



SANDY SPRINGS

GEORGIA

2026 BOARD OF APPEALS & PLANNING COMMISSION RETREAT

Friday, March 20, 2026 – 9:00 a.m.

City Springs – Terrance Meeting Room 3rd Floor

1 Galambos Way, Sandy Springs, GA 30328

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

Breakfast

I. City of Sandy Springs: 2025 Year in Review Video

(Presented by Kristin Byars Smith, Assistant City Manager)

II. Acknowledgements

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

III. Design Guidelines

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

Break

IV. Organization Structures and Board Roles

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

VI. Decision Making Process and Legal Considerations

(Presented by William Hansard, Assistant City Attorney)

VII. Planning Studio

(Planning Team)

Lunch - Video

VIII. Comments from the Mayor

(Presented by Rusty Paul, Mayor)

Break

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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IX. Public Safety Program

(Presented by Patrick Plaherty, Division Chief)

X. Hammond Drive TSPLOST Project

(Presented by Allen Johnson, TSPLOST Program Manager)

XI. GIS 3D Visualization for Development Scenarios

(Presented by Tyler Lent, GIS Analyst, Tabitha, GIS Analyst)

XII. Closing Remarks

(Presented by Ginger Sottile, Community Development Director)

Adjourn

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Acknowledgements

March 20, 2026



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Board of Appeals



Sherri Allen, Chair



Justin Sparano, Vice Chair

Board of Appeals

Sherri Allen, Chair

Justin Sparano, Vice Chair

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Jeffery Howe

Kim Gay

Nathan Kongthum

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Planning Commission

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Andy Porter, Vice Chair

Robin Conklin

Sherwin Clemons

Steve Leeds

Karen Trylovich

Members

New Members

Steve Leads, PC

Kim Gay, BOA

Jeffery Howe, BOA

Terms Expiring & Resigning Members

Andrea Settles, PC

Elizabeth Kelly, PC

Bill Thackston, BOA

Fred Jewell, BOA

Thank you for your service

March 20, 2026



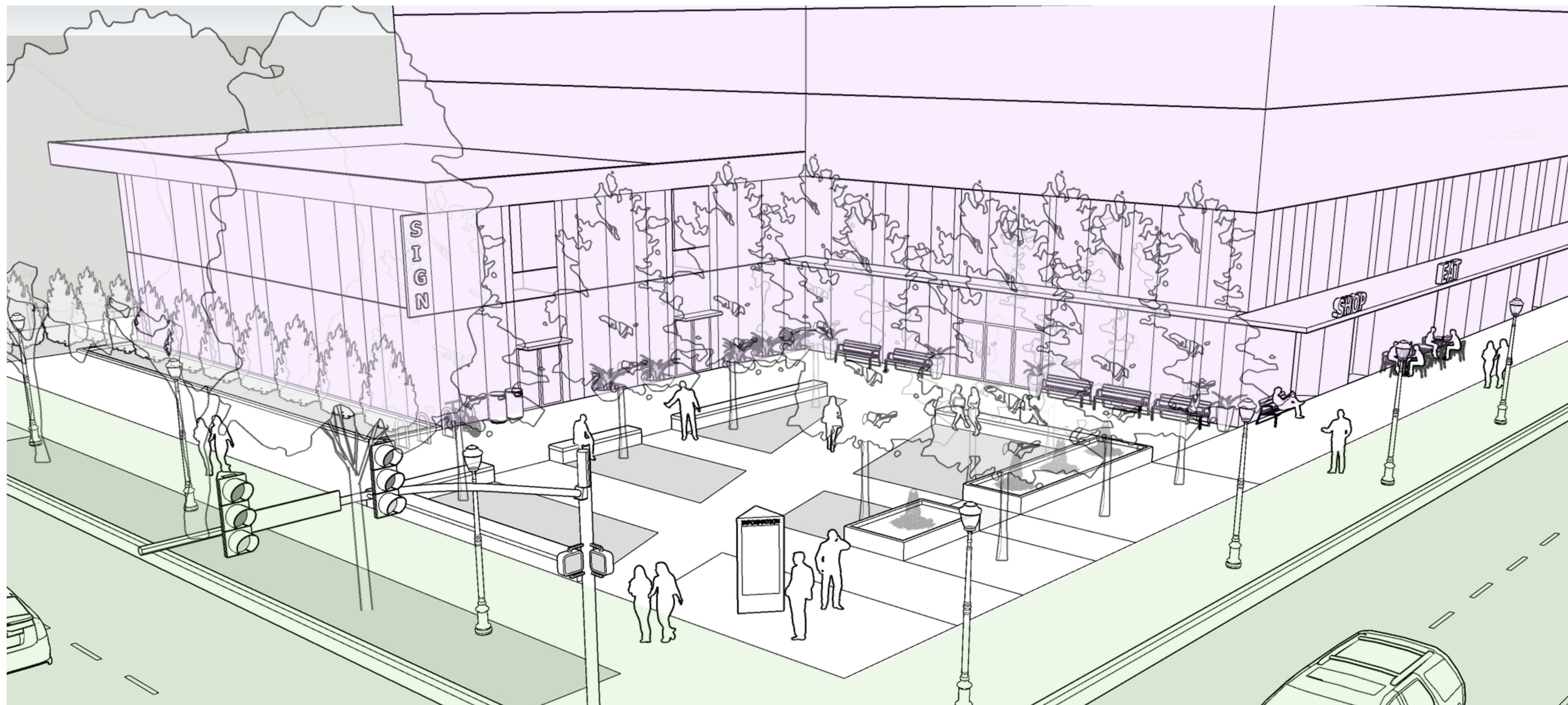
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RHODESIDE HARWELL

BOAPC RETREAT - PROGRESS UPDATE

MARCH 20, 2026

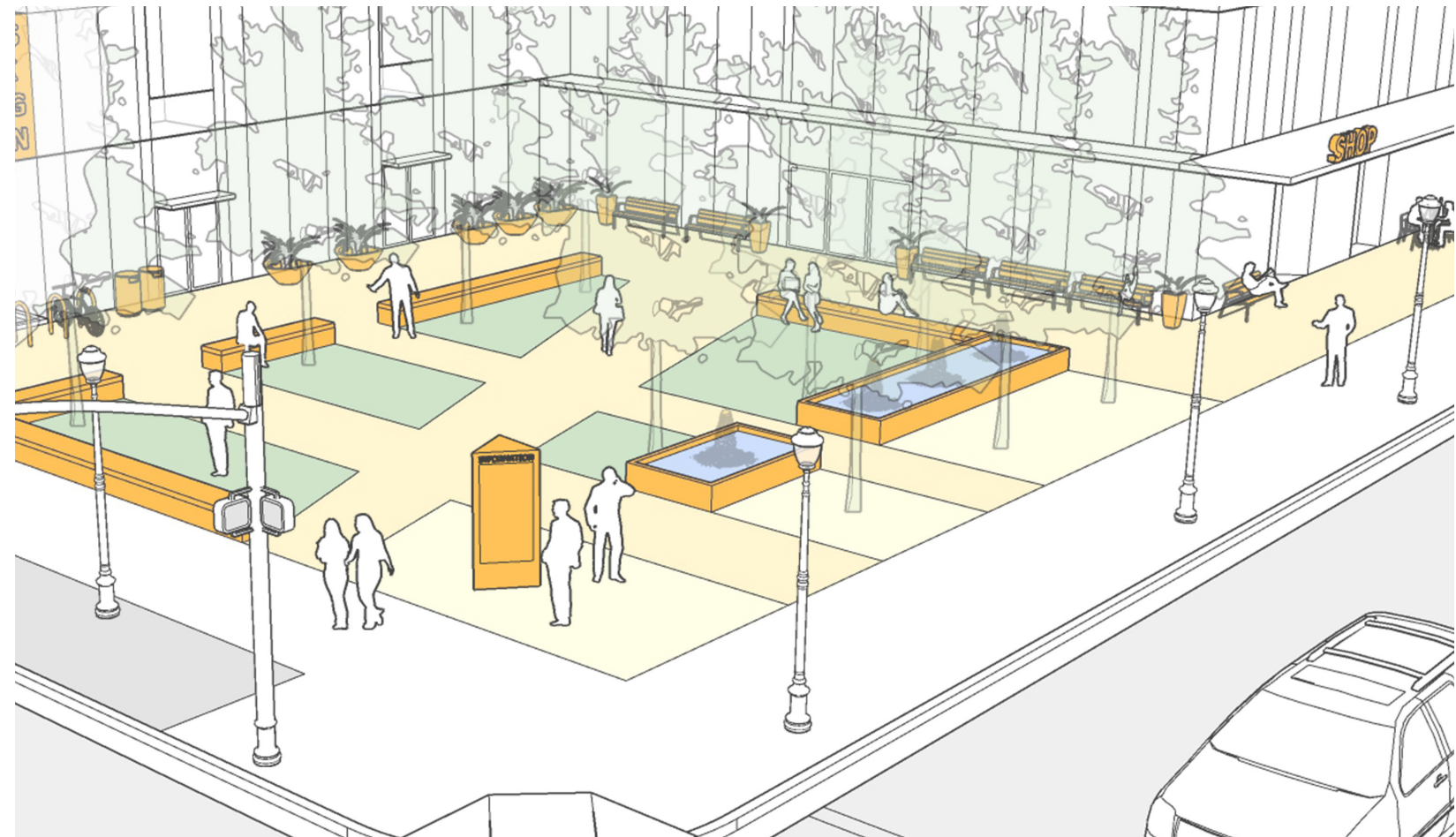
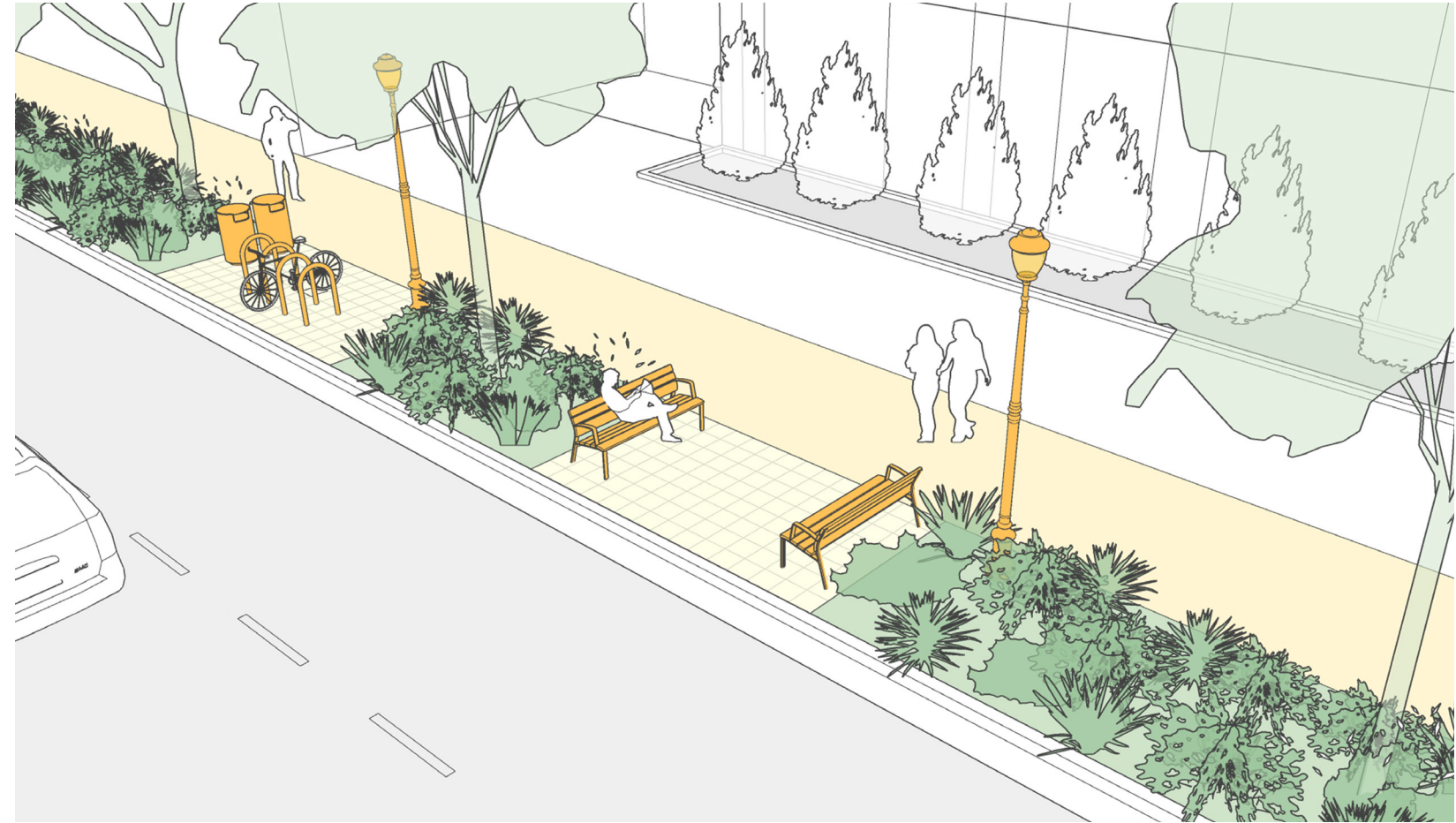


DESIGN GUIDELINES

CITY OF SANDY SPRINGS, GA

AGENDA

- Background & Process
- Community Engagement
 - Process
 - Feedback and Takeaways
- Overview of Design Guidelines
 - Focus Areas
 - Draft Guidelines: Organization and Components
- Next Steps
 - MCC Work Session
 - Draft Guidelines Document



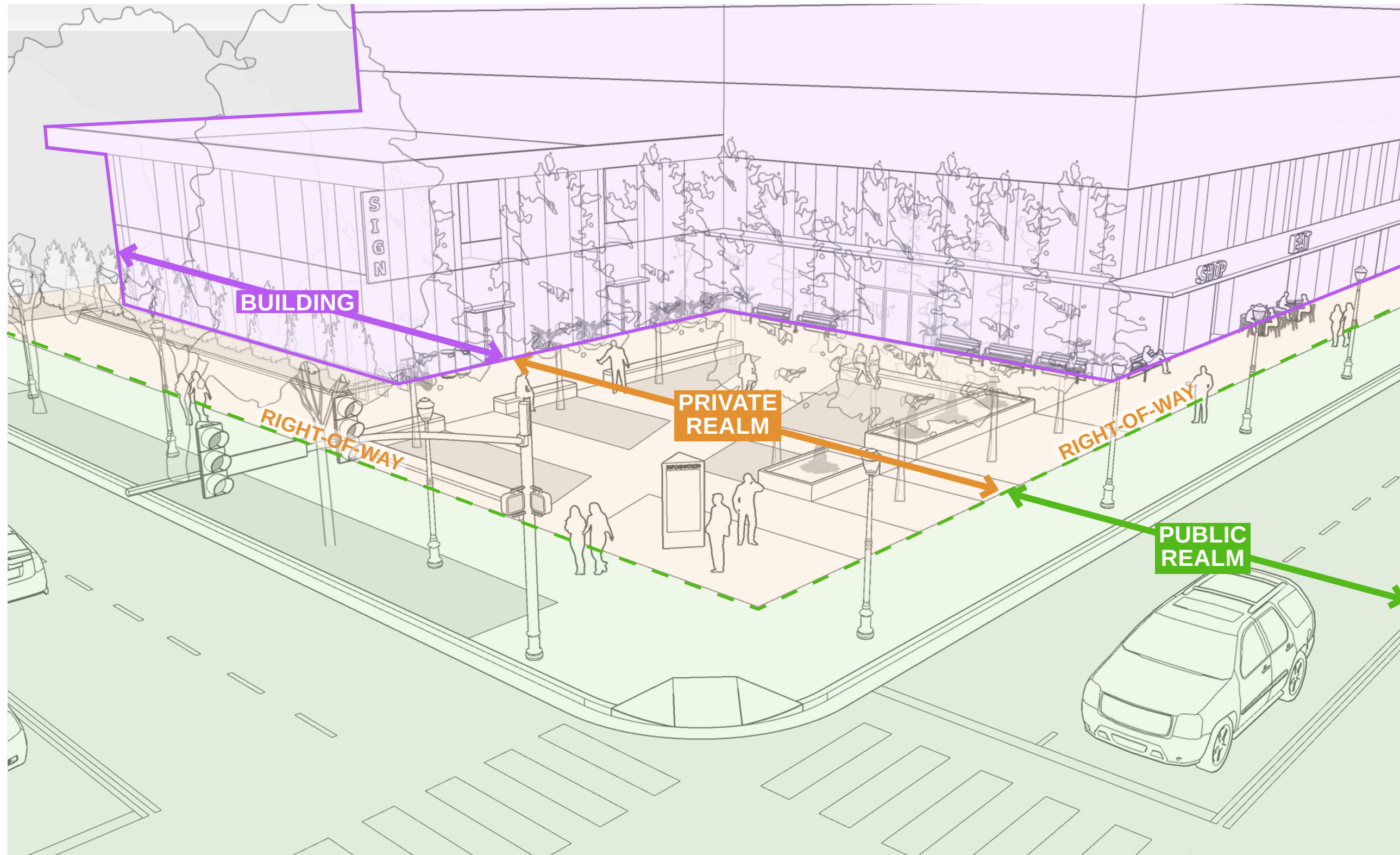
WHAT MAKES "PLACES" TRULY EXCEPTIONAL...



...INSPIRATION, CURATION, DETAILS...



WHAT IS THE FOCUS OF THE DESIGN GUIDELINES?



PUBLIC REALM

- Sidewalk
- Intersection
- Mid-Block Crossings
- Parking
- Paving
- Furnishings
- Trees and Planting
- Wayfinding Signage
- Utilities

PRIVATE REALM

- Building Zone
- Outdoor Amenity Spaces (including Publicly Accessible Plazas and Courtyards)
- Alleys, Walkways
- Placemaking Elements
- Signage
- Parking and Access

BUILDING

- Massing
- Articulation
- Materiality
- Transparency
- Style and Form

RELATIONSHIP WITH PLANS AND REGULATIONS

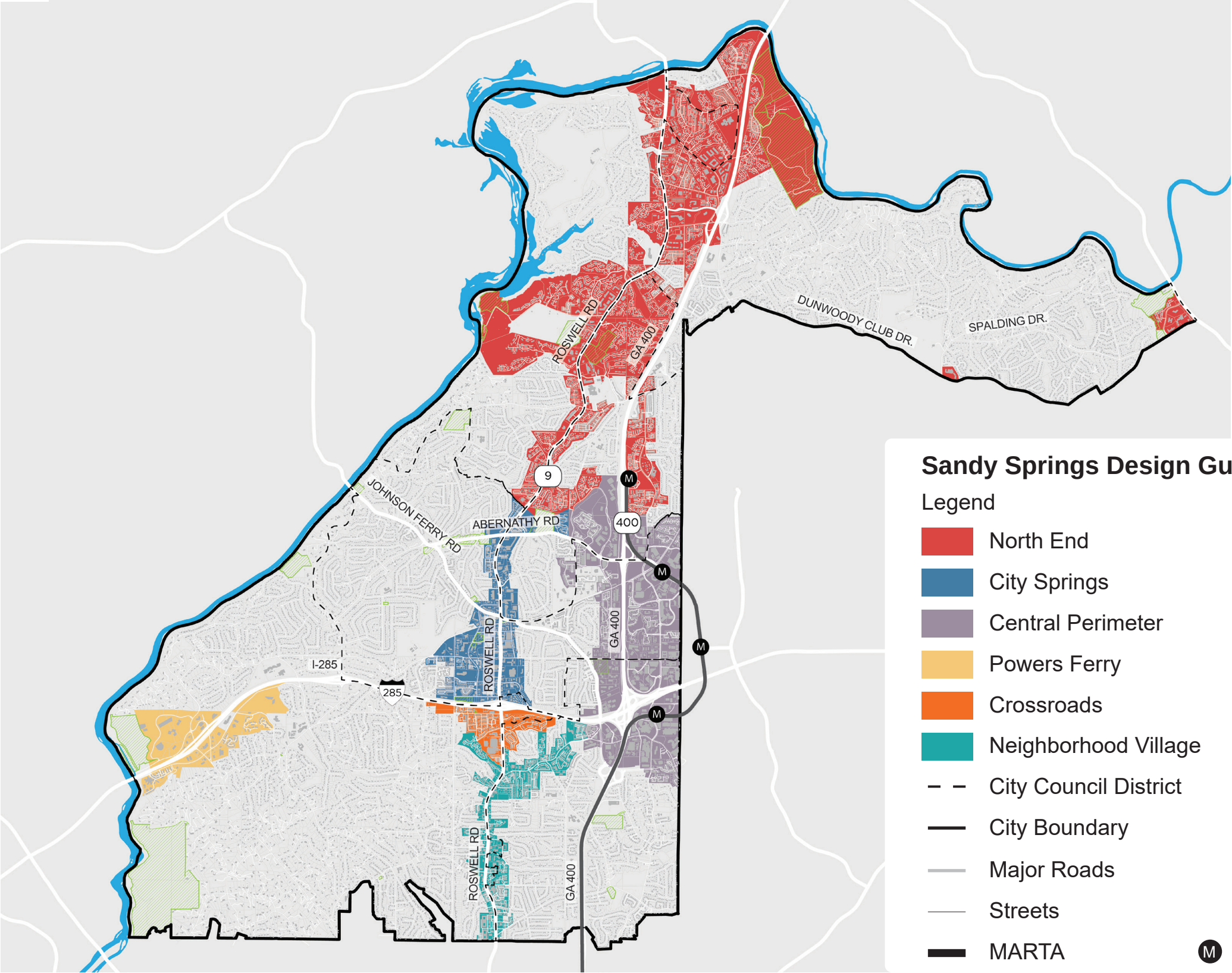
DESIGN GUIDELINES

- Overarching vision
- Broad policies for achieving this vision

- Guidance towards implementing the policies of the Comprehensive Plan
- Expands upon standards in the Development Code and Technical Manual
- Additional details - design of buildings, streetscapes, and public spaces.

- City's legal requirements
- Standards for development
- More-detailed design standards

FOCUS AREAS



Sandy Springs Design Guidelines Districts

Legend

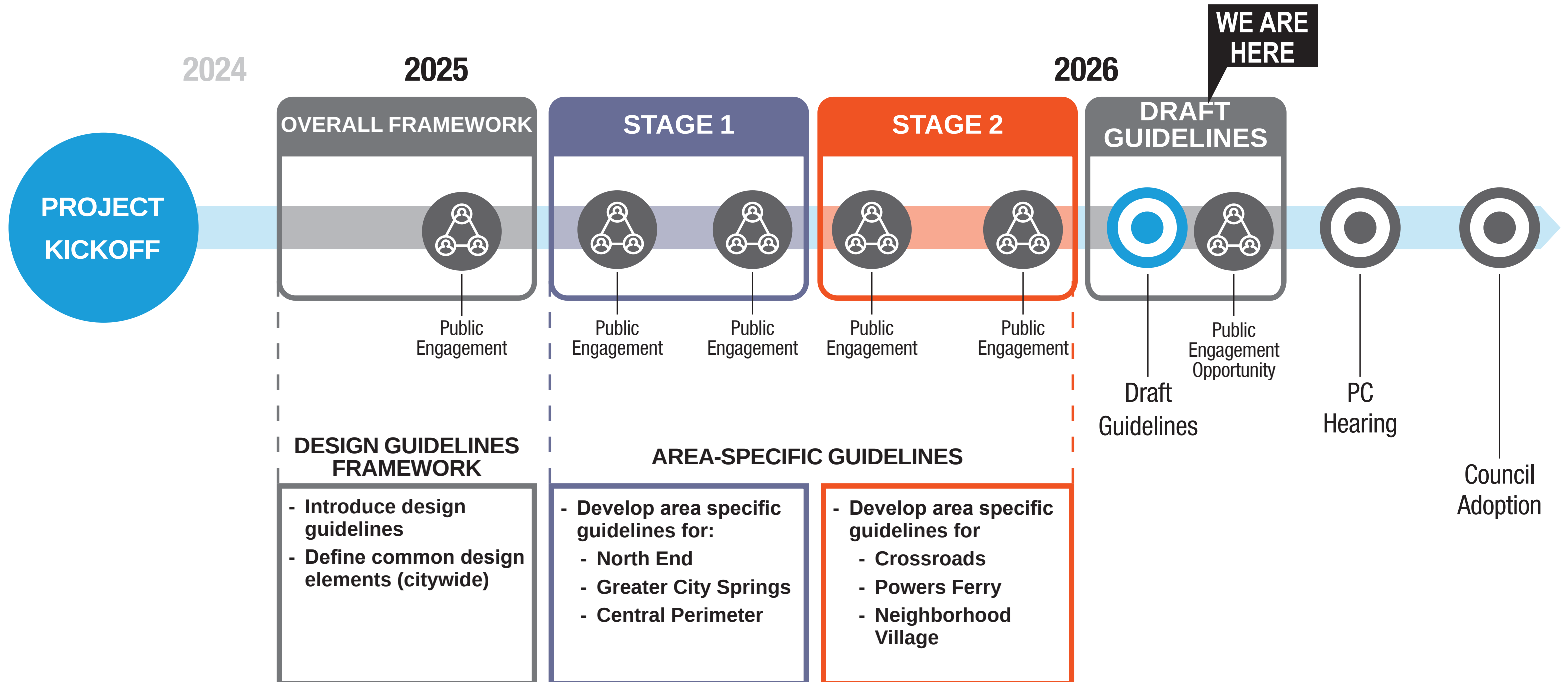
- North End
- City Springs
- Central Perimeter
- Powers Ferry
- Crossroads
- Neighborhood Village
- City Council District
- City Boundary
- Major Roads
- Streets
- MARTA

Stage 1 Areas

Stage 2 Areas

M MARTA Station

DESIGN GUIDELINES PROCESS



PROGRESS TO DATE

- Kickoff and Site Visits - November, 2024
- Leadership Feedback
- Stakeholder Meetings (February/March 2025)
- First Round of Public Meetings (Mar '25)
 - Public Meeting #1 (March 13, 2025) + Online Survey #1
- Second Round of Public Meetings (May '25)
 - Public Meeting #2 + Online Survey #2
 - Pop-Up Meetings (May 17-18, 2025)
- Third Round of Public Meetings (Aug '25)
 - Public Meeting #3 + Online Survey #3
 - Pop-Up Meetings (Aug-Oct, 2025)
- Fourth Round of Public Meeting (Nov '25)
 - Online Comment Form (on-going)



COMMUNITY ENGAGEMENT: VARIETY OF OPTIONS

PUBLIC MEETINGS



POP-UP MEETINGS

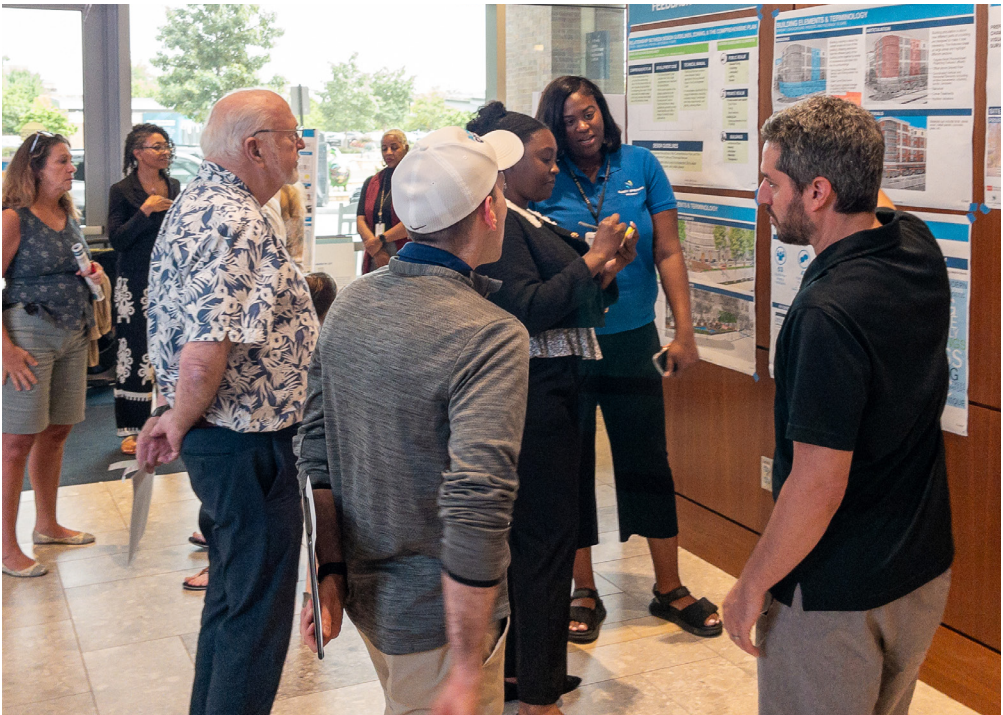


ONLINE SURVEYS

You will be asked to provide input on the following elements and site elements:

- Building Elements
 - Massing
 - Articulation
 - Materials
 - Transparency
 - Townhomes
- Private Realm
- Public Realm Elements
 - Furnishings
 - Landscape Panel / Amenity Zone
 - Paving
 - Signage

Element Definition: Building massing is about the overall shape and size of the building and how the different parts of the building come together to create its appearance and how it fits into its surroundings.



BUILDING ELEMENTS: MASSING

ELEMENT DEFINITION: Building massing is about the overall shape and size of the building. It involves how the different parts of the building come together to create its appearance and how it fits into its surroundings.

DESIGN GUIDELINES: MAYOR + COUNCIL GUIDANCE

34

Covering Facade Elements to Develop a Building Mass

Balconies Integrated into the Facade Design

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

Exploring Three Dimensionality in Facades

Mixing Materials

Simple Curtainwall Designs to Highlight a Building's Activities

Material Changes to Highlight Changes in Use

FACADE DETAILING AND MATERIALS

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

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

INSPIRATION IN MIDTOWN
120th & Midtown

Location: 1075 Peachtree Street.

The light show in the lobby at 1075 Peachtree Street blends artful materials with transparency to create a unique expression at night.

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

BUILDING DESIGN

RESIDENTIAL

Boston, MA

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

Fairfax, VA

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

RETAIL

London, UK

- 1 Storefronts distinguished from other facade treatment
- 2 Storefronts with large, pedestrian-provide transparency and activate it

Washington, DC

- 1 Large windows, glazing and open street transparency and activate the street
- 2 Pedestrian-scaled signage

DESIGN STRATEGIES (CONTINUED)

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

RESIDENTIAL BUILDINGS

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

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

CORNER BUILDINGS

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

Lincoln Park

4-14 URBAN DESIGN GUIDANCE FOR REVITALIZATION DISTRICTS AND AREAS

Architectural Standards - Building Articulation

TPC, Traditional Punta Gorda – Downtown Core

Diagram illustrating the building footprint and setbacks for a lot. The lot is 100' wide and 120' deep. The building footprint is 86' wide and 120' deep. The diagram shows the building footprint, setbacks, and lot dimensions. A key indicates that the solid line represents the Property Line and the dashed line represents the Frontage Building.

Diagram illustrating the building footprint and setbacks for a lot. The lot is 100' wide and 120' deep. The building footprint is 86' wide and 120' deep. The diagram shows the building footprint, setbacks, and lot dimensions. A key indicates that the solid line represents the Property Line and the dashed line represents the Frontage Building.

B. Allowed Building Types and Lot Size

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

Minimum and maximum lot sizes can also be found in the Building Types Section 3.2(d) (Page 26 – 57).

Permitted only with Rowhouse and Live / Work Building Types

C. Building Form

Footprint	100% max	
Lot Coverage	50% min	
Frontage Building	70% min	
Primary Street	50% min	
Density (Individual Lot and Height)		
Base	Missing Middle	Maximum
Density	25' max	55' max
Building	50' max	80' max
Height	4 stories	6 stories
Accessory Structures Height		
Dwelling	25' max (2 stories)	
Other	15' max (1 story)	
Finished Ground Floor Level		
Residential	24' min	
Commercial	Max. ab grade or BFE + 1' freeboard	
Floor to Ceiling Height		
First Story, Commercial	14' min	
Upper Stories	8' min	
Habitable Half-Story (Attic)	7' min	

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

COMMUNITY ENGAGEMENT: PARTICIPATION



53

Stakeholder Meeting Participants



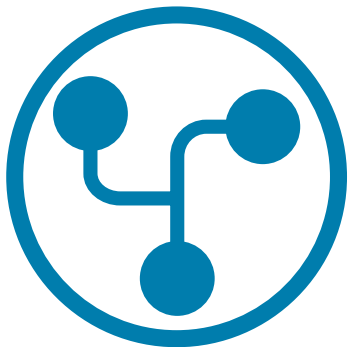
91

Public Meeting Participants



98

Survey Respondents



120+

Pop-Up Meeting Participants



INTERACTIVE AND ENGAGING PROCESS

SANDY SPRINGS

government residents recreation business development public safety

COMMUNITY DEVELOPMENT

Building and Construction Code Enforcement Planning and Zoning Urban Development

COMMUNITY DEVELOPMENT PLANNING AND ZONING PLANNING AND ZONING RESOURCES DESIGN GUIDELINES

Design Guidelines

The City of Sandy Springs is preparing design guidelines for six primary commercial and mixed-use areas in the city. These guidelines will assist property and business owners, developers, designers, and City staff and leadership in ensuring that future development in the city fulfills the vision of adopted planning documents and the Development Code while fostering a distinct sense of place for Sandy Springs and its commercial areas.

The guidelines will build on standards included in the Development Code and Technical Manual by providing additional design direction for building features, building sites, landscaping, streetscapes, and other elements that shape the appearance and experience of Sandy Springs' commercial and mixed-use areas.

FOCUS AREAS

The guidelines will address the character of development in six commercial and mixed-use areas of the city, including:

1. Greater City Springs
2. Central Perimeter
3. North End
4. Powers Ferry
5. Neighborhood Village
6. Crossroads

FOCUS AREAS

City Springs Theatre Company's Beautiful

Friday, May 2

Before she was music superstar Carole King, she was Carole Klein, a spunky young singer from Brooklyn who wrote hit songs for the biggest acts in music. Beautiful chronicles her rise as a songwriter in this Broadway, feel-good phenomenon and a story you'll never forget.

[View Event](#)

Lantern Parade - Bringing Light to Life

The Lantern Parade is an evening filled with fantastical puppets and glowing lanterns! Families bring handcrafted lanterns, celebrate as the sun sets, then parade together down to Morgan Falls Overlook Park, right next to the Chattahoochee River!

Sandy Springs Design Guidelines for Commercial Districts - Public Meeting #1

Visual Preference Activity

The following questions will ask you to share your thoughts on specific aspects of images depicting the design of a range of building and site elements to understand the types of design approaches you would like to see in Sandy Springs. For each element, you will see a collection of images, followed by a series of questions asking for your opinion of each image. Please review the definition of each element and review the collection of images before responding the questions.

You will be asked to respond to questions addressing the following building and site elements:

1. Building Elements
 - Massing
 - Articulation
 - Materials
 - Transparency
 - Townhomes
2. Private Realm
3. Public Realm Elements
 - Furnishings
 - Landscape Panel / Amenity Zone
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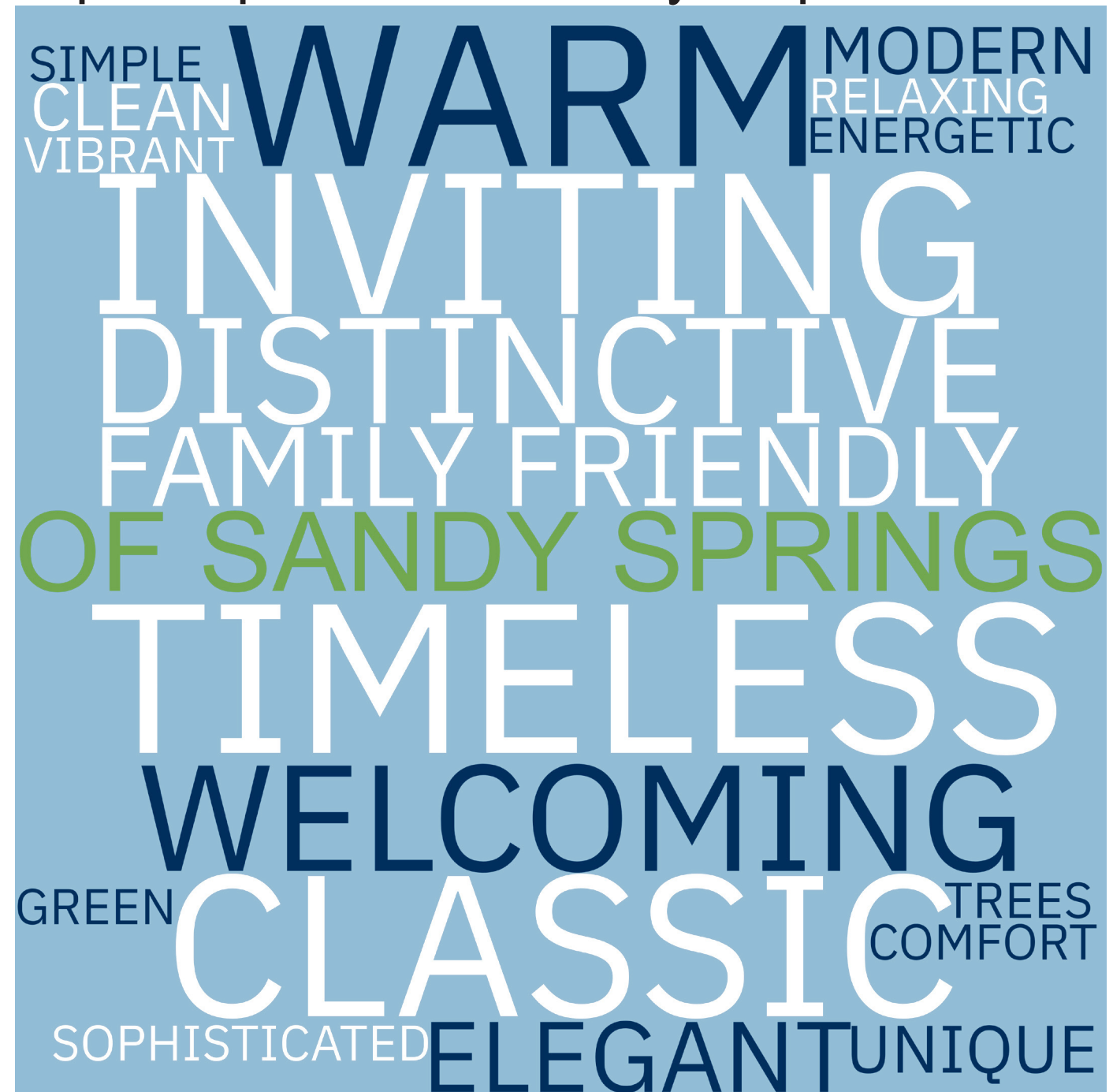
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BUILDING ELEMENTS: MASSING

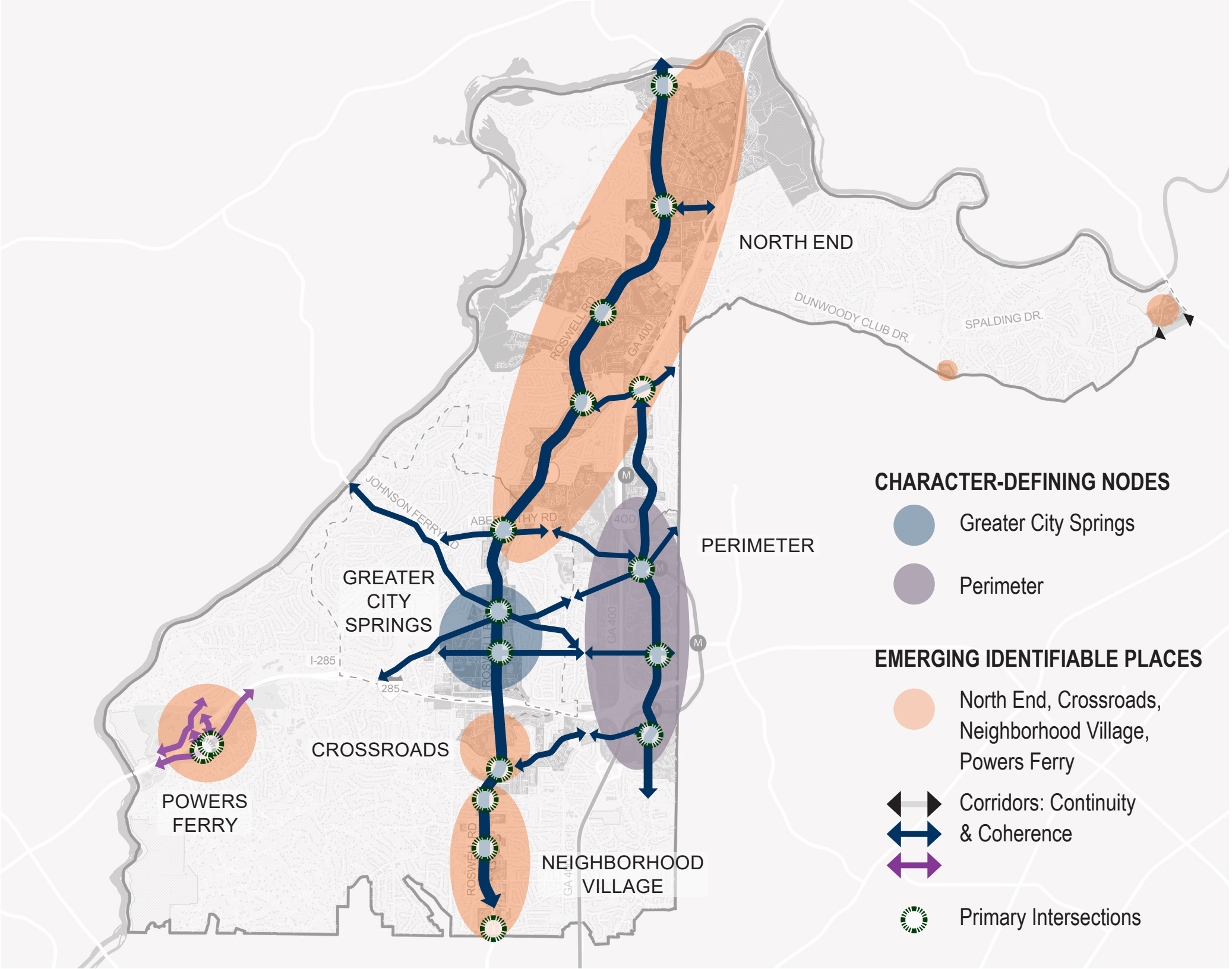
Building massing is about the overall shape and size of the building. It involves how the different parts of the building come together to create its appearance and how it fits into its surroundings.

COMMUNITY ENGAGEMENT: RECURRING THEMES

Design characters favored by meeting participants and survey respondents

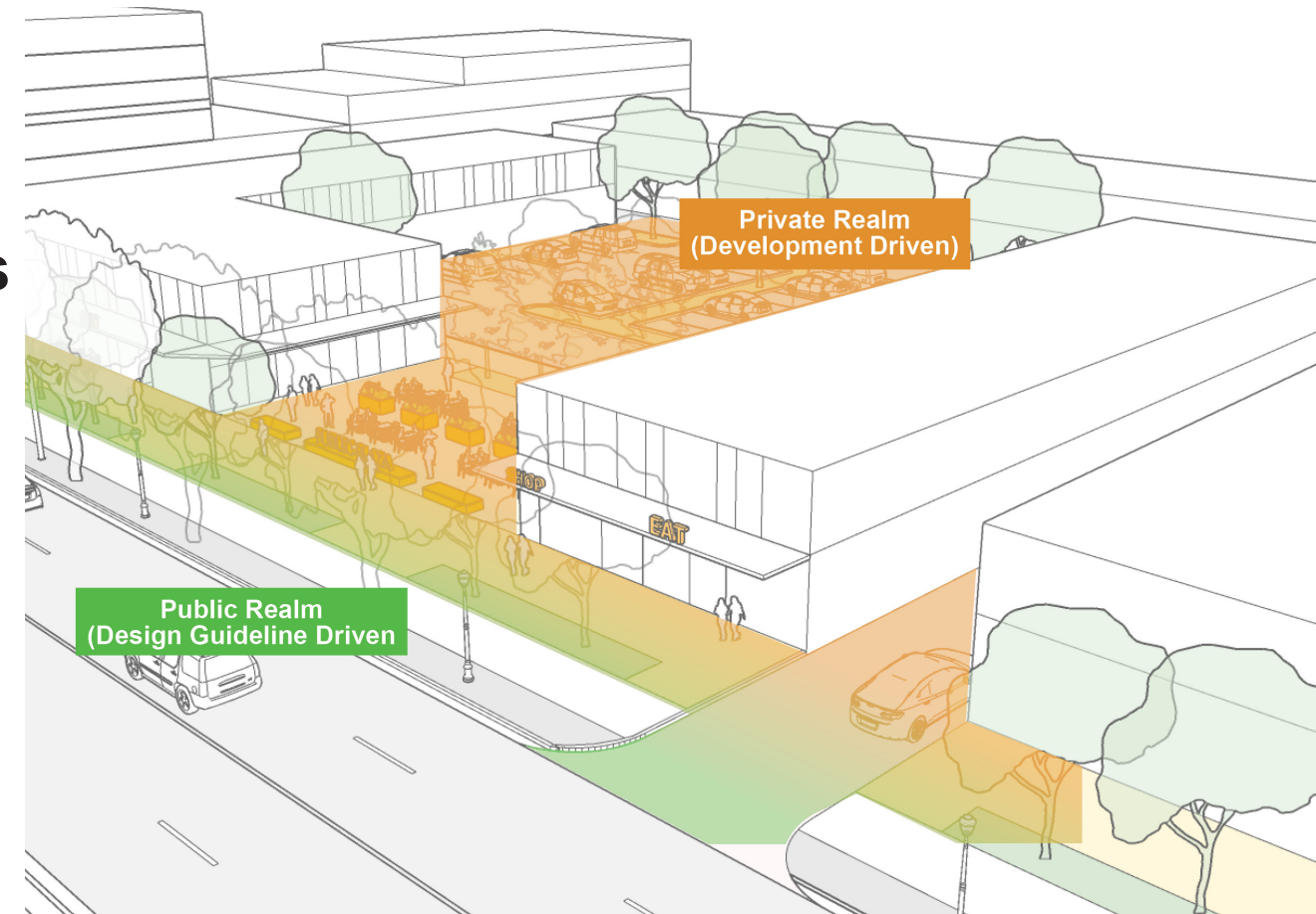


OVERALL DESIGN FRAMEWORK

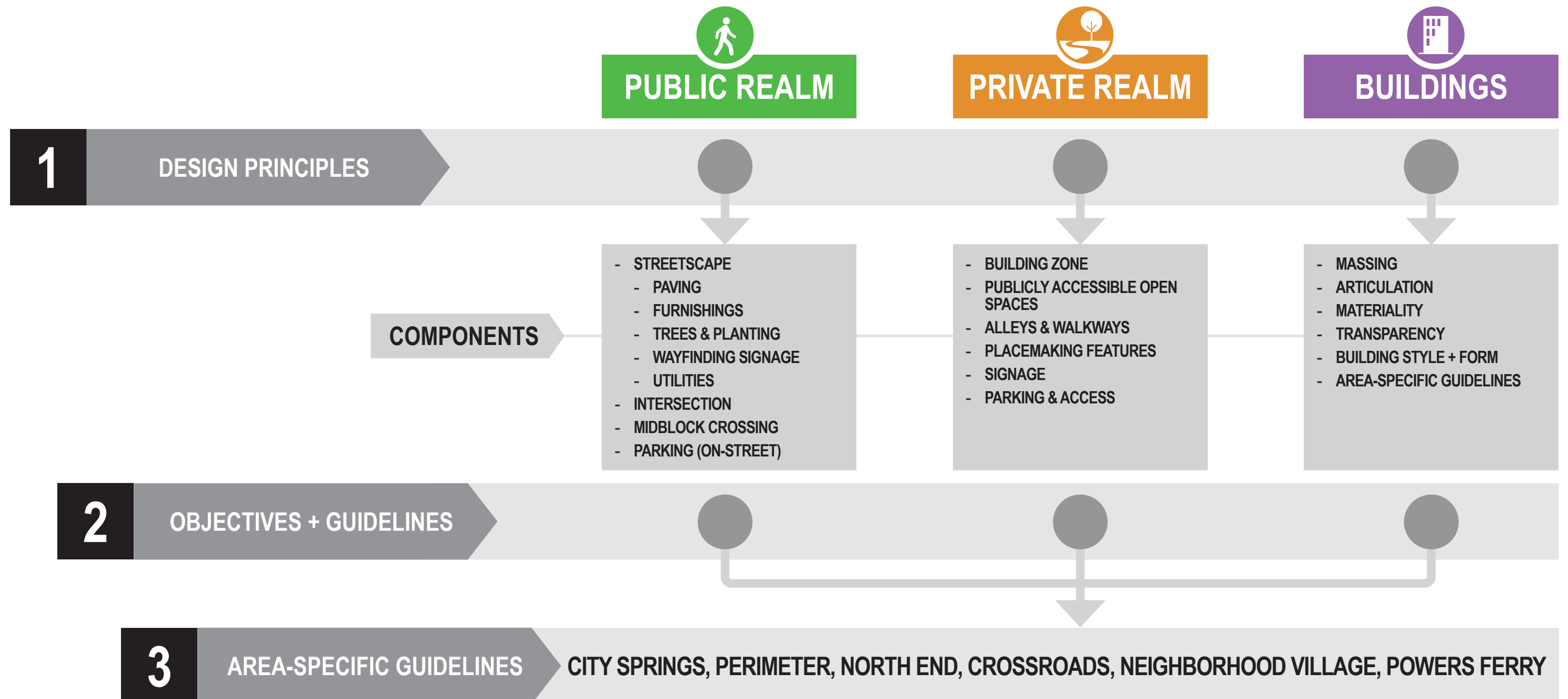


GUIDELINES: KEY CONSIDERATIONS

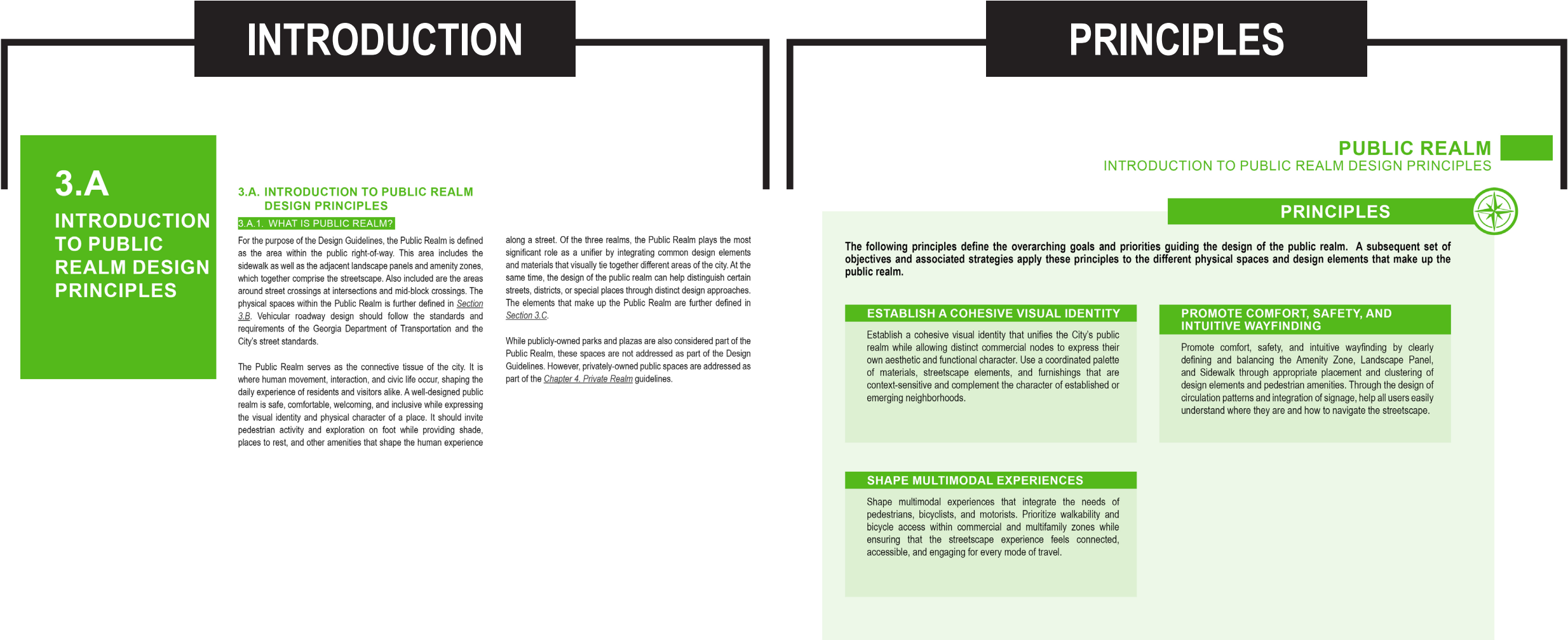
- **Flexibility and adaptability** to accommodate a range of development types, scales, and future conditions
- Establishing a **distinct and recognizable visual identity** that is “**of Sandy Springs,**” while allowing for creativity and innovation within individual private sites
- **Leveraging existing spatial elements** to enhance the city’s aesthetic quality, consistent with Comprehensive Plan vision
- **Streamline implementation** by clearly illustrating the character of place, supporting staff, property owners, and developers.
- Reinforcing connectivity and cohesiveness between public and private realms, supporting a **unified public experience** across development sites
- Use of **unifying elements** - paving, furnishings, and planting that promotes continuity while **allowing area-specific variation**.



GUIDELINES: DOCUMENT ORGANIZATION



GUIDELINES ORGANIZATION: FOR EACH OF THE 3 REALMS



GUIDELINES ORGANIZATION: FOR EACH OF THE 3 REALMS

WHAT WE'VE HEARD

WHAT WE'VE HEARD:

- Scored concrete has clean appearance
- Brick is great but expensive, need to consider maintenance concerns
- Provide variation in materials and texture to break up large areas of pavement
- Warm-tone preferred, contrast should not be too great
- Keep stormwater management in mind



DEFINITION

OBJECTIVE

STRATEGIES

SPECIAL CONDITIONS

PUBLIC REALM PHYSICAL SPACES WITHIN THE PUBLIC REALM

3.B.2. STREETSCAPE

Streetscape in this section refers to the sidewalk, amenity zone, and landscape panels within the public right-of-way, along a street and in between intersections of cross-streets. These spaces serve as the connective tissue of the city, defining the experience of the street by both pedestrians and passing vehicles. As the most prevalent space within the Public Realm, the design of the city's streetscapes has a widespread impact on the overall image and character of the city, and the extent to which visitors and residents feel welcome in commercial and mixed-use areas.

OBJECTIVE A

Create a warm and welcoming environment

STRATEGIES:

- 3.B.2.-A1 Utilize attractive and consistent paving patterns to highlight and distinguish zones of the streetscape.
- 3.B.2.-A2 Locate and orient site furnishings to provide comfort and safety while encouraging social interaction.
- 3.B.2.-A3 Provide place to sit benches facing each other and separate spaces for seating from bike parking and trash receptacles.
- 3.B.2.-A4 Provide shade and greenery by planting street trees and other vegetation. Allocate spaces with sufficient soil volumes for planting.
- 3.B.2.-A5 Select plants with color, structure and movement.

Provide clear circulation patterns with opportunities to linger

STRATEGIES:

- 3.B.2.-A6 Provide continuous sidewalks with amenity zones in areas with high levels of pedestrian activity.
- 3.B.2.-A7 Locate furnishings in the amenity zone to avoid obstructing the sidewalk.
- 3.B.2.-A8 Locate bike racks and trash receptacles in the amenity zone as well as near building entrances and other destinations.
- 3.B.2.-A9 Locate signs and light poles in the landscape panel or amenity zone where possible.
- 3.B.2.-A10 Provide stepout zones and paved cut-through areas in landscape panels where on-street parking is provided.

SPECIAL CONDITIONS

UTILITY POLES & OTHER EXISTING OBSTRUCTIONS

Where an existing utility pole or other major obstructions prevent the construction of a continuous sidewalk at widths defined in the Technical Manual, the sidewalk shall go around the obstruction at the designated width.

BUS STOPS

Provide a paved surface to the back of curb at bus stops. Paving should match the amenity zone where sufficient space is available in the amenity zone to locate bus shelters, benches and other associated furnishing. Otherwise locate furnishings on a concrete pad at back of sidewalk and extend the sidewalk to the back of curb.

Bus stops should be located on the far side of an intersection to prevent the need for passengers to cross in front of the bus to cross the street.

PUBLIC REALM PHYSICAL SPACES WITHIN THE PUBLIC REALM

STREETSCAPE-RELATED STANDARDS CODE OF ORDINANCES

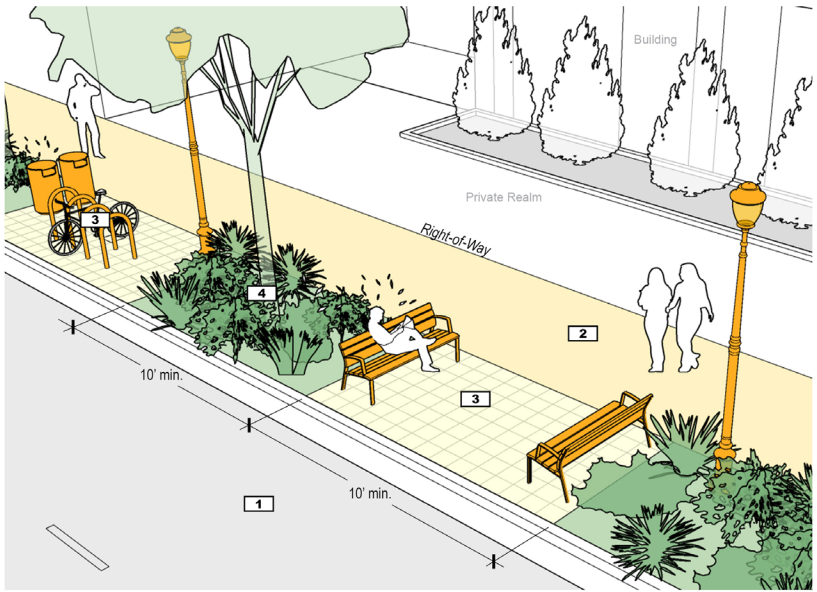
- » Sec. 50-30. - Creation of sidewalks and dedication of right-of-way.
- » Sec. 50-31. - Existing sidewalks.

TECHNICAL MANUAL

- » Section 2 - Street Framework and Mobility Maps: Typical Sections and Details by Street
 - Street sections
- » Section 8: Sidewalks & Multiuse Trails
 - Width
 - Cross-slope
 - Curb ramp

Refer also to related standards under Paving, Furnishings, and Wayfinding and Interpretative Signage

RELATION TO CODE + TECHNICAL MANUAL



- 1 Travel Lane
Vehicular travel and turning movements
- 2 Sidewalk
Pedestrian travel zone with no obstructions
- 3 Amenity Zone
Paved area for seating, bike racks, and street furnishing
- 4 Landscape Panel
On-grade planting area for street trees, shrubs, and groundcovers

TYPICAL STREETSCAPE CONDITION

The streetscape within the public realm is defined to be within the right-of-way and includes the travel lane, sidewalk, amenity zone, and landscape panel.

GUIDELINES ORGANIZATION: FOR EACH OF THE 3 REALMS

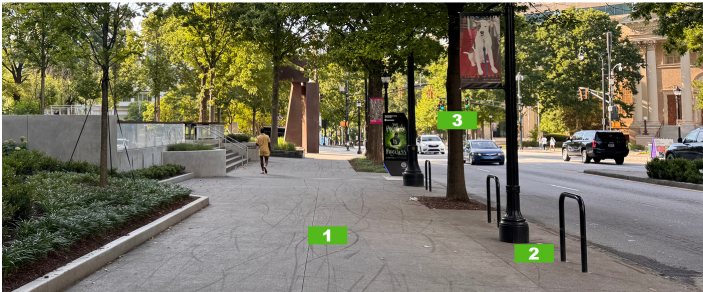
PRECEDENT IMAGES

PUBLIC REALM

PHYSICAL SPACES WITHIN THE PUBLIC REALM

EXAMPLES OF GOOD STREETSCAPE

i Location and description of relevant elements (relevant strategy #)



- 1** Unobstructed sidewalk (3.B.2-B2)
- 2** Curbside amenity zone (3.B.2-B3)
- 3** Trees in landscape panel provide shade (3.B.2-A4)



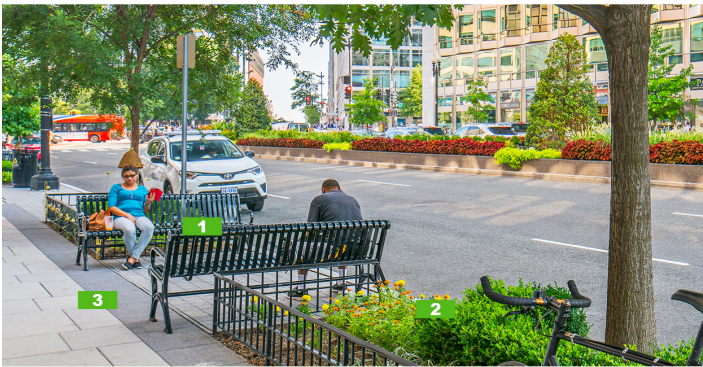
- 1** Unobstructed and clearly defined sidewalk. (3.B.2-B2)
- 2** Continuous landscape panel with breaks for pedestrian passage to curb (3.B.2-B5)
- 3** Continuous street tree canopy (3.B.2-A4)



- 1** Unobstructed continuous sidewalk (3.B.2-B2)
- 2** Tree grates at high traffic areas or areas with limited space for planting protect trees and support pedestrian circulation (3.B.2-B1)
- 3**



- 1** Bench at bulbout with shade from tree (3.B.2-A2)
- 2** Paving bands create a rhythm to the streetscape (3.B.2-A1)



- 1** Amenity zone with facing benches (3.B.2-A3)
- 2** Landscape panel with trees and understory planting (3.B.2-A4)
- 3** Distinctive paving patterns distinguish zones of streetscape (3.B.2-A1)



- 1** Continuous canopy provides shade (3.B.2-A4)
- 2** Seasonal planting adds vibrancy (3.B.2-A5)
- 3** Abundant seating opportunity encourages exploration (3.B.2-A2)



- 1** Avoid sidewalks going through obstructions. Ensure minimum 30 inch clearance around obstructions that cannot be moved. (Refer to Special Conditions)



- 1** Bus shelter and amenities at back of sidewalk (Refer to Special Conditions)
- 2** Paving extension to curb for access to bus (Refer to Special Conditions)

GUIDELINES ORGANIZATION: BUILDINGS

BUILDING ELEMENTS OF BUILDING DESIGN

5.B.6.2 Styles

DEFINITION

Greek Revival Style: This style from the early 1800s is inspired by ancient Greek temples. It features tall columns, triangular pediments, and a balanced, symmetrical look. Buildings of this style were often painted white to look like marble and had strong, clean lines that gave a sense of elegance and strength. In the South, this style became popular for homes and civic buildings. The wide porches and columned entrances worked well in the warm southern climate, and gave towns a grand, classical look. Greek Revival helped shape Southern architecture by promoting ideas of beauty, order, and tradition that are still seen in historic neighborhoods today.

OBJECTIVE A

Encourage a cohesive visual identity for selected areas in the city

STRATEGIES:

- 1 5.B.6.2-A1 Incorporate *side wings*.
- 2 5.B.6.2-A2 Incorporate a *roof pediment*.
- 3 5.B.6.2-A3 Place transom windows over the doors.
- 4 5.B.6.2-A4 Incorporate wooden or wrought-iron railings to add authenticity.
- 5 5.B.6.2-A5 Incorporate wide front porches, verandas, or wrap-around porches.
- 6 5.B.6.2-A6 Place large evenly spaced windows near the entrance to create harmony.
- 7 5.B.6.2-A7 Use gabled or hipped roofs with moderate to steep pitches.
- 8 5.B.6.2-A8 Use metal roofing or shingles in muted tones to reflect traditional styles.
- 9 5.B.6.2-A9 Use simple columns for porches.
- 10 5.B.6.2-A10 Incorporate wood siding, brick, or stucco.
- 11 5.B.6.2-A11 Use painted finishes in light colors (white, cream, pastel) to evoke Southern charm.
- 12 5.B.6.2-A12 Incorporate dentiled corners.



GREEK REVIVAL STYLE



GREEK REVIVAL APPLICATION IN CONTEXT

INTERPRETATION
+ APPLICATION

STYLE

BUILDING ELEMENTS OF BUILDING DESIGN

DEFINITION

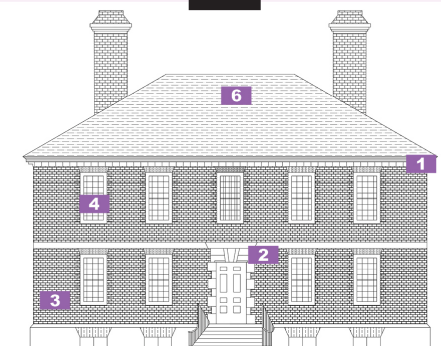
Georgian and Colonial Revival Styles: Georgian Architecture is known for its symmetry, proportion, and classical details like brick façades, multi-pane windows, and decorative cornices. Colonial Revival revived these elements, adding grand entryways, columns, and balanced layouts to evoke early American traditions. In the South, these styles influenced neighborhoods and civic buildings by promoting order, elegance, and historical continuity. Georgian symmetry shaped early townhouses, while Colonial Revival added stately porches and classical details to homes and public spaces, reinforcing a sense of tradition and regional identity.

OBJECTIVE B

Preserve cultural and historical integrity

STRATEGIES:

- 1 5.B.6.1-B1 Incorporate cornices with dentils.
- 2 5.B.6.1-B2 Incorporate pediments or crowns and pilasters at front entries.
- 3 5.B.6.1-B3 Use stone or brick facade.
- 4 5.B.6.1-B4 Use multi-pane windows for authenticity.
- 5 5.B.6.1-B5 Place windows in a symmetrical pattern on the facade.
- 6 5.B.6.1-B6 Design roofs to be side-gabled or hipped.



GEORGIAN / COLONIAL REVIVAL STYLE



GEORGIAN/ COLONIAL REVIVAL APPLICATION IN CONTEXT

INTERPRETATION
+ APPLICATION

GUIDELINES ORGANIZATION: BUILDINGS

PRECEDENT IMAGES: AREA-SPECIFIC

BUILDING AREA SPECIFIC GUIDANCE

EXAMPLES OF GOOD BUILDING DESIGN - CITY SPRINGS

i Location and description of relevant elements (relevant strategy #)



- 1** Encourage terraced or stepped massing that opens to green spaces such as the City Green at City Springs and allows for rooftop gardens or balconies (5.C.1-A1)
- 4** Use materials that echo the area's architectural heritage and civic landmarks, such as brick, stone, and glass (5.C.1-A4)



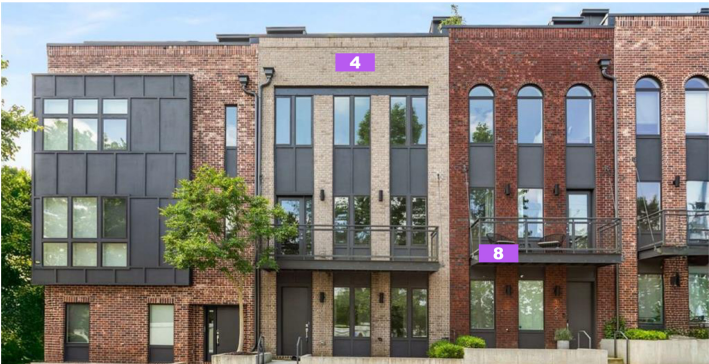
- 5** Use Balconies in mixed-use buildings to provide eyes on the street (5.C.1-B1)
- 12** Avoid large setbacks unless used for public benefit—like outdoor seating, landscaping, or plazas (5.C.1-D2)



- 12** Avoid large setbacks unless used for public benefit—like outdoor seating, landscaping, or plazas (5.C.1-D2)
- 19** Design façades that can adapt to new uses or branding without altering the core structure (5.C.1-E3)



- 4** Use materials that echo the area's architectural heritage and civic landmarks, such as brick, stone, and glass (5.C.1-A4)
- 18** Use sustainable and durable building materials (5.C.1-E2)



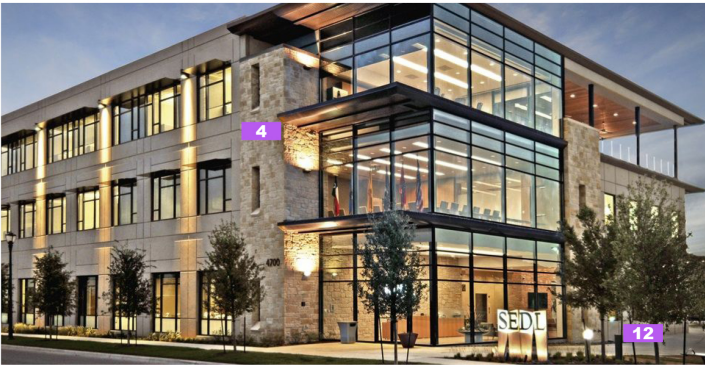
- 4** Use materials that echo the area's architectural heritage and civic landmarks, such as brick, stone, and glass (5.C.1-A4)
- 8** Use balconies, terraces, and green walls to visually and physically connect buildings to the landscape (5.C.1-B4)



- 10** Emphasize craftsmanship and texture at the pedestrian level to create a tactile, engaging streetscape. (5.C.1-C2)
- 14** Encourage through-block connections and mid-block passages to enhance access. (3.C.2-A1)



- 5** Use balconies in mixed use buildings to provide eyes on the street (5.C.1-B1)
- 13** When possible, align buildings with existing green spaces and pedestrian pathways to support intuitive movement (5.C.1-D3)



- 4** Use materials that echo the area's architectural heritage and civic landmarks, such as brick, stone, and glass (5.C.1-A4)
- 12** Avoid large setbacks unless used for public benefit (5.C.1-D2)

GUIDELINES ORGANIZATION: RENOVATION GUIDANCE

EXISTING SMALLER-SCALE BUILDINGS, RETROFITS AND ADJACENT SITE IMPROVEMENTS

OBJECTIVE D

CREATE INVITING, FUNCTIONAL OUTDOOR AREAS THAT SUPPORT PEDESTRIAN ACTIVITY, ENHANCE VISUAL APPEAL, AND FOSTER A SENSE OF COMMUNITY AROUND SMALL-SCALE COMMERCIAL BUILDINGS.

STRATEGIES:

D-1 Paving Materials: Use durable, visually distinctive materials and patterns to define gathering areas around buildings and enhance walkability.

- Utilize paving materials such as brick, pavers, or similar materials.
- Incorporate welcoming paving accents to clearly mark and guide pedestrians toward building entrances.

D-2 Site Furnishings: Utilize coordinated families of movable furnishings (e.g., seating, tables, umbrellas, and other amenities) and planters to improve both the comfort and appearance of outdoor areas while allowing for flexibility in placement and use. Prioritize the use of site furnishings in areas adjacent to public streets, as well as in interior courtyards, to help activate these spaces.

D-3 Lighting: Incorporate pedestrian-scale and accent lighting to enhance safety, highlight key features such as walkways and building-adjacent sidewalks, and foster a warm, inviting pedestrian-oriented environment.

OBJECTIVE E

CREATE ATTRACTIVE AND WELL-DEFINED OUTDOOR AREAS THROUGH DESIGN ELEMENTS THAT FRAME BUILDING AND SITE EDGES, ENHANCE PEDESTRIAN EXPERIENCE, AND STRENGTHEN THE RELATIONSHIP BETWEEN PUBLIC AND PRIVATE REALMS.

STRATEGIES:

E-1 Wall: Use low-height walls, raised planters (at select locations where permanent tree and understory planting is not possible), or decorative/architectural screens to define outdoor seating or frontage areas while maintaining visibility to private realm spaces and buildings. Break the wall at key locations to direct entry and circulation into the site.

E-2 Site Planting: Incorporate layered planting with native species to soften the edges of buildings and outdoor areas and to frame the spaces, while adding variety and color to site improvements. Incorporate trees for shade where possible.

E-3 Pedestrian Access & Safety: Use contrasting paving and clear sightlines to guide movement and improve pedestrian safety. Provide well-defined access points from sidewalk areas; such access points can be accentuated by features such as welcome signs, planting and public art, as applicable.

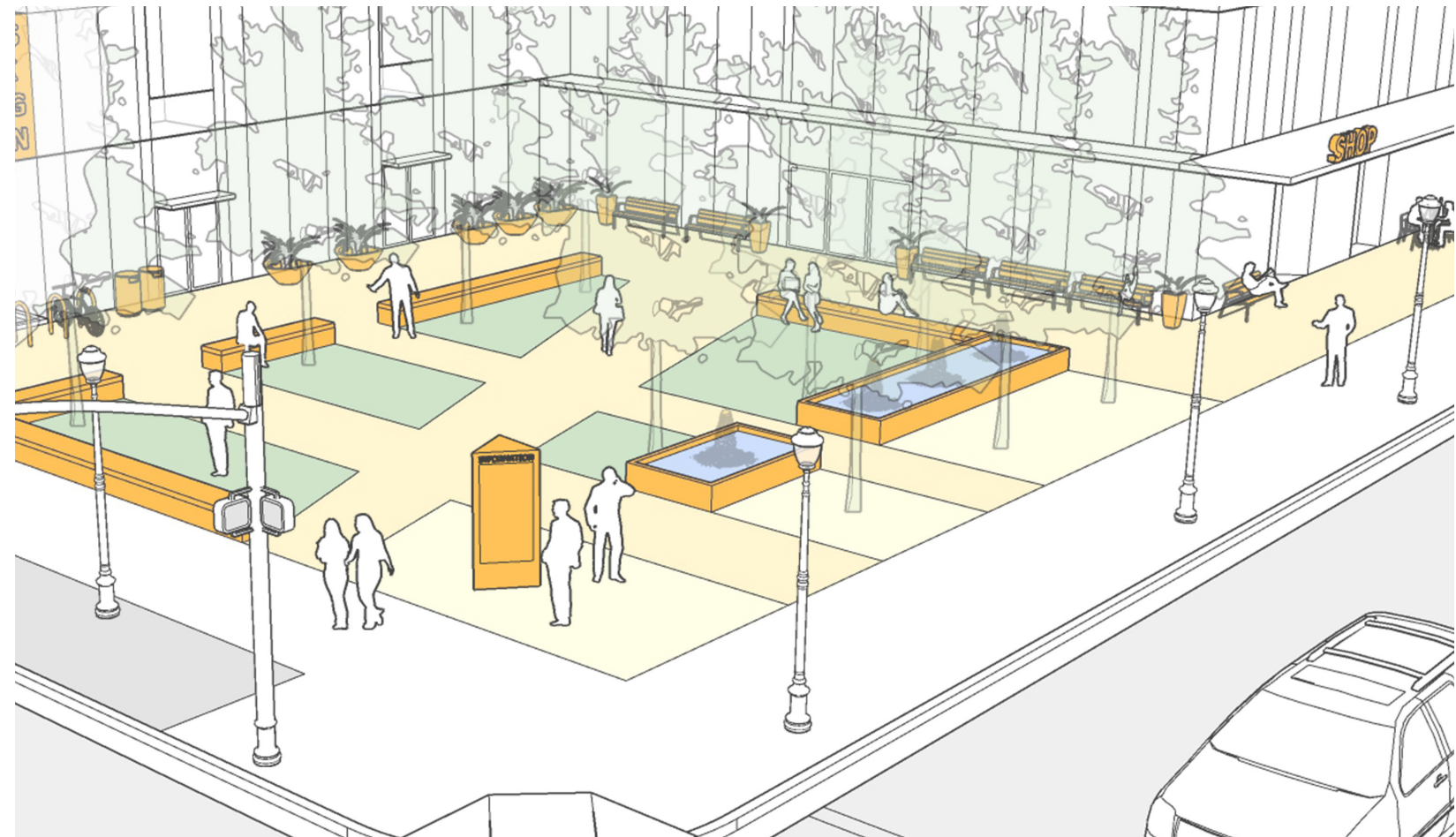
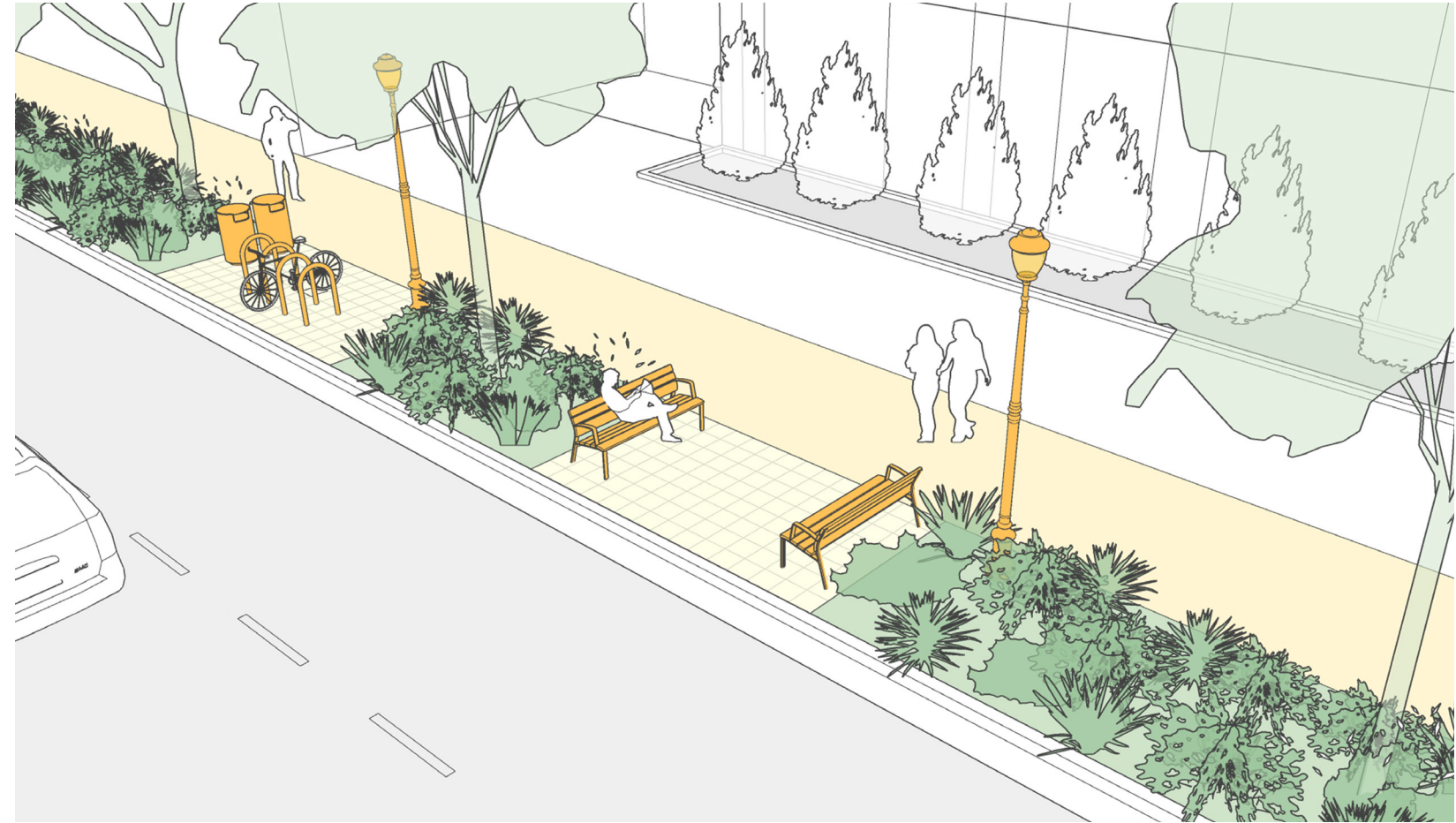
E-4 Street Planting: Plant street trees in a coordinated manner to provide shade, a sense of natural enclosure, tree canopy, and visual cohesion and continuity along abutting streetscape areas (refer to “Trees and Planting within “Public Realm” for additional guidance).

BEFORE



NEXT STEPS

- Leadership + Stakeholder Review and Feedback
- Public Meeting #5 (Final)
 - » Share and Receive Feedback on Draft Guidelines
 - » March-April 2026



THANK YOU!

WEBSITE

spr.gs/design

Organization Structure and Board Roles

2026 Annual Retreat

March 20, 2026



SANDY SPRINGS™
GEORGIA

CITIZENS OF SANDY SPRINGS

**SANDY SPRINGS MAYOR
AND CITY COUNCIL**

CITY MANAGER
Eden E. Freeman

ASSISTANT CITY MANAGER
NEIGHBORHOOD SERVICES
Kristin Byars Smith

- Community Development
 - Planning and Zoning

Comprehensive Plan Steering Committee (project specific)

PH- Board of Appeals – Variances – Final Decision

PH- Planning Commission – TA-, U-, RZ-, CA- –
Recommendation to MCC

- Applicants/Representatives (Residents/
Property Owners)
 - Consideration of the Next Ten
 - Development Code
 - Recommendations to the Boards
 - Permitting
 - Built

Planning & Zoning



SANDY SPRINGS™
GEORGIA

What does Planning and Zoning Division Do?

- The Next Ten – Comprehensive Plan
- Development Code
- Planning and Zoning Reviews
- Zoning Cases
- Community Development Block Grant (CDBG)
- Metropolitan River Protection Act (MRPA)

Planning and Zoning Team

- Michele McIntosh-Ross – PZ Manager
- Matthew Anspach – Senior Planner
- LaQuita Williams – Planner II
- Scott Porter – Zoning Plans Reviewer
- Dakota Whitacre – Planning Tech
- Samantha Brown – PZ Clerk



Next Ten Comprehensive Plan & Master Plans

The Next Ten

- 10 Community Goals
 1. Neighborhood Preservation
 2. Mobility
 3. Connections
 4. Open Space
 5. Balanced Community
 6. Competitive
 7. Transit
 8. Redevelopment
 9. Quality of Place/Life
 10. Development Management Tools
- Land Use & Community Character
- Transportation
- Housing
- Economic Development
- Green Space, Natural Systems & Sustainability
- Priority Actions, Needs & Opportunities, Policies, Actions, Community Work Program
- Small Area Plans



The Next Ten – Comprehensive Plan

- Comprehensive Plan (the next Next Ten) Update due June 2027
- Launch the Planning Process
- +/- 18 month Planning Process
- Advisory Committee to be appointed by the Mayor
 - Charged to work with Staff, the Consulting Team, and the Community to compile the Plan
- Robust Community Engagement
- Updated Data, Vision, Policies, Issues and Opportunities, 5-year project list



Recent Small Area Plans & Initiatives

- **City Springs Master Plan**
 - Planning Commission Work Session: Nov, 2022
 - City Council: Dec, 2022
- **Crossroads and Zoning Code Update**
 - Planning Commission Work Session: Nov, 2023
 - City Council: Dec, 2023
- **North Springs MARTA Corridor**
 - Planning Commission Work Session: Dec, 2024
 - City Council: Feb, 2025
- **Design Guidelines and Perimeter Small Area Plan**
 - Upcoming Public Open House: Mar, 19, 2026

Community Engagement

North Springs MARTA Corridor LCI Study



The background is a solid blue color with several large, overlapping, organic shapes in a slightly lighter shade of blue. These shapes are fluid and flowing, creating a modern, abstract design.

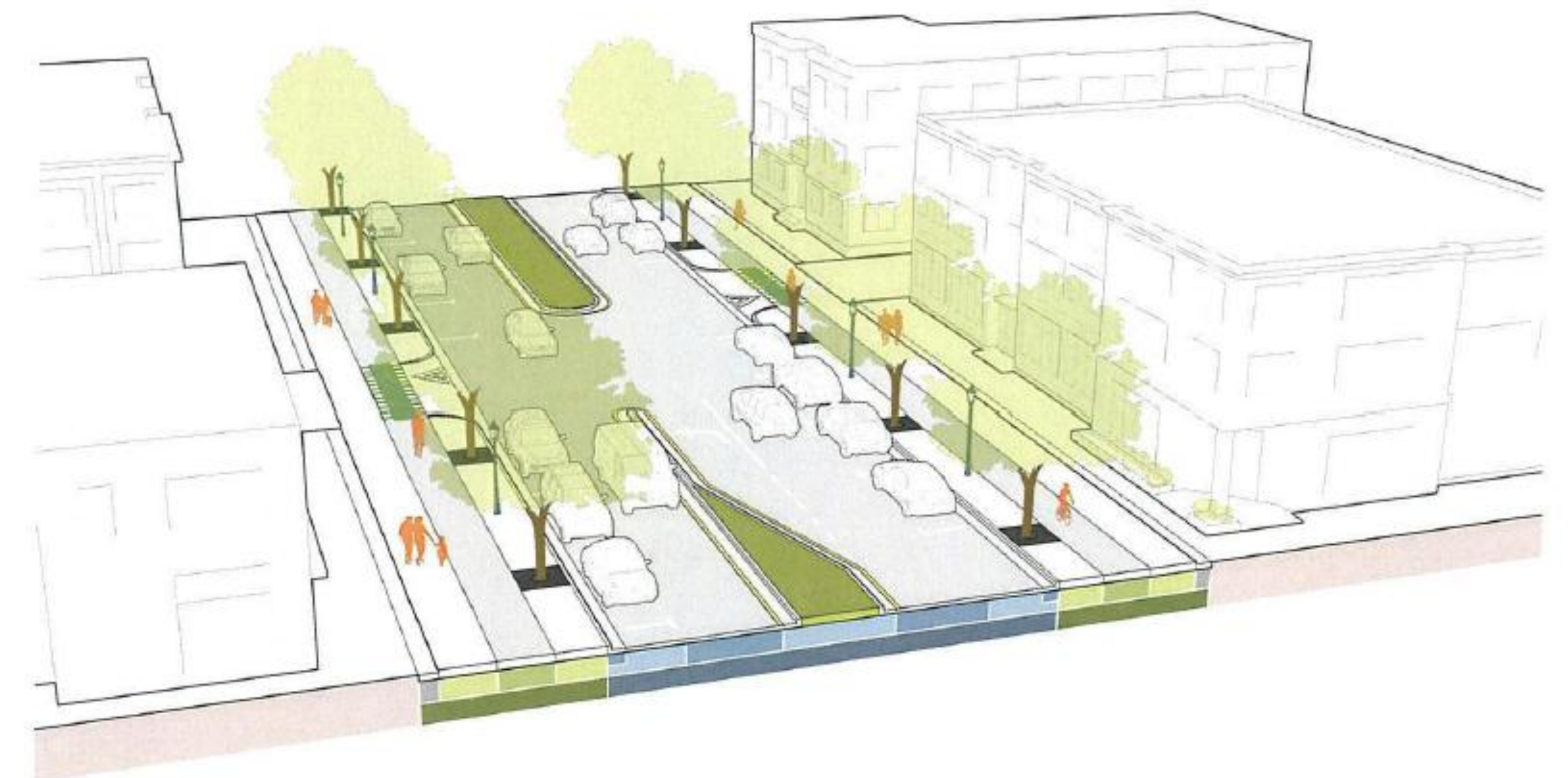
Development Code

Development Code

- The development code is the combination of zoning regulations and development regulations
 - Zoning regulates use, what use is allowed and in what zone, and how these zones appropriately transition (residential/commercial/industrial, buffers/setbacks, size, etc.)
 - Development regulations determine how the land uses, and their infrastructure are engineered and laid out (grading, parking layout, stormwater management, etc.) at a specific site
- It is the codification of the tools needed for implementing the vision for growth as laid out in the City's Comprehensive Plan (The Next Ten)



SANDY SPRINGS
GEORGIA



DEVELOPMENT CODE

CITY COUNCIL ADOPTED

August 15, 2017

Allowed Use Table

P: Permitted

L: Limited

C: Conditional
Use Permit

—: Not Permitted

Allowed Use Table	Protected Neighborhood				Urban Neighborhood				Corridors & Nodes						Perimeter Center						
Use Category: Specific Use	RE	RD	PK	CON	RU	RT	RM	RX	ON-	OX-	CX-	SX-	TX-	CS-	IX-	CC-	PR-	PX-	PM-	Definition/ Standards	
Residential Uses																					
Household Living																				Sec. 7.3.1	
Single unit detached	P	P	—	—	P	P	L	—	L	L	L	L	L	L	L	L	L	L	L	Sec. 7.3.1.B	
Single unit attached	—	—	—	—	—	P	P	P	P	P	P	P	P	P	P	P	P	L	L	Sec. 7.3.1.E	
Multi-unit	—	—	—	—	—	—	P	P	—	—	P	P	P	P	P	P	P	P	P	Sec. 7.3.1.F	
Live/work	—	—	—	—	—	—	P	P	—	—	P	P	P	P	P	—	P	P	P	Sec. 7.3.1.G	
Group Living, except as listed below:	—	—	—	—	—	—	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	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	Sec. 7.3.2.E	
Rehabilitation or Treatment Facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	—	—	—	Sec. 7.3.4	

Articles

- Article 1. Introductory Provisions
 - Article 2. Protected Neighborhoods
 - Article 3. Urban Neighborhoods
 - Article 4. Corridors & Nodes
 - Article 5. Perimeter Center
 - Article 6. Rules for All Districts
 - Article 7. Use Provisions
 - Article 8. Site Development
 - Article 9. Environmental Protection
 - Article 10. Streets & Improvements
 - Article 11. Administration
 - Article 12. Definitions
-
- Establishment of instructions on how to construct and construe the built environment of Sandy Springs
- Specific parameters for each use district
- Detail and descriptions for form, parameters, and uses
- What is allowed and where, to what standard
- Parking, screening, and general site elements
- Water bodies, water runoff, soil and dirt management
- Streets and scapes
- How to carry out the above provisions

Cases and Reviews

Planning and Zoning Review Types

- Pools – placement
- Walls and Fences design and location
- Temporary Uses
- Building Commercial – accessory structures, generators, roofing, decks
- Building Residential – accessory structures, covered porches, SFH
- Land Disturbance – subdivision development, site improvements
- Signs – temporary, wall & ground-mounted
- ***What happens when:***
 - *Plans cannot be followed?*
 - *Plans aren't allowed in certain districts?*
 - *Need more space?*

Types of Zoning Cases

Variances (V) Board of Appeals

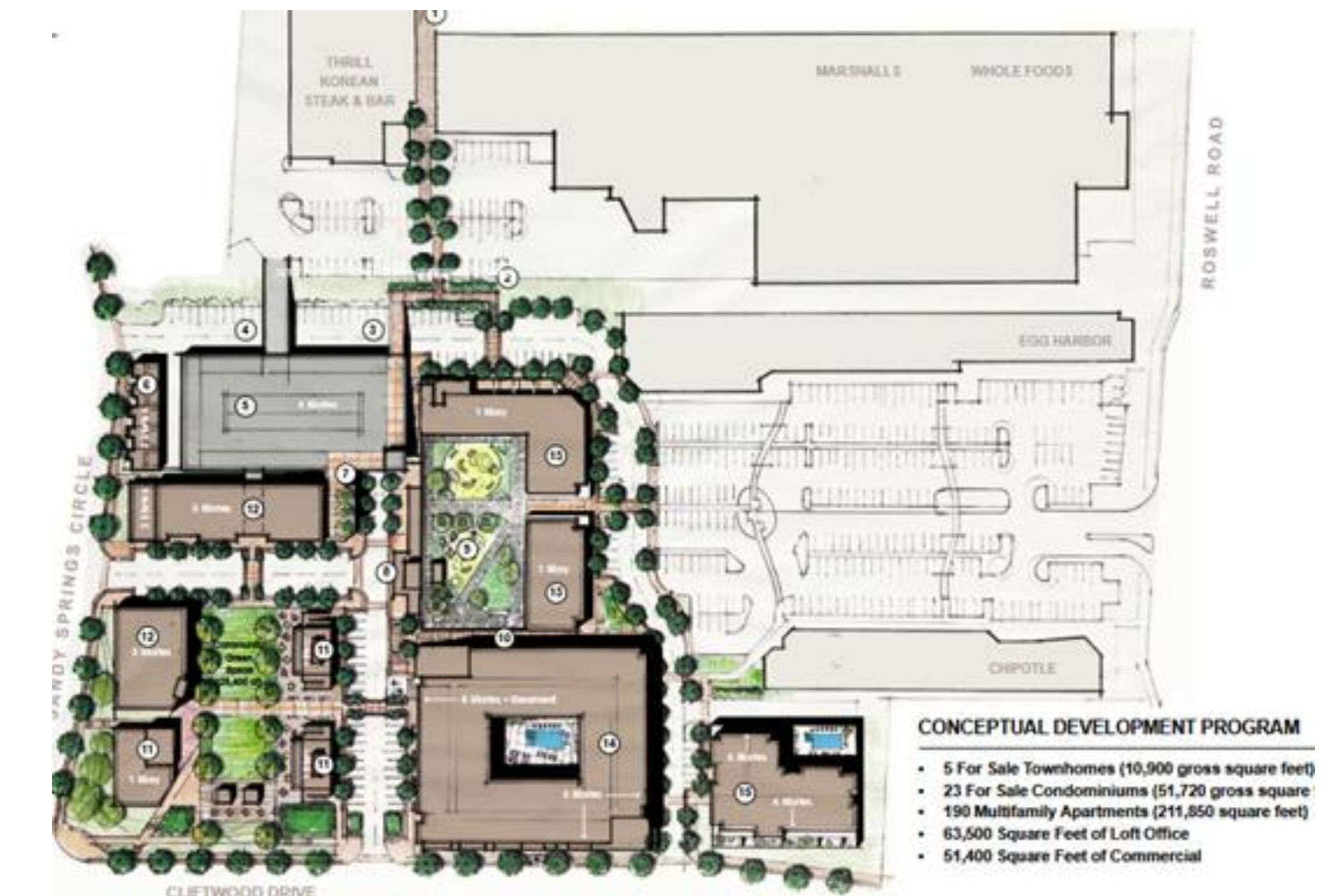
- Primary – Stream Buffer – Administrative
- Takes appx two (2) months – admin takes about a week
- Board of Appeals makes final decision

Rezoning (RZ) and Conditional Use Permit (U) Planning Commission

- Zoning Map Amendment – allowing for uses with additional standards
- Takes appx 4-6 months
- Includes facilitating four (4) meetings
- The Planning Commission recommends, and the City Council makes the final decision

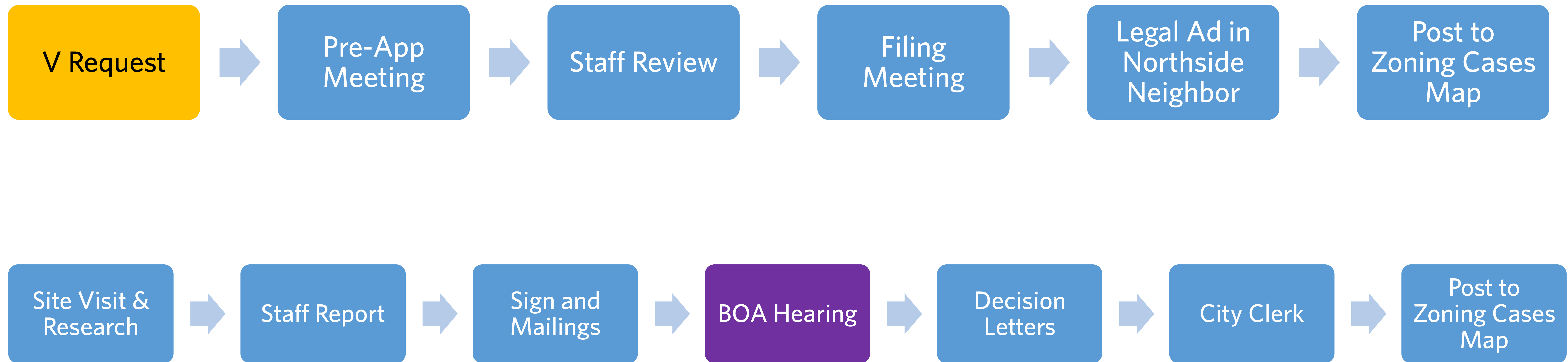
Character Area Map Amendment (CAMA) Planning Commission

- Process of changing the character area to another
- Takes approximately 4 – 6 months
- Includes four (4) meetings total
- Usually followed by a Zoning Map Amendment

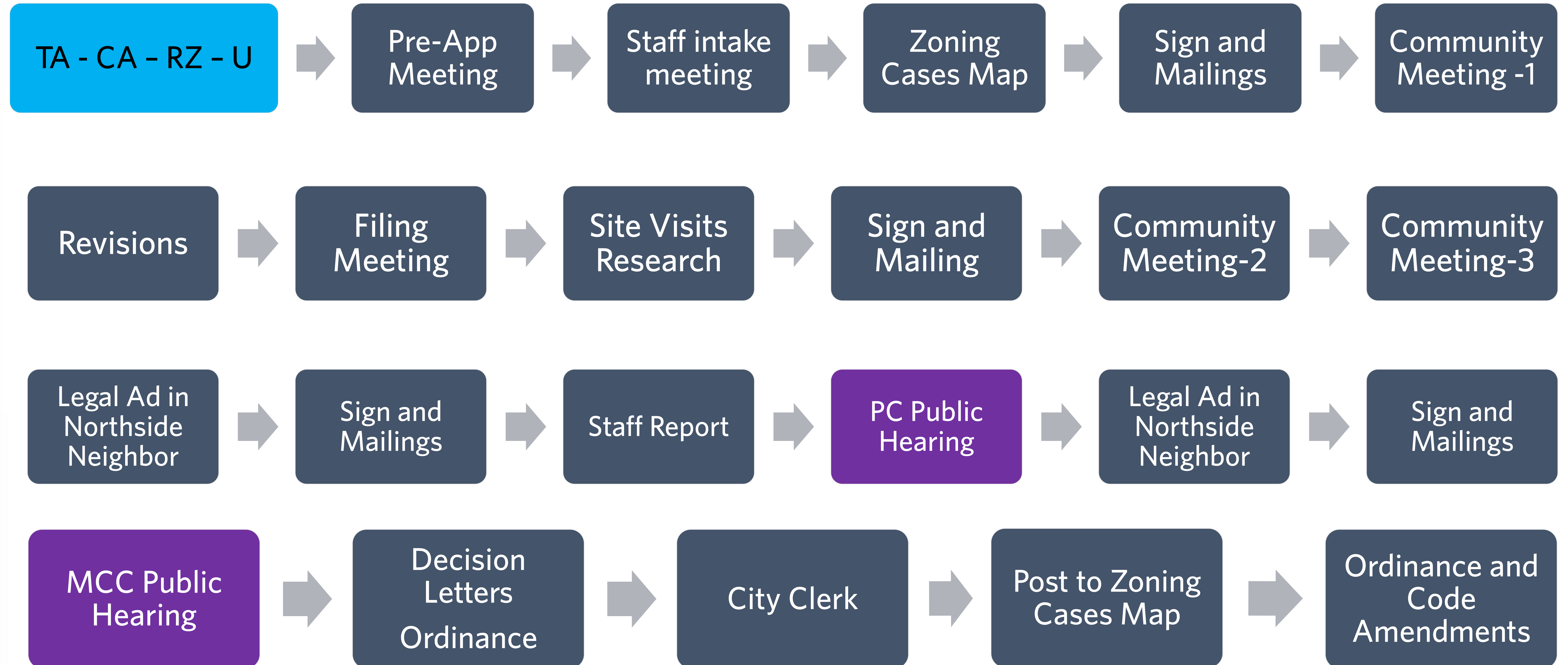


Basic Process for Cases

Basic Processes for Board of Appeals



Basic Processes for Planning Commission



The background is a solid green color with several large, overlapping, organic shapes in a lighter shade of green. These shapes resemble stylized leaves or flowing liquid, creating a sense of movement and depth. The word "Questions?" is centered in the middle of the image in a white, bold, sans-serif font.

Questions?

Panel Discussion

- **Jesus Davila**
 - **Land Development Manager**
- **John Amsberry**
 - **City Engineer**
- **James Sanders**
 - **Chief Environmental Compliance Officer**
- **Gail Munoz**
 - **Deputy Building Official**
- **Yvonne Shaw**
 - **Code Enforcement Manager**
- **Roger Bledsoe**
 - **City Arborist**

Administration

Community Development Block Grant (CDBG), Capital Improvements Element (CIE), & Metropolitan River Protection Act (MRPA)

CDBG

- The primary purpose of the CDBG Program is the development of viable communities for persons of low and moderate-income by achieving the following goals:
 - Providing decent housing
 - Sustaining living environment
 - Expanding economic opportunities

CIE

- The Georgia Development Impact Fee Act (DIFA) sets rules for local governments that wish to charge new development for a portion of the additional capital facilities needed to serve it. Under DIFA, local governments may impose exactions on developers to help finance the expansion of their infrastructure systems only through an impact fee system and only for the specific types of facilities and infrastructures listed in the law. The intent of the Act is to:
 - Ensure that adequate public facilities are available to serve new growth and development;
 - Promote orderly growth and development by establishing uniform standards by which municipalities and counties may require that new growth and development pay a proportionate share of the cost of new public facilities needed to serve new growth and development;
 - Establish minimum standards for the adoption of development impact fee ordinances by municipalities and counties; and
 - Ensure that new growth and development is required to pay no more than its proportionate share of the cost of public facilities needed to serve new growth and development and to prevent duplicate and ad hoc development exactions.



**SANDY SPRINGS
IMPACT FEE
PROGRAM
UPDATE**

**Methodology
Report**

Community Development Block Grant (CDBG), Capital Improvements Element (CIE), & Metropolitan River Protection Act (MRPA) Cont.

MRPA

- In 1973, Georgia General Assembly adopted the Metropolitan River Protection Act (MRPA), which protected a 48-mile stretch of the Chattahoochee River between Buford Dam and Peachtree Creek by creating a 2,000 foot buffer along both banks of the river and its impoundments. The Act was amended in 1998 to extend the Corridor an additional 36 miles to the downstream limits of Fulton and Douglas counties.
- MRPA is designed to protect the water quality and environs of the Chattahoochee River for use as:
 - The region's primary source of drinking water
 - A major recreation area that includes the Chattahoochee River National Recreation Area and the nation's first National Water Trail
 - One of the southern-most trout streams in the United States (and one of the very few located in a major metropolitan area)



The background is a solid blue color with several large, overlapping, organic shapes in a slightly lighter shade of blue. These shapes are fluid and flowing, resembling stylized waves or abstract foliage. They are positioned primarily on the right side of the image, creating a sense of movement and depth.

Thank You

DECISION MAKING AUTHORITY

GA Constitution, Zoning Procedures Law,
City Charter, Bylaws

Robert's Rules of Order, Revised Ed.

Zoning Procedures Law (amended from Zoning Procedures “Act” by HB1405); O.C.G.A. § 36-66-3; Definitions; Zoning Decision

- § 36-66-3(4):
- “Zoning decisions” are legislative actions which only elected local government can take. A zoning decision is a final legislative action which results in:
 - Adoption or repeal of zoning ordinance;
 - Adoptions of text amendments to zoning ordinance;
 - Adoption or denial of amendment to zoning ordinance to rezone property;
 - Adoption or denial of city-initiated amendment zoning ordinance to rezone property to be annexed;
 - Grant or denial of permit for special use of property; and
 - Grant or denial or variance or conditions concurrent and in conjunction with decision on rezoning or decision on special use permit.
- Note: the zoning ordinance includes the official zoning map.

O.C.G.A. § 36-66-3; Definitions – Quasi Judicial Decisions:

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

Zoning Procedures Law O.C.G.A. 36-66-5.1: Appeals

- Appeal of Legislative Decisions – PC/M&C
- Direct Appeal (often Declaratory Judgment) - must be brought within 30 days of the decision
- zoning decisions subject to direct constitutional challenge by de novo review in superior court
- presumption in favor of government action overcome by clear and convincing evidence, that the zoning at issue presents a significant detriment to the landowner and does not substantially advance the public health, safety, morality, and welfare. Diversified Holdings, LLP, 302 Ga. 597, 612 (2017)

Appeals of Legislative Decisions

- Grounded under Due Process and Equal Protection
- Due Process - guarantees against arbitrary exertion of the police power
- Equal Protection - (1) intentionally treated differently from others similarly situated, and (2) that there is no rational basis for the difference in treatment. Village of Willowbrook v. Olech, 528 U.S. 562, 564 (2000)

Due Process: Proving Insubstantial Relationship to Public health, Safety, Morality and Welfare:

- (1) existing uses and zoning of nearby property;
- (2) the extent to which property values are diminished by the particular zoning restrictions;
- (3) the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;
- (4) the relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) the suitability of the subject property for the zoned purposes; and
- (6) the length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property.

Guhl v. Holcomb Bridge Road Corp., 238 Ga. 232, 324 (1986)

- Comprehensive Plan: Whether current zoning is consistent with the policies and long-range planning goals for the area is a particularly relevant factor where the zoning ordinance at issue was adopted after extensive study and public debate. Diversified Holdings, LLP, 302 Ga. 597, 612 (2017)

Equal Protection:

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

Zoning Procedures Law: Appeals of Quasi Judicial Decisions

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

Petition for Review O.C.G.A. § 5-3-1, et. seq.

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

Bylaws : PLANNING COMMISSION

- Rules are same as City Council.
- Quorum of at least four (4) members required to conduct business
 - Meeting must be advertised
- Conflicts of interest disclosed to City Clerk, in writing
- Section 4: The Chair shall preside over the Planning Commission and shall not have the right to vote unless:
 - (a) the Chair is necessary to meet the required number for a quorum to transact business, or
 - (b) there is a tie vote of the other members.

Bylaws : BOARD OF APPEALS

- Rules are same as City Council
- Quasi-Judicial Board
 - Enforce existing standards of Development Code
 - Ex-Parte Communications prohibited
- Quorum of at least four (4) members required
 - Meeting must be advertised

PLANNING COMMISSION

*To review and provide recommendations on applications for
Legislative review*

PLANNING COMMISSION:

Legislative Review Decisions

- Amending Text of the Development Code
- Comprehensive Plan Character Area Map Amendments
- Zoning Map Amendments (Rezoning)
- Conditional Use Permits

PLANNING COMMISSION:

Powers

- Make recommendations for approval, denial or deferment/postponement of applications for legislative review that have been certified complete by the Director.
 - Must make a recommendation to the City Council within 65 days from the date of the public hearing.
- Propose zoning conditions.
- Adopt, deny or modify conditions recommended by Staff.
- Initiate an application for legislative review

PLANNING COMMISSION DOES NOT HEAR APPLICATIONS FOR VARIANCES UNLESS BROUGHT IN CONJUNCTION WITH REZONING OR CUP APPLICATION.

PLANNING COMMISSION: Decision Criteria

Text Amendments– Sec. 11.3.6(A)

- Corrects an error or meets the challenge of some changing condition, trend or fact.
- Is in response to changes in State law, as established through amendments to the Georgia General Statutes or by court decision.
- Is in response to revised City policies, newly adopted plans, or changes in other City Ordinances.
- Substantially conforms with the Comprehensive Plan, contemporary planning practices, and local, state and federal laws.
- Substantially conforms with the stated purpose and intent of this Development Code.
- Constitutes a benefit to the City as a WHOLE, and is NOT solely for the good or benefit of a particular landowner (or owners) at a particular point in time.
- Will NOT significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.
- Will NOT significantly impact existing conforming development patterns, standards or zoning regulations.

PLANNING COMMISSION: Decision Criteria

Character Area Map Amendments 11.3.6(B)

- The Character Area Map Amendment
 - Corrects an error or meets the challenge of some changing condition, trend or fact.
 - Substantially conforms with the remainder of the Comprehensive Plan.
 - WILL reinforce the existing or planned character of the area;
 - WILL NOT significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.
 - WILL NOT have a significant adverse impact on property in the vicinity of the subject property.

PLANNING COMMISSION: Decision Criteria

Rezoning (Zoning Map Amendments) 11.3.6(C)

- Corrects an error or meets the challenge of some changing condition, trend or fact.
- Substantially conforms with the Comprehensive Plan.
- Substantially conforms with the stated purpose and intent of this Development Code.
- WILL reinforce the existing or planned character of the area.
- Subject property is appropriate for the development allowed in the proposed district and the use and development of adjacent properties.
- Substantial reasons why the property must not be used according to the existing zoning.
- A need for the proposed use at the proposed location.
- Sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.
- WILL NOT significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.
- WILL NOT have a significant adverse impact on property in the vicinity of the subject property.

- 1.
- 1.
- 1.

PLANNING COMMISSION: Decision Criteria

Conditional Use Permits 11.3.6(D)

- The use is allowed as a conditional use in the respective zoning district (see Div. 7).
 - 2.
- The use complies with the applicable specific use standard listed in [Article 7](#) without the granting of any variance.
 - 3.
- The use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics.
 - 4.
- Any significant adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset.
 - 5.
- The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.

BOARD OF APPEALS

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

BOARD OF APPEALS:

Variances NOT Allowed for the following {Sec.11.6.2(B)}

- Minimum lot area, minimum lot frontage on a street or minimum lot width at the time of subdivision;
 - This does not include a nonconforming lot of record platted prior to the effective date of this Development Code (See Sec. 11.7.4.)
- Building height;
- Sign height, sign area allocation or individual sign area;
- Fence, wall and building materials;
- Standards for Conditional Use Permits;
- Elimination of frontage improvement requirements;
- Permitted or accessory uses; and
- Construction classification and building height requirements provided in Sec. 6.6.3

BOARD OF APPEALS: Criteria for Decision

Sec.11.6.2(G)

- WILL NOT result in negating the general intent of this Development Code or with the Comprehensive Plan policies;
- WILL NOT be detrimental to the public safety, health, or welfare of the public or injurious to other property;
- Conditions are unique to the property for which the relief is sought and are not applicable generally to other property;
- Because of the particular physical surroundings, shape, size, or topographical conditions of the specific property involved, an extraordinary hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

BOARD OF APPEALS: Criteria for Decision

Sec. 11.6.1(G) (cont.)

- Is the minimum necessary to accomplish the development or building;
- In the case of an amendment to a buffer or setback required by this Code, the variance application shows how equal or greater protection will be achieved of the adjacent property or natural resource affected by the proposed development, should the variance be granted; and
- Such conditions are not the result of action or inaction of the current property owner.

FAILURE OF AN APPLICANT TO OBTAIN A LAND DISTURBANCE, BUILDING OR ANY OTHER PERMIT REQUIRED BY THIS CODE SHALL NOT IN AND OF ITSELF CONSTITUTE A JUSTIFICATION FOR A VARIANCE ABSENT A SHOWING OF THE CRITERIA LISTED UNDER SECTION 1 ABOVE.

BOARD OF APPEALS:

Stream Buffer Variances– Sec.11.6.4

- Where a parcel was platted prior to December 12, 2005, and its shape, topography or other existing physical condition prevents land development consistent with this Division, and the City finds and determines that the requirements of this Division prohibit the otherwise lawful use of the property by the owner, the Board of Appeals may grant a variance from Paragraph “A” above, provided such variance requires mitigation measures to offset the effects of any proposed land development on the parcel.
- The Board of Appeals will follow the procedure set forth in Sec. 11.6.2.
- Variances will be considered only in the following cases:
 - When a property's shape, topography or other physical conditions existing on December 12, 2005 prevents land development unless a buffer or setback variance is granted.
 - Unusual circumstances when strict adherence to the minimal buffer and setback requirements in this Division would create an extreme hardship.

What a “hardship” is and is not.

- Definition from Case Law: “whether the code, as applied to a uniquely burdened parcel, effectively creates a serious practical obstacle to reasonable use.”
- **Hardships inhere in the parcel itself** - exceptional narrowness, shallowness, shape, topography, or other extraordinary conditions of the property
- Hardship must exceed mere inconvenience – compliance is costly, awkward, less profitable
- Personal Circumstances and Self-created hardships – sympathy, family needs, disability accommodations do not qualify.

Planning Studio

2026 Annual Retreat

March 20, 2026



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Comprehensive Plan Update & Recreation and Parks Master Plan

Comprehensive Plan & Recreation and Parks

- Contract Award March 17, 2026
- Comp and Rec and Parks – Long Range Policy
- Official Kick-Off on April 21, 2026 – Required Public Hearing
- Detailed Scope of Work
 - DCA Topics
 - Naming & Branding
 - Community Engagement
 - Future Disrupters – horse manure
 - Conjoint Analysis
 - Environmental Resiliency
- Conclude June 15, 2027

What is The Next Ten?

- Comprehensive Plan establishes the City's vision for land use, development, and capital improvements
 - Serves as the official statement of the City's Vision as we look 20-years into the future
 - Documents corresponding policies and recommendations to guide future decisions
- Adopted in 2017 after extensive community engagement
 - Major 10-year update after the City's first Comprehensive Plan 2007
 - Five years later 2022 – minor update

GA State Minimum Planning Standards

- Local Governments must update their comprehensive plans every five years
- Re-engage the community to update the projects and recommendations
- Report five-year accomplishments

Comprehensive Planning Overview

- This 5-year update will revisit the 2017 Next Ten, including:
 - Report of Accomplishments
 - Evaluation of the Vision and the Needs and Opportunities for each element, i.e.: Housing, Land Use, Economic Development, Greenspace Sustainability and Broadband
 - Transportation Element was addressed through the 2021 Transportation Master Plan
 - Creation of a new 5-year Community Work Program

Planning Studio Discussion

Go to: www.menti.meter.com

Comprehensive Plan – Naming and Branding

- What would you call the Next Comprehensive Plan?



Community Engagement

North Springs MARTA Corridor LCI Study



Comprehensive Plan – Community Engagement

- What Community Engagement techniques should we implement?



Discussion & Comment

- What is the biggest challenge Sandy Springs will face in the next 10 years?
- What is the biggest challenge Sandy Springs will face in the next 20 years?

Housing Perspective

Discussion & Comment

- How comfortable are you with introducing more diverse housing types? Scale 1 - 5

Discussion & Comment

- Missing Middle Housing – What is this?
- Where, if anywhere, does missing middle fit in Sandy Springs?
- If any, what guardrails would be needed?

Redevelopment vs Preservation

Discussion & Comment

- Where should the City lean toward preservation, and where should it support change?

Infrastructure & Growth

Discussion & Comment

- How should infrastructure capacity influence development decisions?
- How should the City respond to state or regional pressures?

Discussion & Comment

- What is the biggest constraint on growth?
 - Traffic
 - Schools
 - Utilities
 - Community Acceptance
 - Something else

Final Thought

Discussion & Comment

- What is one thing this Comprehensive Plan **MUST** get right?

The background is a solid blue color with several large, overlapping, organic shapes in a slightly lighter shade of blue. These shapes are reminiscent of stylized leaves or flowing liquid, creating a sense of movement and depth. The shapes are positioned primarily on the right side of the frame, with some extending towards the center.

Thank You



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GEORGIA

Hammond Drive Update

March 20, 2026



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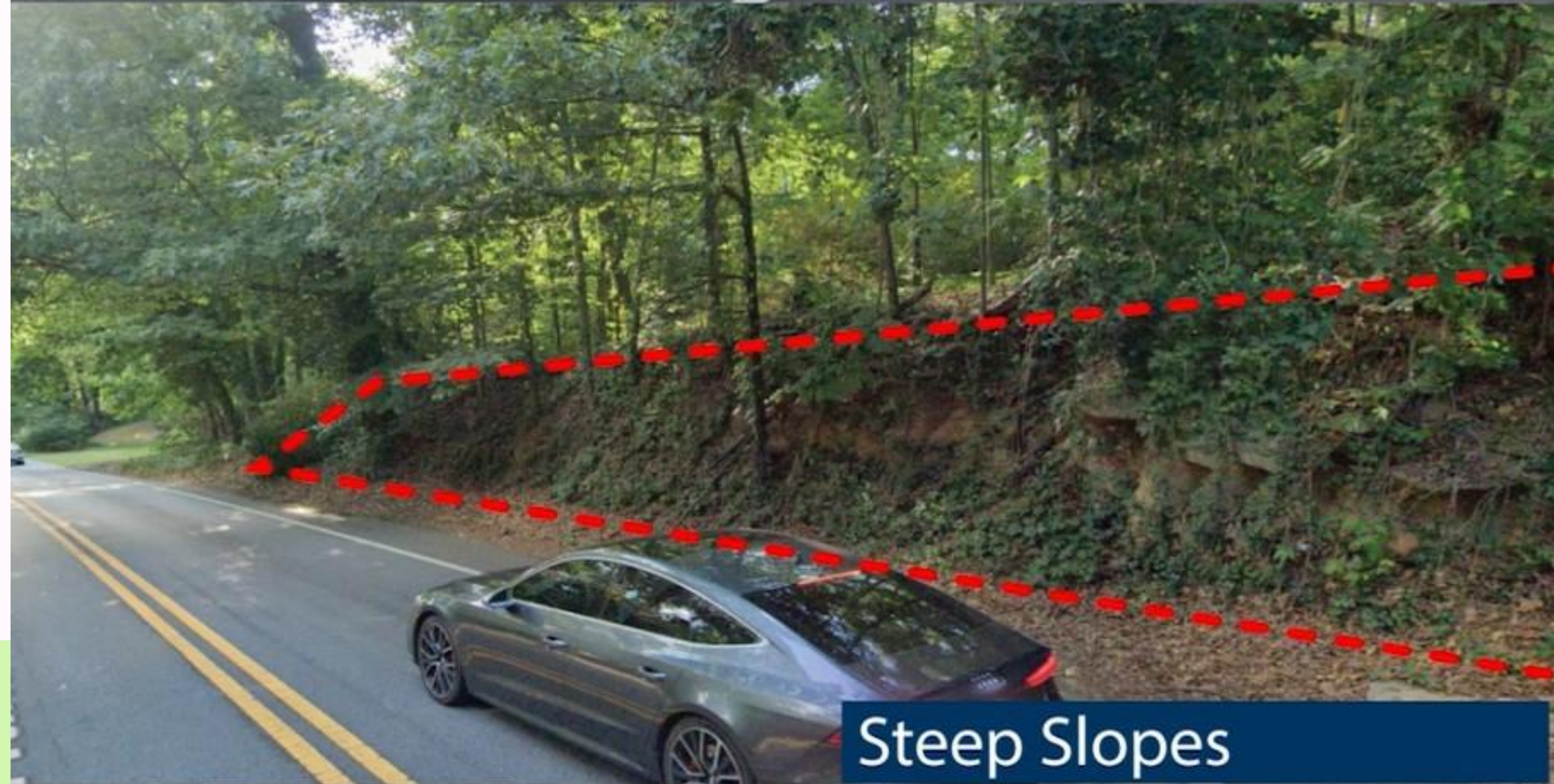
Background

- 1999: Fulton County identifies need to widen Hammond Drive.
- 2008: Sandy Springs adopts Transportation Master Plan. Hammond Drive planned as 4-lanes with sidewalks, transit, and bike lanes.
- 2010: Hammond Drive project included in Downtown LCI update and North Fulton Comprehensive Transportation Plan.
- 2011: Sandy Springs submits project list to ARC for inclusion on 2012 regional TIA/TSPLOST referendum. ARC adopts project for inclusion on TSPLOST Project list.
- Summer 2012: Regional TSPLOST referendum fails.
- 2015: Mayor and City Council project update.
- Spring 2016: Inclusion as part of TSPLOST referendum - placed as Tier 1 project. Hammond Drive to include 4 lanes with sidewalks, bicycle lanes, and transit.
- November 2016: Voters approve TSPLOST referendum.
- Fall 2018 to Fall 2021: Roswell Road to Barfield Road Concept Development, Protective Property Purchases
- February 2019: Neighborhood Input Session
- February 2020: Public Open House
- Spring 2021: Inclusion of Boylston Drive to Glenridge Drive as part of TSPLOST 2021 referendum
- November 2021 Voters approve TSPLOST referendum.

Critical Link and Connection



Project Challenges



Existing Traffic Pattern



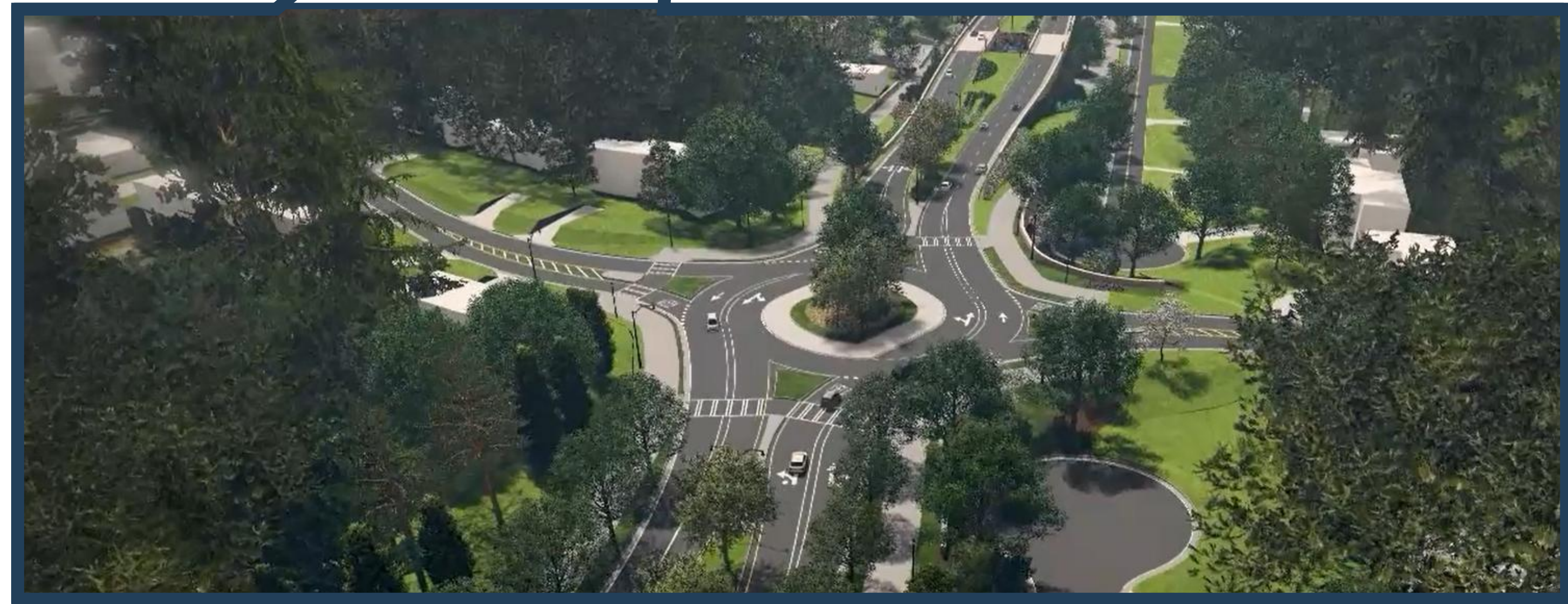
Proposed Traffic Pattern



2020 Hammond Corridor Concept



TSPLOST 2021 Hammond Drive Corridor



Status

- Preparing Final Plans for Bid
- Final Utility Coordination and Environmental Permitting
- Advertise Late Spring or Summer
- Begin Construction Summer or Fall



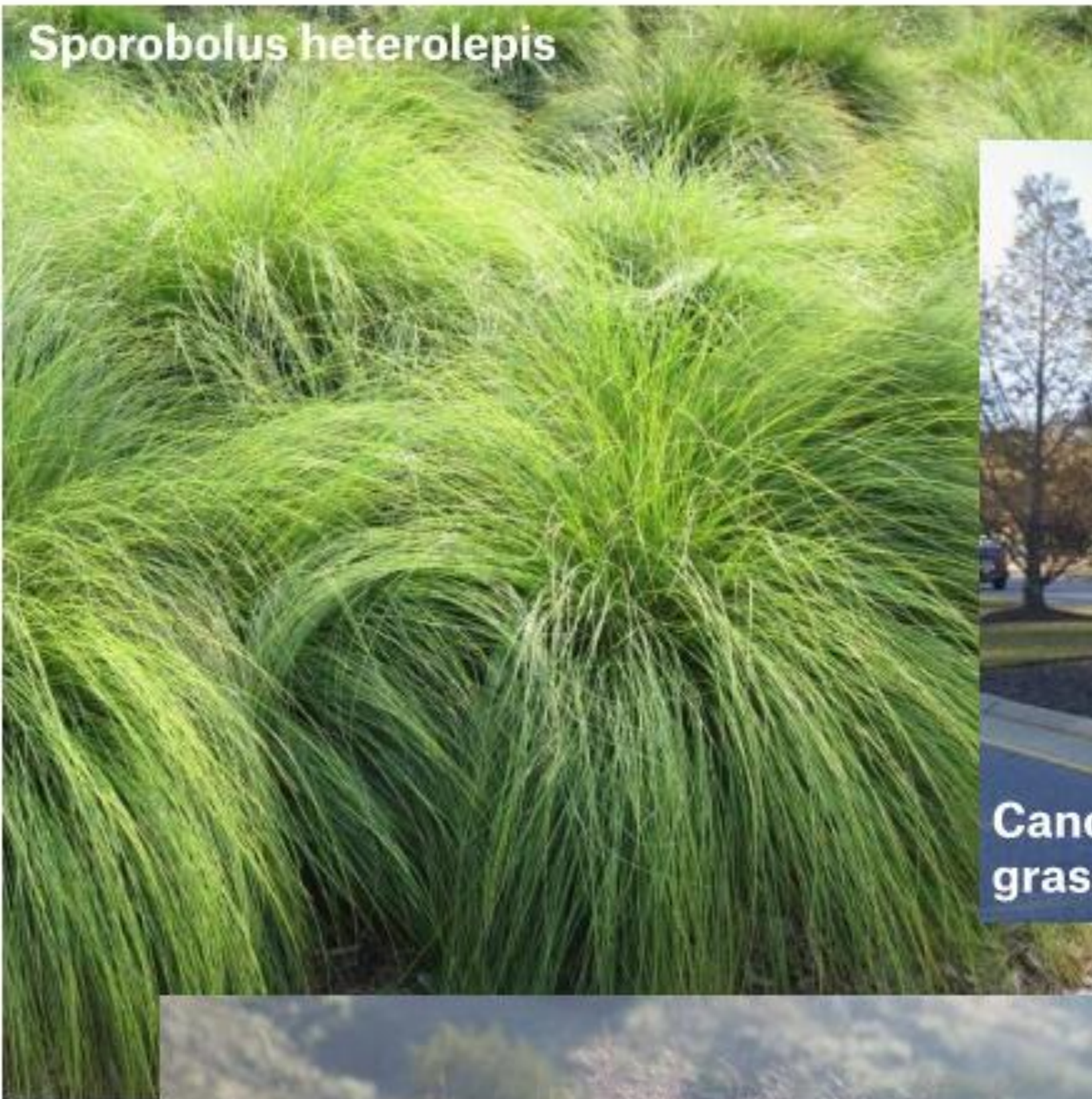
Hammond Drive - Landscape
Planting Diagram

City of Sandy Springs
Sandy Springs, Georgia
March 17, 2026

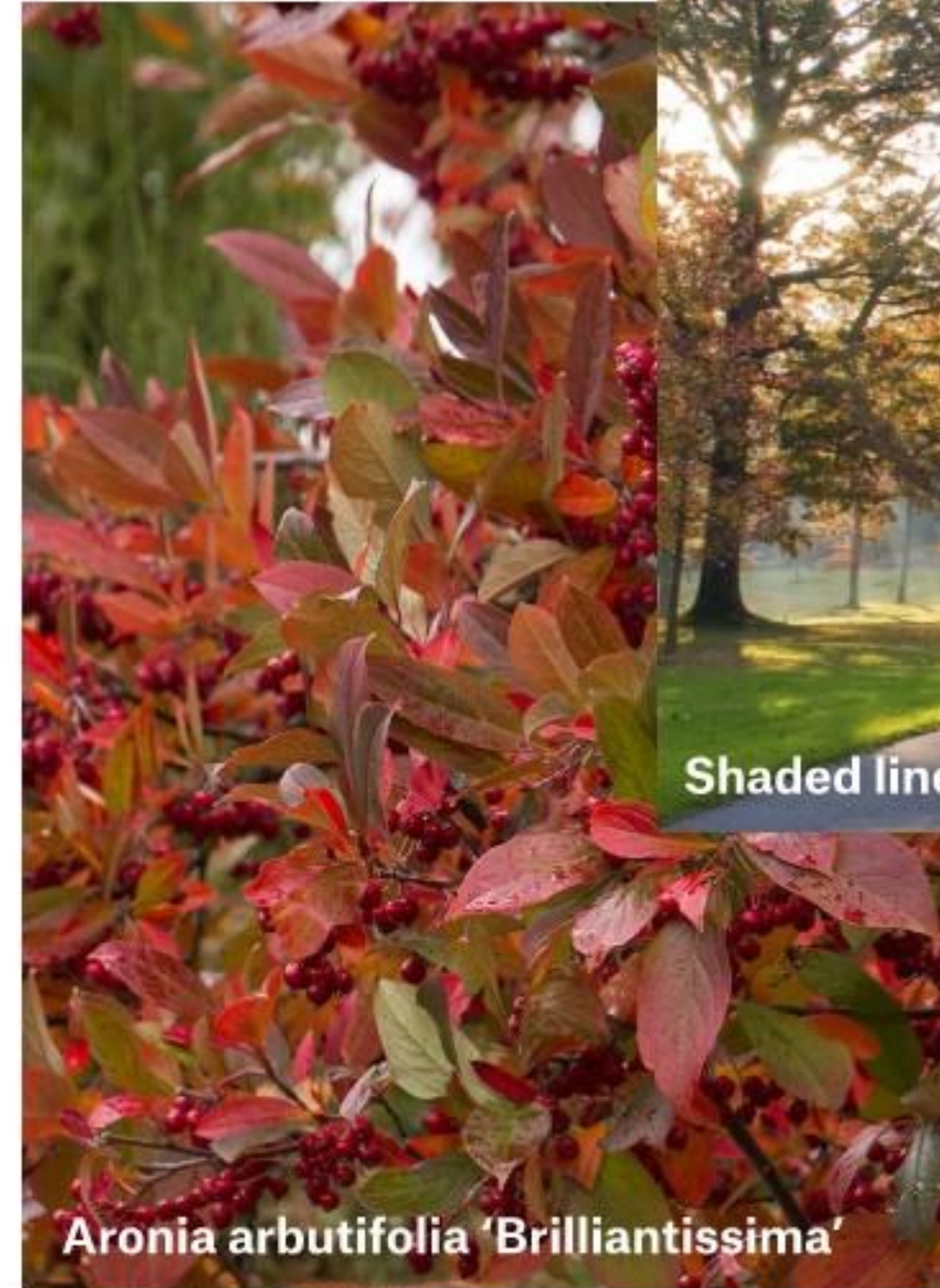
Streetscape



Median Landscape



Trail Corridor



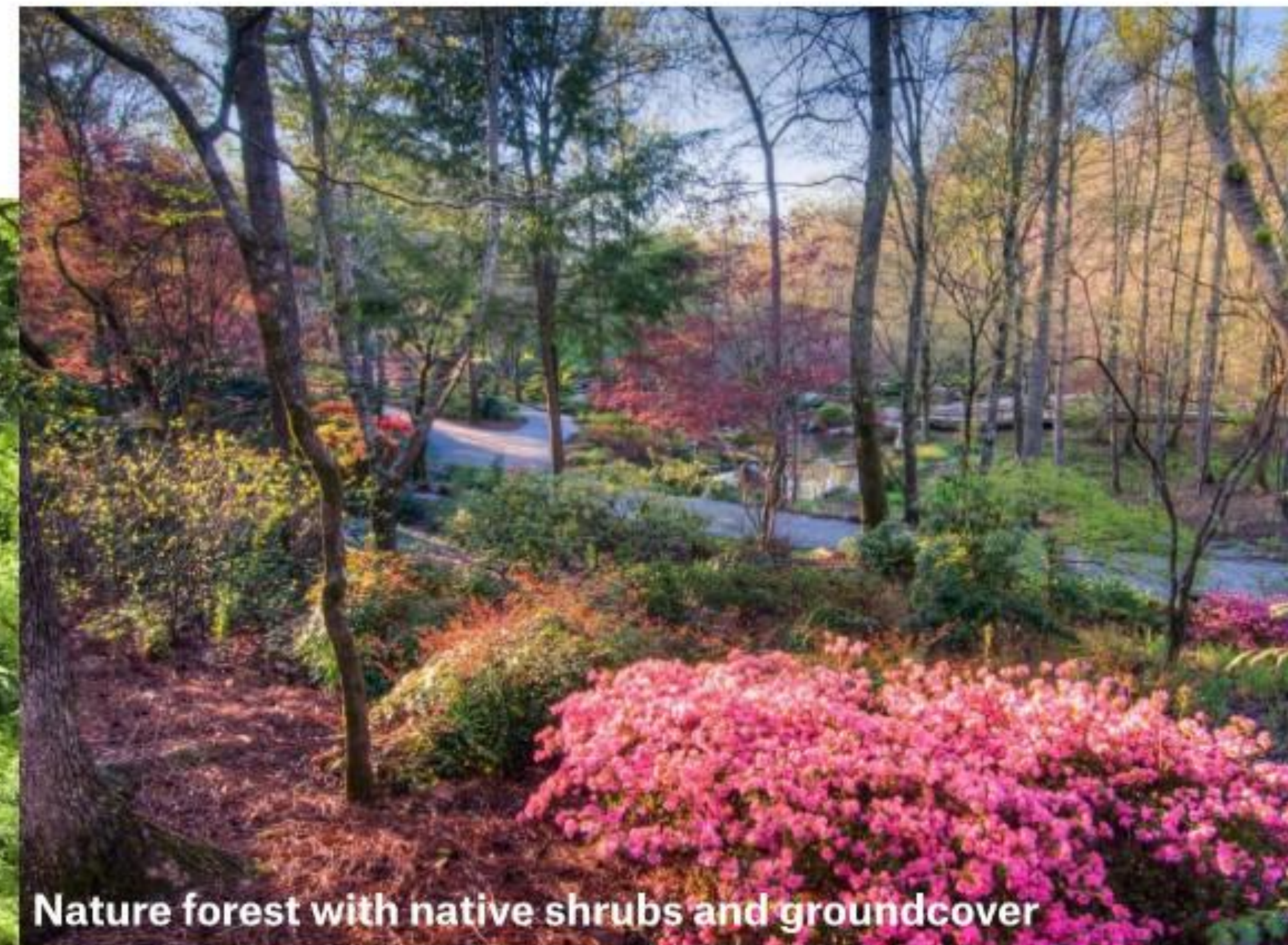
Bioretention



Natural Corridor



Taxodium distichum



Nature forest with native shrubs and groundcover



Rhododendron calendulaceum



Liriodendron tulipifera



Aesculus parviflora



Acer saccharum



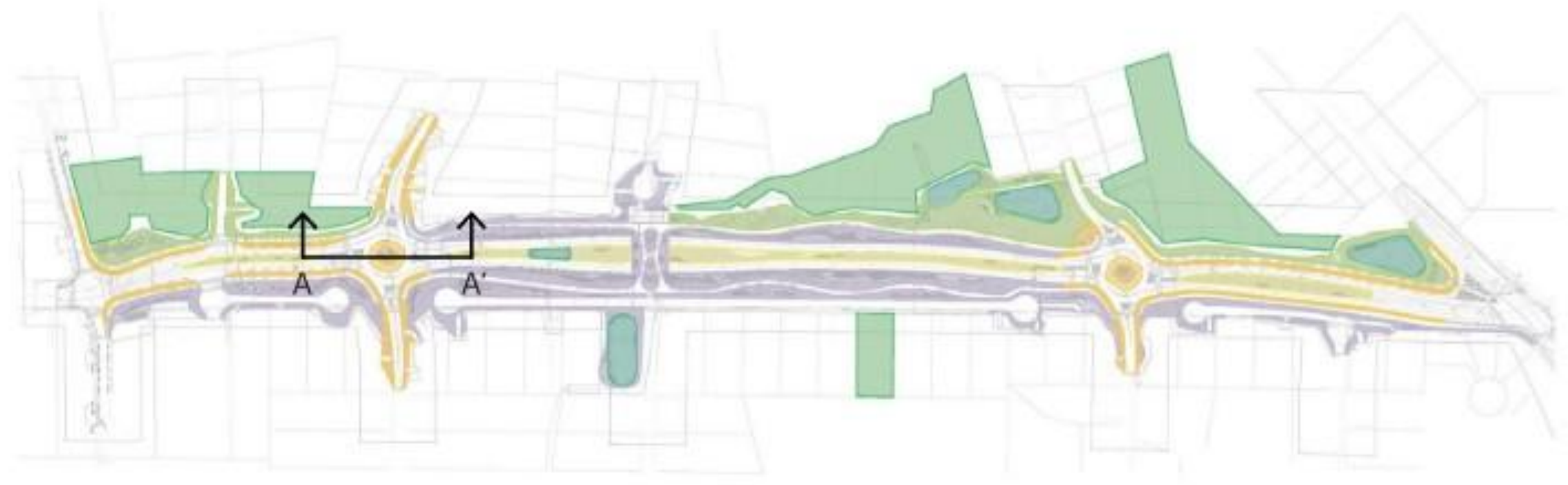
Dryopteris marginalis



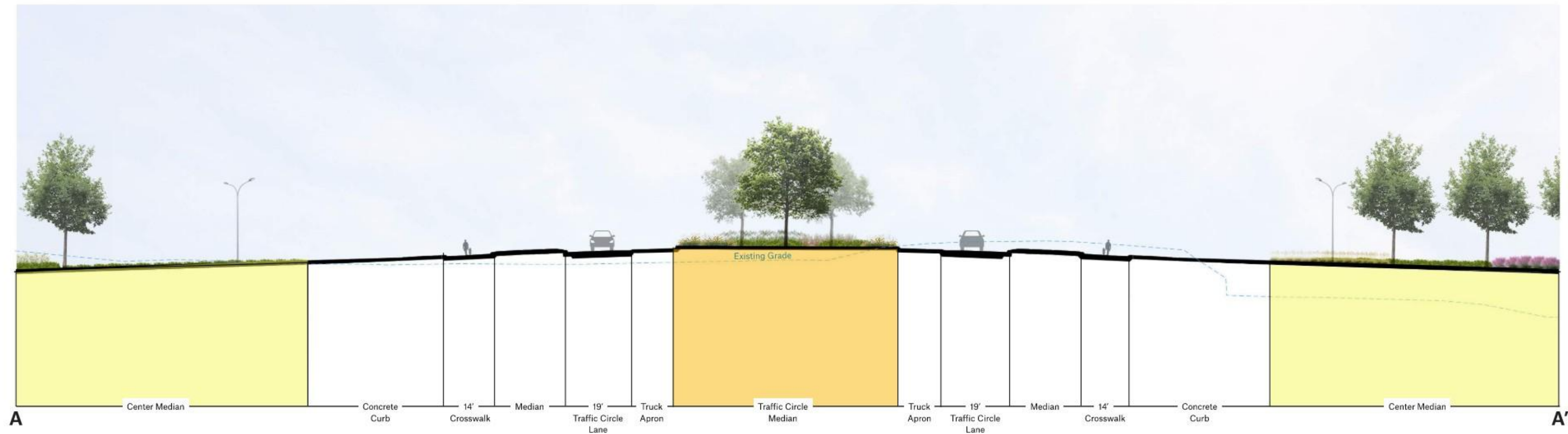
Quercus bicolor



Symphyotrichum cordifolium



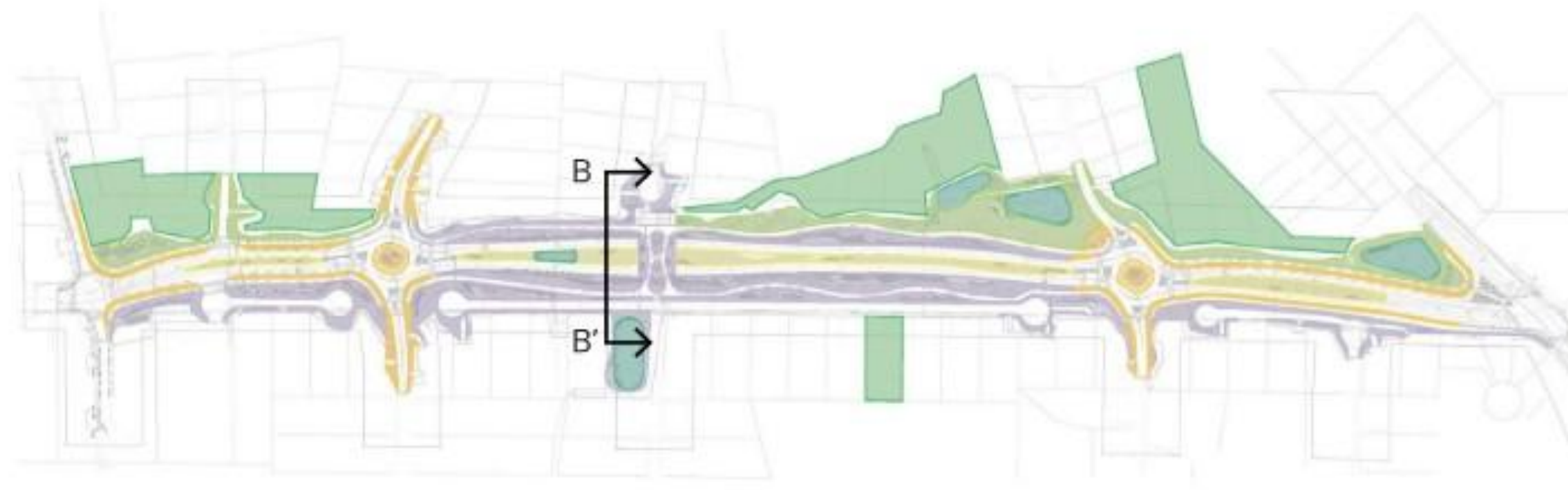
Key Plan



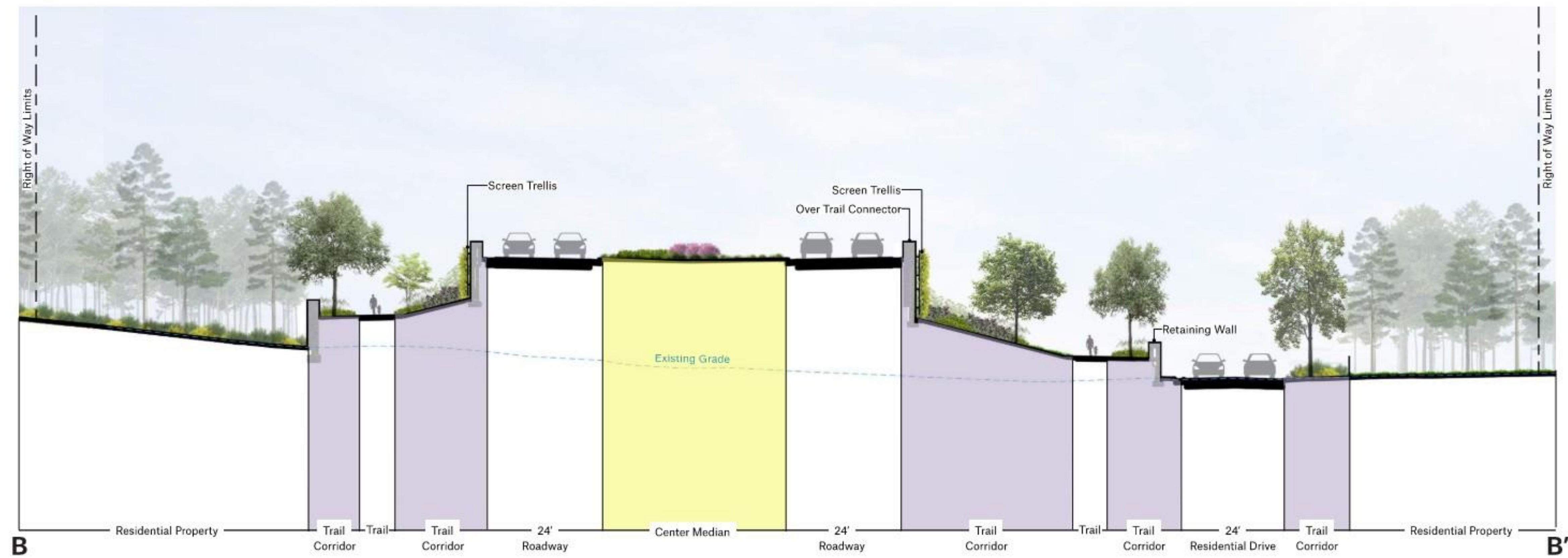
Hammond Drive - Landscape
Section A

City of Sandy Springs
Sandy Springs, Georgia
March 17, 2026





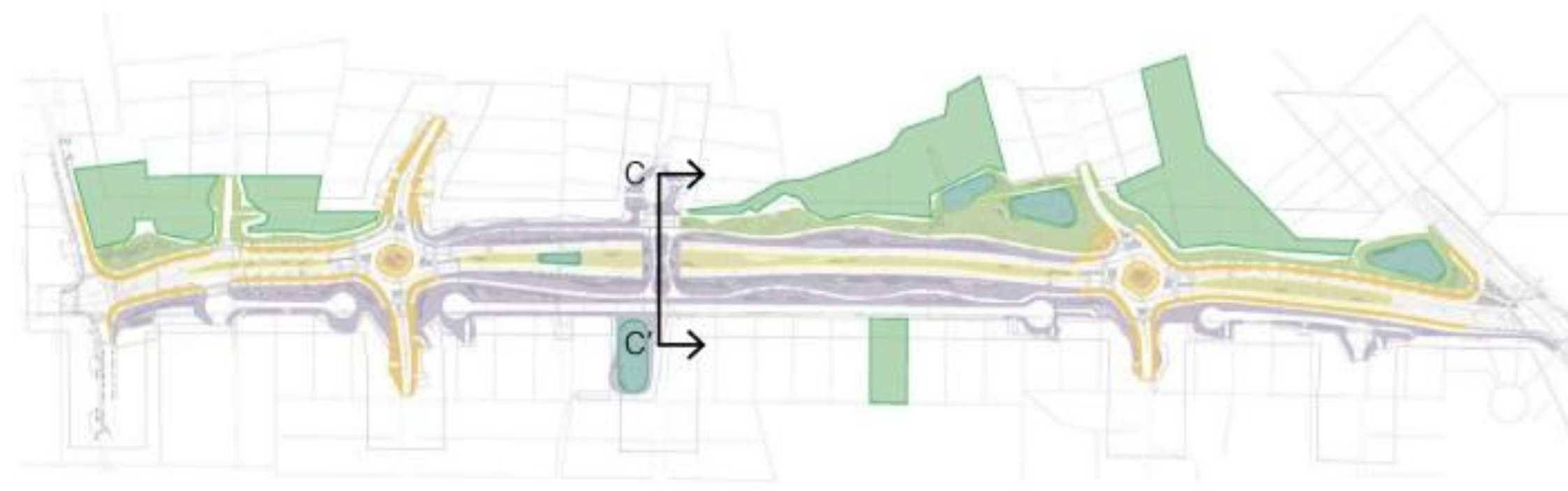
Key Plan



Hammond Drive - Landscape
Section B

City of Sandy Springs
Sandy Springs, Georgia
March 17, 2026





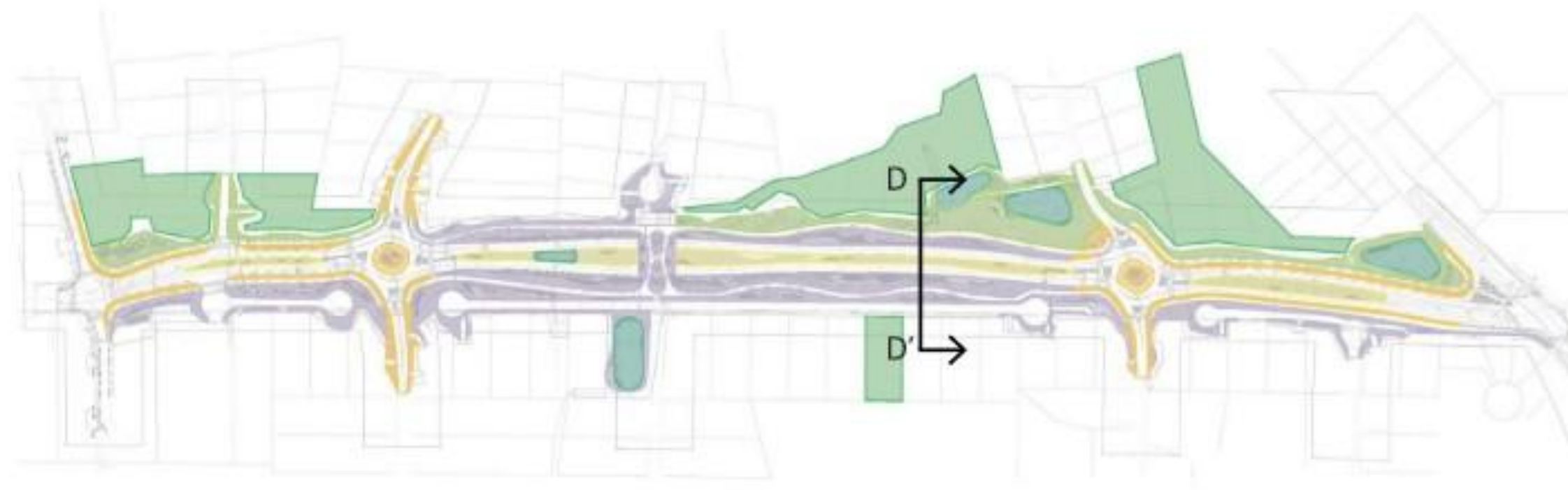
Key Plan



Hammond Drive - Landscape
Section C

City of Sandy Springs
Sandy Springs, Georgia
March 17, 2026





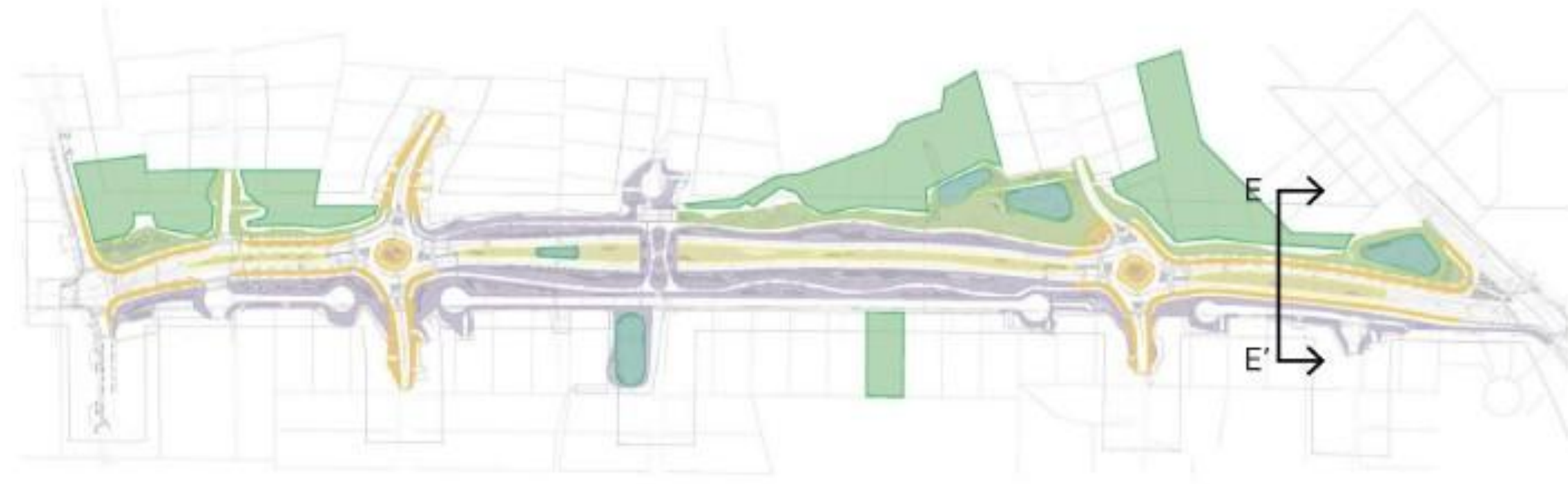
Key Plan



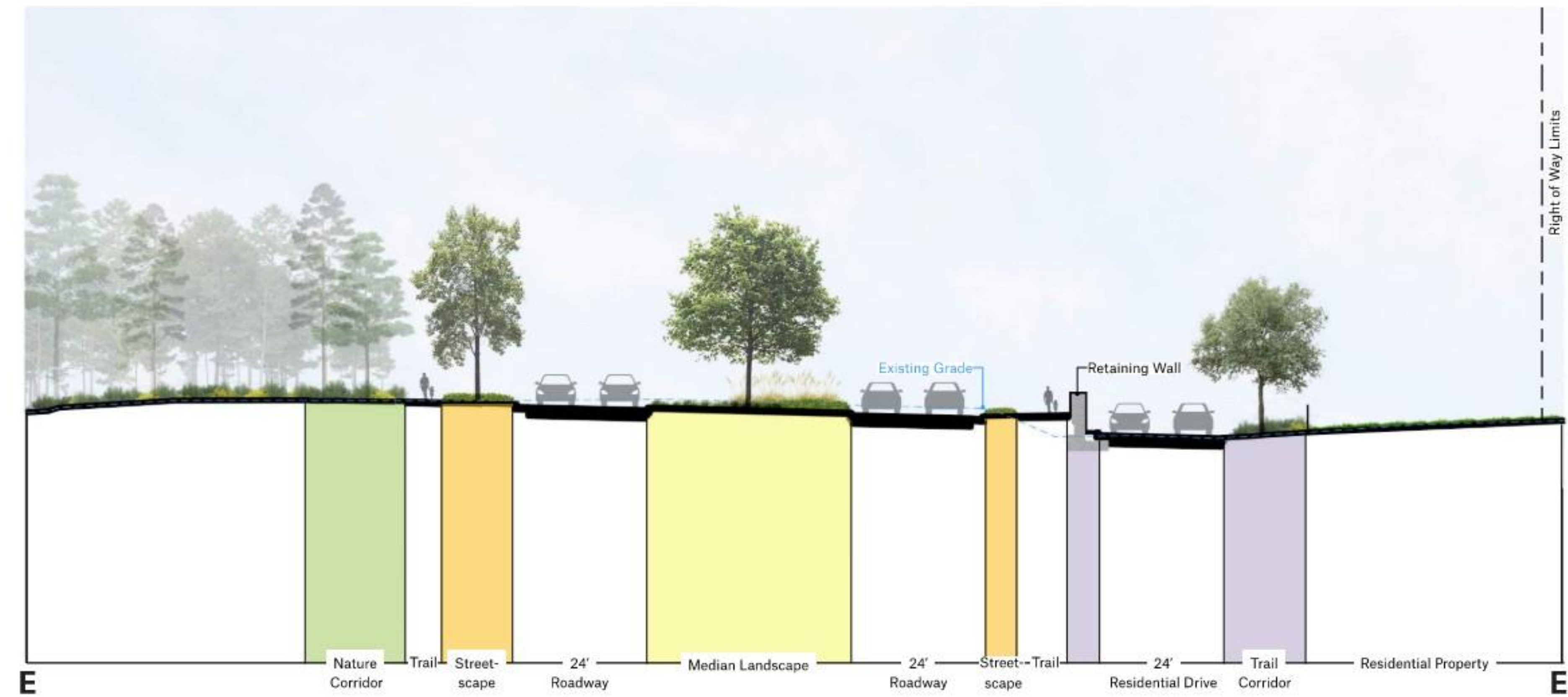
Hammond Drive - Landscape
Section D

City of Sandy Springs
Sandy Springs, Georgia
March 17, 2026





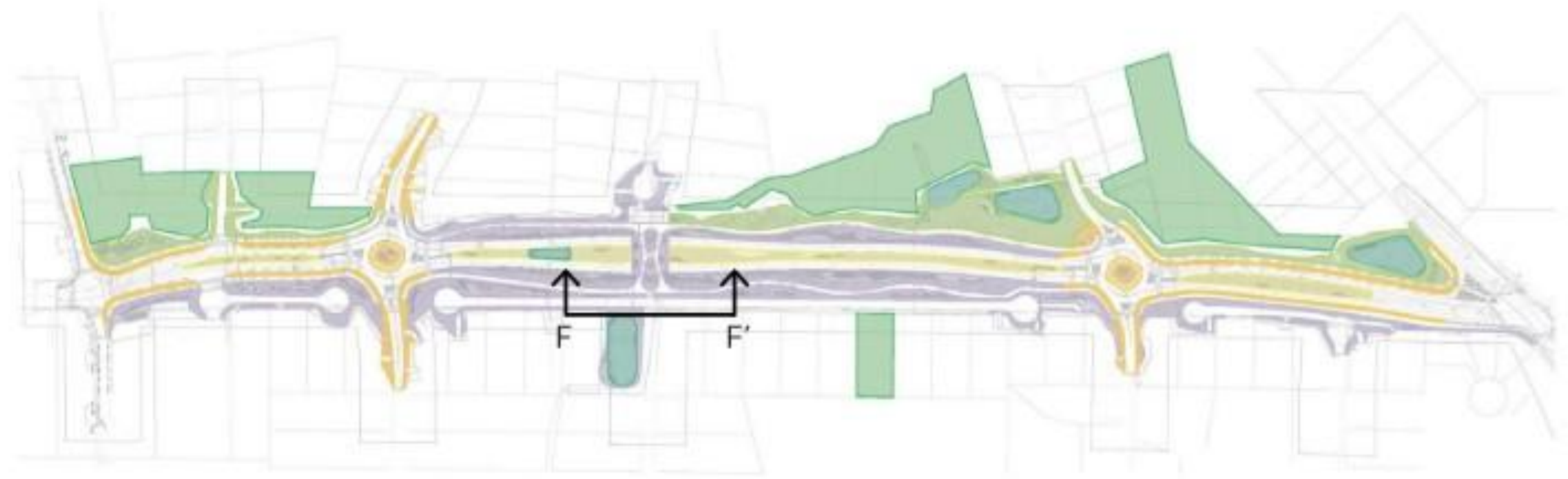
Key Plan



Hammond Drive - Landscape
Section E

City of Sandy Springs
Sandy Springs, Georgia
March 17, 2026





Key Plan



Hammond Drive - Landscape
Elevation F

City of Sandy Springs
Sandy Springs, Georgia
March 17, 2026



GIS 3D Visualization for Development Scenarios

Tyler Lents, GIS Analyst

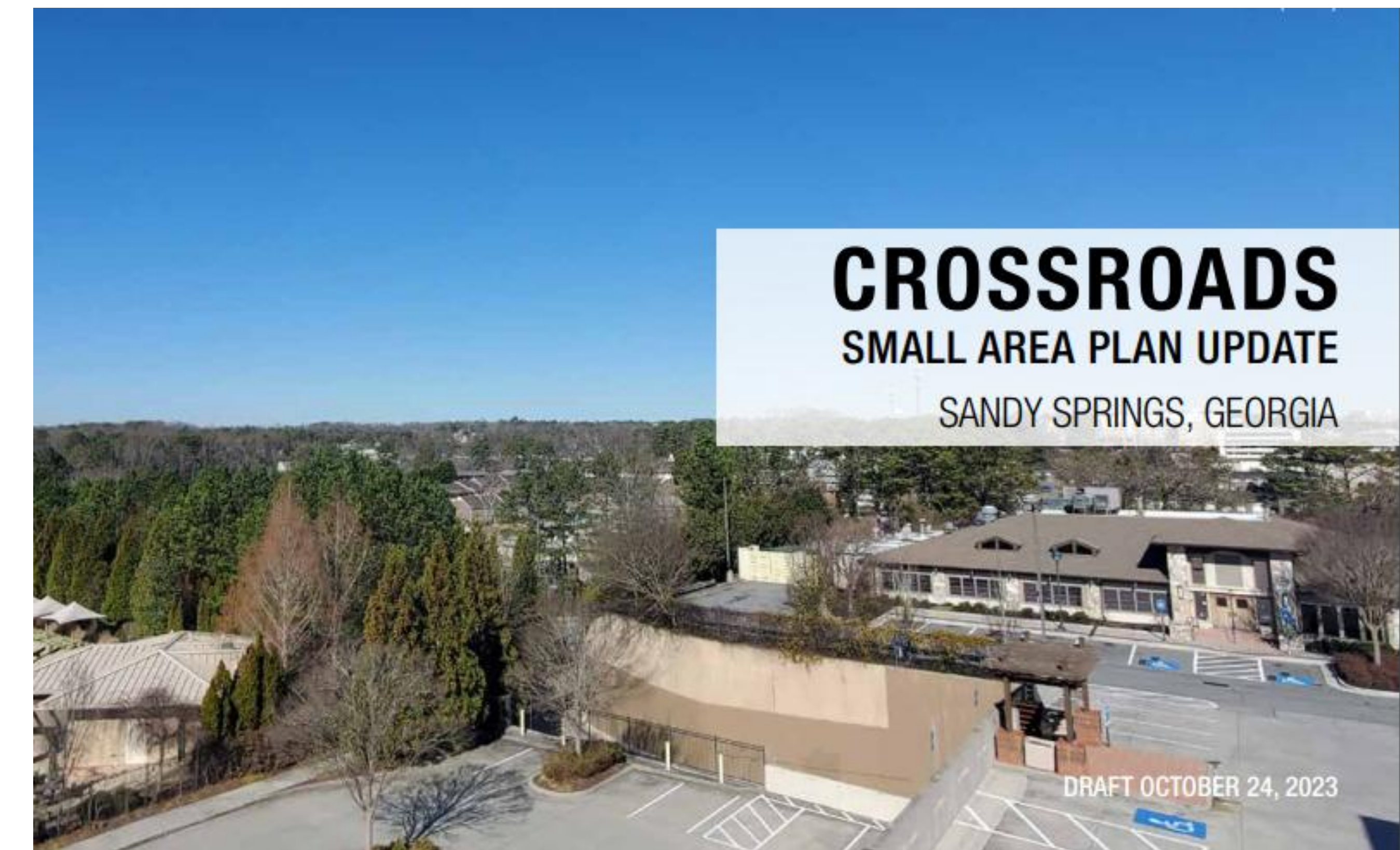
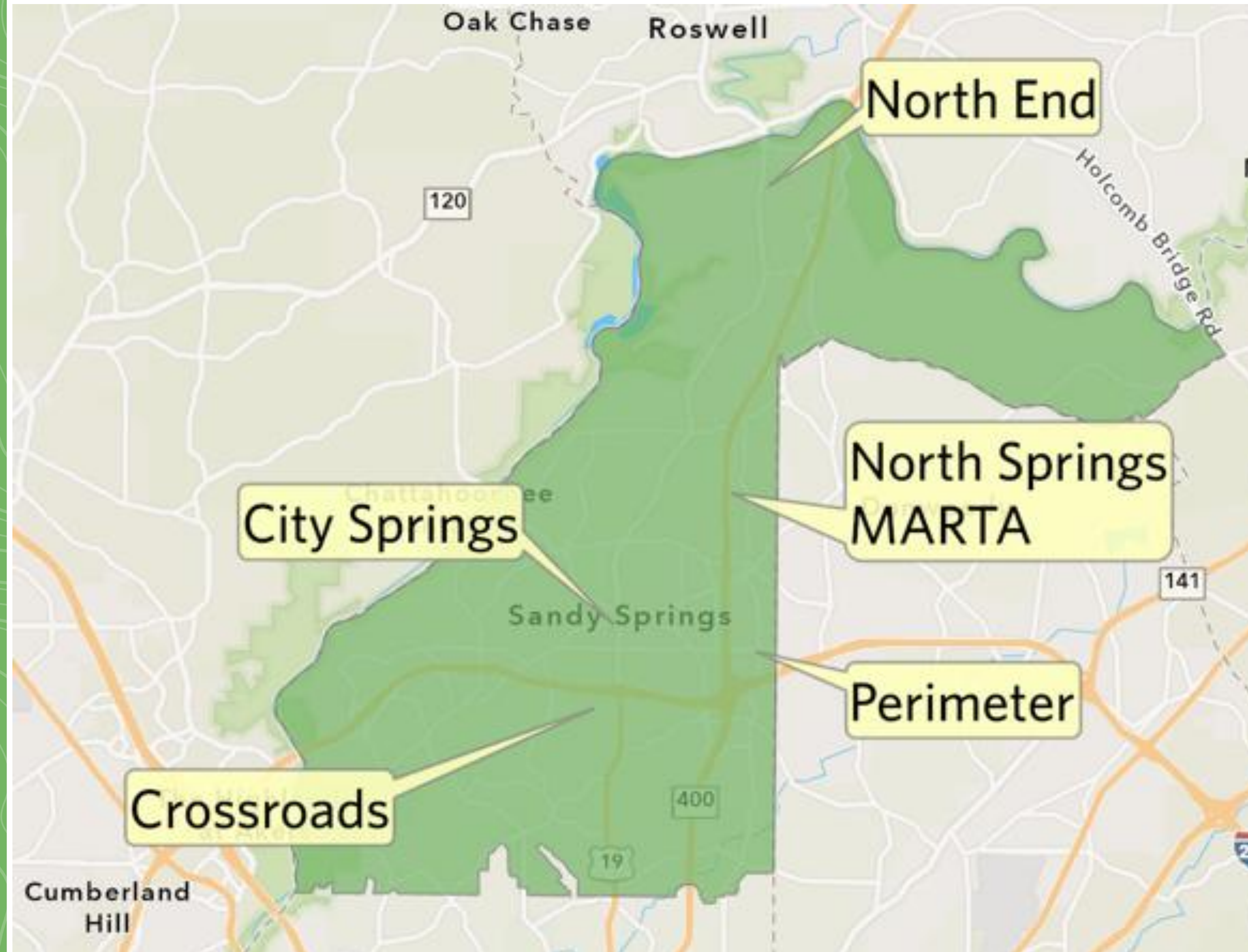
Tabitha Duggan, GIS Analyst

March 20, 2026



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Small Area Plans



South Lot



Building regulation	Built	Allowed
Floors	6	None
Height	78 ft	None
Substructure depth	30 ft	None
FAR	3.26	None
Coverage	70%	None
Dwelling units	47	None
Footprint area	48,431 sqft	None
Space use	Multiple	All

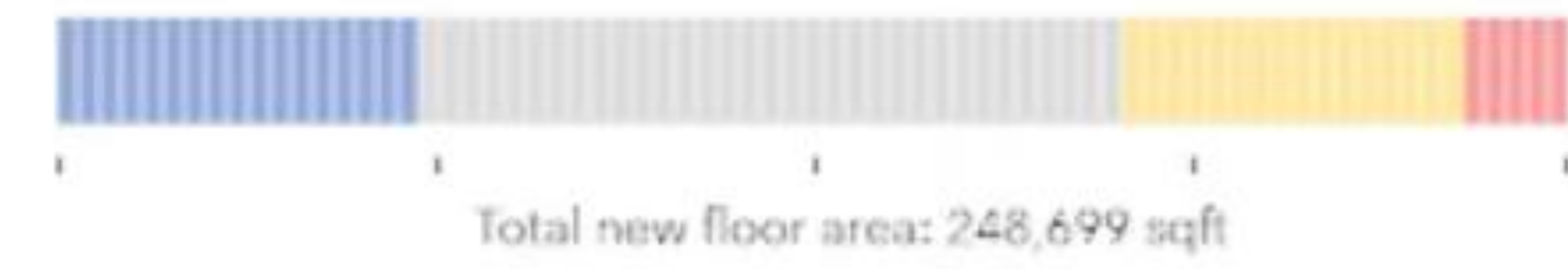


Edit spaces Done

Develop Edit spaces

Select spaces to inspect or edit.

Space use on selected parcel



OFF	57,235 sqft
PKG	114,914 sqft
RES_MF	58,240 sqft
RET	18,309 sqft

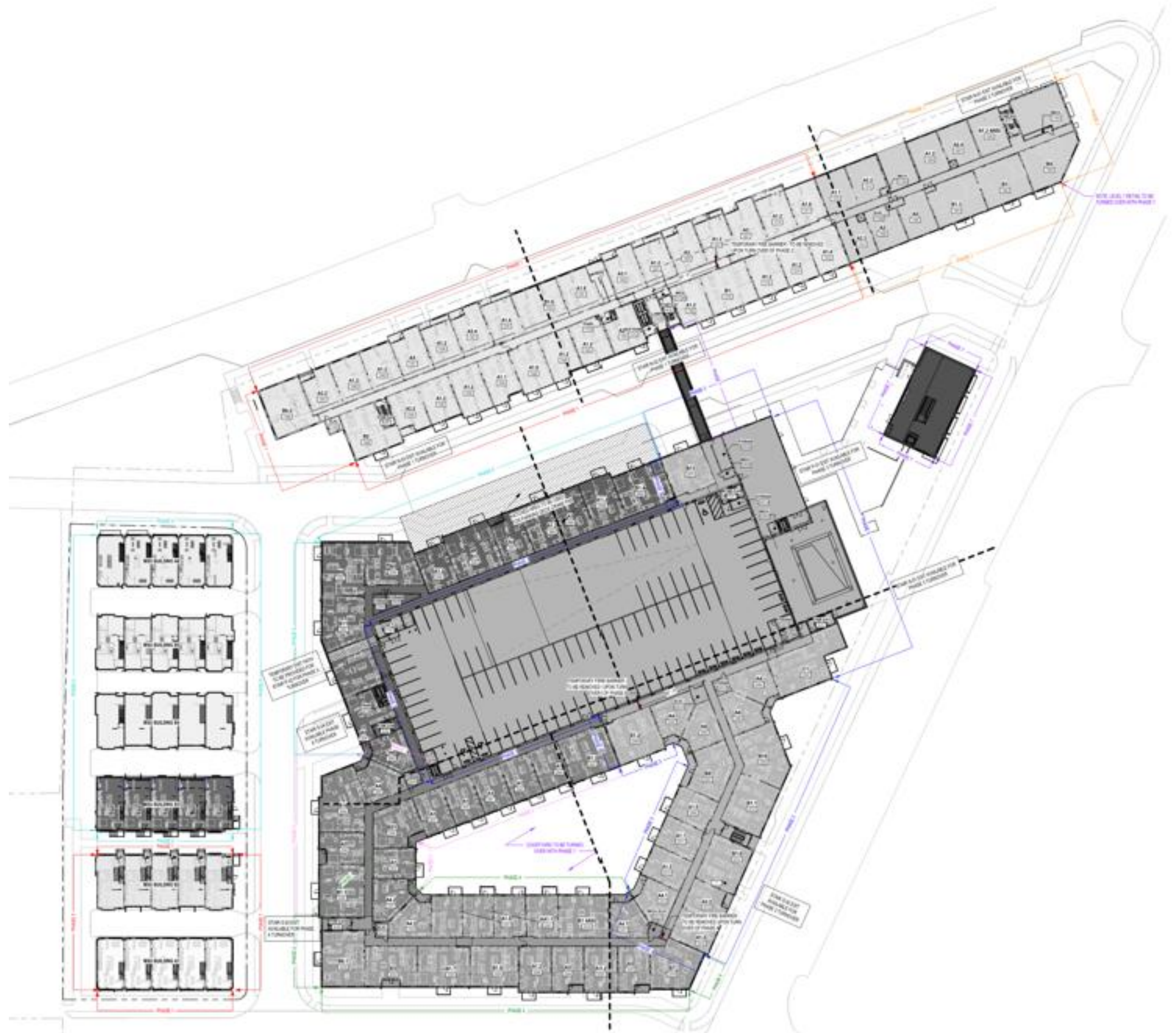
Building regulation	Built	Allowed
Floors	6	None
Height	70 ft	None
Substructure depth	30 ft	None
FAR	3.58	None
Coverage	70%	None
Dwelling units	66	None
Footprint area	53,977 sqft	None
Space use	Multiple	All



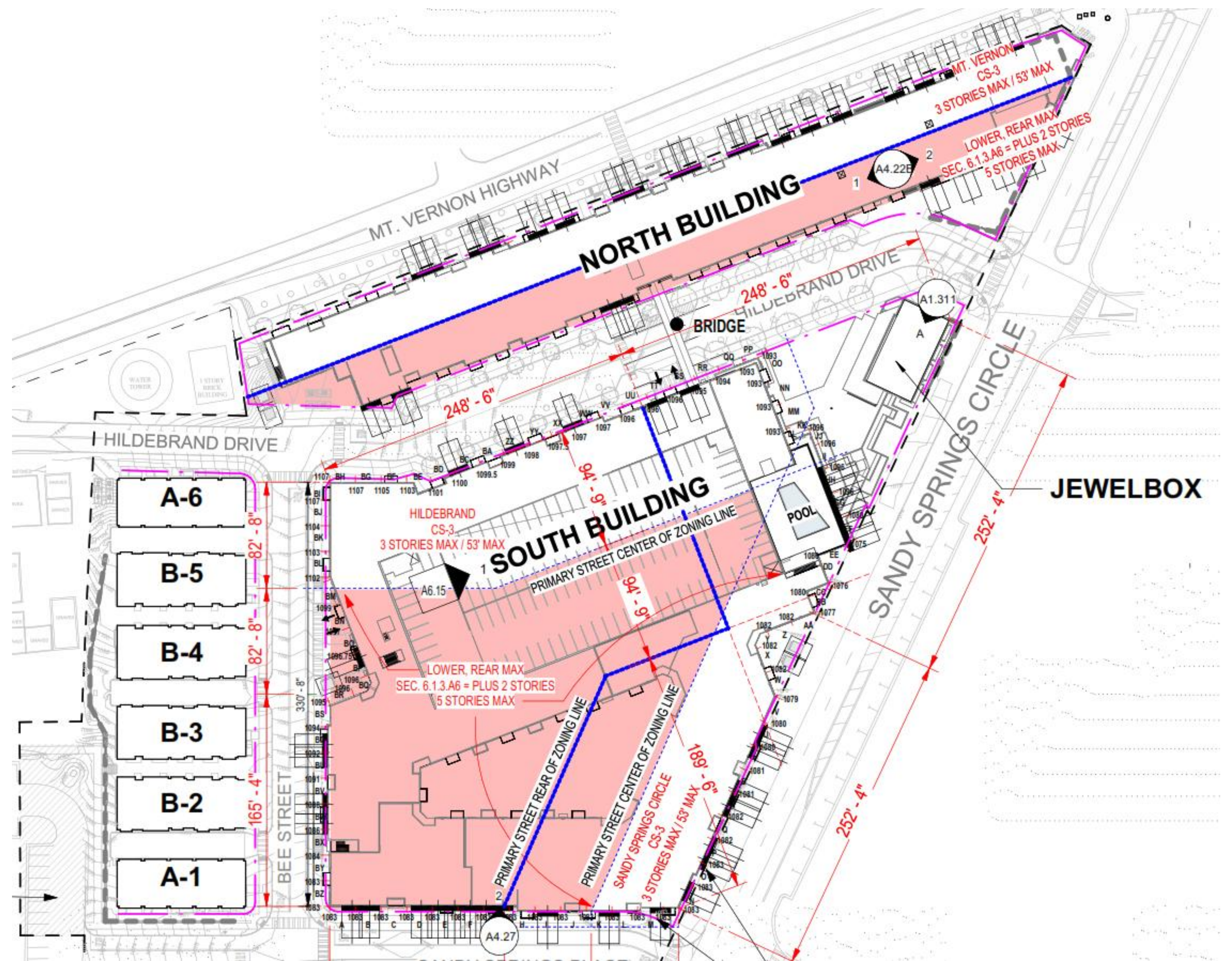


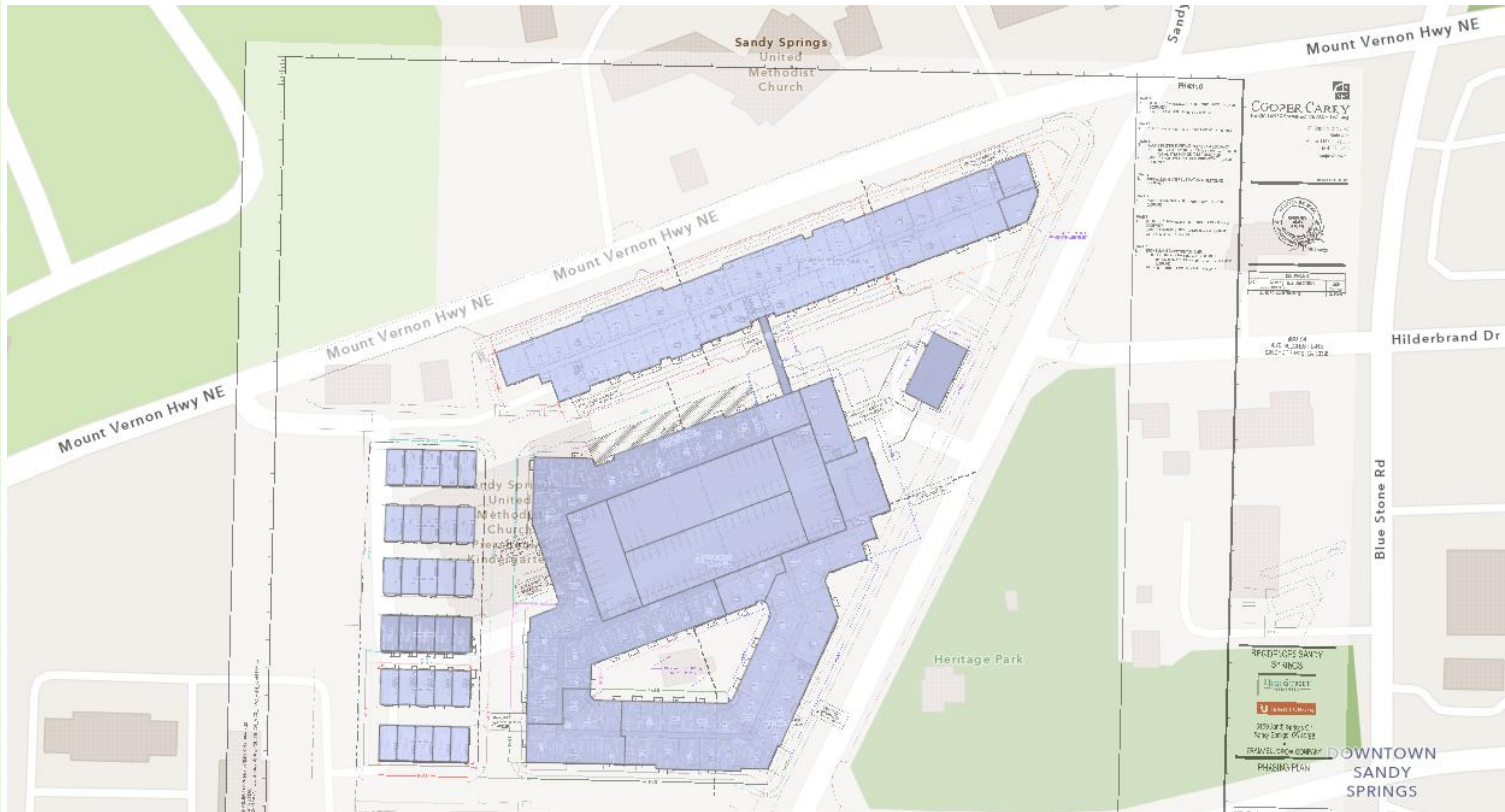


Hillcrest

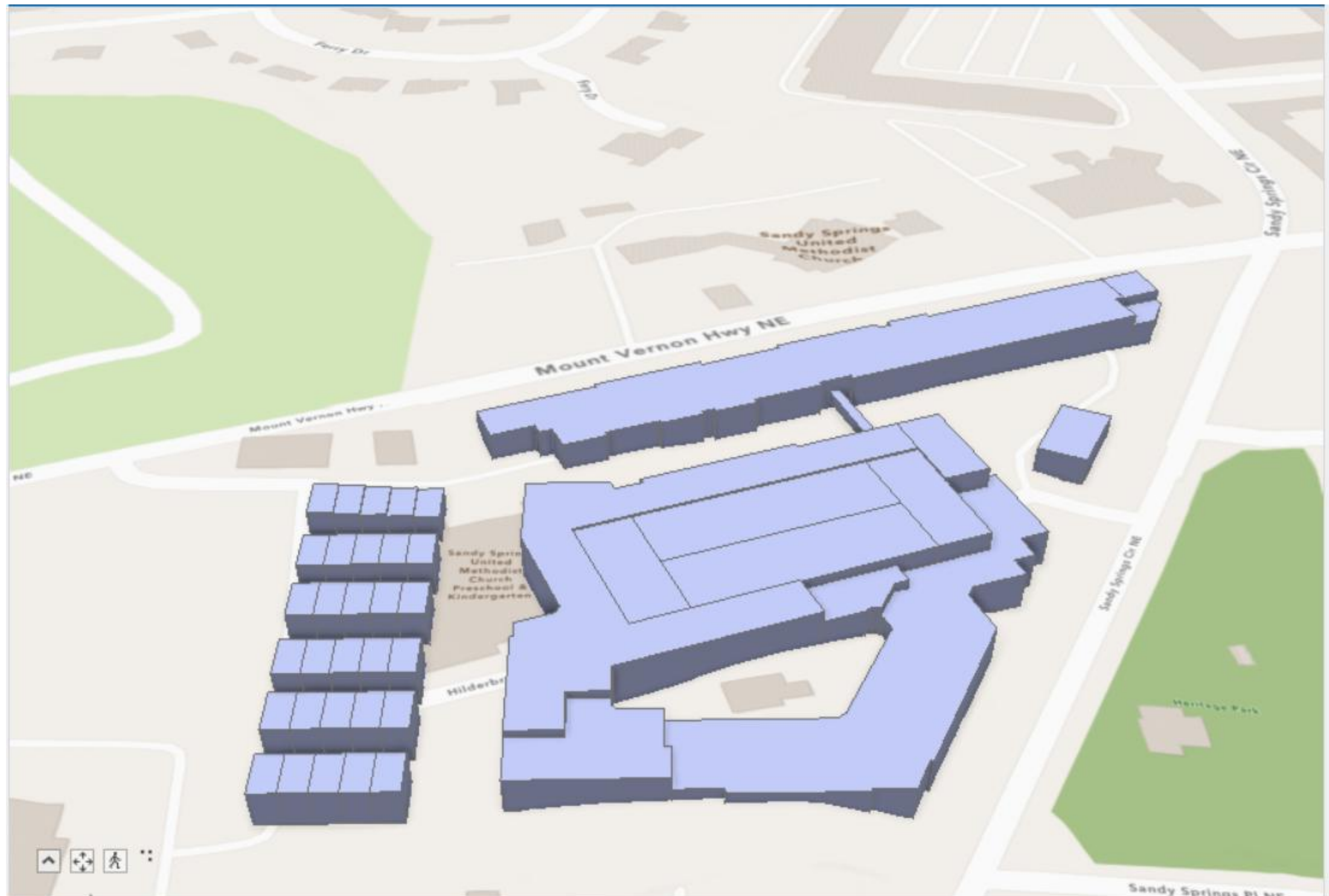


Hillcrest





Hillcrest



DEMO



Thank you!