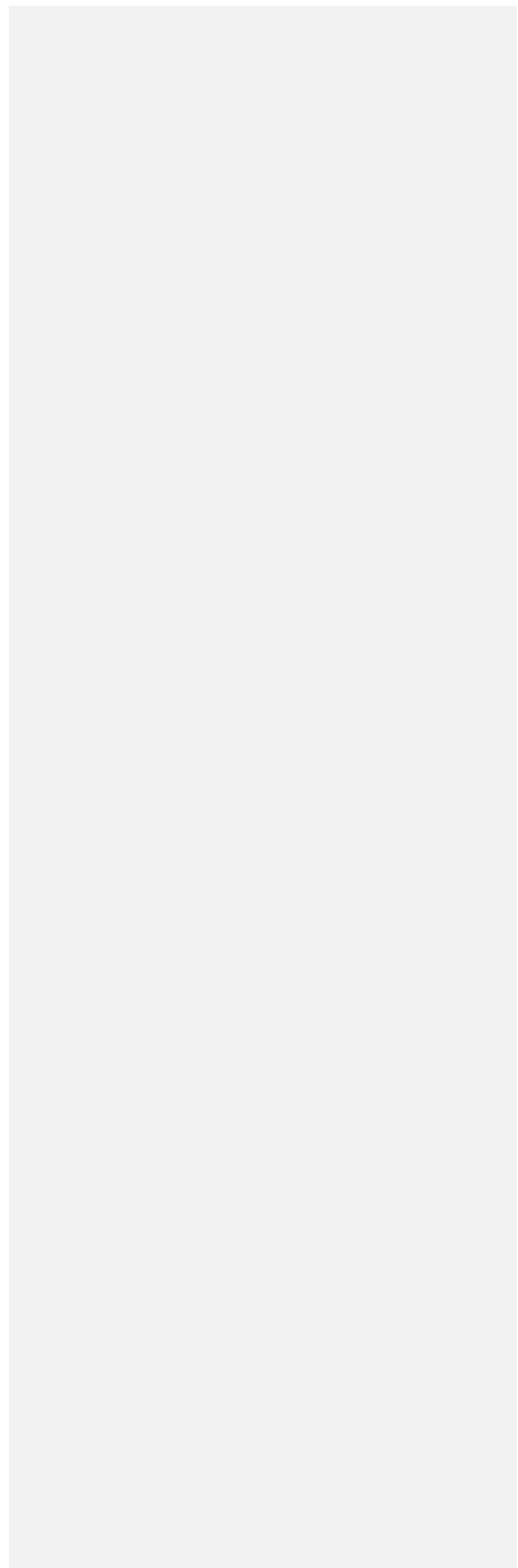
Sec. 11.5.1.K.3.b.

3. **Qualifying Conditions** In every application for an extension of a land disturbance permit, the applicant shall provide an affidavit documenting at least 1 of the following:
- a. A delay resulting from court actions involving the land disturbance permit or a previous extension on the subject property for which an extension is sought. Extensions approved in connection with court action shall remain valid for 1 year beyond the granting of an order or the expiration of an appeal period before any court with jurisdiction;
 - b. Nonavailability of utilities resulting from government and/or private utility inaction. In those instances where wastewater and water facilities are available for a fraction of the desired capacity, or when capacity was available at some time during the one-year period, but not during the 60 days prior to expiration, the City Council may evaluate such case's qualifications for an extension on its individual merits considering any evidence that might indicate a diligent effort to proceed with development.

Sec. 11.5.2.E.1.

E. Single Family

1. A building permit for a single family (single unit) residence may only be issued after the recording of a final plat or after the lot on which the building is to be located has otherwise become a buildable lot of record.



Sec. 11.1.1.

Summary of Review Authority

The following table summarizes the review, approval and appeal authority of the various review bodies and officials that implement and administer the Development Code.

APPROVAL PROCESS	Cross-reference	APPROVAL AUTHORITY				PUBLIC NOTICE				
		Director	Board of Appeals	Planning Commission	City Council	Community Meetings	Web	Posted	Mailed	Published
Legislative Review	Div. 11.3.									
Text Amendment		R	—	R-PH	D-PH	—	Y	—	—	Y
Character Area Map Amendment		R	—	R-PH	D-PH	Y	Y	Y	Y	Y
Zoning Map Amendment (Rezoning)		R	—	R-PH	D-PH	Y	Y	Y	Y	Y
Conditional Use Permit		R	—	R-PH	D-PH	Y	Y	Y	Y	Y
Subdivision Review	Div. 11.4									
Preliminary Plat		D	A-PH	—	—	—	—	—	—	—
Final Plat without dedication		D	A-PH	—	—	—	—	—	—	—
Final Plat with dedication		R	—	—	D-PH	—	—	—	—	—
Permit Review	Div. 11.5									
Land Disturbance Permit		D	A-PH	—	—	—	—	Y*	—	—
Building Permit		D	A-PH	—	—	—	—	Y*	—	—
Tree Removal Permit		D	A-PH	—	—	—	—	Y*	—	—
Temporary Use Permit		D	A-PH	—	—	—	—	—	—	—
Relief	Div. 11.6									
Administrative Variance		D	—	—	—	—	—	—	—	—
Variance		R	D-PH	—	—	—	Y	Y	Y	Y
Appeal of an Administrative Decision		R	D-PH	—	—	—	Y	—	—	Y

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KEY: R = Review & Recommendation D = Final Decision A = Appeal PH = Public Hearing
 Y = Required Y* = Plan box posted on site at time of application — = Not Required

Sec. 11.6.2.G.2.

2. Failure of an applicant to obtain a land disturbance [permit](#), 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.

2025 Development Code Edits

TA-25-2

Planning Commission

August 20, 2025



SANDY SPRINGS™

GEORGIA

- Substantive Edits
 - Appeal Edits
- Housekeeping Edits References

Article 1

Sec. 1.1.9.

“Conditions that Remain” (Left Out)

- **Left out of final 2023 Update draft**
 - Clerical error, as edit 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 (DRI) transportation conditions that exceed the requirements imposed by this 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 remain for property or properties in any Perimeter districts unless they directly abut a Protected Neighborhood, RU-, or RT- district.

Article 4

Sec. 4.2.3.

Office Neighborhood Height & Mass (Left Out)

Sec. 4.2.3. ON- Height and Mass

- **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		
Building Height		
A	Maximum height	
	ON-3	3 stories max/53' max
	Adjacent to RE- or RD-	3 stories max/42' max
	Within a transition area	2 stories/28' max
Story Height		
B	Ground floor elevation, residential	2' min/5' max
	Ground floor elevation, nonresidential	0' min/2' max
	Ground story, residential	12' min
C	Ground story, nonresidential	14' min
Building Mass		
D	Street-facing building length	200' max

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]		
Transparency		
	Ground story, residential	30% min
	Ground story, commercial-ready	50% min
	Upper story	20% min
	Blank wall length	30' max
Pedestrian Access		
	Entrance facing street	Required
	Entrance spacing along primary or primary internal street	100' max
Residential Units Required		
	Single unit residential (% of total units)	20 5 % min

Article 5

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 detail for various uses minimum “Width(s)” and simply “left in” in error

SEC. 5.5.1. PM- LOT PARAMETERS		
Lot		
A	Area	
	Single unit attached	700 SF min
	Neighborhood unit	3,000 SF min
	All other allowed uses	7,500 SF min
B	Width (All uses other than as listed below)	
	Single unit attached	14' min
	Neighborhood unit	30' min
	All other allowed uses	75' min

Article 6

Sec. 6.1.1.I. 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

2. Standards

- Provision and Access** Required outdoor amenity space must be provided on the lot and at least 25% must be publicly accessible as outdoor space. The OASIS plan must be designed by a registered landscape architect or architect. A required buffer may not be used to meet the outdoor amenity space requirement; see paragraph h. below for exceptions.
- Use of Enclosed Space** Required outdoor amenity space may be enclosed on two sides or less by walls (with or without a solid roof cover) or enclosed on three sides by walls without a solid roof cover.
- Grade Location** Required outdoor amenity space may be located at or above grade. In RM-, RX- and CC- Districts, outdoor amenity space must be located at grade.
- Spatial Requirements** Required outdoor amenity space may be met in one contiguous outdoor area or in multiple outdoor areas on a lot and must have a minimum area of 100 square feet with no dimension less than 15 feet.
- Vehicular Restrictions** Required outdoor amenity space must not be parked or driven upon, except for emergency access and permitted temporary events.
- Groundcover** At least 50% and no more than 80% of the total amount of required outdoor amenity space at grade and 25% of required outdoor amenity space above grade must be planted with groundcover, shrubs or trees. For the purposes of this Section, turf grass is not considered groundcover.
- Seating** Seating must be provided at the rate of 1 seat for every ~~1~~400 square feet or fraction of ~~1~~400 square feet of required outdoor amenity space. Seats may be permanent or movable. Two linear feet of bench or seat wall equals one seat. Up to 50% of the required seating may consist of seat walls.
- Path** A path to the accessible OASIS area is required and must consist of pavers, concrete, or asphalt. Alternative materials may be considered with the approval of the Director. When a path is located in a natural setting (such as a state waters buffer) or other greenspace that cannot be used as amenity space in its entirety, the path may count towards the outdoor amenity space area calculation by using a width of 25 feet, multiplied by the length of the path.
- Pet Relief** A multi-unit development of 20 residential units or more must provide a pet relief station at a rate of 5 sq. ft. per unit, up to a maximum of 500 sq. ft. required. This is in addition to OASIS requirements. Consideration may be given for OASIS based on integration of design between the spaces at the discretion of the Director.
- Minimum Amenity Space** The table below provides the requirements for outdoor amenity space, based on lot size:

Total Lot Area	% of Lot as OASIS
Less than 1.0 acre	2%
1.0 to 1.9 acres	5%
2 acres and greater	15%

- Landmark Tree Credit** A reduction of 1% point from the requirements listed above for lots 1.0 acre and larger may be granted for every healthy landmark tree (as defined by Sec. 9.3.6) incorporated into the design of the outdoor amenity space.
- Additional Public Access Credit** A reduction of 1% point from the requirements listed above for lots 1.0 acre and larger may be granted for every 1,000 sq. ft. of outdoor amenity space accessible and usable by the public beyond the minimum required. The OASIS must be accessed directly from the public right-of-way and be open between 8:00 a.m. and 8:00 p.m. at a minimum.
- Credit Maximum** No reduction, based on paragraphs k. and l. above individually or combined, greater than 3% points for lots 1.0-1.9 acres and no greater than 5% points for lots of 2 acres and greater in size will be granted.

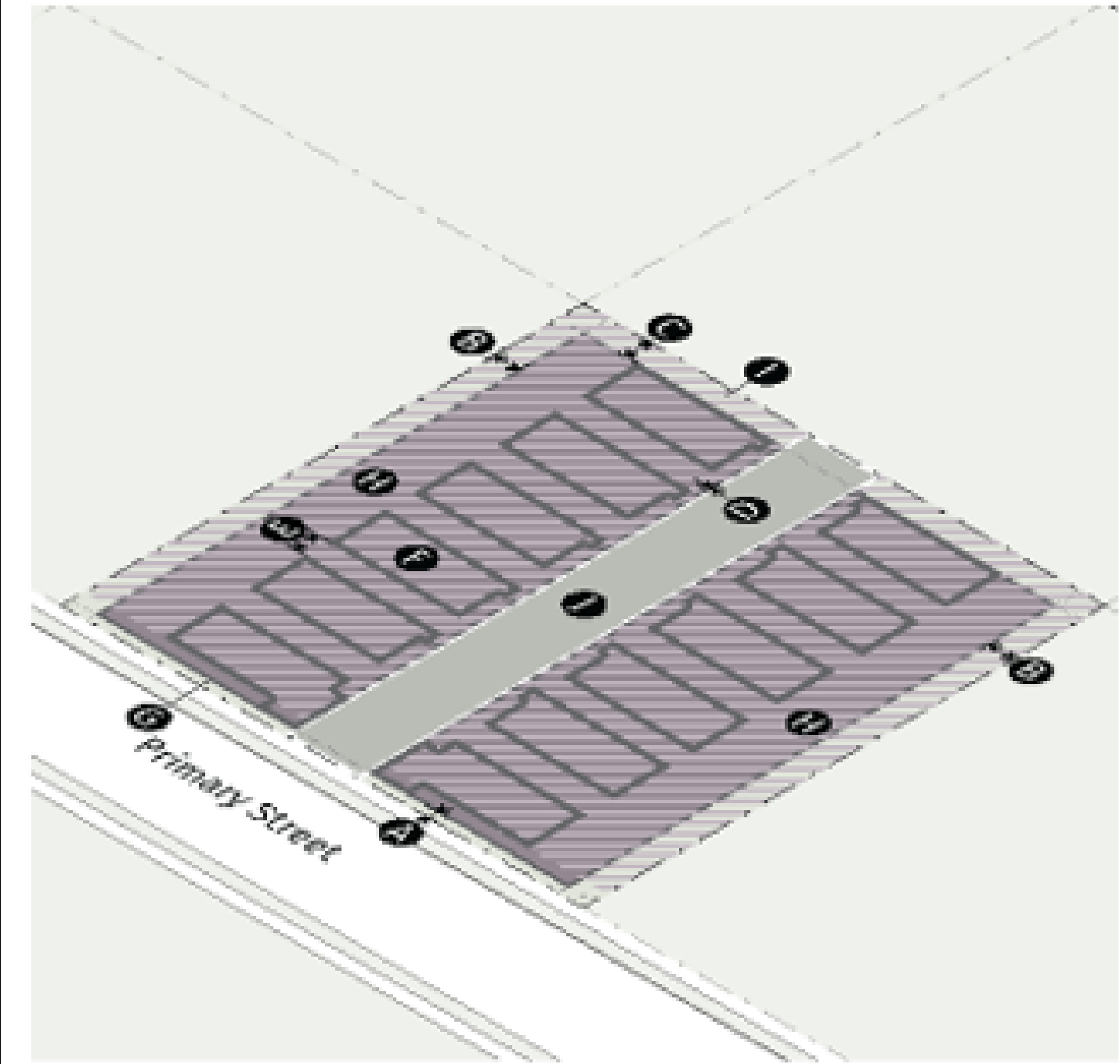
Sec. 6.3.2.D. (Shared Court) Building Placement (Enhancements)

- **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

6.3.2.D. Building Placement

D. Building Placement

D. BUILDING PLACEMENT		
		
Building Setbacks and Unit Size		
A	Primary street	10' min
B	Site: side common lot line	10' min
C	Site: rear common lot line	10' min
D	Shared court	0' min
Parking Location		
G	Primary street yard	Not allowed
H	Site: side yard	Allowed
I	Site: rear yard	Allowed
J	Shared court	Not Allowed

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 legal or not

• Enhance requirements for front-loaded townhouses alleys

Sec. 6.5.2.D. Storage ~~Specialized Vehicles~~

1. Specialized Vehicles

Specialized vehicles such as recreational vehicles, campers, trailers, motor coaches, boats, and boat trailers, may be parked or stored in all residential zones under the following conditions:

- a. The vehicles must not be used as permanent living quarters.
- b. The location of the parking area must be in the buildable area of the lot and not in front of the principal structure. Also, the surface of the area must be constructed as a parking area as described in Sec. 6.5.2.C.5. above.
- c. Specialized vehicles must be screened from view of adjoining properties and rights-of-way with a minimum 6-foot tall fence or wall meeting the standards of Sec. 8.3.9. unless they are viewable for less than 48 consecutive hours as a visitor's means of transportation. Enhanced screening standards such as height, materials, or otherwise may be practically necessary to properly screen and may be requested at the discretion of the Director.
- d. For construction trailers, see Sec. 7.9.9.

2. All Other Items

- a. Items intended for indoor use such as upholstered furniture and household appliances may not be stored outside. Tools, equipment and supplies utilized for automobile repair or construction may not be stored outside. Other items may be approved at the discretion of the Director.

Sec. 6.5.3. Single Unit Attached Dwelling

For single unit attached dwellings, garage placement must meet the following standards.

A. Rear-Loaded

1. Garage must be placed entirely to the rear of the townhouse and be rear-accessed (loaded). Garage may be attached or detached.
2. Garage doors must face the rear alley or easement.



3. The garage door must be either:
 - a. Less than 6 feet from the edge of alley pavement; or
 - b. More than 20 feet from the edge of alley pavement.

4. On sites 3 acres or larger, the Director may allow up to 20% of the townhouses in the development to have front-loaded garages. The front-loaded garages must be located on streets internal to the site. Townhouses fronting on streets at the perimeter of the development site must be rear loaded.

Any street servicing a front-loaded unit must incorporate design found in Sec. 10.4.10.

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

6.6.2. Building Design

- A. **Color** Primary or fluorescent colors are not permitted except on sign faces, awnings, canopies or as accent colors (not to exceed 10% of each building or canopy 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 screened 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

Sec. 6.7.2. Enhanced Community Benefit Matrix

Stories	Percent of Site	30%	40%	50%	60%	70%
<u>Credits Toward Reduction of Minimum Stories</u>						
Under 4	Reduction	8 credits	10 credits	26 credits	50 credits	75 credits
Under 4 <u>Up to 1</u>	Reduction	8 credits	10 credits	26 credits	50 credits	75 credits
Under 3 <u>Up to 2</u>	Reduction	16 credits	20 credits	52 credits	70 credits	100 credits
Under 2 <u>Up to 3</u>	Reduction	24 credits	--	--	--	--
<u>Credits Toward Bonus Stories</u>						
Up to 3	By-right	—	—	—	—	—
Up to 1	Bonus	8 credits	18 credits	28 credits	38 credits	48 credits
Up to 2	Bonus	16 credits	26 credits	36 credits	46 credits	56 credits
Up to 3	Bonus	23 credits	33 credits	43 credits	53 credits	63 credits
Up to 4	Bonus	30 credits	40 credits	50 credits	60 credits	70 credits
Up to 5	Bonus	38 credits	50 credits	63 credits	75 credits	88 credits
Up to 6	Bonus	45 credits	60 credits	75 credits	90 credits	105 credits
Up to 7	Bonus	53 credits	70 credits	88 credits	105 credits	123 credits
Up to 8	Bonus	60 credits	80 credits	100 credits	120 credits	140 credits
Up to 9	Bonus	68 credits	90 credits	113 credits	135 credits	158 credits
Up to 10	Bonus	75 credits	100 credits	125 credits	150 credits	175 credits
Up to 11	Bonus	83 credits	110 credits	138 credits	165 credits	193 credits
Up to 12	Bonus	90 credits	120 credits	150 credits	180 credits	210 credits
Up to 13	Bonus	98 credits	130 credits	163 credits	195 credits	228 credits
Up to 14	Bonus	105 credits	140 credits	175 credits	210 credits	245 credits
Up to 15	Bonus	113 credits	150 credits	188 credits	225 credits	263 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

d. The following districts require a minimum amount of [commercial-active space \(Sec. 6.6.2.E.\)](#) and commercial-ready space [\(Sec. 6.6.2.F.\)](#) for street-facing portions of the [Multi-unit](#) development. ~~The percentage determines the minimum amount of the street-facing building that must be constructed as commercial-ready space.~~ The commercial-ready space must be a minimum of 25' deep when measured from the building façade into the interior of the building. ~~When commercial-ready space is required, 20% must be used for a commercial use, or commercial-active space. The remaining 80% may have noncommercial uses in the commercial-ready space.~~ The Director may vary the requirement based on the balance of commercial uses surrounding the site. [Active Commercial requirements may agglomerate in centralized locations over a development and do not need to meet the standard at each building.](#)

<u>Ground Level Street Frontage Use Requirement</u>			
<u>District</u>	<u>Must be active commercial</u>	<u>Must be commercial ready (up to half of which may be leasing and amenity)</u>	<u>Percent which may be residential only</u>
<u>CX</u>	<u>8 %</u>	<u>32 %</u>	<u>60 %</u>
<u>SX</u>	<u>10 %</u>	<u>40 %</u>	<u>50 %</u>
<u>TX</u>	<u>10 %</u>	<u>40 %</u>	<u>50 %</u>
<u>CS</u>	<u>10 %</u>	<u>40 %</u>	<u>50 %</u>
<u>IX</u>	<u>12 %</u>	<u>48 %</u>	<u>40 %</u>
<u>CC</u>	<u>10 %</u>	<u>40 %</u>	<u>50 %</u>
<u>PX</u>	<u>12 %</u>	<u>48 %</u>	<u>40 %</u>
<u>PM</u>	<u>8 %</u>	<u>32 %</u>	<u>60 %</u>

- ~~Commercial-Ready ————— Commercial-Active~~
- ~~i. — CX- districts: 40% min. ————— 8% min.~~
 - ~~ii. — SX- districts: 50% min. ————— 10% min.~~
 - ~~iii. — TX- districts: 50% min. ————— 10% min.~~
 - ~~iv. — CS- districts: 50% min. ————— 10% min.~~
 - ~~v. — IX- districts: 60% min. ————— 12% min.~~
 - ~~vi. — CC- districts: 50% min. ————— 10% min.~~
 - ~~vii. — PX- districts: 60% min. ————— 12% min.~~
 - ~~viii. — PM- districts: 40% min. ————— 8% min.~~

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

B. Cemetery/Mausoleum

1. **Defined** Any land or structure in the City dedicated to and used for interment of human or pet remains. It may be a burial park for earth interments, a mausoleum for vault or crypt interments, a columbarium for storing urns containing human or pet remains, a traditional funeral home (that does not offer cremation options on-site), 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 a ~~common~~interior 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 restrictive. 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 a ~~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 left out 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 ~~(no fence is allowed)~~. 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 300 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.

D. **Monument Signs**

1. One monument sign is allowed per 500 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, and must be a minimum of 250 feet from an entrance sign.
- ~~3. Monument or other freestanding signs are not allowed where a principal structure's façade 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

B. 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. Sloping retaining soil;
 - b. Structure footings supported by the retained soil;
 - c. Adjacent vehicle loads supported by the retained soil;
 - d. Tiered retaining wall systems.
2. **Permit Required** All retaining walls over four (4) feet in structure height require a retaining wall permit and walls six (6) feet and over require a professional engineer's certification of the design of the wall.

Article 10

Sec. 10.3.2.B., D.1.

Access Standards

(Fixes and Enhancements)

- **Eliminate one trigger from street requirement**
 - 25 residential units is not a viable way to determine when a new street should be constructed
 - For example, 25 units can be constructed on a half acre or less via a 3-story condo development or similar. A 45'-50' right of way on this size lot would make it undevelopable
 - "Gross square footage" and "lot size" as other criteria do a better job of creating a cohesive and logical street grid system
- One fix to the reference for Preliminary Plan Approval
- Refer directly to prescription for city alley

Sec. 10.3.2. Access Standards

- A. **Required Access Improvements** Every developer of lands within the jurisdiction of this Development Code must provide access improvements as required by this Development Code and other pertinent codes, ordinances, and regulations of the City. The improvements and associated lands must be provided at no cost to the City, and must be dedicated or otherwise transferred, as required, to the public in perpetuity and without covenant or reservation, except as otherwise provided in this Division.
- B. **Type of Improvements** If no new street is required per Sec. 10.3.1. Blocks, any development project of at least 3 acres in size, 100,000 sq. ft. in gross floor area, ~~or 25 residential units~~, whichever is less, or subject to Sec. 11.47.74. Preliminary Plan Approval must provide a street (and not a drive) through the site. The street type and frontage, if applicable, must be determined by the Director, based on the proposed use and layout.

-
- D. **Cross-Access Easement** In the RM- or RX- District, any Corridors & Nodes district or Perimeter Center district, the property owner must grant a cross-access easement as described in this Section to each adjoining property that is in the RM- or RX-District, any Corridors & Nodes district or Perimeter Center district. The purpose of the easement or inter-parcel access is to facilitate movement of residents and customers and their vehicles from location or establishment to another (lot to lot) without generating additional turning movements on a public street.

When required by this Section, cross-access easements must be recorded in the office of the Clerk of Superior Court, Fulton County, and reference to deed book and copy of the recorded easement provided to the Director.

1. Access Easement Provisions

- a. The cross-access easement must permit vehicle access from the adjoining property to driveways and parking areas intended for customer or tenant use.

At a minimum, the easement shall meet the requirements of an alley as described in Sec. 10.4.13.

Sec. 10.4.10. Shared Street (Fixes and Enhancements)

- **Make prescription consistent throughout code**
 - In Sec. 6.3.2.C.F., the minimum width for the Shared Court is 15'; right of way in the street prescription for "Shared Court" in Article 10 currently shows 24' as the minimum
 - Article 10 is now proposed correctly to read as "15'-36'"
- **Add prescription for what is in the Shared Court Right of Way**
 - Offset maintenance strip allowance
 - "Sidewalk" designation (ensure pedestrian access and use)

Sec. 10.4.10. Shared Street



Public Realm		
Right-of-way, total		15-24'-36'
Right-of-way to centerline		7-12' _____ 6"-18'
Maximum Length		<600'
Maintenance strip		1' min (can be offset)
Walkway width		N/A 6' (at street level)
Bicycle facility (reserved)		N/A
Street tree planting zone		Varies
Curb and gutter		Flush/none
On-street parking		Allowed
Travel lane		8-9'-10'
Turn lane		N/A
Paving Materials		Unit Pavers, Flamed Granite Slab or cobbles, Brick, Textured and/or Tinted (not stamped) Concrete

Article 11

Sec. 11.7.5.D.

(Fixes and Enhancements)

- Ease up on requirements for sign conformance
 - Encouraging paint up/fix up projects by decreasing requirements that increase project cost to an amount not commensurate with overall scope

Sec. 11.7.5. Nonconforming Sign

- A. **Defined** A sign that does not comply with the requirements of this Development Code.
- B. **Maintained**
 1. All nonconforming signs must be maintained in good repair.
 2. A nonconforming sign must not be replaced by another nonconforming sign, except that the substitution or interchange of poster panels, painted boards, or dismantable material on nonconforming signs is permitted, provided that the replacement does not constitute a material change to the sign.
- C. **Repairs**
 1. Minor repairs and maintenance of nonconforming signs are permitted; provided that no structural repairs or changes in the size or shape of a nonconforming sign are permitted except to make the sign comply with the standards of this Development Code.
 2. To the extent that any sign allowable under this Development Code is damaged or destroyed by Act of God or by other circumstances beyond control of the owner of the sign, then such sign may be repaired without regard to the restrictions of this paragraph B.
 3. The replacement of an existing sign face utilizing LED, plasma or similar technology is expressly prohibited.
- D. **Continuance** Nonconforming signs may stay in place until 1 of the following conditions occurs:
 - ~~1. The advertised business ceases at that location;~~
 12. The façade of the associated principal building is modified;
 23. The deterioration of the sign or damage to the sign makes it a hazard or renders it dilapidated, unsightly, or unkempt; OR
 34. The sign has been damaged to such extent that more than minor repairs or a material change is required to restore the sign.
 45. No structural repairs or change in shape or size are permitted except to make the sign comply with all standards of this Development Code.

Appeals 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

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.**

Mayor & City Council – Public Hearing

Tuesday, September 16, 2025



SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT

Planning Commission Meeting, August 20, 2025

Case: **RZ-25-2 – 9755 Roberts Drive**
Staff Contact: LaQuita Williams (lwilliams@SandySpringsga.gov) Report Date:
Case: RZ-25-2 – 9755 Roberts Drive

REQUEST

Request for a Zoning Map Amendment (Rezoning) to rezone the property located at 9755 Roberts Drive from RE-1 to RD-7.5.

APPLICANT

Property Owner(s):	Petitioner(s):	Representative(s):
William Odrey	Brad Riffel, AEC	Brad Riffel, AEC

SUMMARY

The Applicant requests a Zoning Map Amendment (Rezoning) to property owned by William Odrey and identified in the Community GIS Map as 9755 Roberts Drive (**Parcel #06 036700010011**) from Residential Estate (RE-1) to Residential Detached (RD-7.5).

RECOMMENDATION

Department of Community Development

Staff recommend **Approval with Conditions** of **Zoning Map Amendment (rezoning) RZ-25-2**.

MATERIALS SUBMITTED AND REVIEWED

Materials:

1. Application, received April 15, 2025

Plans:

1. “SURVEY-BDRY-TOPO-09-21-16_Tue_Apri_15_2025_11-12-26”, prepared by Genuine Mapping & Design dated September 21, 2016, and stamped by Benjamin L. Drerup.
2. “REZONE-SITE-3LOTS-6-4-25” prepared by AEC dated March 28, 2025. Received on April 16, 2025.

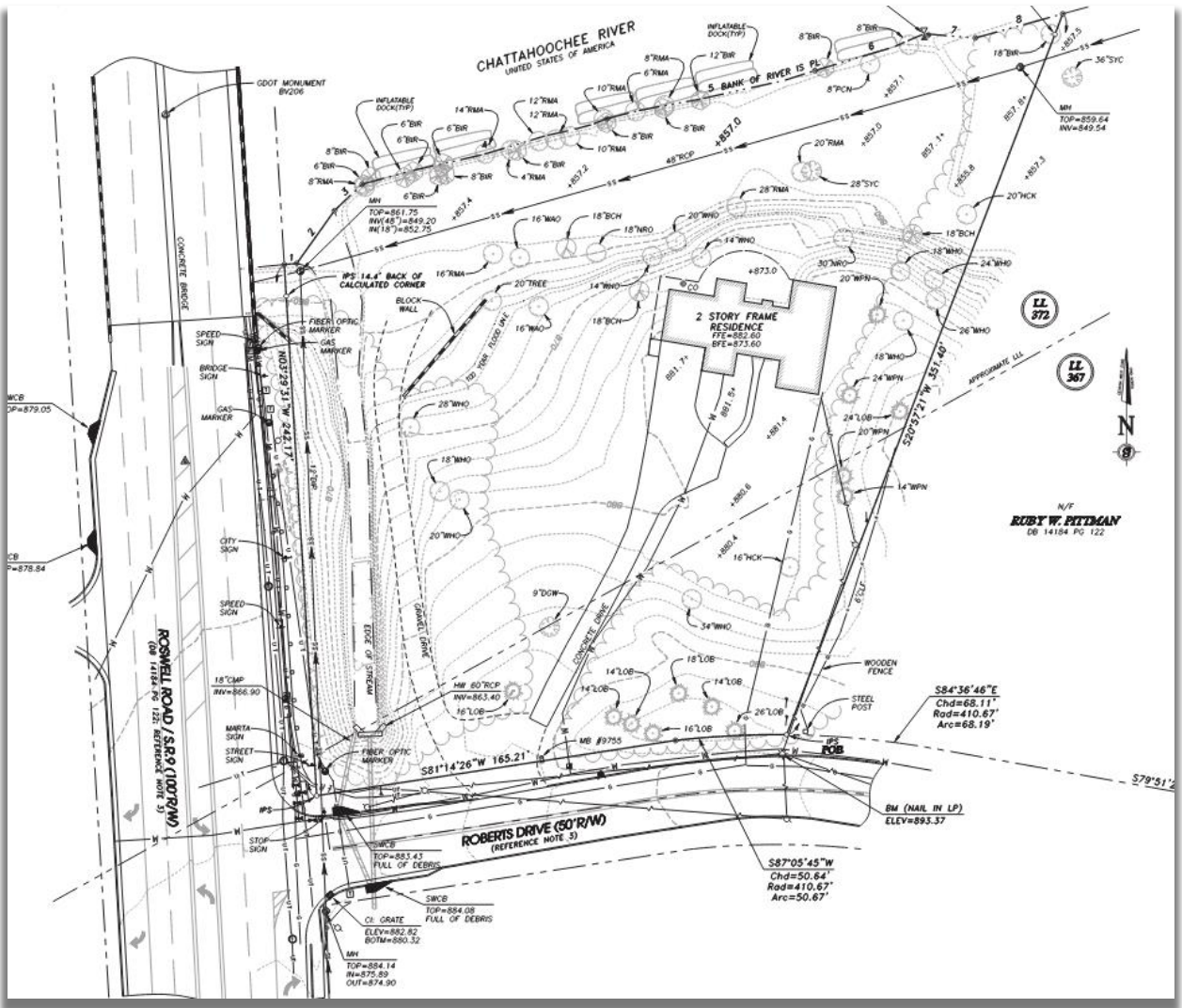
PROPERTY INFORMATION

Location:	9755 Roberts Drive (06 036700010011)
Council District:	1– John Paulson
Road frontage:	Roberts Drive - Approximately 230 feet of frontage Roswell Road – Approximately 286 feet of frontage
Acreage:	1.72 Acres
Current Zoning: Existing Land Uses:	RE-1 (Residential Estate – 1 acre minimum) Single-family home
Previous Zoning Cases:	CA23-0002 (WITHDRAWN) – a request to change the Character Area from Protected Neighborhood to Commercial Mix Use to allow for a Brew-Pub.
Character Area:	Protected Neighborhood

PROCESS

Initial Community Meeting (CMI): May 19, 2025	Second Community Meeting (CMII): July 8, 2025	Planning Commission Hearing: August 20, 2025	Mayor and City Council Hearing: September 16, 2025
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EXISTING CHARACTER AREAS, ZONING, AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Character Area / Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	Chattahoochee River	-	-
East	Residential Estate / RE-1 / Single Family Home	9725 Roberts Drive	2.73 Acres
South	Commercial Mixed Use / CX-3 / Restaurant	8995 Roswell Road	2.34 Acres
West	Office Mixed Use / OX-8 / Office	9040 Roswell Road	23.13 Acres
EXISTING DEVELOPMENT			
--	Residential Estate / RE-1 / Single Family Home	9755 Roberts Drive	1.72 Acres



EXISTING DEVELOPMENT

The existing development on site is a single unit residential house, sitting back approximately 164.17 feet from Roberts Drive. The house was built in 1963 per Fulton County records and is a single-story ranch style structure. The current zoning is RE-1 (residential estate – 1-acre minimum lot size). The site is to the east of Roswell Road and an Office Mixed-Use Plaza, the Chattahoochee River as its northern waterfront, and Mary Hall Freedom Village, a Commercial Mixed-Use zoning, to the South.



View of existing residential structure, facing North

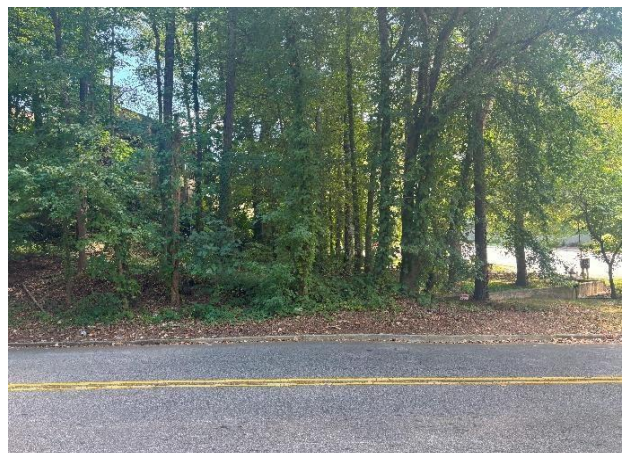


View facing West, towards Roswell Rd

The property's driveway sits on a hill and begins to level out where the house sits. There is some noticeable overgrowth of vegetation. To the rear of the house, the heavily wooded property begins to slope downward, especially to the bank of the Chattahoochee River to the north.

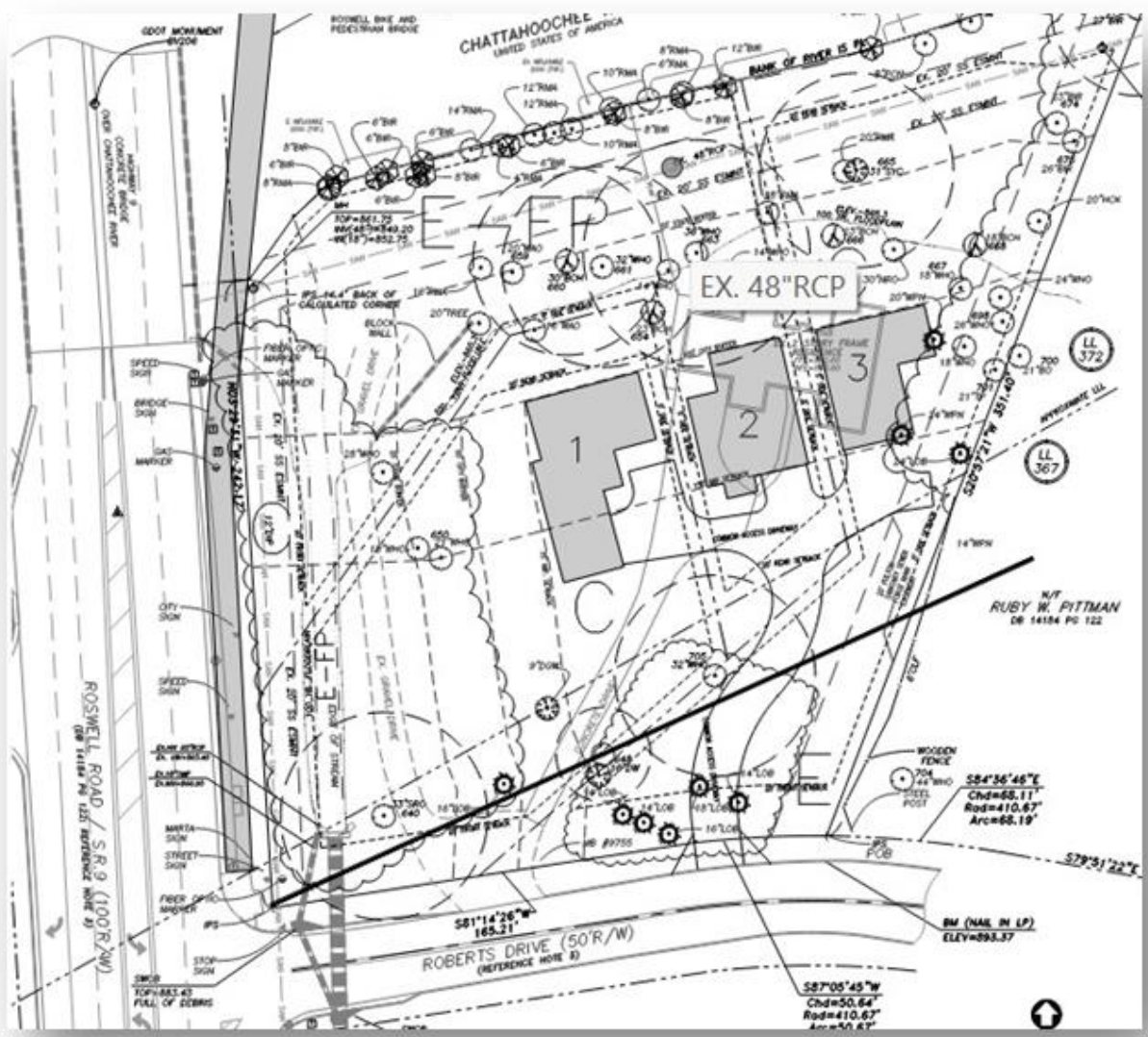


View facing Northwest of the Chattahoochee River



View facing South of Mary Hall Freedom Village

SITE PLAN CONCEPT (received June 6, 2025)



PROPOSED DEVELOPMENT

The applicant is requesting a Zoning Map Amendment to allow three (3) parcels to be created on the existing RE-1 parcel. The proposed zoning is RD-7.5 (7,500 square foot minimum lot size). The parcels will range from 17,438 square feet to 39,281 square feet. Due to the various restrictions on the existing parcel, the buildable area for each parcel ranges from 4,836 square feet to 8,496 square feet. The proposal also calls for a singular driveway from Roberts Drive.



ZONING MAP AMENDMENT (REZONING) CONSIDERATIONS

Per Sec. 11.3.6.C. of the Development Code, the following list of approval criteria for a Zoning Map Amendment (Rezoning) provides guidance for making decisions on approval:

1. *The Zoning Map Amendment corrects an error or meets the challenge of some changing condition, trend or fact.*

Finding: The Zoning Map Amendment proposal would help meet the challenge of changing conditions, in that housing, particularly limited opportunity to construct new detached housing. Demand in the metro, especially communities located in the inner rings of the metro (such as Sandy Springs), has outpaced production. As Sandy Springs has become increasingly built out, available land is increasingly scarce for net new construction of detached units.

2. *The Zoning Map Amendment substantially conforms with the Comprehensive Plan.*

Finding: The Zoning Map Amendment substantially conforms with the Comprehensive Plan. The first Priority Action listed in the Housing Element of The Next Ten is to “Preserve established single-family neighborhoods.” This is followed by “Increase the supply of housing and the range of housing choices.”

Preserving the existing neighborhoods and increasing housing supply could seem to be at odds. However, when considered in context, staff believes this request would do both. Certainly, the housing supply would increase 3-fold on the subject site, but the Amendment would ensure that neighborhood character (single-family detached housing) be retained. Additionally, the emphasis on preserving “neighborhoods” by maintaining a 1-to-1 replacement ratio (pg. 96, The Next Ten Comprehensive Plan) is primarily within the context of platted subdivisions versus individual lots located on collector streets which may better serve as land use transitions.

3. *The Zoning Map Amendment substantially conforms with the stated purpose and intent of this Development Code.*

-PURPOSE-

A. This Development Code is intended to guide the future growth of the City of Sandy Springs in alignment with the vision set forth by The Next Ten Comprehensive Plan.

B. This Development Code was developed to help foster more predictable results and a higher-quality public realm by prescribing the physical form of buildings and addressing the relationship between building façades and the public realm, the form and mass of buildings in relation to one another and the scale and types of streets and blocks.

-INTENT-

A. This Development Code is intended to balance conservation and development.

B. This Development Code is intended to encourage design excellence in the built environment.

C. This Development Code is intended to guide Sandy Springs' prosperous and sustainable future.

Finding: The Amendment substantially conforms with the stated purpose and intent of the Development Code. It is in alignment with The Next Ten Comprehensive Plan, “managing land use transitions at the periphery of single-family residential neighborhoods (pg. 92, The Next Ten).” The Amendment, with appropriate conditions, would help maintain conservation, while allowing for the proposed change in development requirements. The Amendment would be in keeping with the desire for Sandy Springs future prosperity as it would promote the likely potential for increased home ownership opportunities, while maintaining reasonably sized lots and robust tree canopy and vegetation.

4. The Zoning Map Amendment will reinforce the existing or planned character of the area.

Finding: The Zoning Map Amendment will reinforce the existing or planned character of the area. The proposed amendment is within the same family of zoning districts, the Protected Neighborhood Character Area. No material change in character is being proposed.

5. The subject property is appropriate for the development allowed in the proposed district and the use and development of adjacent properties.

Finding: The subject property is appropriate for the development allowed in the proposed district and the use and development of adjacent properties. The allowed development surrounding the property is the same as the allowed development concept being proposed (minor single-family subdivision).

6. There are substantial reasons why the property must not be used according to the existing zoning.

Finding: There are no substantial reasons why the property should be rezoned. However, there are logical reasons in that the existing zoning does not serve as a useful transition between the large lot detached housing neighborhoods to the east and the busy Roswell Road (Hwy 9) to the west, as well as the commercial (CX-3) development to the south.

7. There is a need for the proposed use at the proposed location.

Finding: One of the core tenants of The Next Ten (Comprehensive Plan) is appropriate land use transitions. It is the staff's opinion that Residential Detached, 7,500 square foot (RD-7.5) lots would be appropriate as a land use transition and would add to the limited housing supply (particularly single unit detached) of the city. Additionally, the three (3) lots proposed would far exceed the actual minimum lot size of 7,500 square feet at an average of over 27,000 square feet.

Furthermore, new housing is hard to come by in many parts of the region, and Sandy Springs is no exception. The more housing that is available, the better chance there is for prospective residents to become a part of the community. This amendment would increase the housing supply by 300% at the subject site and maintain appropriate character and lot size.

By being rezoned to RD-7.5 versus any of the other larger lot RD- districts, the impact on neighboring lots

is reduced from an infrastructure standpoint as all three (3) lots may be serviced by a singular, low-impact driveway rather than a 50-foot-wide right-of-way with a 20 foot or larger street surface.

8. *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.*

Finding: The City and other service providers will be able to provide sufficient public facilities as the increase in dwelling units would be negligible at two (2).

9. *The Zoning Map Amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.*

Finding: The proposed amendment would not significantly impact on the natural environment. It would marginally reduce the amount of vegetation as the lot is currently not heavily wooded. Any future development of the property must comply with the Atlanta Regional Commission Metropolitan River Protection Act Rules and Regulations.

10. *The Zoning Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property.*

Finding: The proposed amendment would not have a significant adverse impact on neighboring properties. The use would be in harmony as it would also be detached, single unit housing.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works:

Frontage improvements along Roswell Road and Roberts Drive, along with associated right of way dedications, will be required when triggered by the Development Code when developing lots. It is strongly encouraged that the future dedications and associated right of way impacts are shown on the initial plat in order to ensure lot dimensions will remain compliant.

The driveway apron shall meet Development Code requirements including the accommodation of an ADA pedestrian crossing. A side path is planned by an active City project for the north side of Roberts Drive, so those dimensions need to be considered.

Sandy Springs Transportation Engineer:

Potential coordination for City's North End Project may be required for entrance during permitting, if re-zoning is approved.

Sandy Springs City Engineer:

No comment provided.

Sandy Springs Site Division:

No comment provided.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

No comment provided.

Sandy Springs Sustainability Manager:

No comment provided.

Sandy Springs Building Official:

No comment provided.

Sandy Springs Fire Marshal:

No comment provided.

Sandy Springs Economic Development:

No comment provided.

Sandy Springs Recreation & Parks:

No comment provided.

Fulton County Schools:

No comment provided.

Fulton County Public Services and Utilities:

No comment provided.

PUBLIC PARTICIPATION

Community Meeting I – May 19, 2025

For the Community Meeting I there were approximately 17 people in attendance in person, including 15 community members. The topics discussed were existing lot size and layout verses proposed, driveways and access, proposed home sizes, and current property conditions, price of property, future changes, and max number of stories.

Community Meeting II – July 8, 2025

For the Community Meeting II there were approximately six (6) people in attendance in-person and virtually, including three (3) community members. Topics discussed were the access point from Roberts Drive, potential road and/or sidewalk improvements to Roberts Drive, and cleanup of property and its neglect.

Correspondence Received

Staff have not received any comments as of August 14, 2025.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommend **Approval of Zoning Map Amendment RZ-25-2** request for a Zoning Map Amendment (Rezoning) of **9755 Roberts Drive** to rezone from RE-1 to RD- 7.5. with the following conditions:

1. There are a maximum of three (3) residential lots subdivided at tax parcel #06 036700010011;
2. All three (3) lots shall be served by one access point from Roberts Drive at the most suitable location, to be determined by the City Engineer;
3. The property owner shall ensure compliance with planned City projects, including the dedication of any required rights-of-way or easements, and that this verbiage be included in any Plat for the property; and
4. The Metropolitan River Protections Act (MRPA) allocations for the site determined by the Atlanta Regional Commission (ARC) must be kept at the current provisions and may not be increased or transferred from other neighboring sites.

April 15, 2025

City of Sandy Springs, GA
Mayor and City Council
Community Development Dept.

RE: **Rezoning Letter of Intent**
9755 Roberts Drive, Sandy Springs, Georgia

To Whom It May Concern,

William Odrey, II is requesting a Zoning Map Amendment for the rezoning of his 1.871 acres property at 9755 Roberts Drive, Sandy Springs, GA. Currently the property is within the Protected Neighborhood Character Area and zoned RE for a single-family Residence. Mr. Odrey is requesting the property to be rezoned to RD-7.5. This zoning is allowed within the Protected Neighborhood Character Area and RD zoning occurs along Roberts Drive. The RD-7.5 zoning allows the site to have 3 lots, all of which have river frontage, with common shared access. The RD 7.5 zoning was chosen simply to provide the 5' side setbacks to allow for more buildable area. All other design guidelines are met or exceeded. This is because there is a very limited amount of buildable area due to the larger River Corridor Buffers and the side stream buffering and impervious setback. ARC is allowing the encroachment into the rivers 150' Impervious setback due to existing development occurring in it and the severe impact it has on encumbering the properties buildable area.

Sincerely,



Bradley D. Riffel, ASLA
AEC, Inc.

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April 15, 2025

City of Sandy Springs, GA
Mayor and City Council
Community Development Dept.

RE: **Zoning Impact Analysis
Zoning Map Amendment
9755 Roberts Drive, Sandy Springs, Georgia**

Approval Criteria for Zoning Map Amendment

1. The Zoning Map Amendment corrects an error or meet the challenge of some changing conditions, trend or fact. **NO**
2. The Zoning Map Amendment substantially conforms with the Comprehensive Plan. **YES**
3. The Zoning Map Amendment substantially conforms with the stated purpose and intent of this Development Code. **YES**
4. The Zoning Map Amendment will reinforce the existing or planned character of the area. **YES**
5. The subject property is appropriate for the development allowed in the proposed district and the use and development of the adjacent properties. **YES**
6. There are substantial reasons why the property must not be used according to existing zoning. **YES, economics of the property value to size (1.871 acres) presents difficulties for one single family dwelling. Producing more single-family lots (3) helps spread the burden and make the property more marketable and attractive to builders.**
7. There is a need for the proposed use at the proposed location. **YES, River front property is VERY limited and this creates more opportunities for dwellings with river front property.**
8. 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 storm water facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development. **YES**
9. The Zoning Map Amendment will not significantly impact the natural environment, including air, water, noise, storm water management, wildlife and vegetation. **NO**
10. The Zoning Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property. **NO**

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9755 ROBERTS DRIVE - LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND BEING IN LAND LOTS 367 & 372 OF THE 6TH DISTRICT, OF FULTON COUNTY, GEORGIA; THIS DESCRIPTION IS BASED ON INFORMATION TAKEN FROM A SURVEY BY GENUINE MAPPING AND DESIGN DATED SEPTEMBER 21, 2016 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF ROSWELL ROAD / STATE ROUTE 9 (100' R/W) AND THE ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF ROBERTS DRIVE (50 FOOT RIGHT-OF-WAY); FROM THE POINT OF BEGINNING PROCEEDING THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF ROSWELL ROAD NORTH 03°29'31" WEST FOR A DISTANCE OF 242.17 FEET TO A POINT;

THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 84°36'18" EAST FOR A DISTANCE OF 5.69 FEET TO A POINT;

THENCE NORTH 35°27'16" EAST FOR A DISTANCE OF 29.48 FEET TO A POINT;

THENCE NORTH 46°28'07" EAST FOR A DISTANCE OF 17.49 FEET TO A POINT;

THENCE NORTH 74°59'48" EAST FOR A DISTANCE OF 115.35 FEET TO A POINT;

THENCE NORTH 76°59'39" EAST FOR A DISTANCE OF 97.04 FEET TO A POINT;

THENCE NORTH 72°36'38" EAST FOR A DISTANCE OF 54.19 FEET TO A POINT;

THENCE SOUTH 86°30'16" EAST FOR A DISTANCE OF 21.41 FEET TO A POINT;

THENCE NORTH 74°35'04" EAST FOR A DISTANCE OF 41.25 FEET TO A POINT;

THENCE SOUTH 20°57'21" WEST FOR A DISTANCE OF 351.40 FEET TO A POINT ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF ROBERTS DRIVE (50' R/W);

THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT FOR 50.67 FEET, SAID CURVE HAVING A RADIUS OF 410.67 FEET AND BEING SUBTENDED BY A CHORD SOUTH 87°05'45" WEST FOR A DISTANCE OF 50.64 FEET TO A POINT;

THENCE SOUTH 81°14'26" WEST FOR A DISTANCE OF 165.21 FEET TO **THE POINT OF BEGINNING.**

SAID TRACT OF LAND CONTAINS 1.871 ACRES OR 81,521 SQUARE FEET.



SANDY SPRINGS
COMMUNITY DEVELOPMENT

AUTHORIZATION FORM – PART I

A- The property owner must fill out the following section and have it notarized. If a property has multiple owners, each owner must separately fill out a copy of the Authorization Form.

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name: <u>Bill Odey</u>	Sworn and subscribed before me this
Address: <u>9755 Roberts Drive</u>	<u>14</u> th day of <u>APRIL</u> 20 <u>25</u>
City, State, Zip Code: <u>Sandy Springs Ga. 30350</u>	Notary public: <u>BRADLEY D. RIFFEL</u>
Email address: [REDACTED]	Seal:
Phone number: [REDACTED]	
Owner's signature: <u>[Signature]</u>	

B- If the Applicant is *not* the owner of the subject property:

Fill out the following section, check the appropriate statement and have it notarized.

Applicant states under oath that:	
<input type="checkbox"/> He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or <input type="checkbox"/> He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or <input type="checkbox"/> He/she has an estate of years which permits the Applicant to apply (<i>attach a copy of the lease</i>)	
Applicant's name:	Sworn and subscribed before me this _____ th day of _____ 20 ____ Notary public: Seal: Commission expires:
Company name:	
Address:	
City, State, Zip Code:	
Email address:	
Phone number:	
Applicant's signature:	



SANDY SPRINGS
COMMUNITY DEVELOPMENT

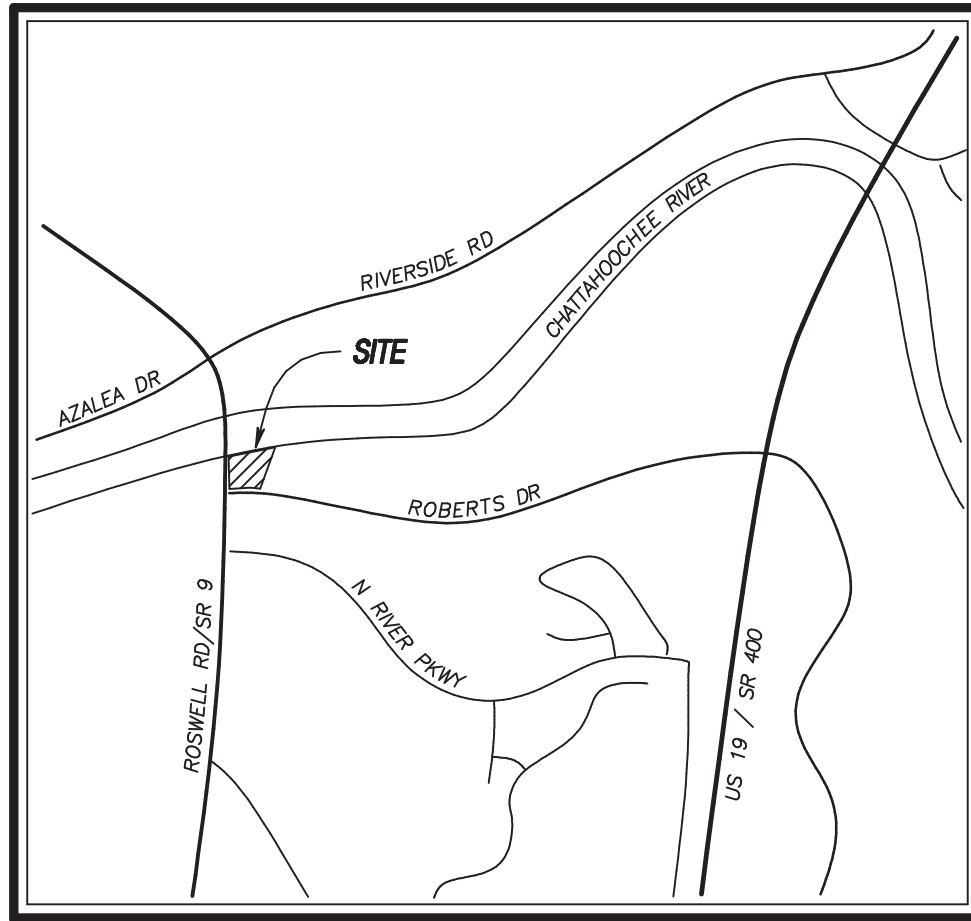
AUTHORIZATION FORM – PART II

C- If an agent or attorney will represent the owner and/or the Applicant:

Fill out the following section and have it notarized.

Agent's name:	BRAD RIFFEL
Company:	AEC INC
Address:	50 WARM SPRINGS CIRCLE
City, State, Zip Code:	ROSWELL GA 30076
Email address:	[REDACTED]
Phone number:	[REDACTED]
Agent's signature:	<i>Brad Riffel</i>
Applicant's signature:	<i>[Signature]</i>

Sworn and subscribed before me this
14 th day of April 20 25
Notary public:
Christopher Finke
Seal:
Commission expires: 11-21-2028



VICINITY MAP

TREE ABBREVIATIONS

- BCH - BEECH
- BGM - BLACK GUM (TUPELO)
- BIR - BIRCH
- BUD - BLACKJACK OAK
- BKC - BLACK CHERRY
- BKO - BLACK OAK
- BLO - BLACK LOCUST
- BWL - BLACK WILLOW
- CHY - CHERRY
- COT - COTTONWOOD
- DGW - DOGWOOD
- ELM - ELM
- HCK - HICKORY
- HEM - HEMLOCK
- HLO - HONEY LOCUST
- HOL - HOLLY
- LOB - LOBLOLLY PINE
- LVO - LIVE OAK
- MAG - MAGNOLIA
- MUL - MULBERRY
- NRO - NORTHERN RED OAK
- POP - POPLAR
- PTO - POST OAK
- RMA - RED MAPLE
- SCO - SCARLET OAK
- SLP - SHORTLEAF PINE
- SRO - SOUTHERN RED OAK
- SUG - SUGAR MAPLE
- SWD - SOURWOOD
- SWG - SWEETGUM
- SYC - SYCAMORE
- WAL - BLACK WALNUT
- WAO - WATER OAK
- WHO - WHITE OAK
- WPN - WHITE PINE
- WVL - WEEPING WILLOW

LEGEND

ABBREVIATIONS

- AI - ANGLE IRON
- BL - BUILDING SETBACK LINE
- BWF - BARB WIRE FENCE
- CI - CURB INLET
- CO - CLEANOUT
- C&G - CURB & GUTTER
- CL - CENTERLINE
- CLF - CHAIN LINK FENCE
- CMF - CONCRETE MONUMENT FOUND
- CMP - CORRUGATED METAL PIPE
- CONC - CONCRETE
- CTP - CRIMP TOP PIPE
- D - DEPTH
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- DIST - DISTURBED
- DWCB - DOUBLE WING CATCH BASIN
- E - EAST
- EA - EDGE OF ASPHALT
- EC - EDGE OF CONCRETE
- EG - EDGE OF GRAVEL
- FDC - FIRE DEPARTMENT CONNECTION
- FFE - FINISHED FLOOR ELEVATION
- FP - FIRE HYDRANT
- FP - FLAG POLE
- G - GAS
- UG - UNDERGROUND GAS LINE
- GM - GAS METER
- GW - GUY WIRE
- HWF - HOG WIRE FENCE
- ICB - IRRIGATION CONTROL BOX
- IM - IRRIGATION METER
- IP - IRON PIN SET
- IV - IRRIGATION VALVE
- JB - JUNCTION BOX
- LLL - LAND LOT LINE
- MH - MANHOLE
- MW - MONITORING WELL
- N - NORTH
- N/F - NOW OR FORMERLY
- OTF - OPEN TOP PIPE
- PB - PLAT BOOK
- PBX - POWER BOX
- PAGE - PAGE
- PKN - SURVEY NAIL (PARKER-KALON)
- PL - PROPERTY LINE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PS - PLAT SLIDE
- PSD - POWER STUB OUT
- PVC - POLYVINYL CHLORIDE PIPE
- RB - REBAR
- RCP - REINFORCED CONCRETE PIPE
- REC - RECORDED
- R/W - RIGHT-OF-WAY
- S - SOUTH
- SD - SLOTTED DRAIN
- SOV - WATER SHUT OFF VALVE
- SR - SOLID STEEL ROD
- SSE - SANITARY SEWER EASEMENT
- SW - SIDEWALK
- SWCB - SINGLE WING CATCH BASIN
- TR - THREADED STEEL ROD
- TSB - TRAFFIC SIGNAL BOX
- TSP - TRAFFIC SIGNAL POLE
- TYD - TYPICAL
- UC - UNDERGROUND CABLE
- UP - UNDERGROUND POWER
- UT - UNDERGROUND TELEPHONE
- VCP - VITRIFIED CLAY PIPE
- W - WEST
- WL - WATER LINE
- WE - WATER EASEMENT
- WI - WEIR INLET
- WIF - WROUGHT IRON FENCE
- WSE - WATER SURFACE ELEVATION
- WVT - WATER VAULT

SYMBOLS

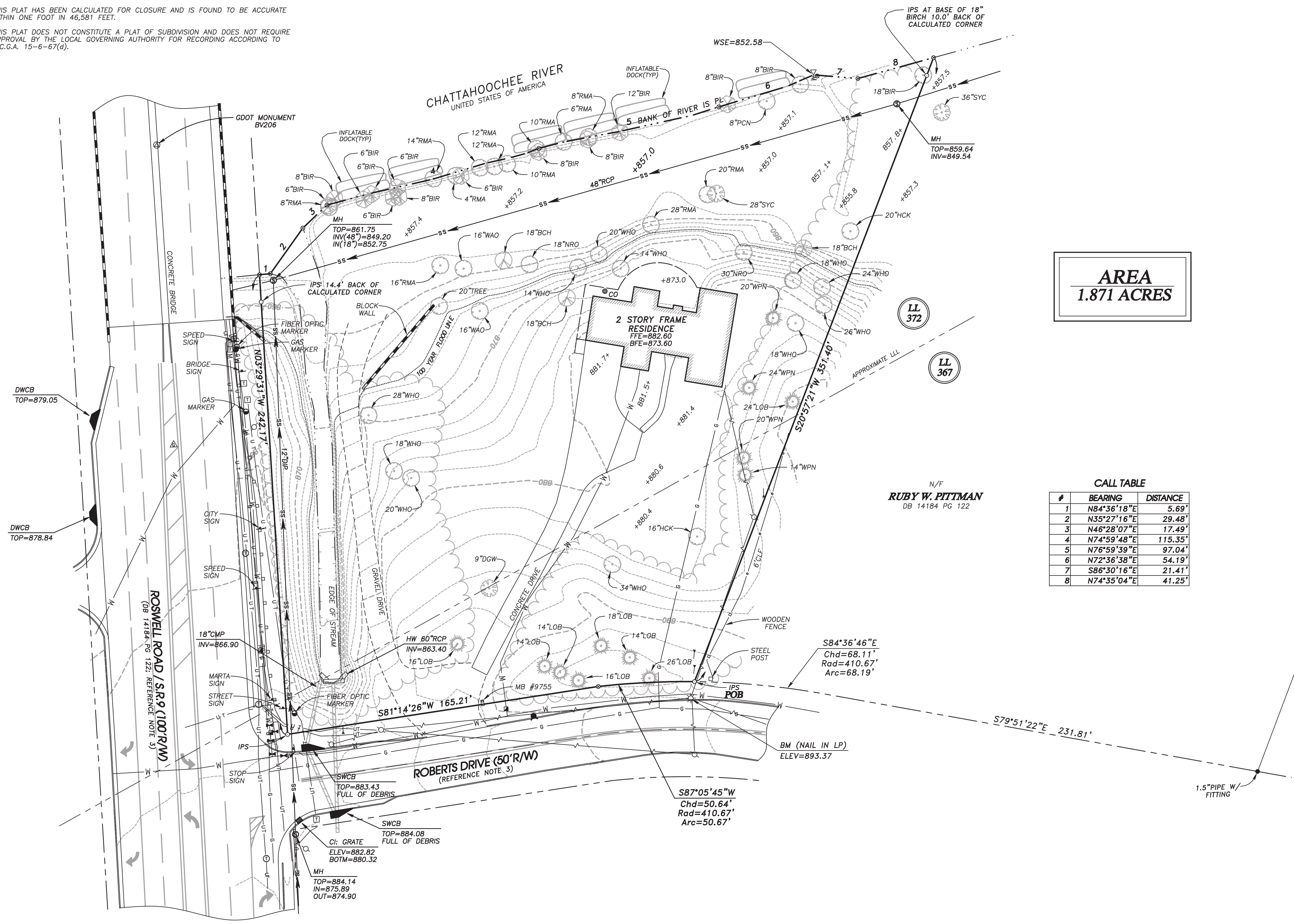
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- ▲ ROCK FOUND
- IRON PIN SET
- ⊙ COMPUTED POINT (NOT SET)
- ⊕ SANITARY SEWER MANHOLE
- ⊖ JUNCTION BOX
- ⊕ DOUBLE-WING CATCH BASIN
- ⊖ SINGLE-WING CATCH BASIN
- ⊖ DROP INLET
- ⊖ CURB INLET
- ⊖ FIRE HYDRANT
- ⊖ WATER VALVE
- ⊖ WATER METER
- ⊖ UTILITY POLE
- ⊖ GUY WIRE
- ⊖ GUY POLE
- ⊖ LIGHT POLE
- ⊖ POWER BOX
- ⊖ POWER MANHOLE
- ⊖ POWER METER
- ⊖ TELEPHONE BOX
- ⊖ TELEPHONE MANHOLE
- ⊖ GAS METER
- ⊖ GAS VALVE

LINETYPES

- x — WIRE FENCE
- o — WOODEN FENCE
- o — CHAIN LINK FENCE
- o — IRON FENCE
- — — ROAD CENTERLINE
- — — RIGHT-OF-WAY LINE
- — — STREAM CENTERLINE
- — — OVERHEAD UTILITY LINE
- — — WETLANDS
- — — STORM PIPE
- — — GUARD RAIL
- — — EDGE OF WOODS

NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO DEPICT ALL OF THE LAND CONVEYED TO WILLIAM ODREY BY JOEL MARLYS VIA DB 43394 PG 550, DATED 8/30/06.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. NO WARRANTY IS EXPRESSED OR IMPLIED WITH RESPECT TO THE QUALITY OF TITLE. EXCEPTION IS MADE AS TO ANY EASEMENTS OR OTHER RESTRICTIONS TO TITLE NOT SHOWN HEREON.
- 3) IN ADDITION TO THOSE OTHERWISE REFERENCED HEREON, THE FOLLOWING DOCUMENTS WERE USED IN THE PREPARATION OF THIS PLAT: SURVEY OF THE PROPERTY OF R.J. WRIGHT OF LOT 21, UNIT 1 OF SHORE MEADOWS, PREPARED BY MCLUNG SURVEYING, INC., DATED 8/18/00
- 4) THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES. THE VERTICAL DATUM IS NAVD 88.
- 5) ALL IRON PINS SET (IPS) ARE 1/2" THREADED STEEL RODS UNLESS OTHERWISE NOTED. ALL OTHER MONUMENTATION CALLED FOR HEREON WAS FOUND IN PLACE.
- 6) THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK, AND/OR AVAILABLE MAPS OR PLATS, AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.
- 7) A PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13121C0063G, EFFECTIVE DATE 9/18/13.
- 8) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A LEICA TCPR 1203 R300 ROBOTIC TOTAL STATION.
- 9) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 46,581 FEET.
- 10) THIS PLAT DOES NOT CONSTITUTE A PLAT OF SUBDIVISION AND DOES NOT REQUIRE APPROVAL BY THE LOCAL GOVERNING AUTHORITY FOR RECORDING ACCORDING TO O.C.G.A. 15-6-67(d).



AREA
1.871 ACRES

CALL TABLE

#	BEARING	DISTANCE
1	N84°36'18"E	5.69'
2	N35°27'16"E	29.48'
3	N46°28'07"E	17.49'
4	N74°59'48"E	115.35'
5	N76°59'39"E	97.04'
6	N72°36'38"E	54.19'
7	S86°30'16"E	21.41'
8	N74°35'04"E	41.25'

REVISIONS:

SHEET	OF
1	1

DRAWING DATE: 9/27/16
 LAST FIELD WORK: 9/16/16
 MANAGER: BLD
 CAD: BLD
 FILE: Hoop SRVLM.pro

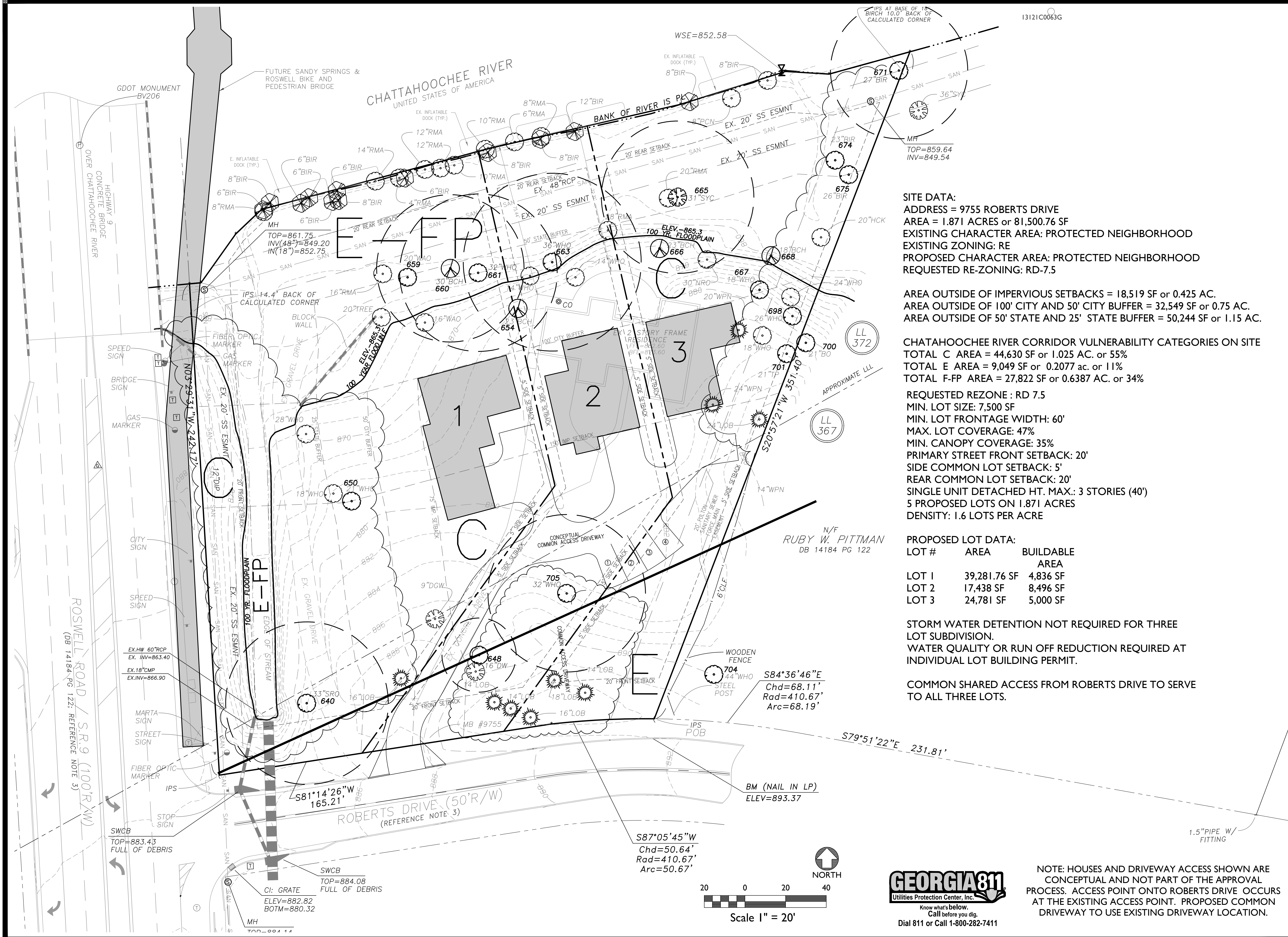


BOUNDARY & TOPOGRAPHIC SURVEY
 OF
 9755 ROBERTS DRIVE
 FOR
 WILLIAM M. ODREY, II

LOCATED IN
 LAND LOT 367 & 372, 6TH DISTRICT
 CITY OF SANDY SPRINGS
 FULTON COUNTY, GEORGIA

GENUINE MAPPING
 P.O. BOX 631, JEFFERSON, GA 30549
 PHONE: (770) 717-4631
 BDRUP@GENUINEMAPPING.COM

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SITE DATA:
 ADDRESS = 9755 ROBERTS DRIVE
 AREA = 1.871 ACRES or 81,500.76 SF
 EXISTING CHARACTER AREA: PROTECTED NEIGHBORHOOD
 EXISTING ZONING: RE
 PROPOSED CHARACTER AREA: PROTECTED NEIGHBORHOOD
 REQUESTED RE-ZONING: RD-7.5

AREA OUTSIDE OF IMPERVIOUS SETBACKS = 18,519 SF or 0.425 AC.
 AREA OUTSIDE OF 100' CITY AND 50' CITY BUFFER = 32,549 SF or 0.75 AC.
 AREA OUTSIDE OF 50' STATE AND 25' STATE BUFFER = 50,244 SF or 1.15 AC.

CHATAHOOCHEE RIVER CORRIDOR VULNERABILITY CATEGORIES ON SITE
 TOTAL C AREA = 44,630 SF or 1.025 AC. or 55%
 TOTAL E AREA = 9,049 SF or 0.2077 ac. or 11%
 TOTAL F-FP AREA = 27,822 SF or 0.6387 AC. or 34%

REQUESTED REZONE : RD 7.5
 MIN. LOT SIZE: 7,500 SF
 MIN. LOT FRONTAGE WIDTH: 60'
 MAX. LOT COVERAGE: 47%
 MIN. CANOPY COVERAGE: 35%
 PRIMARY STREET FRONT SETBACK: 20'
 SIDE COMMON LOT SETBACK: 5'
 REAR COMMON LOT SETBACK: 20'
 SINGLE UNIT DETACHED HT. MAX.: 3 STORIES (40')
 5 PROPOSED LOTS ON 1.871 ACRES
 DENSITY: 1.6 LOTS PER ACRE

PROPOSED LOT DATA:

LOT #	AREA	BUILDABLE AREA
LOT 1	39,281.76 SF	4,836 SF
LOT 2	17,438 SF	8,496 SF
LOT 3	24,781 SF	5,000 SF

STORM WATER DETENTION NOT REQUIRED FOR THREE LOT SUBDIVISION.
 WATER QUALITY OR RUN OFF REDUCTION REQUIRED AT INDIVIDUAL LOT BUILDING PERMIT.

COMMON SHARED ACCESS FROM ROBERTS DRIVE TO SERVE TO ALL THREE LOTS.



SITE LAYOUT PLAN

9755 ROBERTS DRIVE
 RD-7.5 ZONING
 3 LOTS
 SANDY SPRINGS, FULTON CO., GEORGIA

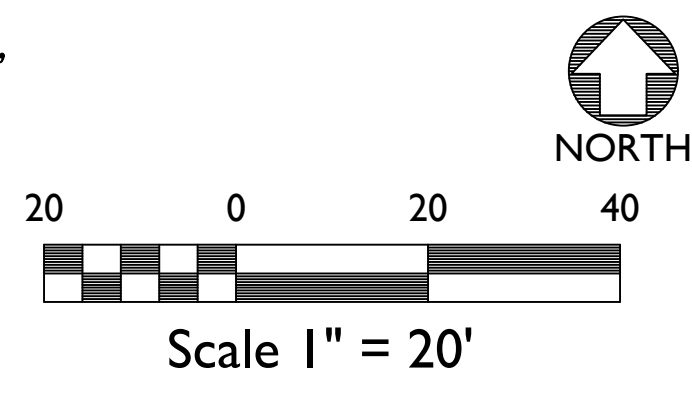
NO.	REVISIONS	DATE

PROJECT NO.: 25-5189
 CIVIL DRAWN BY:
 LANDSCAPE DESIGNED BY:
 LANDSCAPE DRAWN BY:
 CHECKED BY:
 DATE - 3/28/2025

SHEET
RZ 1.0



NOTE: HOUSES AND DRIVEWAY ACCESS SHOWN ARE CONCEPTUAL AND NOT PART OF THE APPROVAL PROCESS. ACCESS POINT ONTO ROBERTS DRIVE OCCURS AT THE EXISTING ACCESS POINT. PROPOSED COMMON DRIVEWAY TO USE EXISTING DRIVEWAY LOCATION.



9755 Roberts Drive Rezoning Community Meeting 1 held at North River Tavern on Monday May 19, 2025 at 6pm

Notes:

Few questions regarding the potential for change to the requested 3 lots.

The question of agreeing to the three lots max and the proposed lots lines being locked in.

Few questions about price point of houses.

Few questions about price of property.

Few questions to the sizes/SF of the future houses

Few questions about one/single access off Roberts Drive.

Few concerns about future changes to the currently proposed plan if it gets approved.

Few questions about the max number of stories.

There were a few that spoke in favor of what's proposed. Understanding the economics of the situation.

Subsequent meeting with Don Huffner and Ronda Smith at Waffle House on Tuesday May 20, 2025 at 8am. Meeting requested by Don and facilitated by Ronda.

Don asked about sizes/SF of the houses and hopes they are min. 3,500 SF

Don asked about number of Rentals and wants it to be no more than 1 out of the 3.

Don made an offer to Bill to buy the property and stop the rezoning process. Bill rejected the offer due to it being too low.

Don expressed the desire for the boat to be removed

Don expressed the desire for the house and all contents surrounding the house to be removed now or closely after rezoning.

RZ-25-2 - COMMUNITY MEETING 1

MAY 19, 2025 - 6:00PM

NORTH RIVER TAVERN

NAME & ORGANIZATION	ADDRESS	EMAIL ADDRESS
JIM/DAVIE DAVIS	104 LEXINGTON PLACE	
WALKER RAY	206 RIVER LAKE	
John Mueller	10 Serendipity Way	
Eric Griffith	9580 Roberts Dr	
Krista Dweeps	30 Serendipity Way	
Jim Needler	208 Gettysburg Rd	
James Cohen	25 Serendipity Way	
Motion Cohen	25 Serendipity Way	
Punam Mittman	" 20 Serendipity Way "	
Brian Troutman	20 Serendipity Way	
Johanna & Jocelyne Seltz	9560 Roberts Drive	
Ken & Joan Owen	5 Serendipity Way	
Mary J Jackson	400 H. R. PERRY	
Hanna Phillip	400 N.R. PRWY F/F	
RONDA SMITH		
Robert Heuser	9765 Roberts Drive	
Douglas HOFFNER	9643 Roberts Dr	

{-3}

9755 Roberts Drive Rezoning Community Meeting 2 held at Sandy Springs City Hall on Tuesday July 8, 2025 at 6pm

Notes:

Question about committing to three lots and no more and making that a condition for staff to include in report.

Question about driveway access off Roberts Drive.

Question as to any Roberts Drive improvements or sidewalks.

Statements about cleaning up property while being marketed to sell and after sale.

Community is not happy about the appearance of the property and its neglect.

Very minor attendance. Just two in person and two on-line and two COSS staffers.

m:\2025 jobs\25-5189 9755-roberts-dr-rezoning\submittals\rezoning-initial-tbd\cm-2-meeting notes-7-8-25.docx

RZ-25-2 - COMMUNITY MEETING 2

JULY 8, 2025 - 6:00PM

SANDY SPRINGS CITY HALL

NAME & ORGANIZATION	ADDRESS	EMAIL ADDRESS
Jill Crow	9625 ROBERTS DR.	[REDACTED]
RONDA SMITH		[REDACTED]
La'Quita Williams COSS	1 Galambos Way	Williams@sandy Springsga.gov
Michele McIntosh	1 Galambos Way	mmcintoshross@sandy Springsga.gov

SPORTS



Jim Blackburn/@JmbAtlanta

Georgia Tech Coach Brent Key during the White & Gold Spring Game between Team Swarm and Team Wreck 'Em in April, at Bobby Dodd Stadium at Hyundai Field in Atlanta.



UGA Athletic Association — Olivia Wilson

Georgia coach Kirby Smart was included on the preseason watch list for the Bobby Dodd Award, as was Georgia Tech's Brent Key.

Smart, Key on Bobby Dodd preseason watch list

Staff reports

Georgia coach Kirby Smart and Georgia Tech coach Brent Key were selected to the preseason watch list for the Bobby Dodd Coach of the Year award.

The Dodd Trophy celebrates the coach who enjoys success on the gridiron, while also stressing the importance of scholarship, leadership and integrity — the three pillars of legendary former Georgia Tech coach Bobby Dodd's coaching philosophy.

Celebrating its 50th anniversary this season, the award

was established to honor the NCAA Football Bowl Subdivision coach whose program represents the highest ideals on and off the field.

Smart, entering his 10th season at Georgia, is coming off an 11-3 season in which the Bulldogs qualified for the College Football Playoff, falling short against Notre Dame in the Sugar Bowl.

Key, entering his third full season as Georgia Tech's coach, led the Yellow Jackets to a 7-6 mark in 2024, though the Yellow Jackets fell to Vanderbilt in the Birmingham Bowl.

Coaches in the first year with their current teams were not included as they are ineligible to receive the Dodd Trophy until their second year with their program. Those named to this year's watch list were also required to have an APR above the national average of 969.

"As we enter our 50th anniversary season, we're looking for exceptional candidates to join the storied fraternity of coaching greats who have previously won The Dodd Trophy," Jim Terry, chairman of the Bobby Dodd Coach of the Year Foundation, said in a release. "Over the last half-century, this award has always stood for more than just wins on the field, but also focuses on how coaches should embody leadership with their student-athletes in the classroom and throughout their communities. Keeping this in mind, we only consider coaches whose programs have earned the highest

APRs and require coaches to have at least two years of experience leading their current programs, so that they have had time to establish a precedent at their universities, both on and off the field."

Coaches named to this year's preseason watch list have combined for five national championships, 36 FBS conference titles and secured 2,145 wins throughout their careers.

Of the 26 coaches on the watch list, three are previous winners of the Dodd Trophy, including Dabo Swinney (2011), Brian Kelly (2018) and Marcus Freeman (2024).

Additionally, four of the finalists for last year's award are represented with Arizona State's Kenny Dillingham, Oregon's Dan Lanning, Army's Jeff Monken and Notre Dame's Freeman.

The Southeastern Conference leads all conferences with eight coaches named to the preseason watch list,

2025 BOBBY DODD COACH OF THE YEAR PRESEASON WATCH LIST

- | | |
|-------------------------------|-----------------------------|
| Bret Bielema, Illinois | Josh Heupel, Tennessee |
| Jeff Brohm, Louisville | Brian Kelly, LSU |
| Curt Cignetti, Indiana | Brent Key, Georgia Tech |
| Mario Cristobal, Miami (FL) | Chris Klieman, Kansas State |
| Matt Campbell, Iowa State | Dan Lanning, Oregon |
| Spencer Danielson, Boise St. | Joey McGuire, Texas Tech |
| Ryan Day, Ohio State | Jeff Monken, Army |
| Kalen DeBoer, Alabama | Steve Sarkisian, Texas |
| Kenny Dillingham, Arizona St. | Ryan Silverfield, Memphis |
| Elijah Drinkwitz, Missouri | Kalani Sitake, BYU |
| Mike Elko, Texas A&M | Kirby Smart, Georgia |
| James Franklin, Penn State | Dabo Swinney, Clemson |
| Marcus Freeman, Notre Dame | Brent Venables, Oklahoma |

followed by the Big Ten and Big 12, who each have five coaches represented. Four Atlantic Coast Conference coaches were included on the list, along with two American Athletic Conference representatives and one coach from the Mountain West.

A midseason watch list — adding to or narrowing the field — will be released in the fall. A panel consisting

of previous winners, national media, a member of the Dodd family and a College Football Hall of Fame member will identify the final list of potential recipients at the conclusion of the 2025 season.

The winner of the 2025 Dodd Trophy will be announced in Atlanta during the week of the College Football Playoff semifinal at the Chick-fil-A Peach Bowl.

**SANDY SPRINGS
NOTICE OF ZONING MAP AMENDMENT (REZONING)**

Petition Number: RZ-25-1

Petitioner: Lauren Powers
Palladian Landing LLC

Property Location: 5375 Northland Drive (17 006800030463)

Request: Zoning Map Amendment (Rezoning) from RE-1 to RD-7.5

Public Hearing: Mayor & City Council
August 19, 2025 at 6:00 p.m.

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

Virtual Option: The meeting will be live-streamed at www.sandyspringsga.gov/stream
For instructions on how to provide public comment during the Public Hearing, please visit <http://spr.gs/publiccomment>.

**SANDY SPRINGS
NOTICE OF ZONING MAP AMENDMENT (REZONING)**

Petition Number: RZ-25-1

Petitioner: Lauren Powers
Palladian Landing LLC

Property Location: 5375 Northland Drive

Request: Zoning Map Amendment (Rezoning) from RE-1 to RD-7.5

Public Hearing: Planning Commission
June 18, 2025 at 6:00 p.m.

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

Virtual Option: The meeting will be live-stream at www.sandyspringsga.gov/stream. For instructions on how to provide public comment during the Public Hearing, please visit <http://spr.gs/publiccomment>.

**SANDY SPRINGS
NOTICE OF ZONING MAP AMENDMENT (REZONING)**

Petition Number: RZ-25-2

Petitioner: Brad Riffel, AEC Inc

Property Location: 9755 Roberts Drive (06 036700010011)

Request: Zoning Map Amendment (Rezoning) from RE-2 to RD-7.5

Public Hearing: Planning Commission
August 20, 2025, at 6:00 p.m.

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

Virtual Option: The meeting will be live-streamed at www.sandyspringsga.gov/stream
For instructions on how to provide public comment during the Public Hearing, please visit <http://spr.gs/publiccomment>.

Braves hope Profar can add thump to heart of the order

By Grant McAuley
MDJ Sports Correspondent

As the Atlanta Braves continue their never-ending search for productivity at the plate, they believe the return of left fielder Jurickson Profar could add some much-needed thump to the lineup, if the early returns are any indication.

Profar homered in each of his first two games upon returning from an 80-game suspension for performance enhancing drugs which was handed down just four games into the season.

That unfortunate turn of events rendered Atlanta's biggest offseason move useless for half the season, but Profar is aiming to make up for lost time.

"During those 80 games, I worked really, really hard to put myself in the best position to come back, succeed and help my team," Profar said. "That's the only thing I could control."

The Braves were certainly left in the lurch when Profar received his suspension immediately after the season-opening, four-game series against the San Diego Padres. Without their prized winter signing to help them out, left field became one of many holes in the Atlanta lineup.

Those two home runs for Profar in his first two games back last week matched what the club received from the other five players who've suited up in left field this season. Eli White owns the other two homers.

After blitzing his way through a minor league stint with Triple-A Gwinnett, Profar hit the ground running with Atlanta. He batted .333 with three homers and nine RBIs while drawing eight



Orlando Ramirez/Getty Images/TNS

Jurickson Profar #7 of the Atlanta Braves looks on during the first inning against the San Diego Padres at Petco Park, in San Diego, California.

walks in 13 games for the Strippers.

With that success under his belt, the Braves hoped he would be ready to provide an immediate lift to a lineup that continues to scuffle as a whole. Atlanta entered the weekend ranked 24th in Major League Baseball in runs scored and continues to trend downward month over month.

No matter how talented, one player cannot completely reverse the club's fortunes at the plate. With that in mind, Profar plans to keep his focus on controlling the controllable.

"Not really," Profar said when asked if he felt any added pressure to perform. "I'm just ready to go do what I do. I know that the things that I do will help this team a lot."

While his brief early-season stint with the club saw Profar leading off, the Braves filled that need when right fielder Ronald Acuña Jr. returned to fill that role in late May. With first baseman Matt

Olson occupying the second spot in the order, the Braves opted to put Profar in the middle of the order in hopes of jump starting the run scoring.

Acuña is among those who believes Profar can help them out and is ready to leave the disappointment of the suspension in the past.

"He's one of us," Acuña said of Profar. "He's a member of this team. I mean, he's like a brother. We all make mistakes. Now, it's just about turning the page and moving on."

The immediate power Profar has displayed to follow up his successful minor league assignment while ramping up for the return have given Braves manager Brian Snitker some confidence that his left fielder can at least be part of the solution.

"He's swinging the bat pretty well for just coming off the suspension," Snitker said. "It probably helped him that he played every day (in Gwinnett) and got four at-bats every day. It's

not like we're lighting it up and scoring runs, so I'm just kind of mixing it up a little bit and getting his bat up there, hopefully with some guys on."

One of the many selling points for the Profar signing was versatility. A switch hitter who makes contact and has some power to go along with good on-base skills, the Braves saw Profar as someone who could literally hit anywhere. His first three games saw him bat in the fourth and fifth spots.

While Profar's suspension left the club with yet another question to answer as an offense, the Braves are happy to have him back in the lineup as they prepare to grind through the dog days of summer.

"Just the depth he provides to our lineup," Braves third baseman Austin Riley said of what Profar brings to the team. "He's good player and two homers in two games, that's encouraging. The depth that he adds to our lineup is huge."

Outside of Acuña, Olson, and perhaps rookie catcher Drake Baldwin, the Braves offense has underperformed to this point. They believe getting another All-Star back in Profar, who enjoyed a career-year in San Diego before signing over the winter, is nothing but a good thing.

Getting through the suspension was the hard part for Profar. How he goes about making an impact moving forward should be a much more straightforward process.

"Just play his game and do the things that he's known how to do his whole career," Acuña said. "Continue to go out there and do everything he can to help the team win. That's what it's all about."

RZ-25-2

August 20, 2025



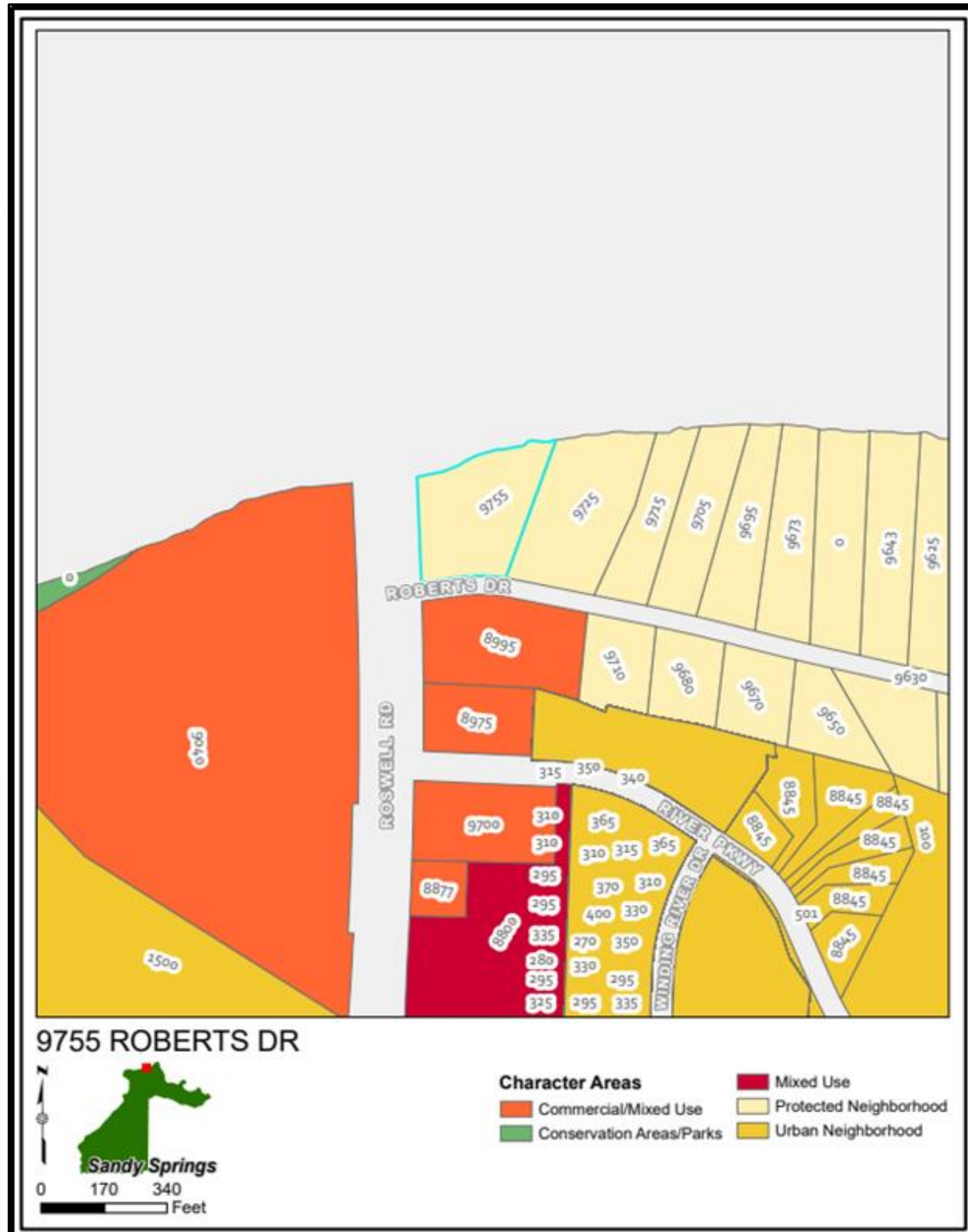
SANDY SPRINGS™

GEORGIA

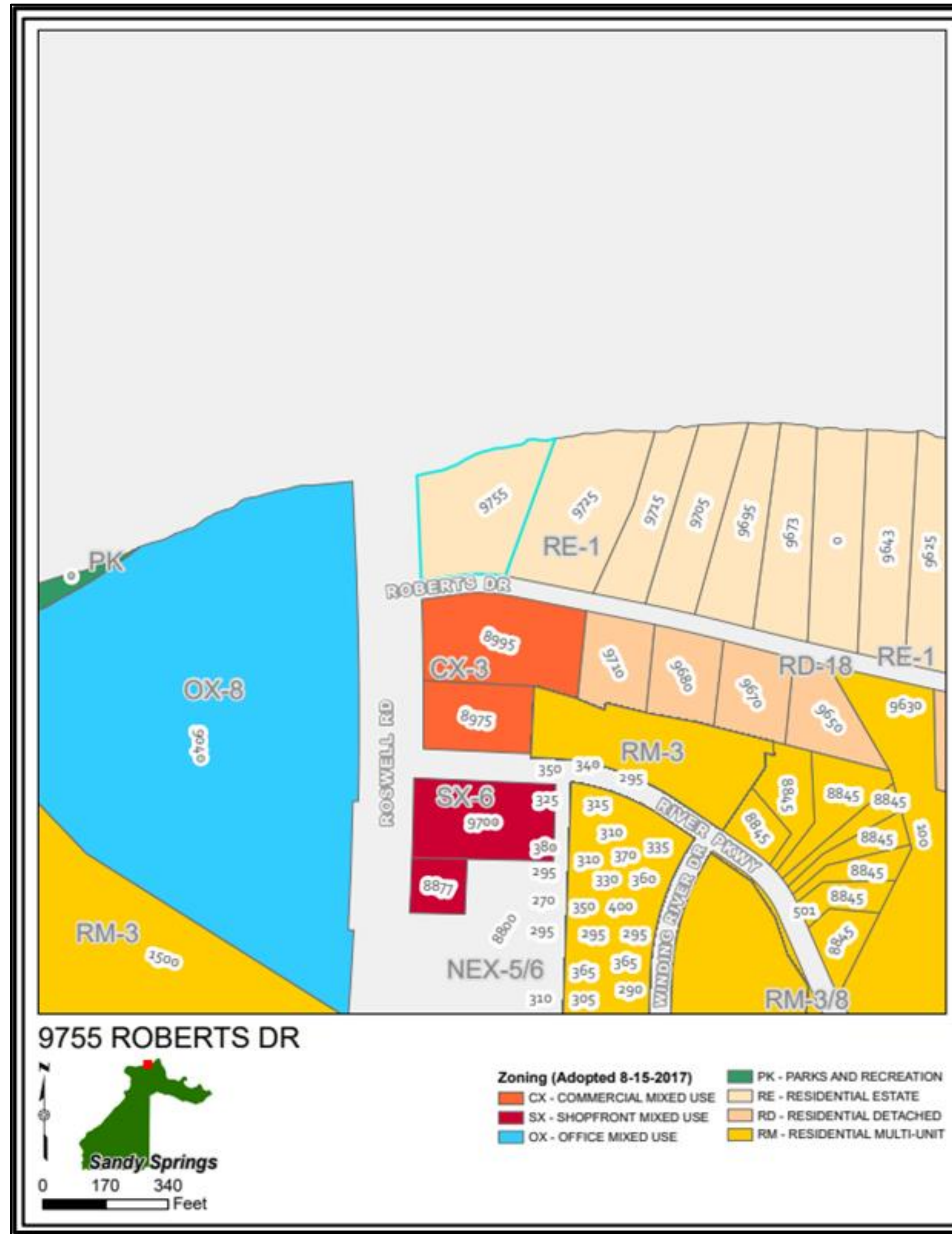
RZ-25-2 Overview

- Request for a Zoning Map Amendment (Rezoning) to rezone from RE-1 to RD-7.5.
- Identified as 9755 Roberts Drive
- Recommendation-
 - Planning Staff: Approval with Conditions

Character Area Map



Zoning Map



Aerial Image

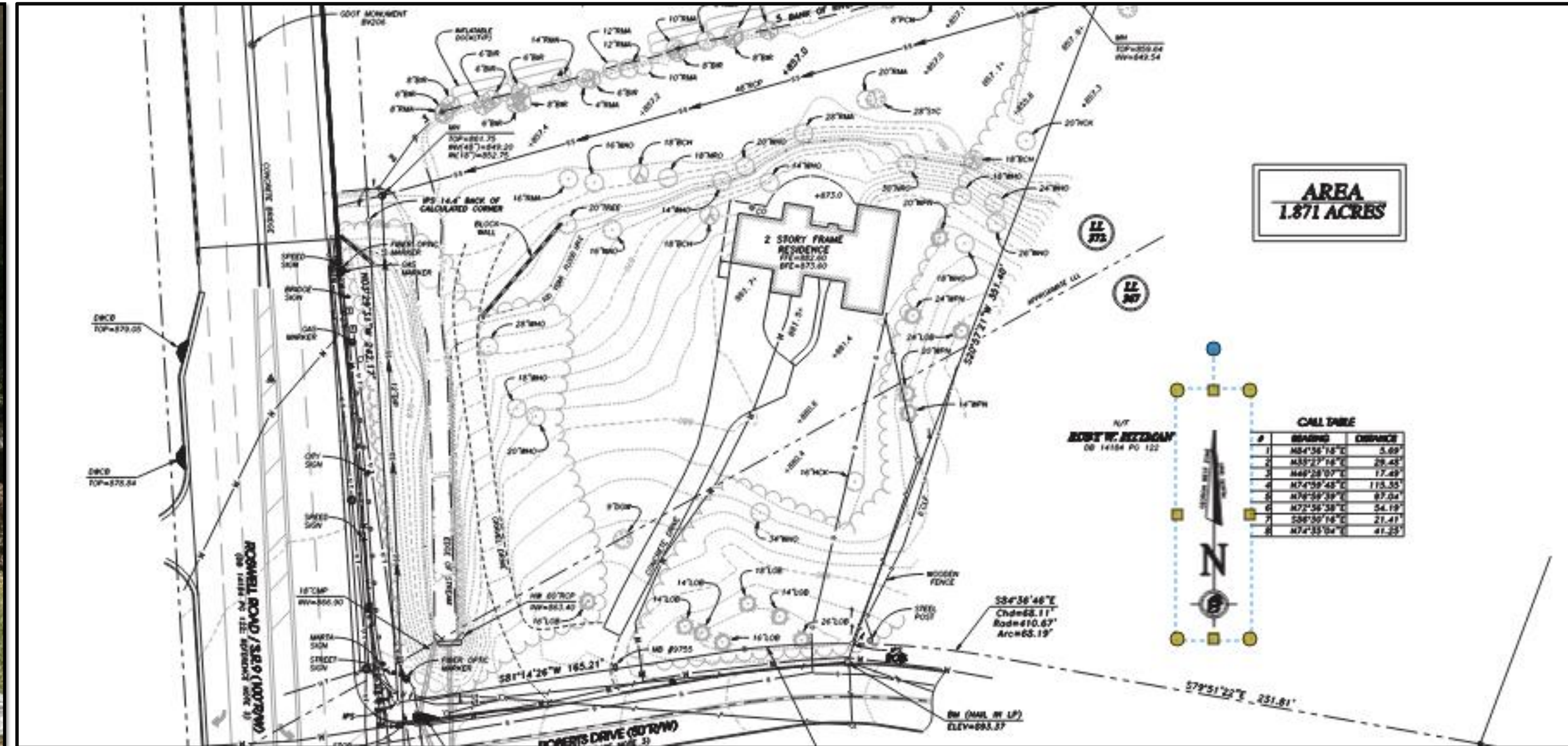


Existing Development

Survey



View of existing residential structure, facing North



- The existing development on site is a single unit residential house that was built in 1960s south of the Chattahoochee River.

Existing Development



- The current zoning is RE-1 (residential estate - 1-acre minimum lot size) and is 1.72 acres according to Fulton County tax assessors.
- The site is to the east of Roswell Road and an Office Mixed-Use Plaza, the Chattahoochee River as its northern waterfront, and Mary Hall Freedom Village, a Commercial Mixed-Use zoning, to the South.
- The property's driveways sit on a hill and begin to level out where the house sits. There is some noticeable overgrowth of vegetation.

Zoning Map Amendment (Rezoning) Considerations

- Residential Detached (RD-) zoning is intended primarily for single family (unit), detached residential living.
- The proposed Zoning Map Amendment aligns closely with the goals of The Next Ten Comprehensive Plan, which emphasizes the importance of preserving established single-family neighborhoods followed by increasing the supply of housing and the range of housing choices.
- This amendment would increase the housing supply by 300% at the subject site and maintain appropriate character and lot size. This amendment would directly support the vision set forth by The Next Ten Comprehensive Plan.

Recommendation

Staff recommends **Approval with Conditions of Zoning Map Amendment (Rezoning) RZ-25-2**, to rezone from RE-1 to RD-7.5 with the following conditions:

1. There are a maximum of three (3) residential lots subdivided at tax parcel #06 036700010011;
2. All three (3) lots shall be served by one access point from Roberts Drive at the most suitable location, to be determined by the City Engineer;
3. The property owner shall ensure compliance with planned City projects, including the dedication of any required rights-of-way or easements, and that this verbiage be included in any Plat for the property; and
4. The Metropolitan River Protections Act (MRPA) allocations for the site determined by the Atlanta Regional Commission (ARC) must be kept at the current provisions and may not be increased or transferred from other neighboring sites.

