



SANDY SPRINGS

GEORGIA

PLANNING COMMISSION

Reed Haggard, Chair
Andy Porter, Vice Chair
Robin Conklin
Sherwin Clemons
Steve Leeds
Karen Trylovich

Wednesday, April 22, 2026

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. April 22, 2026 Planning Commission Meeting Agenda
(Presented by Samantha Brown, Planning and Zoning Clerk)

IV. Approval of Meeting Minutes

- A. February 18, 2026 Planning Commission Meeting Minutes
(Presented by Samantha Brown, Planning and Zoning Clerk)

V. Work Session

- A. **RHI Inc.** Design Guidelines Planning Commission Updated
(Presented by: Sukirti Ghosh, Principal/Urban Designer)

VI. Cases

- A. **2026-0001 RZ-25-6 - 1265, 1309, 1329, 1349 & 1369 Spalding Drive - Zoning Map Amendment (Rezoning) to rezone from RE-1 to RD-9.**
(Presented by: LaQuita Williams, Planner II)
- B. **2026-0002 RZ-25-7 - 5680 Whitner Drive - Zoning Map Amendment (Rezoning) from RE-2 to RD-27.**
(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.



SANDY SPRINGS

GEORGIA

- C. **2026-0003 RZ-25-8 - 5800 & 0 Mitchell Road NW - Zoning Map Amendment**
(Rezoning) from RE-1 to RD-18.
(Presented by LaQuita Williams, Planner II)

VII. Ongoing Business

VIII. New Business

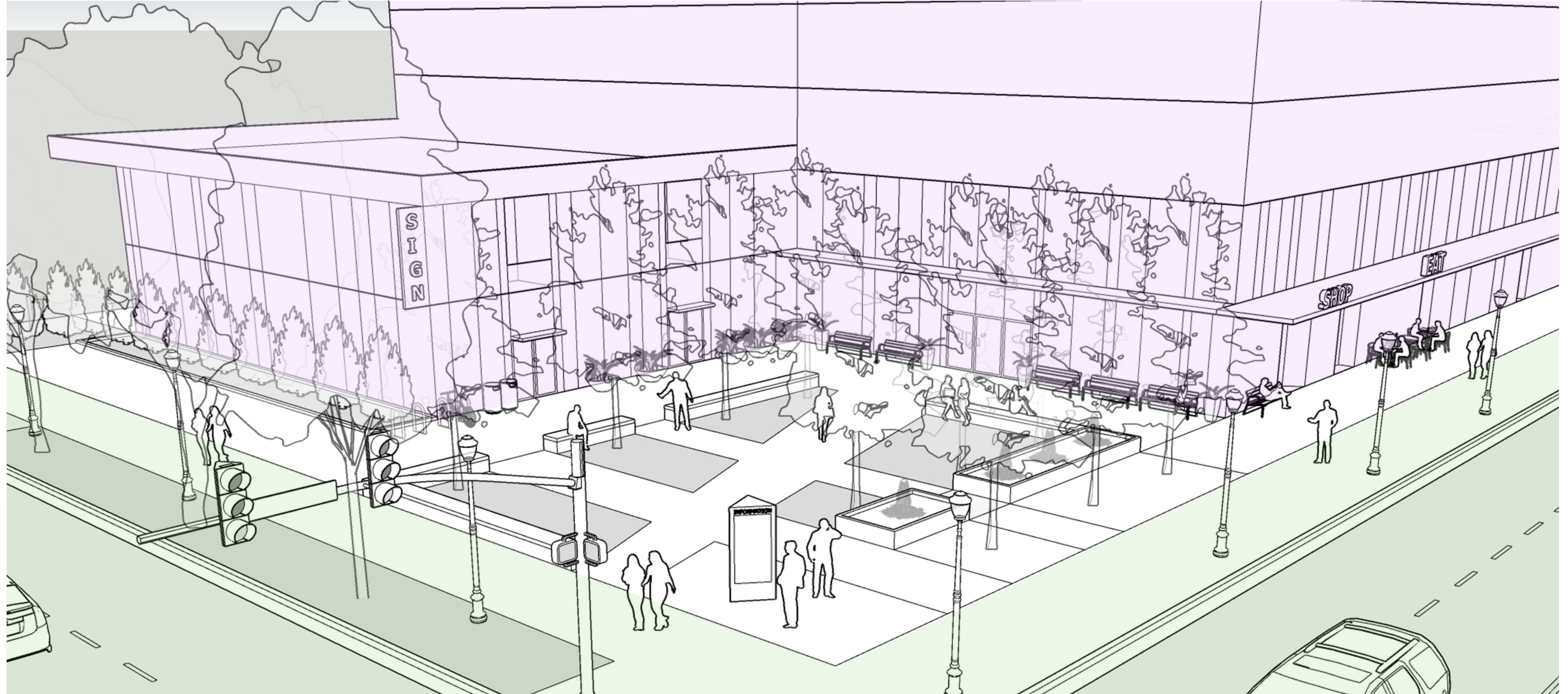
IX. Adjournment

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PLANNING COMMISSION - PROGRESS UPDATE

APRIL 22, 2026

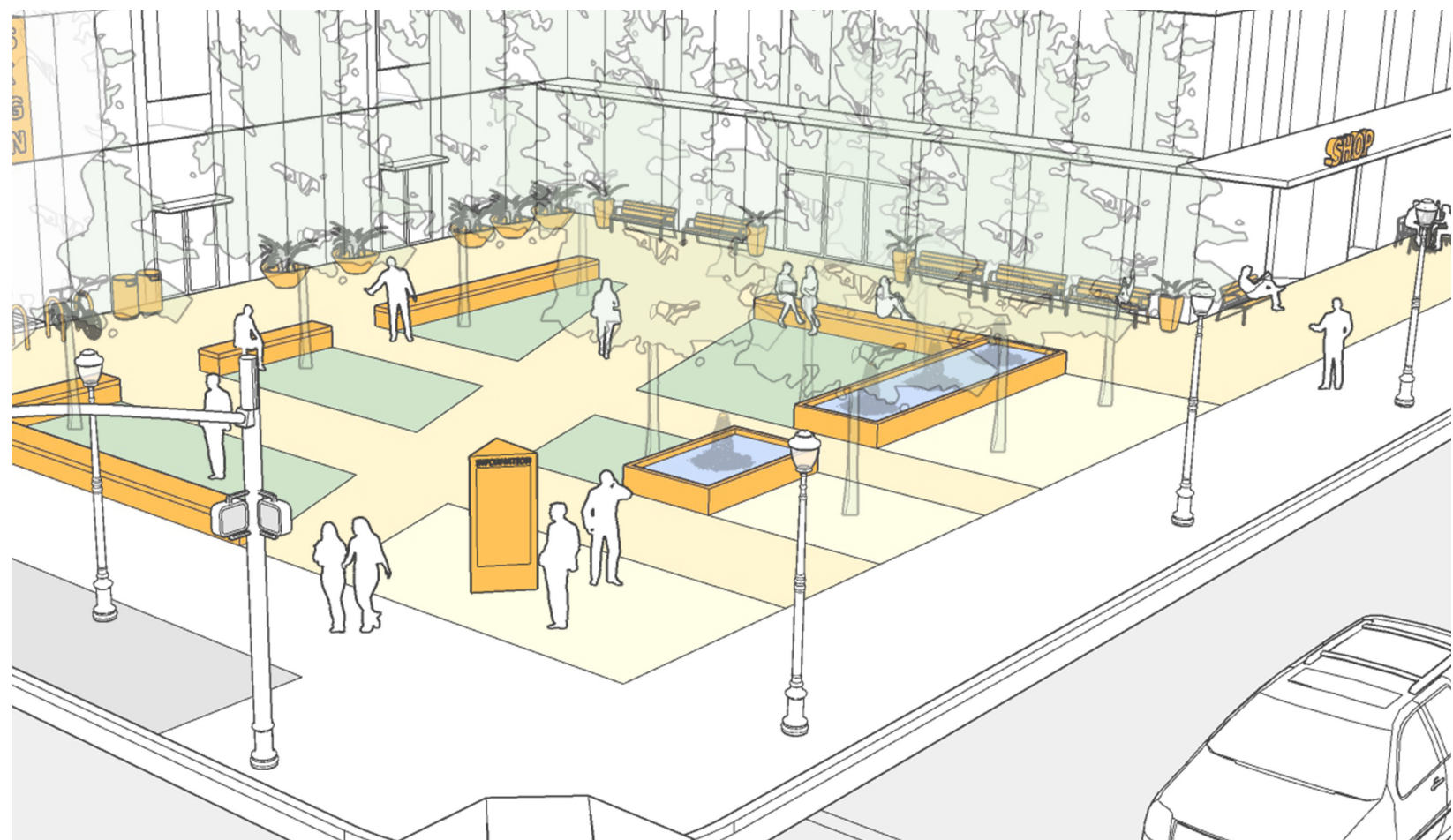
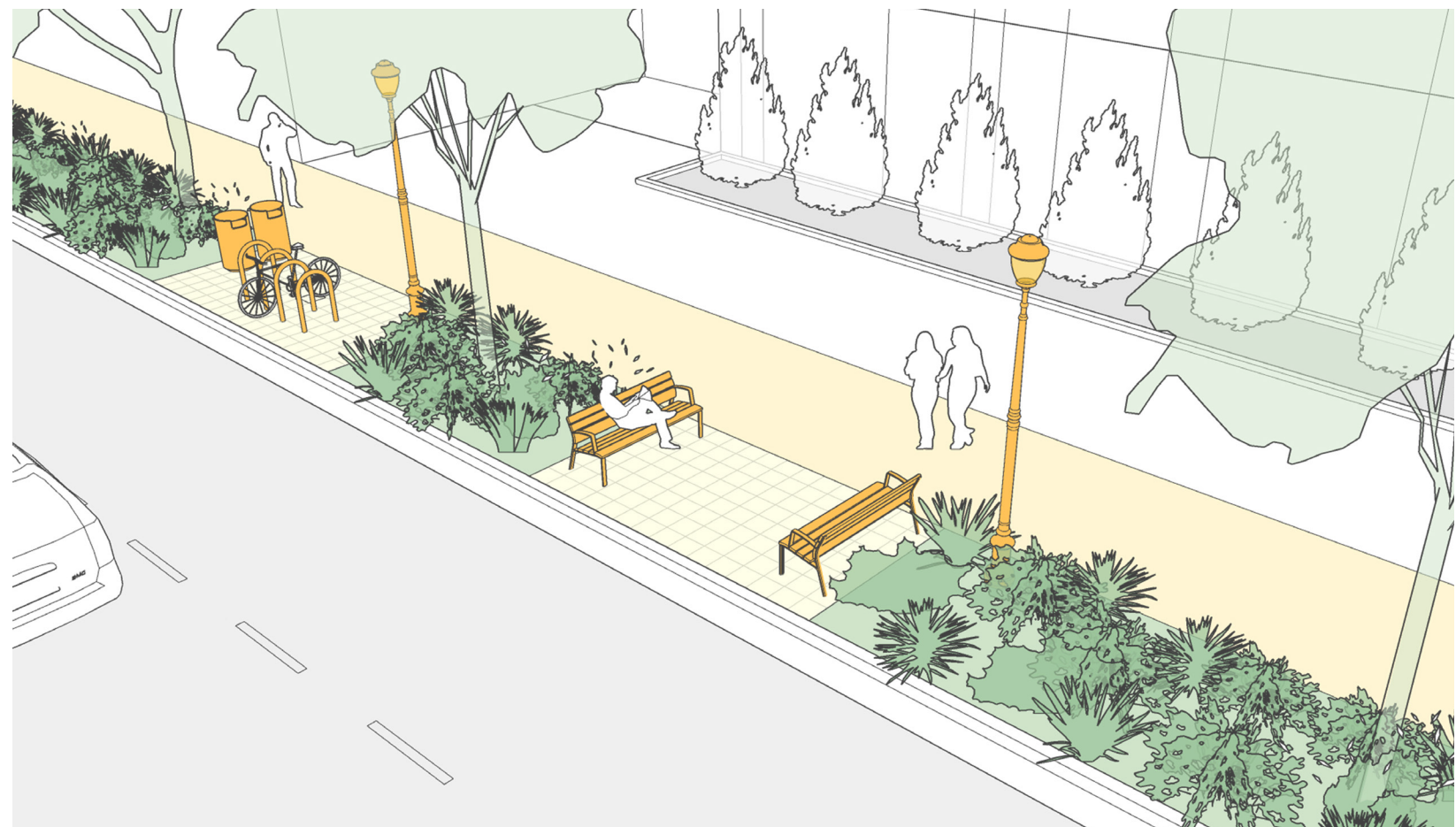


DESIGN GUIDELINES

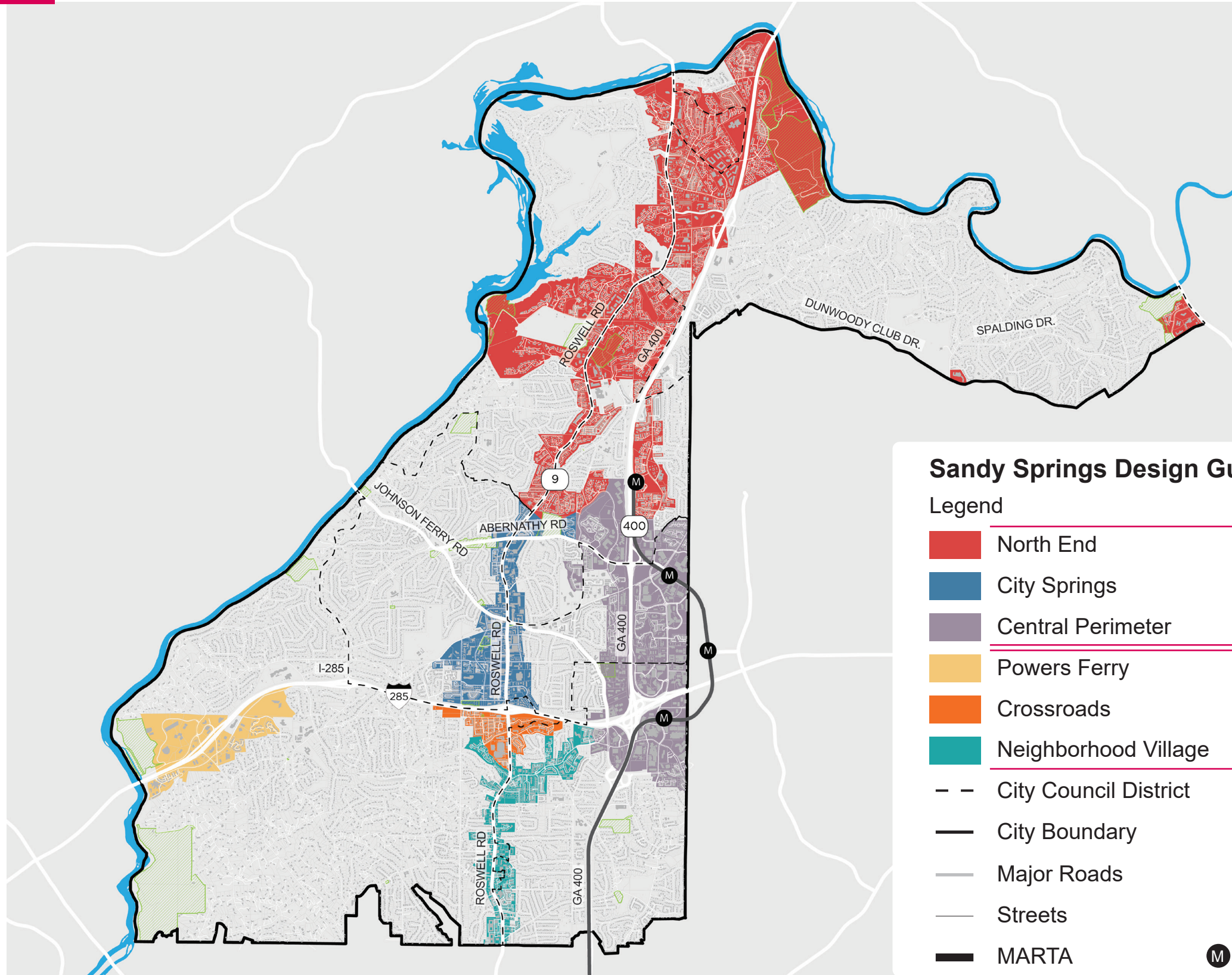
CITY OF SANDY SPRINGS, GA

AGENDA

- Introductions
- Focus of Design Guidelines
- Draft Guidelines: Organization and Components
- What We've Heard
 - Draft Guidelines: Organization and Components
- Discussion



FOCUS AREAS

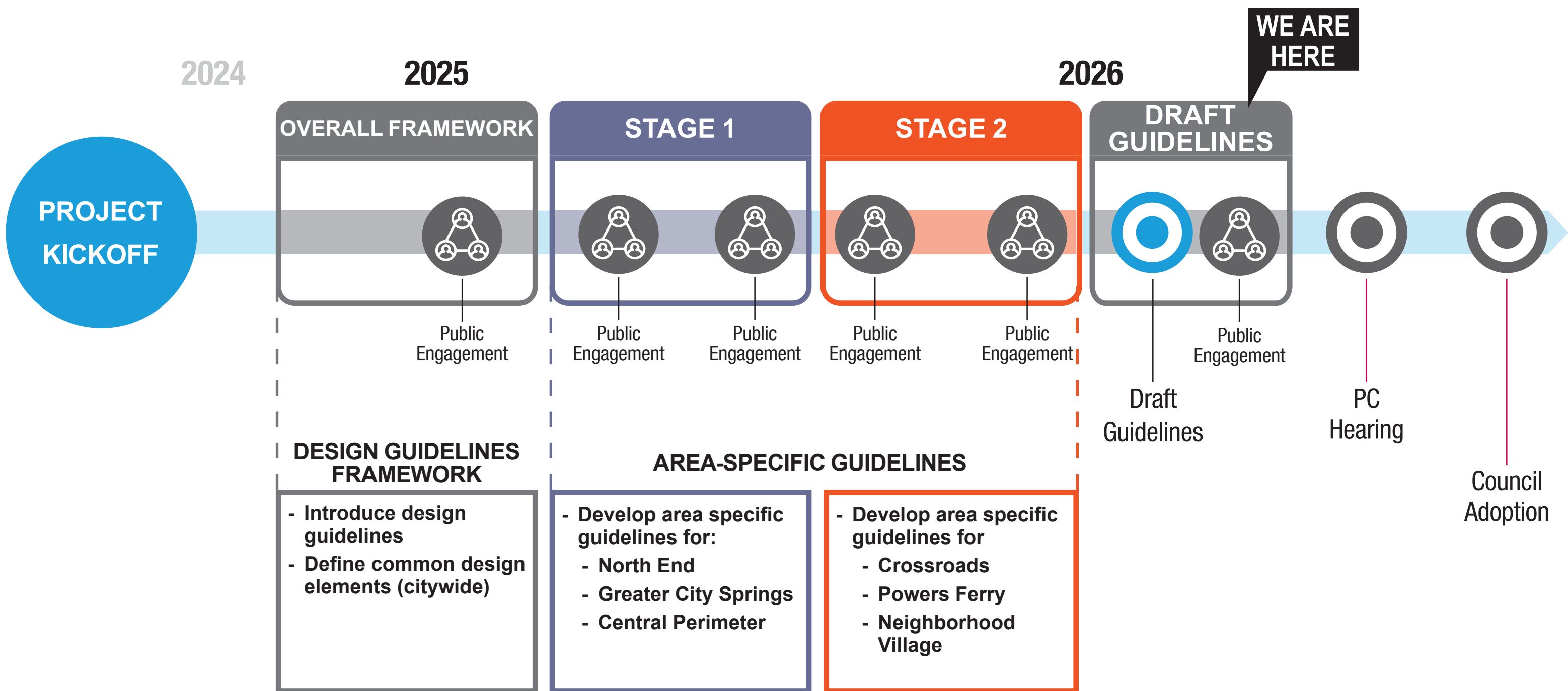


Sandy Springs Design Guidelines Districts

Legend

- North End
 - City Springs
 - Central Perimeter
 - Powers Ferry
 - Crossroads
 - Neighborhood Village
 - - City Council District
 - City Boundary
 - Major Roads
 - Streets
 - MARTA
 - M MARTA Station
- Stage 1 Areas** (includes North End, City Springs, Central Perimeter)
- Stage 2 Areas** (includes Powers Ferry, Crossroads, Neighborhood Village)

DESIGN GUIDELINES PROCESS



2024

2025

2026

WE ARE HERE

OVERALL FRAMEWORK

STAGE 1

STAGE 2

DRAFT GUIDELINES

PROJECT KICKOFF

Public Engagement

Public Engagement

Public Engagement

Public Engagement

Public Engagement

Draft Guidelines

Public Engagement

PC Hearing

DESIGN GUIDELINES FRAMEWORK

AREA-SPECIFIC GUIDELINES

- Introduce design guidelines
- Define common design elements (citywide)

- Develop area specific guidelines for:
 - North End
 - Greater City Springs
 - Central Perimeter

- Develop area specific guidelines for:
 - Crossroads
 - Powers Ferry
 - Neighborhood Village

Draft Guidelines

PC Hearing

Council Adoption

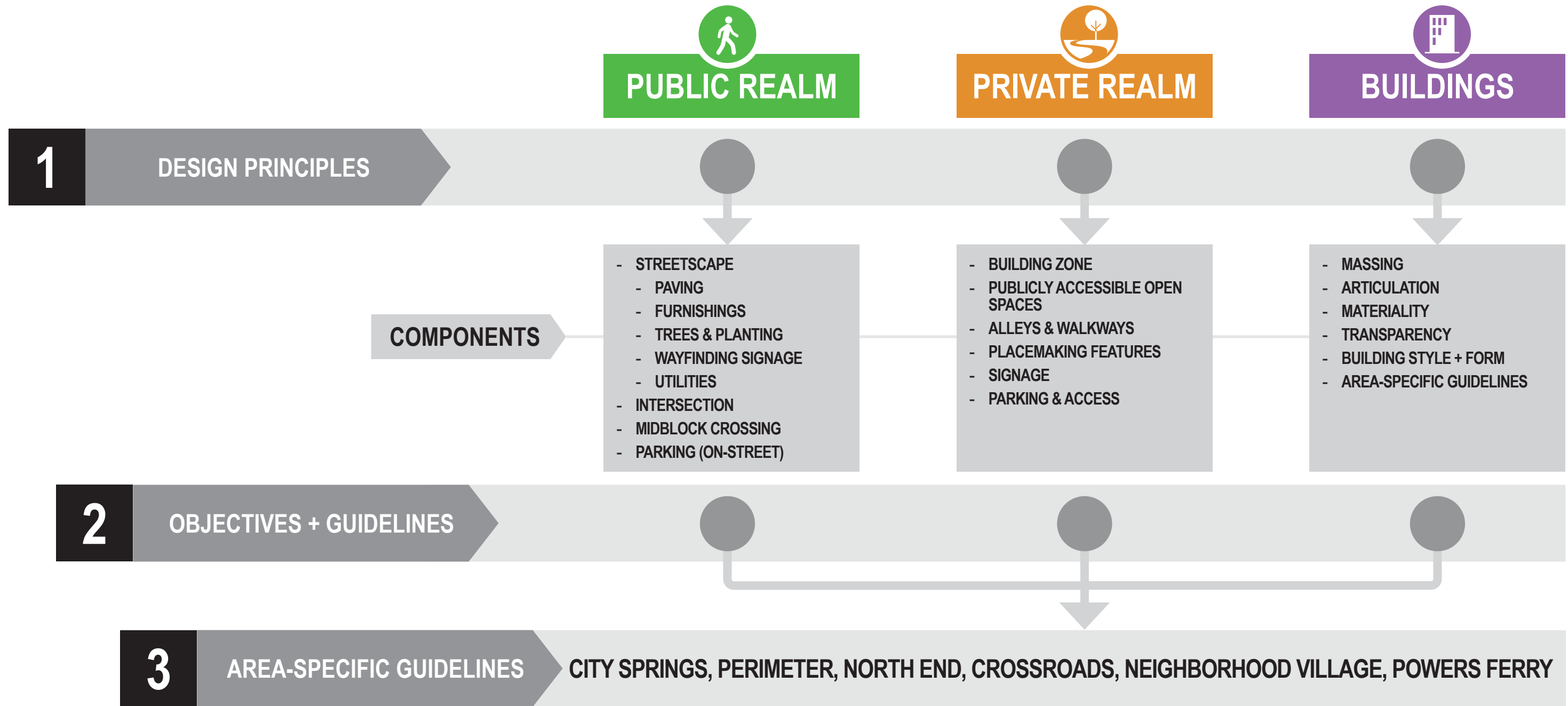
PROGRESS TO DATE

- **Kickoff and Site Visits - Nov '24**
- **Leadership Feedback**
- **Stakeholder Meetings (Feb/Mar '25, Mar '26)**
- **Public Meetings (5 Rounds)**
 - **Round #1 (Mar '25)**
 - Public Meeting (Mar 13, 2025) + Online Survey #1
 - **Round #2 (May '25)**
 - Public Meeting #2 + Online Survey #2
 - Pop-Up Meetings (May 17-18, 2025)
 - **Round #3 (Aug '25)**
 - Public Meeting #3 + Online Survey #3
 - Pop-Up Meetings (Aug-Oct, 2025)
 - **Round #4 (Nov '25)**
 - Online Comment Form
 - **Round #5 (Apr '26)**
 - Online Comment Form



GUIDELINES: DOCUMENT ORGANIZATION

OVERALL VISION AND FRAMEWORK



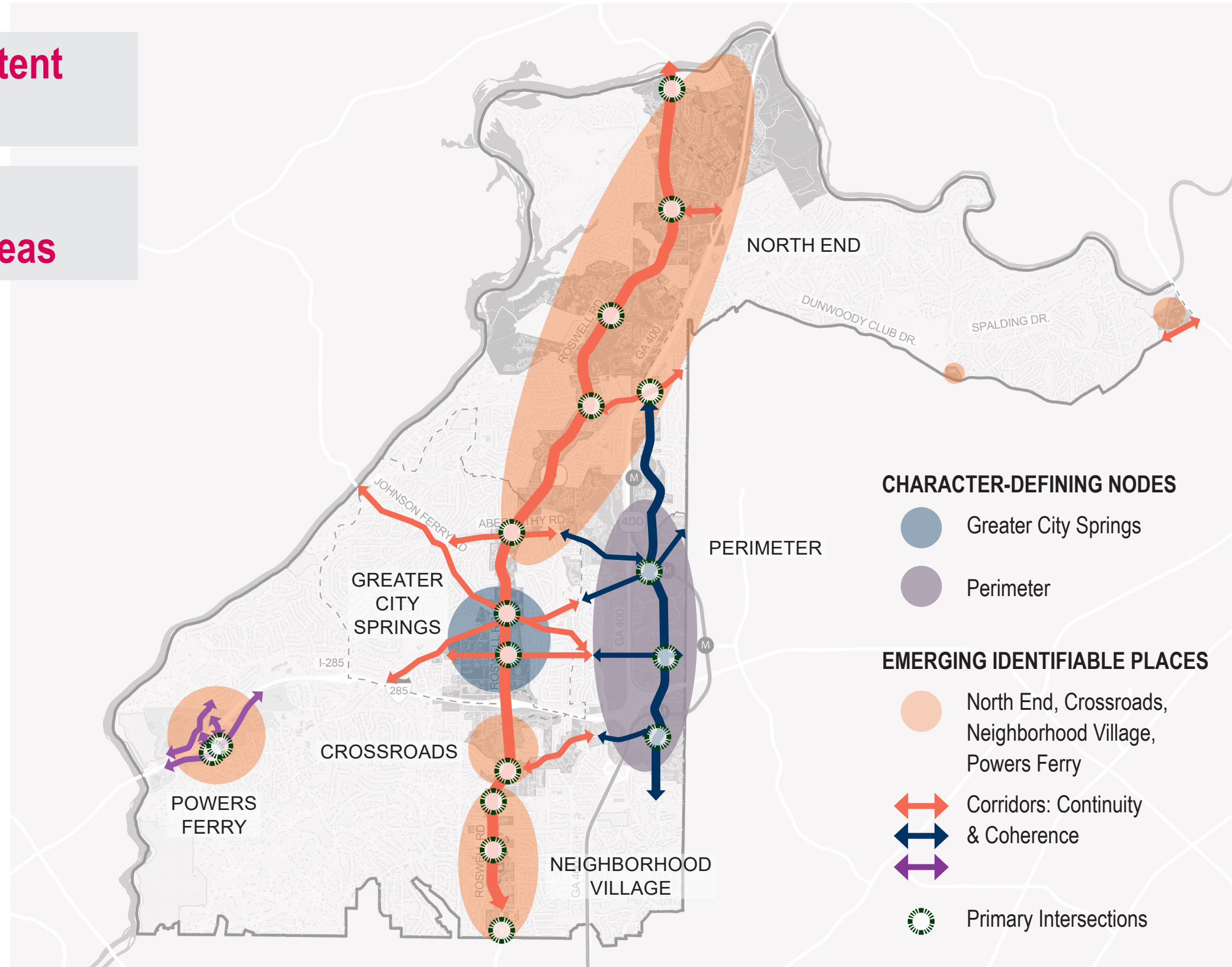
WHAT WE'VE HEARD

- A** **Create clear and consistent design guidelines:** support a shared framework to guide development while allowing flexibility and creativity
- B** **Recognize the distinct character of different areas:** the six districts should each reinforce their own identity while including unifying elements of Sandy Springs
- C** **Make streets more walkable and comfortable:** wider sidewalks, keep and add shade trees, benches, lighting, and safe, well-designed crossings were frequently mentioned as essential improvements
- D** **Elevate the quality of the public realm:** landscaping, public art, durable materials, and well-designed streetscapes can create a more welcoming and timeless environment
- E** **Strengthen connections and gathering places:** better pedestrian links, trails, wayfinding, and outdoor spaces for lingering can help unify districts and support local businesses
- F** **Encourage better building design without overregulating development:** façade quality and materials can improve character without requiring major changes to building layouts

DESIGN GUIDELINES: OVERALL FRAMEWORK

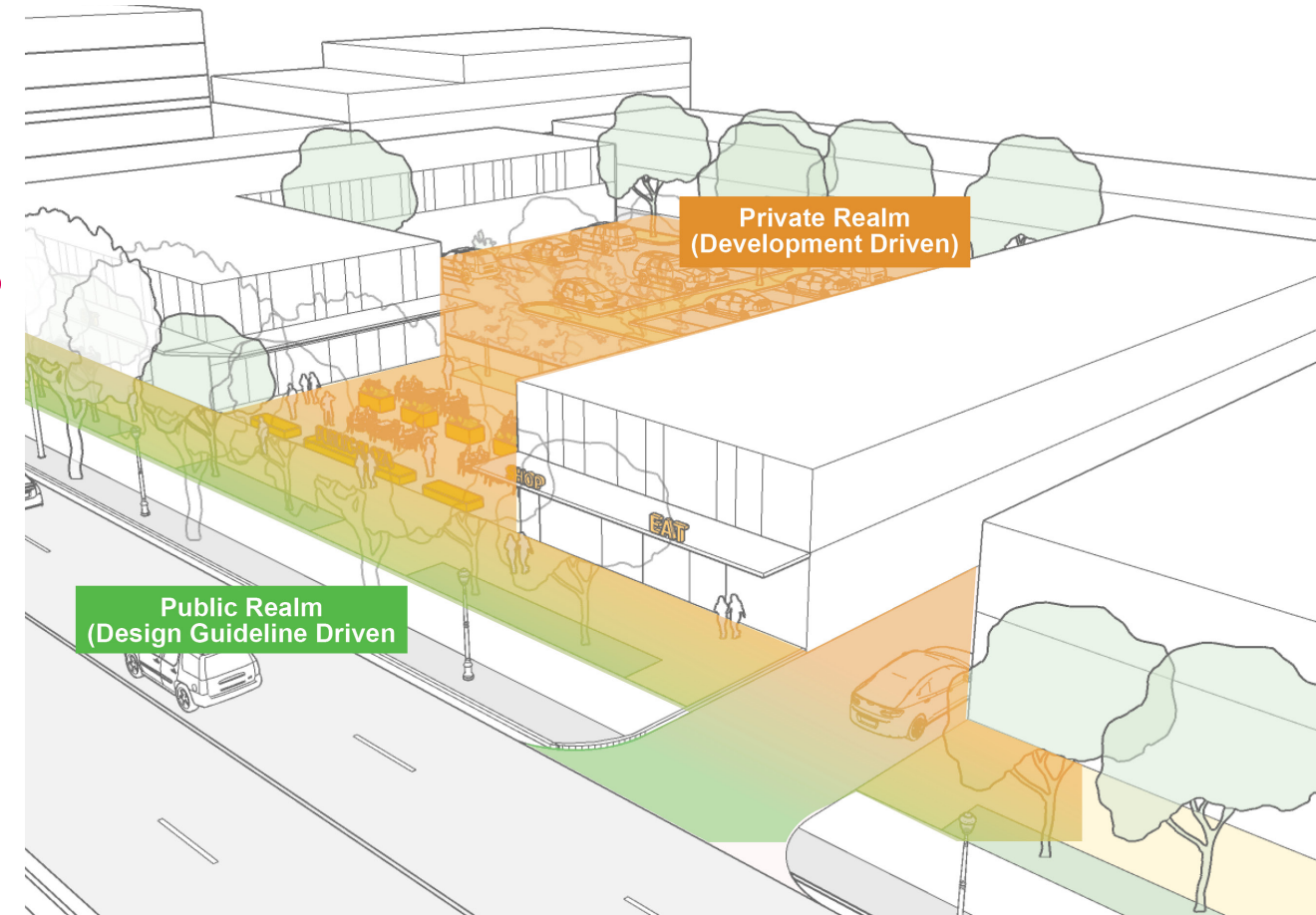
A Create clear and consistent design guidelines

B Recognize the distinct character of different areas



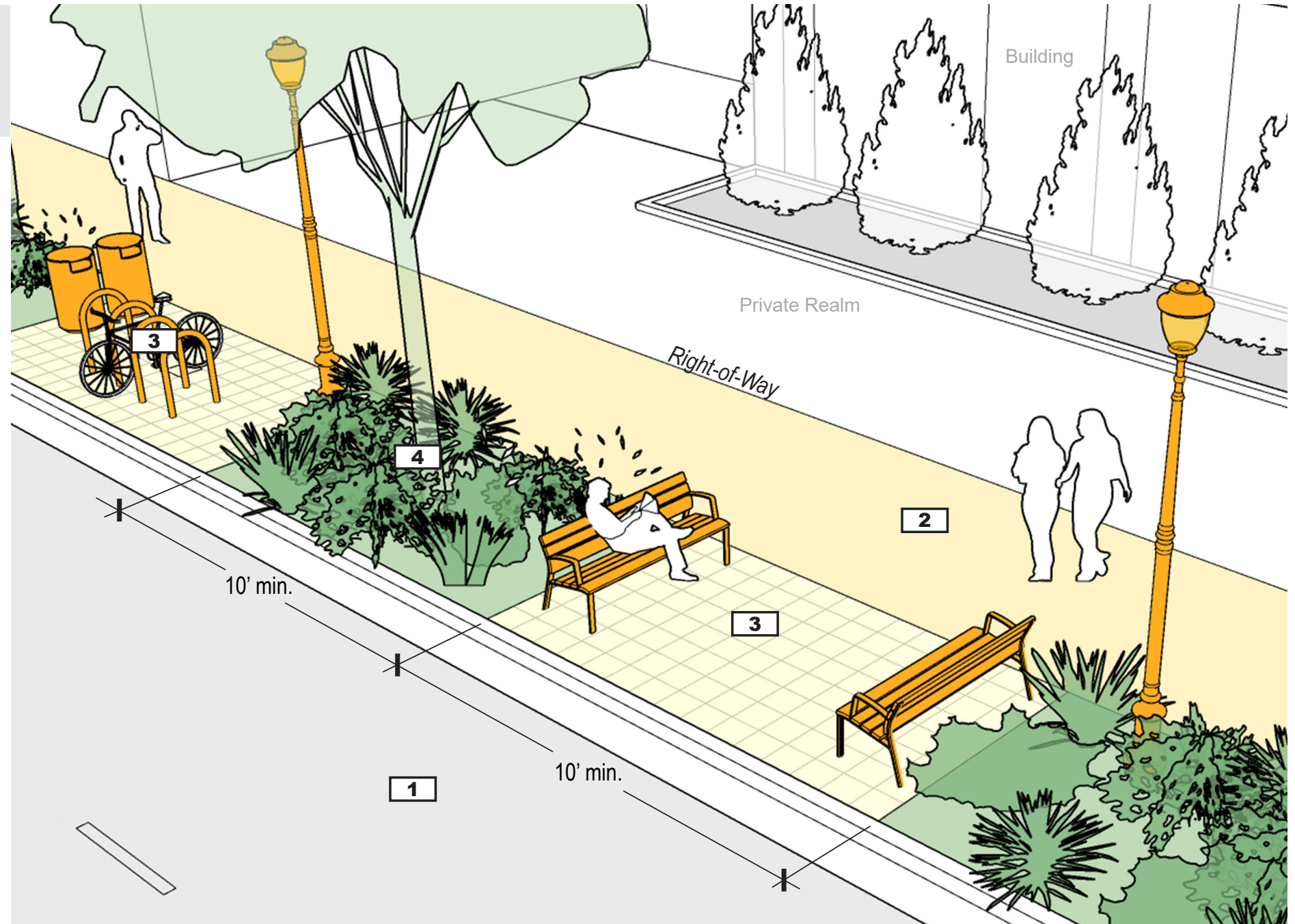
GUIDELINES: KEY CONSIDERATIONS

- **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** (paving, furnishings, and planting, etc.), while **allowing area-specific variation** (building design, site furnishings, etc.)



GUIDELINES: KEY CONSIDERATIONS

C Make streets more walkable and comfortable



- 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 Strip*
On-grade planting area for street trees, shrubs, and groundcovers

GUIDELINES: KEY CONSIDERATIONS

C Make streets more walkable and comfortable

EXAMPLES OF GOOD STREETScape

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)



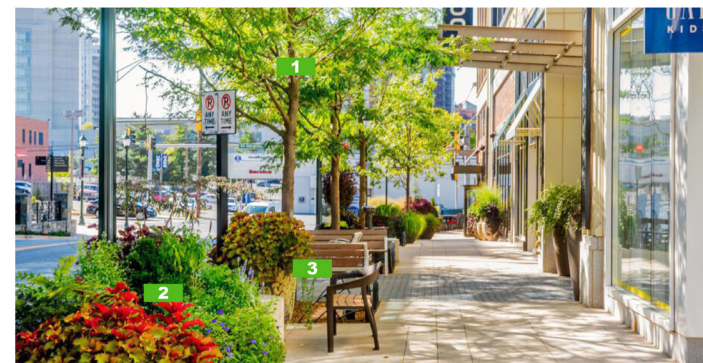
- 1 Unobstructed continuous sidewalk (3.B.2-B2)
- 2 Tree grates at high traffic areas or areas with limited space for planting protect trees and support pedestrian circulation (3.B.2-B1)
- 3



- 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: KEY CONSIDERATIONS

D Elevate the quality of the public realm

FURNISHINGS

FURNISHING IMAGES

WORTH END, NEIGHBORHOOD VILLAGE, POWERS FERRY



Landscape Forms
Scarborough Bench - Backed
6' Long w/ Center Arm
Finish: Powdercoat, RAL 6012



Landscape Forms
Scarborough Litter
Side Opening, Vertical Strap
Finish: Powdercoat, RAL 6012



Victor Stanley
BRCA-101
Finish: Powdercoat, RAL 6012



Toumesol
Florence Round



Lumec
175 MH-DMS60-SHA-APR4W-12-LBC1

GREATER CITY SPRINGS, CROSSROADS



Landscape Forms
Melville Bench - Backed
Aluminum Seat
Finish: Powdercoat, gloss black



Landscape Forms
Poe Litter
Side Opening, Vertical Strap
Finish: Powdercoat, black



Landscape Forms
Emerson Bike Rack
Finish: Powdercoat, black



PRODUCT INFO



Lumec
175 MH-DMS60-SHA-APR4W-12-LE
Banner & Hanging Basket Arm

WORTH END, NEIGHBORHOOD VILLAGE, POWERS FERRY



Landscape Forms
Scarborough Bench - Backed
6' Long w/ Center Arm
Finish: Powdercoat, black



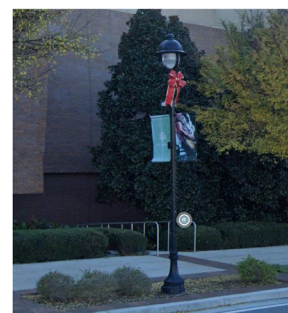
Landscape Forms
Scarborough Litter
Side Opening, Vertical Strap
Finish: Powdercoat, black



Victor Stanley
BRCA-101
Finish: Powdercoat, black



Toumesol
Bolinias



Lumec
175 MH-DMS60-SHA-APR4W-12-LBC1-BK
Banner & Hanging Basket Arm

CITY GREEN, PRADO & OTHER MIXED-USE SPECIAL PLACES



Landscape Forms
Parc Vue - Backed
6' Long w/ Arms
Finish: Powdercoat, silver



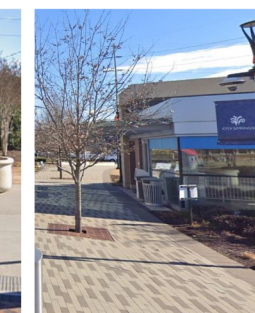
Landscape Forms
Poe Litter
Side Opening, Vertical Strap
Finish: Powdercoat, silver



Landscape Forms
Emerson Bike Rack
Finish: Powdercoat, silver



PRODUCT INFO

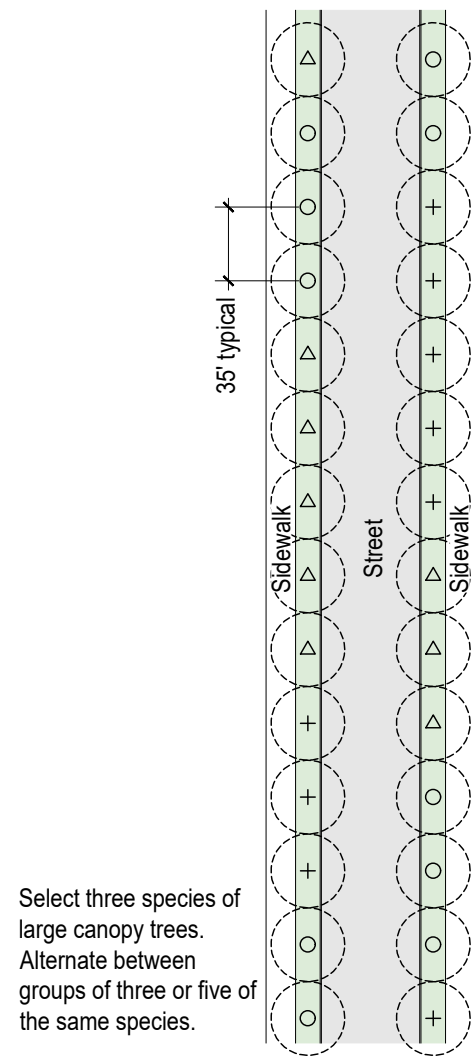


PRODUCT INFO

GUIDELINES: KEY CONSIDERATIONS

D Elevate the quality of the public realm

TREES & PLANTING

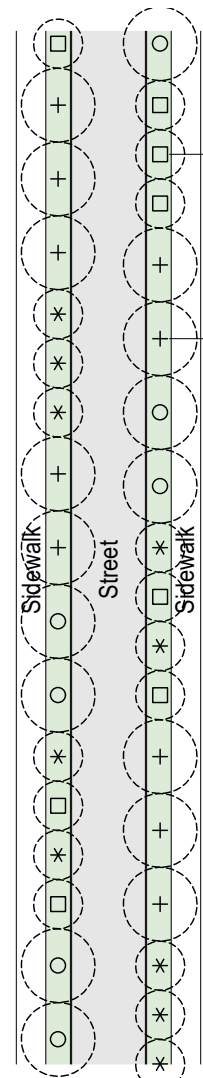


Select three species of large canopy trees. Alternate between groups of three or five of the same species.

CORRIDOR TREE PLANTING PATTERN

KEY

- Large Canopy Tree A
- + Large Canopy Tree B
- △ Large Canopy Tree C
- * Medium / Small Canopy Tree D
- Medium / Small Canopy Tree E
- ▬ Landscape Strip



Typical spacing:
Small Canopy 15ft
Medium Canopy 25ft
Large Canopy 35ft

Select two large and two medium / small canopy tree species. Alternate between groups of three or four large and medium / small canopy trees. Sets of three to be of same species. Sets of four to include two species as shown.

AREA DEFINING TREE PLANTING PATTERN

STREET TREE IMAGES

NORTH END, NEIGHBORHOOD VILLAGE, POWERS FERRY



Dawn Redwood
Metasequoia glyptostroboides



Overcup Oak
Quercus lyrata



Shumard's Oak
Quercus shumardii

PERIMETER



Blackgum
Nyssa sylvatica



Scarlet Oak
Quercus coccinea



Willow Oak
Quercus phellos

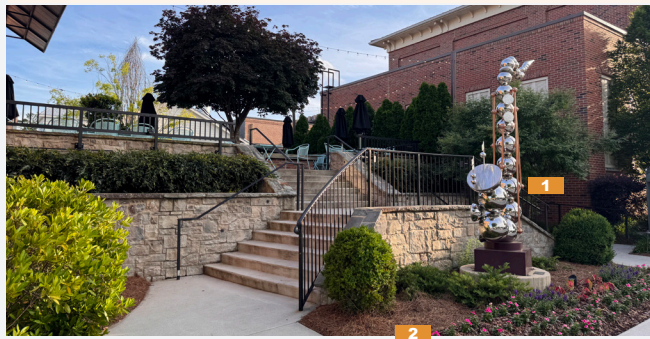
GUIDELINES: KEY CONSIDERATIONS

E Strengthen connections and gathering places

EXAMPLES OF PUBLIC ART & WATER FEATURES

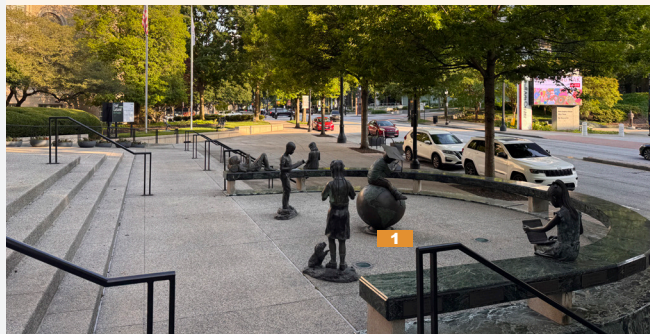


1 Fountains activate the space invites people in (4.C.1.-A3)

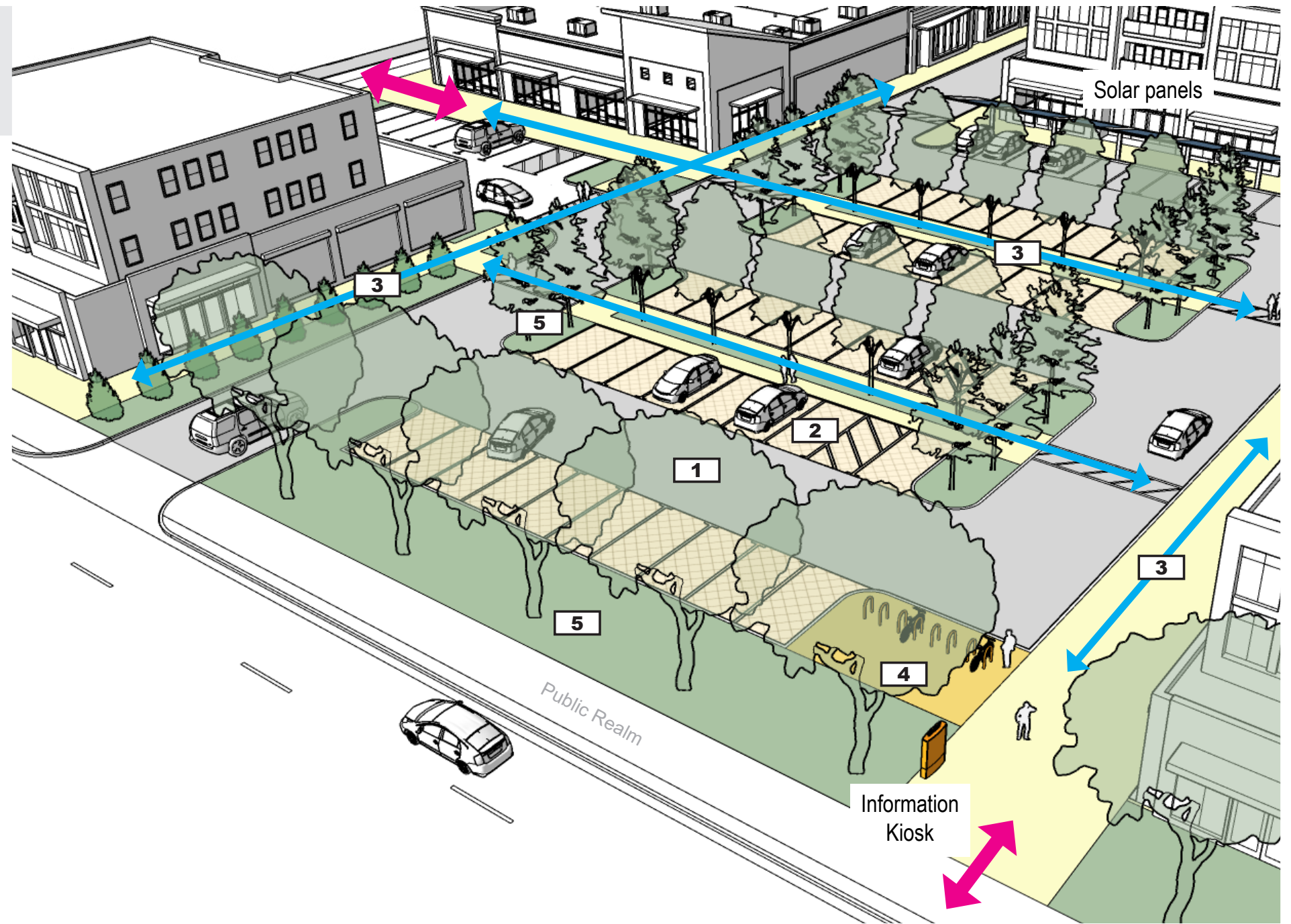


1 Sculpture highlights entrance into development (4.C.1.-A3)

2 Artwork is integrated into planting bed and site design (4.C.1.-A3)



1 Series of sculptures activate an outdoor space (4.C.1.-A3)



- 1** Vehicular Zone
 Vehicular travel aisles
- 2** Permeable Paving
 Incorporate into parking stalls where possible
- 3** Pedestrian Walkway
 Connect parking to storefronts and to sidewalks
- 4** Micromobility
 Locate near building entrances
- 5** Planting Areas
 Incorporate stormwater management where possible

GUIDELINES: KEY CONSIDERATIONS

F Encourage better building design without overregulating development

MATERIALS, MASSING, ARTICULATION, TRANSPARENCY

5.B.3. MATERIALITY

DEFINITION

Materiality refers to the selection and application of various materials on a building's façade. These guidelines define the desired qualities, aesthetics, and performance standards for materials to ensure durability, visual harmony, and contextual appropriateness.

OBJECTIVE A

Communicate a sense of permanence by using finishes and materials that are of high quality and durability

STRATEGIES:

- 1 5.B.3-A1 Direct roof drains into stormwater management facilities in an artful manner and select building materials that echo citywide sustainability goals.
- 2 5.B.3-A2 Opt for finishing that ages gracefully and requires minimal upkeep (e.g., patinated metals, treated wood, brick and stone).
- 3 5.B.3-A3 Consider concrete, metal framing, or treated timber for pest and mold resistance, as these materials are well-suited for humid southern climates.
- 4 5.B.3-A4 Integrate green building materials like permeable pavers, green roofs, and solar shading systems into building design.

OBJECTIVE B

Contribute to the diversity of character within the area

STRATEGIES:

- 5 5.B.3-B1 Use materials that complement or thoughtfully contrast with those found nearby.
- 6 5.B.3-B2 Integrate translucent or semi-transparent materials where privacy is needed but light and openness are still desired.

OBJECTIVE C

Promote accessibility and safety

STRATEGIES:

- 7 5.B.3-C1 Use materials with surface finishes that permit ease of use and promote universal accessibility.
- 8 5.B.3-C2 Use materials with texture, warmth, and detail on the ground floor to create an engaging pedestrian environment.
- 9 5.B.3-C3 Incorporate fine-grained material articulation at pedestrian eye-level to promote visual interest and wayfinding.

OBJECTIVE D

Use color to highlight structural elements, frame views, or guide movement

STRATEGIES:

- 10 5.B.3-D1 Use different materials (e.g., brick, wood, glass, metal) to highlight distinct parts of the building.
- 11 5.B.3-D2 Use texture changes to signal transitions between public and private zones or emphasize vertical/horizontal elements.
- 12 5.B.3-D3 Apply contrasting or complementary colors to differentiate building components.
- 13 5.B.3-D4 Combine materials to create visual interest and articulate different programmatic zones.



GUIDELINES: KEY CONSIDERATIONS

F Encourage better building design without overregulating development

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)



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)
8 Use balconies, terraces, and green walls to visually and physically connect buildings to the landscape (5.C.1-B4)



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)



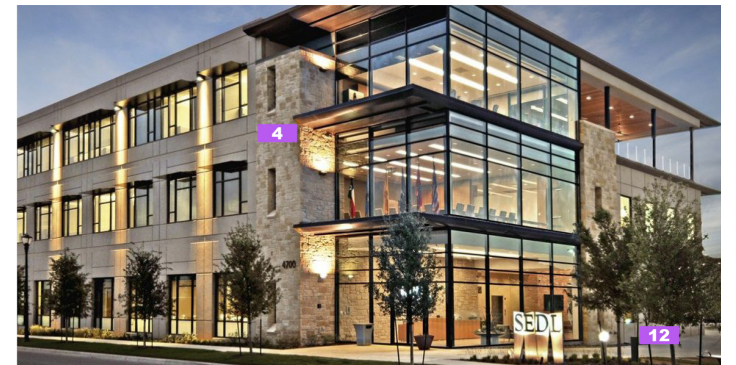
5 Use Balconies in mixed-use buildings to provide eyes on the street (5.C.1-B1)
12 Avoid large setbacks unless used for public benefit—like outdoor seating, landscaping, or plazas (5.C.1-D2)



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)



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)



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: KEY CONSIDERATIONS

F Encourage better building design without overregulating development

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).



IMPLEMENTATION

Clear Expectations = Better Outcomes

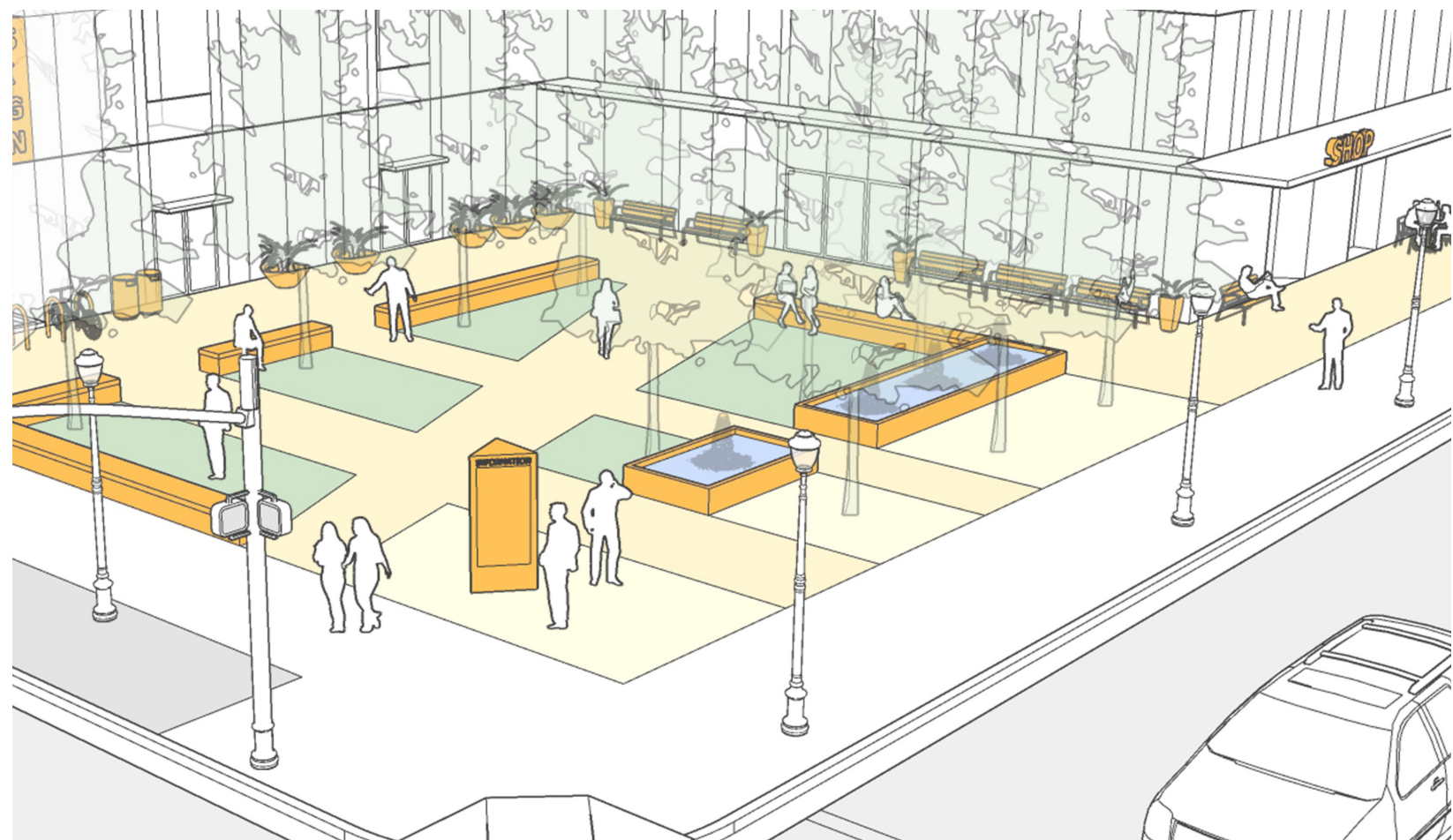
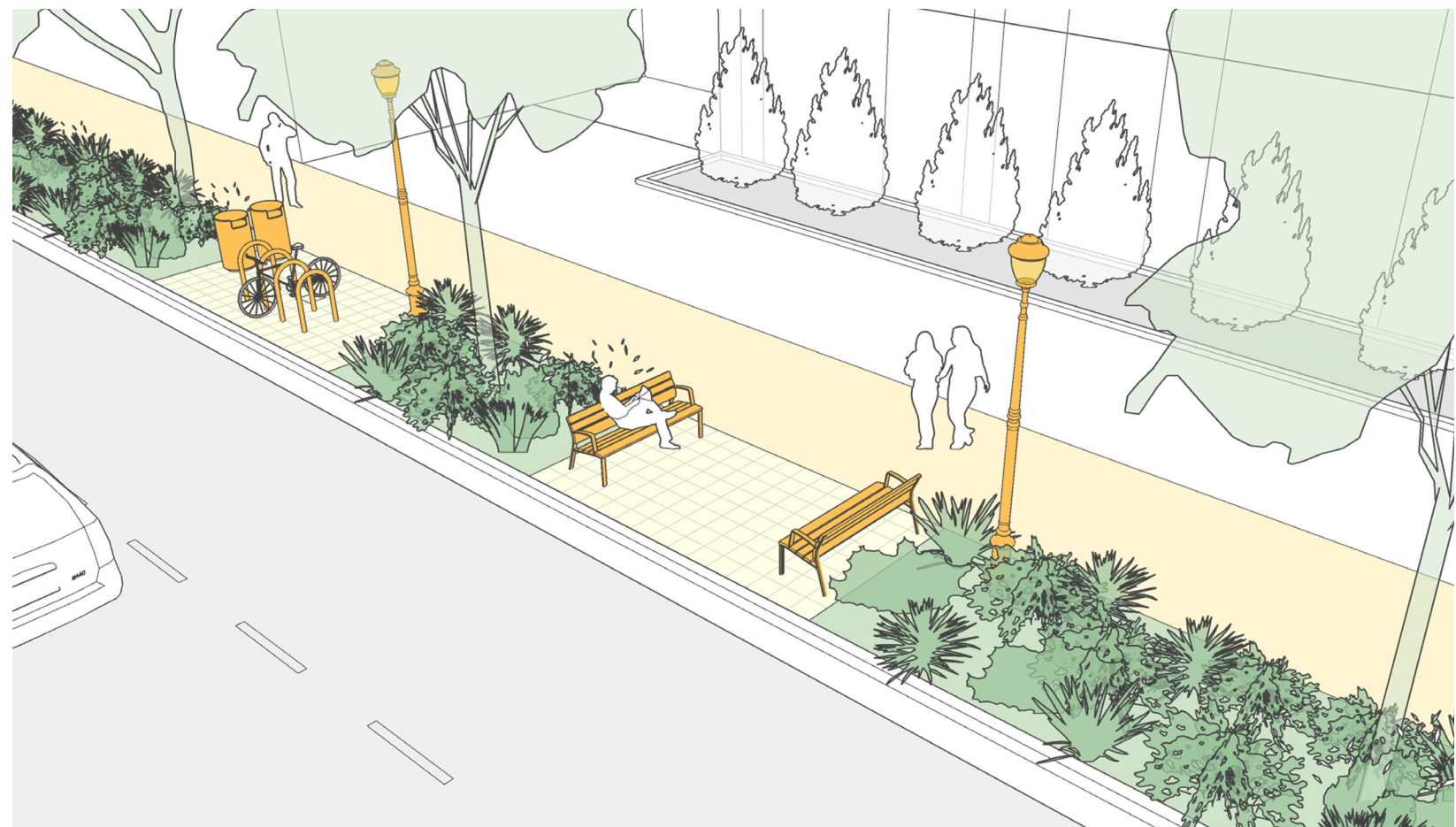
- ▶ **Start Early**
Align projects at pre-application before major costs are locked in
- ▶ **Built into City Decisions**
Guides rezonings, site plans, and Leadership actions
- ▶ **Consistent, Staff-Led Review**
Clear graphical direction of OASIS and Development Code alignment
- ▶ **City Sets the Standard**
Applied to streetscapes and public investments

Why It Matters, The Benefits

- ▶ **Flexibility with Incentives**
Height bonuses and design flexibility for better projects
- ▶ **Predictable Approvals**
Less redesign; greater certainty for applicants and developers
- ▶ **Reduced Risk for Investment**
Clear expectations; stronger community and leadership support
- ▶ **Stronger, More Cohesive City**
High-quality development that reinforces Sandy Springs' identity

NEXT STEPS

- Public Meeting #5 (Final) (*April 23, 2026*)
- Publish Draft Guidelines
 - » April 2026
- Incorporate Comments and Refine Draft Guidelines Document
- Guidelines Adoption Process



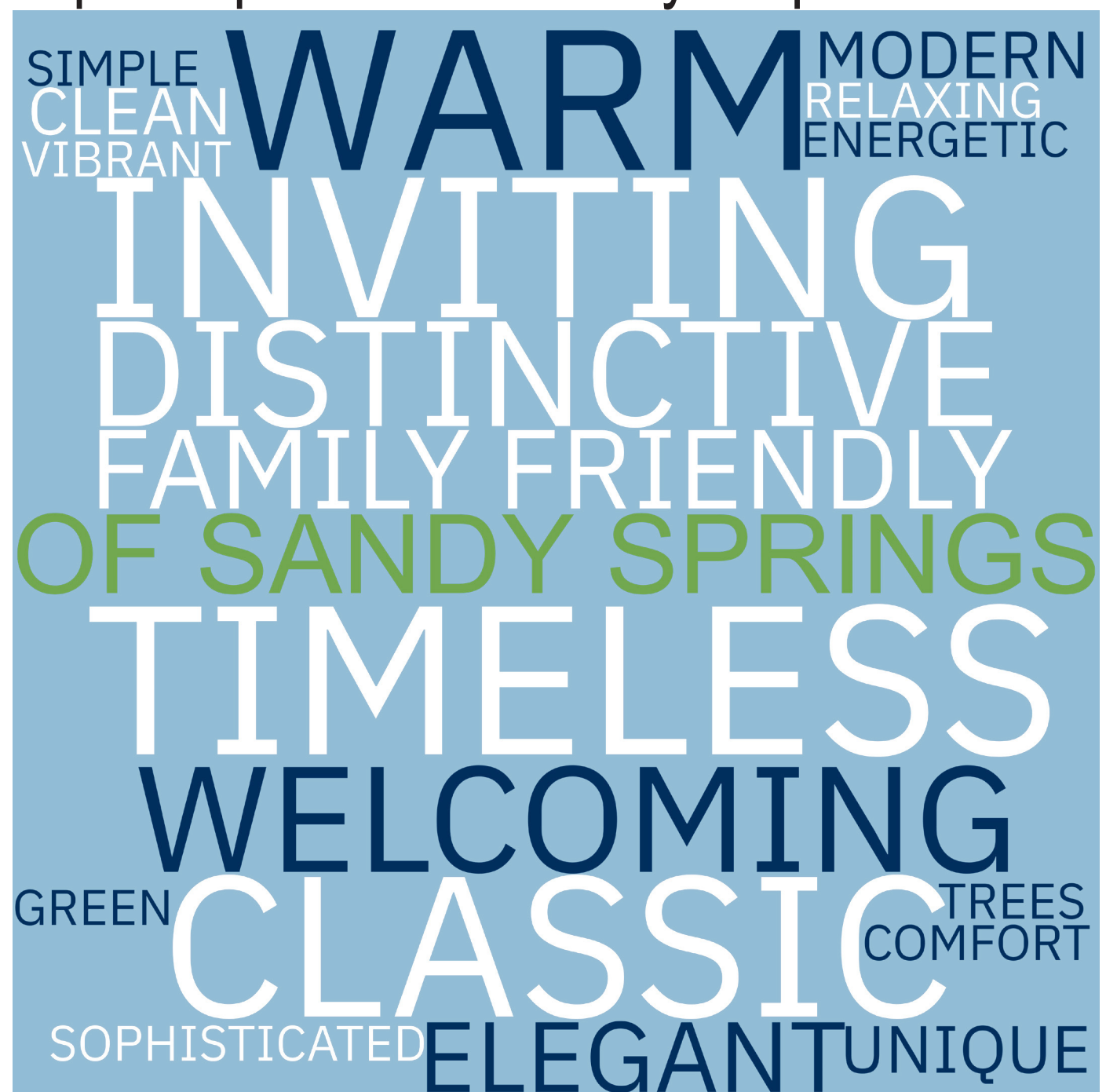
THANK YOU!

WEBSITE

spr.gs/design

COMMUNITY ENGAGEMENT: RECURRING THEMES

Design characters favored by meeting participants and survey respondents



GUIDELINES: KEY CONSIDERATIONS

E Strengthen connections and gathering places

PUBLIC ART

PUBLIC ART AND WATER FEATURES

Public art and water features can serve as recognizable icons that define the character of a place. These features add life and character to spaces and places, and in some cases may become recognized as a landmark that people use to locate themselves or meet up with others. To the newly acquainted, it may become the gateway or the reason for entering or further exploring a site. All of these functions result in the creation of a more vibrant and welcoming city.

Objective A

Create unique destinations and landmarks in the city such that encourage tourism and exploration of the city

STRATEGIES:

- 1.1.1.-A1 Consider opportunities for the location of and funding for public art early in the project. Coordinate with arts organizations including Art Sandy Springs.
- 1.1.1.-A2 Incorporate art into site features including but not limited to paving, utilities, furnishings, and blank building walls.
- 1.1.1.-A3 Integrate art into site and planting design to create focal points, moments of discovery, and vibrant gathering spaces while ensuring proper sight lines.
- 1.1.1.-A4 Ensure proper clearance for pedestrian circulation around art and water features.

PUBLIC ART RELATED STRATEGIES

PUBLIC ART AND WATER FEATURES: RELATED STANDARDS

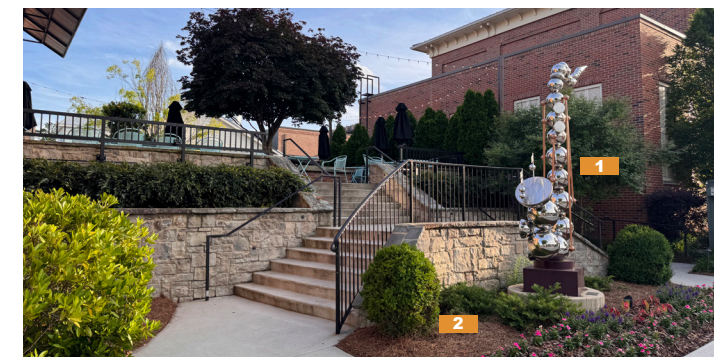
ART IN PUBLIC PLACES PLAN

» Public art

EXAMPLES OF PUBLIC ART & WATER FEATURES



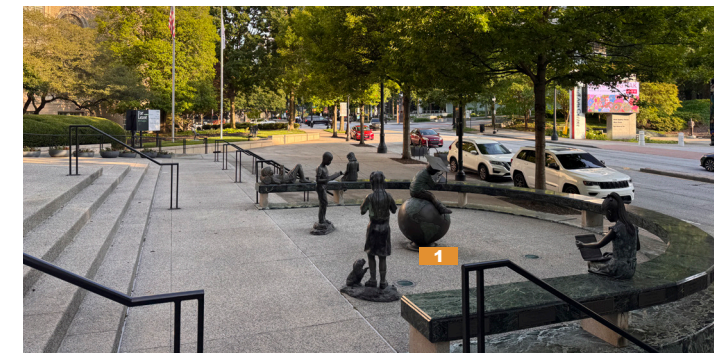
1 Fountains activate the space invites people in (4.C.1.-A3)



1 Sculpture highlights entrance into development (4.C.1.-A3)
2 Artwork is integrated into planting bed and site design (4.C.1.-A3)



1 Artistic facade treatment and mural adds vibrancy to intersection (4.C.1.-A2)



1 Series of sculptures activate an outdoor space (4.C.1.-A3)

GUIDELINES: KEY CONSIDERATIONS

F Encourage better building design without overregulating development

STYLE

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

DEFINITION

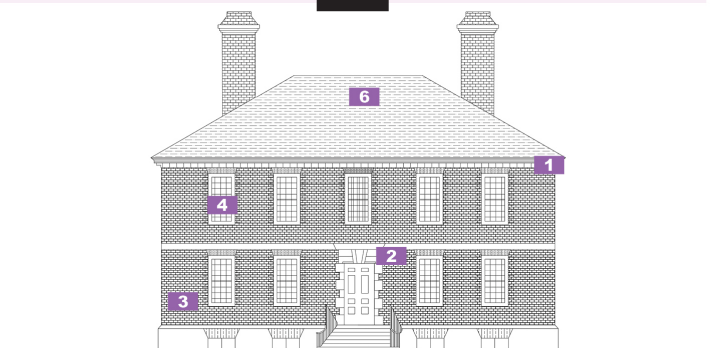
Georgian and Colonial Revival Styles: Georgian Architecture is known for its symmetry, proportion, and classical details like brick façades, multi-pane windows, and decorative cornices. Colonial Revival revived these elements, adding grand entryways, columns, and balanced layouts to evoke early American 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.



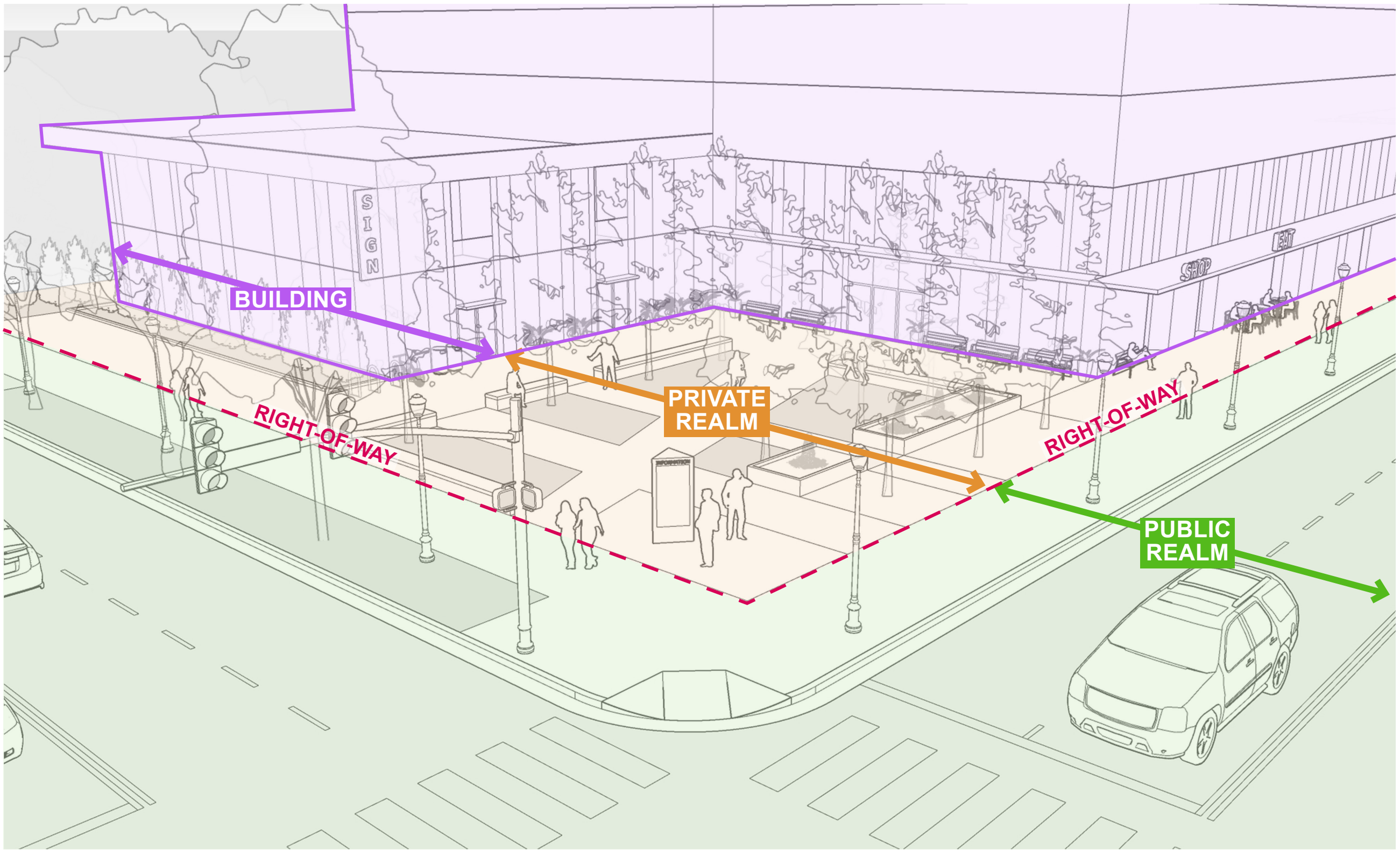
GEORGIAN / COLONIAL REVIVAL STYLE



GEORGIAN / COLONIAL REVIVAL APPLICATION IN CONTEXT

INTERPRETATION + APPLICATION

WHAT IS THE FOCUS OF THE DESIGN GUIDELINES?



PUBLIC REALM

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

PRIVATE REALM

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

BUILDING

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

RELATIONSHIP WITH PLANS AND REGULATIONS

DESIGN GUIDELINES

THE NEXT TEN COMPREHENSIVE PLAN

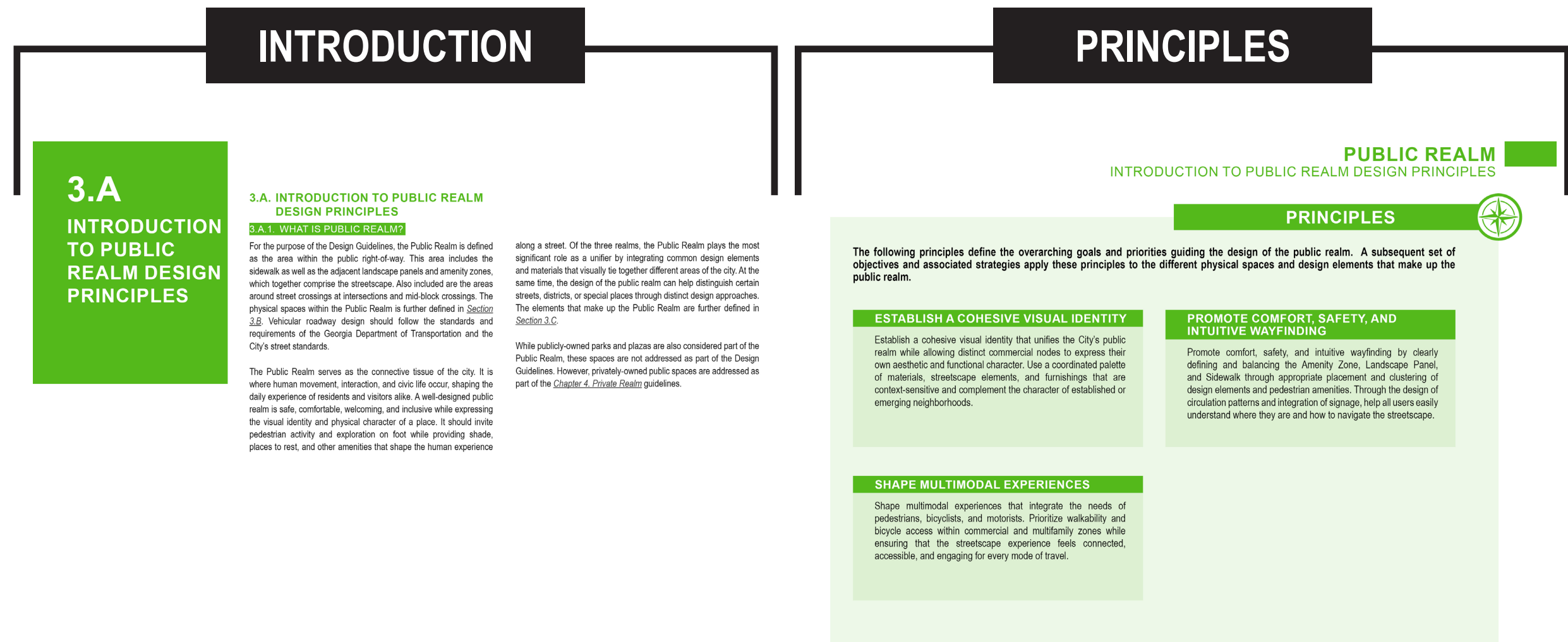
- Overarching vision
- Broad policies for achieving this vision

- 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.

DEVELOPMENT CODE TECHNICAL MANUAL

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

GUIDELINES ORGANIZATION: FOR EACH OF THE 3 REALMS



INTRODUCTION

3.A INTRODUCTION TO PUBLIC REALM DESIGN PRINCIPLES

3.A. INTRODUCTION TO PUBLIC REALM DESIGN PRINCIPLES

3.A.1. WHAT IS PUBLIC REALM?

For the purpose of the Design Guidelines, the Public Realm is defined as the area within the public right-of-way. This area includes the sidewalk as well as the adjacent landscape panels and amenity zones, which together comprise the streetscape. Also included are the areas around street crossings at intersections and mid-block crossings. The physical spaces within the Public Realm is further defined in [Section 3.B](#). Vehicular roadway design should follow the standards and requirements of the Georgia Department of Transportation and the City's street standards.

The Public Realm serves as the connective tissue of the city. It is where human movement, interaction, and civic life occur, shaping the daily experience of residents and visitors alike. A well-designed public realm is safe, comfortable, welcoming, and inclusive while expressing the visual identity and physical character of a place. It should invite pedestrian activity and exploration on foot while providing shade, places to rest, and other amenities that shape the human experience

along a street. Of the three realms, the Public Realm plays the most significant role as a unifier by integrating common design elements and materials that visually tie together different areas of the city. At the same time, the design of the public realm can help distinguish certain streets, districts, or special places through distinct design approaches. The elements that make up the Public Realm are further defined in [Section 3.C](#).

While publicly-owned parks and plazas are also considered part of the Public Realm, these spaces are not addressed as part of the Design Guidelines. However, privately-owned public spaces are addressed as part of the [Chapter 4. Private Realm](#) guidelines.

PRINCIPLES

PUBLIC REALM INTRODUCTION TO PUBLIC REALM DESIGN PRINCIPLES

PRINCIPLES

The following principles define the overarching goals and priorities guiding the design of the public realm. A subsequent set of objectives and associated strategies apply these principles to the different physical spaces and design elements that make up the public realm.

ESTABLISH A COHESIVE VISUAL IDENTITY

Establish a cohesive visual identity that unifies the City's public realm while allowing distinct commercial nodes to express their own aesthetic and functional character. Use a coordinated palette of materials, streetscape elements, and furnishings that are context-sensitive and complement the character of established or emerging neighborhoods.

PROMOTE COMFORT, SAFETY, AND INTUITIVE WAYFINDING

Promote comfort, safety, and intuitive wayfinding by clearly defining and balancing the Amenity Zone, Landscape Panel, and Sidewalk through appropriate placement and clustering of design elements and pedestrian amenities. Through the design of circulation patterns and integration of signage, help all users easily understand where they are and how to navigate the streetscape.

SHAPE MULTIMODAL EXPERIENCES

Shape multimodal experiences that integrate the needs of pedestrians, bicyclists, and motorists. Prioritize walkability and bicycle access within commercial and multifamily zones while ensuring that the streetscape experience feels connected, accessible, and engaging for every mode of travel.

GUIDELINES ORGANIZATION: FOR EACH OF THE 3 REALMS

- 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

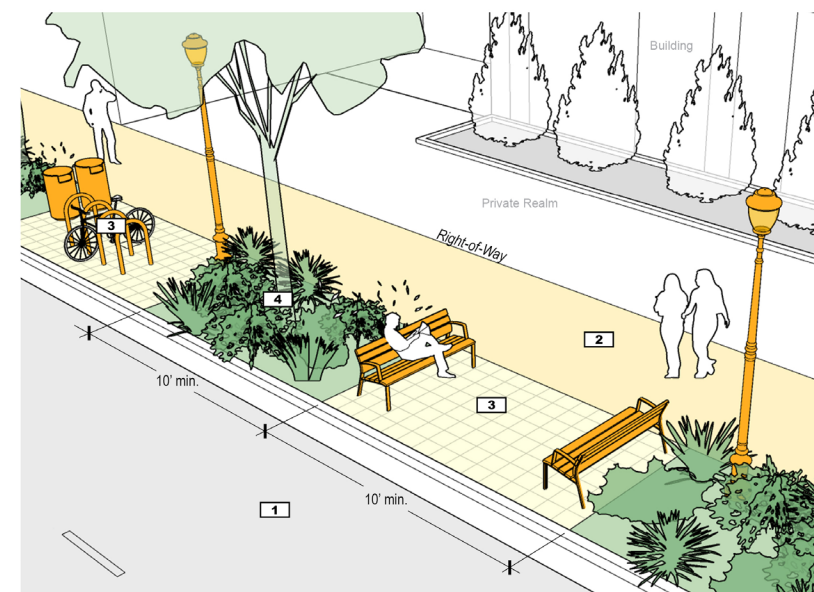
- » Sec. 50-30. - Creation of sidewalks and dedication of right-of-way.
- » Sec. 50-31. - Existing sidewalks.

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

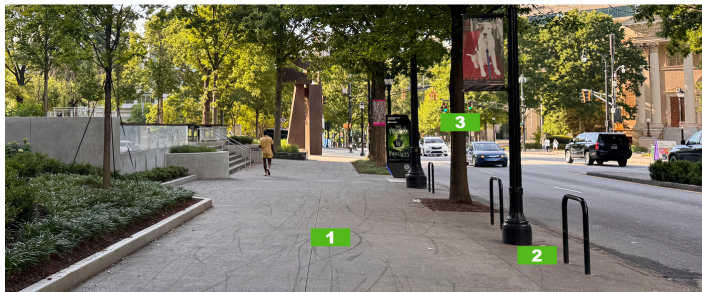
PRECEDENT IMAGES

PUBLIC REALM

PHYSICAL SPACES WITHIN THE PUBLIC REALM

EXAMPLES OF GOOD STREETSCAPE

1 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

PUBLIC REALM

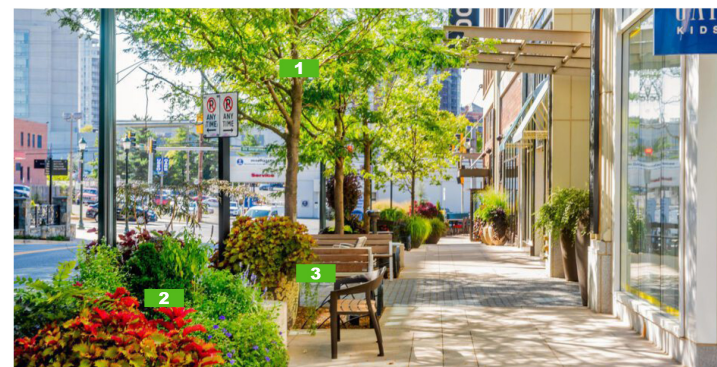
PHYSICAL SPACES WITHIN THE PUBLIC REALM



- 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)



SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT

Planning Commission Meeting, April 22, 2026

Case: **RZ-25-6 – 1265 to 1369 Spalding Drive**
Staff Contact: LaQuita Williams (lwilliams@SandySpringsga.gov)
Report Date: April 9, 2026

REQUEST

Request for a Zoning Map Amendment (Rezoning) of 1265, 1309, 1329, 1349 and 1369 Spalding Drive from RE-1 (Residential Estate – 1-acre minimum lot size) to RD-9 (Residential Detached – 9,000 square foot minimum lot size)

APPLICANT

Property Owner(s):	Petitioner(s):	Representative(s):
Thomas Davis et al North Atlanta Church of Christ Inc William C Jordan & Margaret P The Joint Revocable Trust of Juel E Veach & Bryant Golden	Clint Walters, The Providence Group & J. Alexander Brick, Smith, Gambrell & Russell, LLP	Warren Jolly, The Providence Group

SUMMARY

The Applicants request a Zoning Map Amendment (Rezoning) for the properties identified on the Community GIS Map as 1265, 1309, 1329, 1349 and 1369 Spalding Drive from RE-1 (Residential Estate – 1-acre minimum lot size) to RD-9 (Residential Detached – 9,000 square foot minimum lot size).

RECOMMENDATION

Department of Community Development

Staff recommends **Approval of Zoning Map Amendment (Rezoning) RZ-25-6.**

MATERIALS SUBMITTED AND REVIEWED

Materials:

1. "Application" received on December 2, 2025.

2. **Plans:**
 1. "Spalding Drive ALTA Survey-Draft 9-8-2025.pdf" received November 7, 2025. Prepared by Kimley Horn for thePROVIDENCEgroup and stamped by Kevin Glenn Pate.

 2. "Single Family Americana Collection - Spalding - 12.1.25 Tue Dec 2 2025 15-38-40.pdf" received December 2, 2025.

 3. "019913065_CP11-CONCEPT PLAN-LOT AREAS.pdf" received on October 13, 2025. Prepared by Kimley Horn.

PROPERTY INFORMATION

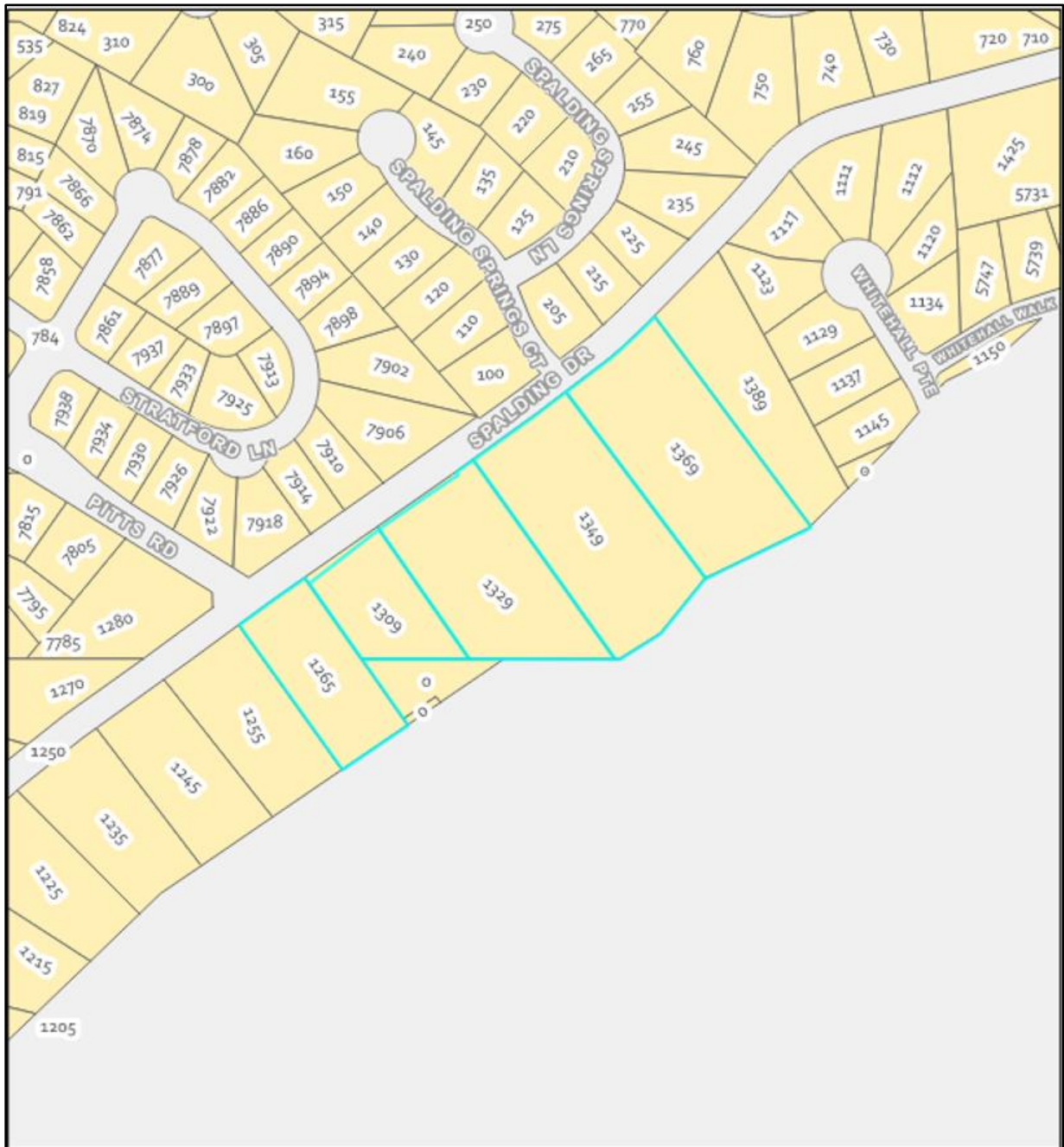
Location:	1265 Spalding Drive (Parcel # 06 0378 LL0010) 1309 Spalding Drive (Parcel # 06 038400010556) 1329 Spalding Drive (Parcel # 06 038400010127) 1349 Spalding Drive (Parcel # 06 038400010135) 1369 Spalding Drive (Parcel # 06 038400010143)
Council District:	Council District 1 – John Paulson
Road frontage:	1265 Spalding Drive approximately 150 feet of frontage 1309 Spalding Drive approximately 138 feet of frontage 1329 Spalding Drive approximately 204 feet of frontage 1349 Spalding Drive approximately 202 feet of frontage 1369 Spalding Drive approximately 201 feet of frontage Approximate total of 895 feet of frontage
Acreage:	Approximately 7.87 acres
Current Zoning: Existing Land Uses:	RE-1 (Residential Estate – 1-acre minimum lot size) Single-family home, Private School (U-89-18) for 1349 Spalding Drive
Previous Zoning Cases:	1349 Spalding Drive: <ul style="list-style-type: none"> • U-89-083 – Staff have been unable to locate information on this Fulton County Use Permit • U-89-0018 – use permit for a private school (Approved) • M-1991-038 – a zoning modification pertaining to road improvements (Approved) 1349 & 1369 Spalding Drive: <ul style="list-style-type: none"> • ZM10-001 – Zoning Modification to modify conditions of zoning pertaining to vehicular exit/entrance to be limited to emergency

	and residential use only and to allow vehicular connection from Spalding Drive to church to the south (Denied)
Character Area:	Protected Neighborhood

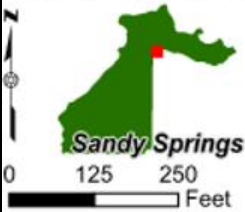
PROCESS				
Initial Community Meeting (CMI): December 1, 2025	Second Community Meeting (CMII): January 12, 2026	Third Community Meeting (CMIII): March 10, 2026	Planning Commission Hearing: April 22, 2026	Mayor and City Council Hearing: May 19, 2026

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	Protected Neighborhood / RD-9 / Single family residential	Stratford Manor Neighborhood	11,051 SF or 0.25 ac Average lot size
North	Protected Neighborhood / RD-9 / Single family residential	Spalding Springs Neighborhood	13,820 SF or 0.32 ac Average lot size
East	Protected Neighborhood / RD-12 / Single family residential	Whitehall Neighborhood	14,144 SF or 0.32 ac Average lot size
East	Protected Neighborhood/ RE-1 / Single family residential	1389 Spalding Drive	1.15
South	City of Dunwoody	-	-
Southwest	Protected Neighborhood/ RE-1 / Single family residential	1255 Spalding Drive	1.01
West	Protected Neighborhood/ RE-1 / Single family residential	1280 Spalding Drive	0.92
West	Protected Neighborhood/ RE-1 / Single family residential	Woodland Manor	0.85
EXISTING DEVELOPMENT			
--	Protected Neighborhood / RE-1 / Single family residential	1265 Spalding Drive 1309 Spalding Drive 1329 Spalding Drive 1349 Spalding Drive 1369 Spalding Drive	7.87

CHARACTER AREA MAP



1265, 1309, 1329, 1349, 1369 SPALDING DRIVE

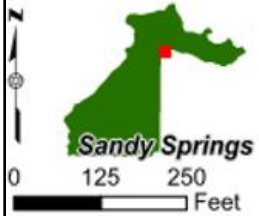



Character Areas
Protected Neighborhood

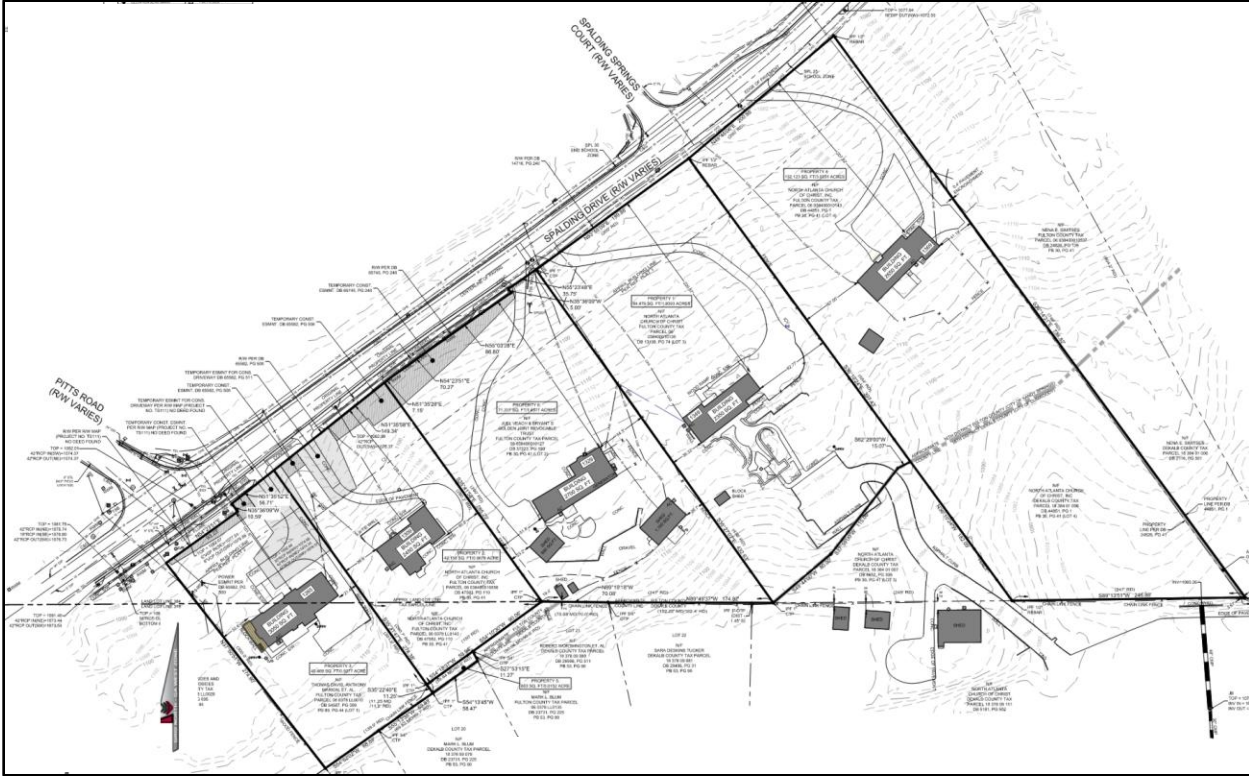
AERIAL IMAGE



1265, 1309, 1329, 1349, 1369 SPALDING DRIVE



 City Limits



Existing Survey

EXISTING DEVELOPMENT

The existing development of approximately 7.4 acres includes five (5) lots zoned RE-1 (Residential Estate – 1-acre minimum lot size), each with a single-family residential home addressed as 1265, 1309, 1329, 1349 and 1369 Spalding Drive. The homes were built between 1959 and 1970, and are all individually accessed with a driveway curb cut for each home, on Spalding Drive, which is classified as a major collector. Three (3) of the lots (1265, 1309, 1329 Spalding Drive) are adjacent to the City of Dunwoody at their rear (southeast) property lines, and a portion of the rear (southeast) of the two (2) other lots (1349 and 1369 Spalding Drive) are in the City of Dunwoody.

On the opposite side of Spalding Drive to the northwest, the parcels are zoned RD-9, in both the Spalding Springs and Stratford Manor Neighborhoods. The five (5) parcels to the southwest of the subject development site (southwest of Pitts Road) are zoned RE-1, with single-family homes developed on each, and have individual driveway access on Spalding Drive. The single parcel immediately adjacent, to the northeast, of the subject development site, is zoned RE-1, with a single-family home accessed from Spalding Drive. The 13 parcels beyond that (northeastward), in the Whitehall Neighborhood, are zoned RD-12 and are accessed from Roberts Drive in the City of Dunwoody.

The elevation of the land rises 20 to 35 feet from Spalding Drive to the home sites, then slopes down in the rear of the parcels towards and into the City of Dunwoody.





View of 1265 Spalding Drive from Spalding Drive at the Spalding/Pitts signalized intersection



View of 1265 Spalding Drive from Spalding Drive facing south



View of 1309 Spalding Drive from Spalding Drive



View of 1329 Spalding Drive from Spalding Drive



View of 1349 Spalding Drive from Spalding Drive



View of 1369 Spalding Drive from Spalding Drive



Proposed development
Site plan for Subject Development at 1265, 1309, 1329, 1349 and 1369 Spalding Drive

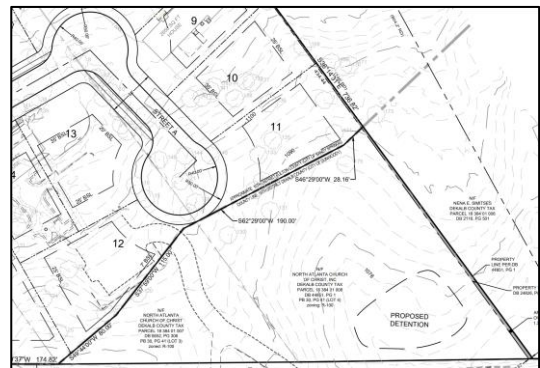
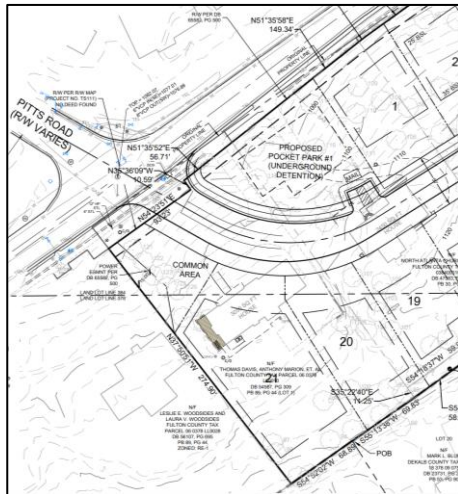
PROPOSED DEVELOPMENT

The applicant is requesting a Zoning Map Amendment (rezoning) to rezone the properties at **1369, 1349, 1329, 1309, and 1265 Spalding Drive** from RE-1 (Residential Estate 1ac.) to RD-9 (Residential Detached 9,000sf) to allow for the development of 21 homes in Sandy Springs. A portion of these properties are in the City of Dunwoody and may be rezoned through a subsequent City of Dunwoody process, to allow three (3) additional homes to be developed on the Dunwoody portions of 1369 and 1349 Spalding Drive.

The applicants are proposing to build a new single-family residential community of 21 homes on lots 1 through 21, averaging +/- 10,910 square feet per lot. The site plan also shows the inclusion of two (2) pocket parks above their underground stormwater detention facilities, and a common area near the entrance of the development. The proposed parcels (including the parcels that will serve as pocket parks and common area) range in size from 9,022 square feet (≈ .02 acres) to 19,714 square feet (≈ 0.36 acres), resulting in the overall development having an average lot size of 12,402.52 square feet.

The single-family detached homes will range in size from 3,500 to 4,500 square feet. The streets within the community will be built to public street standards with sidewalks. The development will have one access point from Spalding Drive at the signalized intersection of Spalding Drive and Pitts Road. This entrance alignment was moved from Spalding Springs Court in response to community feedback.

LOT #	LOT SIZE (SF)
1	9723
2	9022
3	9054
4	9854
5	10275
6	10658
7	10026
8	9908
9	10448
10	10731
11	11608
12	13154
13	12307
14	9384
15	15977
16	13622
17	10506
18	9285
19	9328
20	10287
21	9285
PP1	11380
PP2	19714
CA	4917
Average =	12402.52



Parcel size list

Detail showing the entrance to the development located at Pitts Road

Detail showing the rear yards of 1369 and 1349 Spalding Drive that are in the City of Dunwoody



Example images of proposed home styles.

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, that is, the increasing demand for housing and particularly, the limited opportunity to increase the number of single-unit detached housing in Sandy Springs. 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. This proposal will establish a new single-family community of 21 homes that will help meet the demand and desire for home ownership opportunities in Sandy Springs.

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 established single-family neighborhoods and increasing housing supply could seem to be at odds, but when considered in context, staff believes this request would do both. It would maintain the single-family type of development and increase the supply of housing, while ensuring that the 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, such as Spalding Drive, which are better suited to allow land use transitions. In this proposal, the neighboring properties along Spalding Drive are already developed as RD-9 and RD-12.

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 Zoning Map Amendment, with appropriate conditions, would help balance 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 in the protected neighborhood character area, while maintaining reasonably sized lots. The average lot size for this development will be over 10,000 square feet, which is larger than the RD-9 zoning requires.

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 must be rezoned, but there are beneficial outcomes that may result from the rezoning which includes the increased opportunity for single-family home ownership in the Protected Neighborhood Character Area, and the reduction in the number of conflict points with the existing five (5) curb cuts for the existing driveways along Spalding Drive, down to one at the signalized intersection with Pitts Road.

7. *There is a need for the proposed 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, 9,000 square foot (RD-9) 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 21 home lots proposed would exceed the actual minimum lot size of 9,000 square feet at an average of over 10,900 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 while maintaining appropriate character and lot size.

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 supply the necessary services to the proposed development.

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

Finding: The potential impacts to the natural environment will be mitigated by implementing the best management practices (BMP) required per the City codes.

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:

See Attachment: Spalding Drive and Spalding Springs Update

Sandy Springs Transportation Engineer:

1. Development of approximately 22 single family detached units will result in approximately 21 trips during the Peak Hour and 210 trips daily.
2. Traffic counts for Pitts Road show a 2017 Annual Average Daily Traffic (AADT) of 8,160 vehicles per day (vpd). With an estimated growth rate of 1.5%, the current volumes can be estimated at 9,800 vpd. New traffic on Pitts Road would represent less than 1% of the existing total volume.
3. Traffic Counts for Spalding show a 2017 AADT of 13,700 vpd. With an estimated growth rate of 2.5%, the current volumes are estimated to be 17,000 vpd. New traffic on Spalding proposed by this development would represent approximately 1% to 1.5% of the total volume.

Sandy Springs City Engineer:

See Transportation Engineer comments.

Sandy Springs Site Division:

1. Detention facilities are planned to meet compliance with Stormwater Management Requirements.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

If approved, the project would be required to adhere to Division 9.3, Tree Conservation, of the Sandy Springs Development Code.

Sandy Springs Sustainability Manager:

Soils are listed as Urban Rion Complex and/or Urban with Cecil Complex based on Fulton County Soils Map. However, Dekalb Soils maps show potential for Madison and Pacolet Soils as well. A. Soils are typical well drained with medium to high porosity rates. B. Soils are generally well suited for site preparation. C. The soil series are generally considered acceptable for runoff reduction / infiltration practices. Proper design should allow compliance with stormwater requirements'. D. Site is currently well vegetated. Soils are rated as limited to somewhat limited for construction of lawns and landscapes. Developer will need to stockpile topsoil and re-use on site.

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

For the Community Meeting I there were 32 people in attendance in person on December 1, 2025. Questions and topics discussed included tree preservation, stormwater runoff, buffers, traffic, location of subdivision entrance, and anticipated duration of construction.

Community Meeting II

For the Community Meeting II, there were 27 attendees on January 12, 2026. Questions and topics discussed included the location of the subdivision entrance, drainage location, trip generation study, and flow of traffic.

Community Meeting III

For the Community Meeting III, there were 16 members of the community present on March 10, 2026. Topics and questions that were discussed include setbacks, housing prices, and connection to the future development.

Correspondence Received

Total number of comments received was 126. There was one (1) comment in support, 119 comments in opposition, and six (6) neutral comments. These comments were submitted to the City prior to the third Community Meeting (CM-3 on 03-10-2026). At the CM-3 the applicants showed a revised plan that aligned the entrance of the development at the signalized intersection at Pitts Road. This revision addressed the majority of the comments in opposition. No comments were submitted after the CM-3. The last opposition comment came in on 02-08-2026 (before new site plan, showing Pitts and Spalding Drive connection, was introduced). The single comment in favor came in on 03-03-2026. No new comments have come in since 03-03-2026 via the online cases map. Applicant uploaded new site plan on 02-17-2026.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommend **Approval** of **Zoning Map Amendment** RZ-25-6 request for a Zoning Map Amendment (Rezoning) of 1265, 1309, 1329, 1349 and 1369 Spalding Drive to rezone from RE-1 to RD-9 with the following conditions:

1. The entrance to the subdivision shall be at the Pitts Rd/Spalding Drive signalized intersection;
2. The two stormwater facilities along Spalding Drive shall be installed underground; and the surface shall be developed as usable amenity space;
3. The number of homes to be developed in the Sandy Springs portion shall be limited to 21;
4. No more than three (3) additional homes developed in the area within the City of Dunwoody shall have access to or from Spalding Drive;
5. The average lot size of the 21 proposed residential lots within the subdivision, shall be no less than 10,500 square feet;
6. Parking of construction vehicles or vehicles related to the site development shall only park on the subject site, and shall not park on Spalding Drive or Pitts Road or any of the streets that intersect with Spalding Drive or Pitts Road;
7. Development shall be substantially similar to the site plan provided.

RZ-25-6

April 22, 2026



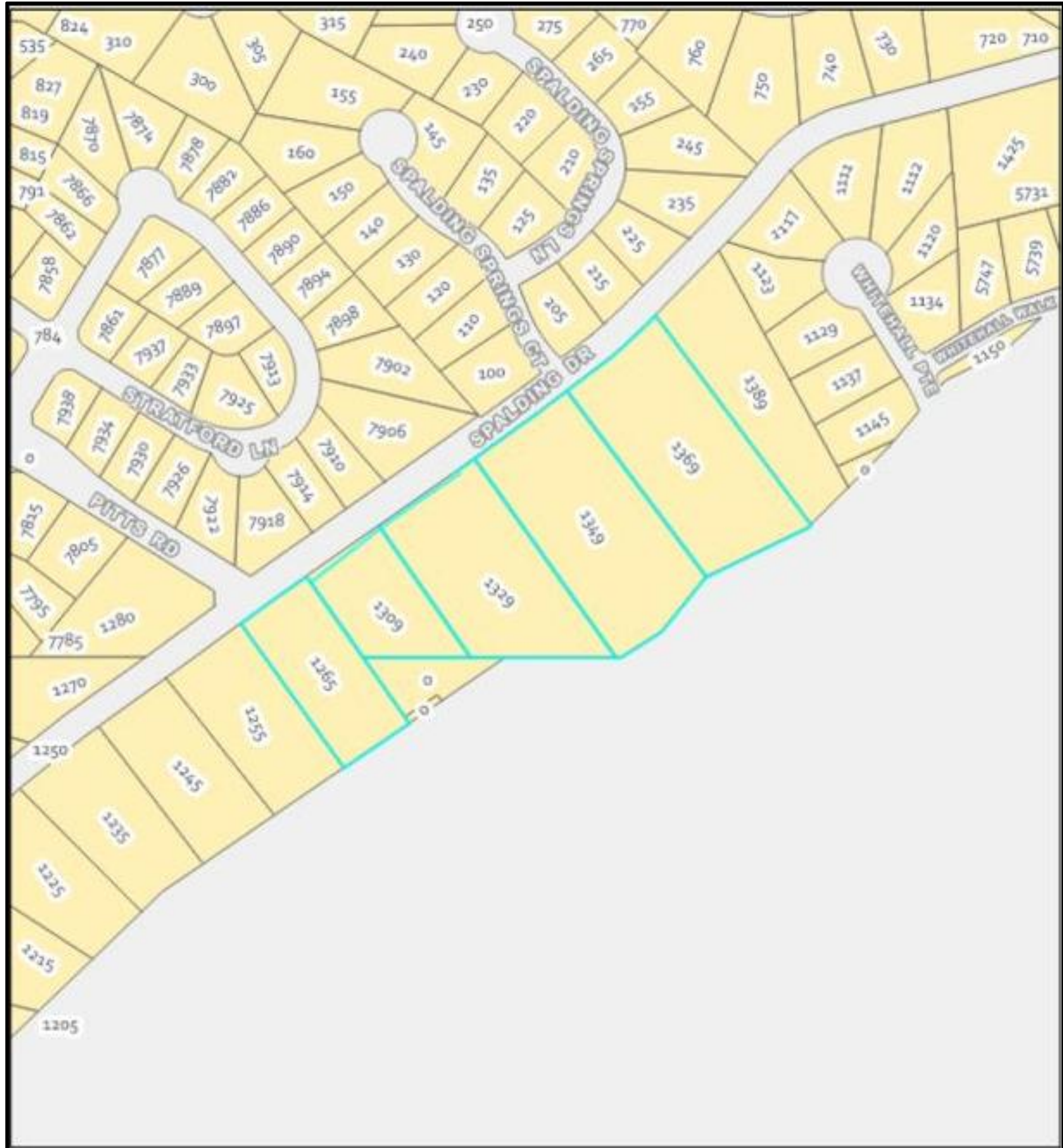
SANDY SPRINGS™

GEORGIA

RZ-25-6 Overview

- Request for a Zoning Map Amendment (Rezoning) to rezone from RE-1 to RD-9.
- Identified as:
 - 1265 Spalding Drive
 - 1309 Spalding Drive
 - 1329 Spalding Drive
 - 1349 Spalding Drive
 - 1369 Spalding Drive
- Recommendation-
 - Planning Staff: **Approval with Conditions**

Character Area Map



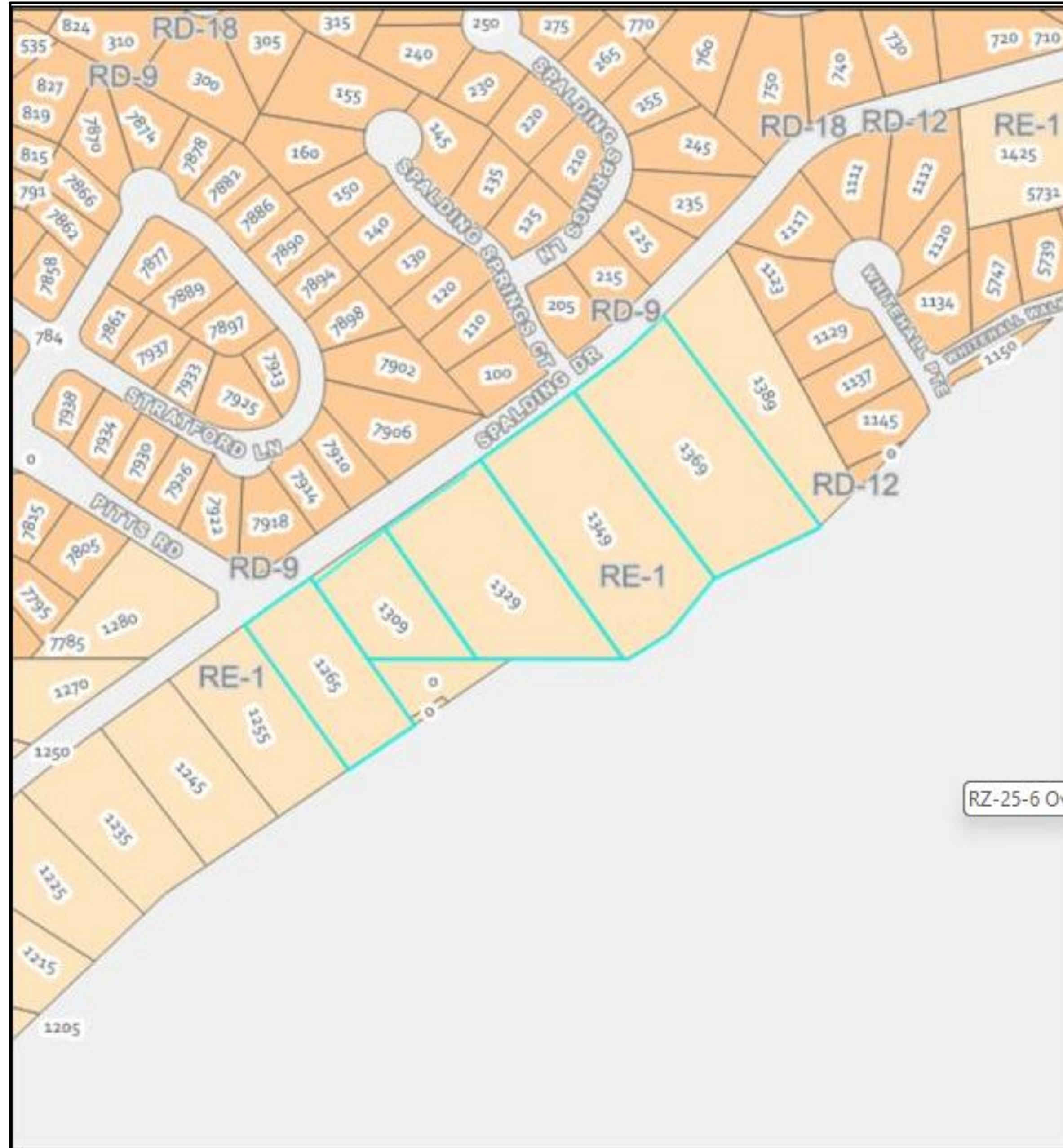
1265, 1309, 1329, 1349, 1369 SPALDING DRIVE

Character Areas

- Protected Neighborhood

Sandy Springs
0 125 250 Feet

Zoning Map



1265, 1309, 1329, 1349, 1369 SPALDING DRIVE

Zoning (Adopted 8-15-2017)

- RE - RESIDENTIAL ESTATE
- RD - RESIDENTIAL DETACHED

Sandy Springs
0 125 250 Feet

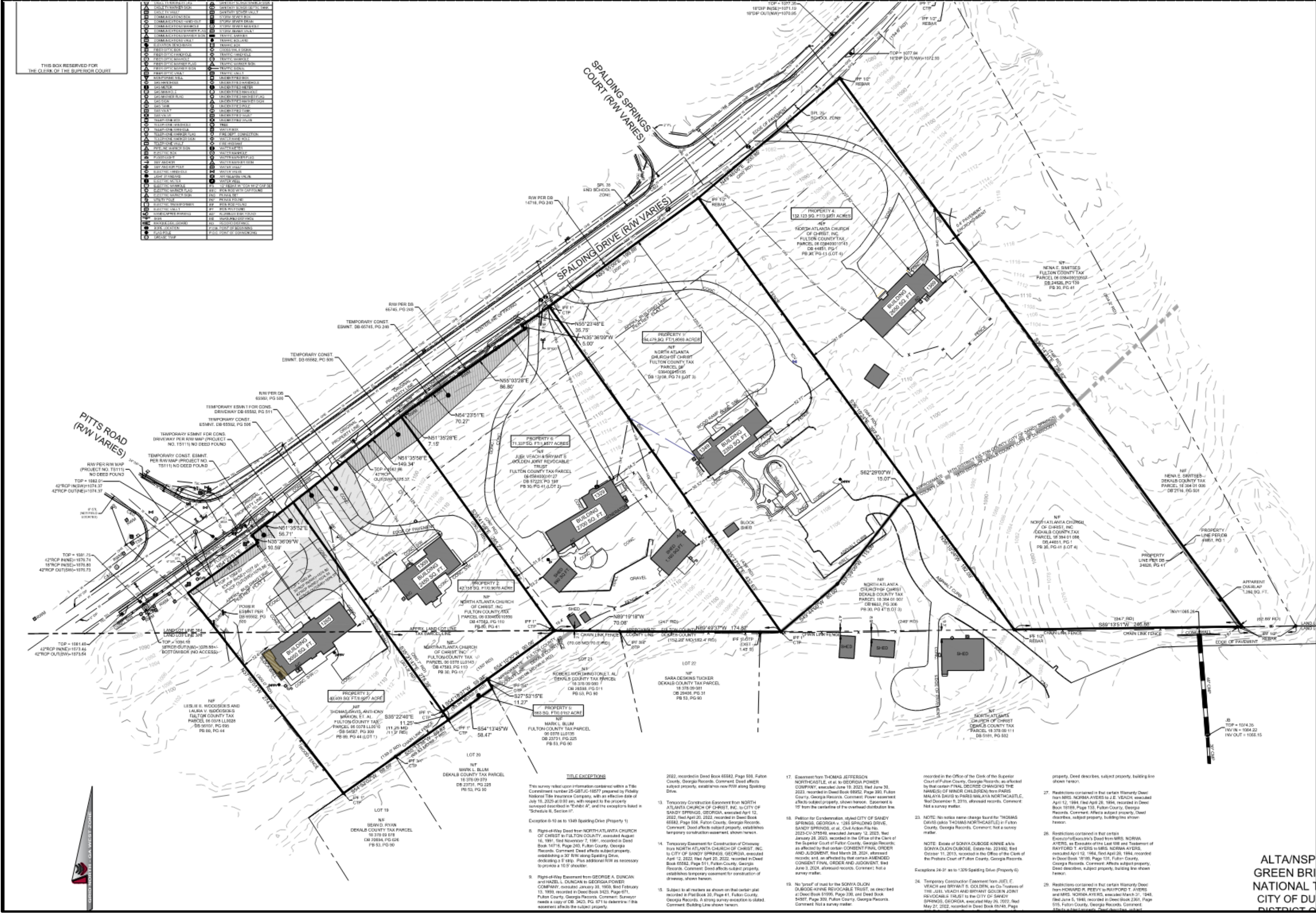
Aerial Image



1265, 1309, 1329, 1349, 1369 SPALDING DRIVE

City Limits

Sandy Springs
0 125 250 Feet



Survey & Existing Development

Existing Development



Proposed Development

- The application proposes to **divide 5 parcels into 21 separate parcels** with a connection to Pitts Road.

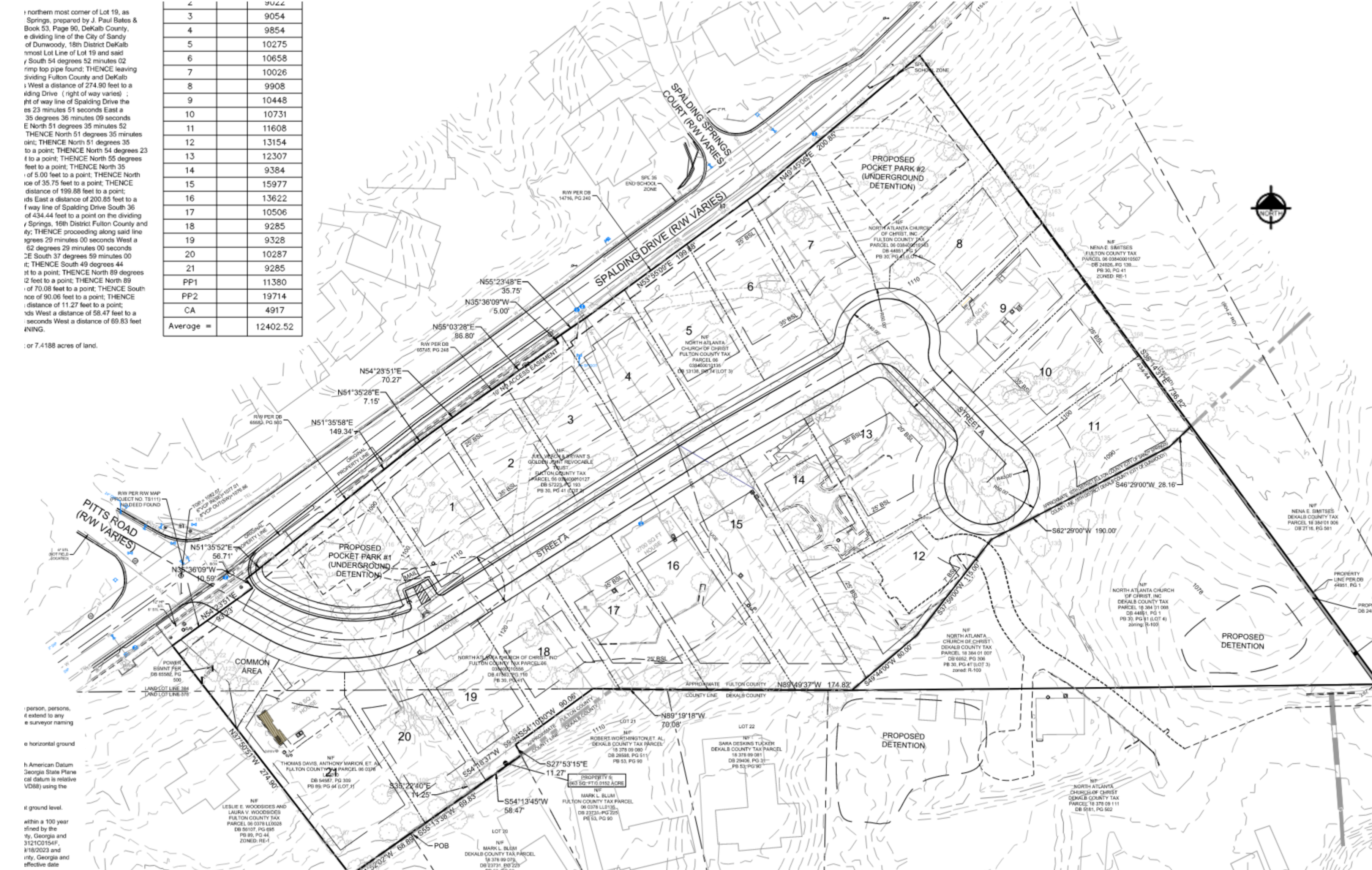
- Two Pocket Parks
- Two Underground Detention Facilities
- Common Area near entrance

- Proposed zoning district: RD-9 (9,000 SF lot area minimum).
- The overall development will have an average lot size of +/- 10,910 square feet per lot.
- Proposed homes will range in size from 3,500 to 4,500 SF.

northern most corner of Lot 19, as Springs, prepared by J. Paul Bates & Book 53, Page 90, DeKalb County, dividing line of the City of Sandy of Dunwoody, 18th District DeKalb most Lot Line of Lot 19 and said South 54 degrees 52 minutes 02 rmp top pipe found. THENCE leaving Spalding Fulton County and DeKalb West a distance of 274.50 feet to a iding Drive (right of way varies) . . . pt of way line of Spalding Drive the as 23 minutes 51 seconds East a 30 degrees 36 minutes 59 seconds E North 51 degrees 25 minutes 52 THENCE North 51 degrees 35 minutes 00 THENCE North 51 degrees 35 to a point. THENCE North 54 degrees 23 4 to a point. THENCE North 50 degrees feet to a point. THENCE North 29 of 5.00 feet to a point. THENCE North of 35.75 feet to a point. THENCE distance of 199.86 feet to a point. rts East a distance of 200.85 feet to a f way line of Spalding Drive South 36 of 434.44 feet to a point on the dividing r Springs, 18th District Fulton County and 4y. THENCE proceeding along said line agnes 29 minutes 00 seconds West a 22 degrees 29 minutes 00 seconds E South 37 degrees 59 minutes 00 of THENCE South 46 degrees 44 at a point. THENCE North 89 degrees 02 feet to a point. THENCE North 89 of 70.08 feet to a point. THENCE South nos of 80.08 feet to a point. THENCE distance of 11.27 feet to a point. s West a distance of 58.47 feet to a seconds West a distance of 69.83 feet WING.

or 7.4188 acres of land.

4	9054
3	9054
4	9854
5	10275
6	10658
7	10026
8	9908
9	10448
10	10731
11	11608
12	13154
13	12307
14	9384
15	15977
16	13622
17	10506
18	9328
19	9328
20	10287
21	9285
PP1	11380
PP2	19714
CA	4917
Average =	12402.52



Proposal calls for street Alignment with Pitts Road

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 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-25-6**, to rezone from RE-1 to RD-9 with the following conditions:

1. The entrance to the subdivision shall be at the Pitts Rd/Spalding Drive signalized intersection;
2. The two stormwater facilities along Spalding Drive shall be installed underground; and the surface shall be developed as usable amenity space;
3. The number of homes to be developed in the Sandy Springs portion shall be limited to 21;
4. No more than three (3) additional homes developed in the area within the City of Dunwoody shall have access to or from Spalding Drive;
5. The average lot size of the 21 proposed residential lots within the subdivision, shall be no less than 10,500 square feet;
6. Parking of construction vehicles or vehicles related to the site development shall only park on the subject site, and shall not park on Spalding Drive or Pitts Road or any of the streets that intersect with Spalding Drive or Pitts Road;
7. Development shall be substantially similar to the site plan provided.



SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT

Planning Commission Meeting, April 22, 2026

Case: **RZ-25-7 – 5680 Whitner Road**
Staff Contact: LaQuita Williams (lwilliams@SandySpringsga.gov)
Report Date: March 6, 2026

REQUEST

Request for a Zoning Map Amendment (Rezoning) to rezone the property located at 5680 Whitner Drive from RE-2 to RD-27.

APPLICANT

Property Owner(s):	Petitioner(s):	Representative(s):
Whitner Green Estates LLC	Stokely Weinberg, Member of Whitner Green Estates LLC	Stokely Weinberg

SUMMARY

The Applicant requests a Zoning Map Amendment (Rezoning) identified in the Community GIS Map as 5680 Whitner Road (**Parcel #17 013400010010**) from Residential Estate (RE-2) to Residential Detached (RD-27).

RECOMMENDATION

Department of Community Development

Staff recommend **Approval with Conditions of Zoning Map Amendment (Rezoning) RZ-25-7.**

MATERIALS SUBMITTED AND REVIEWED**Materials:**

1. Application, received December 15, 2025

Plans:

1. “Whitner Seller Topo Survey.pdf” prepared by Keystone Land Surveying, Inc. stamped by Patrick F. Carey. Received November 11, 2025.
2. “Whitner Site Plan Rendering Draft.png”

PROPERTY INFORMATION

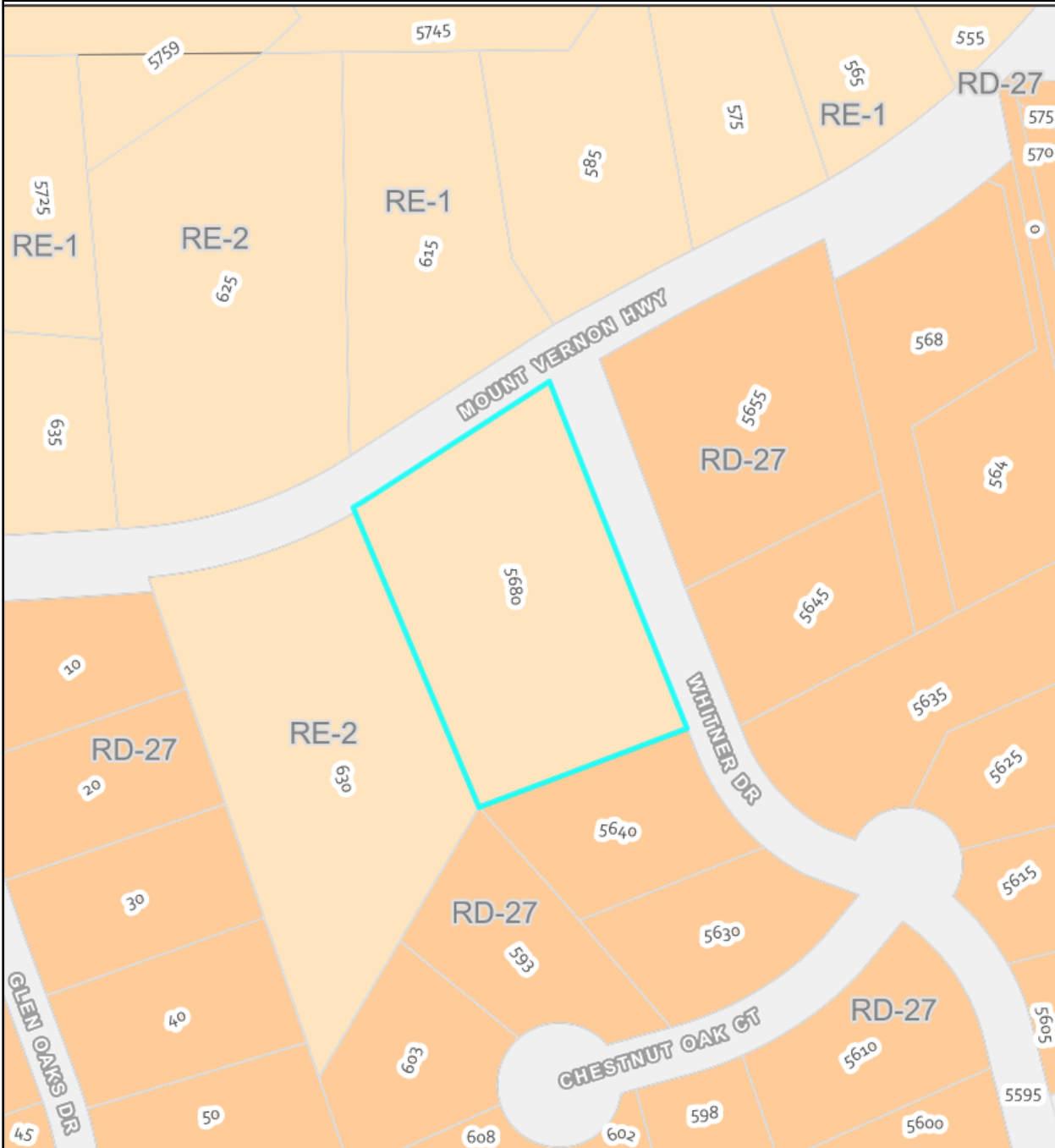
Location:	5680 Whitner Drive (Parcel # 17 013400010010)
Council District:	6 – Andrew Chinsky
Road frontage:	Mount Vernon Hwy - Approximately 240 feet of frontage Whitner Drive – Approximately 360 feet of frontage
Acreage:	2.00 Acres
Current Zoning: Existing Land Uses:	RE-2 (Residential Estate – 2 acres minimum lot size) Single Family home
Previous Zoning Cases:	None
Character Area:	Protected Neighborhood

PROCESS

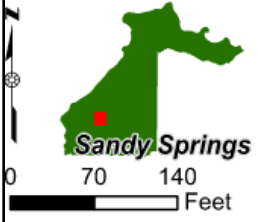
Initial Community Meeting (CMI): December 9, 2025	Second Community Meeting (CMII): February 2, 2026	Planning Commission Hearing: April 22, 2026	Mayor and City Council Hearing: May 19, 2026
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EXISTING CHARACTER AREAS, ZONING, AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Character Area / Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	Residential Estate/ RE-1/Single Family Home	615 Mount Vernon Hwy	1.15 Acres
East	Residential Detached / RD-27 / Single Family Home	578 Mount Vernon Hwy	1.25 Acres
East	Residential Detached / RD-27 / Single Family Home	5645 Whitner Drive	0.69 Acres
South	Residential Detached / RD-27 / Single Family Home	5640 Whitner Drive	0.71 Acres
West	Residential Detached / RD-27 / Single Family Home	630 Mount Vernon Hwy	2.00 Acres
EXISTING DEVELOPMENT			
--	Residential Estate / RE-2 / Single Family Home	5680 Whitner Drive	2.00 Acres

ZONING MAP



5680 WHITNER DRIVE



- Zoning (Adopted 8-15-2017)**
- RE - RESIDENTIAL ESTATE
 - RD - RESIDENTIAL DETACHED
 - 5680 Whitner Drive

EXISTING DEVELOPMENT

The existing site is two acres and has a single-unit residential ranch-style house with a driveway, two-car garage, basement and rear decks. The parcel is at the corner of Whitner Drive and Mount Vernon Hwy and is part of the Whitner Estate neighborhood association. According to Fulton County tax records, the home was built in 1974. The current zoning is RE-2 (residential estate – 2-acre minimum lot size) and sits south of I-285 and west of Georgia 400.

There is approximately 240 feet of frontage on Mount Vernon Hwy and 360 feet of frontage on Whitner Drive. The property slopes significantly from the rear of the home to the rear of the property. The elevation drops approximately 50 feet.



View of home facing south on the driveway



View of home facing southwest from driveway



View of home facing west from side yard



View of driveway facing northeast towards Whitner Drive

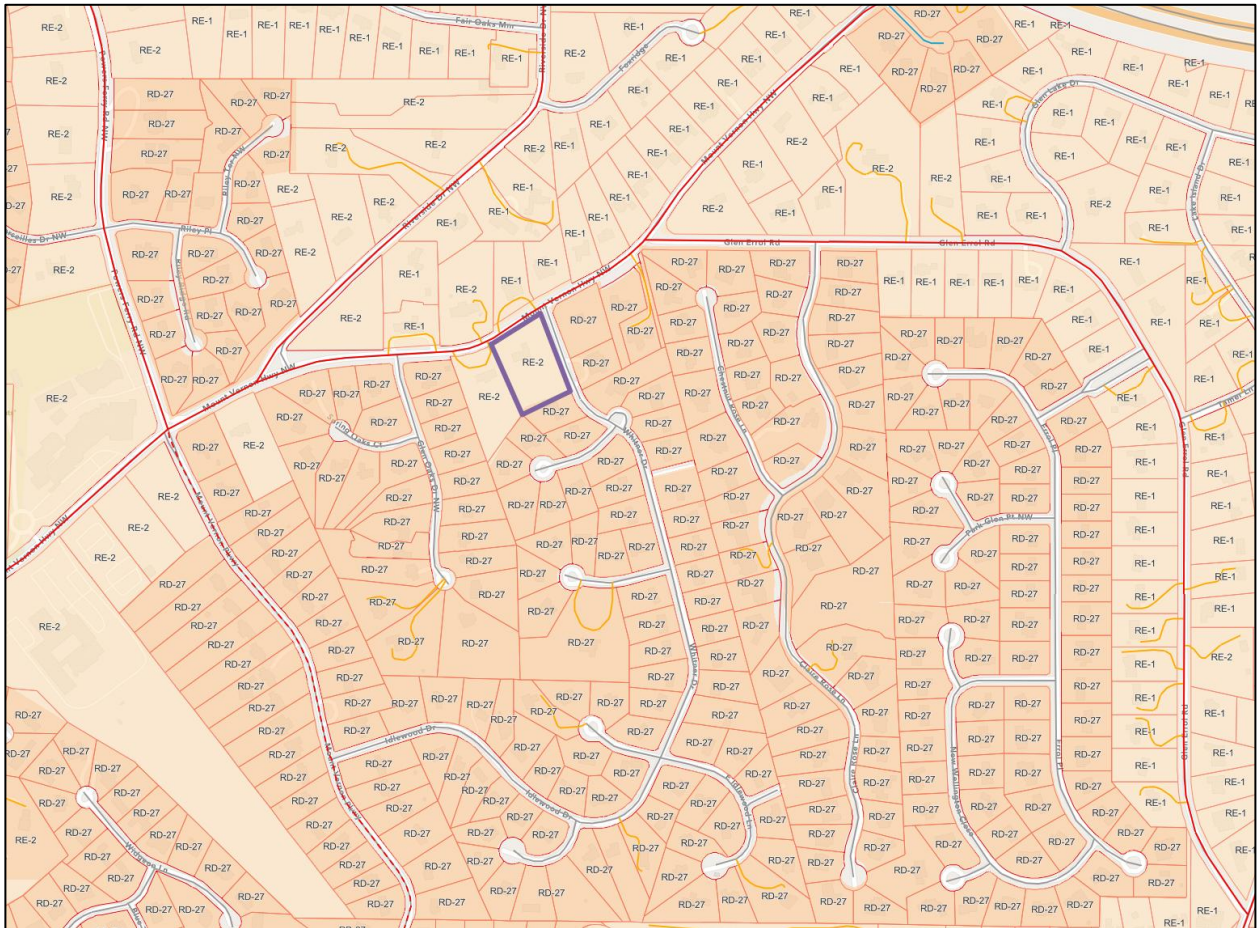


View of property facing west on Whitner Drive



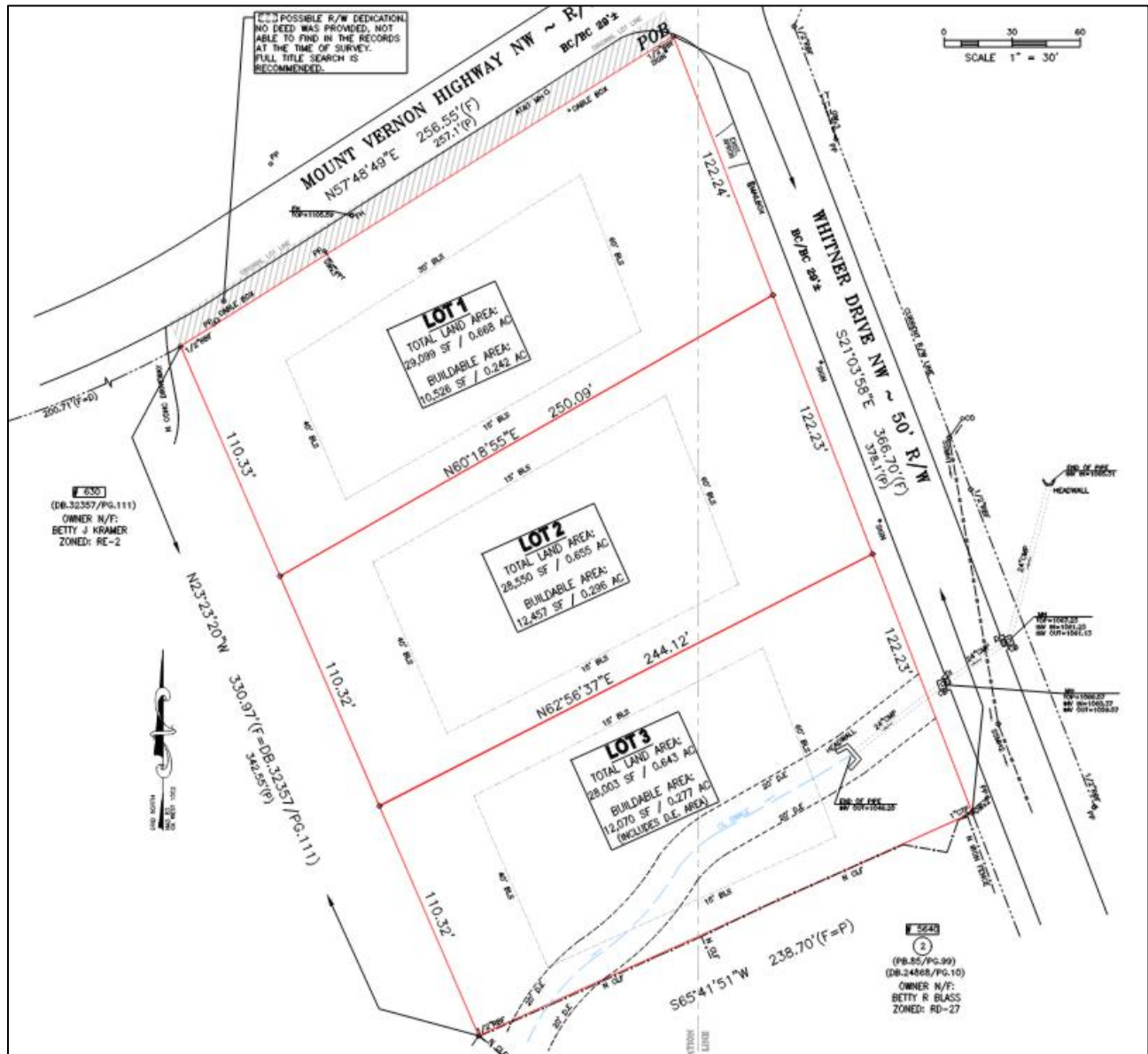
View of rear yard facing west on Whitner Drive

NEIGHBORHOOD AND VICINITY ZONING



The RE zoned parcels are in the light tan color. The RD-27 parcels are in the peachy orange color. The majority of the parcels south of Mount Vernon Hwy are zoned RD-27 (the subject parcel is located south of Mount Vernon Hwy). All of the parcels that are accessed by another street other than Mount Vernon Hwy are zoned RD-27, except for the subject parcel. All of the RE-1 or RE-2 parcels along Mount Vernon Hwy, in this vicinity, are accessed from Mount Vernon Hwy except for the subject parcel.

SITE PLAN CONCEPT (received February 10, 2026)



PROPOSED DEVELOPMENT

The applicant is requesting a Zoning Map Amendment to allow three (3) parcels to be created on the existing RE-2 parcel. The proposed zoning is RD-27 (27,000 square foot minimum lot size). The parcels will range from 28,003 square feet to 28,550 square feet. The proposed parcels will meet lot frontage and setback requirements set forth in the Development Code for RD-27.



*Proposed rendering provided by the applicant
(not a true representation of existing topography and site dimensions)*

EXISTING NET TOTAL LOT AREA:
85,652 SF / 1.966 AC

PROPOSED NET TOTAL LOT AREAS

LOT 1:
29,099 SF / 0.668 AC

LOT 2:
28,550 SF / 0.655 AC

LOT 3:
28,003 SF / 0.643 AC

CURRENT ZONING IS RE-2

PROPOSED ZONING IS RD-27

PROPOSED MINIMUM REQUIREMENTS FOR RD-27
DETACHED SINGLE-FAMILY RESIDENTIAL LOTS:

BUILDING SETBACKS:
FRONT: 60.0' (PRIMARY STREET)
SIDE: 30.0' (STREET)
SIDE: 15.0' (COMMON LOT)
REAR: 40.0'

MAX. BUILDING HEIGHT: 3 STORIES / 40'
MAX. LOT COVERAGE: 30%
MIN. LOT SIZE: 27,000 SF
MIN. LOT WIDTH: 120'
MIN. TREE CANOPY COVERAGE: 35%

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: While the subject property is located at the corner of Mount Vernon Highway and Whitner Drive and has frontage on both streets, the proposed subdivision will be oriented toward Whitner Drive and utilizes that frontage as the primary development standard. All parcels in the Whitner Estate neighborhood that front Whitner Drive are characterized by RD-27 zoning, except for the subject property currently zoned RE-2.

The requested rezoning to RD-27 brings the property into consistency with the prevailing zoning classification and established development pattern in the Whitner Estate neighborhood along Whitner Drive. The proposed lots meet the minimum 27,000 square foot requirement and comply with all applicable dimensional standards of the district.

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.”

The requested rezoning to RD-27 is consistent with the policies and land use recommendations of the Next 10 Comprehensive Plan. The subject property is designated for low-density residential use, which supports single-family development at a scale comparable to the proposed 27,000 square foot lots. The request does not introduce a land-use inconsistent with the Comprehensive Plan, nor does it increase density beyond what is contemplated for low-density residential areas. The proposal maintains the established residential character of Whitner Drive and reflects the prevailing development pattern along the street.

Staff believes this request would both increase the housing supply, and 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 requested rezoning to RD-27 is consistent with the purpose and intent of the Sandy Springs Development Code, which seeks to promote orderly growth, protect neighborhood character, and ensure compatibility between adjacent properties. The proposal maintains single-family residential use at a scale consistent with surrounding development and complies with the dimensional standards of the RD-27 district.

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 existing residential development surrounding the property is the same as the 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: The subject property is currently zoned RE-2, which requires a minimum lot size of two acres. Given its corner location and orientation to Whitner Drive, reassigning the zoning to RD-27 would bring consistency with neighboring lots along Whitner Drive. The proposed rezoning will allow development that is compatible in scale and density with neighboring properties.

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

Finding: The proposed rezoning to RD-27 addresses the unique situation of the subject property as the only parcel on Whitner Drive not developed under RD-27 standards. Its current RE-2 designation limits the ability to subdivide the lot in a manner that aligns with the surrounding residential pattern. 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 two (2) extra homes and maintain appropriate character and lot size.

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) additional.

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

Finding: The proposed rezoning and subsequent development will comply with all applicable standards of the Sandy Springs Development Code, including those related to stormwater management, erosion control, and tree preservation. While the site includes varied elevations and natural habitats that may support local wildlife, including deer, development under the RD-27 district is designed to minimize environmental impacts and maintain as much of the existing vegetation as feasible.

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

Finding: The proposed rezoning to RD-27 will allow development that is compatible in scale, density, and lot layout with existing residential properties along Whitner Drive. The subdivision design meets all RD-27 dimensional standards, including lot size, width, setbacks, and frontage, ensuring compatibility with neighboring homes. The proposed rezoning is not expected to create significant adverse effects on surrounding properties. The use would be in harmony as it would also be single-unit detached housing.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works:

The amount of right of way and/or permanent easement for construction of sidewalk along Mt Vernon that will be required as part of a building permit for the parcel on the corner (to include a miter at Whitner) needs to be shown/reserved on this plat to assure lot size is correct.

Sandy Springs Transportation Engineer:

All access points / driveways shall be from Whitner Dr.

Sandy Springs City Engineer:

All access points / driveways shall be from Whitner Dr, and the driveway on the parcel closest to Mt. Vernon Hwy should be as far away from Mt. Vernon as practicable.

Sandy Springs Site Division:

Under four lots, each parcel will provide stormwater management individually. They will have to pad grade each proposed lot.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

If approved, the proposed project would be required to adhere to Division 9.3, Tree Conservation, of the Sandy Springs Development Code.

Sandy Springs Sustainability:

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

For the Community Meeting I there were approximately nine (9) members of the community in attendance in person and virtual on December 9, 2025. The topics discussed were existing wildlife, stormwater management, existing and proposed tree canopy and property values.

Community Meeting II

For the Community Meeting II there were approximately seven (7) members of the community in attendance in-person and virtually on February 2, 2026. Topics discussed were stormwater management, tree canopy, lesser parcels and details of proposed homes.

Correspondence Received

Staff received eight (8) comments in opposition as of March 6, 2026.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommend **Approval of Zoning Map Amendment RZ-25-7** a request for a Zoning Map Amendment (Rezoning) of **5680 Whitner Drive** to rezone from RE-2 to RD-27 with the following conditions:

1. All homes shall be oriented to face Whitner Drive, and their primary street setback shall be parallel to Whitner Drive.
2. All driveways and curb-cuts shall be placed on Whitner Drive, no driveway or curb-cut shall be placed on Mount Vernon Hwy.
3. The driveway and curb-cut for the home closest to Mount Vernon Hwy shall be placed as far away from Mount Vernon Hwy as practicable.

RZ-25-7

April 22, 2026



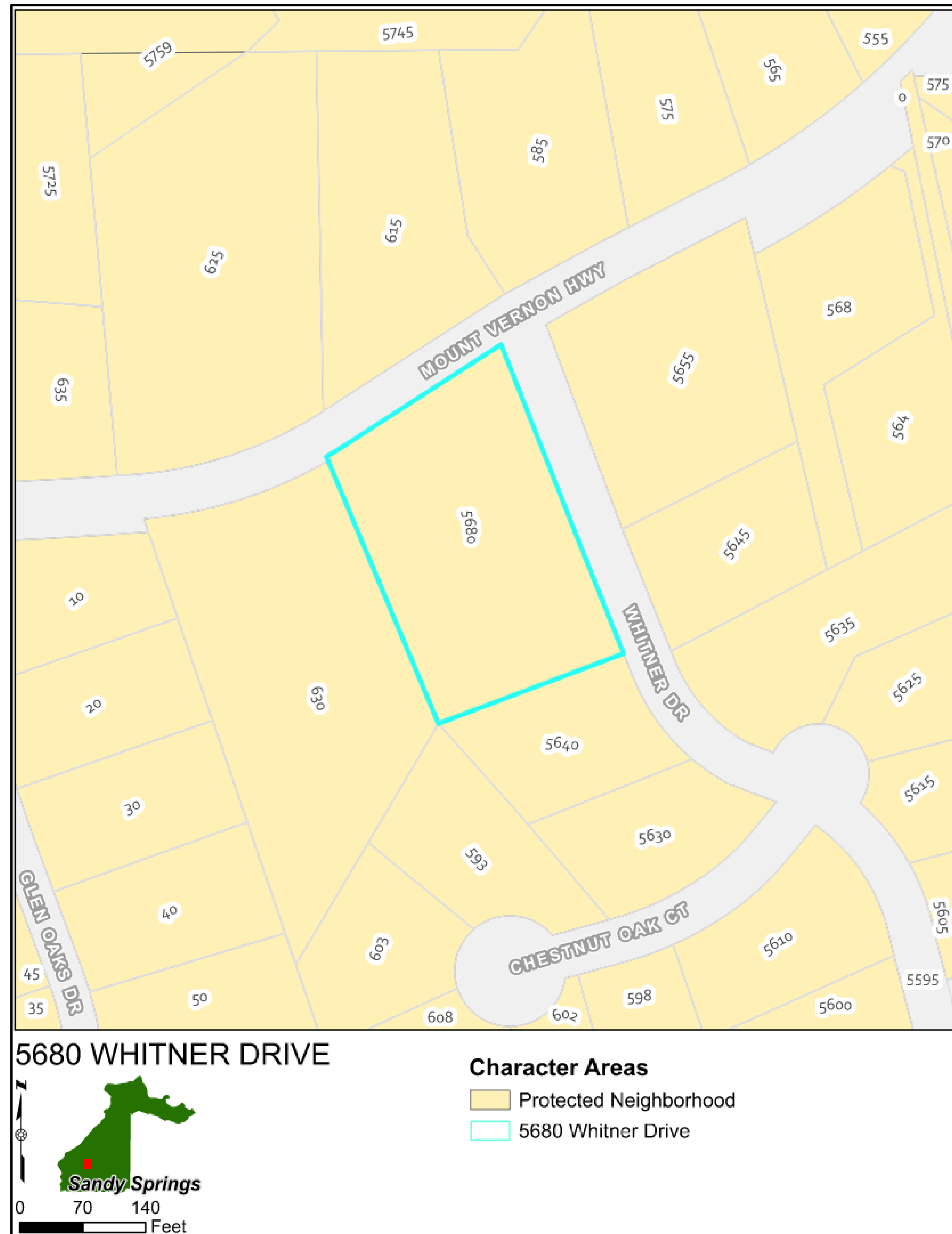
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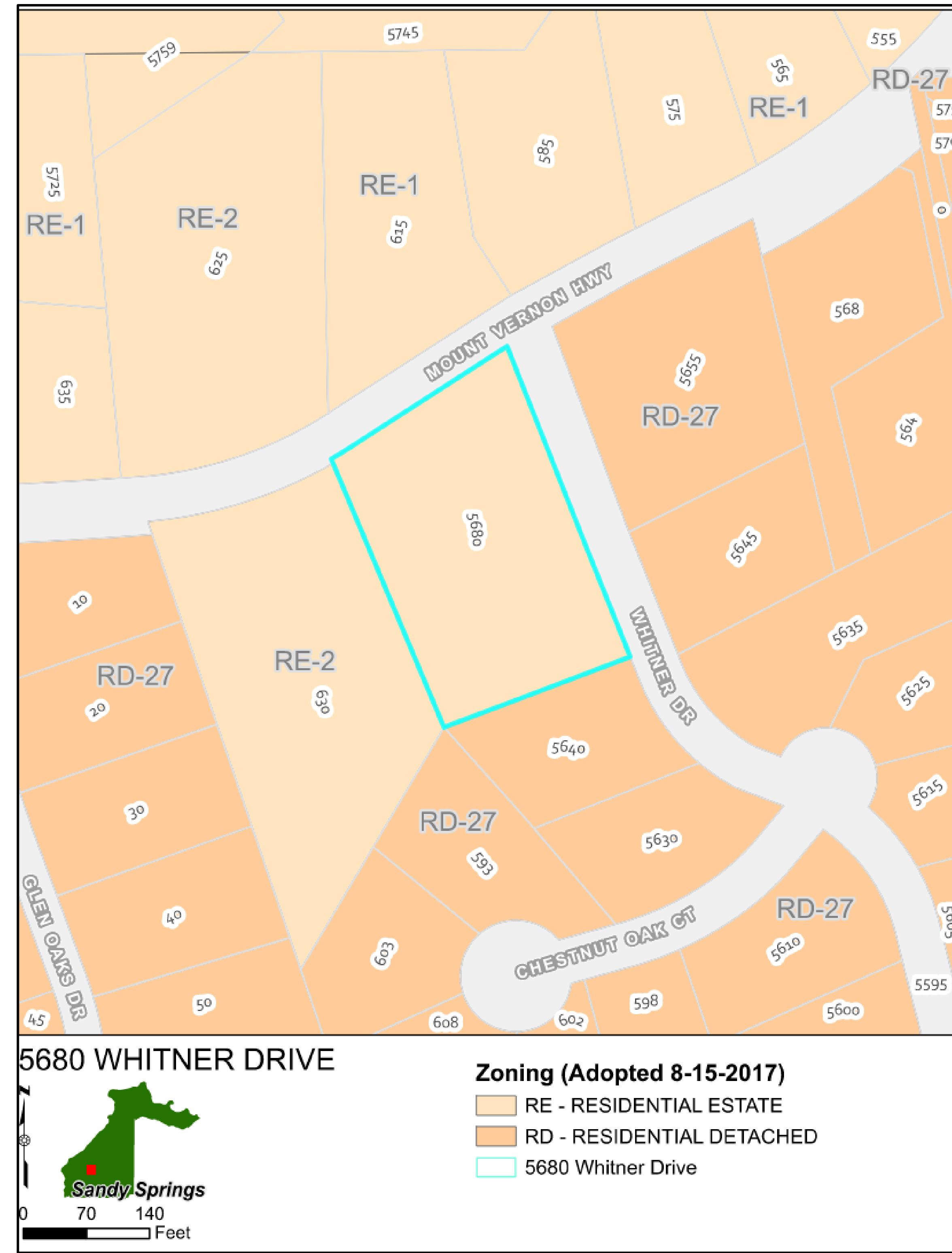
RZ-25-7 Overview

- Request for a Zoning Map Amendment (Rezoning) to rezone from RE-2 to RD-27.
- Identified as 5680 Whitner Road (# 17 013400010010)
- Recommendation-
 - Planning Staff: **Approval with Conditions**

Character Area Map



Zoning Map

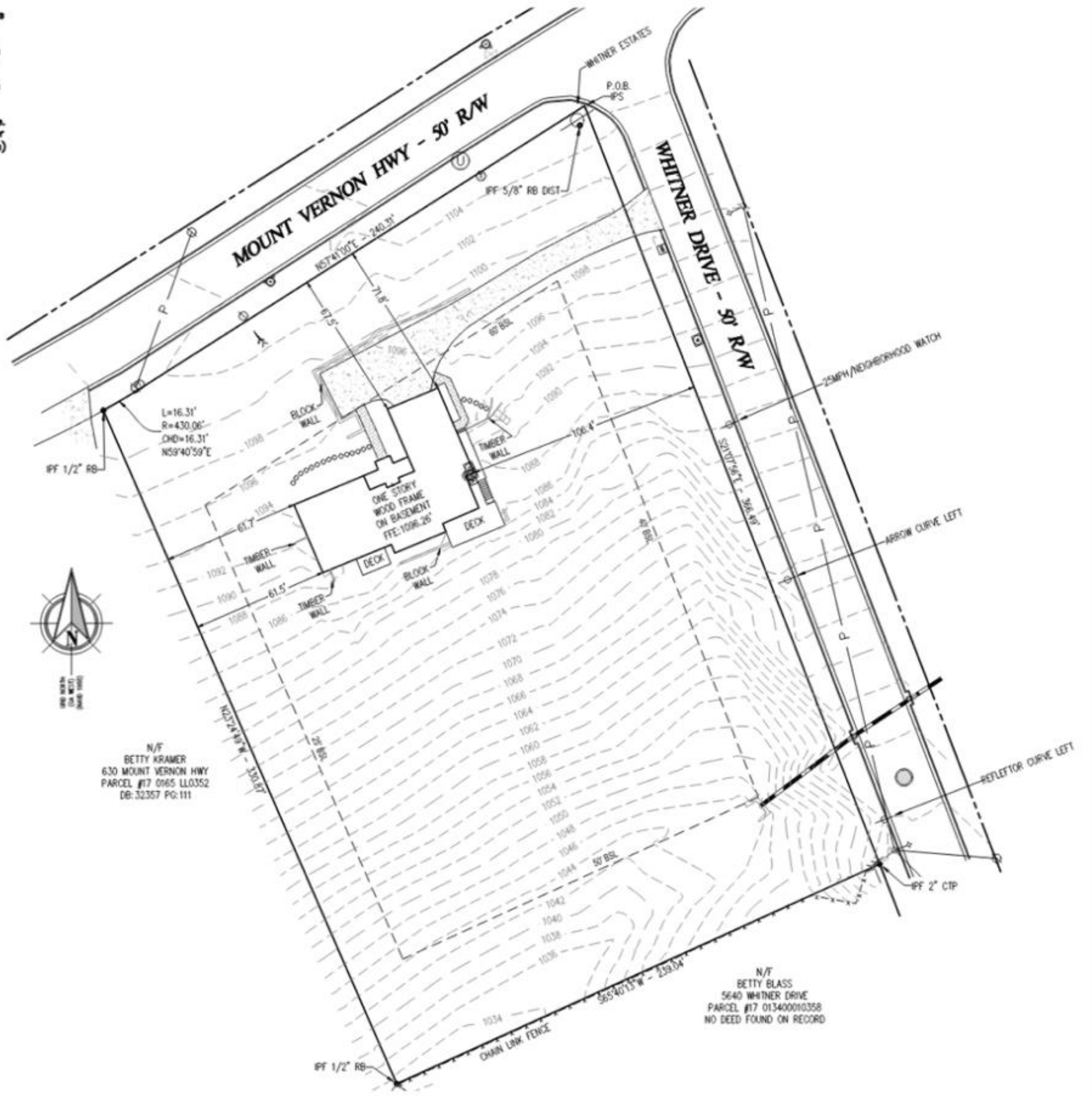


Aerial Image



Survey

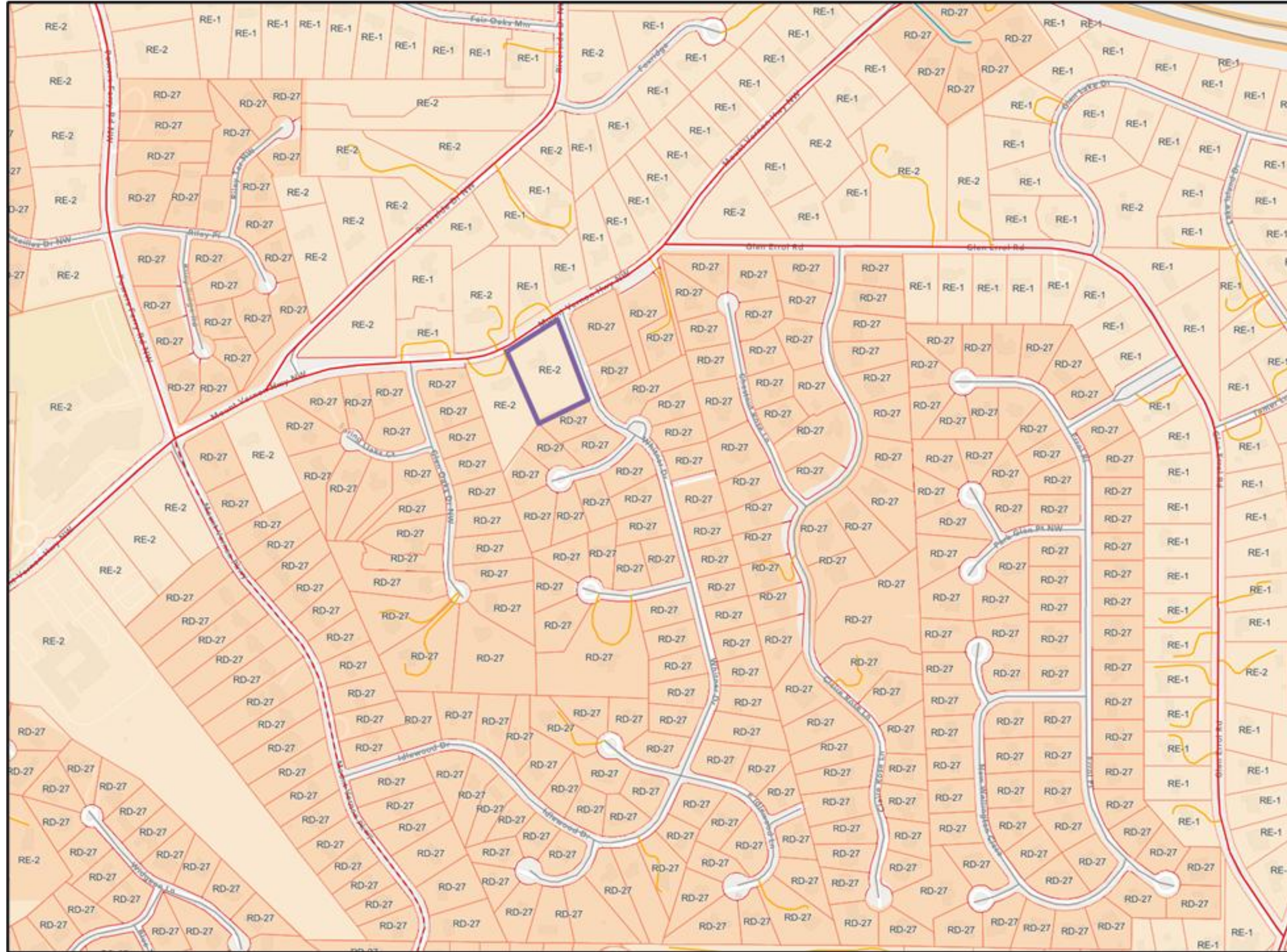
assessments, covenants
that may exist
or unwritten.
utilities not shown
exist. The Surveyor
is responsible for
presence of any such
monuments were
500 feet of this site.
has been prepared for
use of the person(s)
named hereon.



Existing Development



Existing Development



- The majority of the parcels south of Mount Vernon Hwy are zoned RD-27 (the subject parcel is located south of Mount Vernon Hwy).
- All of the parcels that are accessed by another street other than Mount Vernon Hwy are zoned RD-27, except for the subject parcel.
- All of the RE-1 or RE-2 parcels along Mount Vernon Hwy, in this vicinity, are accessed from Mount Vernon Hwy except for the subject parcel.

Proposed Development

- The applicant is requesting a Zoning Map Amendment to allow three (3) parcels to be created on the existing RE-2 parcel.
- The proposed zoning is RD-27 (27,000 square feet minimum lot size). The parcels will range from 28,003 square feet to 28,550 square feet.
- The proposed parcels will meet lot frontage and setback requirements set forth in the Development Code for RD-27.



<p>EXISTING NET TOTAL LOT AREA: 85,652 SF / 1.966 AC</p> <p>PROPOSED NET TOTAL LOT AREAS</p> <p>LOT 1: 29,099 SF / 0.668 AC</p> <p>LOT 2: 28,550 SF / 0.655 AC</p> <p>LOT 3: 28,003 SF / 0.643 AC</p>
--

<p>CURRENT ZONING IS RE-2</p> <p>PROPOSED ZONING IS RD-27</p> <p>PROPOSED MINIMUM REQUIREMENTS FOR RD-27 DETACHED SINGLE-FAMILY RESIDENTIAL LOTS:</p> <p>BUILDING SETBACKS: FRONT: 60.0' (PRIMARY STREET) SIDE: 30.0' (STREET) SIDE: 15.0' (COMMON LOT) REAR: 40.0'</p> <p>MAX. BUILDING HEIGHT: 3 STORIES / 40' MAX. LOT COVERAGE: 30% MIN. LOT SIZE: 27,000 SF MIN. LOT WIDTH: 120' MIN. TREE CANOPY COVERAGE: 35%</p>

Zoning Map Amendment (Rezoning) Considerations

- Residential Detached (RD-) zoning is intended primarily for single family detached residential living and brings the property in line with surrounding RD-27 zoning along Whinter Drive.
- The proposed Zoning Map Amendment aligns closely with the goals of The Next Ten Comprehensive Plan, which emphasizes on supporting low-density residential development.
- This amendment calls for two additional lots and would increase the housing supply while maintaining 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-25-7**, to rezone from RE-2 to RD-27 with the following conditions:

1. All homes shall be oriented to face Whitner Drive, and their primary street setback shall be parallel to Whitner Drive.
2. All driveways and curb-cuts shall be placed on Whitner Drive, no driveway or curb-cut shall be placed on Mount Vernon Hwy.
3. The driveway and curb-cut for the home closest to Mount Vernon Hwy shall be placed as far away from Mount Vernon Hwy as practicable.

RZ-25-7

April 22, 2026



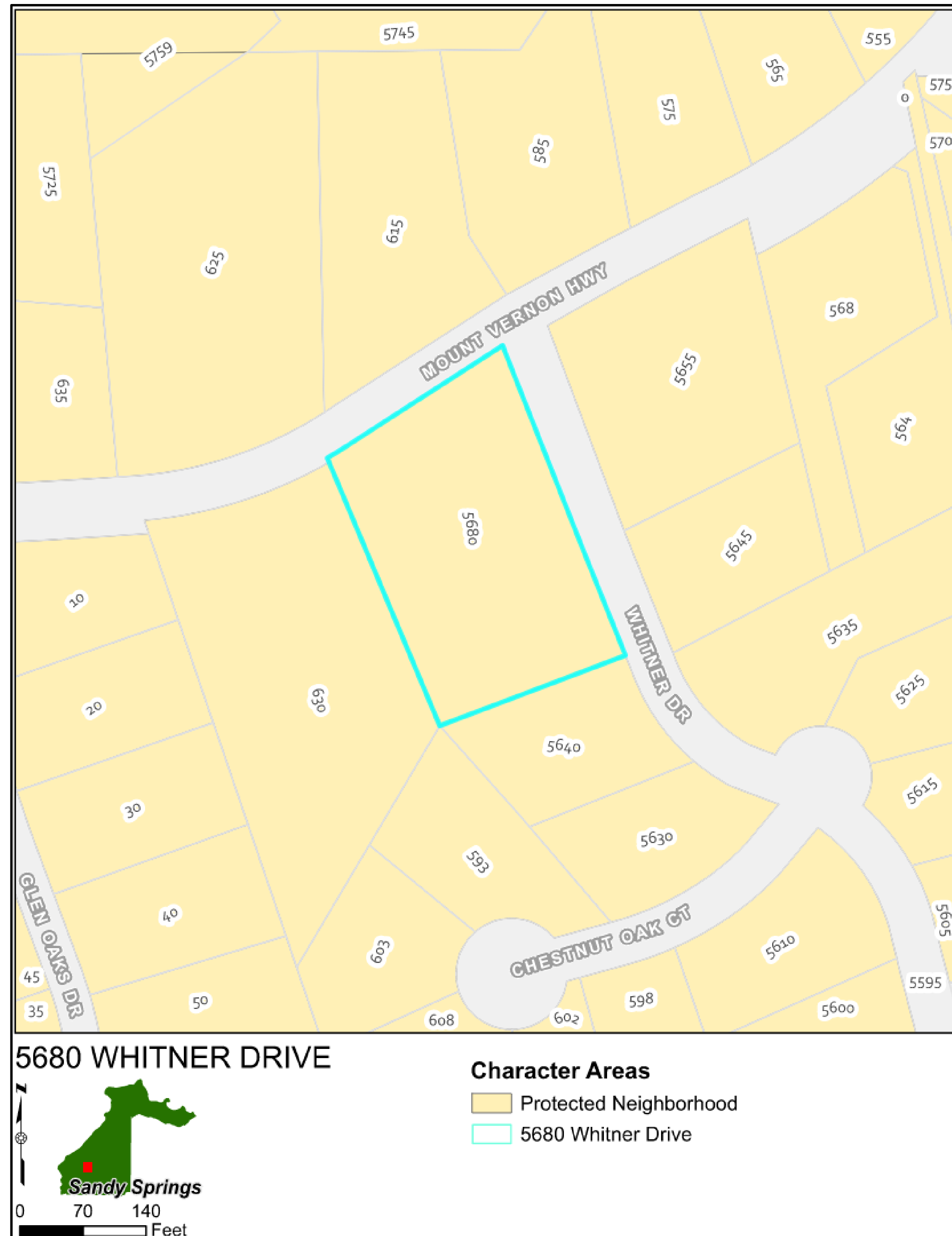
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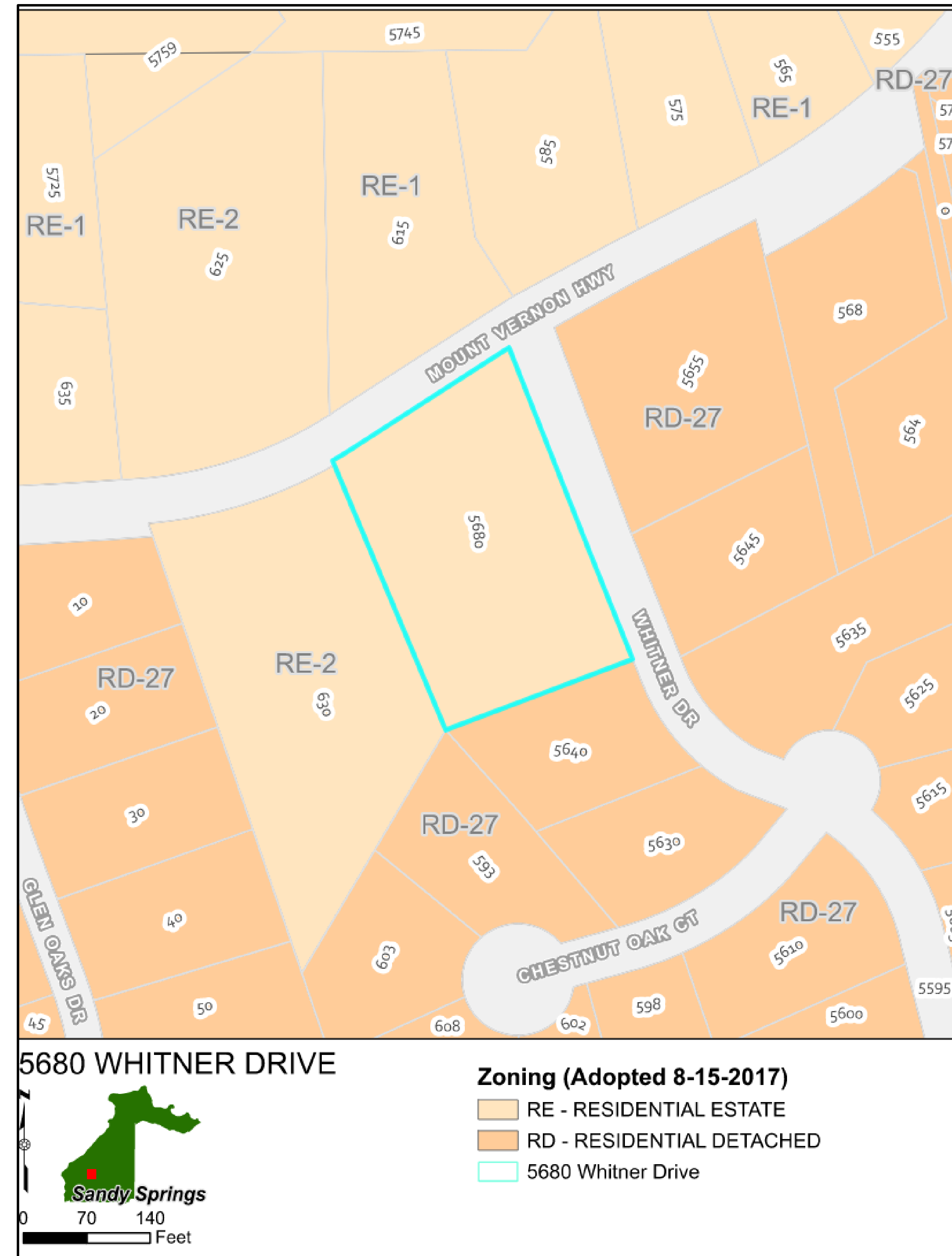
RZ-25-7 Overview

- Request for a Zoning Map Amendment (Rezoning) to rezone from RE-2 to RD-27.
- Identified as 5680 Whitner Road (# 17 013400010010)
- Recommendation-
 - Planning Staff: **Approval with Conditions**

Character Area Map



Zoning Map

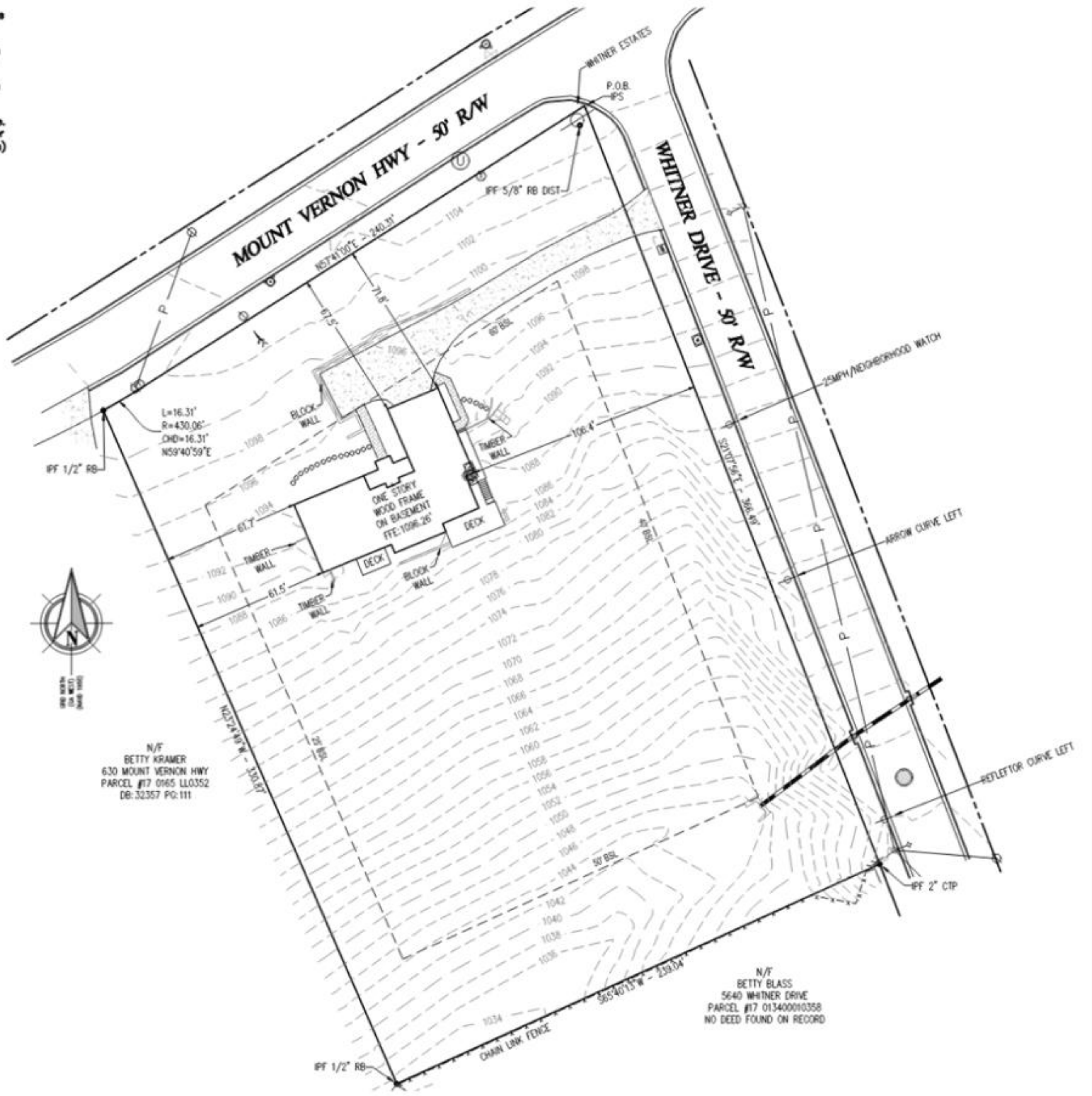


Aerial Image



Survey

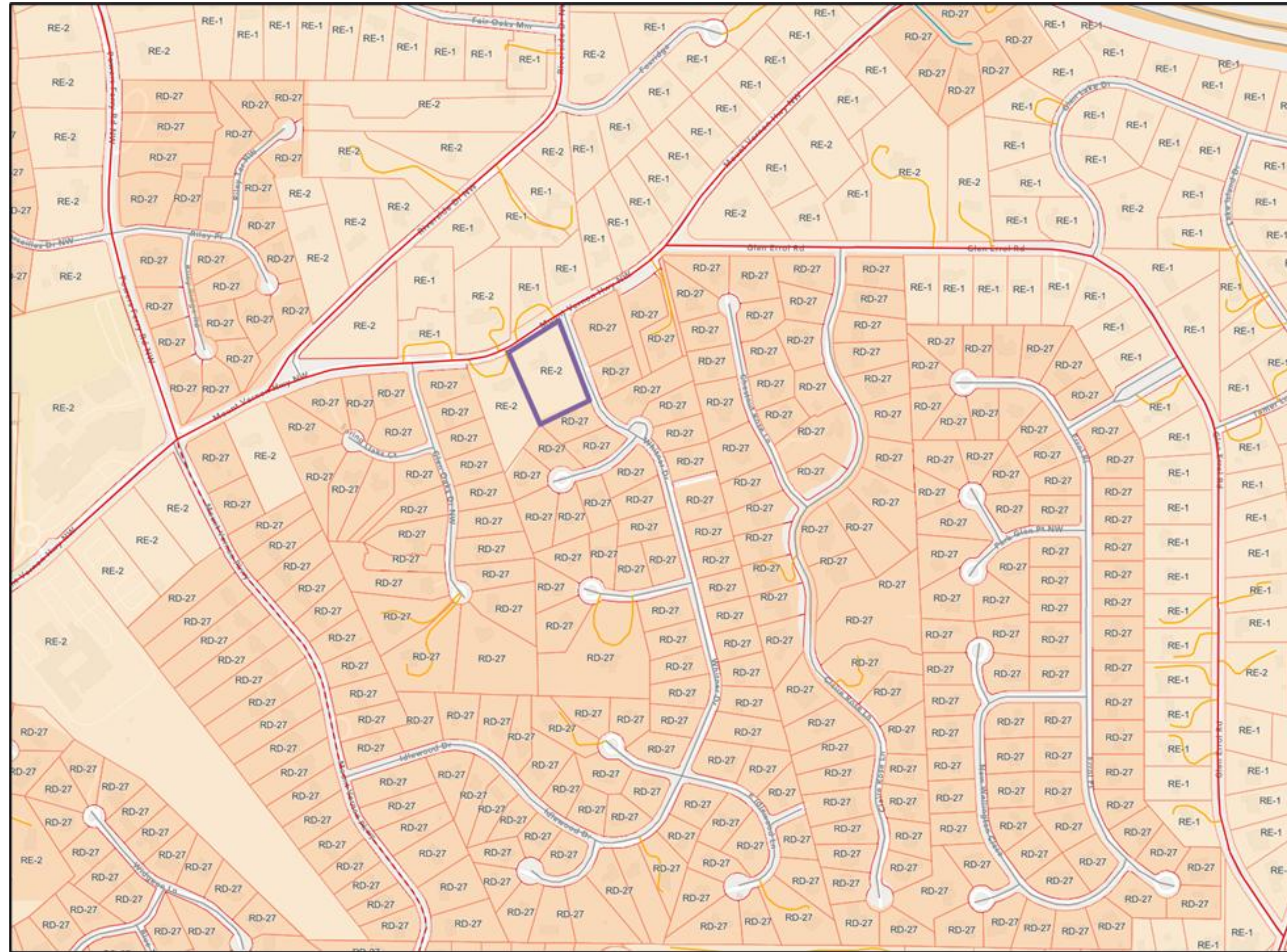
assessments, covenants
that may exist
or unwritten.
utilities not shown
exist. The Surveyor
is responsible for
presence of any such
monuments were
500 feet of this site.
has been prepared for
use of the person(s)
named hereon.



Existing Development



Existing Development



- The majority of the parcels south of Mount Vernon Hwy are zoned RD-27 (the subject parcel is located south of Mount Vernon Hwy).
- All of the parcels that are accessed by another street other than Mount Vernon Hwy are zoned RD-27, except for the subject parcel.
- All of the RE-1 or RE-2 parcels along Mount Vernon Hwy, in this vicinity, are accessed from Mount Vernon Hwy except for the subject parcel.

Proposed Development

- The applicant is requesting a Zoning Map Amendment to allow three (3) parcels to be created on the existing RE-2 parcel.
- The proposed zoning is RD-27 (27,000 square feet minimum lot size). The parcels will range from 28,003 square feet to 28,550 square feet.
- The proposed parcels will meet lot frontage and setback requirements set forth in the Development Code for RD-27.



<p>EXISTING NET TOTAL LOT AREA: 85,652 SF / 1.966 AC</p> <p>PROPOSED NET TOTAL LOT AREAS</p> <p>LOT 1: 29,099 SF / 0.668 AC</p> <p>LOT 2: 28,550 SF / 0.655 AC</p> <p>LOT 3: 28,003 SF / 0.643 AC</p>
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Zoning Map Amendment (Rezoning) Considerations

- Residential Detached (RD-) zoning is intended primarily for single family detached residential living and brings the property in line with surrounding RD-27 zoning along Whinter Drive.
- The proposed Zoning Map Amendment aligns closely with the goals of The Next Ten Comprehensive Plan, which emphasizes on supporting low-density residential development.
- This amendment calls for two additional lots and would increase the housing supply while maintaining 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-25-7**, to rezone from RE-2 to RD-27 with the following conditions:

1. All homes shall be oriented to face Whitner Drive, and their primary street setback shall be parallel to Whitner Drive.
2. All driveways and curb-cuts shall be placed on Whitner Drive, no driveway or curb-cut shall be placed on Mount Vernon Hwy.
3. The driveway and curb-cut for the home closest to Mount Vernon Hwy shall be placed as far away from Mount Vernon Hwy as practicable.



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P&Z STAFF REPORT

Planning Commission Meeting, April 22, 2026

Case: **RZ-25-8 – 5800 and 0 Mitchell Road**
Staff Contact: LaQuita Williams (lwilliams@SandySpringsga.gov)
Report Date: April 17, 2026

REQUEST

Request for a Zoning Map Amendment (Rezoning) of 5800 and 0 Mitchell Road from RE-1 (Residential Estate – 1-acre minimum lot size) to RD-18 (Residential Detached – 18,000 square foot minimum lot size).

APPLICANT

Property Owner(s):	Petitioner(s):	Representative(s):
Harold Hartley et al.	Chris Protos	Chris Protos

SUMMARY

The Applicant requests a Zoning Map Amendment (Rezoning) of the lots identified on the Community Development GIS Map at 5800 and 0 Mitchell Road from RE-1 to RD-18.

RECOMMENDATION

Department of Community Development

Staff recommend **Approval with Conditions** of **Zoning Map Amendment (Rezoning) RZ-25-8**.

MATERIALS SUBMITTED AND REVIEWED

Materials:

1. *5800_Mitchell_Rd_Rezoning_Application_Required_Documents*, received February 3, 2026

Plans:

1. *“20250868 PROPOSED SEWER 5800-0 Mitchell Road Nw Atlanta 30328-Model.pdf”* prepared by Survey Land Express, Inc, signed and sealed by Eugene A. Stepanov, Level II Certified Design Professional, printed/signed October 30, 2025, received January 31, 2026
2. *“20250868 REZONING 5800 And 0 Mitchell Road Nw Atlanta 30328-Model.pdf”* prepared by Survey Land Express, Inc, signed and sealed Eugene A. Stepanov. Dated for September 24, 2025 and received on November 25, 2025.
3. *“20250868 PROPOSED SEWER 5800 And 0 Mitchell Road NW.pdf”* signed and sealed Eugene A. Stepanov. Dated for September 24, 2025 and received on November 25, 2025.
4. *“20250868 PROPOSED SEWER 5800 And 0 Mitchell Road NW-2.pdf”* signed and sealed Eugene A. Stepanov. Dated for September 24, 2025 and received on November 25, 2025.
5. *“Illustrative Elevations For Proposed Lots (1).pdf”* received January 31, 2026.

PROPERTY INFORMATION

Location:	5800 Mitchell Road (17 0123 LL1104) 0 Mitchell Road (17 0123 LL1211)
Council District:	Council District 3 – Melissa Mular
Road frontage:	Approximately 231 feet of frontage
Acreage:	Approximately 1 acre at 5800 Mitchell Road Approximately 0.30 acre at 0 Mitchell Road
Current Zoning: Existing Land Uses:	RE-1 (Residential Estate – 1 acre minimum) Residential Single-family home
Previous Zoning Cases:	1968Z -0155 – Fulton County rezoning from R-1 to R-2
Character Area:	Protected Neighborhood

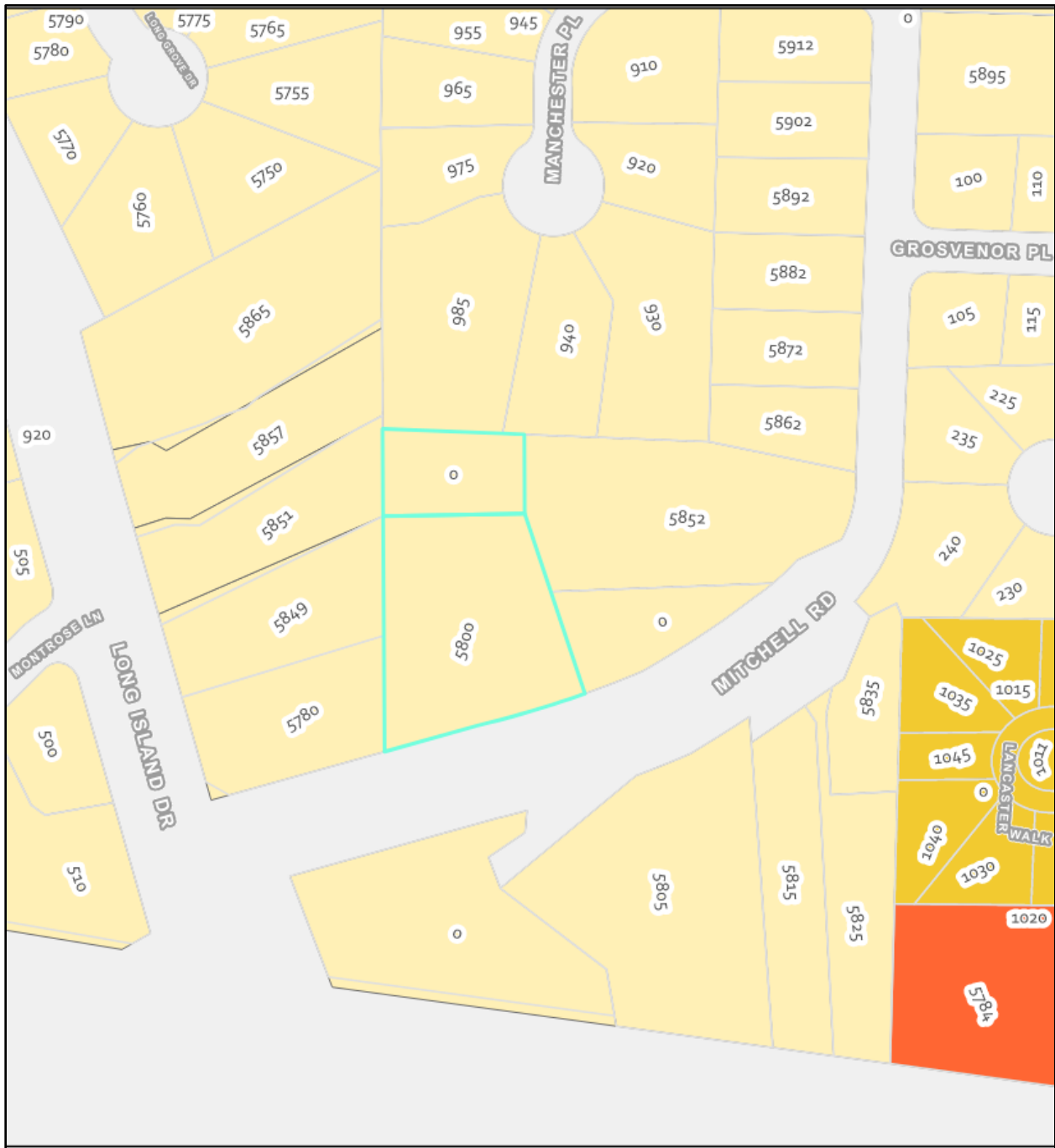
PROCESS

Initial Community Meeting (CMI): February 2, 2026	Second Community Meeting (CMII): February 9, 2026	Planning Commission Hearing: April 22, 2026	Mayor and City Council Hearing: May 19, 2026
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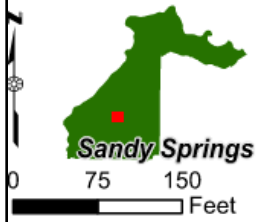
EXISTING CHARACTER AREAS, ZONING, AND LAND USES OF PROPERTY IN THE VICINITY

Location relative to subject property	Character Area / Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	Protected Neighborhood / RD-9 / Single family residential	985 Manchester Place	0.78
North	Protected Neighborhood / RD-9 / Single family residential	940 Manchester Place	0.42
East	Residential Estate / RE-1 / Single family residential	5852 Mitchell Road	1.31
East	Residential Estate / RE-1 / Single family residential	0 Mitchell Road	0.27
South	Protected Neighborhood / RE-1 / Single family residential	5805 Mitchell Road	1.41
South	Protected Neighborhood / RE-1 / Single family residential	0 Mitchell Road	0.89
West	Protected Neighborhood / RD-18 / Single family residential	5780 Mitchell Road	0.51
West	Protected Neighborhood / RD-18 / Single family residential	5849 Long Island Drive	0.51
West	Protected Neighborhood / RD-18 / Single family residential	5851 Long Island Drive	0.51
EXISTING DEVELOPMENT			
--	Residential Estate / RE-1 / Single Family Home	5800 Mitchell Road	1.00
--	Residential Estate / RE-1 / Vacant	0 Mitchell Road	0.30

CHARACTER AREA MAP



5800 MICHELL ROAD, 0 MICHELL ROAD



Character Areas

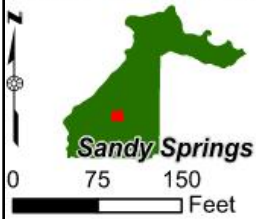
- Commercial/Mixed Use
- Protected Neighborhood
- Urban Neighborhood
- 5800 Mitchell Road, 0 Mitchell Road

AERIAL IMAGE

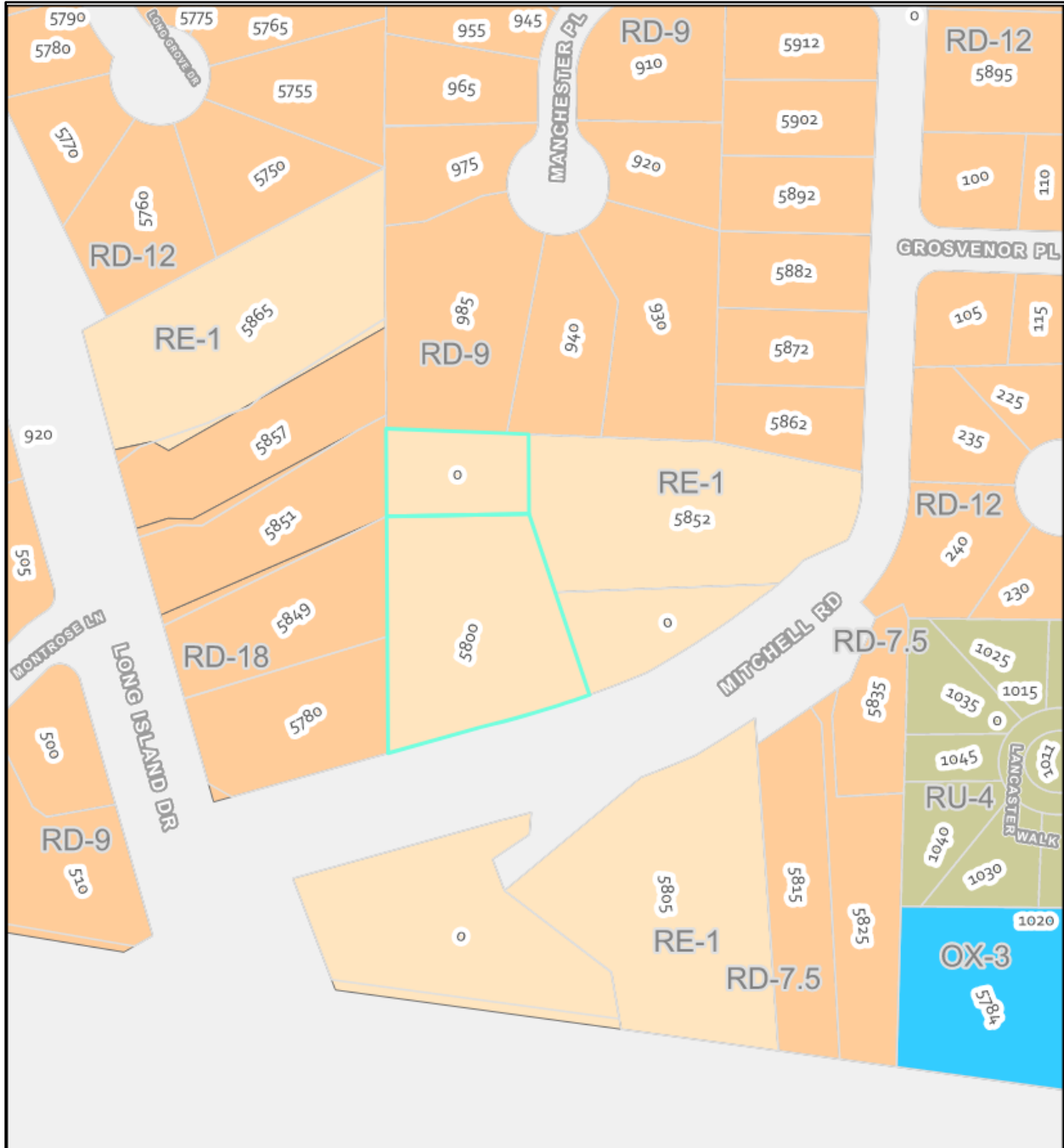


5800 MICHELL ROAD, 0 MITCHELL ROAD

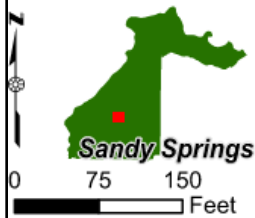
 5800 Mitchell Road, 0 Mitchell Road



ZONING MAP



5800 MICHELL ROAD, 0 MICHELL ROAD



Zoning (Adopted 8-15-2017)

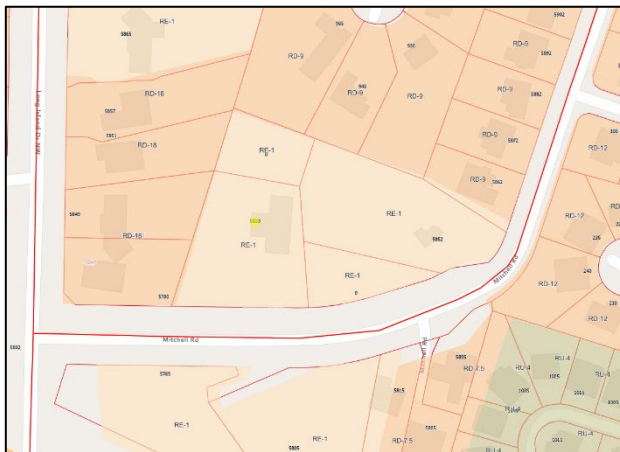
- OX - OFFICE MIXED USE
- RE - RESIDENTIAL ESTATE
- RD - RESIDENTIAL DETACHED
- RU - RESIDENTIAL URBAN
- 5800 Mitchell Road, 0 Mitchell Road

EXISTING DEVELOPMENT

The properties at 5800 and 0 Mitchell Road are zoned RE-1 (Residential Estate– 1-acre minimum lot size) and total approximately 1.30 acres. The property at 5800 Mitchell Road is developed with a one-story, ranch-style single-family home, including a three-car garage and pool. According to Fulton County records, the residence was constructed in 1970 and the current owner acquired the property in 2025. The rear adjacent parcel at 0 Mitchell Road is a substandard, landlocked lot located immediately north of 5800 Mitchell Road; both lots have the same ownership. The subject site is situated north of Interstate 285 and west of Roswell Road.

The driveway at 5800 Mitchell Road sits on a hill and begins to level out where the house sits. There is some noticeable overgrowth of vegetation.

The properties adjacent to the west, fronting Long Island Drive, have a zoning designation of RD-18, the adjacent properties to the north are zoned RD-9, and the two adjacent parcels to the east are zoned RE-1. Across Mitchell Road to the south, those parcels are zoned RE-1.



Snippet of the Community Development GIS Map showing zoning districts in the vicinity

View of existing residential structure, facing east



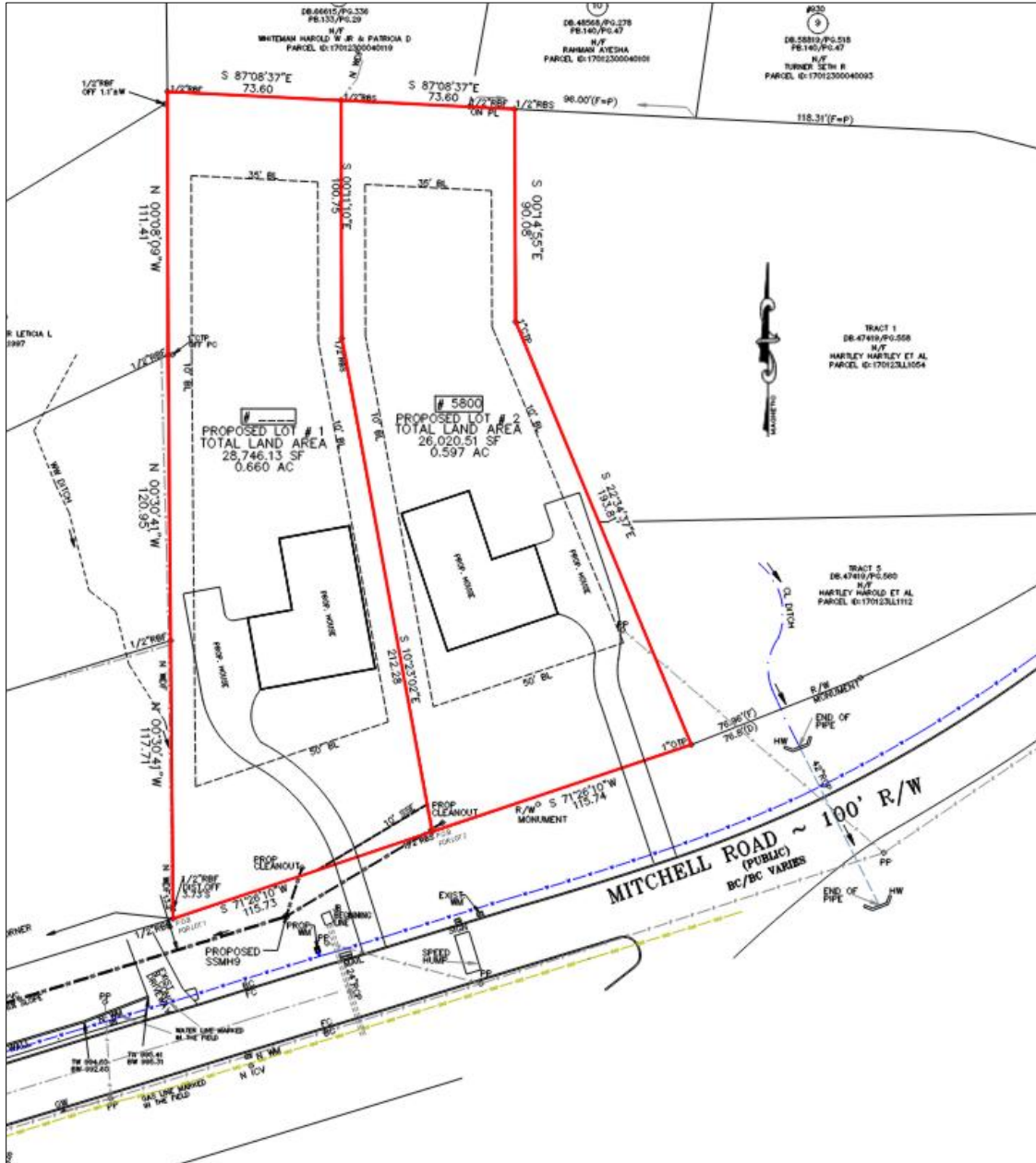


View of 0 Mitchell Road from 5800 Mitchell Road Property



View of 5800 Mitchell Road from Mitchell Road

SITE PLAN CONCEPT (received January 31, 2026)



PROPOSED DEVELOPMENT

The applicant is requesting a Zoning Map Amendment (rezoning) for subject site to be rezoned from RE-1 to RD-18 (18,000 square foot minimum lot size) to allow for the creation of two RD-18 lots for two homes. The proposed eastern parcel will be approximately 26,000 square feet and the western parcel is proposed to be approximately 28,000 in size. Both parcels will exceed the minimum lot size required for RD-18 lots. The proposed parcels will each have approximately 115 feet of frontage on Mitchell Road, exceeding the minimum frontage requirement standard of 100 feet minimum for RD-18 lots.



Images are for illustrative purposes only



Images are for illustrative purposes only

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 meets the challenge of changing conditions, as it reflects the continued demand for single-family housing on infill properties within a built-out area of Sandy Springs. The subject site consists of two parcels totaling approximately 1.30 acres, including one developed lot and one landlocked parcel that cannot be reasonably utilized under the existing RE-1 zoning. The proposed rezoning allows for a more efficient and functional use of the property by creating two buildable lots that remain consistent with low-density residential development.

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

Finding: The proposed rezoning is consistent with The Next Ten Comprehensive Plan, which supports maintaining neighborhood character while allowing for compatible infill development. 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.”

The request enables low-density, single-family residential use at a scale that remains consistent with the surrounding area, while enabling more efficient use of the property. As such, the proposal aligns with the Comprehensive Plan’s guidance to accommodate context-sensitive residential growth within established neighborhoods.

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 proposed Zoning Map Amendment is consistent with the stated purpose and intent of the Development Code, as it supports future growth in alignment with The Next Ten Comprehensive Plan while promoting a predictable and orderly development pattern.

The proposal includes single-family residential development at a scale that is compatible with the surrounding area, contributing to a cohesive built environment and reinforcing the relationship between lot configuration, building form, and the public realm.

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

Finding: The Zoning Map Amendment will reinforce the existing 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 proposed district, as it will continue to support single-family residential development consistently with surrounding properties. The proposed lot sizes and frontage exceed the minimum requirements of the RD-18 district and are compatible with the existing development patterns in the area.

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

Finding: There are substantial reasons why the property should not be used under the existing RE-1 zoning. The subject site includes a landlocked parcel that lacks direct access and cannot be independently developed under the current zoning district.

Additionally, the one-acre minimum lot size requirement limits the ability to efficiently utilize the combined property. The proposed rezoning allows for a more functional lot configuration, enabling both parcels to be reasonably developed for single-family residential use.

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

Finding: The request allows for the creation of two buildable lots, including the utilization of a currently landlocked parcel, contributing to the supply of detached housing in the area. The proposed development remains consistent with the surrounding residential context and supports continued investment in established neighborhoods.

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 one (1).

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 lots is currently not heavily wooded.

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

Finding: The proposal does not introduce new or more intensive land uses. As such, the request is not expected to negatively affect adjacent properties.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works:

1. Existing home must be demolished before minor plat can be approved. 2. Show where driveway will be located on eastern lot (Lot 2) and provide sight-distance profiles and triangles. 3. Extend sewer to common property line. Lateral from A-3 to Lot 2 should not be as long as shown. 4. Determine if ditch on Tract 5 is buffered State Waters and show appropriately. 5. Provide updated traffic counts on Mitchell Road near Long Island Drive.

Sandy Springs Transportation Planner:

Because the street is on the sidewalk master plan, there will be a need for dedication of right-of-way for sidewalks at the time of building permitting. This should be considered in the overall plan because it may effect eventual lot sizes. Any planned sewer work in the ROW has to meet Fulton County Sewer standards and appropriate permits form Fulton County and COSS will be required.

Sandy Springs City Engineer:

No comment provided.

Sandy Springs Land Development Manager:

A formal plat review would be required to memorialize the new lots. Refer to Public Works Plan review comments for additional comments.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

If approved, the project would be required to adhere to Division 9.3, Tree Conservation, of the Sandy Springs Development Code.

Sandy Springs Sustainability Manager:

No comment provided.

Sandy Springs Building Official:

Please note that Building Permits would be required for both new single-family houses as well as any swimming pools, retaining walls over 4 feet in height from bottom of footing to top of wall, and any accessory structures.

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

For the Community Meeting I there were four people in attendance in person, including the Applicant team on February 2, 2026. Questions and topics discussed included overgrowth and maintenance of the property.

Community Meeting II

For the Community Meeting II, there were three attendees on March 9, 2026. Questions and topics discussed included stormwater and drainage, environmental features, effects on wildlife, tree preservation, and construction timeline.

Correspondence Received

No comment provided.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommend **Approval with Conditions of Zoning Map Amendment RZ-25-8** a request of **5800 Mitchell Road** to rezone from RE-1 to RD-18 with the following conditions:

1. There is a maximum of two residential lots that can be subdivided at the combined tax parcels #17 0123 LL1104 and #17 0123 LL1211 and
2. 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.

RZ-25-8

April 22, 2026



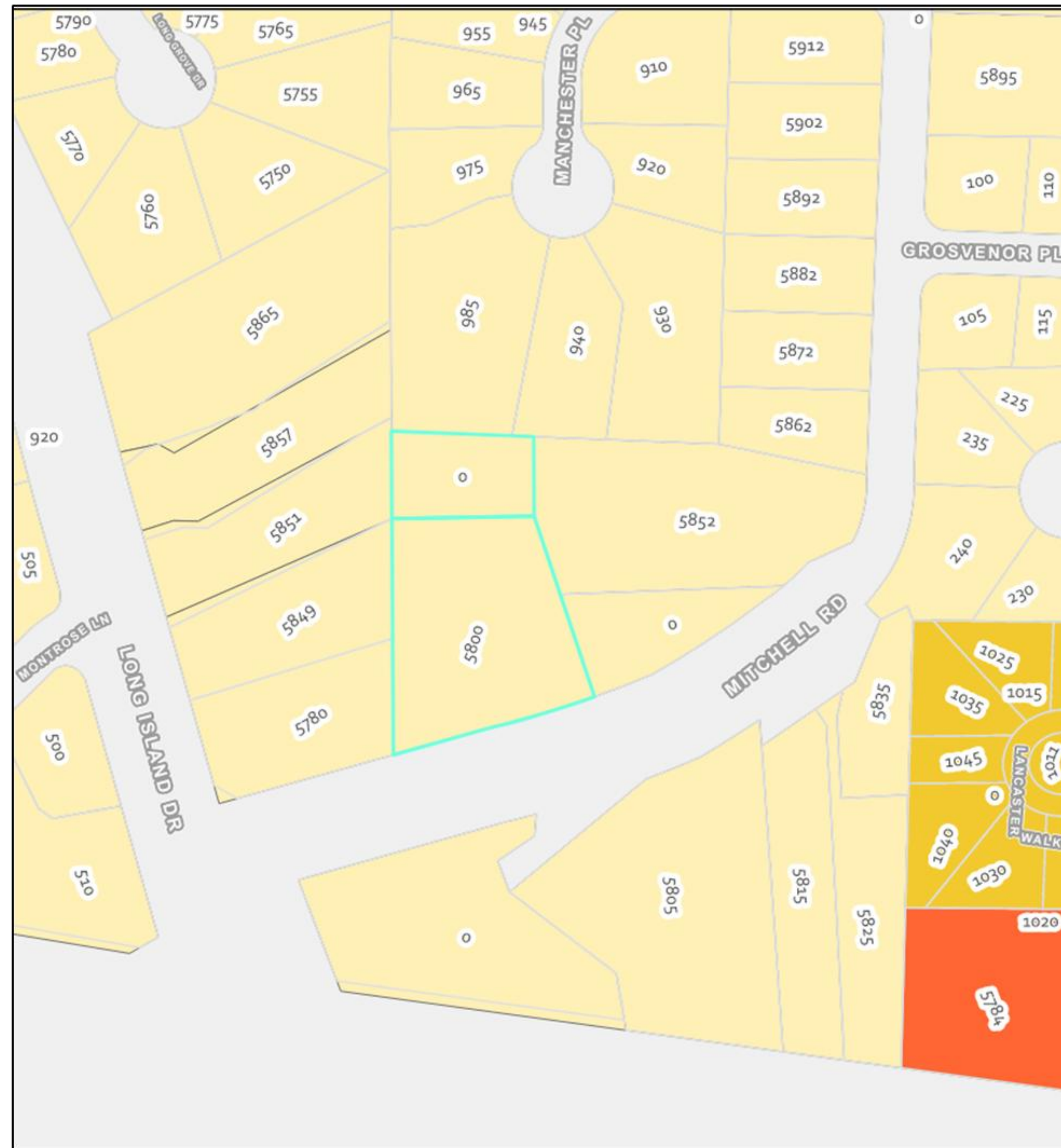
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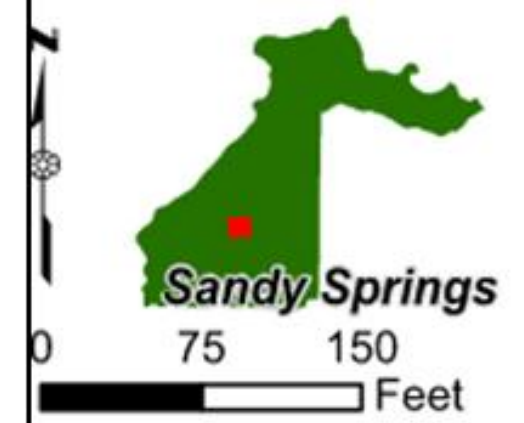
RZ-25-8 Overview

- Request for a Zoning Map Amendment (Rezoning) to rezone from RE-1 to RD-18.
- Identified as
 - 5800 Mitchell Road (# 17 013400010010)
 - 0 Mitchell Road (# 17 0123 LL1211)
- Recommendation-
 - Planning Staff: **Approval with Conditions**

Character Area Map



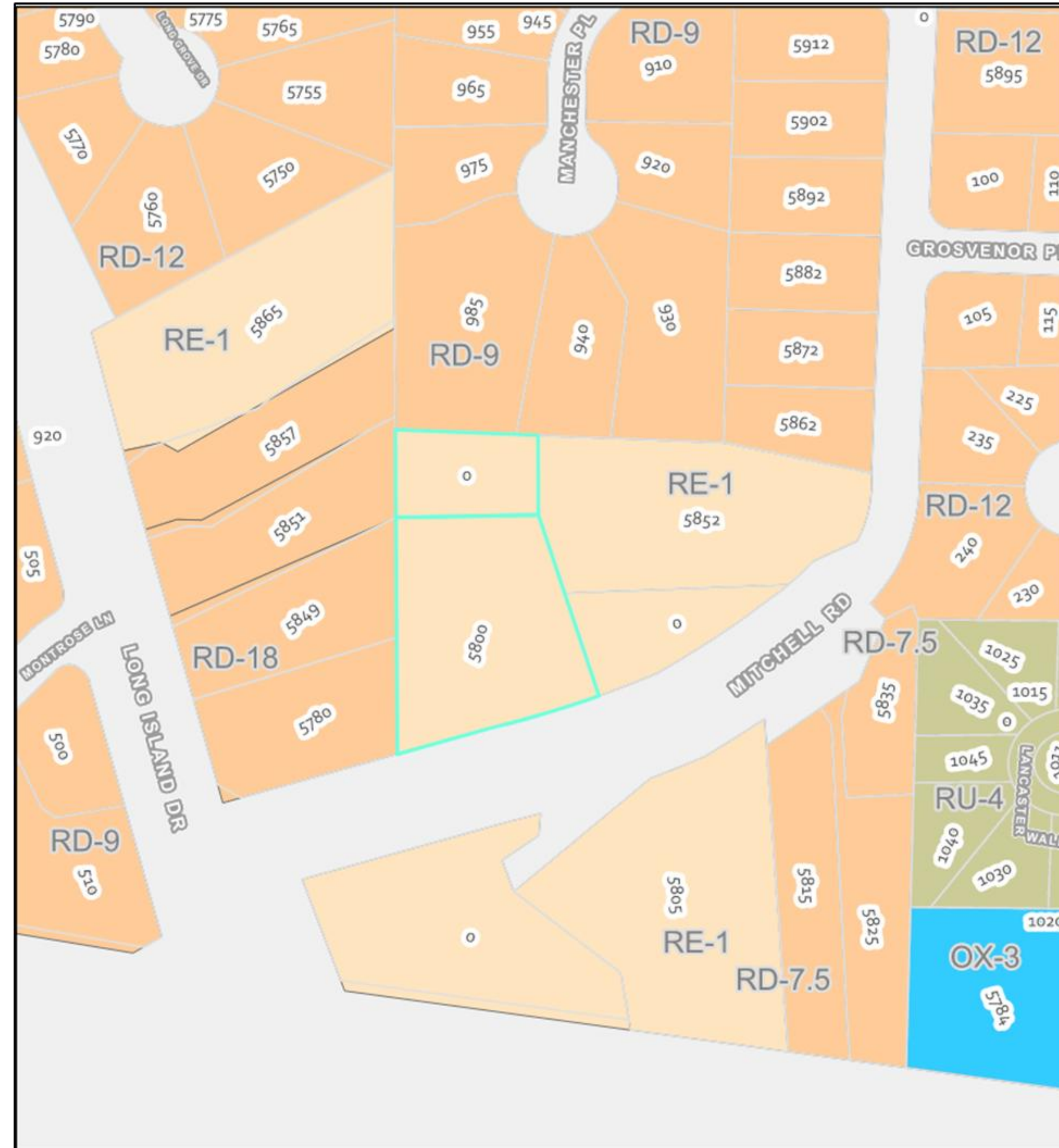
5800 MICHELL ROAD, 0 MITCHELL ROAD



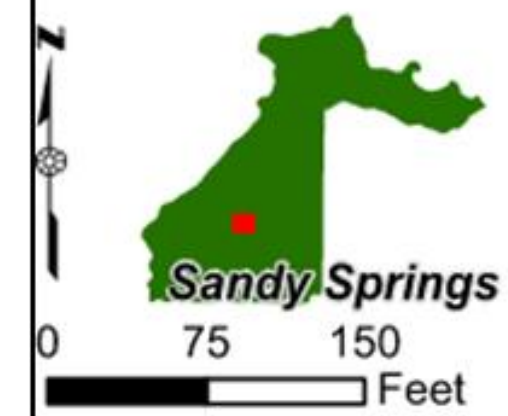
Character Areas

- Commercial/Mixed Use
- Protected Neighborhood
- Urban Neighborhood
- 5800 Mitchell Road, 0 Mitchell Road

Zoning Map



5800 MICHELL ROAD, 0 MITCHELL ROAD



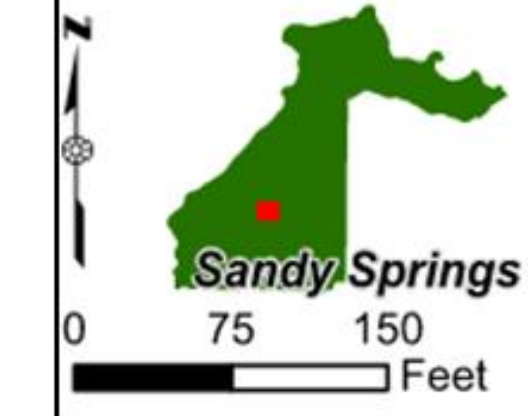
Zoning (Adopted 8-15-2017)

- OX - OFFICE MIXED USE
- RE - RESIDENTIAL ESTATE
- RD - RESIDENTIAL DETACHED
- RU - RESIDENTIAL URBAN
- 5800 Mitchell Road, 0 Mitchell Road

Aerial Image

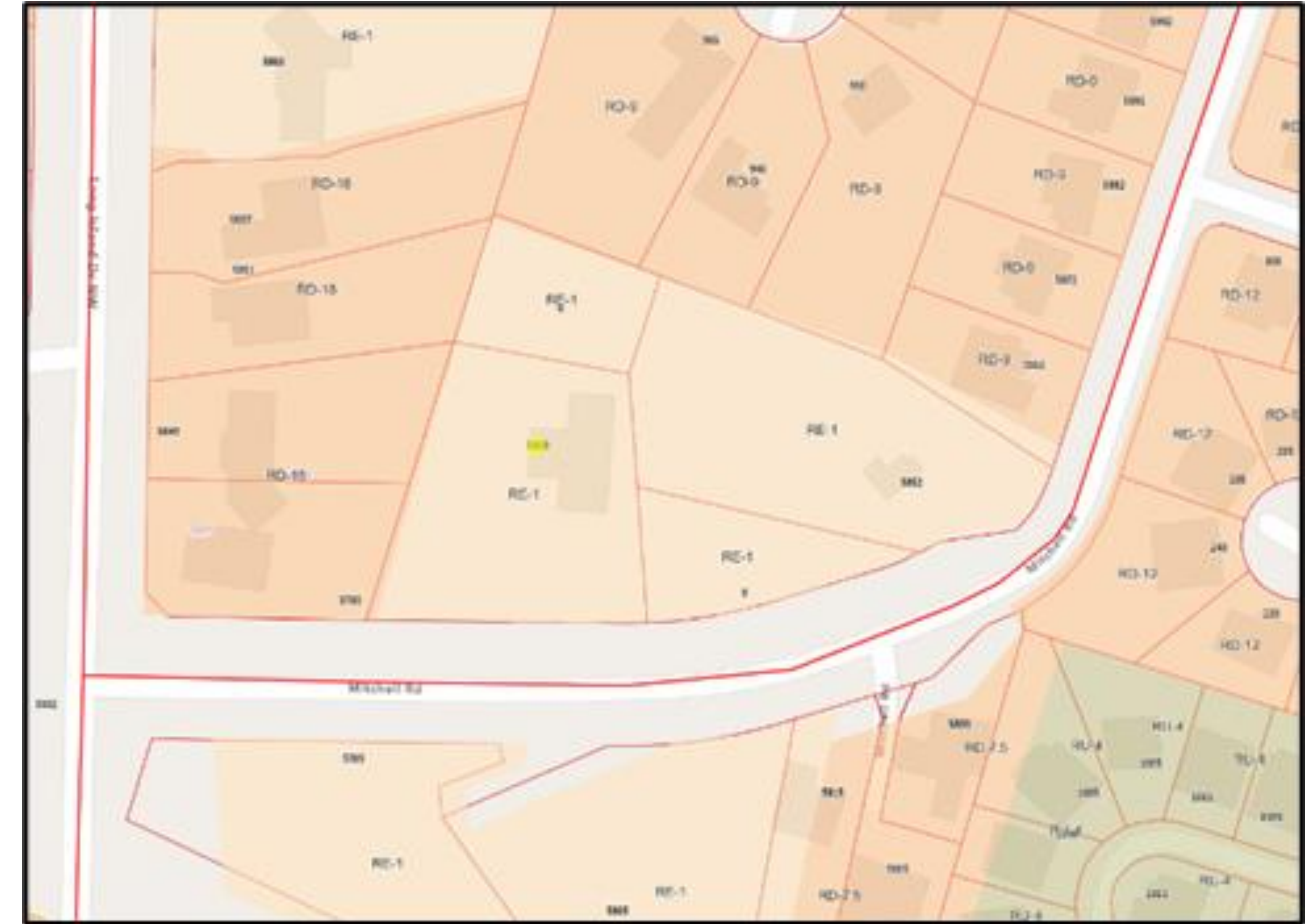


5800 MICHELL ROAD, 0 MITCHELL ROAD

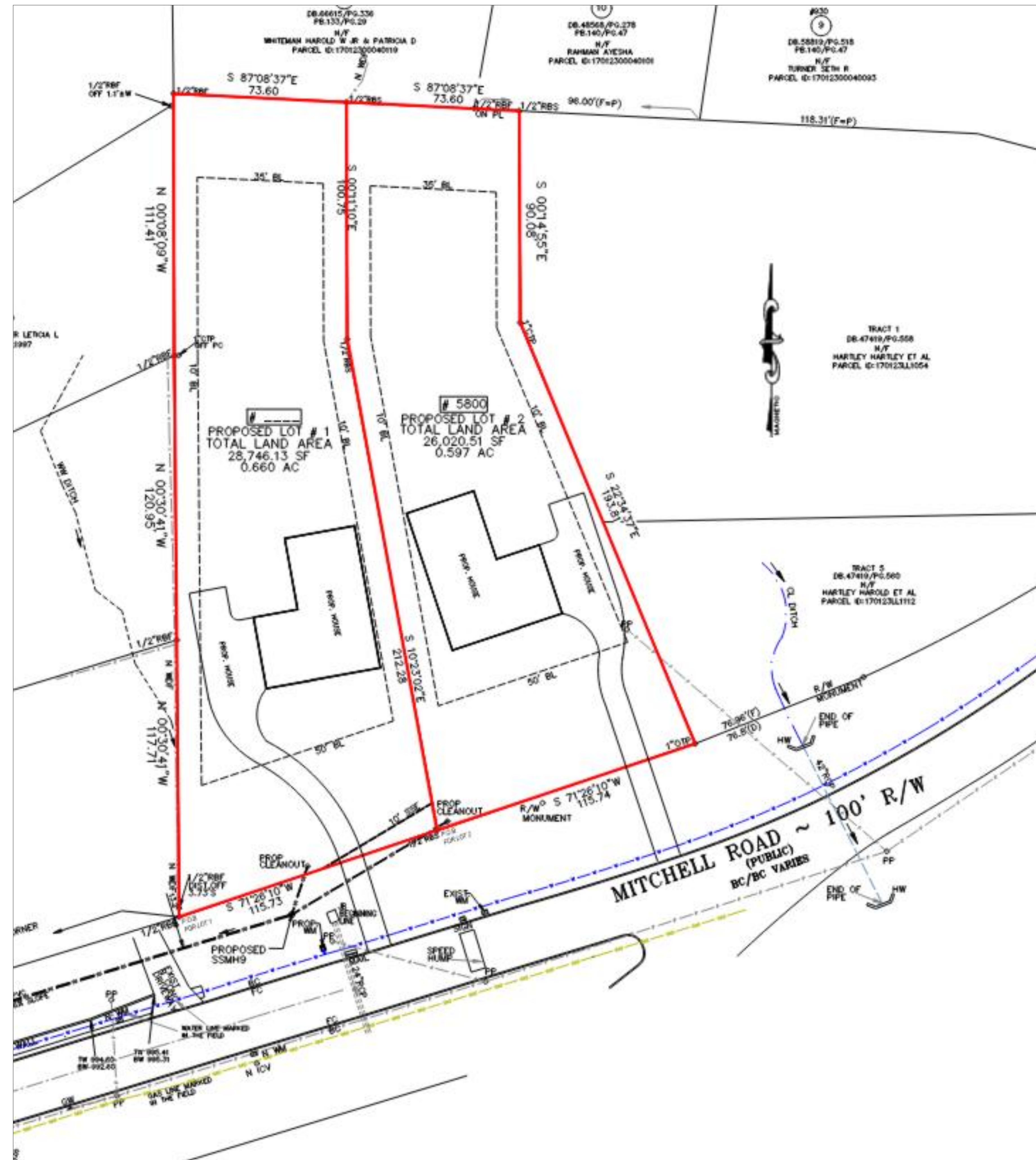


□ 5800 Mitchell Road, 0 Mitchell Road

Existing Development



Site Plan



Proposed Development

- The applicant is requesting a Zoning Map Amendment to allow two (2) parcels to be created on the existing RE-1 parcels.
- The proposed zoning is RD-18 (18,000 square feet minimum lot size). Both parcels will exceed RD-18 minimum frontage requirement of 100 feet – 115 feet.
- The proposed parcels will meet lot frontage and setback requirements set forth in the Development Code for RD-18.

Images are for illustrative purposes only



Zoning Map Amendment (Rezoning) Considerations

- Residential Detached (RD-) zoning is intended primarily for single family detached residential living.
- The proposed Zoning Map Amendment aligns with the of The Next Ten Comprehensive Plan, which emphasizes supporting low-density residential development.
- This amendment calls for more efficient use of the property while remaining consistent with the Comprehensive Plan and Development Code by enabling reasonable use of the property while staying compatible with neighborhoods.

Recommendation

Staff recommends **Approval with Conditions of Zoning Map Amendment (Rezoning) RZ-25-8**, to rezone from RE-1 to RD-18 with the following conditions:

1. There is a maximum of two residential lots that can be subdivided at the combined tax parcels #17 0123 LL1104 and #17 0123 LL1211 and
2. 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;

