



SANDY SPRINGS

GEORGIA

CITY COUNCIL

Rusty Paul, Mayor

John Paulson – District 1

Melody Kelley – District 2

Melissa Mular – District 3

Frank Roberts – District 4

Mary Ford – District 5

Andrew J. Chinsky – District 6

Tuesday, September 15, 2026

Work Session

6:00 PM

The City Council Work Session will be held in the Studio Theatre at Sandy Springs City Hall
(1 Galambos Way, Sandy Springs, GA 30328).

I. Staff Discussion Items

A. 2026-249 Update on The Next Chapter

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

II. City Council Discussion Items

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.

1 Galambos Way, Sandy Springs, Georgia 30328 • 770-730-5600 • SandySpringsGA.gov



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: Michele McIntosh-Ross, Planning & Zoning Manager
DATE: August 18, 2026 Submission for the September 15, 2026 City Council Work Session
ITEM: Update on The Next Chapter

Recommendation:

No action is requested from Council.

Discussion:

Staff and the consulting team will provide an update on The Next Chapter planning process. Additional public engagement opportunities are available at <https://planthenextchapter.org/>.

Financial Impact:

There is no direct financial impact as a result of this presentation.

Review:

Kristin Byars Smith, Assistant City Manager
Ginger Sottile, Director of Community Development
Kristin Byars Smith, Assistant City Manager
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 9/11/2026
Approved - 9/11/2026
Approved - 9/11/2026
Approved - 9/11/2026
Final Approval - 9/11/2026

Attachments:

1. 2026 0915 CoSS CP+RPMP MCC#3_FINAL



THE NEXT CHAPTER

Sandy Springs Comprehensive Plan + Recreation & Parks Master Plan 2027

Mayor & City Council Work Session #3 | September 15, 2026

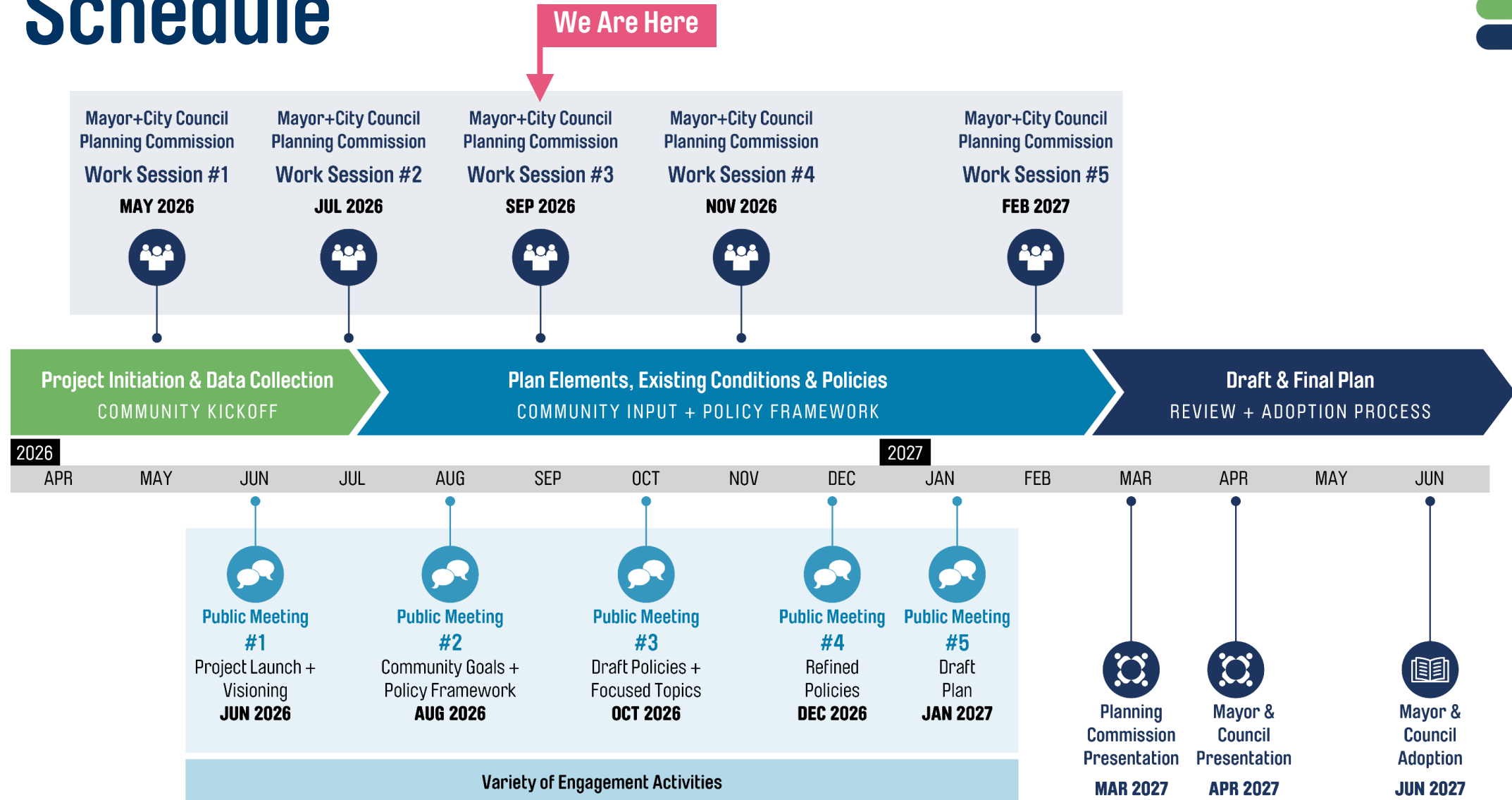
Agenda



- Project Update: Schedule
- Community Engagement (July + August)
- Focused Topics: Community Feedback
- Next Steps



Schedule

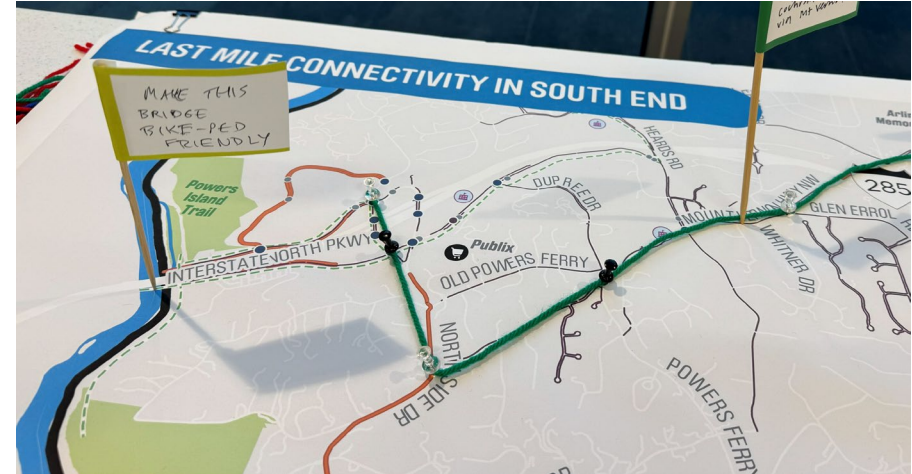


Public Meeting #2: Two Meetings



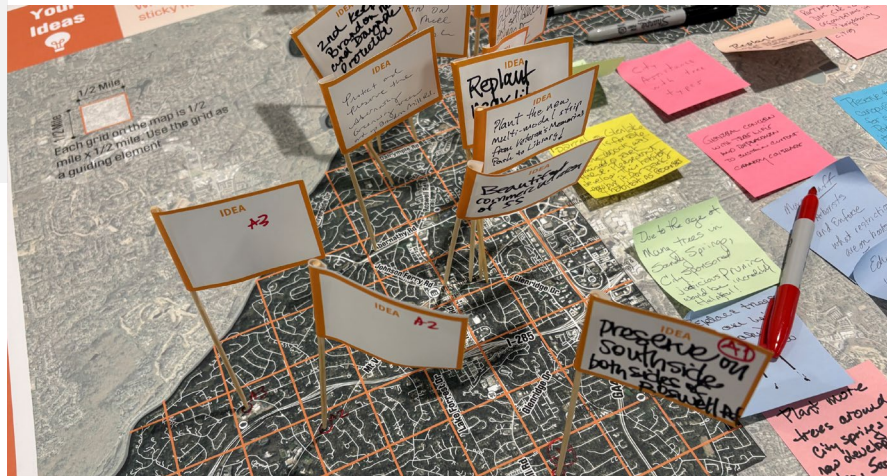
August 17, 2026

- South Side
- Church of the Redeemer



August 20, 2026

- North End
- City Municipal Complex



Engagement: Pop-Ups & Events (Jul/Aug)



NATIONAL NIGHT OUT

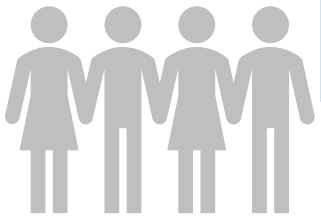


FARMER'S MARKET



MOVIES BY MOONLIGHT

Survey: Conjoint



984

Statistically Valid Survey

249

Open Survey



6.5%

Response Rate

4% to 4.5% is used for planning purposes

Reached via email, texts, postcards, phone, social media, etc.

- Residents are generally happy with life in Sandy Springs:
 - Quality of Life: 9 of 10 mentioned exceeds their expectations
 - Better than Other Communities: 9 of 10
 - Headed in Right Direction: 3 of 4 (this is higher than typically seen in other communities, which vary from ~55% to ~65%)
 - Community Safety: Residents shared overall community safety (e.g., 9 of 10 feels safe during daytime)
- **93% Residents mentioned recreation and parks opportunities enhances quality of life**
- **Top Development Priorities**
 - #1. Prioritizing **public safety services** to maintain a safe community
 - #2. Preserving and enhancing the **tree canopy**
 - #3. **Homeownership opportunities** for people across different income categories
 - #4. Residents can **walk to a meeting place** like a coffee shop or library.

Survey: Recreation and Parks



Statistically Valid Mail Survey

- 95% Confidence Level
- Margin of error 5.5%

Online Survey

- + 2,950 Question Responses

- 90% of respondents have visited CoSS parks/ recreation facilities (Versus national average – 81%)
- 96% rated the overall quality of parks/ facilities “Excellent” or “Good”
- Tier 1 Facility/ Amenity Needs – Paved multi-purpose trails, Natural areas/ nature parks, Unpaved walking and hiking trails, Neighborhood parks, Community Parks, Indoor Pool, Indoor gymnasium, Restroom at Parks, Indoor fitness center
- Tier 1 Programs/ Activities – Adult fitness/ wellness, Community Special Events
- + \$76-\$100 annually in increased taxes is the maximum that the majority (62%) of respondents are willing to pay

Engagement By the Numbers



~ 867

Reached at
Pop-Ups
(so far!)



25

Stakeholder
Meetings



94

Public
Meeting #1
Attendees



175

Public
Meeting #2
Attendees

4,934

Total Comments
(and counting!)



3,811

Engagement Hub
Visitors

Focused Discussion: Public Meeting #2



Focused Discussion: Public Meeting #2



Enable Housing Choice

Enhance Walkability

Preserve and Enhance Tree Canopy

Increase River Access

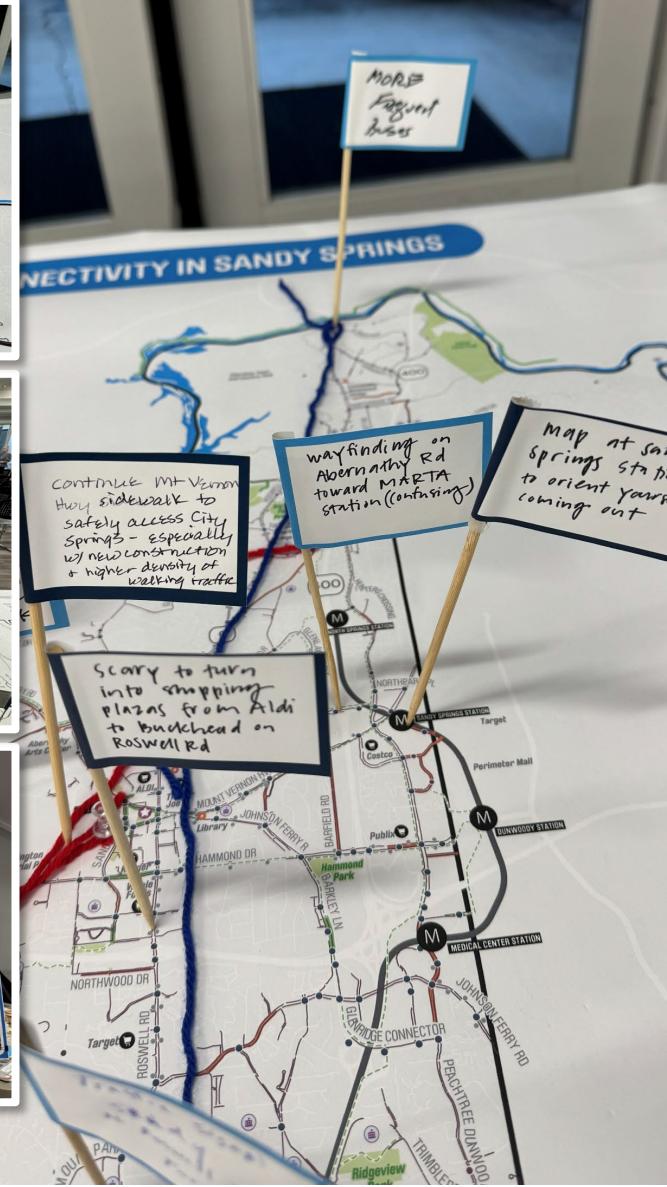
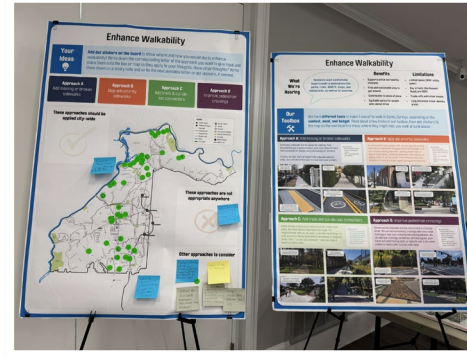
Community Input (Public Meeting #2)

- Improving **housing diversity** is **generally favorable**; disagreement on location
- Many Sandy Springs **renters** would like to enter homeownership, but there is **little available which bridges this price point (\$500K – \$750K)**
- Equal resistance to very dense multi-unit and very large lot single unit detached speaks to the **desire for missing middle** – townhomes, multiplex, cottage court
- Desire to **preserve existing Naturally-Occurring Affordable Housing (NOAH)**

Enhance Walkability

Community Input (Public Meeting #2)

- Better connections to the **Chattahoochee River** (sidewalks, trails, & bridges) and Chastain Park
- Comfortable connection **between City Springs and Perimeter**
- Improve left turns, pedestrian experience, safety, and aesthetics on **Roswell Road**
- Improve **pedestrian crossings** on major roads
- Fill missing **sidewalk gaps**
- Complete the **trail plan**



Preserve & Expand Tree Canopy



Community Input (Public Meeting #2)

- **Protect existing canopy**, especially forests, neighborhoods, and the river corridor.
- **Expand and restore canopy in key areas**, including commercial centers, Roswell Road, City Springs, parks, and other areas with limited tree cover/recent tree loss.
- **Strengthen tree protection, replacement, and enforcement** through potential Tree Ordinance updates, improved monitoring, and greater attention to tree loss from development and roadway projects
- **Promote healthy, native trees** through maintenance, public education, and guidance.

Increase River Access



Community Input (Public Meeting #2)

Top 3 Most Desired River Access Experiences



2. Walking or biking to the river



1. Riverfront trails and boardwalks



3. Increased public access to currently inaccessible riverfront areas

Next Steps



- **Leadership Work Sessions #3**
 - September 15: Mayor & Council Work Session (6PM)
 - September 16: Planning Commission Work Session (6PM)
 - September 16: Advisory Committee (12–4PM)
- **Community Engagement**
 - Public Meeting #2 Online Activities: Website →
 - Public Meeting #3: October 29, 2026
 - Pop ups and engagement activities
- **Draft Policy Framework**



planthenextchapter.org



THANK YOU!