



SANDY SPRINGS
GEORGIA

PLANNING COMMISSION

Reed Haggard, Chair
Andy Porter, Vice Chair
Robin Conklin
Sherwin Clemons
Steve Leeds
Karen Trylovich
Jay O'Meara

Wednesday, July 22, 2026	Regular Meeting	6:00 p.m.
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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

July 22, 2026 Planning Commission Meeting Agenda

(Presented by Samantha Brown, Planning and Zoning Clerk)

IV. Approval of Meeting Minutes

April 22, 2026 Planning & Zoning Meeting Minutes

(Presented by Samantha Brown, Planning and Zoning Clerk)

V. Work Session

The Next Chapter Updates

(Presented by: Sukirti Ghosh, Principal/Urban Designer)

VI. Cases

- A. 2026-0002 TA-26-2 (Development Code Edits)** – An Ordinance to amend the Development Code and Technical Manual.
(Presented by: Ginger Sottile, Director of Community Development)

VII. Ongoing Business

VIII. New Business

IX. Adjournment

*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.*



THE NEXT CHAPTER

Sandy Springs Comprehensive Plan + Recreation & Parks Master Plan 2027

Planning Commission Work Session | July 22, 2026

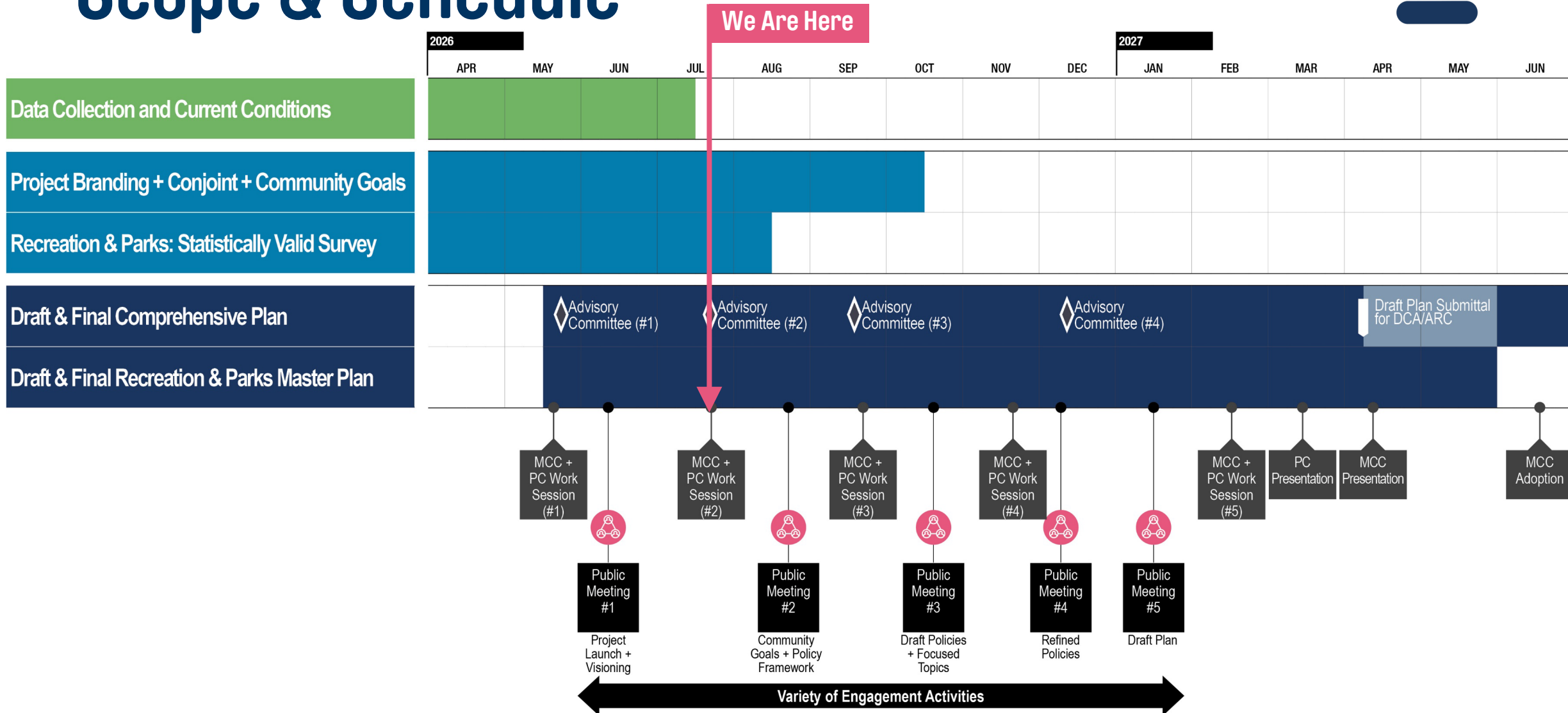
Agenda



- Project Update: Schedule
- Community Engagement (To Date)
- Key Findings
- Next Steps



Scope & Schedule



Engagement To Date



PUBLIC MEETING



POP-UP



City Departments, Council of Neighborhoods,
Art Sandy Springs, Sandy Springs
Conservancy, Non-Profits, Developers

STAKEHOLDERS



Mayor & City Council

Planning Commission & Board of
Appeals Drop-In Session

Advisory Committee

LEADERSHIP

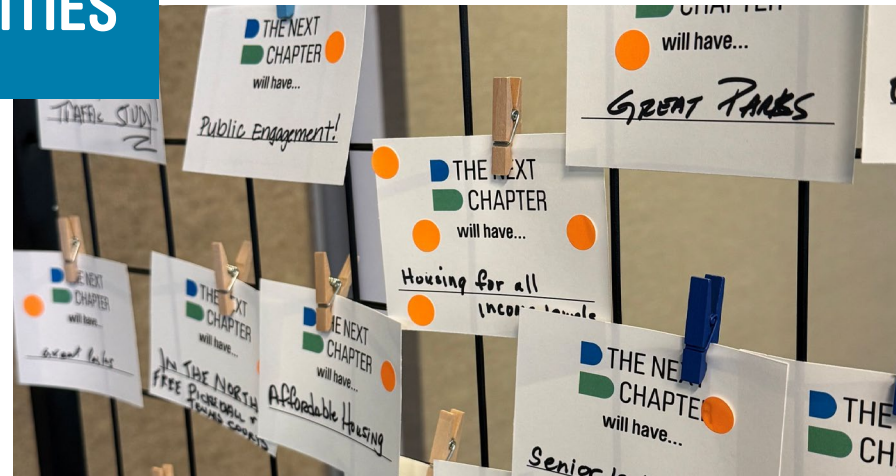
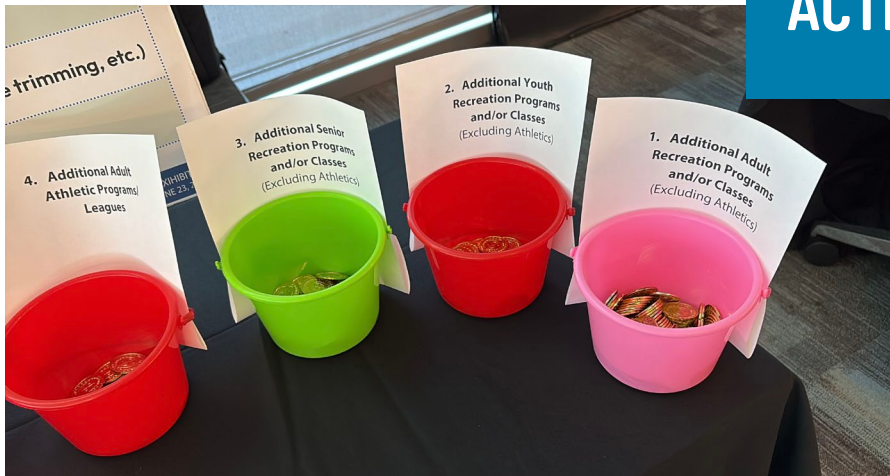
Pop-Ups (May – July 2026)

- Farmer's Markets
- Juneteenth
- Sesame Street Live (June 20)
- Stars & Stripes (July 4)
- Concert Series
- WC Watch Parties
- City Park Pop-Up (Hammond Park) – July 25

Engagement To Date : Public Meeting #1



VARIETY OF
ACTIVITIES



Engagement To Date : Pop-Ups



STARS & STRIPES



STARS & STRIPES



FARMER'S MARKET



JUNETEENTH

Engagement Hub



planthenextchapter.org



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THE NEXT
CHAPTER



WE'RE WRITING THE NEXT CHAPTER!

Help shape Sandy Springs' Next Chapter. The **Comprehensive Plan** and **Recreation & Parks Master Plan** will guide decisions about growth, housing, mobility, parks, recreation, and community investment over the coming decades—creating a shared vision for the future and identifying opportunities to strengthen the places and spaces that matter most.



Learn

This page contains information about The Next Chapter, the process, and the answers to some frequently-asked questions.

UPCOMING MEETINGS



Public Meeting #1

Jun 23, 2026 6:00 PM

Conference Center at City Springs, 1 Galambos Way, Sandy Springs, GA, USA

Attendees can expect a brief overview of the Comprehensive Plan and Recreation & Parks Master Plan, The Next Chapter planning process, and how the two...

Engagement To Date : By Numbers



~ **350**

Reached at
Pop-Ups
(so far!)



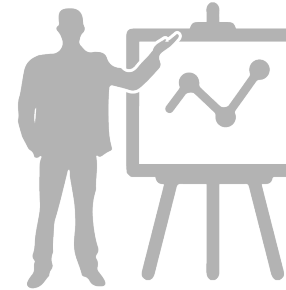
12

Stakeholder
Meetings



90

Public
Meeting #1
Attendees



1,400+

Engagement Hub
Visitors

3,087

Total Comments
(and counting!)

Preliminary Feedback – A Snapshot!



Summary of Preliminary Feedback



Land Use & Development

- Strong desire for **balanced growth while protecting neighborhood character**
- **Concerns** around **overdevelopment**, building **heights**, and the pace of **multifamily construction**
- Support for **revitalizing underutilized and aging commercial** properties, especially in the North End
- Support for **mixed-use** development
- Support for revitalizing **and improving the appearance of Roswell Road**
- Need for more **neighborhood-serving retail/restaurant** options and “third places”

Summary of Preliminary Feedback



Transportation

- Concerns about **traffic congestion** and safety, especially along Roswell Rd
- Desire for **walkability** and sidewalk/sidepath connections
- Desire for **better regional connectivity**
- Support for **expanding trail network** and bicycle facilities



Economic Development

- Desire to **support a diverse workforce**, including transportation and housing options
- **Concerns around over-commercialization**, which pairs with a preference of revitalizing existing commercial areas
- Desire to enhance Sandy Springs' **regional awareness and identity**, including expanding the number of visitors to the city

Summary of Preliminary Feedback



Housing

- Housing **affordability** is a top concern, with support for more diverse housing types
- Desire to provide affordable housing options for **young families, empty nesters, seniors, and those looking to downsize**
- Opinions on **multifamily are mixed** – some would like to see more apartments, others feel like there are already too many
- **Concern about residential lot assemblages and teardowns**, including impacts on affordability, tree canopy, neighborhood character, and stormwater management



Greenspace, Natural Systems, & Sustainability

- Desire to **preserve, expand, and upgrade parks and green space**
- Support for **protecting and expanding tree canopy**
- Desire to **address flooding/stormwater** challenges and encourage more sustainable development practices
- Support for **improving access to the Chattahoochee River** for outdoor recreation
- Desire for **more playgrounds/places to play**

Recreation and Parks Master Plan Community Engagement Findings to Date



1. **Connectivity, Trails, and Access** are Emerging as a Desirable Community Theme
2. Residents Appear to Support Both **Protecting Existing Parks** and **Expanding the System**
3. Parks Are Viewed as **Community Gathering Places, Not Just Recreation Facilities**
4. Appears to be Strong Demand for **Inclusive, Multi-Generational Recreation Opportunities**
5. **The Community Appears to be Willing to Invest in Parks and Recreation**

Next Steps



- **Leadership Work Sessions: Updates**
 - July 21: Mayor & Council Work Session (6PM)
 - July 22: Planning Commission Work Session (6PM)
- **Community Engagement**
 - Conjoint and Recreation & Parks Survey – will be released to public this week
 - Public Meeting #3: August 17 & 20, 2026
 - Pop ups and engagement activities
- **Sandy Springs Today + Draft Policies**



THANK YOU!



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Honorable Planning Commission Members
FROM: Matthew Anspach, Senior Planner
DATE: July 1, 2026 Submission for the July 22, 2026 Meeting
ITEM: TA-26-2 (Development Code Edits) – An Ordinance to amend the Development Code and Technical Manual.

Recommendation:

Staff recommends approval of **Text Amendment TA-26-2**, an Ordinance to amending the City's Development Code and Technical Manual.

Background:

Periodic amendments to the Development Code are a necessary and expected part of maintaining an effective and responsive regulatory framework. These updates address evolving development trends, changing economic conditions, administrative housekeeping items, and technical corrections identified through the ongoing administration of the Code. Such amendments are typically considered on an annual basis and, when warranted, more frequently to ensure the Code remains current, consistent, and reflective of the City's planning and development objectives. A detailed description of each proposed amendment is provided in the Discussion section below.

Discussion:

Staff is bringing forward various updates and fixes to the Development Code including Sec. 6.5.2.B.2., Garage; Sec. 6.7.2., Enhanced Community Benefit Matrix; Sec. 7.4.1.C.2., Place of Assembly; Sec. 7.6.3.A.5. & D., Motion Picture/Film Studio; a proposed new Sec. 7.6.9.G. for "Flex Space;" Sec. 7.8.24.B.2.e., Guest House; Sec. 9.3.8.E.5., Tree Ordinance; Sec. 9.6.9.A., Maintenance Agreements; Sec.11.1.1., Review Authority; Sec.11.6.2.B.4., Variance Limitations; and Technical Manual - Section 15.

Alternatives:

The Planning Commission may recommend approval of the proposed amendments as presented, recommend approval with modifications to all or selected portions of the proposed amendments, recommend denial of all or part of Staff's recommendations, or defer consideration to a future meeting to allow for additional review or discussion.

Attachments:

None



SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT

Planning Commission, July 22, 2026

Case: **TA26-0002 – Updates to the Development Code**
Staff Contact: Matthew Anspach (manspach@sandyspringsga.gov)
Report Date: July 15, 2026

PURPOSE
An Ordinance to amend the Development Code and Technical Manual.

RECOMMENDATION
Department of Community Development
Staff recommend Approval of Text Amendment TA-26-2.

PROCESS
Planning Commission Hearing: July 22, 2026
Mayor and City Council Hearing: August 18, 2026

Sec. 6.5.2.B.2. Single Unit Detached, Garage

Garage/entry

The edit below simplifies what is considered the garage portion of the front façade of single unit detached houses, which includes the doors or opening (for carports) and any structure or wall between the garage doors, rather than just the doors themselves.

2. Garage ~~doors~~ or carport entries must be positioned at least 5 feet behind the front wall plane of the house, extending no more than 40% of any street-facing width of the house. This requirement does not apply to side-entry garages. Architectural finish and windows must be provided for any side-entry garage wall facing a primary or side street.

Sec. 6.7.2. Enhanced Community Benefit Matrix

Adding reference to Enhanced Community Benefit Credit List in Technical Manual Section 15

The edit below inserts a reference at the end of the Enhanced Community Benefit Matrix to where the Benefit options and their credit allotments and limits may be found in Section 15 of the Technical Manual.

The Enhanced Community Benefit List with established credit allotments and limits can be found in Section 15 of the Technical Manual.

Sec. 7.4.1.C.2. Civic, Place of Assembly

Place of Assembly, Basic Use Standards

The proposed code edit below corrects an error by providing similar use standards for like uses. These basic distance requirements match other basic use standards for similar uses such as Places of Worship.

2. Basic Use Standards

- a. No buildings and use areas/structures other than parking and pedestrian walkways may be located within 100 feet of any Protected Neighborhood District used for residential purposes.
- b. No parking areas may be located within 50 feet of any Protected Neighborhood District used for residential purposes. ~~Outdoor areas may be provided as accessory to the primary use.~~

Div 7.2. Allowed Use Table

Neighborhood Unit Reference Correction

This minor edit simply corrects a code reference on where to find the Definition and Use Standards for Neighborhood Units.

Div. 7.2. Allowed Use Table

Allowed Use Table	Protected Neighborhood Districts				Urban Neighborhood Districts				Corridor & Node Districts												Perimeter Center Districts			
Use Category: Specific Use	RE	RD	PK	CON	RU	RT	RM	RX	ON-	OX-	CX-	SX-	TX-	CS-	IX-	CC-	NEX-	PR-	PX-	PM-				Definition/ Standards
Residential Uses																								
Household Living																								Sec. 7.3.1
Single unit detached										P	P	P	P	P	P	P	P	P	P	L	L			Sec. 7.3.1 B.
Single unit attached										P	P	P	P	P	P	P	P	P	P	L	L			Sec. 7.3.1 C.
Accessory Dwelling, Guest House										P	P	P	P	P	P	P	P	P	P	P	P			Sec. 7.3.1 D.
Neighborhood Unit										P	P	P	P	P	P	P	P	P	L	L				Sec. 7.3.1 EF.

Motion Picture/Film Studio consistency

The following proposed edit simply looks to describe the motion picture/film studio use consistently throughout the code.

Motion Picture/Film Studio										L	L	-	-	-	P	-	-	-	L	-	Sec. 7.6.3 D
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Sec. 7.6.3. Light Industrial/Manufacturing

- A. **Defined** A facility conducting light manufacturing operations within a fully-enclosed building. Light industrial manufacturing includes the following:
1. Brewery, winery, cidery, distillery.
 2. Clothing, textile or apparel manufacturing.
 3. Assembly or manufacturing of scientific measuring instruments; semiconductor and related devices, including, but not limited to, clocks, integrated circuits, jewelry, medical, musical instruments, photographic or optical instruments or timing instruments.
 4. Micro-producers.
 5. Motion picture/film studio.
 6. Pharmaceutical or medical supply manufacturing.
 7. Recreational equipment manufacturing.
 8. Toy manufacturing.
 9. Sheet metal, welding, machine shop, tool repair.
 10. Furniture upholstery installation or reupholstery.
 11. Woodworking, cabinet makers or furniture manufacturing.
- D. **Motion Picture/Film Studios**
1. **Defined** Facilities for the production of film, including stages, exterior sets, sound recording facilities, related commercial vehicles, and accessory fabrication activities.
 2. **Limited Use Standards**
 - a. In CX- and OX- Districts, [motion picture/film](#) studios are limited to 20% of the site.
 - b. In PX- Districts, [motion picture/film](#) studios must be located on sites with a minimum size of 4 acres and are limited to 50% of the site.

Sec. 7.6.9.G. Flex Space (new)

Flex Space as a new use category

The following edit would constitute a new use. The Flex Space Use would blend several of the light industrial uses commonly divisible with a (often) small office and limited ancillary warehousing, manufacturing, R & D studios and so on. It also provides a list of "Industrial Uses" which would be prohibited from the mix of uses.

Flex Space is valuable for many unique and small businesses. It encourages entrepreneurship and variety, helping diversify the city's employment demographics and local economy. Space of this kind is limited in Sandy Springs and this edit would help to ensure that the businesses it hosts have a reliable existence in some capacity within the city limits.

Div. 7.2. Allowed Use Table

Allowed Use Table	Protected Neighborhood Districts				Urban Neighborhood Districts				Corridor & Node Districts								Perimeter Center Districts				
Use Category: Specific Use	RE	RD	PK	CON	RU	RT	RM	RX	ON-	OX-	CX-	SX-	TX-	C3-	IX-	CC-	NEX-	PR-	PX-	PW-	Definition/ Standards
Industrial Uses																					
Flex Space													P/C		P/C						Sec. 7.6.9.

Sec. 7.6.9. Flex Space

- A. **Defined** A building or tenant space designed to accommodate a combination of office, retail, restaurant, artisanal, research and development, laboratory, medical, showroom, warehousing and distribution, assembly, light industrial and manufacturing, technology, studios, and related uses within a single integrated business facility. Flex Space is intended for low-impact businesses conducted primarily indoors with limited truck traffic, enclosed loading, and operational characteristics generally compatible with office and commercial development.. Waste-related service includes the following:
- B. **Basic Use Standards**
1. **Particular Use** Each particular use is regulated by its specific use standards. The following standards are in addition.
 2. **Loading** Loading docks shall be located within an interior court, to the side, or to the rear. No outdoor storage shall be permitted except temporary loading.
 3. **Noxious Substance** No equipment or process may be used in connection with a Flex Space that creates noise, vibration, glare, fumes, odors, dust, hazardous materials, electrical interference, or other noxious substance detectable to the normal senses off the Flex Use site.
 4. **Footprint** Businesses seeking a light industrial or manufacturing use footprint greater than 40,000 square feet require a conditional use permit
 5. **Prohibited** Fireworks distribution, heavy industrial, life sciences (BSL-2 or greater), vehicle service and repair, self-service storage, and waste-related service uses are prohibited.

Sec. 7.8.24.B.2.e. Residential Accessory Structures, Major, Basic Use Standards

Guest House

The following proposed edit corrects in error by providing an accurate section reference.

Sec. 7.8.24. Residential Accessory Structures

B.2. Basic Use Standards

- a. No major residential accessory structures may be located between the front plane of the principal structure and a street. In cases where site orientation is atypical, determination is at the director's discretion.
- b. Major residential accessory structures may be located between the principal structure and a common side, side street, or rear lot line. In cases where site orientation is atypical, determination is at the director's discretion.
- c. Major residential accessory structures must comply with applicable building setbacks if their footprint exceeds 500 square feet. Major residential accessory structures with a footprint of less than 500 square feet must be a minimum of 10 feet or the required setback, from any property line, whichever is less restrictive.
- d. A major residential accessory structure may not exceed 24 feet in height. If located within the required building setbacks, a major residential accessory structure may not exceed 15 feet in height.
- e. Guest houses are regulated under Sec. [7.3.1.D.](#) ~~7.8.6.~~

Sec. 9.3.8.E.5. Potentially Damaged Trees – Escrow Fund**Tree Ordinance Escrow to Tree Bank**

The proposed edit below corrects an error by reducing the timeframe for which an applicant has to collect any funds for potentially damaged trees that are in escrow, from 6 years to 3 years.

Sec. 9.3.8. - Administration

- E.5. Any funds not collected by either an affected property owner or the applicant within a period of ~~36~~ years of the establishment of the escrow fund are deposited in the Sandy Springs Tree Bank.

Sec. 9.6.9.A. Inspection, Maintenance Agreements**Maintenance Agreement Due by**

This proposed amendment would assist the builder and development community by allowing a required maintenance agreement to be executed based on what was constructed versus what is initially designed, as often times site conditions vary enough that modifications to any agreement are inevitable. By allowing the agreement to be created toward the end of construction, before Certificate of Occupancy or Completion, the need for excessive modifications is largely removed.

Sec. 9.6.9. Inspection, Maintenance Agreements

- A. Prior to the issuance of ~~any permit for~~ a certificate of occupancy or completion, a land development activity requiring a stormwater management facility or practice hereunder and for which the Department requires ongoing maintenance, the applicant or owner of the site must, unless an on-site stormwater management facility or practice is dedicated to and accepted by the Department, execute an inspection and maintenance agreement, and/or a conservation easement, if applicable, that is binding on all subsequent owners of the site.

Sec. 11.1.1. Summary of Review Authority

Permit Categories

The following inmaterial edit simply helps the authority summary match the ordering of the permit types found later in the code in Division 11.5.

APPROVAL PROCESS	APPROVAL AUTHORITY					PUBLIC NOTICE				
	Cross-reference	Director	Board of Appeals	Planning Commission	City Council	Community Meetings	Web	Posted	Mailed	Published
Permit Review	Div. 11.5									
Land Disturbance Permit		D	A-PH	—	—	—	—	Y*	—	—
Building Permit		D	A-PH	—	—	—	—	Y*	—	—
Tree Removal Permit		D	A-PH	—	—	—	—	Y*	—	—
Temporary Use Other Permits		D	A-PH	—	—	—	—	<u>Y*</u>	—	—

Sec. 11.6.2.B.4. Variances, Limitations

Remove “Fence” Material

This proposed edit would allow an applicant to request a variance from the Board of Appeals for fence material. Currently fence material variances are prohibited.

Sec. 11.6.2. Variances

B. **Limitations** Variances are not allowed for any of the following:

1. Minimum lot area, minimum lot frontage on a street or minimum lot width at the time of subdivision (this does not include a nonconforming lot of record platted prior to the effective date of this Development Code — see Sec. 11.7.4);
2. Building height;
3. Sign height, sign area allocation or individual sign area;
4. ~~Fence, w~~Wall and building materials;
5. Standards for Conditional Use Permits;
6. Elimination of frontage improvement requirements; and
7. Permitted or accessory uses; and
8. Construction classification and building height requirements provided in Sec. 6.6.3.

Section 15 – Technical Manual – Administrative Guidelines and Checklists

Match terminology with Development Code for Points to Credits

This proposed edit would simply make terms for Community Enhancement credits consistent within both the Development Code and the Technical Manuals.

SECTION 15 ADMINISTRATIVE GUIDELINES AND CHECKLISTS

~~DRAFT~~ Enhanced Community Benefit List

Technical Manual

ITEM	INSTALLATION	ASSIGNED POINTS CREDITS	MAXIMUM POINTS CREDITS
FURNISHINGS			
Seat Wall (Accessible to the Public)	Per 180 linear feet	3	12

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION
Staff recommends Approval of Text Amendment TA-26-2, An Ordinance to amend the Development Code and Technical Manuals.

Development Code Edits TA-26-2

Planning Commission

July 22, 2026



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Garage Entry – Sec. 6.5.2.B.2.
Enhanced Community Benefit Matrix – Sec. 6.7.2.
Place of Assembly – Sec. 7.4.1.C.2.
Motion Picture/Film Studio – Sec. 7.6.3.A.5. & D.
Flex Space – Sec. 7.6.9.G.
Guest House – Sec. 7.8.24.B.2.e.
Tree Ordinance – Sec. 9.3.8.E.5.
Maintenance Agreements – Sec. 9.6.9.A.
Permit Categories – Sec. 11.1.1.
Fence Material for Var – Sec. 11.6.2.B.4.
Section 15 – Technical Manual

Garage Entry – Sec. 6.5.2.B.2.

- Edit helps establish the 60/40 rule for single unit detached in RD-, RU-, RT-districts, and all single unit attached facades
 - Removes any confusion that the rule only includes garage doors on the 40% side of the façade rule
2. Garage ~~doors~~ or carport entries must be positioned at least 5 feet behind the front wall plane of the house, extending no more than 40% of any street-facing width of the house. This requirement does not apply to side-entry garages. Architectural finish and windows must be provided for any side-entry garage wall facing a primary or side street.

Enhanced Community Benefit Matrix – Sec. 6.7.2.

- Proposed reference for the “Enhanced Community Benefit (ECB) List” to be located at the bottom of the ECB Matrix in the Development Code

The Enhanced Community Benefit List with established credit allotments and limits can be found in Section 15 of the Technical Manual.

Allowed Use Table – Div. 7.2.

- Simple reference clean up for Neighborhood Units

Div. 7.2. Allowed Use Table

Allowed Use Table	Protected Neighborhood Districts				Urban Neighborhood Districts				Corridor & Node Districts									Perimeter Center Districts			
Use Category: Specific Use	RE	RD	PK	CON	RU	RT	RM	RX	ON-	OX-	CX-	SX-	TX-	CS-	IX-	CC-	NEX-	PR-	PX-	PM-	Definition/ Standards
Residential Uses																					
Household Living																					Sec. 7.3.1
Single unit detached										P	P	P	P	P	P	P	P	P	L	L	Sec. 7.3.1 B.
Single unit attached										P	P	P	P	P	P	P	P	P	L	L	Sec. 7.3.1 C.
Accessory Dwelling, Guest House										P	P	P	P	P	P	P	P	P	P	P	Sec. 7.3.1 D.
Neighborhood Unit										P	P	P	P	P	P	P	P	P	L	L	Sec. 7.3.1 E.

Place of Assembly– Sec. 7.4.1.C.2.

- This edit corrects an error. Place of Assembly will now correctly have similar use standards with other civic categories such as Place of Worship.

2. Basic Use Standards

- No buildings and use areas/structures other than parking and pedestrian walkways may be located within 100 feet of any Protected Neighborhood District used for residential purposes.
- No parking areas may be located within 50 feet of any Protected Neighborhood District used for residential purposes. ~~Outdoor areas may be provided as accessory to the primary use.~~

Motion Picture/Film Studio – Sec. 7.6.3.A.5. & .D.

- Simple edits for consistency
- Film Studio was the primary reference to the use
- Motion Picture and Film studio are often similar enough to be used interchangeably

Sec. 7.6.3. Light Industrial/Manufacturing

A. **Defined** A facility conducting light manufacturing operations within a fully-enclosed building. Light industrial manufacturing includes the following:

1. Brewery, winery, cidery, distillery.
2. Clothing, textile or apparel manufacturing.
3. Assembly or manufacturing of scientific measuring instruments; semiconductor and related devices, including, but not limited to, clocks, integrated circuits, jewelry, medical, musical instruments, photographic or optical instruments or timing instruments.
4. Micro-producers.
5. Motion picture/film studio.
6. Pharmaceutical or medical supply manufacturing.
7. Recreational equipment manufacturing.
8. Toy manufacturing.
9. Sheet metal, welding, machine shop, tool repair.
10. Furniture upholstery installation or reupholstery.
11. Woodworking, cabinet makers or furniture manufacturing.

D. Motion Picture/Film Studios

1. **Defined** Facilities for the production of film, including stages, exterior sets, sound recording facilities, related commercial vehicles, and accessory fabrication activities.
2. **Limited Use Standards**
 - a. In CX- and OX- Districts, motion picture/film studios are limited to 20% of the site.
 - b. In PX- Districts, motion picture/film studios must be located on sites with a minimum size of 4 acres and are limited to 50% of the site.

<u>Motion Picture/Film Studio</u>										L	L	—	—	—	P	—	—	—	L	—	Sec. 7.6.3 D
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Flex Space – Sec. 7.6.9.G.

- Creates a new use type that blends Light Industrial Uses based on intensity and size
- 40,000 sf max for any allowed flex use (most uses in this space tend to be 2,000 to 10,000 sf with office and ancillary warehouse)
- Beyond 40,000 sf would require a CUP
- Supports industry, employment, entrepreneurship
- Allowed in IX-, and TX-

Div. 7.2. Allowed Use Table

Allowed Use Table	Protected Neighborhood Districts				Urban Neighborhood Districts				Corridor & Node Districts									Perimeter Center Districts			
Use Category: Specific Use	RE	RD	PK	CON	RU	RT	RM	RX	ON-	OX-	CX-	SX-	TX-	CS-	IX-	CC-	NEX-	PR-	PX-	PM-	Definition/ Standards
Industrial Uses																					
Flex Space										==	==	==	P/C	==	P/C	==	==	==	==	==	Sec. 7.6.9.

KEY:	P = Permitted	L = Limited Use	C = Conditional Use Permit	A = Administrative Use Permit	— = Not Permitted
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Guest Houses – Sec. 7.8.24.B.2.e..

- Simple reference edit correction

e. Guest houses are regulated under Sec. 7.3.1.D. ~~7.8.6.~~

Tree Ordinance – Sec. 9.3.8.E.5.

- Correction to the Tree Bank Escrow collection window
5. Any funds not collected by either an affected property owner or the applicant within a period of ~~3~~6 years of the establishment of the escrow fund are deposited in the Sandy Springs Tree Bank.

Maintenance Agreement – Sec. 9.6.9.A.

- This edit attempts to help development planning by allowing the details of the maintenance agreement to be finalized as the infrastructure is built.

Sec. 9.6.9. Inspection, Maintenance Agreements

- A. Prior to the issuance of ~~any permit for~~ a certificate of occupancy or completion, a land development activity requiring a stormwater management facility or practice hereunder and for which the Department requires ongoing maintenance, the applicant or owner of the site must, unless an on-site stormwater management facility or practice is dedicated to and accepted by the Department, execute an inspection and maintenance agreement, and/or a conservation easement, if applicable, that is binding on all subsequent owners of the site.

Permit Categories – Sec.11.1.1.

- Clean up and correction edit to permit categories

APPROVAL PROCESS	Cross-reference	APPROVAL AUTHORITY				PUBLIC NOTICE				
		Director	Board of Appeals	Planning Commission	City Council	Community Meetings	Web	Posted	Mailed	Published
Permit Review	Div. 11.5									
Land Disturbance Permit		D	A-PH	—	—	—	—	Y*	—	—
Building Permit		D	A-PH	—	—	—	—	Y*	—	—
Tree Removal Permit		D	A-PH	—	—	—	—	Y*	—	—
Temporary Use <u>Other</u> Permits <u></u>		D	A-PH	—	—	—	—	<u>Y*</u> <u>L</u>	—	—

Fence Material as a Variance Request – Sec. 11.6.2.B.4.

- This edit would allow someone to apply for a variance for fence material

Sec. 11.6.2. Variances

B. **Limitations** Variances are not allowed for any of the following:

1. Minimum lot area, minimum lot frontage on a street or minimum lot width at the time of subdivision (this does not include a nonconforming lot of record platted prior to the effective date of this Development Code — see Sec. 11.7.4);
2. Building height;
3. Sign height, sign area allocation or individual sign area;
4. ~~Fence,~~ Wall and building materials;
5. Standards for Conditional Use Permits;
6. Elimination of frontage improvement requirements; and
7. Permitted or accessory uses; and
8. Construction classification and building height requirements provided in Sec. 6.6.3.

Section 15 – Technical Manual

- This is a simple edit that would make language for credits consistent between the Development Code’s “Enhanced Community Benefits Matrix” and the “Enhanced Community Benefit List” in the Technical Manual
- We also cleaned up a “draft” reference

SECTION 15

ADMINISTRATIVE GUIDELINES AND CHECKLISTS

~~DRAFT~~ Enhanced Community Benefit List

Technical Manual

ITEM	INSTALLATION	ASSIGNED POINTS CREDITS	MAXIMUM POINTS CREDITS
FURNISHINGS			
Seat Wall (Accessible to the Public)	Per 180 linear feet	3	12

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

Questions?

Article

6

Sec. 6.5.2. Single Unit Detached Dwelling

B. Garage

2. Garage ~~doors~~ or carport entries must be positioned at least 5 feet behind the front wall plane of the house, extending no more than 40% of any street-facing width of the house. This requirement does not apply to side-entry garages. Architectural finish and windows must be provided for any side-entry garage wall facing a primary or side street.

Sec. 6.7.2. Enhanced Community Benefit Matrix

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

[The Enhanced Community Benefit List with established credit allotments and limits can be found in Section 15 of the Technical Manual.](#)

Article

7

Div. 7.2. Allowed Use Table

Allowed Use Table	Protected Neighborhood Districts				Urban Neighborhood Districts				Corridor & Node Districts									Perimeter Center Districts			
Use Category: Specific Use	RE	RD	PK	CON	RU	RT	RM	RX	ON-	OX-	CX-	SX-	TX-	CS-	IX-	CC-	NEX-	PR-	PX-	PM-	Definition/ Standards
Residential Uses																					
Household Living																					Sec. 7.3.1
Single unit detached										P	P	P	P	P	P	P	P	P	L	L	Sec. 7.3.1 B.
Single unit attached										P	P	P	P	P	P	P	P	P	L	L	Sec. 7.3.1 C.
Accessory Dwelling, Guest House										P	P	P	P	P	P	P	P	P	P	P	Sec. 7.3.1 D.
Neighborhood Unit										P	P	P	P	P	P	P	P	P	L	L	Sec. 7.3.1 E.
Age-Restricted Unit										P	P	P	P	P	P	P	P	P	P	P	Sec. 7.3.1 F.
Multi-Unit																					Sec. 7.3.1 G.
Multi-unit up to 3 stories										L	L	L	L	L	L	L	P	P	L	L	
Multi-unit above 3 stories										L	C	C	P	C	—	—	P	P	P	P	
Live/Work										—	P	P	P	P	P	—	P	P	P	P	Sec. 7.3.1 H.
Group Living																					
General group living										P	P	P	P	P	P	P	P	P	P	P	Sec. 7.3.2
Personal care home, up to 3 residents										P	P	P	P	P	P	P	P	P	P	P	Sec. 7.3.2 E
Personal care home, 4 or more residents										C	C	C	C	C	C	C	C	C	C	C	Sec. 7.3.2 E
Rehabilitation or Treatment Facility										—	—	—	—	—	C	C	—	—	—	—	Sec. 7.3.4
Civic																					Sec. 7.4.1
College/university										P	P	—	P	P	P	P	—	—	P	P	Sec. 7.4.1 B
Government facility										P	P	P	P	P	P	P	P	C	P	P	Sec. 7.4.1 D
Library/museum										P	P	P	P	P	P	P	P	—	P	P	Sec. 7.4.1 E
Place of assembly										P	P	P	P	P	P	P	P	—	P	P	Sec. 7.4.1 C
Place of worship										P	P	P	P	P	P	P	P	C	P	P	Sec. 7.4.1 F
Prison/correctional facility										—	—	—	—	—	C	—	—	—	—	—	Sec. 7.4.1 G
School, private (K-12)										L	L	—	P	P	L	L	L	C	P	P	Sec. 7.4.1 H
School, public (K-12)										P	P	—	P	P	P	P	P	P	P	P	Sec. 7.4.1 I
Recreation and Open Space																					Sec. 7.4.2
Cemetery/mausoleum										C	C	—	C	C	C	C	—	C	C	C	Sec. 7.4.2 B
Conservation area (up to 1 acre)										P	P	P	P	P	P	P	P	P	P	P	Sec. 7.4.2 D
Conservation area (more than 1 acre)										—	—	—	—	—	—	—	—	—	—	—	Sec. 7.4.2 D
Golf course										—	—	—	—	—	—	—	—	—	—	—	Sec. 7.4.2 E
Recreational facility										P	P	—	C	C	P	P	P	—	C	C	Sec. 7.4.2 I
Residential subdivision amenity										P	P	P	P	P	P	P	P	P	P	P	Sec. 7.4.2 G
Utilities																					Sec. 7.4.3
Minor utilities										P	P	P	P	P	P	P	P	P	P	P	Sec. 7.4.3 A.1
Major utilities										—	C	—	—	—	C	C	C	—	—	—	Sec. 7.4.3 A.2
Wireless Communications																					Sec. 7.4.4
Alternative support antenna structure and roof-mounted antenna										P	P	P	P	P	P	P	P	P	P	P	Sec. 7.4.4 B
Amateur radio antenna (up to 90 feet)										P	P	P	P	P	P	P	P	P	P	P	Sec. 7.4.4 C
Amateur radio antenna (more than 90 feet)										C	C	C	C	C	C	C	C	C	C	C	Sec. 7.4.4 C

ARTICLE 7. - USE PROVISIONS
Div. 7.2. Allowed Use Table

Tower antenna										C	C	C	C	C	P	C	C	C	C	C	Sec. 7.4.4 D
Adult Establishment										P	P	P	P	P	P	—	—	—	—	P	Sec. 7.5.1
Animal Care																					Sec. 7.5.2
Animal care, indoor										P	P	P	P	P	P	P	P	—	P	—	Sec. 7.5.2 A
Animal care, outdoor										—	—	—	—	—	C	—	—	—	—	—	Sec. 7.5.2 A
Day Care										P	P	P	P	P	P	P	P	C	P	P	Sec. 7.5.5
Medical																					
General medical										P	P	P	P	P	P	P	P	—	P	P	Sec. 7.5.7
Hospital										C	C	—	—	—	C	C	C	—	—	P	Sec. 7.5.7 B
Office										P	P	P	P	P	P	P	P	—	P	P	Sec. 7.5.8
Overnight Lodging																					Sec. 7.5.10
Bed and Breakfast (up to 5 rooms)										P	P	—	P	P	P	P	P	—	—	—	Sec. 7.5.10 B
Boutique hotel (6 to 30 rooms)										P	P	P	P	P	P	P	—	—	P	P	Sec. 7.5.10 C
Executive suites hotel										—	—	—	—	—	—	—	P	—	P	P	Sec. 7.5.10 E
Hotel (more than 30 rooms)										P	—	P	P	P	—	P	—	—	P	P	Sec. 7.5.10 D
Parking Structure, Commercial										P	P	P	P	P	P	P	P	—	P	P	Sec. 7.5.11
Passenger Terminal										P	P	P	P	P	P	P	P	—	P	P	Sec. 7.5.12
Personal Service										P	P	P	P	P	P	P	P	—	P	P	Sec. 7.5.13
Restaurant										P	P	P	P	P	P	P	P	—	P	P	Sec. 7.5.14
Retail										P	P	P	P	P	P	P	P	L	L	L	Sec. 7.5.15
Fireworks retail facility										—	—	—	—	—	P	P	—	—	—	—	Sec. 7.5.15 C
Fuel pumps, gas station										—	C	—	—	—	C	C	—	—	—	—	Sec. 7.5.15 D
Vehicle Sales and Rental																					Sec. 7.5.16
Minor vehicle sales and rental										—	—	—	L	L	P	P	—	—	L	L	Sec. 7.5.16 B
Major vehicle sales and rental										—	—	—	—	—	P	P	—	—	—	—	Sec. 7.5.16 C
Vehicle Showroom										P	P	P	P	P	P	P	P	P	P	P	Sec. 7.5.16 D
Artisanal										—	P	P	P	P	P	P	P	—	P	P	Sec. 7.6.1
Heavy Industrial										—	—	—	—	—	—	—	—	—	—	—	Sec. 7.6.2
Light Industrial/Manufacturing										—	—	—	—	—	P	—	—	—	—	—	Sec. 7.6.3
Micro-producer										—	P	P	P	P	P	P	P	—	P	P	Sec. 7.6.3 A
Motion Picture/Film Studio										L	L	—	—	—	P	—	—	—	L	—	Sec. 7.6.3 D
Research and Development																					
General research and development										P	P	—	P	P	P	P	P	—	P	P	Sec. 7.6.4
Life sciences, up to BSL 1										A	A	A	A	A	A	A	—	—	A	A	Sec. 7.6.4 B
Life sciences, up to BSL 2										A	—	—	—	—	A	A	—	—	A	A	Sec. 7.6.4 C
Resource Extraction										—	—	—	—	—	—	—	—	—	—	—	Sec. 7.6.5
Vehicle Service and Repair																					Sec. 7.6.6
Minor vehicle service and repair										—	L	—	L	L	L	L	—	—	L	L	Sec. 7.6.6 B
Major vehicle service and repair										—	—	—	—	—	P	P	—	—	—	—	Sec. 7.6.6 C
Warehouse and Distribution																					
General warehouse and distribution										—	—	—	—	—	P	—	—	—	—	—	Sec. 7.6.7
Fireworks distributor										—	—	—	—	—	—	—	—	—	—	—	Sec. 7.6.7 B
Self-service storage, mini-warehouse										—	C	—	—	—	P	P	C	—	—	—	Sec. 7.6.7 C
Waste-Related Service																					
General waste-related service										—	—	—	—	—	—	—	—	—	—	—	Sec. 7.6.8
Recycling processing center										—	—	—	—	—	P	P	—	—	—	—	Sec. 7.6.8 B
Flex Space										—	—	—	P/C	—	P/C	—	—	—	—	—	Sec. 7.6.9.
Agriculture																					Sec. 7.7.1

ARTICLE 7. - USE PROVISIONS
Div. 7.2. Allowed Use Table

Community garden										P	P	—	P	P	—	P	P	P	P	P	Sec. 7.7.1 B
Composting										—	—	—	—	—	P	—	—	—	—	—	Sec. 7.7.1 C
Plant nursery										—	—	—	—	—	—	P	—	—	—	—	Sec. 7.7.1 D
Timber harvesting										—	—	—	—	—	—	—	—	—	—	—	Sec. 7.7.1 E
Urban farm										—	P	—	—	—	—	P	P	—	—	—	Sec. 7.7.1 F
Amphitheater										C	C	C	C	C	C	C	C	—	C	C	Sec. 7.8.1
Car wash										—	—	—	—	—	P	P	—	—	—	—	Sec. 7.8.2
Day Care										P	P	P	P	P	P	P	P	L	P	P	Sec. 7.8.3
Drive-through facility										—	C	C	—	—	—	P	—	—	—	—	Sec. 7.8.4
EV charging facility, up to Level 2										P	P	P	P	P	P	P	P	P	P	P	Sec. 7.8.5
EV charging facility, above Level 2										P	P	P	P	P	P	P	P	P	P	P	Sec. 7.8.5
Family day care home										—	—	—	P	P	—	—	—	—	P	P	Sec. 7.8.6
Farmers market										—	P	P	P	P	—	—	P	—	P	P	Sec. 7.8.7
Fuel pumps										—	C	—	—	—	C	C	—	—	—	—	Sec. 7.8.8
Greenhouse, non-commercial										P	P	P	—	—	P	P	P	P	—	—	Sec. 7.8.9
Home occupation										P	P	P	P	P	P	P	P	P	P	P	Sec. 7.8.10
Horse stable, non-commercial										—	—	—	—	—	—	—	—	—	—	—	Sec. 7.8.11
Kennel, residential										—	—	—	—	—	—	—	—	—	—	—	Sec. 7.8.12
Livestock raising										P	P	P	—	—	P	P	P	—	—	—	Sec. 7.8.13
Outdoor dining										P	P	P	P	P	P	P	P	—	P	P	Sec. 7.8.14
Murals										A	A	A	A	A	A	A	A	A	A	A	Sec. 7.8.15
Outdoor storage, minor										—	—	—	—	—	P	P	—	—	—	—	Sec. 7.8.16
Outdoor storage, major										—	—	—	—	—	P	—	—	—	—	—	Sec. 7.8.17
Poultry raising										P	P	P	—	—	P	P	P	P	—	—	Sec. 7.8.19
Residential accessory structure										P	P	P	P	P	P	P	P	P	P	P	Sec. 7.8.24
Short-term rental										P	P	P	P	P	P	P	P	P	P	P	Sec. 7.8.18
Skywalk										C	C	—	—	C	C	—	C	—	C	C	Sec. 7.8.20
Solar panels, wind turbines, rainwater collection systems										P	P	P	P	P	P	P	P	P	P	P	Sec. 7.8.21
Swimming pool, multi-unit										L	P	P	P	P	P	P	P	P	P	P	Sec. 7.8.22
Unmanned retail structures										—	P	P	P	P	P	P	P	—	P	P	Sec. 7.8.23
Goat/Sheep Yard Maintenance										A	A	A	A	A	A	A	A	A	A	A	Sec. 7.9.4
Mobile Temporary Uses																					
Cell on Wheels (COWs) Antenna										A	A	A	A	A	A	A	A	A	A	A	Sec. 7.9.2
Mobile Services										A	A	A	A	A	A	A	A	A	A	A	Sec. 7.9.11
Other Temporary Uses										A	A	A	A	A	A	A	A	A	A	A	Sec. 7.9.10
Temporary Structures																					
Donation Bin or Trailer										A	A	A	A	A	A	A	A	A	A	A	Sec. 7.9.3
Manufactured Home										A	A	A	A	A	A	A	A	A	A	A	Sec. 7.9.1
Model Home										P	P	P	P	P	P	P	P	P	L	L	Sec. 7.9.5
Other Temporary Structure										A	A	A	A	A	A	A	A	A	A	A	Sec. 7.9.9
Temporary Fireworks Retail Sales										—	A	—	—	—	—	A	A	—	—	—	Sec. 7.9.8
Temporary Office										A	A	A	A	A	A	A	A	A	A	A	Sec. 7.9.7
Party House										A	A	A	A	A	—	A	A	—	A	—	Sec. 7.9.6 B

KEY:	P = Permitted	L = Limited Use	C = Conditional Use Permit	A = Administrative Use Permit	— = Not Permitted
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Sec. 7.4.1. Civic

- A. **Defined** Places of public assembly that provide ongoing governmental, life safety, educational and cultural services to the general public, as well as meeting areas for religious practice.
- B. **College/University**
 - 1. **Defined** An institution of higher education having authority to award associates, bachelors and higher degrees.
- C. **Place of Assembly**
 - 1. **Defined** Facility where a group of persons congregates for civic, cultural, fraternal, political, or social purposes, including events centers, auditoriums, and movie theaters. Activities take place primarily indoors.
 - 2. **Basic Use Standards**
 - a. No buildings and use areas/structures other than parking and pedestrian walkways may be located within 100 feet of any Protected Neighborhood District used for residential purposes.
 - b. No parking areas may be located within 50 feet of any Protected Neighborhood District used for residential purposes. ~~Outdoor areas may be provided as accessory to the primary use.~~

Sec. 7.6.3. Light Industrial/Manufacturing

A. **Defined** A facility conducting light manufacturing operations within a fully-enclosed building. Light industrial manufacturing includes the following:

1. Brewery, winery, cidery, distillery.
2. Clothing, textile or apparel manufacturing.
3. Assembly or manufacturing of scientific measuring instruments; semiconductor and related devices, including, but not limited to, clocks, integrated circuits, jewelry, medical, musical instruments, photographic or optical instruments or timing instruments.
4. Micro-producers.
5. Motion picture/[film](#) studio.
6. Pharmaceutical or medical supply manufacturing.
7. Recreational equipment manufacturing.
8. Toy manufacturing.
9. Sheet metal, welding, machine shop, tool repair.
10. Furniture upholstery installation or reupholstery.
11. Woodworking, cabinet makers or furniture manufacturing.

D. [Motion Picture](#)/**Film Studios**

1. **Defined** Facilities for the production of film, including stages, exterior sets, sound recording facilities, related commercial vehicles, and accessory fabrication activities.
2. **Limited Use Standards**
 - a. In CX- and OX- Districts, [motion picture](#)/film studios are limited to 20% of the site.
 - b. In PX- Districts, [motion picture](#)/film studios must be located on sites with a minimum size of 4 acres and are limited to 50% of the site.

Sec. 7.6.9. Flex Space

- A. **Defined** A building or tenant space designed to accommodate a combination of office, retail, restaurant, artisanal, research and development, laboratory, medical, showroom, warehousing and distribution, assembly, light industrial and manufacturing, technology, studios, and related uses within a single integrated business facility. Flex Space is intended for low-impact businesses conducted primarily indoors with limited truck traffic, enclosed loading, and operational characteristics generally compatible with office and commercial development.. Waste-related service includes the following:
- B. **Basic Use Standards**
1. **Particular Use** Each particular use is regulated by its specific use standards. The following standards are in addition.
 2. **Loading** Loading docks shall be located within an interior court, to the side, or to the rear. No outdoor storage shall be permitted except temporary loading.
 3. **Noxious Substance** No equipment or process may be used in connection with a Flex Space that creates noise, vibration, glare, fumes, odors, dust, hazardous materials, electrical interference, or other noxious substance detectable to the normal senses off the Flex Use site.
 4. **Footprint** Businesses seeking a light industrial or manufacturing use footprint greater than 40,000 square feet require a conditional use permit
 5. **Prohibited** Fireworks distribution, heavy industrial, life sciences (BSL-2 or greater), vehicle service and repair, self-service storage, and waste-related service uses are prohibited.

Sec. 7.8.24. Residential Accessory Structures

B.2. Basic Use Standards

- a. No major residential accessory structures may be located between the front plane of the principal structure and a street. In cases where site orientation is atypical, determination is at the director's discretion.
- b. Major residential accessory structures may be located between the principal structure and a common side, side street, or rear lot line. In cases where site orientation is atypical, determination is at the director's discretion.
- c. Major residential accessory structures must comply with applicable building setbacks if their footprint exceeds 500 square feet. Major residential accessory structures with a footprint of less than 500 square feet must be a minimum of 10 feet or the required setback, from any property line, whichever is less restrictive.
- d. A major residential accessory structure may not exceed 24 feet in height. If located within the required building setbacks, a major residential accessory structure may not exceed 15 feet in height.
- e. Guest houses are regulated under Sec. [7.3.1.D. 7-8-6](#).

Article

9

Sec. 9.3.8. - Administration

- E.5. Any funds not collected by either an affected property owner or the applicant within a period of 36 years of the establishment of the escrow fund are deposited in the Sandy Springs Tree Bank.

Sec. 9.6.9. Inspection, Maintenance Agreements

- A. Prior to the issuance of ~~any permit for~~ a certificate of occupancy or completion, a land development activity requiring a stormwater management facility or practice hereunder and for which the Department requires ongoing maintenance, the applicant or owner of the site must, unless an on-site stormwater management facility or practice is dedicated to and accepted by the Department, execute an inspection and maintenance agreement, and/or a conservation easement, if applicable, that is binding on all subsequent owners of the site.

Article

11

Sec. 11.1.1. Summary of Review Authority

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

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

KEY: R = Review & Recommendation D = Final Decision A = Appeal PH = Public Hearing

Y = Required Y* = Plan box posted on site at time of application — = Not Required

Sec. 11.6.2. Variances

B. **Limitations** Variances are not allowed for any of the following:

1. Minimum lot area, minimum lot frontage on a street or minimum lot width at the time of subdivision (this does not include a nonconforming lot of record platted prior to the effective date of this Development Code — see Sec. 11.7.4);
2. Building height;
3. Sign height, sign area allocation or individual sign area;
4. ~~Fence, w~~Wall and building materials;
5. Standards for Conditional Use Permits;
6. Elimination of frontage improvement requirements; and
7. Permitted or accessory uses; and
8. Construction classification and building height requirements provided in Sec. 6.6.3.

Section 15

SECTION 15

ADMINISTRATIVE GUIDELINES AND CHECKLISTS

DRAFT Enhanced Community Benefit List

Technical Manual

ITEM	INSTALLATION	ASSIGNED POINTS CREDITS	MAXIMUM POINTS CREDITS
FURNISHINGS			
Seat Wall (Accessible to the Public)	Per 180 linear feet	3	12
Pet Waste Stations	Per waste station	1	3
Mural (Accessible to the Public)	Per mural	5	10
Paver Intersection or Roundabout	Per intersection or roundabout	30	60
Paver Crosswalk	Per intersection	10	30
Public Art (Accessible to the Public)	Per installation	8	32
Fountain (Accessible to the Public)	Per 150 sq ft	15	30
HOUSING			
Workforce Housing, 60-80% AMI Minimum 10-Year Commitment	Per 1% of Units	10	200
Single-Unit Development	Per 1% of multi-unit	10	200
AMENITY SPACE & LANDSCAPING			
Shared Greenspace (Open to the Public)	Per 5,445 sq ft	5	40
Active Water Feature (Open to the Public, Includes Boardwalks and other amenities)	Per 5,445 sq ft	5	40
Additional Amenity Spaces (Open to the Public)	Per 5,445 sq ft	5	25
Furnished Dog Park	Per 5,445 sq ft	5	10
Green Roof	Per 2,500 sq ft	5	20
Landscaped Pavers, Permeable Parking	Per 5% of parking area on site	3	18
Public Restroom	Per 2 stalls	5	10
Permanent Outdoor Dining Area	Per 500 sq ft	5	15
TRANSPORTATION & PEDESTRIAN CONNECTIVITY			

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Pedestrian Connections to Adjacent Parcels	Per connection	5	10
Direct connection to MARTA Station Area	Per connection	20	20
Enhanced MARTA Bus Stop	Per bus stop	10	20
Multiuse Trail Connection from the City Trail or Transportation Master Plans	Per 100 linear feet of multiuse trail	5	25
Parking Dedicated to Public Use	Per 5% of parking area on site	8	32
DEVELOPMENT & USE			
Boutique Hotel	Per hotel	50	50
Rooftop Restaurant with outdoor dining	Per restaurant space	25	25
Types I-III Multi-Unit Construction (when not required by the International Building Code)	Per building	50	50

*Must be beyond any minimum requirements of the Development Code.