

Work Session of the Sandy Springs City Council was held on August 19, 2025 at 6:00 PM, Mayor Rusty Paul presiding.

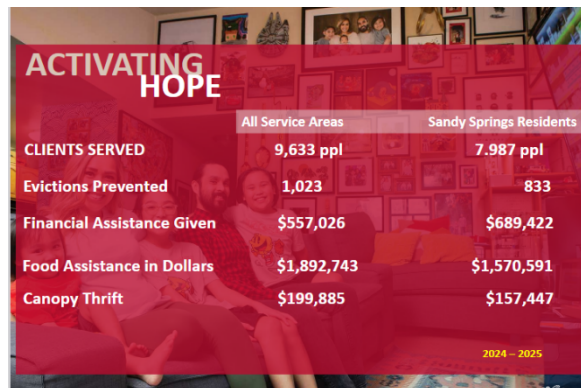
I. Staff Discussion Items

Mayor Rusty Paul called the meeting to order at 5:59 p.m.

A. 2025-175 Community Assistance Center Updates

Francis K. Horton, III, Community Assistance Center Chief Executive Officer, presented the Community Assistance Center Updates.

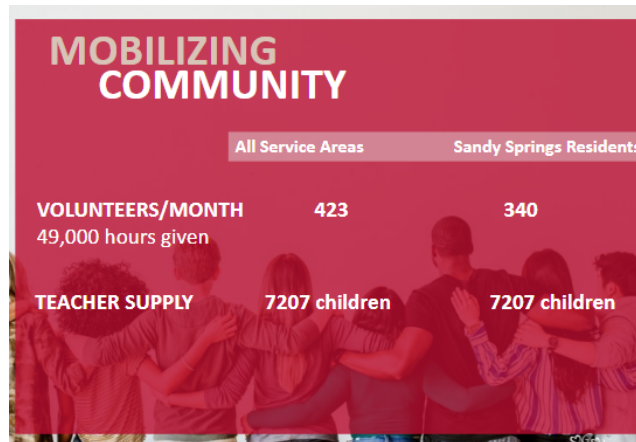
Community Assistance Center Chief Executive Officer Horton said the mission of the Community Assistance Center (CAC) for the past forty years is to prevent homelessness, alleviate hunger, and enable clients to thrive. CAC services includes rental assistance, teaching English, a career center, and more. These services are more important today than before. One in nine residents and one in six children in North Georgia are food insecure. This is an indicator that clients served are also insecure in other areas such as housing, childcare, and healthcare. This requires a holistic approach and the needs are growing. In the past twelve months, fifty percent of our clients were new, and seventy-seven percent have at least one job but need assistance in making ends meet. The CAC first activates hope and meets the core needs for food, clothing and shelter, then expands opportunities and mobilizes the community.

A graphic titled "ACTIVATING HOPE" featuring a background image of a family (a man, a woman, and two children) sitting together. The graphic includes a table comparing services for "All Service Areas" and "Sandy Springs Residents" for the period "2024 - 2025".

	All Service Areas	Sandy Springs Residents
CLIENTS SERVED	9,633 ppl	7,987 ppl
Evictions Prevented	1,023	833
Financial Assistance Given	\$557,026	\$689,422
Food Assistance in Dollars	\$1,892,743	\$1,570,591
Canopy Thrift	\$199,885	\$157,447

A graphic titled "EXPANDING OPPORTUNITIES" featuring a background image of students in a classroom setting. The graphic includes a table comparing services for "All Service Areas" and "Sandy Springs Residents" for the period "2024 - 2025".

	All Service Areas	Sandy Springs Residents
EDUCATION	681 students	345 students
CAREER CENTER	187 Counseled	127 Counseled
CARES FOR KIDS	4,000 children	3,200 children



The CAC has provided direct support valued at \$2.46 million to almost 8,000 city residents over the last 12 months, including \$1.9 million in in-kind support and \$557,026 in cash assistance. The investment the City of Sandy Springs of \$200,000 made to the CAC has been impactful. To continue the impact, we need continued faithful support of the community, compassion in Action Campaign, and increased investment by City of Sandy Springs.

Mayor Paul said the City is proud of the CAC for making a difference in the Sandy Springs community. Thank you to the CAC volunteers and staff who are there to help those when needed.

Councilmember Andy Bauman asked how do you see the overall situation and the trajectory of the clients served? Is it trending better, the same, or more challenges?

Community Assistance Center Chief Executive Officer Horton said it is complex. The profile of the CAC client is now the working poor. The Atlanta Community Food Bank predicts that needs will continue to rise over the next two years. Visits to the CAC's food pantries have increased seventy-seven percent, also financial assistance. This may not slow down. Our business is to provide hope to clients.

Councilmember Bauman asked are there misconceptions about people utilizing the services of the CAC?

Community Assistance Center Chief Executive Officer Horton said one is that clients are at home waiting for a check, but seventy-seven percent have at least one job, are driven and want to provide for their families. A crisis in their life interrupted their ability to do that. They need a boost and the CAC is there to provide.

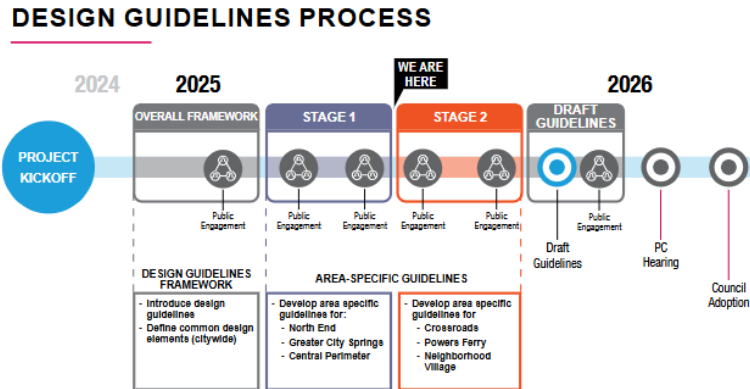
Mayor Paul said thank you to everyone who invests your life trying to help your neighbors in the City of Sandy Springs.

B. 2025-176 Citywide Design Guidelines Project Update

Matthew Anspach, Senior Planner and **Sukirti Ghosh, Principal/Urban Designer, Rhodeside and Harwell (RHI)**, presented the Citywide Design Guidelines Project Update.

The Citywide Design Guidelines project is an aesthetic exercise to determine the places that makes the

Sandy Springs community great and how to replicate this in certain areas. This is an update of where the process is currently.



Engagement activities have included City leadership meetings with Mayor and City Council, the Planning Commission, and the Board of Appeals, and City staff meeting with core teams and various City departments.

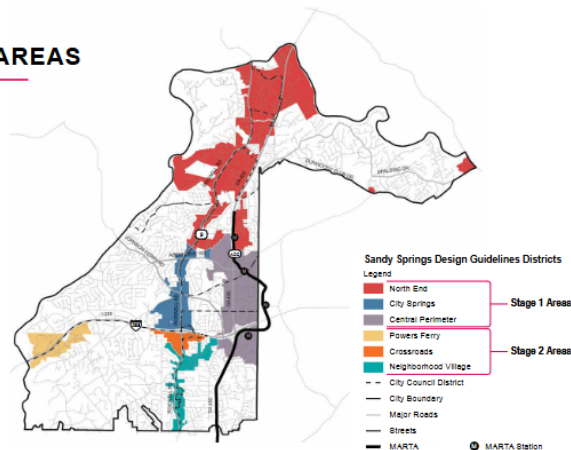
Additionally, there have been a number of community engagements meetings. There were 53 participants in stakeholder meetings, 47 public meeting participants between two public meetings, 82 survey respondents between two surveys, and more than 90 participants at pop-up meetings.

Examples of recurring themes throughout community engagement efforts regarding design characters are:

<i>simple</i>	<i>warm</i>	<i>welcoming</i>	<i>vibrant</i>
<i>clean</i>	<i>modern</i>	<i>trees</i>	<i>relaxing</i>
<i>inviting</i>	<i>energetic</i>	<i>sophisticated</i>	<i>distinctive</i>
<i>family-friendly</i>	<i>timeless</i>	<i>classic</i>	<i>elegant</i>
<i>green</i>	<i>comfort</i>	<i>unique</i>	

Sandy Springs Design Guidelines Districts include six focus areas. Stage 1 Areas are North End, City Springs, and Central Perimeter. Stage 2 Focus Areas are Powers Ferry, Crossroads, and Neighborhood Village.

FOCUS AREAS



A review of each focus area includes three realms:

1. Public Realm - paving, furnishings, trees and plantings, wayfinding and interpretive signage, utilities, intersection treatments, mid-block crossings, parking
2. Private Realm – building zone, outdoor amenity spaces, alleys / walkways/ service drives, placemaking elements, signage, parking and access
3. Building Realm – massing, articulation, materiality, transparency, and style and form

Stage 1 – North End Key Takeaways

Elements unique to focus area: inviting, warmth & charm, larger setbacks, and large windows.

Elements shared across focus areas: unique to Sandy Springs, modern, sense of community, separation of space, trees / greenery, seasonal color, shade / thermal comfort, and warm-tone color mix.

Stage 1 – City Springs Key Takeaways

Elements unique to focus area: energy & excitement, transparency at ground level, and light pole banner.

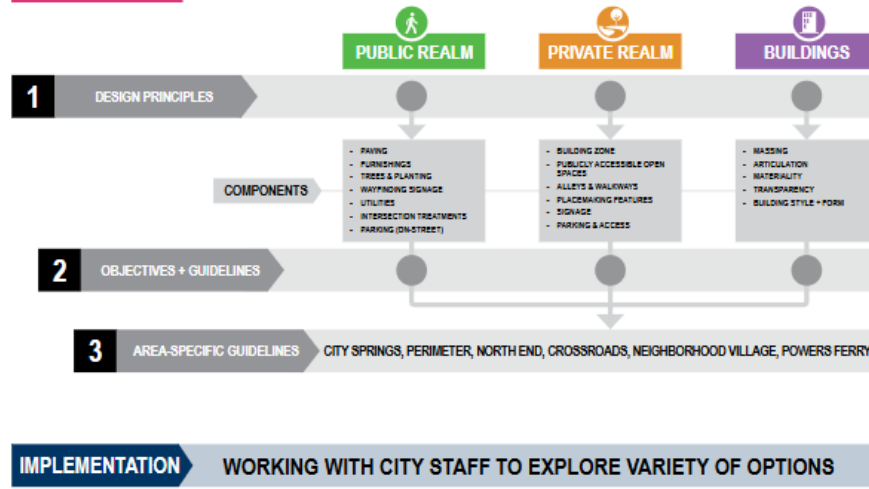
Elements shared across focus areas: unique to Sandy Springs, modern, sense of community, separation of space, trees & greenery, seasonal color, shade / thermal comfort, and warm-tone color mix.

Stage 1 – Perimeter Key Takeaways

Elements unique to focus area: relatively taller buildings, modern/contemporary and simple design character with variations, open space, and buffer from street.

Elements shared across focus areas: unique to Sandy Springs, sense of community, trees / greenery, seasonal color, and shade / thermal comfort.

GUIDELINES: DOCUMENT ORGANIZATION



All meeting announcements, surveys, and any other updates can be found on the website: spr.gs/design. The upcoming public meeting is August 21, 2025, 6 – 8 PM, in the Studio Theatre Lobby.

Next steps include: Planning Commission Update (August 20, 2025); Stage 2 Pop-up Meetings (Late Summer / Early Fall 2025); Draft Guidelines Development: Overall, Area-Specific (Fall 2025); and Public Meeting #4: Share Stage 2 Themes, Overall Draft Guidelines and Get Community Feedback (Winter 2025-26).

Councilmember John Paulson asked when will this return to Council to formally adopt?

Rhodeside and Harwell (RHI) Principal/Urban Designer Ghosh said the hearing and adoption is scheduled for early 2026.

Councilmember Melissa Mular asked from the feedback received, have you done any heat maps? Are they from certain parts of the City or is it throughout?

Rhodeside and Harwell (RHI) Principal/Urban Designer Ghosh said we have not done a heat map but there was map at all of the public meetings and popups. We asked where people lived or worked within the City. Since the meetings and popups were in this core area, many people were from the North End, some from Perimeter and more.

Councilmember Melody Kelley asked what does seasonal color mean?

Rhodeside and Harwell (RHI) Principal/Urban Designer Ghosh said there were many comments to show various seasons throughout the landscaping in the City. Different tree and planting mix was selected in different areas especially along the main roads.

Councilmember Kelley said the North End has larger setbacks. Did this specifically come from stakeholders?

Rhodeside and Harwell (RHI) Principal/Urban Designer Ghosh said it was from public feedback to enhance trees and landscaping on the current existing character.

- C. **2025-177** Review of a Proposed Ordinance to Amend Subpart A, Chapter 6, Article II, Division 7, §6-177 of the City Code of Ordinances to Change the Alcohol/Food Sales Ratio Within the Defined City Springs Area

Chris Burnett, Director of Economic Development, presented a Review of a Proposed Ordinance to Amend Subpart A, Chapter 6, Article II, Division 7, §6-177 of the City Code of Ordinances to Change the Alcohol/Food Sales Ratio Within the Defined City Springs Area.

The former Turn Cycling Studio, located at 6405 Blue Stone Rd Unit 220, is currently under lease negotiations with Taste Wine Bar and Market. Taste currently operates a location in The Works Development on the upper westside of Atlanta and this would be their second location. Taste is a self-service wine bar and counter-service deli serving sandwiches, charcuterie, salads, snacks, and various wines, and staff believe Taste would be a desirable food and beverage concept at City Springs.

During lease negotiations, Taste has expressed concern that their business model may not meet the required 50/50 food/alcohol sales ratio, thus prompting this discussion about modifying the City's ordinance to allow for 35% food sales and 65% alcohol sales for beer and wine only in the City Springs District. In addition to Taste, Staff believe that a modification of this ordinance could be beneficial in attracting new food and beverage concepts like Micro-Breweries to the City Springs District in properties like the Williams Payne House and in future restaurant space that the City is likely to develop within City Springs 2.0.

Proposed Code Change with Revisions to Sec. 6-177. - Alcohol/food sales ratio.

A licensed establishment selling distilled spirits located within the defined City Springs area shall derive a minimum of 50 percent of its total annual gross food and beverage sales from the sale of prepared meals or food. Those establishments selling wine and malt beverages located within the defined City Springs area shall derive a minimum of 35 percent of its total annual gross food and beverage sales from the sale of prepared meals or food.

Councilmember Jody Reichel asked is this the time we discuss expanding the City's Open Container District because Hillcrest and City Springs for instance II are coming?

Eden Freeman, City Manager, said Council can discuss. The City Springs II land is already included in the City's Open Container District. The discussion tonight is to change the food and alcohol sales ratio, but Staff can return to Council for further expansion of Open Container.

Councilmember Reichel said I am interested in this.

Councilmember John Paulson asked have existing establishments in this area or others said this is problematic?

Director of Economic Development Burnett said this is self-reporting and the City does not audit. After Taste reviewed their lease agreement, they brought it to the City's attention. They did not want to make a commitment to something they knew was not consistent with the business model they could actually commit to.

Councilmember Paulson said as long as we are not compromising, an adjustment can be warranted.

- D. **2025-178** Review of a Proposed Ordinance to Amend Subpart A, Chapter 58, Article IV, §58-93 and §58-96 of the City of Sandy Springs Code of Ordinances as it Relates to Vehicle Immobilization Services

Dan Lee, City Attorney, presented a Review of a Proposed Ordinance to Amend Subpart A, Chapter 58, Article IV, §58-93 and §58-96 of the City of Sandy Springs Code of Ordinances as it Relates to Vehicle Immobilization Services.

The City, via the Mayor, Council members, City Staff and the City Attorney's office, has received complaints related to the use of vehicle immobilization services (more commonly known as "booting") of vehicles. The City Attorney's office, and relevant City Staff, have researched the complaints, the process, the City of Sandy Springs (the "City") Code of Ordinances and other ordinances.

The use of booting or vehicle immobilization services is historically controversial. There is a need and right of property owners to prevent illicit and unwanted parking on their property. There have been unscrupulous and outright predatory practices by some providers of booting services. The balance of protection of the property owner, and adequate notice and warning to the vehicle owners, is the balance the ordinance should seek to achieve.

There is currently a class action lawsuit against a major booting service in the Metro area. A settlement has been reached, and members of the class action will divide the \$5 million settlement. The thrust of the complaint had to do with failure to provide notice and warning to the vehicle owners. The failures had to do with not complying with the signage requirements. The signage requirements in the City of Atlanta are about twice the size of the signage requirements in the City of Sandy Springs. The proposed ordinance changes would double the sign size requirements to better warn vehicle owners, from 18 in.(H) x 12 in.(W) to 48 in.(H) x 36 in.(W). In addition, the current ordinance requires that the service provider have a written contract with the property owner. This is intended to prevent the service providers from trolling properties, or even just monitoring properties, to attach to unsuspecting vehicles.

Since the ordinance already requires the contract, adding the requirement that the property location where the contract will be carried out (where the booting is allowed), should not present a hardship upon the property owner or the booting company. Staff has indicated that these locations could be posted and thereby allowing vehicle owners to identify additionally where booting could occur.

Mayor Paul said this has been discussed for some time and it is important we take action. For instance, the evening of the fireworks, people were shocked when they returned to find their parked car was booted. We want to balance the property owner's right to maintain the property and prevent people from parking where they are not wanted.

Councilmember Jody Reichel asked is there a requirement for the number of signs that need to be posted? What is the maximum amount of money they can charge?

City Attorney Lee said the current ordinance requires a sign at both entrances. If only one, it should be in a predominant spot. We may need to review this. This past session, the legislature said \$75 is the maximum amount.

Mayor Paul said this ordinance will return at a future meeting.

II. **City Council Discussion Items**

Councilmember John Paulson said to the Community Assistance Center (CAC) is a fantastic organization that does great work for the City. There are other nonprofits that are closely tied to the City. For example, the Benevolent Fund, Sandy Springs Police Foundation, and Sandy Springs Foundation. My request is that Council be provided an update and highlight what they are doing in the community.

There being no further business, the meeting adjourned at 6:44 p.m.

Approved: September 2, 2025

Russell K. Paul, Mayor

Raquel D. González, City Clerk