

2020 Year in Review

Sharon Kraun



SANDY SPRINGS™
GEORGIA

Continuity of Service

- Customer Service – Top Priority
- Consistent Communications
- Balance of Lives and Livelihoods



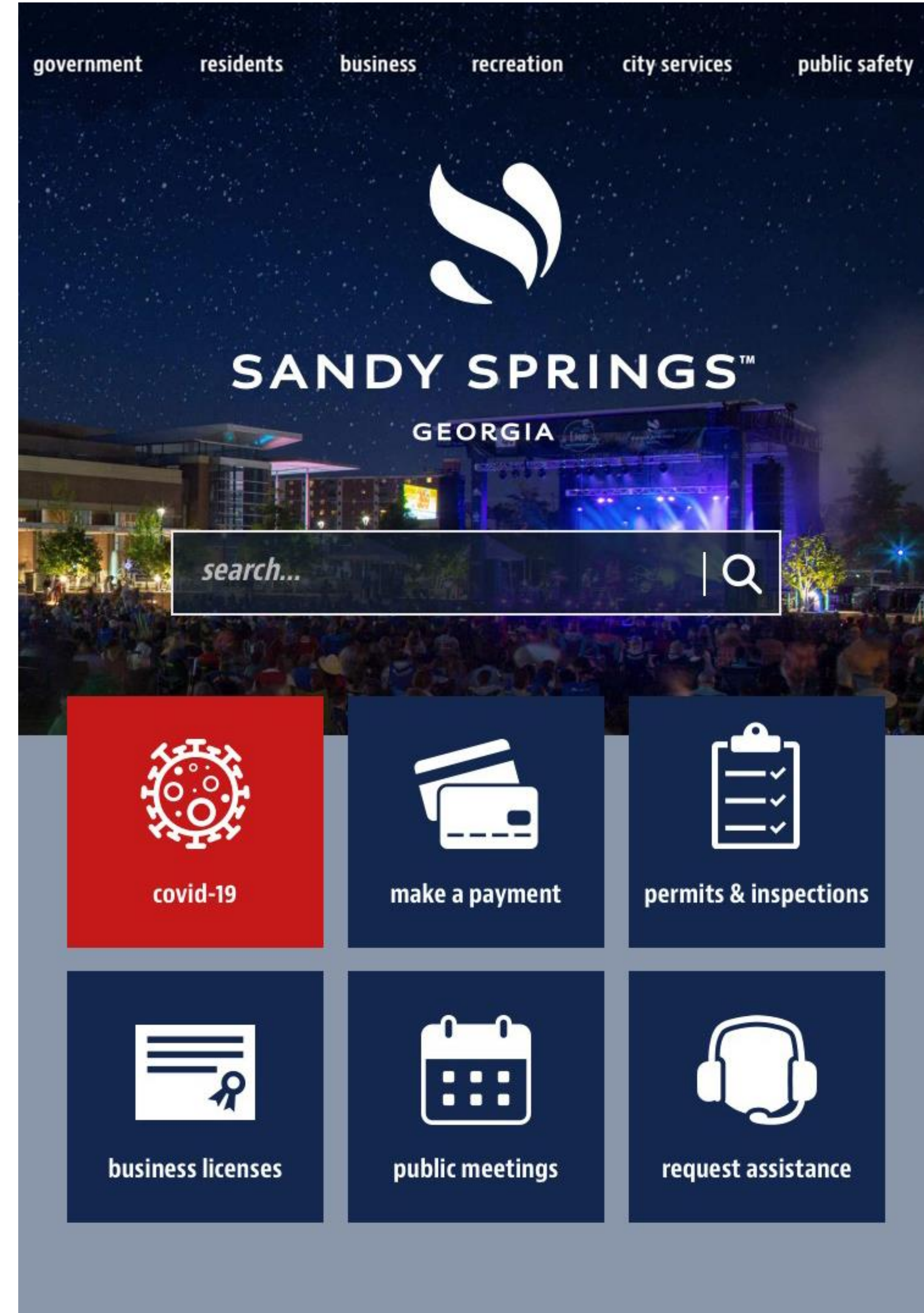
We Were Prepared

- Continuity of Operations Plan: Addresses how critical operations continue under a broad range of circumstances. The City completed its update Dec. 2019
- City's first Executive Officer of Emergency Preparedness began work Jan. 2020
- In accordance with previous planning, City had a three-month supply of Personal Protective Equipment (PPE) on hand



Early Steps

- March 2020:
 - March 1 - City posts information on its website about COVID-19
 - March 2 - Two cases of COVID confirmed in Georgia (Fulton Co)
 - An internal COVID Emergency Management Team is formed and begins meetings
- March 16: City employees switch from in office to work-from-home
- March 17: City Council Declares State of Public Health Emergency
- March 20: Council approves Order closing bars, nightclubs and fitness center
- March 24: Mayor issues Stay at Home Directive



Protecting Lives and Livelihoods

Council Actions:

- Extended due dates for sales tax reporting
- Provided leeway, allowing restaurants to expand outdoor seating
- Allocation of funds to support community assistance programs
- Urged rental management companies to work with tenants
- Mask mandate
- Funded Small Business Assistance & Nonprofit Assistance programs



Collaboration

- Public Health Agencies related to education, testing and vaccinations
- Nonprofit Agencies
- Tourism Agency
- Economic Development
- Chamber of Commerce & Development Authority



Getting the Work Done

- COVID Protocols
- Embracing Technology
- Embracing Change
- Call Center
- Virtual Court
- Continued Construction



Keeping Our City Safe



Safety Initiatives



Staying Active



Community Engagement



Civic Engagement



Planning Ahead

In 2020, we completed or made significant progress on several planning initiatives:

- Selection as Planfirst Community
- North End redevelopment
- Transportation Master Plan
- River Corridor
- Master Trails
- Approved Art Plan



2021



2021 Mayor & City Council Priorities

Samantha Dulac



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2021 Adopted Priorities



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Set the standard for excellence in **CUSTOMER SERVICE & CITIZEN ENGAGEMENT**



Create and support targeted **ECONOMIC DEVELOPMENT** opportunities, with an emphasis on the **NORTH END**



Promote **SUSTAINABLE GROWTH &** foster **ENVIRONMENTAL STEWARDSHIP**



Provide inclusive and diverse **RECREATIONAL & CULTURAL ENRICHMENT**



Enhance multi-modal **TRANSPORTATION ACCESSIBILITY &** maintain high **COMMUNITY APPEARANCE** standards



Deliver the highest quality **PUBLIC SAFETY** services



Ensure long-term **WATER RELIABILITY** for all residents and the business community

PRIORITY

**Set the standard
for excellence
in CUSTOMER
SERVICE & CITIZEN
ENGAGEMENT**



Ongoing Initiatives

- **Unified Platform Deployment**
- **Staff Lunch & Learn Program**
- **Civic Dinners**
- **Capital Improvement & TSPLOST Outreach**
- **Strategic Utilization of Technology**
- **Brand Management**
- **Permitting Process Review**
- **Build Sandy Springs Seminars**



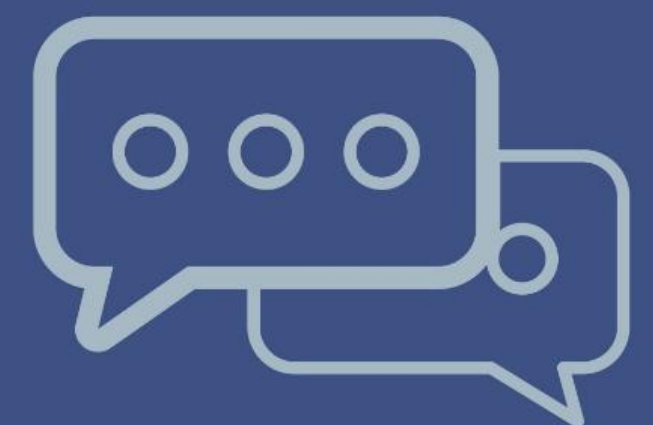
51,372

CALLS WERE RECEIVED
BY THE CALL CENTER



17.4

SECONDS AVERAGE WAIT TIME.
(25 SECONDS IS OUR GOAL)

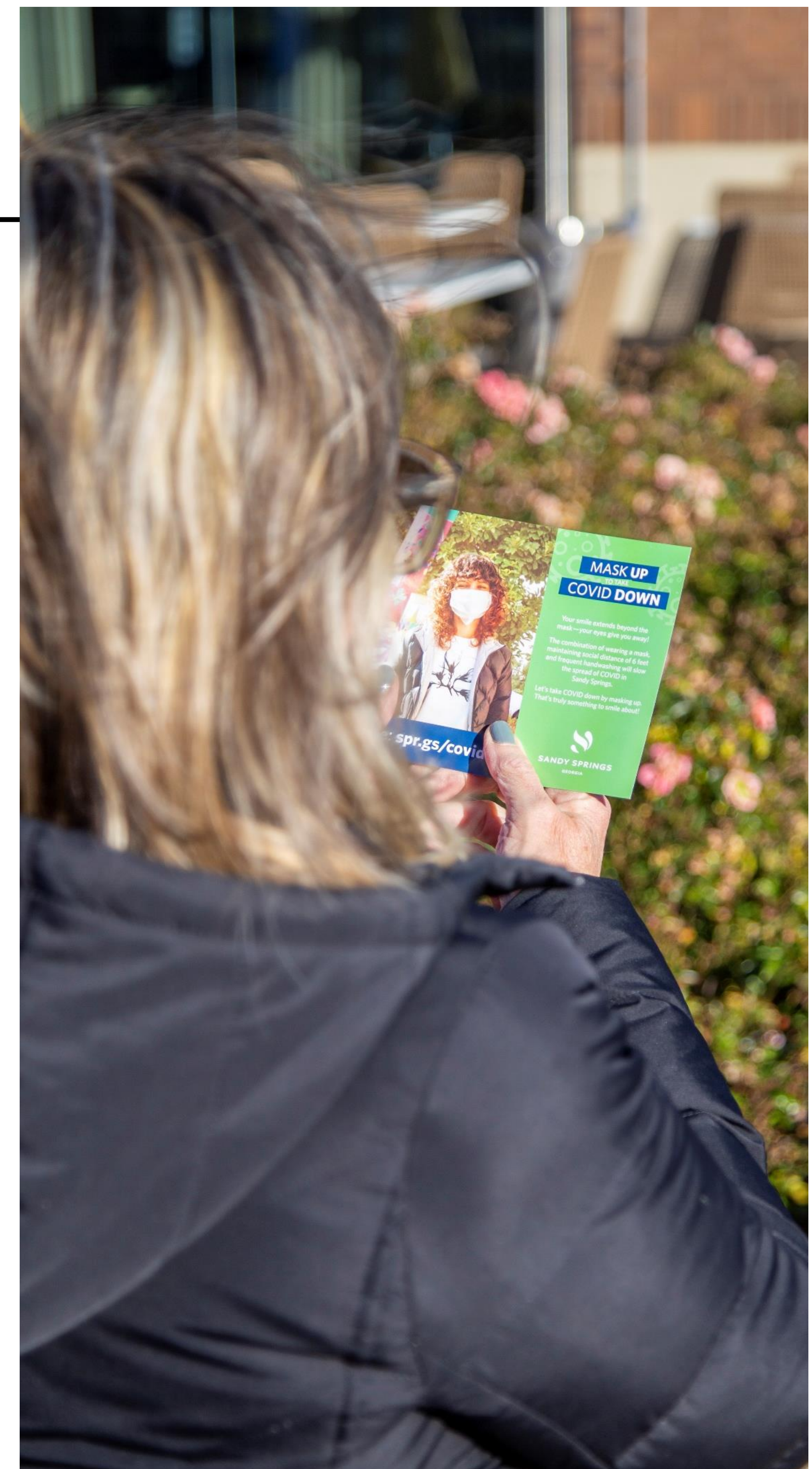


1,570

CUSTOMERS CHOSE TO
INTERACT WITH US VIA
WEB CHAT

2021 Initiatives

- **High Performing Organization Strategy**
- **Diversity & Inclusion Committees**
- **Onboarding and Ambassador Program**
- **Citizen Academy**
- **Virtual Public Meeting Access - Standard**
- **Digital Marketing Strategy for Citizen Engagement**



PRIORITY

**Create and support
targeted ECONOMIC
DEVELOPMENT
opportunities**



Ongoing Initiatives

- **North End Revitalization**
- **Collaborations with regional partners**
- **Business recruitment and retention efforts in key industries**
- **Proactive Communication with Business Community**
- **City Springs District**



2021 Initiatives

- **Development Code modifications**
- **Consideration of redevelopment incentives**
- **Host Developer Days**
- **Enhance focus on Sandy Springs Small Businesses**
- **Host industry roundtables in key market sectors**
- **Wayfinding Plan Implementation**



PRIORITY

**Promote
SUSTAINABLE
GROWTH & foster
ENVIRONMENTAL
STEWARDSHIP**



Ongoing Initiatives

- **ARC Green Communities Certification**
- **Stormwater Green Infrastructure**
- **Creative utilization of Tree Fund**
- **Engage the public and partners in Sustainability initiatives**



3,200
MILES OF GRASS MOWED
ALONGSIDE STREETS



32,632
BAGS OF TRASH
REMOVED



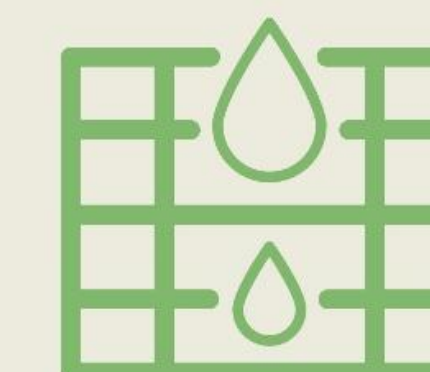
3,000+
MILES OF
STREETS SWEEPED



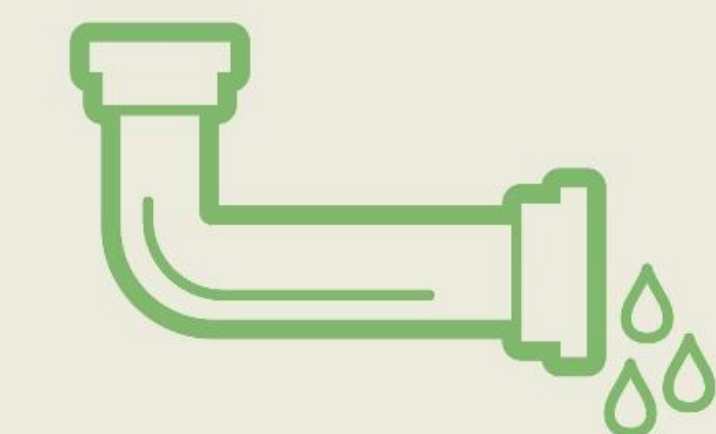
352
STORMWATER INQUIRIES



672
STORMWATER WORK ORDERS



2,087
INFRASTRUCTURE INSPECTIONS



4,000
FEET OF STORM PIPE INSPECTED

2021 Initiatives

- **Strategic Housing Plan**
- **Citywide Sustainability Plan**
- **Internal Sustainability Task Force**
- **Flood Hazard Planning, Mitigation, & Resilience Action Plan**
- **Nancy Creek at Windsor Meadows Park Restoration**
- **Comprehensive Update of Impact Fee Program**



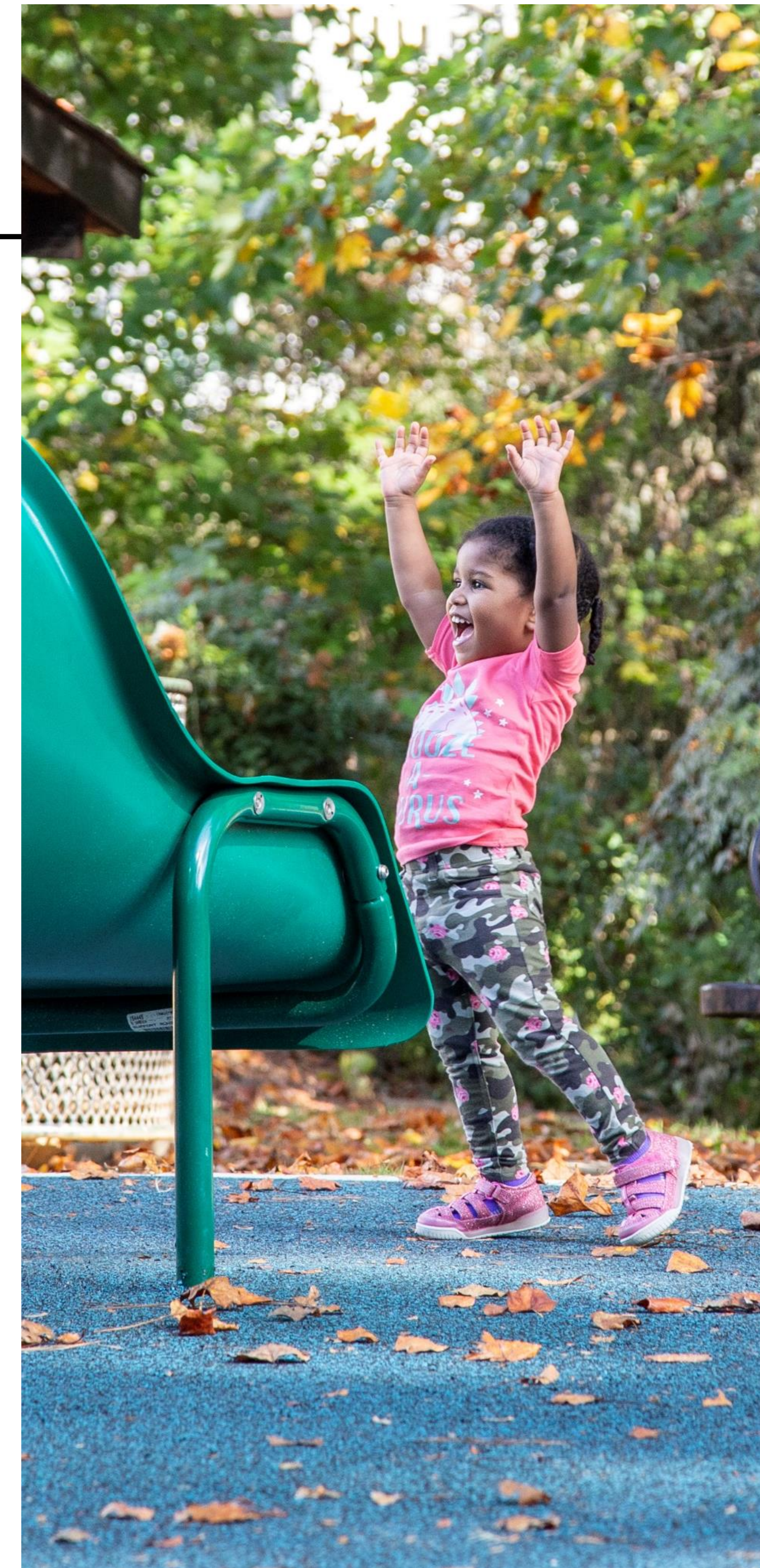
PRIORITY

**Provide inclusive
and diverse
RECREATIONAL
& CULTURAL
ENRICHMENT**



Ongoing Initiatives

- **Trail Master Plan Implementation**
- **Targeted park land acquisition**
- **Park improvements and enhancements**
- **Strategic community partnerships**
- **Old Riverside Park Master Plan**
- **Dynamic programming**
- **Arts educational programming**
- **CREATE as the presenting entity of the brand**



2021 Initiatives

- **Virtual Dinner and a Show**
- **Enhance annual arts programming**
- **Arts Sandy Springs Cultural Festival**
- **Grand Reopening Celebration at City Springs**
- **Provide a Fully Realized Season of Presented Performances**
- **City Springs District**



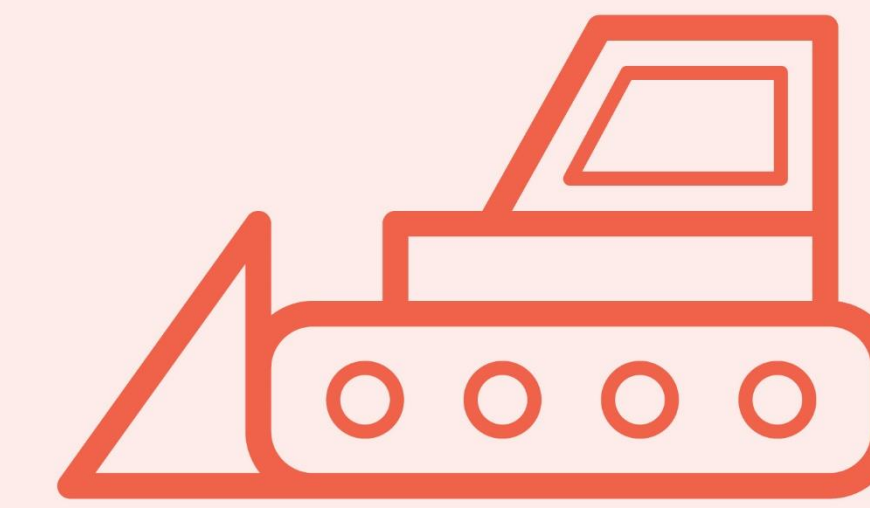
PRIORITY

**Enhance multi-modal
TRANSPORTATION
ACCESSIBILITY &
maintain high
COMMUNITY
APPEARANCE
standards**



Ongoing Initiatives

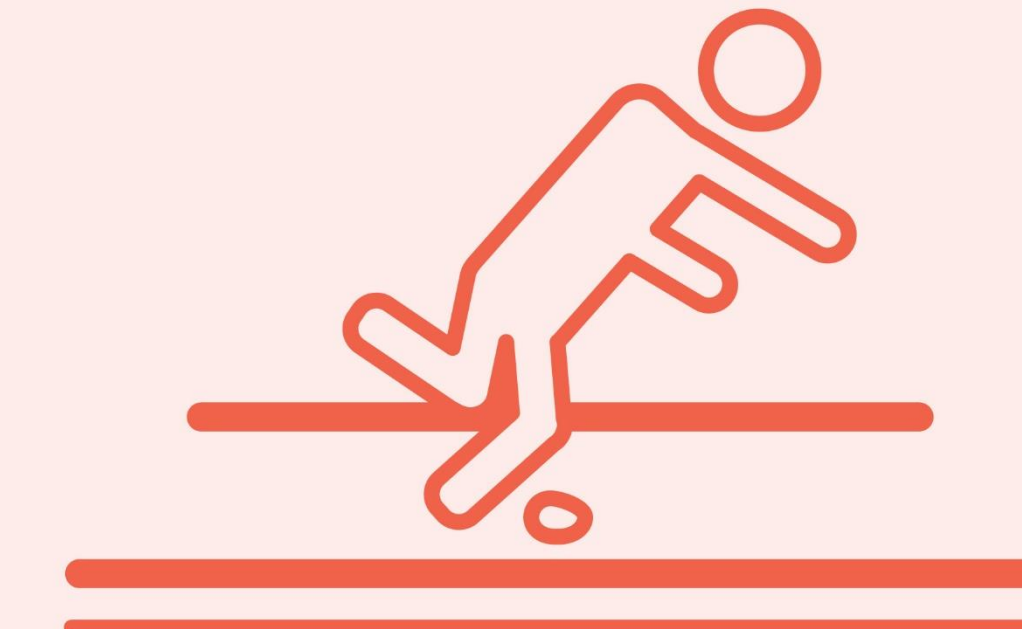
- **TSPLOST Program Delivery**
- **CIP Program Delivery**
- **Transportation Master Plan Update**
- **Traffic Safety Studies**
- **GDOT Coordination**
- **Core Business Functions**
- **GA Smart Transit Signal Priority Pilot**



6
MILES OF ROADS
RESURFACED



215
HAZARDOUS
TREES REMOVED



1,700
SIDEWALK TRIP
HAZARDS REPAIRED



4,000+
POTHOLES REPAIRED

2021 Initiatives

- **Establish TSPLOST 2 Project List**
- **ITS Master Plan Implementation**
- **Roswell Road Safety, Operations, Accessibility & Mobility**
- **Interdepartmental Traffic Safety Campaign**



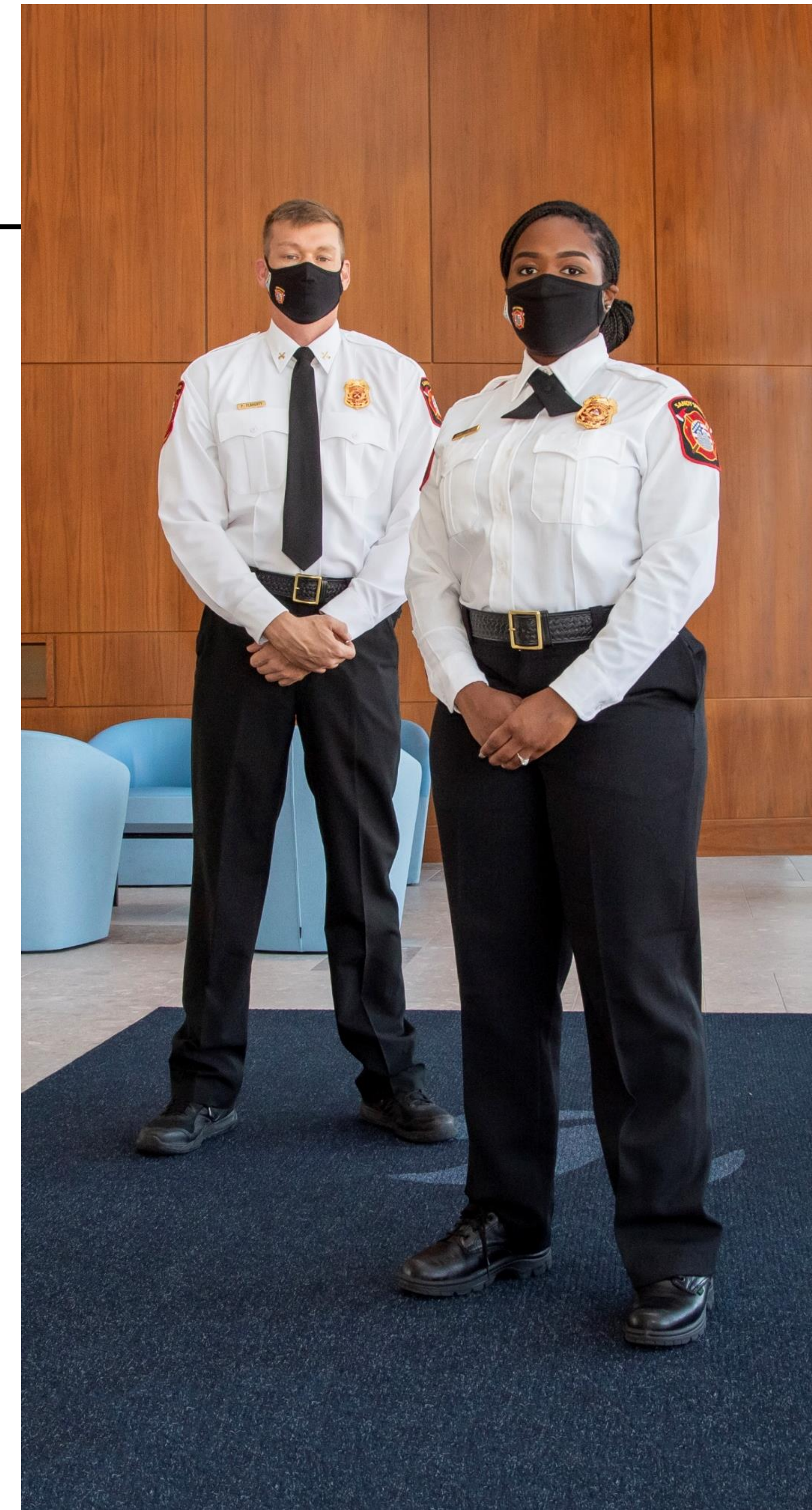
PRIORITY

**Deliver the
highest quality
PUBLIC SAFETY
services**



Ongoing Initiatives

- **Fire Station 2**
- **Emergency Response**
- **Community Partnerships**
- **Federal Law Enforcement Agency Partnerships**
- **Staff Recruitment and Retention**
- **Use of Force, De-escalation, and Crisis Intervention**
- **Lake Forrest Dam Repairs**



2021 Initiatives

- **Public Safety Complex Design & Permitting**
- **Fire Station 5**
- **ISO Review**
- **Backup 911 Center Buildout**
- **Emergency Management Community Preparedness**
- **Interdepartmental Traffic Safety Campaign**

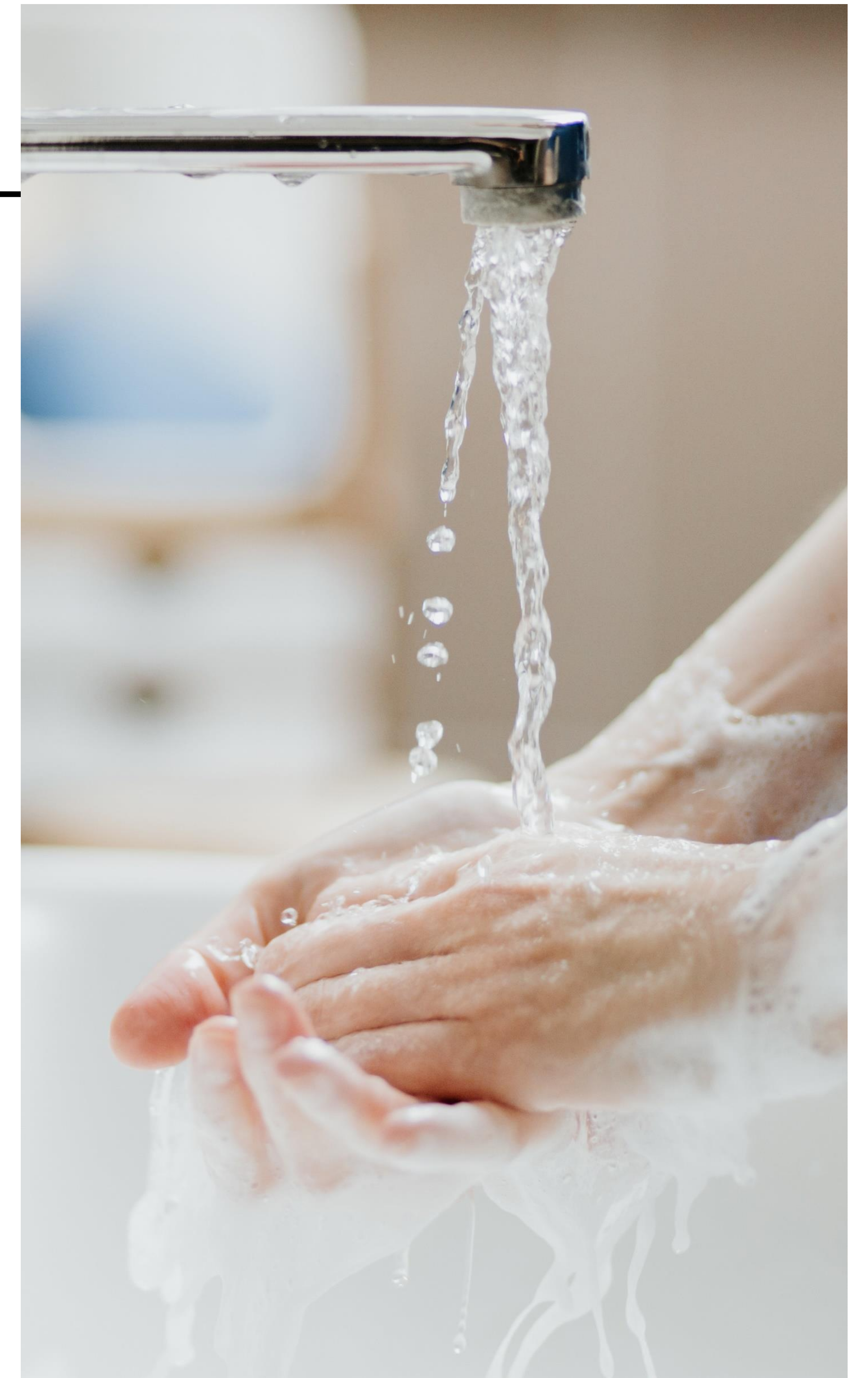


PRIORITY

**Ensure long-term
WATER RELIABILITY
for all residents**



-
- The intergovernmental agreements granted by Fulton County to Sandy Springs and Atlanta have expired.
 - Sandy Springs customers have experienced service issues such as dry hydrants and leaks both before and after the City's incorporation.
 - Residents and commercial customers of Sandy Springs have always been charged higher rates than Atlanta customers.
 - Two legal suits ongoing – see 2021 Council Retreat for full update.



TENACITY IN 2021

...not easily pulled apart

...persistent in maintaining, adhering to or seeking something valued or desired

2021 Adopted Priorities



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Ensure long-term **WATER RELIABILITY** for all residents and the business community

North End Revitalization

Kristin Byars Smith



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4 Redevelopment Sites



**North River Village
Shopping Center**
11.2 acres



**River Springs
Center**
9.8 acres



**Northridge
Shopping Center**
10.5 acres



**North Springs
Center**
8.8 acres

What this Plan IS

- Conceptual, but feasible, ideas
- Models for redeveloping underutilized commercial centers
- An understanding the community's preferences for future redevelopment

What this Plan ISN'T

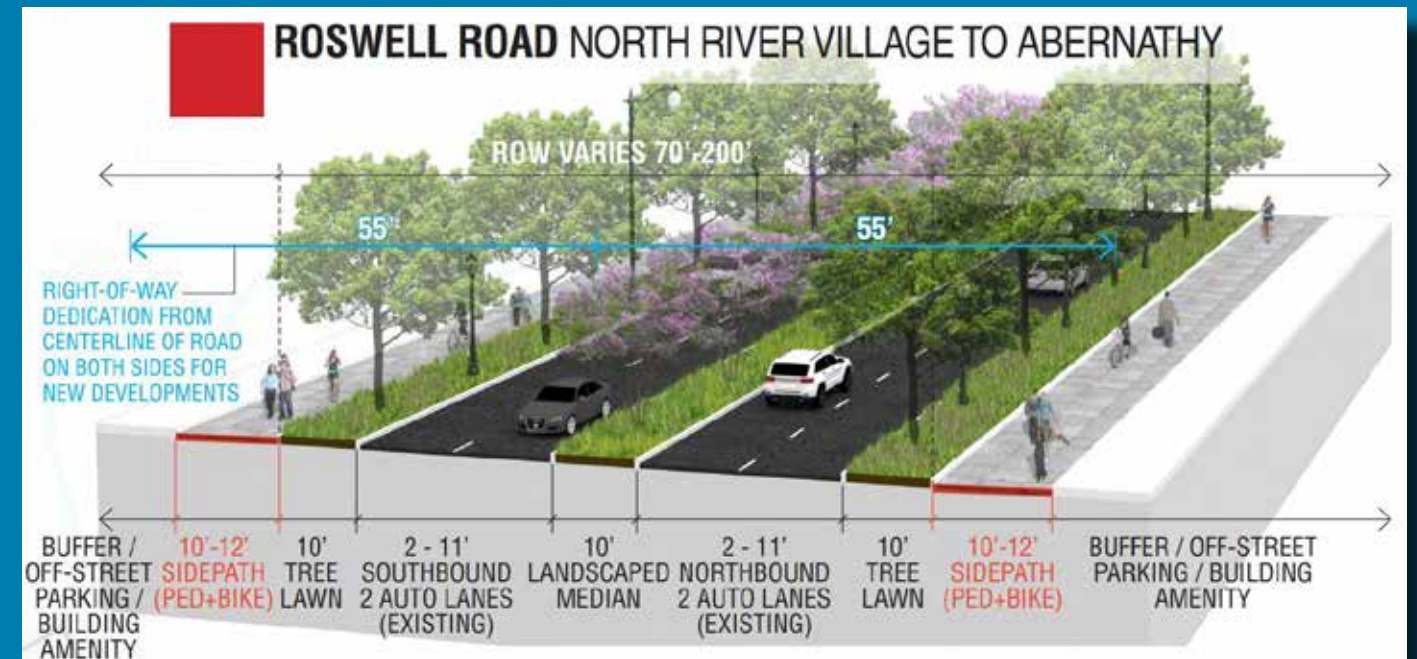
- A zoning exercise (we are not re-writing the Code, merely making recommendations)
- A final design for all four sites

Goals

1. Ensure a variety of housing options to accommodate all types of residents.
2. Improve multimodal connectivity throughout the North End, starting with the four sites and Roswell Road.
3. Model how mixed-use (retail, office, housing, and institutional uses, and green space) environments can work in Sandy Springs.
4. Build upon existing green spaces and parks to create a cohesive public space network.
5. Attract and support local small businesses in the North End.

Overall Assumptions

- **The key to success is changing North Roswell Road**
- Not much demand for retail; retail is changing even faster due to the pandemic
- High demand for a variety of housing types and price points
- Each site is designed differently based on surrounding context



*****Street Section from Next Ten Comprehensive Plan***

A large group of people are seated in a room, facing towards the front. The room has large windows on the left and a high ceiling with recessed lighting. The image is overlaid with a green tint. The text "Public Engagement Summary" is centered over the image in a large, white, sans-serif font.

Public Engagement Summary

Outreach

- ☑ Focus Groups & Stakeholder Meetings (February-April 2020)
- ☑ Kick-Off Meeting (March 5, 2020) - 200 participants
- ☑ Virtual Pop-Up (June 2020) - 162 participants
- ☑ Weekly Virtual Activities for each Site (August - September 2020) - participation varied by site
- ☑ 5 Advisory Committee Meetings
- ☑ Final Plan Open House (Virtual) & Farmers' Market Pop-up

Overall Feedback Themes

- Need a mix of housing options that are attainable at many price points, including single-family homes and different forms of multi-unit buildings
- Desire for parks, plazas, green space, and connected parks and trails
- Desire for mixed-use with residential and retail
- New buildings should not be taller than 5-6 stories, but can go taller to support more housing options on certain sites
- Support for public funding of infrastructure and parks in order to accommodate higher-quality redevelopment, attainable housing, and more green space



Plan Results

An aerial photograph of a city development plan, overlaid with a semi-transparent purple filter. The plan shows various building footprints, parking lots, and green spaces. The text "Recommendations for City" is prominently displayed in the center in a large, white, sans-serif font.

Recommendations for City

Striking a Balance

Fiscal Impact

The City of Sandy Springs can benefit through one-time & continued revenue on redeveloped sites.



Community Values

- Housing affordability
- Green space & public spaces
- Quality retail
- Limited building heights
- Walkability / trails

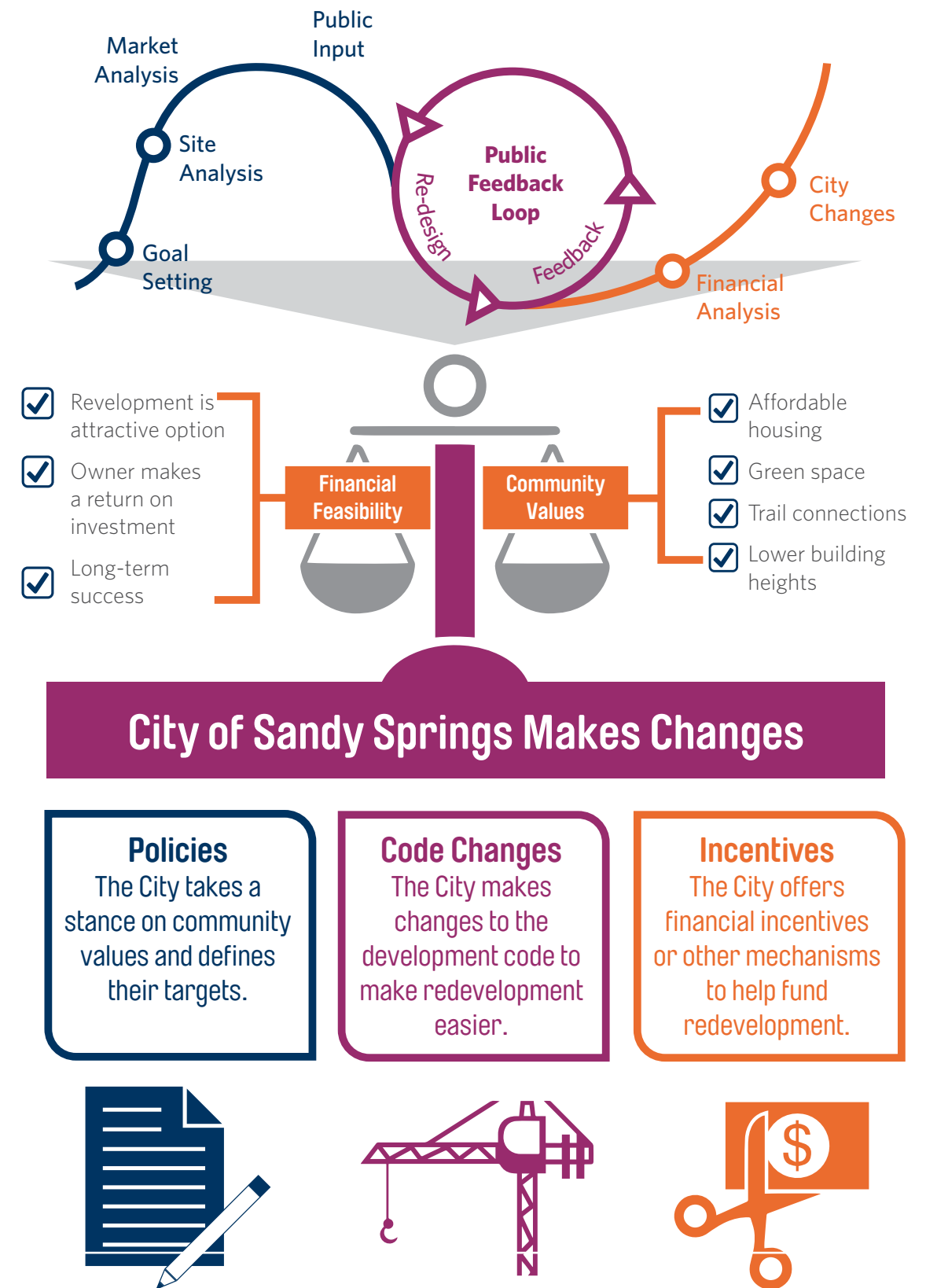
One example
of where this
becomes difficult

Affordability Gap

- Cost to build a typical new housing unit is **\$225-260K**
- To build an affordable unit at 80% AMI, cost cannot exceed **\$180K**
- Gap of **\$45-80K** that needs to be made up

The Main Point

The City of Sandy Springs needs to make changes in order to reflect community values, attract quality and financially feasible development, and catalyze targeted redevelopment on underutilized sites.

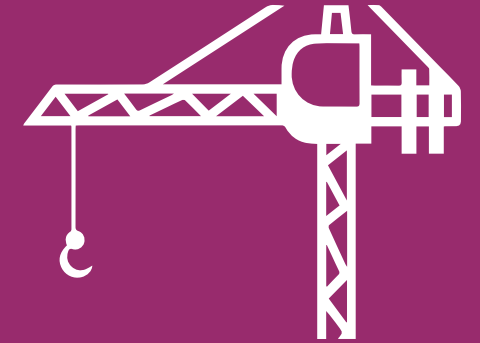


Policies



- **Define what “affordable” or “workforce” housing means for Sandy Springs**
- **Use the Housing Assessment and this study to set specific targets and timelines**
 - Number of units or percentage of new units
 - Types of units and applications in different types of neighborhoods
- **Support key public infrastructure and site preparation**
 - Use previous plans to set specific targets and timelines for parks / public spaces
 - Prioritize Roswell Road streetscape changes and implementing trails
- **Establish Opportunity Zones & GRAD Sites**

Code Changes



- Expedited permitting
- Remove the concrete and steel construction requirements above 3 stories in the North End for key sites
- Change streetscape requirements for internal streets in redevelopments
- Allow more units types by-right, not just as conditional uses
- Reduce lot size requirements for townhomes, live / work, cottage court, multi-units to allow a greater diversity of unit types
- Re-zone some sites or change some aspects of the mixed-use districts
- Remove or refine the ground-floor commercial requirement in SX- districts
- Consider options to require or incentivize affordable housing in new development

Development Incentives



- **Mitigate risk**

- Place public uses on or near sites
- Enhance the public realm
- Enhance transit / mobility options

- **Offer financing support**

- Tax Allocation Districts
- Municipal bonds
- Development Authority
- Tax abatements and credits

- **Do the hard work ahead of time**

- Buy and assemble small parcels into marketable parcels.
- Buy aging or contaminated sites and clean them up

- **Direct incentives**

- Purchase sites & write down land cost
- Public Parking Deck
- CDBG Grants

Example: Tying it Together

Affordability Gap

- Cost to build a typical new housing unit is **\$225-260K**
- To build an affordable unit at 80% AMI, cost cannot exceed **\$180K**
- Gap of **\$45-80K** that needs to be made up

Policy

- Define housing affordability goal

Code Changes

- Expedite permits & inspections
- Increase density by 10%
- Address minimum lot size & street width requirements
- Reduce parking requirements by 20%

Incentives

- Write-down land costs
- Use TAD to pay for 10% of costs
- Waive or reduce impact fees

Using all of these:

20 - 25%
HOUSING COSTS

Economic Development

Caroline Davis



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Overview

2021 Adopted Priorities



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What IS Economic Development? The Three R's

- **Recruitment**

- Support state & metro economic development partners; tenant brokers

- **Retention**

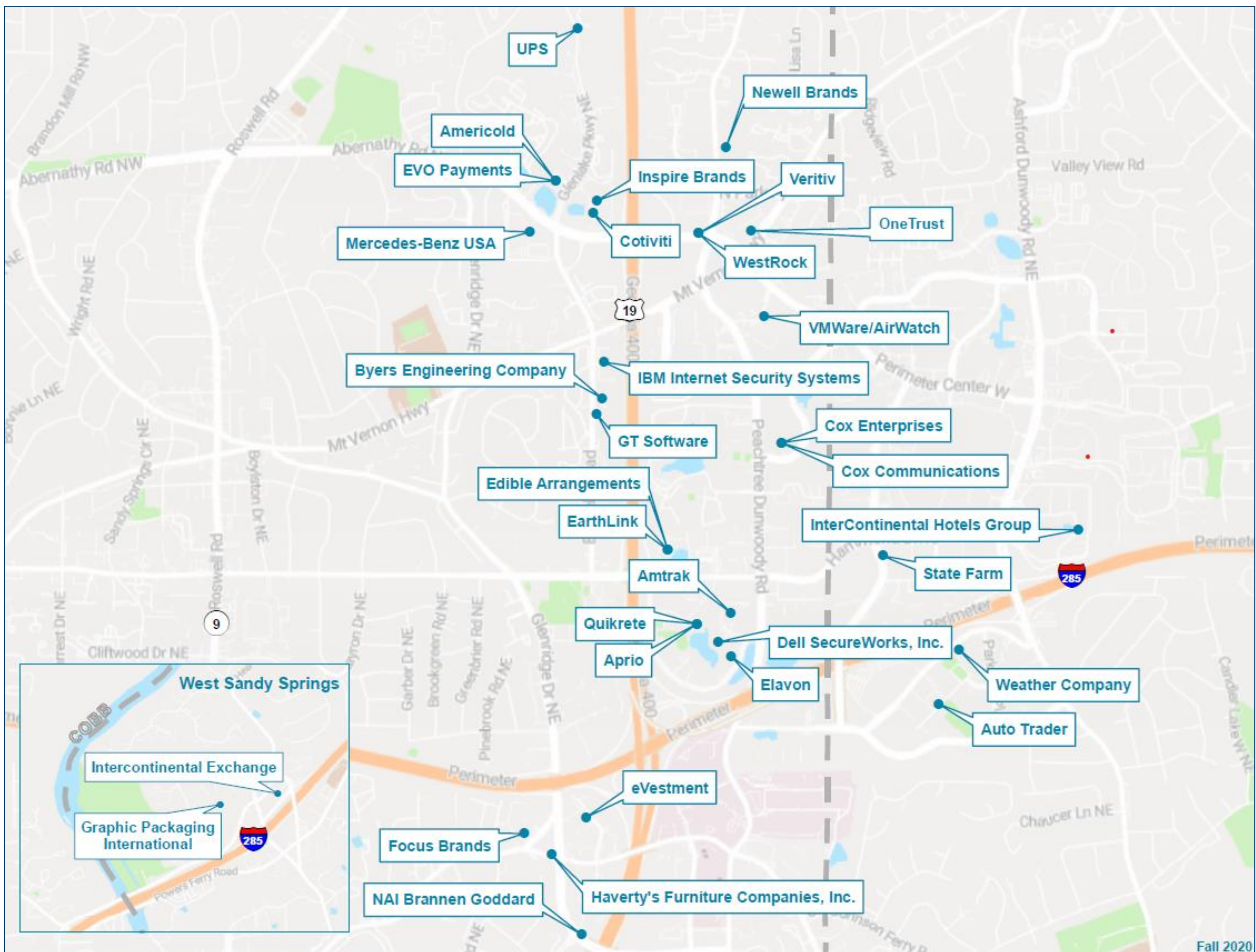
- Targeting large employers & key industries; lease renewals
- Support small business with connections to resources

- **Redevelopment**

- Maximize City's investment in Sandy Springs
- Promote redevelopment in targeted areas

Strategic Economic Development Plan (SEDP)

- Implementation Plan
 - 5-year strategic plan with implementation schedule
 - Identifies short-term and long-term goals and milestones
- Year 1 Priorities
 - Business Retention & Expansion Strategies
 - New Economic Development Website
 - Updated Print and Digital Marketing Materials
 - Expand Regional Partnerships
 - Implement Bi-Annual Business Survey



- **108,000+** Residents
- **200,00+** Daytime Population
- **102,000+** Workers Commute Into SS
- **41** Private Schools; **11** Public Schools
- **61%** w/ Bachelor's Degree or Higher (Atlanta MSA: 37%)
- **5,600+** Active Businesses
- **3** Consulates - Colombia, India, Nigeria
- **\$71,000** Median Household Income (Atlanta MSA :\$62,000)
- **40%** of Hospital Beds in the Metro Area; More than **20%** of City's Total Employment
- **17.4** million SF of Class A office – one of largest markets in the Southeast



- **Quality of Life**
 - 950 acres of parkland
 - 300+ restaurants
 - Lowest millage rate in metro area
- **Central Location:**
 - Atlanta's "center of gravity" at I-285/400.
 - Access to surrounding counties, Midtown & Downtown Atlanta.
- **Access To Employees & Markets:**
 - Three MARTA Stations with direct access to Hartsfield-Jackson Atlanta International.
- **Business Friendly Reputation:**
 - Administered Small Business Relief Assistance Program in response to Covid-19 pandemic.
 - Partnered with DoL and Sandy Springs Restaurant Council to host a job fair for the benefit of area restaurants and hotels.
 - Approved ordinance changes which open the doors for smaller scale breweries, wineries and distilleries.
 - Incentive program for small businesses looking to expand or locate in Priority Redevelopment Areas.



Economic Development Toolbox

Economic Development is a Team Sport



Sandy Springs
Development
Authority

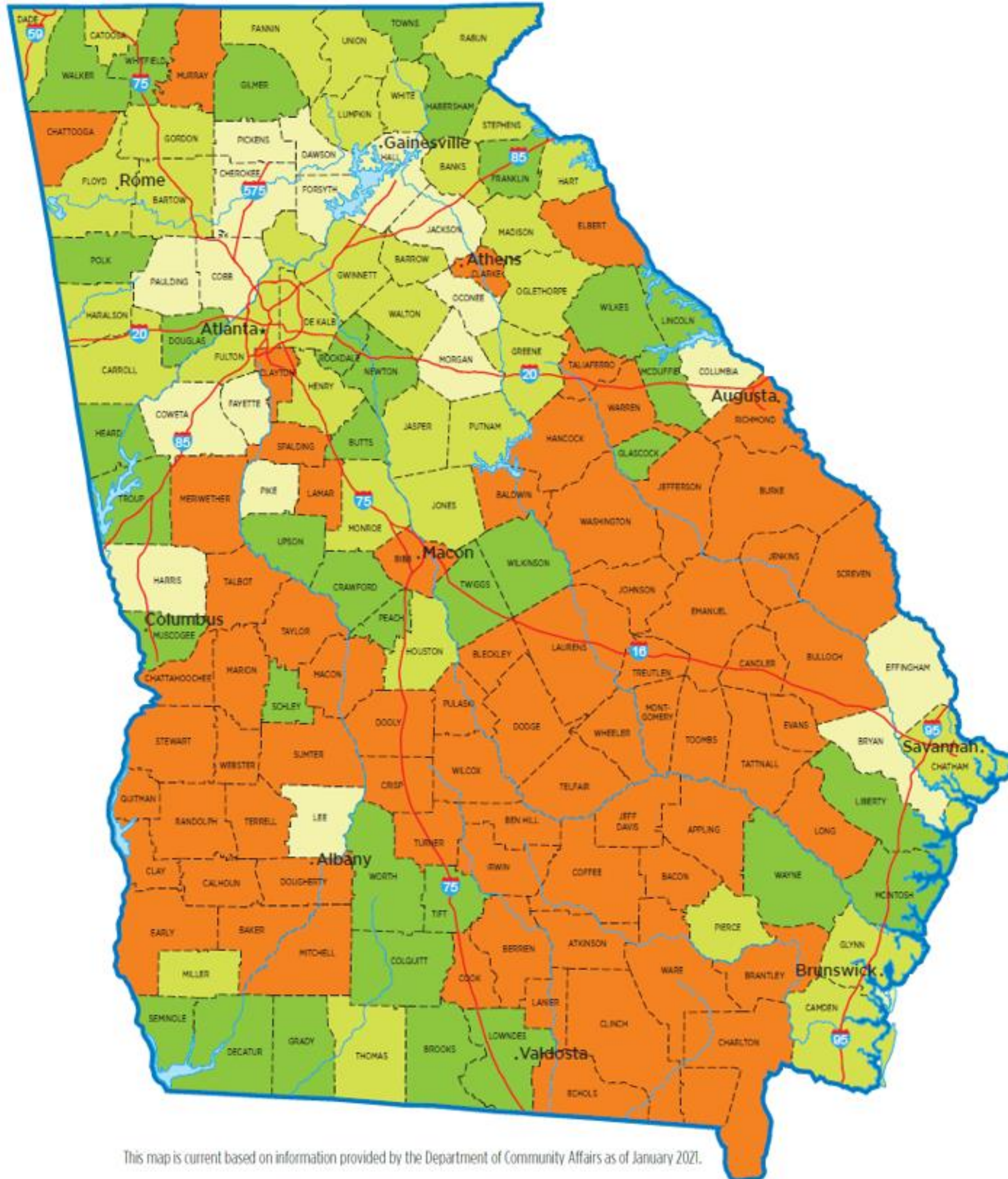
Other City
Departments



Georgia 2021 Tax Credit Tiers

TIER	JOB TAX CREDIT \$ (FOR 5 YEARS)	MIN. NEW JOBS	USE OF CREDITS**	CARRY FORWARD
1	\$4,000*	2	100% of tax liability - excess to withholding up to \$3,500 per job	10 years
2	\$3,000*	10	100% of tax liability	10 years
3	\$1,750*	15	50% of tax liability	10 years
4	\$1,250*	25	50% of tax liability	10 years

- Manufacturing
- Warehousing, Distribution and Logistics
- Software Development
- FinTech
- Data Centers
- Contact Centers
- Telecommunications
- Research and Development Facilities



This map is current based on information provided by the Department of Community Affairs as of January 2021.

Development Authority

- **Bonds for Title Program**

- Purpose: To provide significant real and personal property tax savings for capital intensive projects
- Requirements: Minimum of \$10M capital investment in either real or personal property
- Program: 10 year schedule
 - Year 1 – 50% valuation
 - Year 2 – 55% valuation
 -Year 11 – 100% valuation

EX: \$50M in
real and
personal
property
investment:
property tax
reduction of
~\$1M over 10
years.

City Incentive Programs

	Large Business	Priority Redevelopment Areas	Workforce Housing	Green Community
Business Occupant Tax Waiver	1-3 Years	1-3 Years	N/A	N/A
Expedited Permitting	Yes	Yes		Yes
Building & Impact Fee Waiver	Available	Available	Reduction Available	Up to 50% Waiver

**All incentives are subject to Council approval.*

Large Business

Fee reduction ranges between \$10K - \$1M depending on capital investment

Tier 1

15+ New Jobs Created

\$1 million Capital Investment

4 Year Commitment

1 Year Business Occupant Tax Waiver

Expedited Permitting

Building & Impact Fee Waiver

Tier 2

50+ New Jobs Created

\$1–\$4.9 million Capital Investment

7 Year Commitment

2 Year Business Occupant Tax Waiver

Expedited Permitting

Building & Impact Fee Waiver

Tier 3

100+ New Jobs Created

\$5+ million Capital Investment

10 Year Commitment

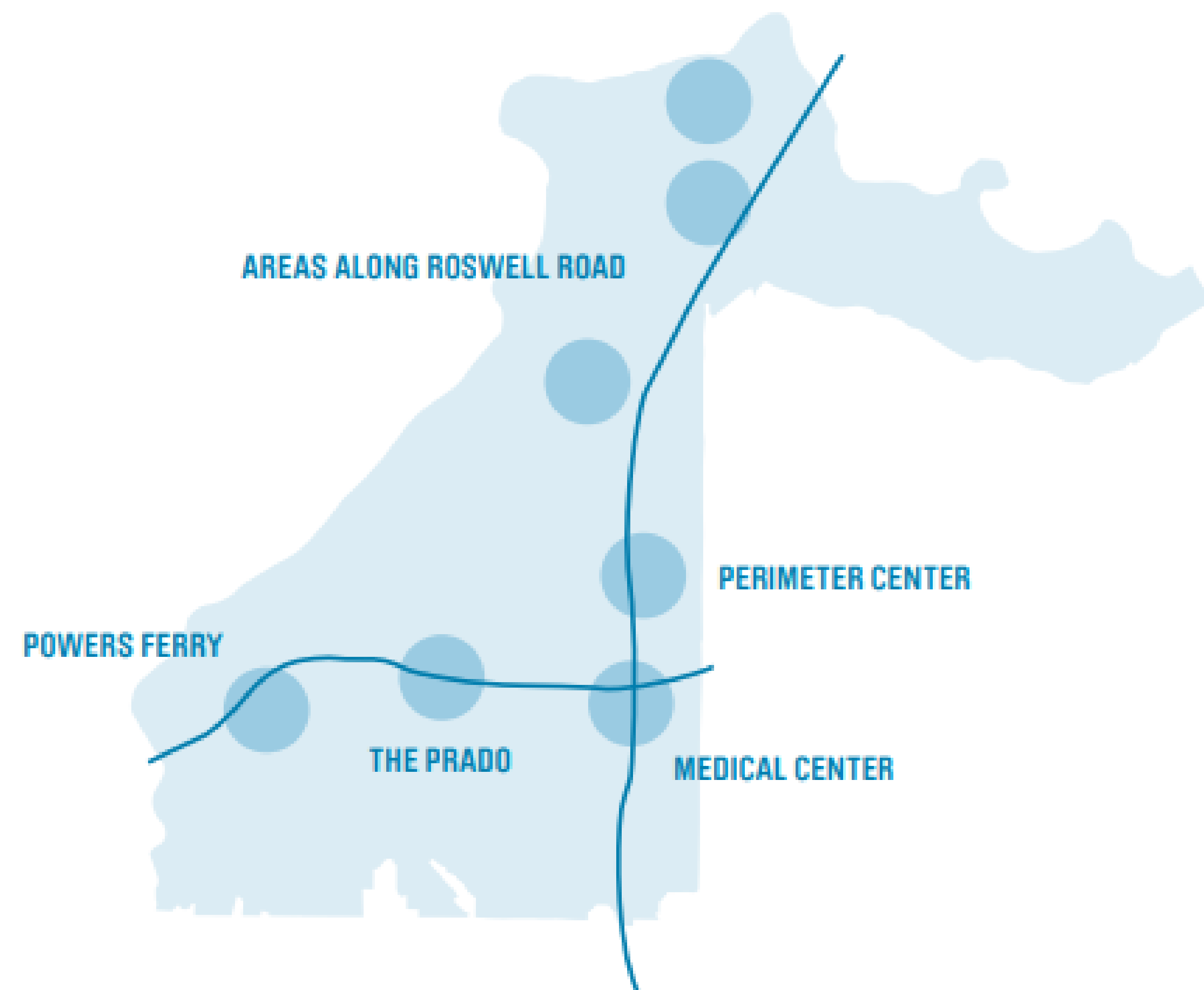
3 Year Business Occupant Tax Waiver

Expedited Permitting

Building & Impact Fee Waiver

Priority Redevelopment Areas

PRIORITY REDEVELOPMENT AREAS OF SANDY SPRINGS



Tier 1
5+ New Jobs Created
\$250,000+ Capital Investment
4 Year Commitment
Priority Redevelopment Area
1 Year Business Occupant Tax Waiver
Expedited Permitting
Building & Impact Fee Waiver

Tier 2
10+ New Jobs Created
\$500,000+ Capital Investment
7 Year Commitment
Priority Redevelopment Area
2 Year Business Occupant Tax Waiver
Expedited Permitting
Building & Impact Fee Waiver

Tier 3
15+ New Jobs Created
\$750,000+ Capital Investment
10 Year Commitment
Priority Redevelopment Area
3 Year Business Occupant Tax Waiver
Expedited Permitting
Building & Impact Fee Waiver

EX: A \$1M capital investment could receive a fee reduction around \$10K

Recent Incentive Projects

- **Caffeine & Octane - Priority Redevelopment Area**

Incentive	Tier III
Estimated permit fee waiver:	\$1,100
Projected business occupational tax waiver (Year 1)	\$1,496.84
Projected business occupational tax waiver (Year 2)	\$1,496.84
Projected business occupational tax waiver (Year 3)	\$1,496.84
Total waiver value:	\$5,590.52

- **Project Painted Lady AKA Deluxe – Large Business Incentive**

Incentive	Tier II (6-9 year lease)	Tier III (10+ year lease)
Estimated building permit fee waiver:	\$30,000	\$30,000
Projected business occupational tax waiver (2021)	\$75,000	\$75,000
Projected business occupational tax waiver (2022)	\$75,000	\$75,000
Projected business occupational tax waiver (2023)	-	\$75,000
Total waiver value:	\$180,000	\$255,000

Planning & Zoning

Alexandra Horst

Matthew Anspach



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P&Z

Team

- Ginger Sottile, Community Development Director
- Matthew Anspach, AICP, Senior Planner
- Alexandra Horst, AICP, Planner III
- Melvin Mungai, Special Events Coordinator
- LaToya Goudeau, Administrative Coordinator

Responsibilities

- Provide professional and technical services, including long range and current planning
- Assist colleagues, BOA, PC, MCC, applicants, customers, stakeholders
- Collaborate on Comprehensive Plan and Development Code Updates
- Maintain PlanFirst designation
- Manage and make recommendations on cases:
 - Variance (V)
 - Stream Buffer Variance (V)
 - Appeal (AP)
 - Character Area Map Amendment (CA)
 - Zoning Map Amendment (Rezoning) (RZ)
 - Conditional Use Permit (U)
 - Text Amendment (TA)
- Review proposed land use and development projects, plans, and permits for compliance with Code

The Next Ten Comprehensive Plan

The Next Ten

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



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

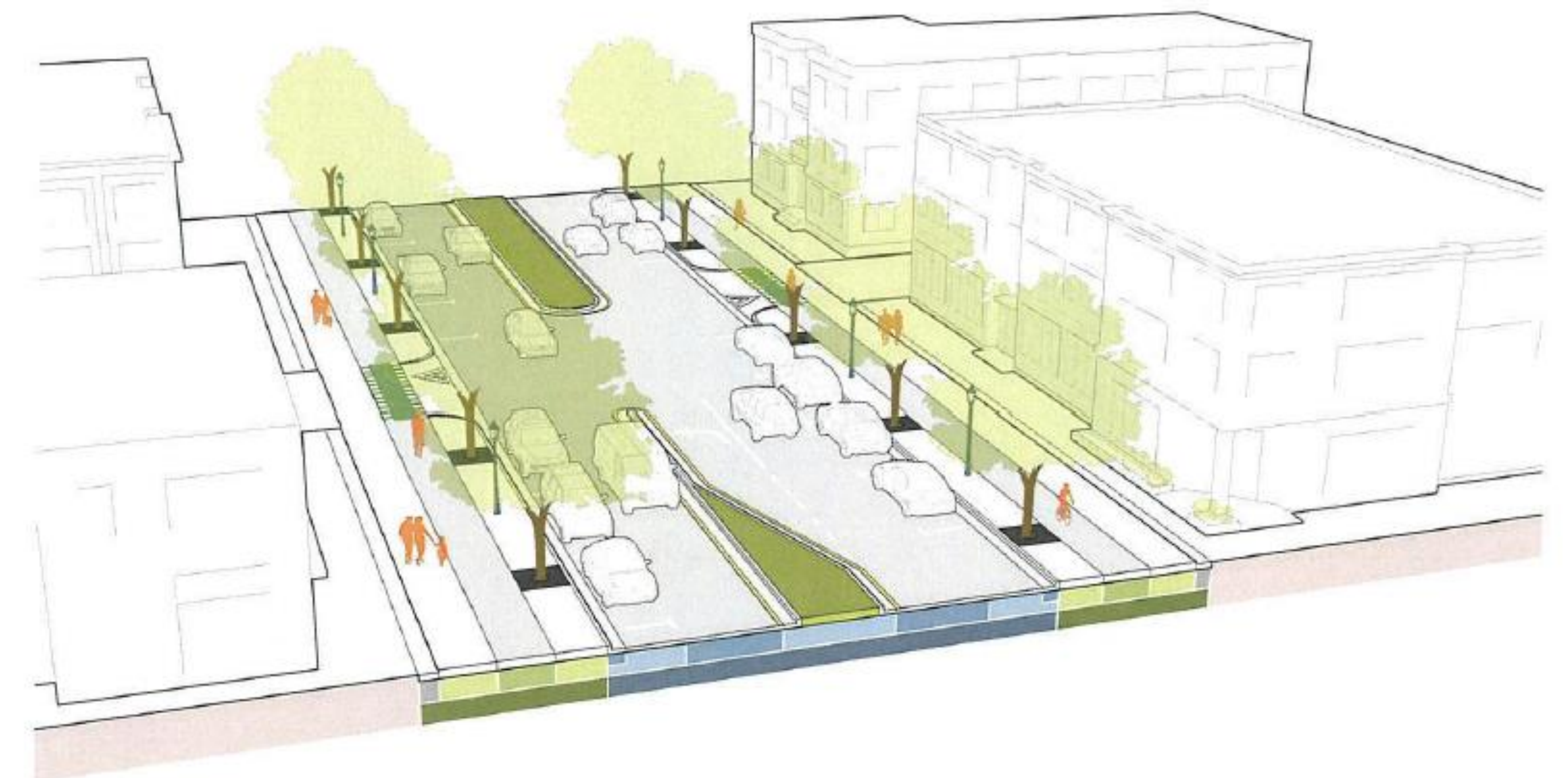
Development Code

Development Code

- Combined zoning ordinance and development regulations
- Codifies vision for growth



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DEVELOPMENT CODE

CITY COUNCIL ADOPTED

August 15, 2017

Articles

- Article 1. Introductory Provisions
- Article 2. Protected Neighborhoods
- Article 3. Urban Neighborhoods
- Article 4. Corridors & Nodes
- Article 5. Perimeter Center
- Article 6. Rules for All Districts
- Article 7. Use Provisions
- Article 8. Site Development
- Article 9. Environmental Protection
- Article 10. Streets & Improvements
- Article 11. Administration
- Article 12. Definitions

Character Areas and Zoning Districts

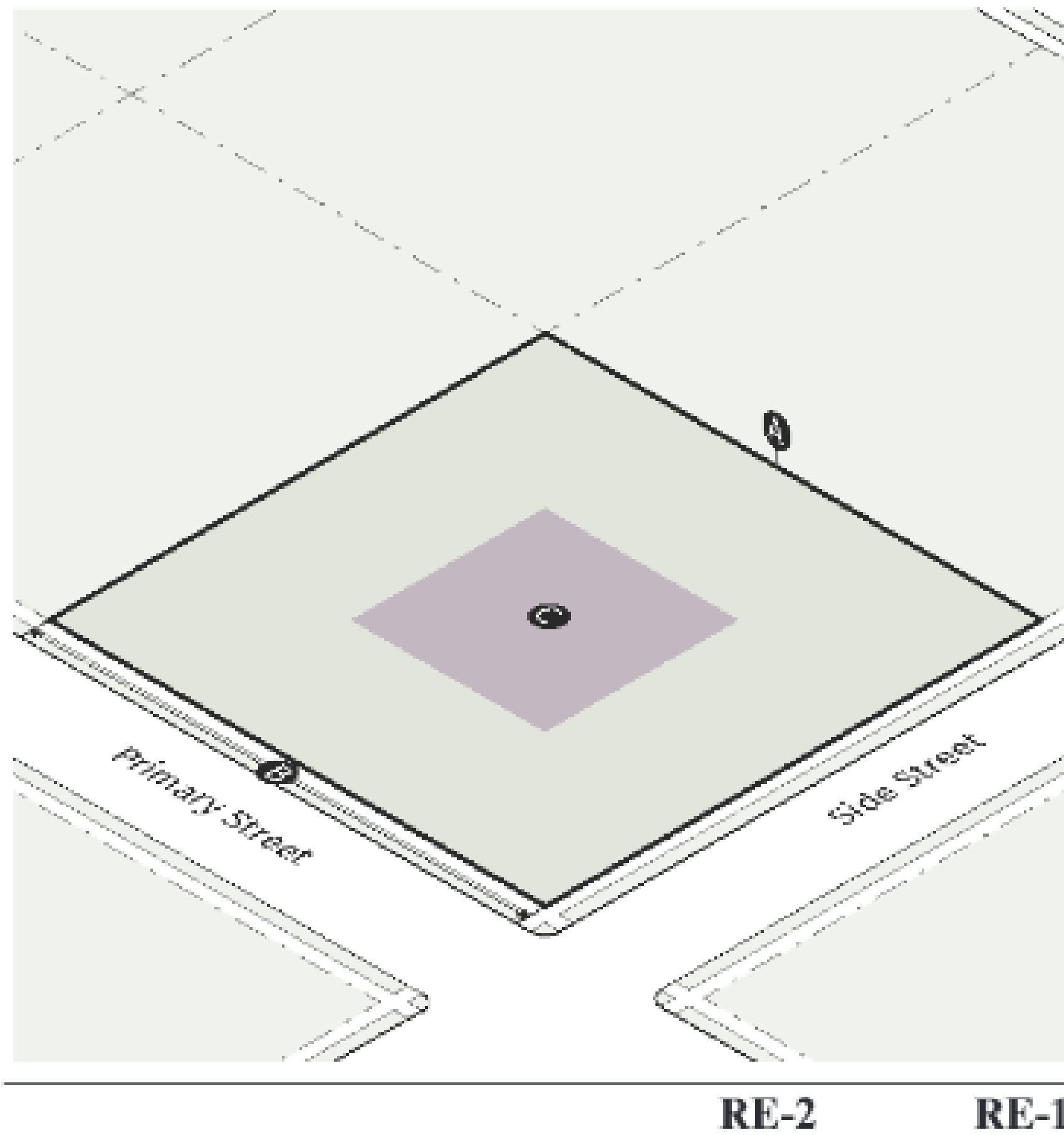
Zoning District Categories		
	Established Zoning Districts	Character Areas Implemented
Protected Neighborhood Districts		
	Residential Estate: RE-2, RE-1	Protected Neighborhood
	Residential Detached: RD-27, RD-18, RD-15, RD-12, RD-9, RD-7.5	Protected Neighborhood
	Parks: PK	Conservation Area/Park
	Conservation: CON	Conservation Area/Park
Urban Neighborhood Districts		
	Residential Urban: RU-4, RU-3	Urban Neighborhood
	Residential Townhouse: RT-3	Urban Neighborhood, Powers Ferry
	Residential Multi-Unit: RM-3, RM-3/8	Urban Neighborhood, Powers Ferry
	Residential Mixed Use: RX-3, RX-4, RX-5	Urban Neighborhood, Powers Ferry
Corridor & Node Districts		
	Office Neighborhood: ON-3	Neighborhood Village
	Office Mixed Use: OX-3, OX-4, OX-5, OX-6, OX-8	Commercial/Mixed Use, Powers Ferry, Powers Ferry Village
	Commercial Mixed Use: CX-3	Commercial/Mixed Use, Powers Ferry, Powers Ferry Village
	Shopfront Mixed Use: SX-3, SX-4, SX-6	Mixed Use, Powers Ferry Village
	Transit-Mixed Use: TX-4, TX-6	MARTA Transit-Oriented Development
	City Springs: CS-3, CS-4, CS-5, CS-6	City Springs
	Industrial Mixed Use: IX-3	Commercial/Mixed Use
	Commercial Corridor: CC-3	Commercial/Mixed Use, Powers Ferry Village
Perimeter Center Districts		
	Perimeter Residential: PR-3, PR-5	Perimeter Center
	Perimeter Mixed Use: PX-3, PX-5, PX-8, PX-10/12, PX-20/35	Perimeter Center

Lot Parameters (Articles 2. through 6.)

- Area
- Width
- Lot coverage
- Outdoor amenity space

Div. 2.2. Residential Estate (RE-2, -1)*

SEC. 2.2.1. LOT PARAMETERS

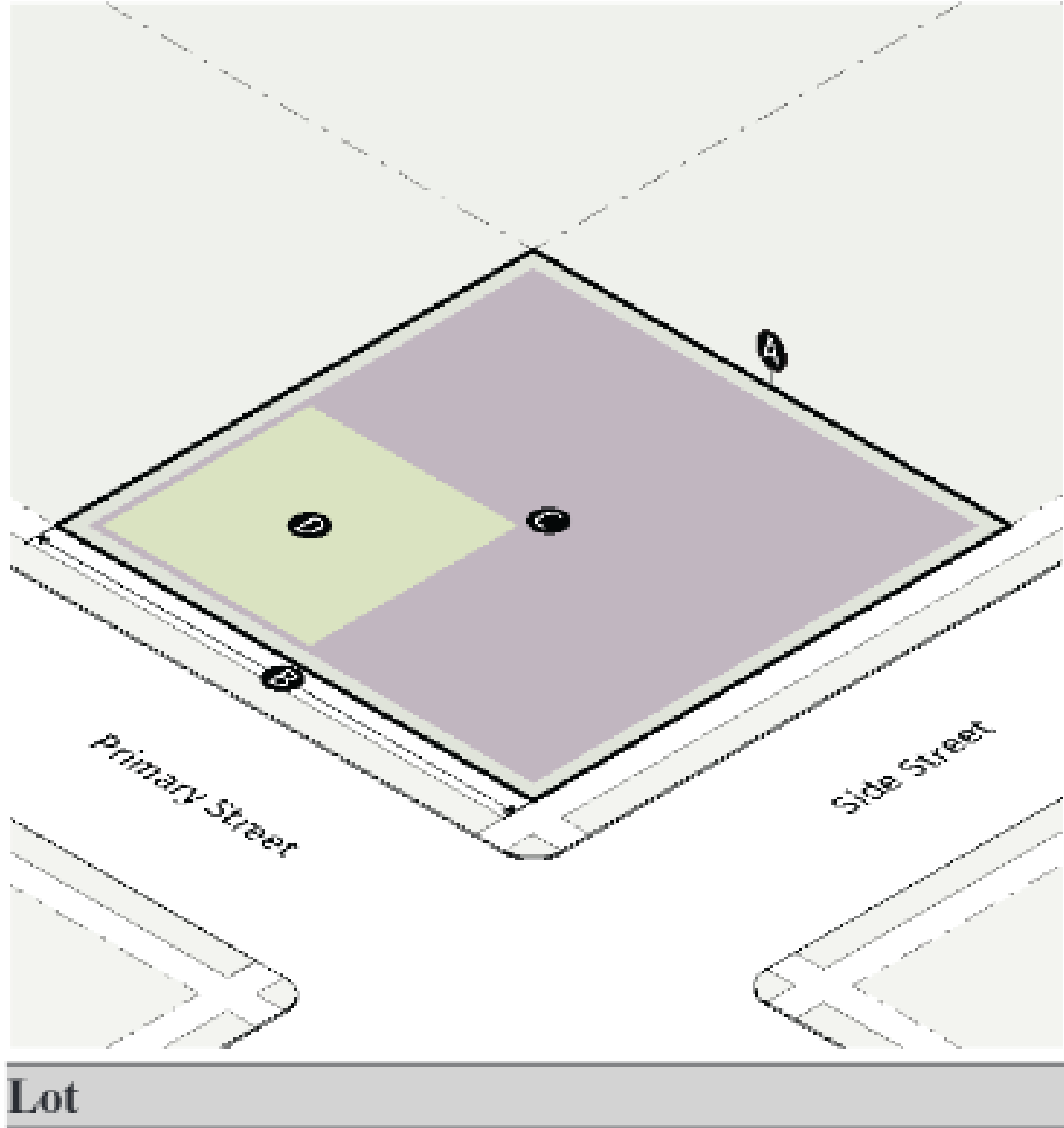


Lot			
A Area			
Single unit detached	2 acre min	1 acre min	
All other allowed uses	10,000 SF min	10,000 SF min	
B Width			
Single unit detached	200' min	150' min	
All other allowed uses	100' min	100' min	
Coverage			
C Lot coverage			
Residential use	25% max	25% max	
All other principal uses	By use permit		
D Canopy coverage			
Residential use	35% min	35% min	
All other uses	40% min	40% min	

(Ord. of 4-17-2018(3), § 2-3)

Div. 4.4. Commercial Mixed Use (CX-)

SEC. 4.4.1. LOT PARAMETERS



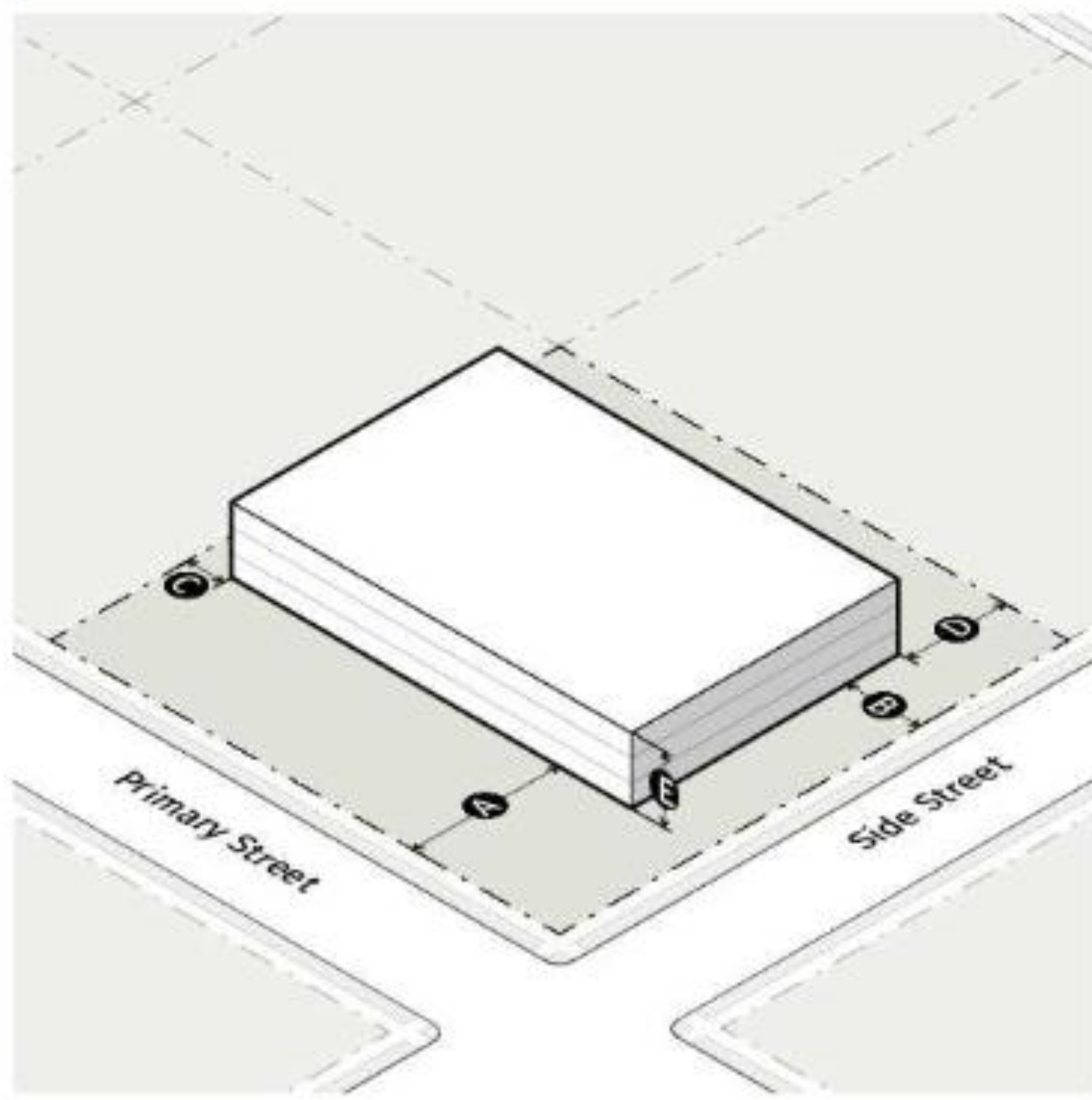
A Area			
Single unit attached	1,300	SF min	
Multi-unit	7,500	SF min	
All other allowed uses	7,500	SF min	
B Width			
Single unit attached	16' min		
Multi-unit	75' min		
All other allowed uses	75' min		
Coverage			
C Lot coverage			
	85% max		
D Outdoor amenity space			
	Required		
E Canopy coverage			
Residential use	35% min		
All other uses	40% min		

(Ord. of 4-17-2018(3), § 4-5; Ord. No. 2019-01-04, § I, 1-15-2019)

Placement (Articles 2. through 6.)

- Building setbacks
- Build-to zone
- Parking setbacks

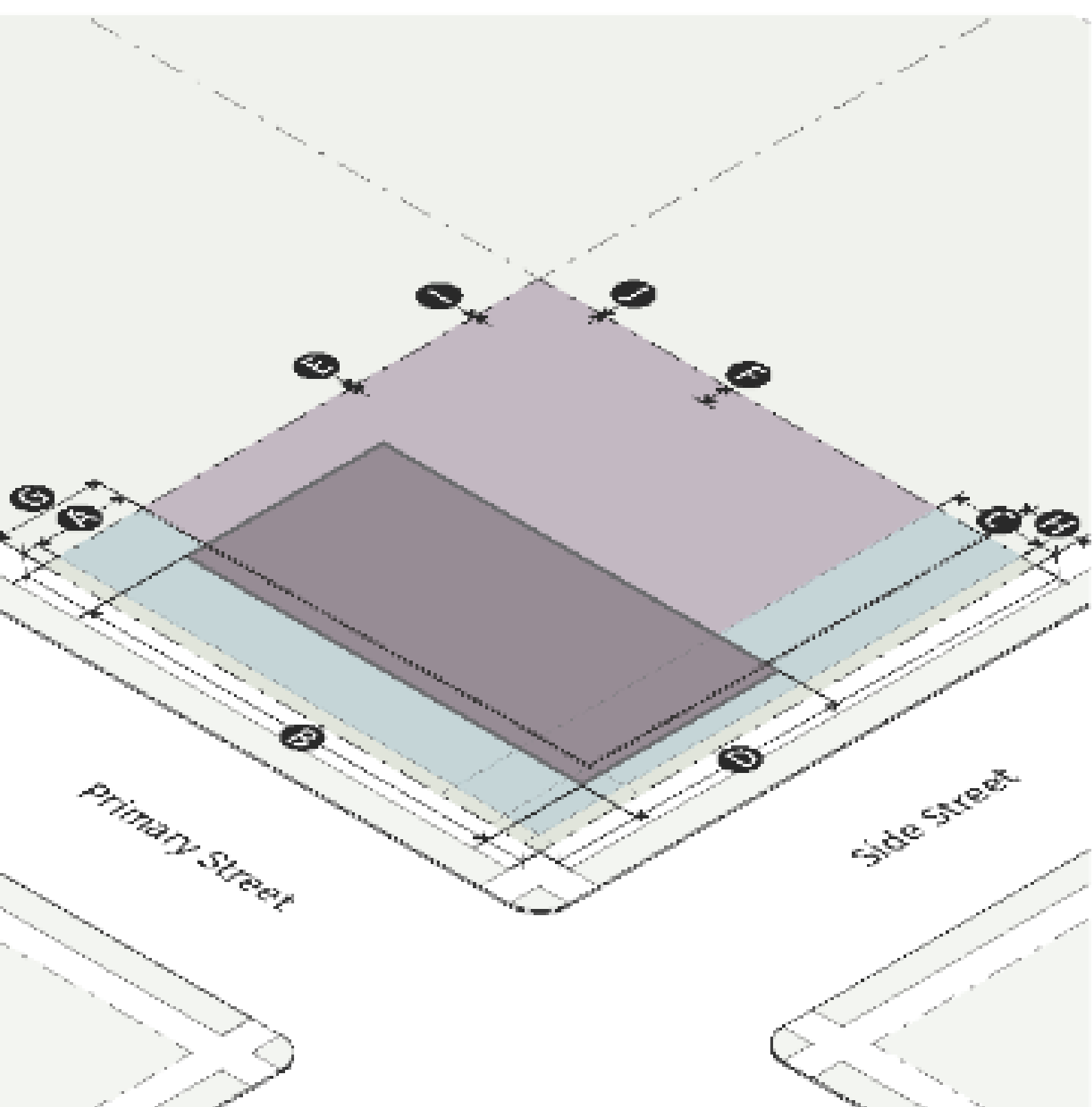
SEC. 2.2.2. PLACEMENT AND HEIGHT



Building Setbacks		
A	Primary street	60' min 60' min
B	Side street	40' min 30' min
C	Side: common lot line	25' min 15' min
D	Rear: common lot line	50' min 40' min
Building Height		
E	Single-unit detached dwelling	3 stories/40' max
	All other principal uses	By use permit

(Ord. of 4-17-2018(3), §§ 2-4, 2-5)

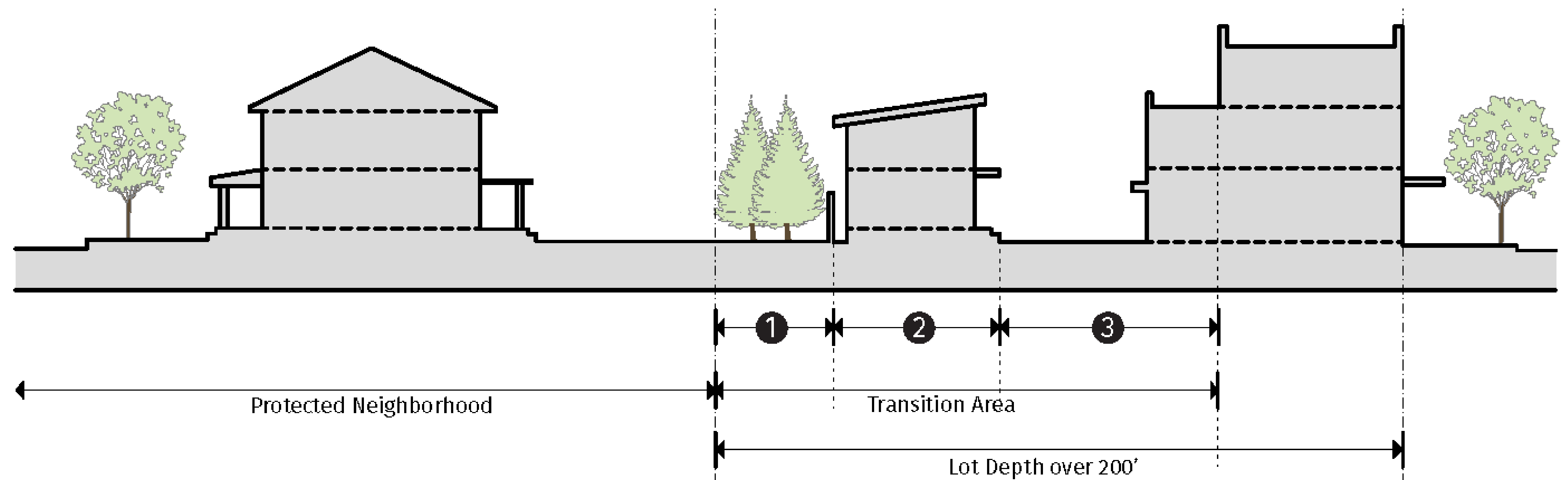
SEC. 4.4.2. BUILDING PLACEMENT



Build-to Zone		
A	Primary street	3' min/20' max
B	% of building facade in primary street build-to zone	80% min
C	Side street	3' min/20' max
D	% of building facade in side street build-to zone	40% min
Side and Rear Building Setbacks		
E	Side: common lot line	0' min
	Side: alley	5' min
F	Rear: common lot line	0' min
	Rear: alley	5' min
	Abutting a Protected Neighborhood	see Div. 6.4
Parking Setbacks		
G	Primary street	20' min
H	Side street	10' min
I	Side: common lot line/alley	0' min
J	Rear: common lot line/alley	0' min
	Abutting a Protected Neighborhood	see Div. 6.4

Protected Neighborhood Transitions (Division 6.4.)

- Apply on lots in Urban Neighborhood, Corridors & Nodes, Perimeter Center districts that abut RE-, RD-
 1. Buffer
 2. Restricted uses
 3. Compatible massing



Garages and Parking for Single Unit Detached Dwellings in RD-, RU-, RT (Section 6.5.2.)

- No garages in setbacks
- Front-entry garage doors must be at least 5' behind front wall plane of house, extending no more than 40% of street-facing width of house
- Side-entry garage walls facing streets must have architectural finish and windows
- Garage doors facing streets must be either <6' or >20' from back of sidewalk/curb
- In front setbacks, no parking pads, but turnaround extensions of no more than 200 sq. ft. allowed
- No visible storage/parking of more than 4 vehicles at single-family residences
- No parking/storage of junk/salvage vehicles; no more than 2 junk/vehicles are permitted if parked/stored in garage/carport not visible from street or adjacent residential property

Allowed Use Table (Division 7.2.)

P: Permitted

L: Limited

C: Conditional
Use Permit

—: Not Permitted

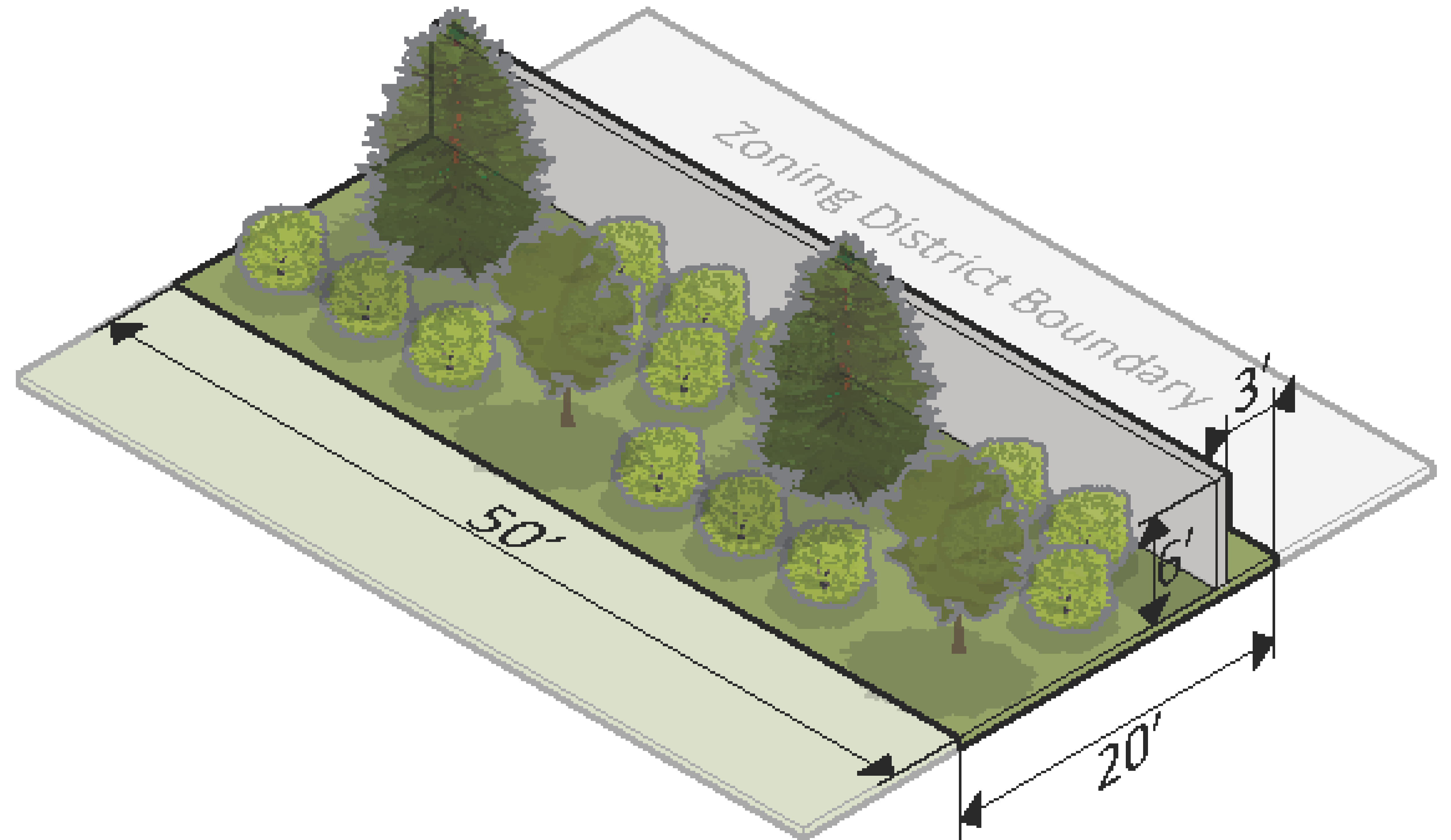
Allowed Use Table	Protected Neighborhood				Urban Neighborhood				Corridors & Nodes				Perimeter Center							
Use Category: Specific Use	RE	RD	PK	CON	RU	RT	RM	RX	ON-	OX-	CX-	SX-	TX-	CS-	IX-	CC-	PR-	PX-	PM-	Definition/ Standards
Residential Uses																				
Household Living																				Sec. 7.3.1
Single unit detached	P	P	—	—	P	P	L	—	L	L	L	L	L	L	L	L	L	L	L	Sec. 7.3.1.B
Single unit attached	—	—	—	—	—	P	P	P	P	P	P	P	P	P	P	P	P	L	L	Sec. 7.3.1.E
Multi-unit	—	—	—	—	—	—	P	P	—	—	P	P	P	P	P	P	P	P	P	Sec. 7.3.1.F
Live/work	—	—	—	—	—	—	P	P	—	—	P	P	P	P	P	—	P	P	P	Sec. 7.3.1.G
Group Living, except as listed below:	—	—	—	—	—	—	P	P	—	P	P	P	P	P	P	P	P	P	P	Sec. 7.3.2
Personal care home, up to 3 residents	L	L	—	—	P	P	P	P	—	P	P	P	P	P	P	P	P	P	P	Sec. 7.3.2.E
Personal care home, 4 or more residents	C	C	—	—	C	C	C	C	—	C	C	C	C	C	C	C	C	C	C	Sec. 7.3.2.E
Rehabilitation or Treatment Facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	—	—	—	Sec. 7.3.4

Residential Accessory Structures (Section 7.8.22.)

	Minor Accessory	Major Accessory
Examples	• Gazebo, outdoor kitchen, detached carport, tree house (unconditioned), play structure, pool/spa, etc.	• Cabana, shed, pool house, detached garage
Location	• Allowed in side or rear (not front) yard • Min. 10' or setback from property line (less restrictive applies)	• Allowed in side or rear (not front) yard • If >500 sq. ft.: must meet setbacks • If <500 sq. ft.: min. 10' from property line or setback (less restrictive applies)
Height	• Max. 15' tall if in setbacks • Max. 24' tall if in buildable area • Each façade/element must comply	• Max. 15' tall if in setbacks • Max. 24' tall if in buildable area • Each façade/element must comply

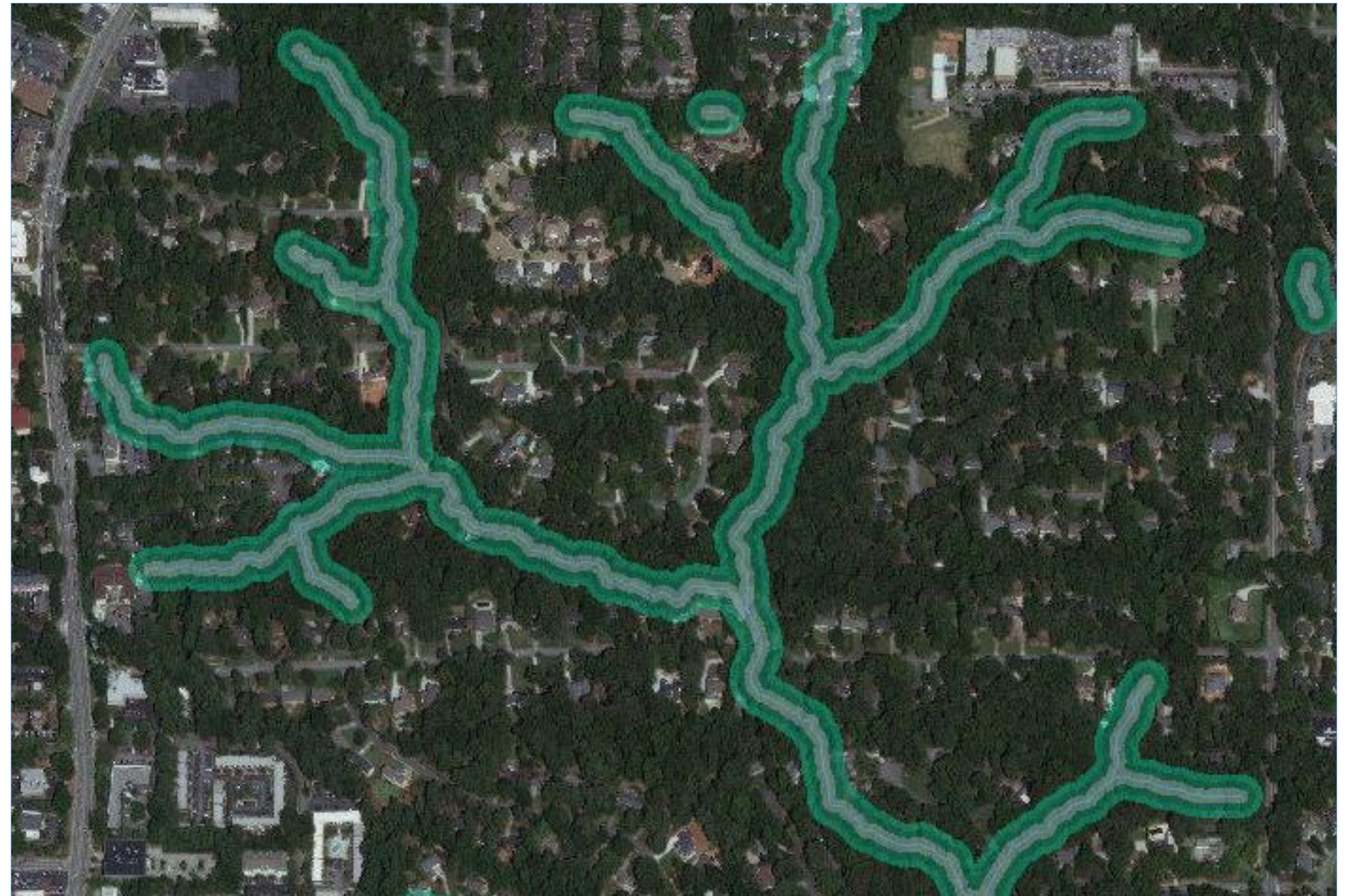
District Boundary Buffers (Section 8.2.7.)

- Between RM- / Corridor & Nodes and RT / RU-
- Min. 20' wide



State Waters Buffers and Setback (Section 9.2.4.)

- 50' undisturbed natural vegetative buffer, as measured from point of wrested vegetation
- Additional 25' impervious surface setback



Grading and Retaining Walls (Sections 9.4.2., 9.4.3.)

- Grading in side setbacks in RE-, RD-, RU- must be mitigated
- In RE-, grading/RWs may encroach up to 10' into common side and side street setbacks, no grading/RWs within 20' of rear lot lines
- In RD-, RWs may encroach up to half the depth of side setbacks
- In RD-27, RD-18, RD-15, no grading/RWs within 15' of rear lot lines
- In RD-12, RD-9, RD-7.5, RU-, no grading/RWs within 10' of rear lot lines
- In RE-, RD-, RU-, RWs may be up to 6' tall
- In all other districts, RWs may be up to 8' tall
- RWs must be finished with stucco, brick, or stone



<https://www.retainingwallcompanies.com/walls/stone.html>

Nonconformities (Division 11.7.)

- Preexisting conditions that do not conform with Development Code
- Structures
 - Maintenance & repairs allowed
 - Expansion, alteration or rebuild must meet Code
 - No new nonconformity may be created
- Lots
 - Lot that was legally platted and recorded in Fulton Co. deed records that no longer meets Development Code standards must meet other requirements in Development Code, such as setbacks

BOA & PC

BOA

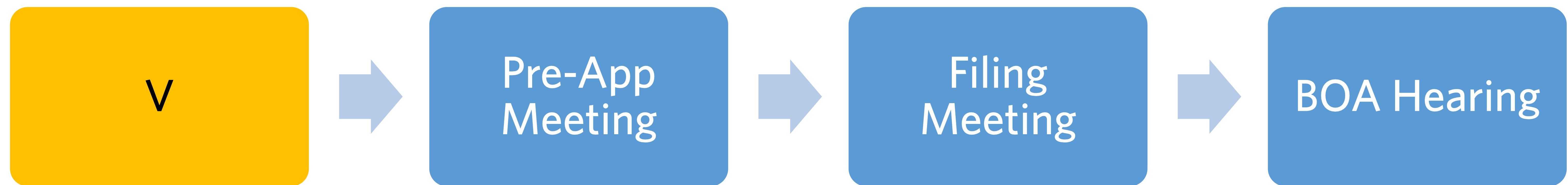
- Quasi-judicial board comprised of 7 citizen volunteers appointed by MCC
- Holds public hearings and reviews and decides on Appeals (APs) of administrative decisions or interpretations of Development Code, APs regarding approval or denial of preliminary plat or final plat without dedication, and Variances (Vs) from Development Code
- Hearings once a month, every first Wed. at 6 PM
- Briefings with Staff on Wed., the week before BOA, at 10 AM and 2 PM

PC

- Advisory board comprised of 7 citizen volunteers appointed by MCC
- Holds public hearings and reviews and provides recommendations on Applications for legislative review, including Text Amendments (TAs), Comprehensive Plan Character Area Map Amendments (CAs), Zoning Map Amendments (Rezoning) (RZs), and Conditional Use Permits (Us)
- Hearings once a month, every third Wed. at 6 PM
- Briefings with Staff on Wed., the week before PC, at 10 AM and 2 PM

Zoning Cases

Basic Processes



Detailed Processes and Staff Tasks

- Schedule, lead, attend, take notes at meetings
- Collect, organize, save, stamp, review, redact, post materials
- Complete Staff information on materials
- Update case logs, website, calendars
- Create, send mailing lists, mailed written notice templates
- Collect, verify public notice
- Present cases to internal review team
- Request, collect internal, external reviews
- Write, sign, send initiation letters
- Create, review, update Staff Reports
- Visit, take photos of sites
- Analyze requests
- Determine recommendations
- Collect public comments
- Prepare, send, invoice legal notices
- Create sign templates
- Ensure fees are paid
- Post Packages online
- Create, review presentation slides
- Present cases, answer questions at Briefings
- Set up for, present cases at, take notes at Hearings
- Prepare legal documents
- Write, sign, send decision letters
- Update GIS
- Archive materials

Variance (V) Criteria (Section 11.6.2.)

Explain for each Variance requested how:

- a. The application of the Development Code would create **an unnecessary hardship**, and **not merely an inconvenience** to the petitioner; or
- b. There are **extraordinary and exceptional conditions** due to the size, shape, or topography, which are **specific to the subject property** and not generally found in similar properties;

Further, the application shall demonstrate that:

- c. Such conditions are **not the result of action or inaction** of the current property owner; and
- d. The Variance request would provide **the minimum relief necessary** to make possible the reasonable use of the property; and
- e. The Variance request would result in **development that is consistent** with the general intent of the Development Code, with the Comprehensive Plan policies, and **would not be detrimental** to the public good, safety and welfare.

Stream Buffer Variance (V) Criteria (Section 9.2.4.)

Explain for each Variance requested how:

- a. The property's shape, topography or other physical characteristics existing on December 12, 2005 **prevent land development unless a buffer or setback Variance is granted;**
- b. **Unusual circumstances** when strict adherence to the minimal buffer and setback requirements would create **an extreme hardship.**

The following factors will be considered by the BOA in determining whether to issue a Variance:

- a. The shape, size, topography, slope, soils, vegetation or other **physical characteristics** of the property;
- b. The locations of all state waters, wetlands, floodplain boundaries and other **natural features** on the property, including along property boundaries, as determined by field survey;
- c. **The location and extent of the proposed buffer or setback intrusion;**
- d. Whether **alternative designs** are possible which require less intrusion or no intrusion
- e. **The long-term and water quality impacts** of the proposed Variance; and
- f. Whether issuance of the Variance is **at least as protective of natural resources and the environment.**

CA Criteria (Section 11.3.6.B.)

1. The Character Area Map Amendment **corrects an error** or meets the challenge of some **changing condition, trend or fact**.
2. The Character Area Map Amendment **substantially conforms with the remainder of the Comprehensive Plan**.
3. The Character Area Map Amendment will **reinforce the existing or planned character** of the area.
4. The Character Area Map Amendment will **not significantly impact the natural environment**, including air, water, noise, stormwater management, wildlife and vegetation.
5. The Character Area Map Amendment will **not have a significant adverse impact** on property in the vicinity of the subject property.

RZ Criteria (Section 11.3.6.C.)

1. The Zoning Map Amendment **corrects an error** or meets the challenge of some **changing condition, trend or fact**.
2. The Zoning Map Amendment **substantially conforms with the Comprehensive Plan**.
3. The Zoning Map Amendment **substantially conforms with the stated purpose and intent of this Development Code**.
4. The Zoning Map Amendment will **reinforce the existing or planned character** of the area.
5. The subject property is **appropriate** for the development allowed in the proposed district and the use and development of adjacent properties.

6. There are **substantial reasons why the property must not be used according to the existing zoning.**
7. There is **a need for the proposed use at the proposed location.**
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.
9. The Zoning Map Amendment will **not significantly impact the natural environment**, including air, water, noise, stormwater management, wildlife and vegetation.
10. The Zoning Map Amendment will **not have a significant adverse impact** on property in the vicinity of the subject property.

U Criteria (Section 11.3.6.D.)

1. The use is **allowed as a Conditional Use** in the respective zoning district (see Div. 7.2.).
2. The use **complies with the applicable specific use standard** listed in Div. 7.2., if any, without the granting of any Variance.
3. The use is **compatible with adjacent uses** in terms of location, scale, site design, hours of operation and operating characteristics.
4. **Any significant adverse impacts** resulting from the proposed use in the affected area **will be effectively mitigated or offset**.
5. The City and other service providers will be able to provide **sufficient public facilities and services** including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.

TA Criteria (Section 11.3.6.A.)

1. The Text Amendment **corrects an error** or meets the challenge of some **changing condition, trend or fact**.
2. The Text Amendment is **in response to changes in State law**, as established through amendments to the Georgia General Statutes or by court decision.
3. The Text Amendment is **in response to revised City policies, newly adopted plans, or changes in other City Ordinances**.
4. The Text Amendment **substantially conforms with the Comprehensive Plan, contemporary planning practices, and local, state, and federal laws**.

5. The Text Amendment **substantially conforms with the stated purpose and intent of this Development Code.**
6. The Text Amendment **constitutes a benefit to the City** as a whole and is **not solely for the good or benefit of a particular landowner** or owners at a particular point in time.
7. The Text Amendment will **not significantly impact the natural environment**, including the air, water, noise, stormwater management, wildlife and vegetation.
8. The Text Amendment will **not significantly impact existing conforming development patterns, standards or zoning regulations.**

Motions Should Be

- Clear
- Concise
- Stated in affirmative
- Tied to approval criteria

Potential V Approval Motion

- “I move to **approve** the Request for a Variance from Sec. X to allow X, **subject to Staff's recommended conditions**, based on the fact that the following criteria are met:
 - The applicant has shown that the application of the Development Code would create an **unnecessary** hardship due to XYZ.
 - Additionally, there are **extraordinary** conditions due to the size, shape, or topography of the property that are **specific** to the subject property.
 - Furthermore, the Applicant has demonstrated the following: The Request is
 - **not the** result of XYZ;
 - the **minimum** relief;
 - consistent with XYZ,
 - in accordance with the requirements of the Development Code in the granting of relief through a Variance.”

Potential V Denial Motion

- “I move to **deny** the request for a Variance from Sec. X to allow X, based on the following findings of the Board:
 - The application of the Development Code would **not** create an **unnecessary** hardship, but rather an **inconvenience** to the Applicant.
 - Furthermore, there are **not extraordinary** conditions of the property, as it is similar in size, shape, and topography to neighboring properties.
 - Additionally, the Applicant has not demonstrated the following: The Request is
 - the result of XYZ;
 - **not the** minimum relief;
 - **not** consistent with XYZ,
 - in accordance with the requirements of the Development Code in the granting of relief through a Variance.”

Potential Long Range Case Approval Motion

- “I move to **recommend approval** of the Request to change the Character Area of X from Y to Z, based on the following findings:
 - The requested Comprehensive Plan Character Area Map Amendment
 - **corrects** an error or meets the challenge of some **changing** condition, trend, or fact;
 - substantially **conforms** with the remainder of *The Next Ten*;
 - will **reinforce** the existing or planned character of the area;
 - will **not** significantly impact the natural environment; **and**
 - will **not** have a significant adverse impact on property in the vicinity.
 - in accordance with the requirements of the Development Code in the granting of a Character Area Map Amendment.”

Potential Long Range Case Denial Motion

- “I move to **recommend denial** of the Request to change the Character Area of X from Y to Z, based on the following findings:
 - The requested Comprehensive Plan Character Area Map Amendment
 - does **not correct** an error or meets the challenge of some **changing** condition, trend, or fact;
 - does **not** substantially **conform** with the remainder of *The Next Ten*;
 - would **not reinforce** the existing or planned character of the area;
 - **would** significantly impact the natural environment; **and**
 - **would** have a significant adverse impact on property in the vicinity.
 - in accordance with the requirements of the Development Code in the granting of a Character Area Map Amendment.”

BOA & PC Guidelines

Guidelines

- Be thoroughly familiar with City plans, codes, policies, procedures
- Attend preliminary Briefings
- Be well versed on cases and Staff Reports prior to Hearings
- Attend at least 2/3 of all Meetings
- Seek to move Hearings forward productively
- Maintain focus on specific requests

Thank you for your service!

Code Enforcement

Yvonne Shaw



SANDY SPRINGS™
GEORGIA

Code Enforcement

Purpose: To help protect the health, safety and welfare of the citizens of Sandy Springs.

What We Do:

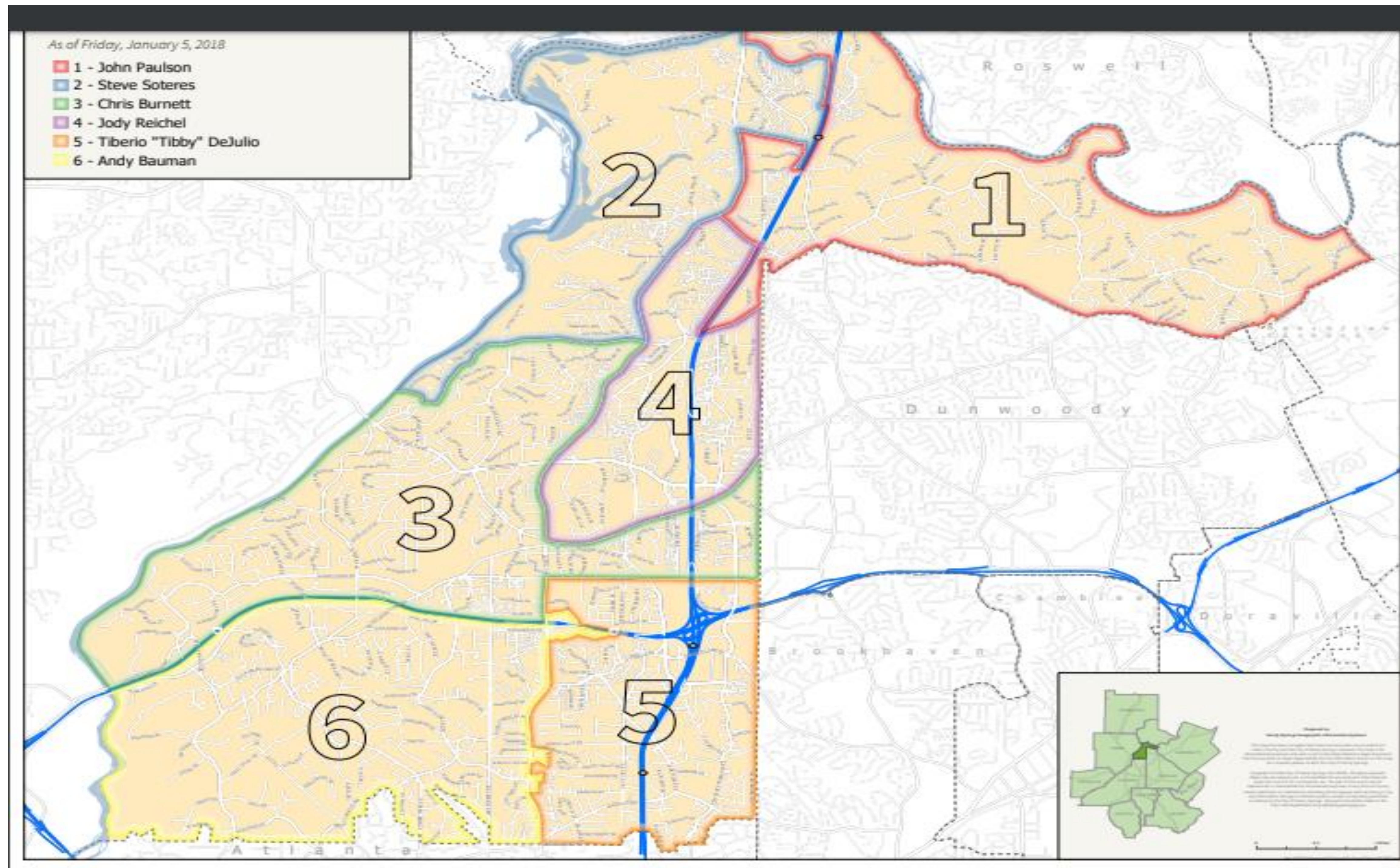
- Educate the citizens and business owners about the City's regulations.
- Enforce the City of Sandy Springs' land use, property maintenance, nuisance and taxation ordinances.

Code Enforcement

Who We Are: A team of seven staff members organized under the Community Development Department as the Code Enforcement Division:

- Yvonne Shaw-Code Manager
- Nesa Thompson-Code Administrative Assistant
- Jennifer Lee-Romes-Senior Officer/Field Supervisor (City-Wide)
- Kenneth Brown-Code Officer II (Council Districts 5&6)
- Gregory Copeland-Code Officer I (Council Districts (2&3)
- Marcellus Hampton-Code Officer I (Council District (1)
- Shawn Wray-Code Officer I (Roswell Road and District 4)

Council Districts



Authority

- Code Officers are not P.O.S.T (Peace Officer Standard Training) Certified, but sworn civilian officers given the authority to enforce the City's codes as allowed by the City's charter and the State Legislature of Georgia.
- We have the authority to issue notices, stop work orders, and citations (court summonses).
- We serve as deputies of the Zoning Administrator and the Building Official and are tasked with enforcing the Building and Development Codes as well as other City regulations.

How to Register a Complaint



The methods to register a complaint can be accomplished in the following ways:

1. Contact the Sandy Springs Response Center by calling 770-730-5600. A detailed description and location of the violation is needed in order for the officer to successfully identify the issue. The agent will provide the complainant with a tracking number.
 2. Visit the City's website to begin a web chat with the Response Center at <http://chat.sandyspringsga.gov>
 3. Download the mobile app **Sandy Springs Works**. It can be found in your mobile phone provider's app store.
- A complainant has the ability to remain anonymous, however for more detailed follow-up, contact information is preferred. Complaints can be registered 24/7.
 - If the nature of the complaint is very time sensitive, it should be expressed to the Response Center representative.
 - Emergency issues should be reported to the Chatcomm 911 Operations Center.

Updates

- As noted in the 2020 address to the Planning Commission, an overview of the Code Division's operations and staff was given. Due to the Covid-19 Pandemic, changes in the approach and operations of the division were made as follows:
 - 1. Scheduled video or socially distanced inspections
 - 2. Reduced or eliminated on premises inspections of citizens with compromised immune systems.
- Introduced the use of communication and applications to conduct meetings, E-court Case Review and help better manage cases and projects.
- Utilized teleworking days to catch up on case management and data-entry.
- Worked with the Building Official and Senior Planner to update codes.
- Established temporary sign ordinance enforcement policies to better support the needs of businesses impacted by the pandemic.

Updates Cont.

- The adoption or text amendments to the following codes are still in progress, but are significant to effectively keep up with changing building code standards and the ability to enforce certain zoning regulations:
- 2018 International Property Maintenance Code (2018 Building Codes)
- Development Code
 - Parking in the yard prohibitions
 - Outside storage requirements (currently only regulates commercial storage)
 - Standard information signs and signs requiring permit standards
 - Layout and location of certain codes to better fit within zoning district standards (i.e. regulations for commercial parking versus that of residential)

Complaint Retrieval and Responses

- Once a complaint has been registered with the Sandy Springs Response Center, the Code Enforcement Administrative Assistant will retrieve it and assign it to the officer assigned to the area where the violation is located.
- Complaints are usually assigned within one business day. The officer is tasked with following up with the complainant within 24 hours of receipt of the complaint if contact information is provided.
- Complaints are addressed in the order in which they are received. However, complaints of an urgent nature are prioritized.
- In some instances, a complaint is routed to the department that is better suited to handle it. This may cause a delay in the response time.

The Inspection Process



- Property inspections are normally triggered by the receipt of a complaint or by an officer's field observation.
- Violations that are visible from the public right-of-way or an adjacent property allows an officer to establish a right-of-entry into the property.
- Once a violation has been identified, the officer notifies the property owner or occupant by issuing a formal notice of violation.
- The notice outlines what the issues are and the deadline to have them corrected.
- The violation can be posted on the property, hand delivered, or mailed.
- An officer takes pictures and sometimes video recordings to document the details of the inspection.

Common Types of Violations

- High Weeds and Grass
- Inoperative Motor Vehicles
- Parking Violations: Parking in the yard, commercial vehicles, etc.
- Accumulations of Rubbish
- Sanitary Issues : Hoarding, pet waste, etc.
- Construction without a permit
- Noise (barking dogs, construction, mechanical noises)
- Graffiti
- Prohibited Signs: signs in the right-of-way, balloons, wind signs
- Rental Property Maintenance Issues: HVAC, electrical, water leaks, plumbing, etc.

Specialized Duties

In addition to routine inspections, the Code Enforcement Team conducts a number of specialized duties on a weekly, monthly or annual basis.

- Apartment Sweeps
- Gas Station Inspections
- Removal of Signs in the Right-of-way
- Vacant Structure Inspections
- Business License Inspections: Commercial, Home Occupations, Short-Term Rentals, Massage Parlors
- Alcohol License and Excise Tax Enforcement
- Waste Hauler Compliance
- Property Maintenance Checks of Commercial Areas (Roswell Road and City Springs)
- Sign Inspections : Wall, monument, banners, etc.
- Special Events and Filming Compliance Checks

Departmental/Interagency Collaboration

There are a number of issues that require collaboration with other departments or agencies:

- Fire Marshal's Office: Apartment and Commercial Inspections
- Police Department: Noise, parking, business and licensing violations
- Building and Land Development: Erosion issues, scope of work, permitting issues, private detention ponds, tree permits, unsafe conditions
- Public Works: Right-of-way violations: trash, signs, tree debris
- Revenue Office: Licensing
- Planning and Zoning-Zoning determinations and code Interpretations
- City of Atlanta-Water leaks, public fire hydrants
- Fulton County-Issues with sewer and septic tanks, illicit discharges

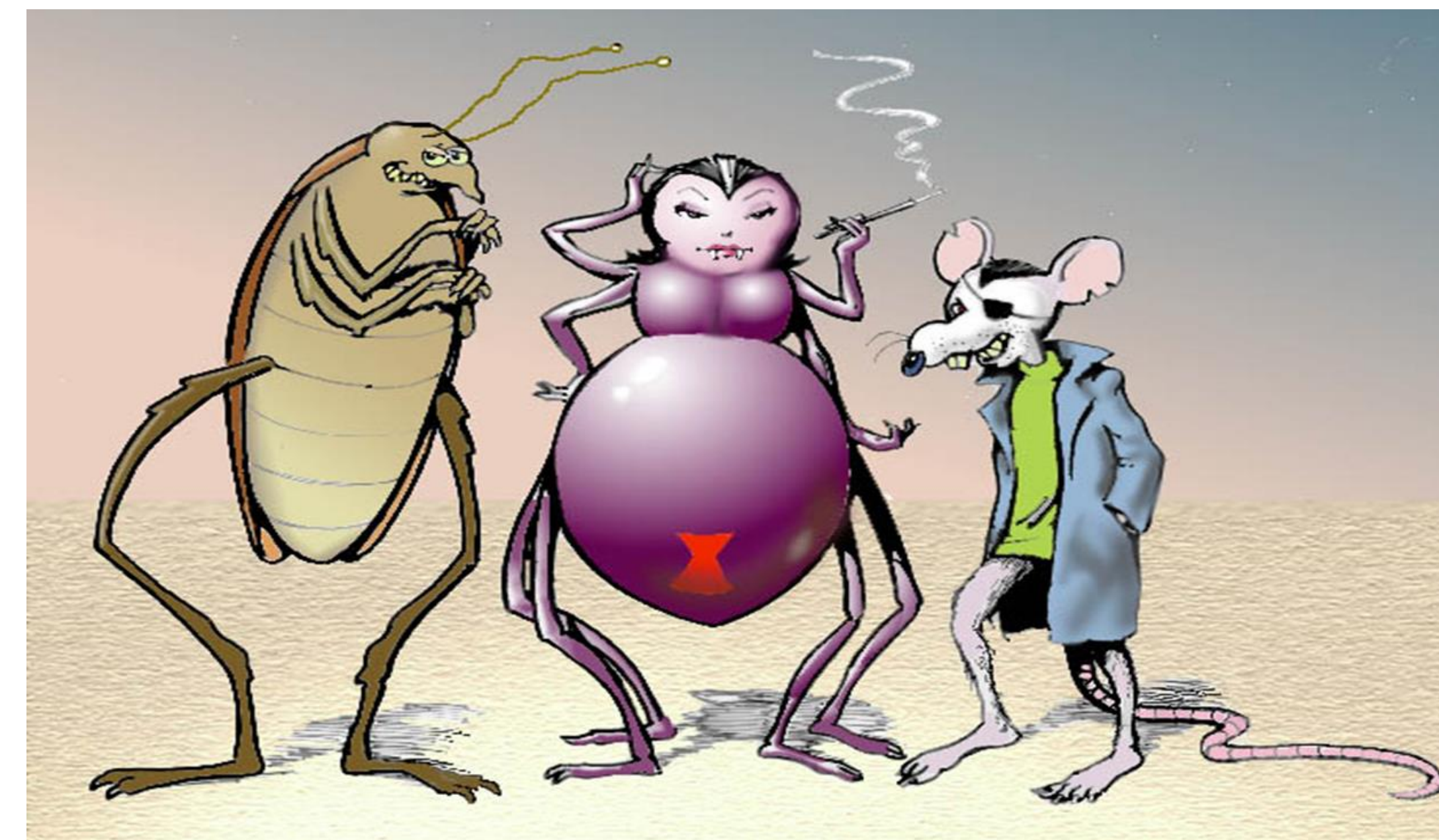
Code Violation Examples



Code Violation Examples



Gutters Hanging Off of Building



Formal Notices: Notice of Violation

A notice of violation is issued to an owner, occupant, or agent of the property owner when a violation is found on the property. It details the codes that are being violated, the time in which the property must be brought into compliance, and possible penalties for failure to comply. (Carbon copy is yellow)

 SANDY SPRINGS GA 30076	CODE ENFORCEMENT DIVISION NOTICE OF VIOLATION 1 GALAMBOIS WAY SANDY SPRINGS, GA 30028 770.730.5600	INSPECTION DATE ☐ POSTED AT LOCATION			
LOCATION OF VIOLATION / NAME OF BUSINESS					
RESPONSIBLE PARTY: ☐ OWNER ☐ OCCUPANT ☐ AGENT ☐ CONTRACTOR					
YOU ARE HEREBY NOTIFIED THAT DURING AN INSPECTION THE FOLLOWING VIOLATIONS WAS OBSERVED:					
ALL INTERNATIONAL PROPERTY MAINTENANCE CODES ARE ADOPTED BY REFERENCE IN THE CODE OF THE CITY OF SANDY SPRINGS					
	Vacant Structures and Land IPMC SEC 901.2	All vacant structures and premises or vacant land shall be maintained in a clean, safe, secure and sanitary condition.		Business License CHAPTER 54 SEC 54-116 (AJ)	All persons, firms, companies operating a business in the city, are hereby required to register their business or obtain an occupation fee certificate for their business.
	Sanitation IPMC SEC 902.2	All exterior property and premises must be maintained in a clean, safe and sanitary condition.		Required Testing IPMC SEC 905.2	The code official shall have the authority to require tests to be made as evidence of compliance at no expense to the jurisdiction.
	Accessory Structures IPMC SEC 902.7	Detached garages, porches, with maintained structurally sound and in good repair.		Parade & Work Hours SEC 105-46 (MAY/NOV)	Parade on site facing the street within the right-of-way and vehicle from the right-of-way.
	High Woods & Grass IPMC SEC 903.4	All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches.		Swimming Pools IPMC SEC. 903.7	Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.
	Motor Vehicles IPMC SEC 903.6	No inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.			
	Defacement of Property IPMC SEC 902.9	No person shall willfully or recklessly damage, mutilate or deface any exterior surface of any structure or building or any public or public property by placing thereon any marking, carving or graffiti.			
	Roofs and Drainage IPMC 904.7	Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.			
	Accumulation of Garbage IPMC SEC 903.1	All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.			
IMPORTANT INFORMATION REGARDING CODE COMPLIANCE					
FAILURE TO CORRECT VIOLATION(S) BY THE DATE INDICATED WILL RESULT IN ACTIONS AUTHORIZED BY STATE LAW AND CITY ORDINANCE INCLUDING INJUNCTION OF COURT & POSSIBLE FINE UP TO \$500 PER DAY. DIRECT ALL INQUIRIES REGARDING THIS NOTICE TO THE OFFICE AT THE NUMBER LISTED BELOW DURING NORMAL BUSINESS HOURS.			VIOLATION MUST BE CORRECTED ON OR BEFORE: / / 20_____ IF MORE TIME IS NEEDED FOR COMPLIANCE, A REQUEST FOR EXTENSION MUST BE RECEIVED FOR EVALUATION BEFORE THIS DATE		
COMMENTS/SPECIAL INSTRUCTIONS: _____ _____ _____ _____ _____					
Officer Name & Phone Number		Badge Number		Received By Name & Title ☐ REFUSED TO SIGN	

Formal Notices: Doorhanger and Vehicle Sticker

A doorhanger is a type of notice of violation. It can also be used to alert a resident that Code Enforcement was on the property and to contact the Code Officer.

A vehicle sticker is used to notify the owner or operator of a motor vehicle that it is inoperative, unlicensed, wrecked or improperly parked and must be brought into compliance.



SANDY SPRINGS
GEORGIA

CODE ENFORCEMENT

A CODE ENFORCEMENT OFFICER WAS
ON YOUR PROPERTY

ADDRESS _____

ON ____ / ____ / ____ AT ____ : ____ M

☐ PLEASE NOTE THE VIOLATION(S) LISTED BELOW.
AN OFFICER WILL RETURN IN ____ DAYS
FOR RE-INSPECTION.

☐ DUE TO THE TECHNICAL NATURE OF YOUR
VIOLATION, PLEASE CONTACT OUR OFFICE.

☐ THIS COURTESY NOTICE IS TO INFORM YOU
THAT AN OFFICER WAS ON YOUR PROPERTY FOR
INSPECTION PURPOSES. NO FURTHER ACTION IS
REQUIRED AT THIS TIME.

FOR MORE INFORMATION, PLEASE CALL
(____) ____-____.

OFFICER NAME AND BADGE NUMBER _____

COMMENTS:



SANDY SPRINGS
GEORGIA

CODE ENFORCEMENT DIVISION

THIS VEHICLE IS IN VIOLATION OF

CITY CODES AND ORDINANCES

AND MUST BE REMOVED IMMEDIATELY.

ANY PERSON WHO SHALL VIOLATE A PROVISION OF ANY CODE OR FAIL TO COMPLY THEREWITH OR WITH ANY OF THE RE-
QUIREMENTS THEREOF SHALL BE PROSECUTED WITHIN THE LIMITS PROVIDED BY STATE OR LOCAL LAWS. EACH DAY THAT
A VIOLATION CONTINUES AFTER DUE NOTICE HAS BEEN SERVED SHALL BE DEEMED A SEPARATE OFFENSE.

☐ INOPERATIVE, DISMANTLED OR UNLICENSED MOTOR VEHICLE

☐ STORAGE OR PARKING OF MORE THAN FOUR VEHICLES

☐ SPECIALIZED VEHICLE

☐ PARKING ON GRASS / DIRT

☐ FOR SALE VEHICLE IN UNAUTHORIZED ZONING DISTRICT

☐ OTHER: _____

OFFICER _____

BADGE # _____

TELEPHONE _____

Formal Notices: Stop Work Order

Normally issued when construction is being done without a permit, when construction work is unsafe or doesn't follow the approved plan.



SANDY SPRINGS
GEORGIA

STOP WORK ORDER

(PARAR DE TRABAJAR)

DO NOT REMOVE, ALTER, OR TAMPER
(NO REMOVER ESTE AVISO)

ADDRESS _____ PERMIT _____

VIOLATION(S) _____

INSPECTOR / OFFICER _____

DATE _____ TELEPHONE _____

CODE ENFORCEMENT DIVISION

Compliance



- The goal of the Code Enforcement staff is to educate and assist the alleged violator with gaining compliance.
- The officer will make an effort to work closely with the citizen to get the issue(s) corrected within the allotted amount of time. If additional time is needed, it is the responsibility of the citizen to request an extension.
- If a citizen fails to correct the violation or make sufficient progress, then a citation can be issued.
- When a citation is issued, the defendant is required to appear in the Sandy Springs Municipal Court to discuss the issue(s) before the City's Solicitor and Judge. A defendant can plead guilty, not guilty or no contest. Not guilty pleas are adjudicated through a bench trial.
- Based on the evidence presented by the officer and the defense provided by the defendant or the defendant's attorney, a judgement is rendered.
- Depending on the length and severity of the violation, the judge will determine a fine amount up to the maximum allowed by law. In some cases, the violator may have to pay restitution due to the harm caused to persons or property.

Due Process/Appeals

The Code Enforcement Team is proud to uphold the standards of the City's Charter, State and Federal Laws. We want to ensure that citizens are informed of their rights and their obligations to comply with the law. In some instances, a notice of violation or citation may require further examination ensure that the intent of the law is being met and that the citizen has exhausted all options prior to complying with a notice or order.

- In these instances, we work closely with the Zoning Administrator, Building Official, Legal Staff, and the Defendant's Attorney when applicable.
- Some cases require variances and appeals.
- When defendants' cases are adjudicated in municipal court, there may be the ability to appeal to a higher court to reach a different outcome.

Questions?

Contact: Yvonne Shaw
City of Sandy Springs
Community Development Department
Code Enforcement Division
Manager of Code Enforcement
770-206-1589
ysmith@sandyspringsga.gov

Complaints:
Sandy Springs Response Center
770-730-5600
<http://chat.sandyspringsga.gov>
Download: Sandy Springs Works App

Recreation & Parks

Michael Perry



SANDY SPRINGS™

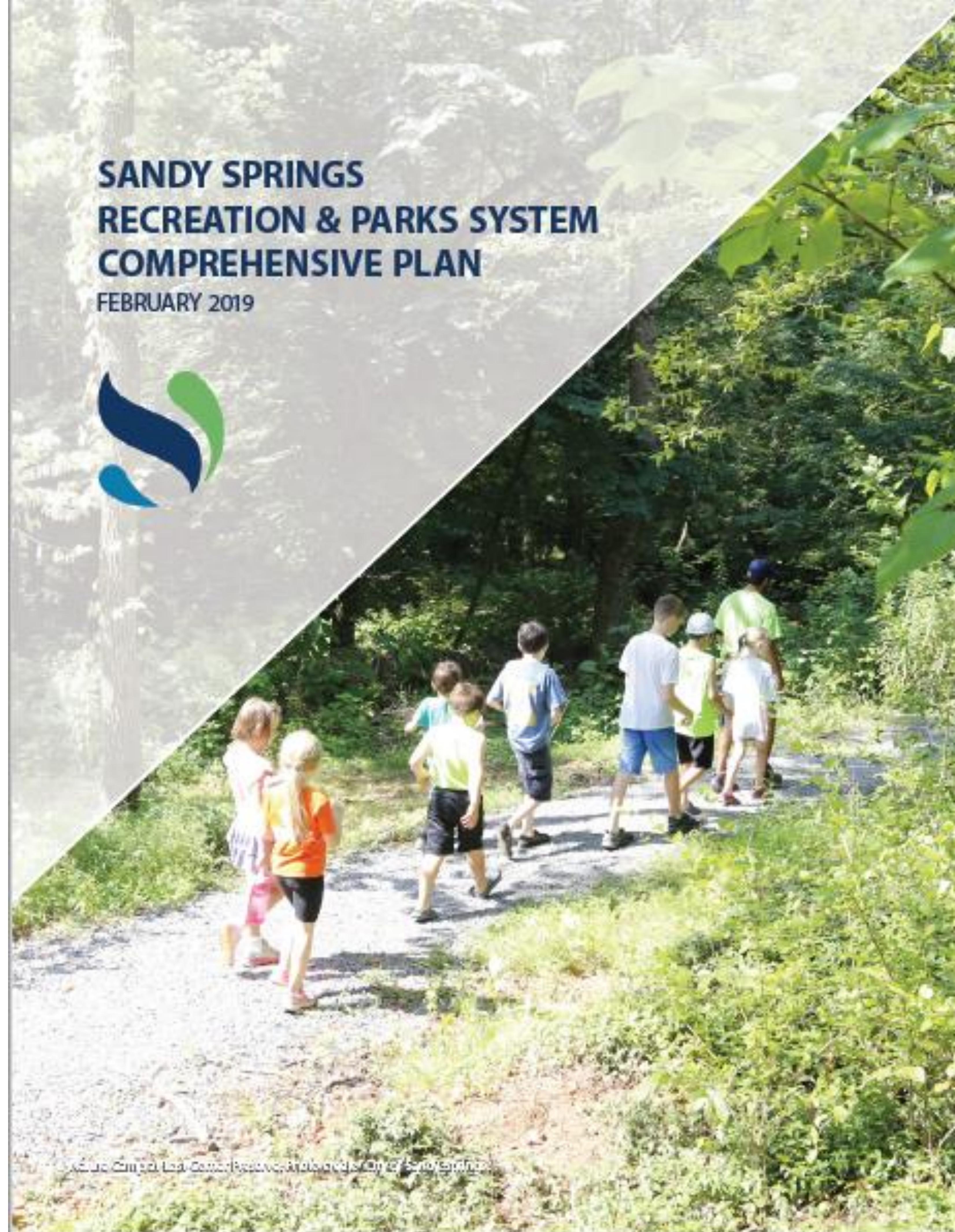
GEORGIA

Recreation and Parks

- **Recreation and Parks** are resources and services provided for the purposes of **leisure, entertainment, and recreational** pursuits. ... Examples of services include recreation activity programs, athletic leagues, special events, arts programs, camps, adapted recreation and environmental education programs.
- **Annual Budget** – \$3,350,000
- **Staffing** – 12-FT, PT-40 to 45 seasonal and Park Ambassadors
- **Parks and Open Spaces** – 27 parks, 260 acres, NPS 770 acres along the Chattahoochee River

SANDY SPRINGS RECREATION & PARKS SYSTEM COMPREHENSIVE PLAN

FEBRUARY 2019



SANDY SPRINGS TRAIL MASTER PLAN

Draft date: September 13, 2019
Prepared for: City of Sandy Springs and Sandy Springs Conservancy
Prepared by: PATH Foundation and KAIZEN Collaborative

Morgan Falls Athletics Complex

450 Morgan Falls Place

- Sandy Springs Youth Sports provides multiple sports
- Football
- Baseball
- Softball
- Cheerleading
- Sandy Springs Youth Sports (SSYS) presented a need for synthetic turf
- Five turf infields budgeted for and completed
- Successfully Operated summer camps



Abernathy Greenway

70 Abernathy Rd. NW

- Abernathy North and South are divided by Abernathy Rd
- North Greenway :
 - Award Winning Playable Art Park
 - Heavily Landscaped
 - Public restroom
- Abernathy South:
 - .70 of a mile soft trail



Heritage Park

6110 Blue Stone rd.

- New bathroom structure for Heritage park use
- 6 restroom facility
- Heritage hosts many concerts and shows in the amphitheater area and was in need for outdoor facilities



Overlook Park

400 Morgan Falls Rd



Lost Corner Preserve

7300 Brandon Mill Rd



Big Trees

7645 Roswell Road



Hammond Park

705 Hammond Drive

Gymnastics Center operated by contracted provider Phoenix Gymnastics

Full Size Synthetic AstroTurf Field

4 tennis courts – 2 basketball courts – 10 outdoor pickle ball courts

2 playgrounds

Community Building

Maintenance Building

Outdoor Restrooms

2 pavilions for picnic table seating



Ridgeview Park

5200 S Trimble Road

- Newly Installed Playground (2019)
- Fitness Stations and Walking Trail
- Pavilion with 2 grills and 8 Picnic tables



Allen Road Park

83 Allen Road

- Newly Installed Playground (2020)
- Walking Trails and Picnic areas
- Basketball Court
- Newly resurfaced synthetic turf mini-soccer field (2018)



Marsh Creek Rain Garden

100 Johnson Ferry Rd

- Park opened in 2016
- 2.2 acres
- Water feature
- Walking trail
- Picnic tables, benches
- Educational feature



Windsor Meadows

835 Windsor Meadows Pkwy

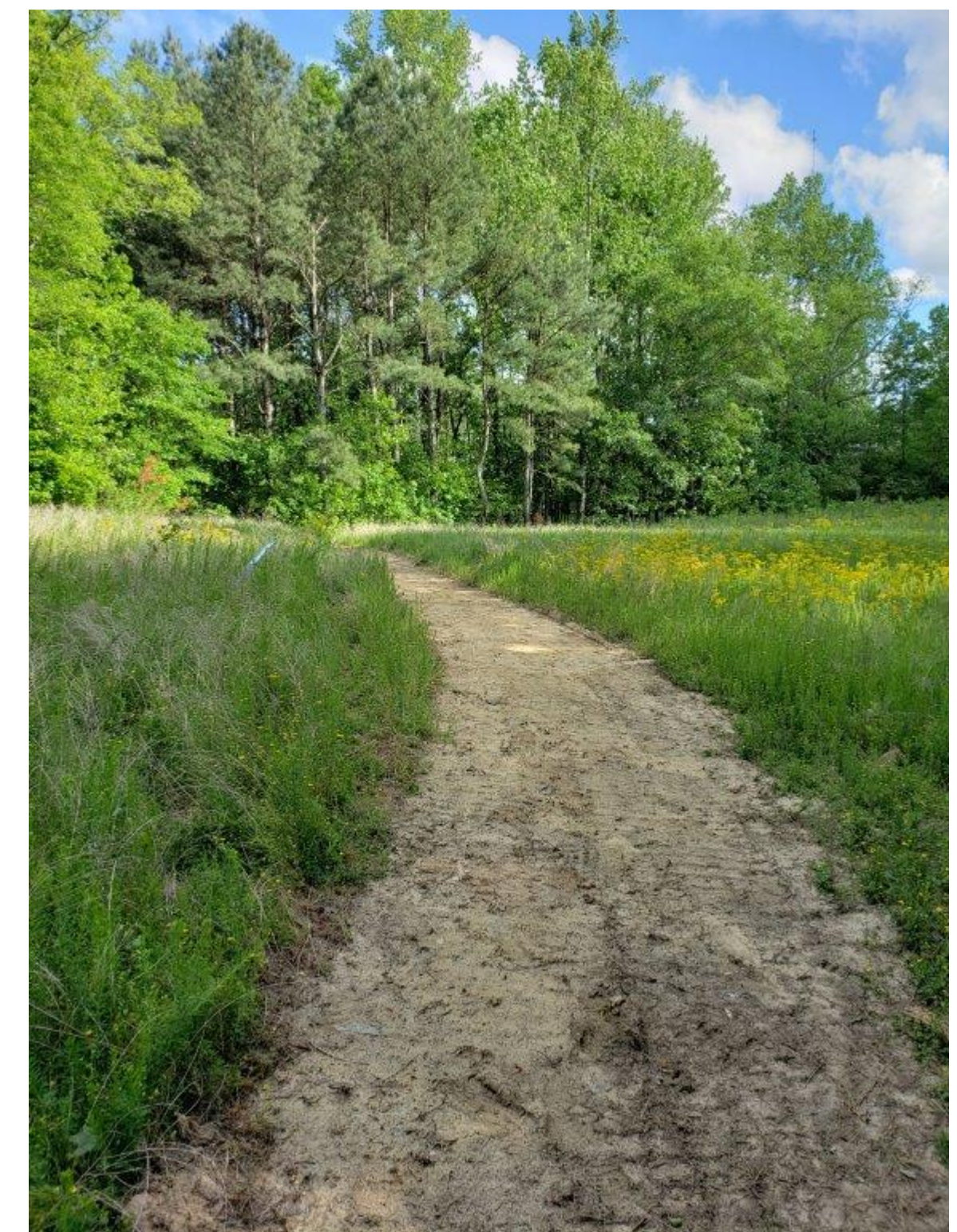
- 4 Acre Park
- Adjacent to Nancy Creek
- Resurfacing the trails with gravel
- Bridge connecting to local walkways



Crooked Creek Trail

3000 River Exchange Drive

- Opened October 2020
- Located in the panhandle of the City, near the intersection of Spalding Drive
- A natural surface
- One Mile Loop Trail
 - Strictly Walking
 - Surrounded by a hardwood forest, away from traffic noise
 - Travels over National Parks Service's property, along the Chattahoochee River
 - Views of Crooked Creek
- Benches & Small parking lot avail.
- No Restroom Facilities



Sandy Springs Tennis Center

500 Abernathy Road

- Managed by Groslimond Tennis Services, INC.
- 27.662 Acres
- Approx. 80,000 Visitors per Year
 - 24 Tennis Courts
 - 20 Hard
 - 4 Clay
 - Tennis Pro Shop
 - Walking/Jogging Trail
- Hosts Tournaments and Special Events
- Court Resurfacing - \$20,000 per Year



Registration & Facility Usage

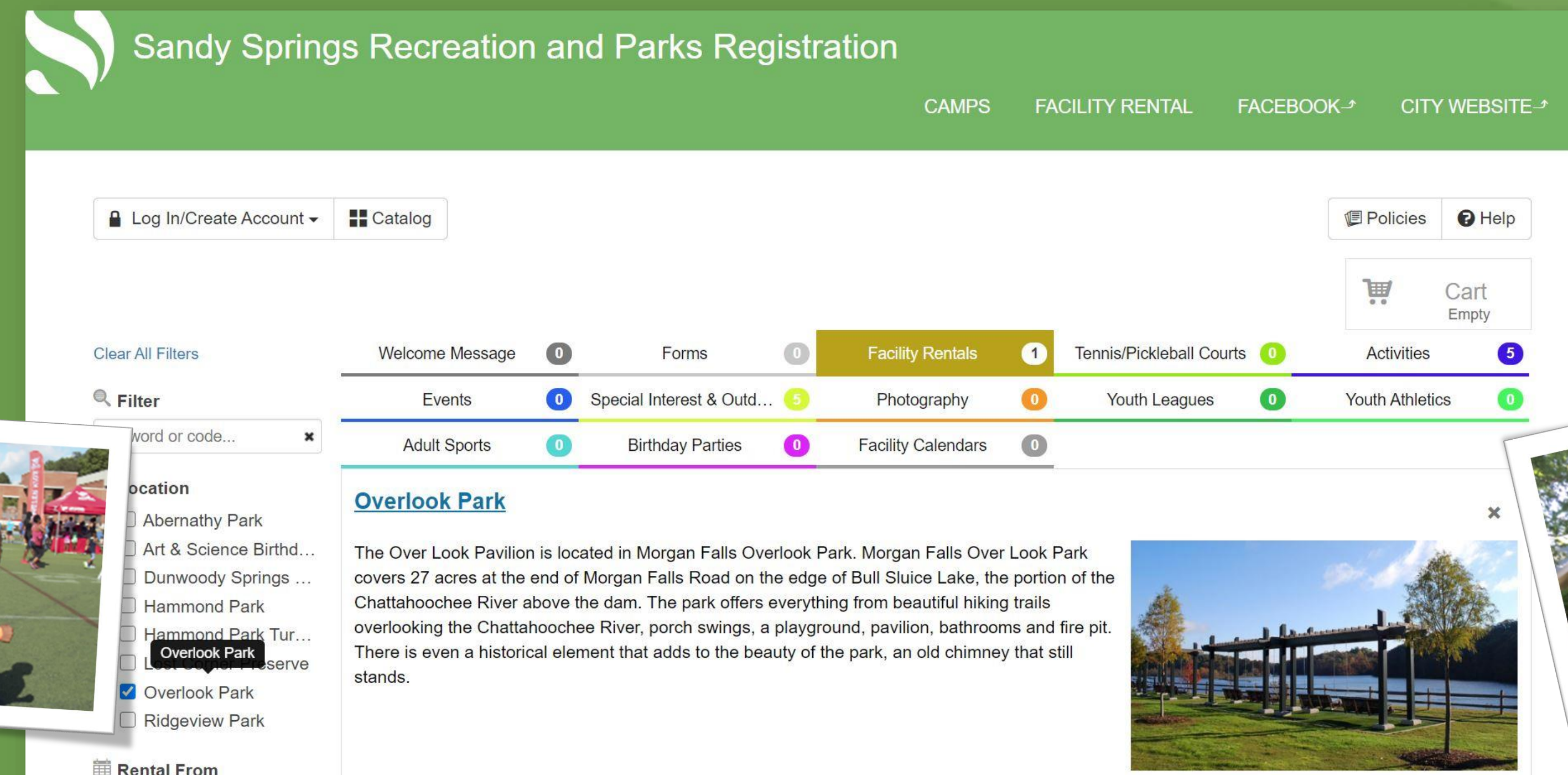
- *Program Registrations*
- *Facility Rentals*
- *Point of contact for Customer Service*

- **Program Registrations**

- Add Programs to Registration Site
 - *Registration.SandySpringsGA.gov*
- Communication with Customers
- Assist with any registration help

- **Facility Rentals**

- Process Rental Request
- Send & Track Invoices
- Add Reservations to Department Calendar



Recreation Programs

- **Summer camps and Art Camp**
- **Wild explorers** – environmental education series for kids
- **Bird walk and wildlife viewing** – adult bird watching
- **Daddy Daughter Dance** – partner with City Springs
- **Paws and Pastries event** – for dogs and their families
- **Snow Day event** – for children with disabilities and their family
- **Fall Fun for All event** – for children with disabilities and their family
- **New/Coming Soon - Mother Son Dance** – partner with City Springs
- **New/Coming Soon - Dino Egg Hunt** – for children with disabilities and their family





Athletics

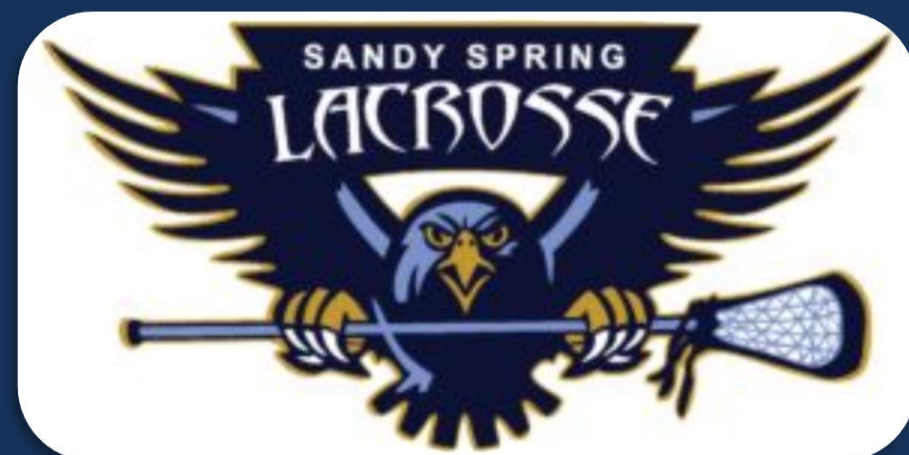


SANDY SPRINGS
RECREATION AND PARKS



Sandy Springs Youth Sports Baseball/Softball
Sandy Springs Youth Sports Football/Cheerleading

Sandy Springs Youth Lacrosse



Atlanta Sport & Social Club
Adult Soccer, Volleyball, Flag Football, Ultimate Frisbee



Intergovernmental Agreements (IGA)

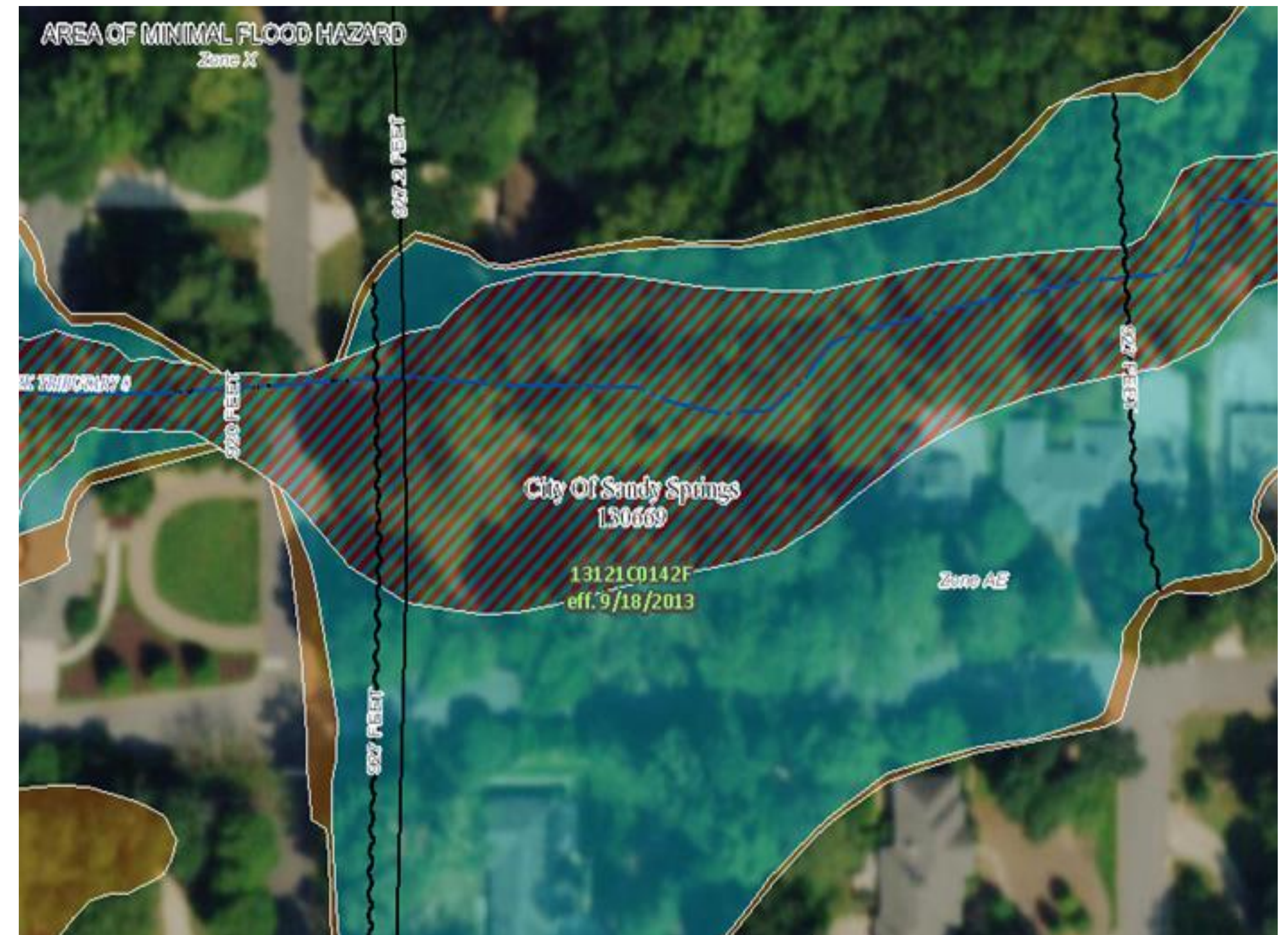
The City uses Fulton County Schools facilities to conduct programming year round on a first come first serve basis.

The City has current IGA's with Dunwoody Springs Elem, Spalding Drive Elem, Ison Springs Elem, Lake Forest Elem and Sandy Springs Middle School

In-Progress Projects

River Shores Meadows (future) passive park

- Proposed park on corner lot within a subdivision residing in flood plain and floodway.
- Amenities to include walking trail, site furnishings and landscaping. Plan proposal in review at FEMA.



Hammond Park Erosion Control and Improvements

- Project began January 4th; a 180 day project.
- Plans to remedy a variety of erosion and existing stormwater issues in this steeply sloped park.
- Includes new trails, functional beautification with step pools over sloped areas, heavy landscaping, retaining walls, repositioning drains and pipe



Hammond Park Multi-Purpose Field Turf Replacement

- Awarded January 5TH. Work to commence in April.
- Replaces 12 year old synthetic turf field
- Painted for full field soccer and lacrosse lengths with two U-10 soccer fields played across width



Ison Springs Elementary School IGA – Ground Improvements

- Within 2 months completion. Additions to existing playground and field areas.
- Amenities include synthetic turf play area, walking trail with age appropriate fitness pieces, shade structures, playground border replacement and expanded footprint, site furnishings, security fencing, heavy landscaping
- Department GC'd more than half the project yielding cost savings sufficient to add a picnic shelter for class sized groups



Allen Road Park Improvements

- Project halted in the summer due to unforeseen soils. Issues resolved with March date to resume.
- Primarily a stormwater improvement and erosion control project
- Features a rain garden, retaining walls, heavy landscaping and trees



Overlook Park Streambank Stabilization (at Chattahoochee River)

- Concept plan to improve conditions around dock and gangway areas in progress
- Layer of federal and local permitting before construction
- Repairs to bolster shoreline, slow erosion, make visual improvements



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

Questions?

Sustainability

Catherine Mercier-Baggett



SANDY SPRINGS™

GEORGIA

What is Sustainability?

- Integrates environmental, social and economic priorities to respond to existing and future community needs
- Collaborative in nature
 - Internal and external partnerships



Sustainability in Sandy Springs

- Program established summer 2019
- Purpose: To ensure sustainability in City operations and projects; to encourage same among the community
- Green Communities certified since 2014
- Sustainability Plan coming soon!
Partnership with GA Tech graduate studio

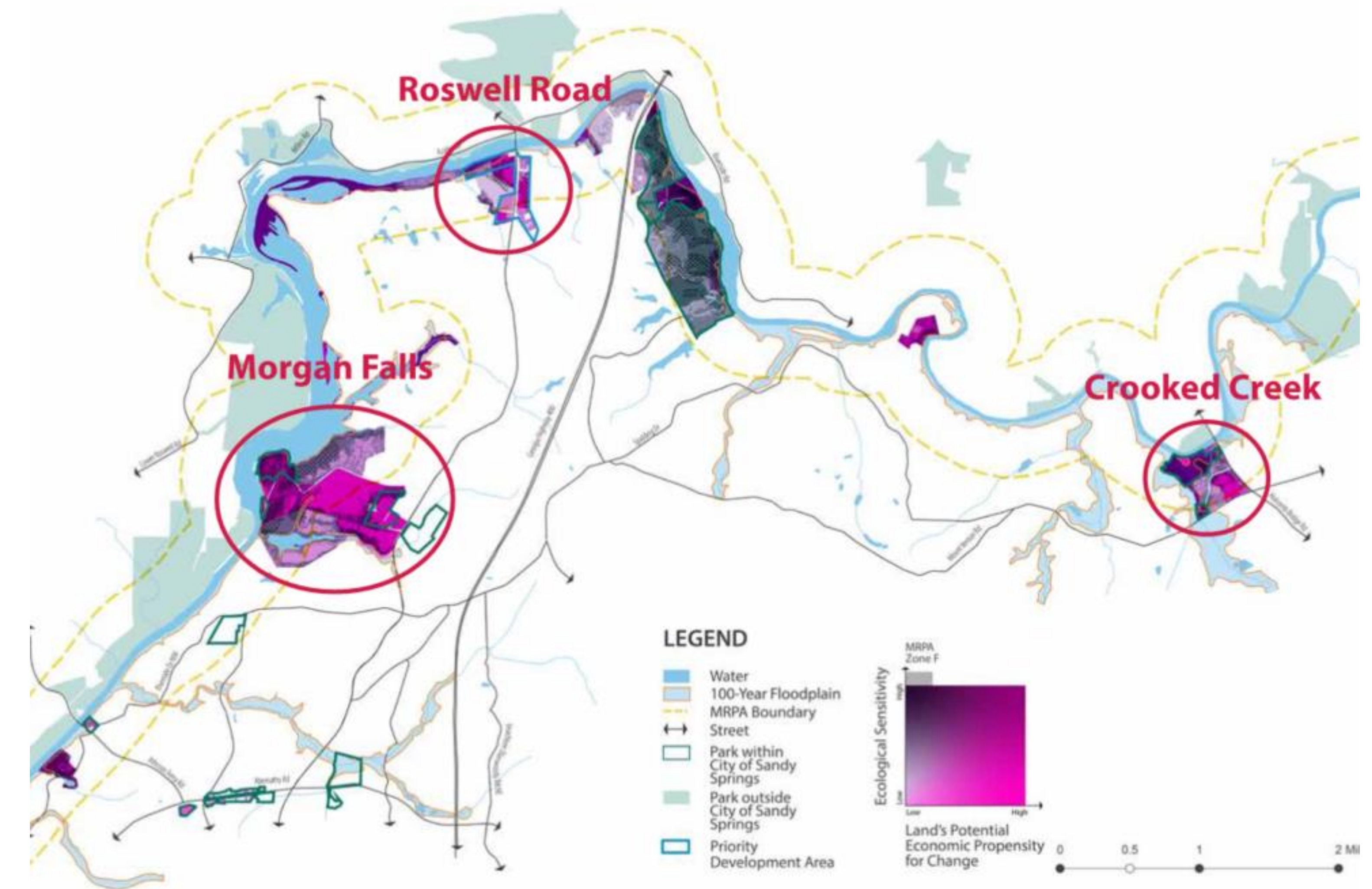


Current Initiatives

- Green Infrastructure Manual – residential construction
 - ↳ stormwater management inspired by natural processes
 - Almost ready for publication
- Housing Needs Assessment
 - <http://spr.gs/housing>
- Windsor Meadows Park streambank restoration
 - 319 Nonpoint Source Pollution grant



- Riverfront Vision
 - Three sites along the river
- Thriving Earth Exchange – green infrastructure to de-list a stream
 - Assistance program
- Trees Atlanta
 - Front yard trees, right-of-way trees, One Million Trees Initiative



- Old-Growth Forest Network inclusion of Big Trees
 - Adopted February 16th
- Keep North Fulton Beautiful tire collection event, river clean up



- Piedmont Prairie – wildlife corridor
(Environment Sandy Springs)
 - Power line corridor from Morgan Falls, Roswell Rd to Colquitt Rd
- Bee City USA designation
(Environment Sandy Springs)



2021+ Wish List



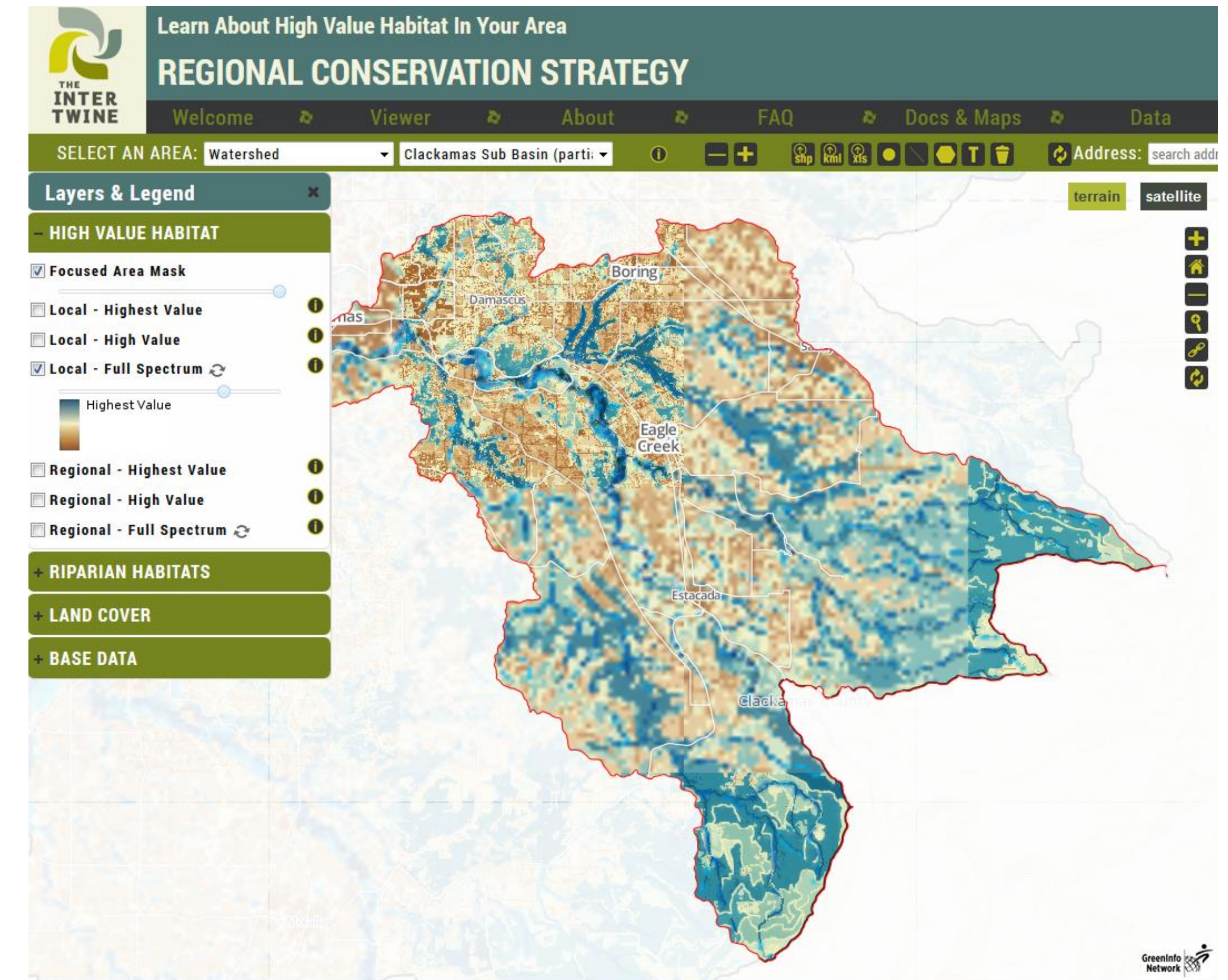
2021 Priorities

Promote sustainable growth and foster environmental stewardship

1. Educate and engage the public and regional partners in sustainability initiatives
2. Analyze and bolster existing City policies and plans
3. Implement environmental stewardship initiatives across the City



- Conservation Strategy
 - Identify priority areas for conservation and restoration
- Flood Mitigation and Resilience Plan
 - Emergency Preparedness, Stormwater, Community Development
- Sustainability Task Force
 - Cross-departmental



greeninfo.org

- Internal operations
 - Purchasing policies
 - Food waste management
 - Recycling audit
- Public engagement
 - Pollinator gardens
 - Invasive control
 - Streambank restoration
 - Composting
 - Construction waste diversion



TSPLOST, Transportation, & Transportation Master Plan

Allen Johnson

Kristen Wescott

Caitlin Shankle



SANDY SPRINGS™
GEORGIA

T-SPLOST



TS103 Spalding Drive @ Dalrymple-Trowbridge Roads – Traffic Efficiency

Project provides study/concept and design drawings to correct deficiencies. Concepts for traffic signal improvements and roundabouts were analyzed. Based on feedback from the PIOH a signalized intersection was selected as the appropriate project.

Budget: \$2,580,000

Status:

- Construction Complete Spring 2021

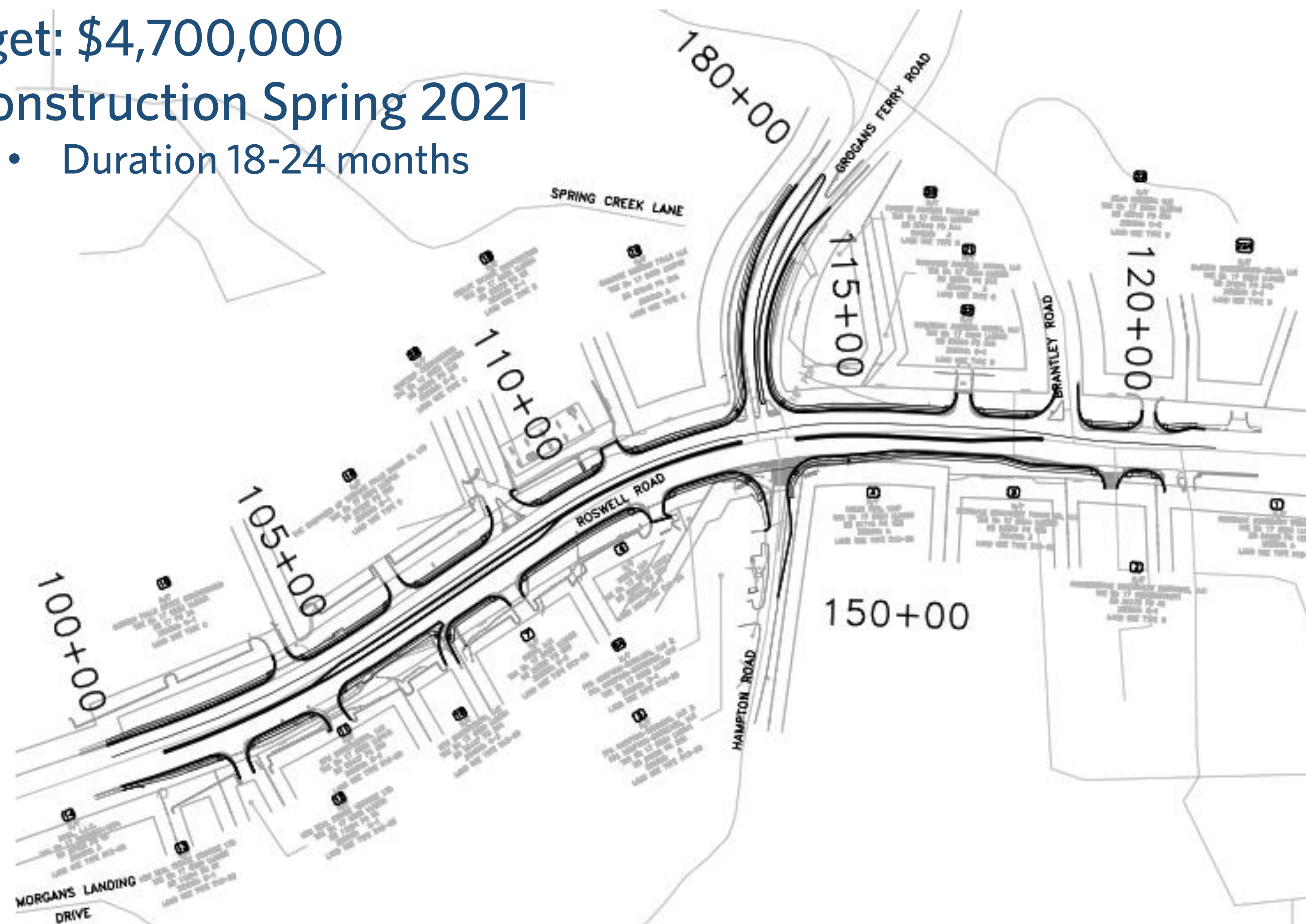


TS105 Roswell Road @ Grogans Ferry Road – Traffic Efficiency

Project provides a new traffic signal at Grogans Ferry Road and implements Next Ten access management standards along Roswell Road to correct driveway/safety deficiencies.

Budget: \$4,700,000

- Construction Spring 2021
 - Duration 18-24 months

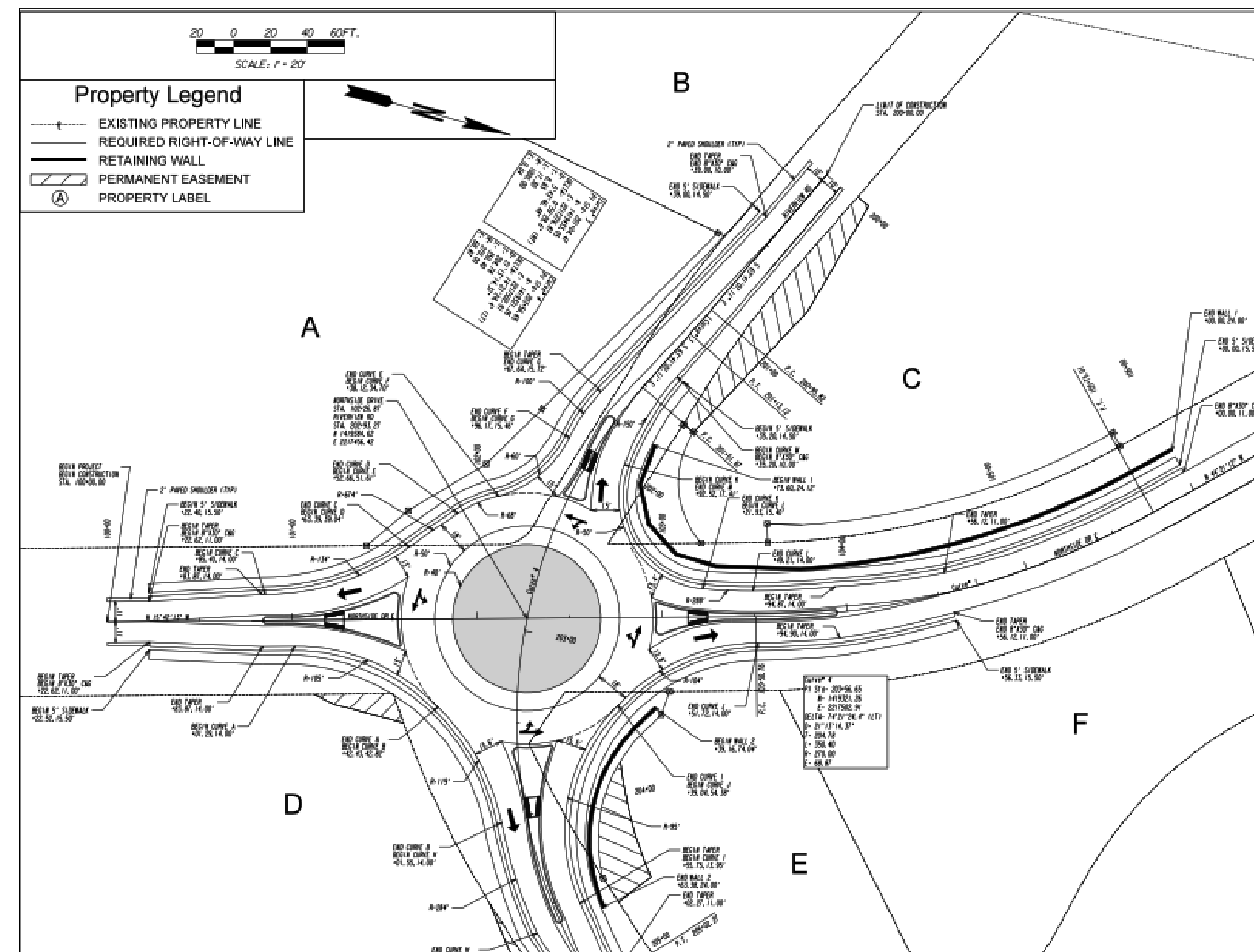


TS106 Northside Drive @ Riverview/Old Powers Ferry – Traffic Efficiency

The project consists of intersection improvements at the intersection of Northside Drive at Old Powers Ferry-Riverview Drive. The selected solution is a roundabout to realign the intersection and improve overall safety including sight distance.

Budget: \$2,950,000

- ROW underway
- Construction Summer 2021
 - Duration 12 months

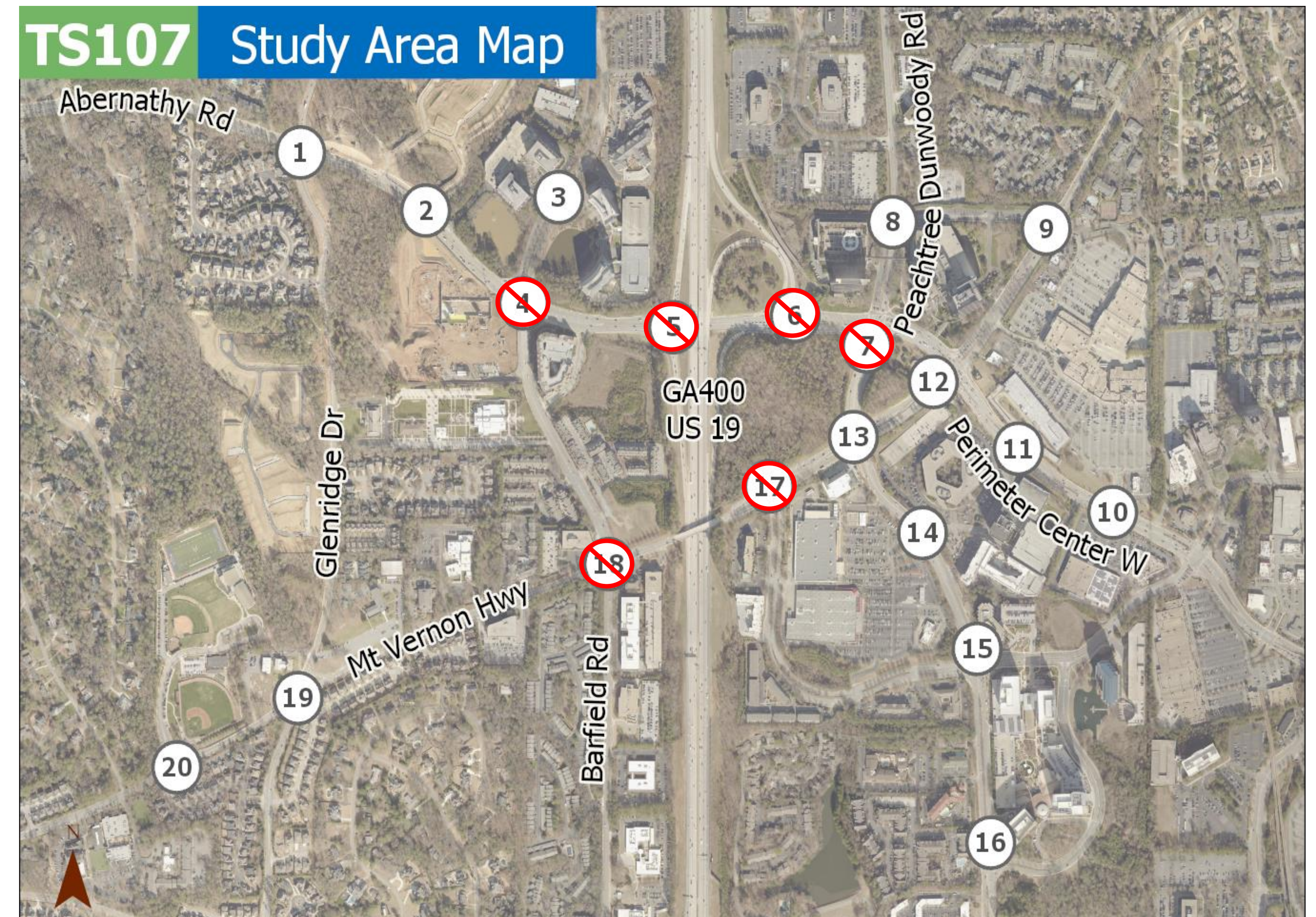


TS107 ATMS-4 SCOOT Intersections in Perimeter Area – Traffic Efficiency

SCOOT Implementation ATMS project, which includes adding system detection and installing an adaptive traffic signal control system and travel time performance metrics tool for approximately 14 inter-connected signals in the Perimeter Community Improvement District (PCID) Regional Traffic Operations Program (RTOP) service area. Reduced from original 20 intersections due to conflicts with GDOT 285/400 Project.

Budget: \$1,450,000

- Construction and Testing Underway
- Complete Summer 2021

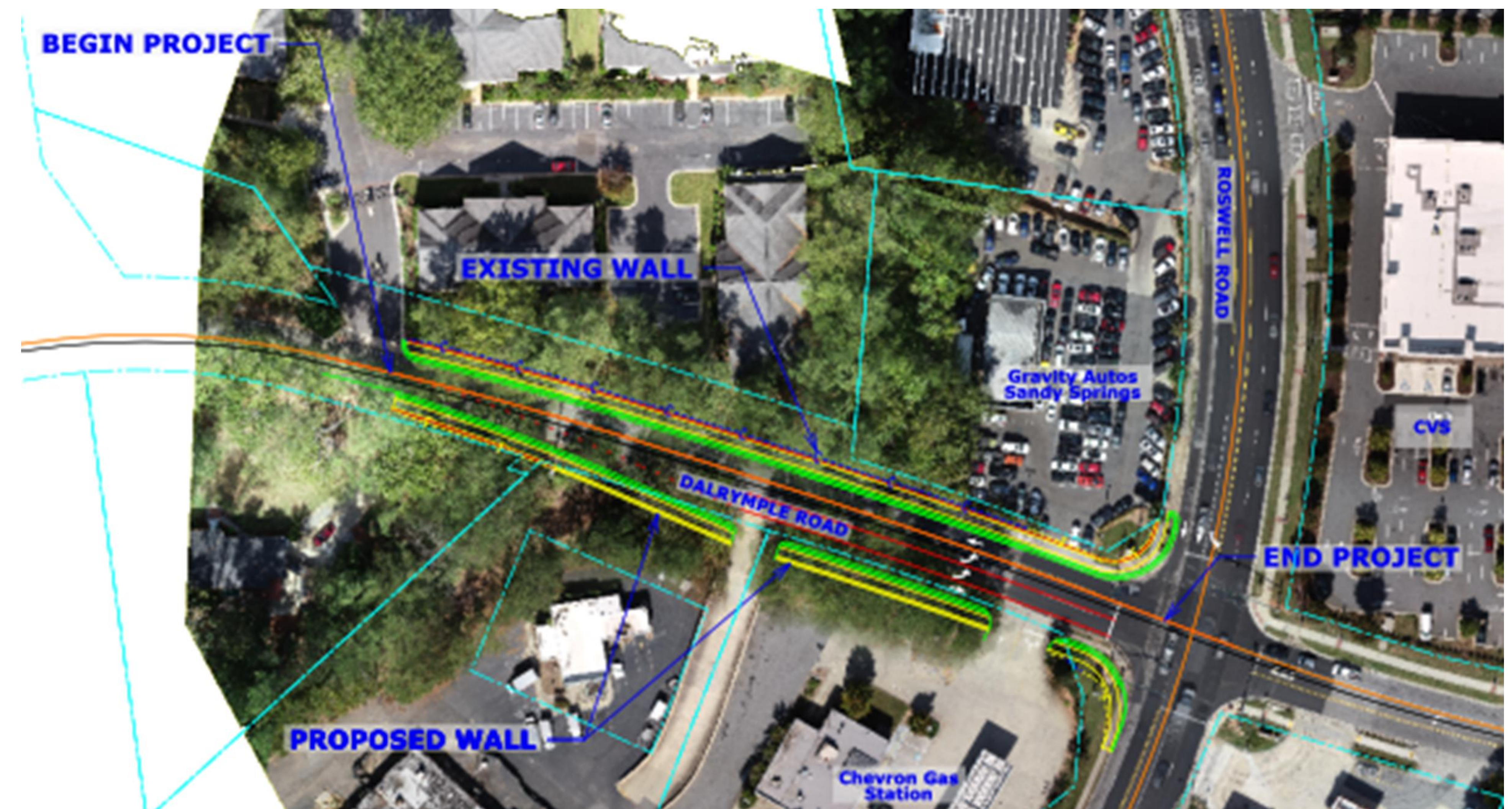
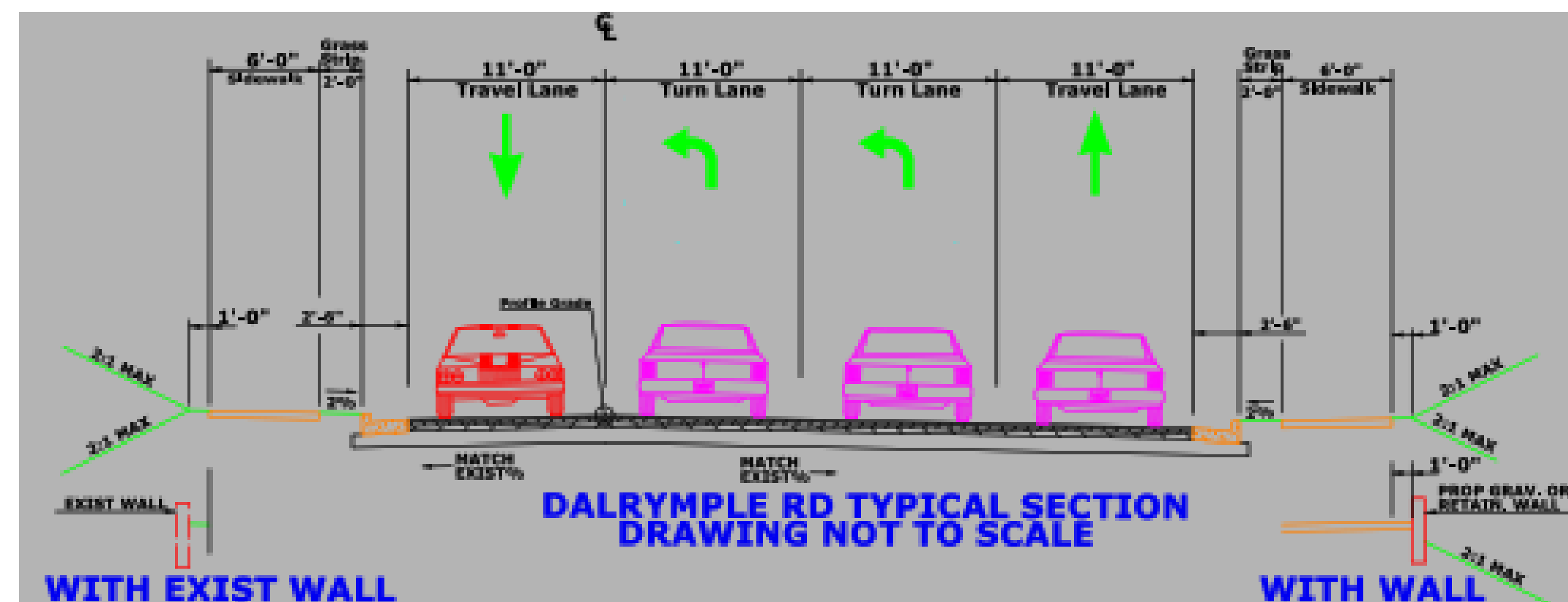


TS108 Roswell Road at Dalrymple Road – Traffic Efficiency

The City and our Consultant (KCI) have conceptually identified the need to extend EB left-turn storage and to increase the radii on the NW and SW quadrants to accommodate trucks and buses

Budget: \$1,840,000

- ROW Underway
- Construction Summer 2021
 - Duration 8 months



TS111 Spalding Drive @ Pitts Road – Traffic Efficiency

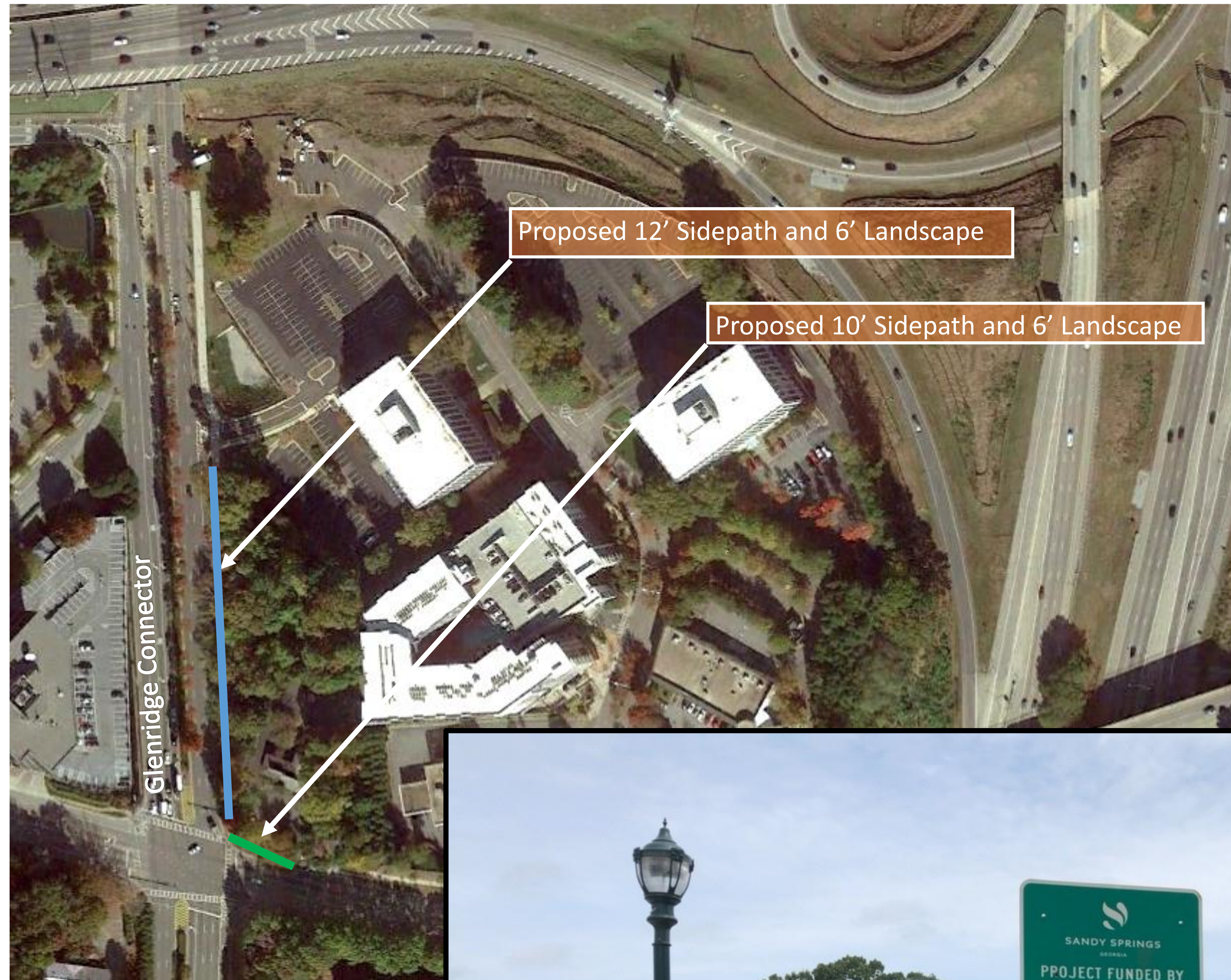
The project consists of additional turn lanes and an upgraded traffic signal at the intersection of Spalding Drive at Pitts Road.

Budget Estimate: \$2,718,179

- Design underway
- ROW Spring 2021
- Construction Early 2022
 - Duration 24 months

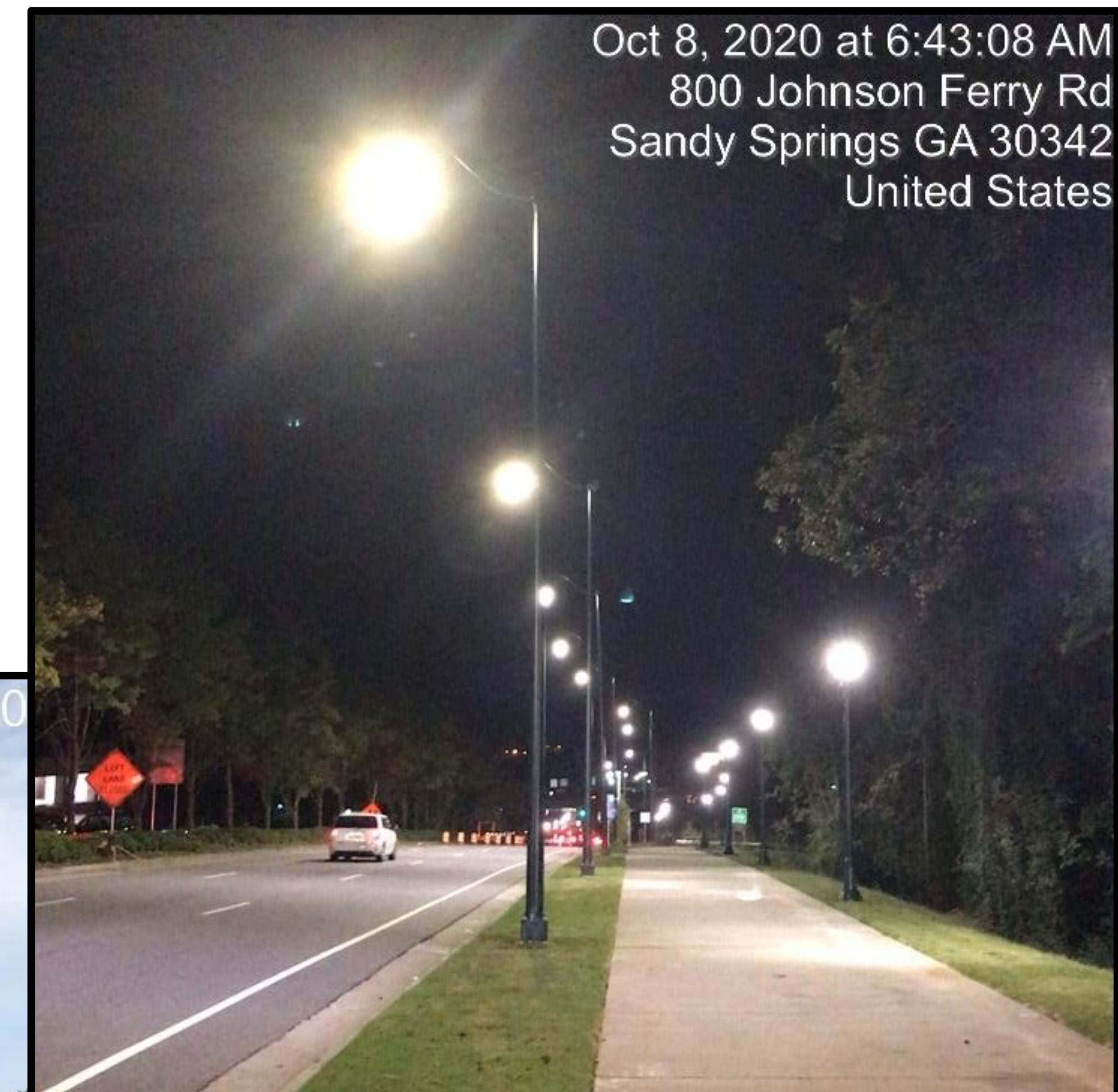


TS137 Johnson Ferry Rd Sidewalk at Glenridge Connector

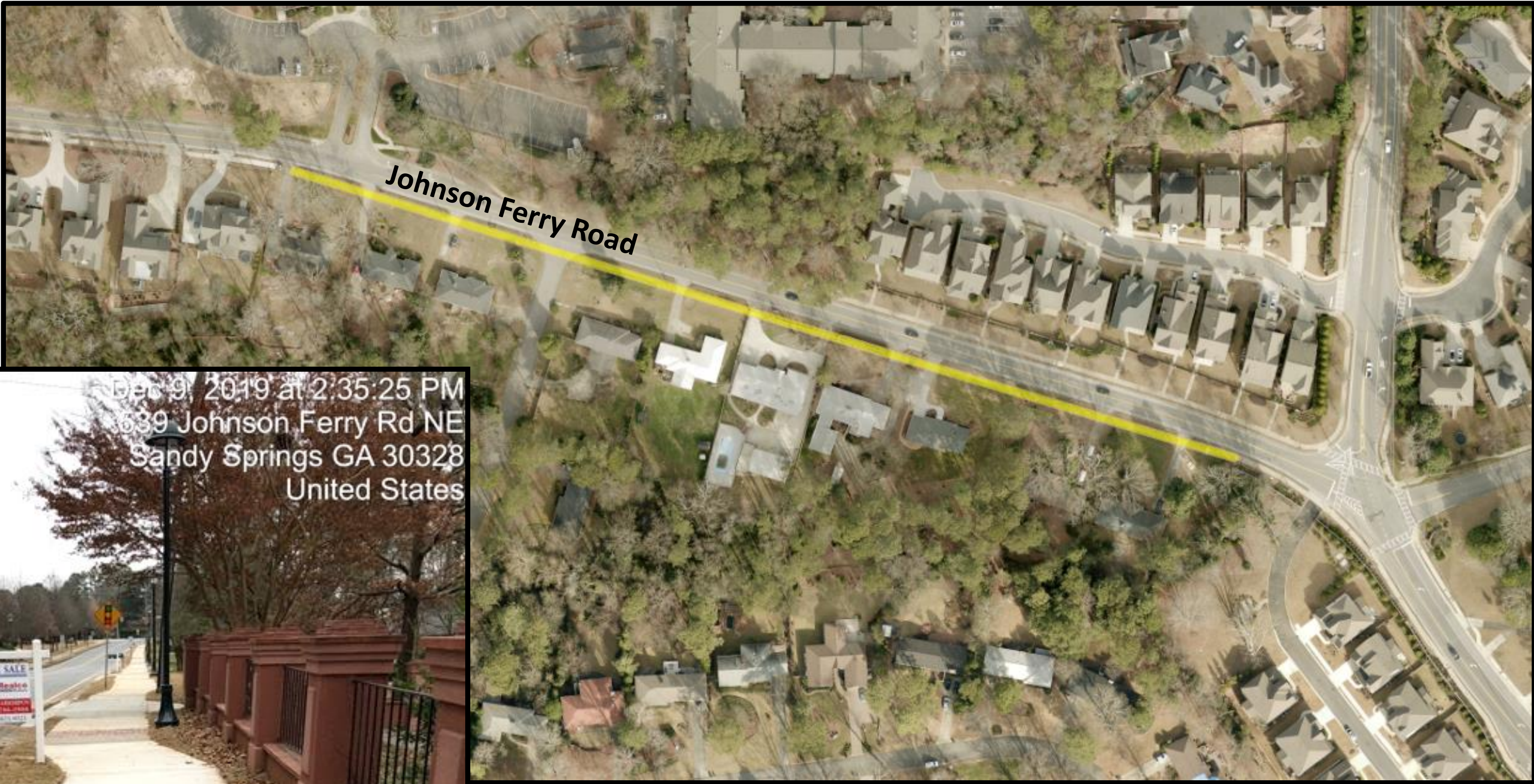


Status:

- Construction Complete
- Trees will be planted by Rec & Parks March 2021

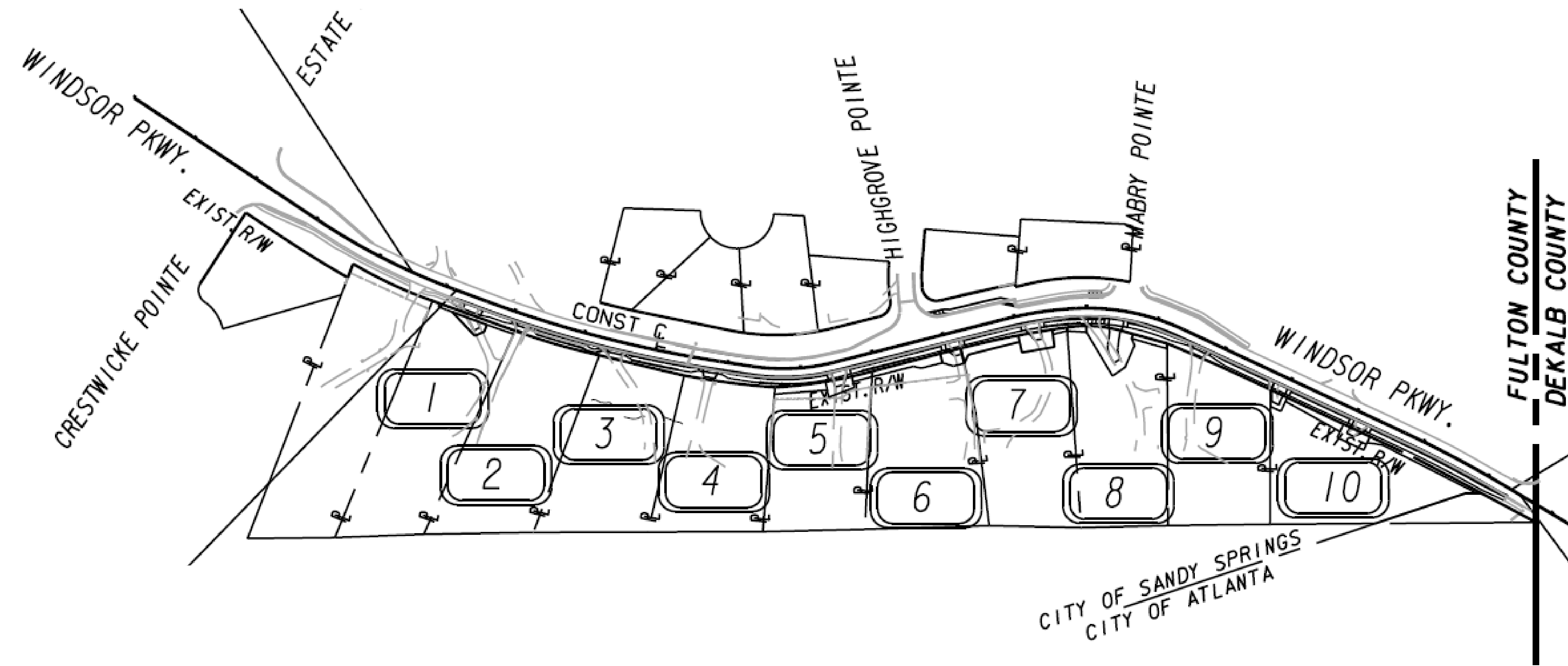


TS161 Johnson Ferry Rd Sidewalk (Harleston to Glenridge Dr.)

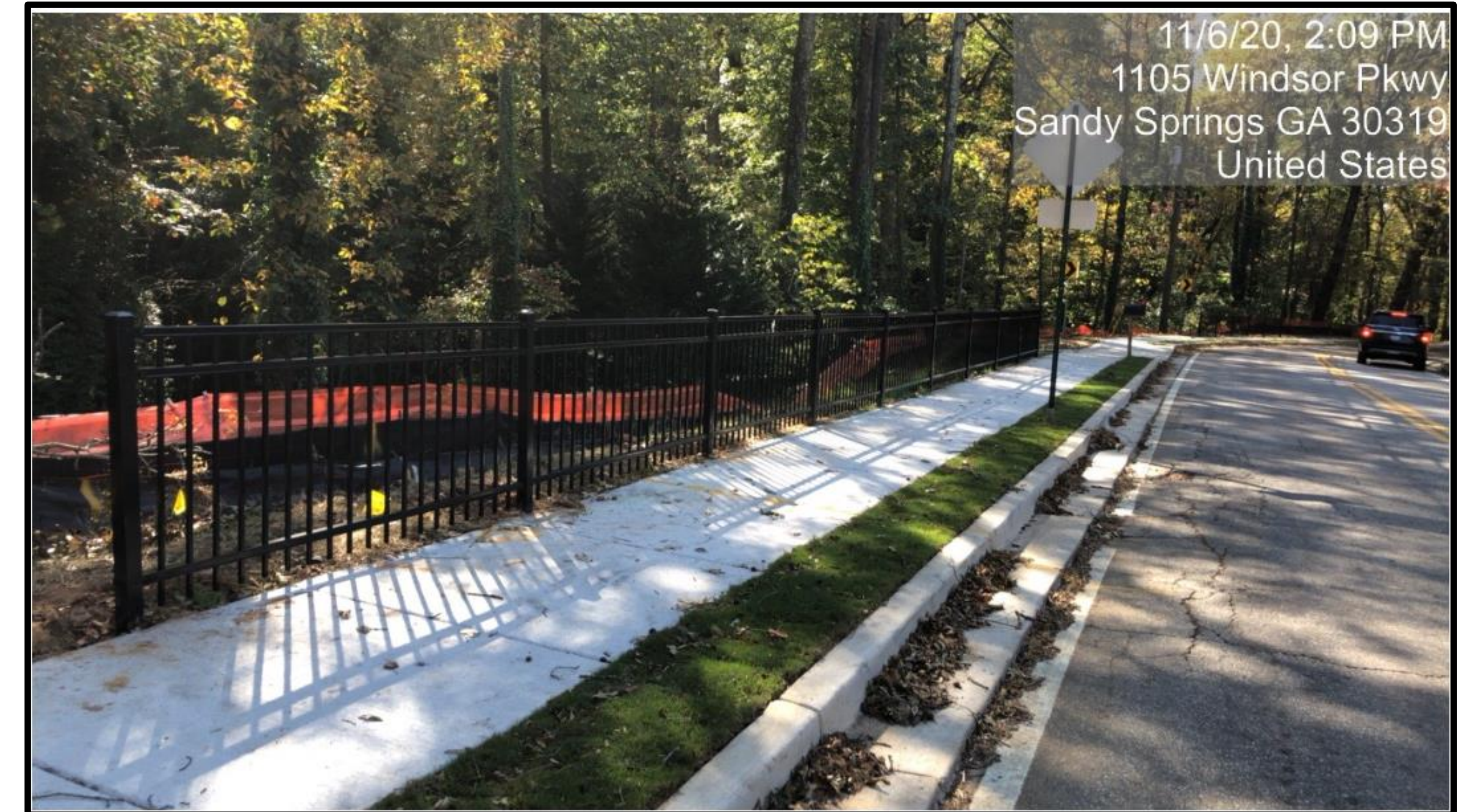


Completed December 2019

TS164 Windsor Parkway Sidewalk



- Completed December 2020



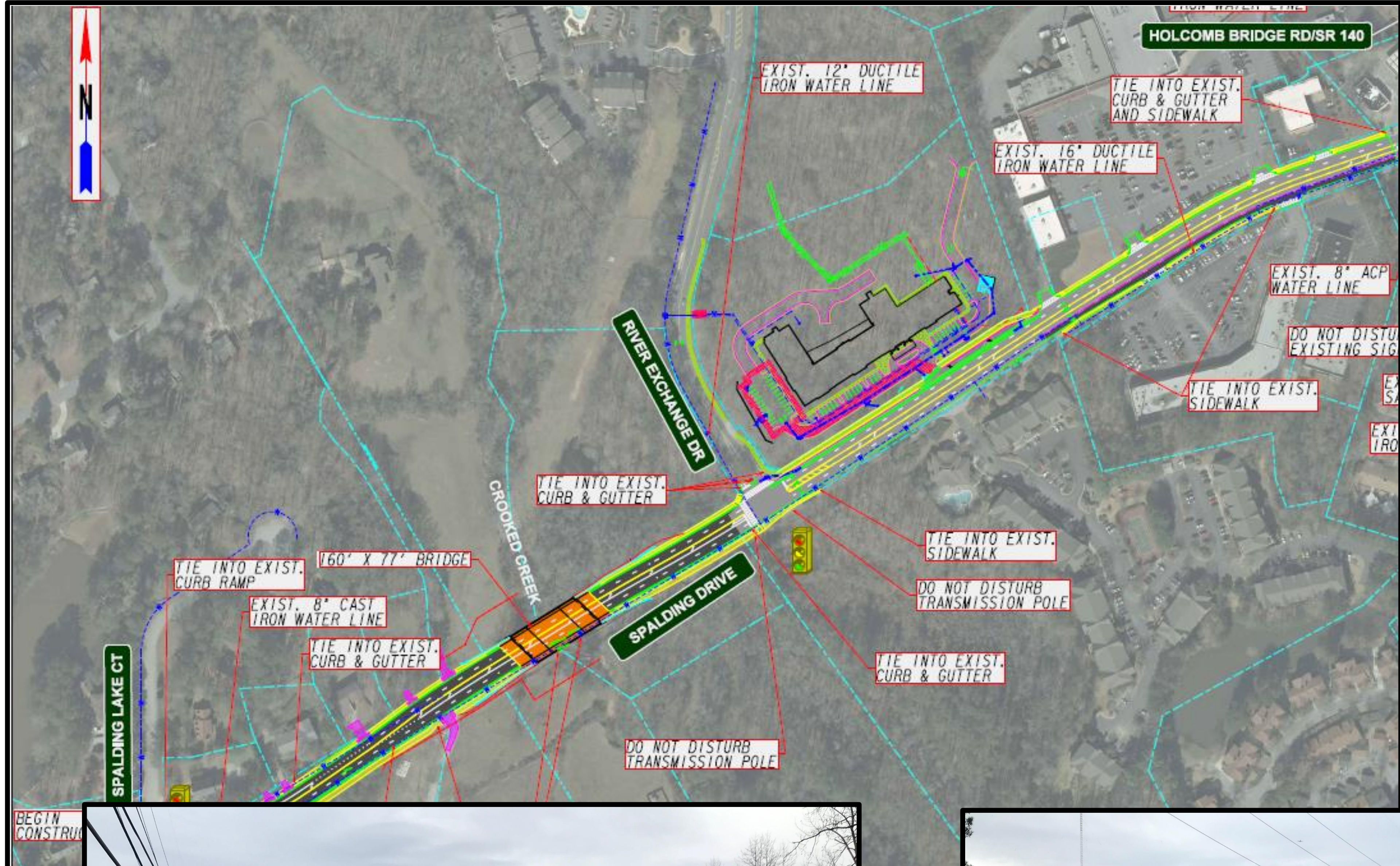
TS165 Northwood Drive Sidewalk – Kingsport Dr to Ex. Sidewalk



- Completed January 2019



TS166 Spalding Dr Sidewalk (Spalding Lake Ct to Holcomb Bridge)



This project, in cooperation with Gwinnet County, will widen Spalding Drive Spalding Lake Court to Holcomb Bridge Road. The project includes intersection improvements at Spalding Lake Court and River Exchange Drive and a new bridge over Crooked Creek. The project also includes sidewalks and multi-use paths.

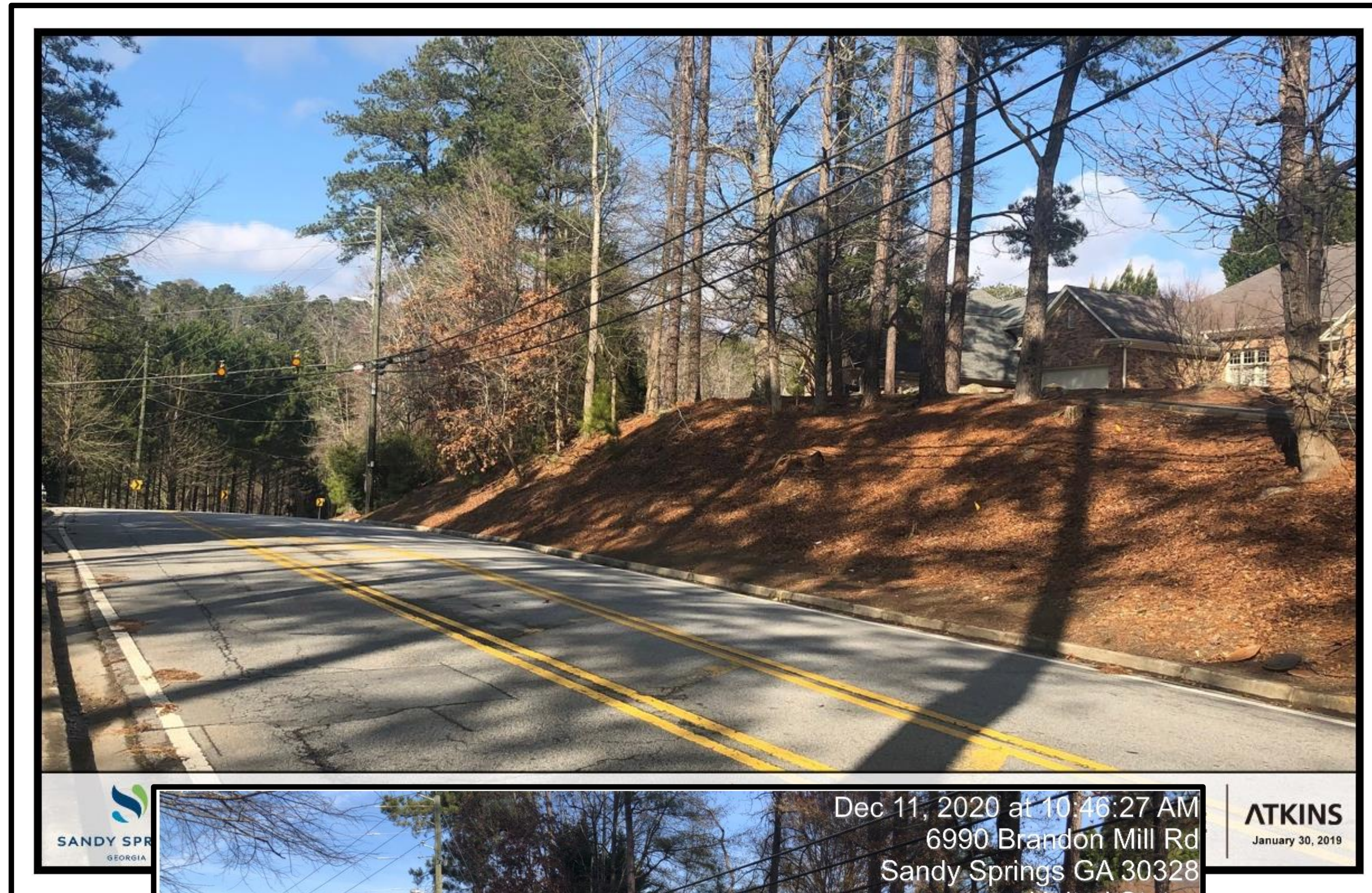
- COSS Budget: \$1,763,352
- Construction Underway
 - Complete Spring 2022



TS167 Brandon Mill Rd. (Marsh Creek to Lost Forest)

Budget: \$1,550,728

- Construction Contract Issues
 - Construction Duration 4-6 months



TS168 Dalrymple Road (Princeton Way to Duncourtney Dr)

Budget: \$659,155

Status:

- Design Underway
- ROW Spring 2021
- Construction Fall 2021



TS169 Dunwoody Club Dr. (Spalding Dr. to Fenimore Circle)



This project includes 1340 LF of 6-ft sidewalk with 2-ft landscape strip on Dunwoody Club Drive. It also includes 75 LF of 10-ft sidepath on Spalding Drive and a Crosswalk on Dunwoody Club Drive

Budget: \$1,165,000

- In ROW
- Construction Summer 2021
 - 5-month Duration

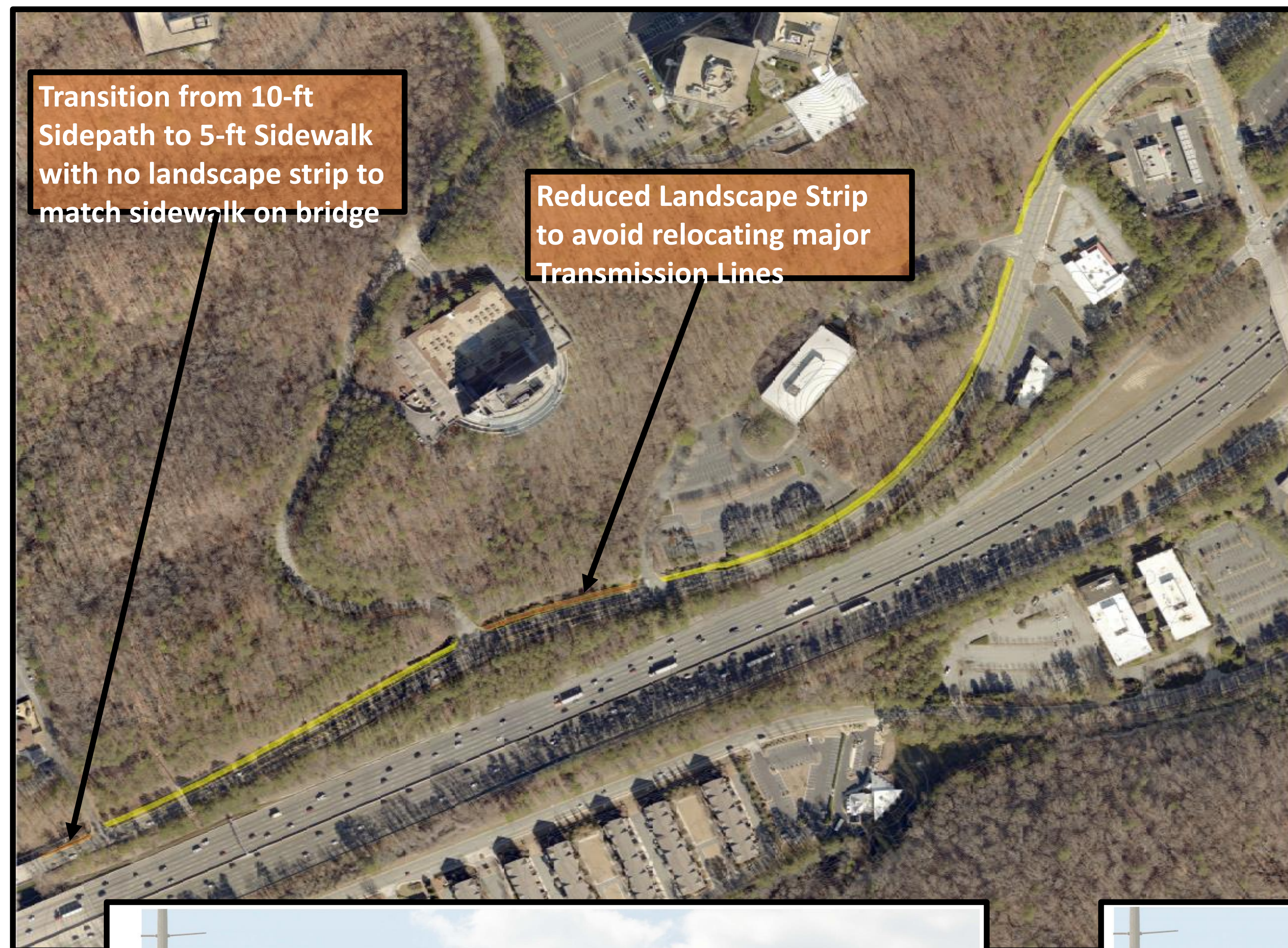


	Dunwoody Club Dr Sidewalk Project City of Sandy Springs - Fulton, County	BEFORE VIEW LOOKING EAST	
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	Dunwoody Club Dr Sidewalk Project City of Sandy Springs - Fulton, County	AFTER VIEW LOOKING EAST	
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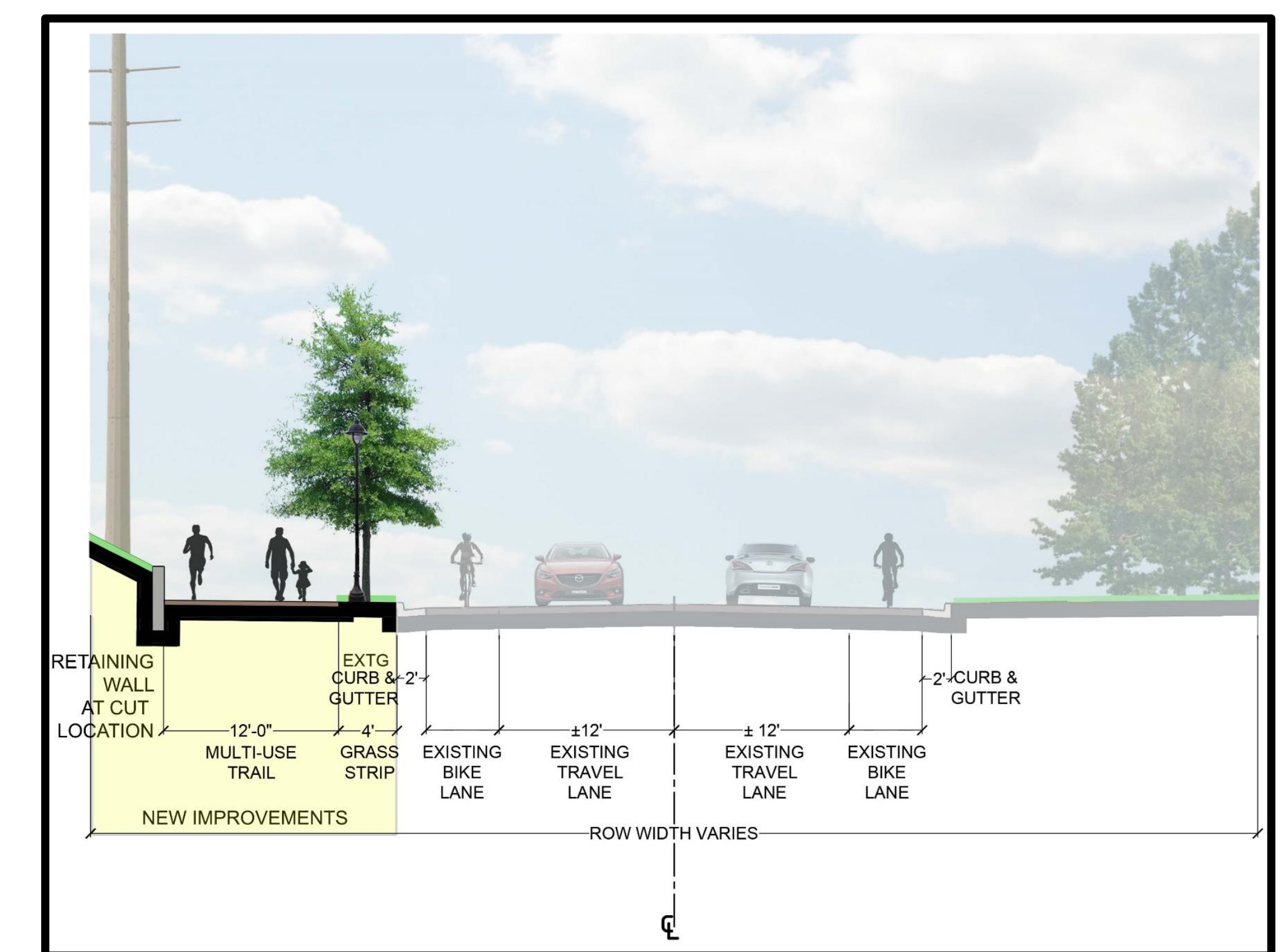
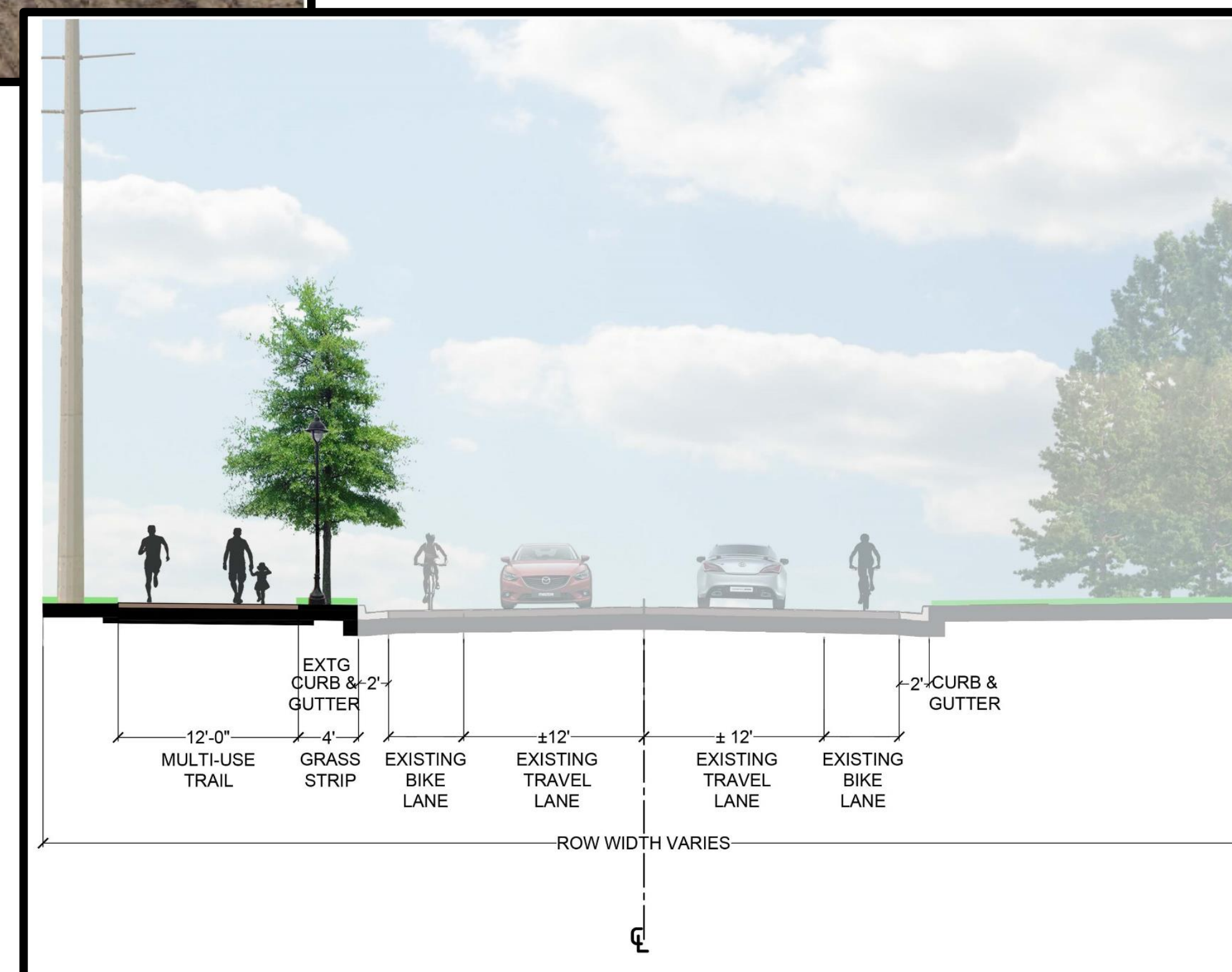
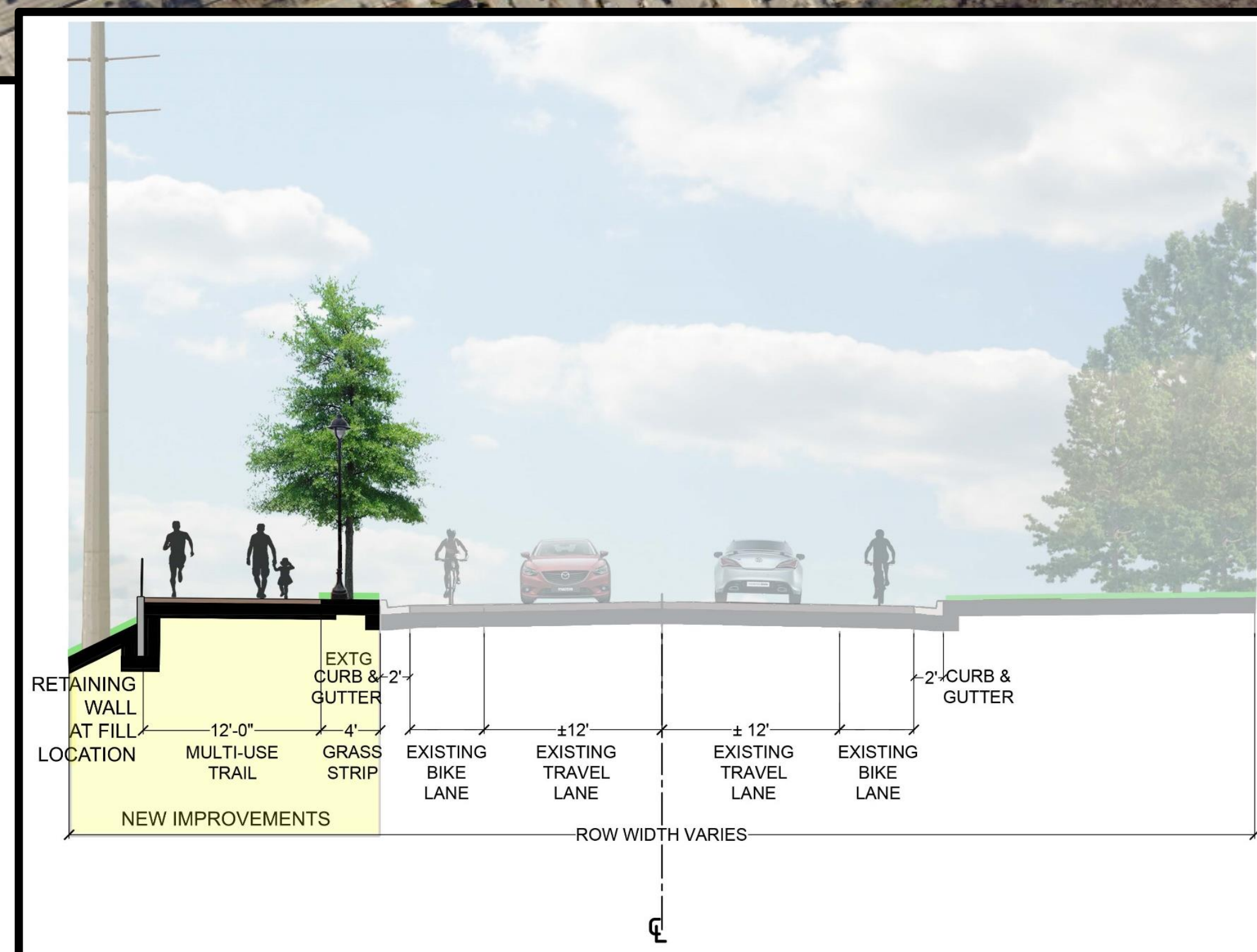
TS170 Interstate North Pkwy. (City Limit to Northside Dr.)



This project includes 3170 LF of 12-ft side path with 4-ft landscape strip and will connect to existing sidewalk on bridge over Chattahoochee and parks on either side of the river (Cochran Shoals – Powers Island Park in Sandy Springs).

Budget: \$3,050,000

- ROW Underway
- Construction Spring 2021
 - Duration 6 months

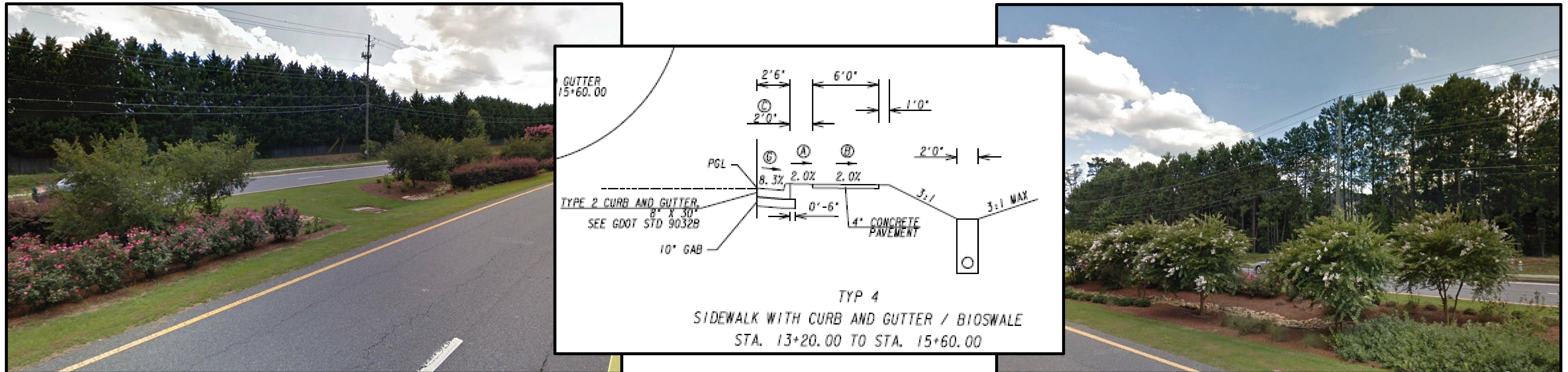
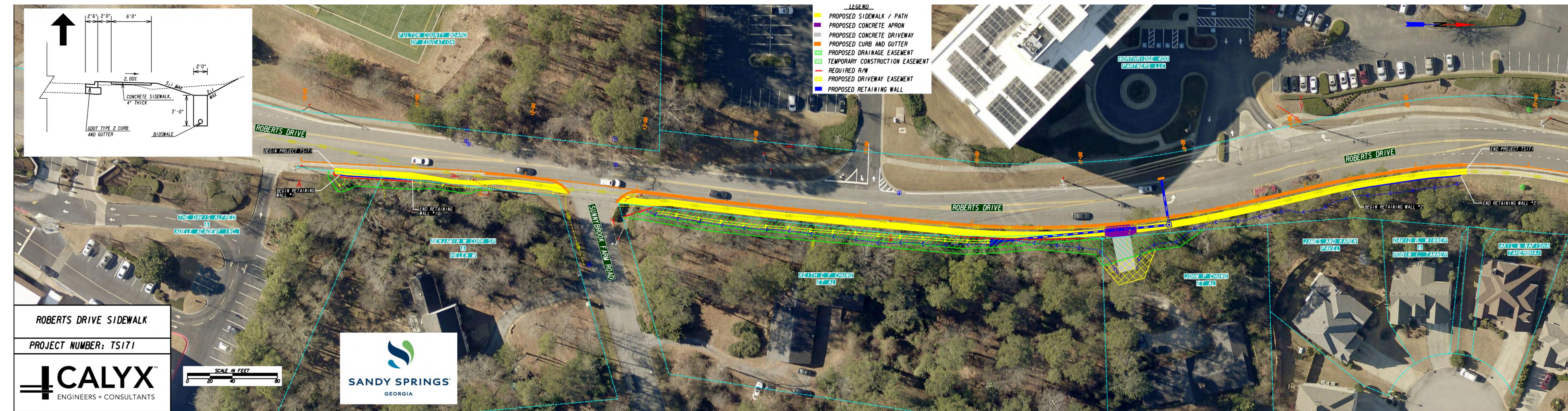


TS171 Roberts Drive (Northridge Road to Davis Academy)

880 LF 6-ft sidewalk gap project with 2-ft landscape strip

Budget: \$530,304

- Construction Spring 2021
- Duration 4 months





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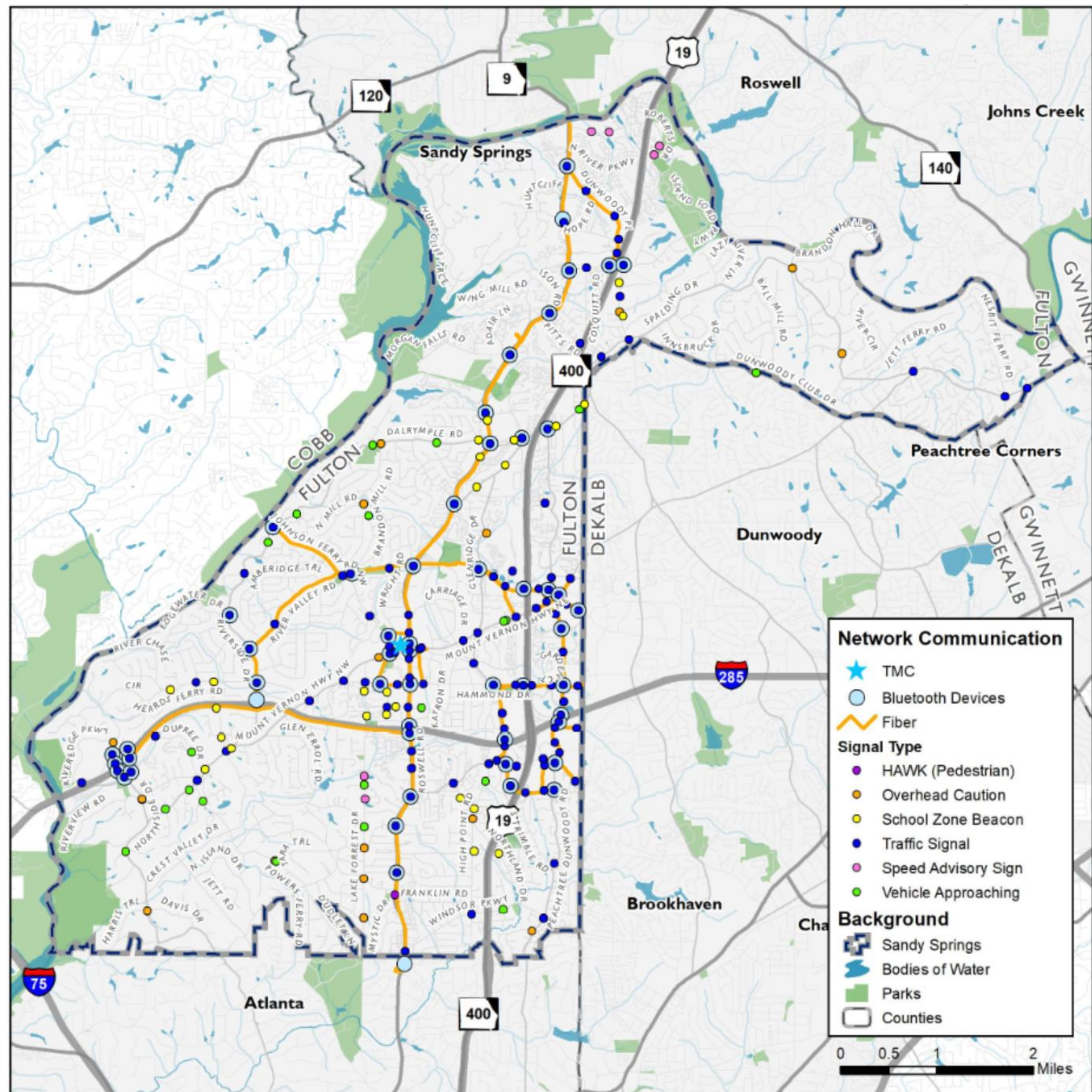


Sandy Springs Traffic Management Center (TMC)

NEW TMC at City Springs – Opened 2018



The TMC monitors and manages the transportation network through devices

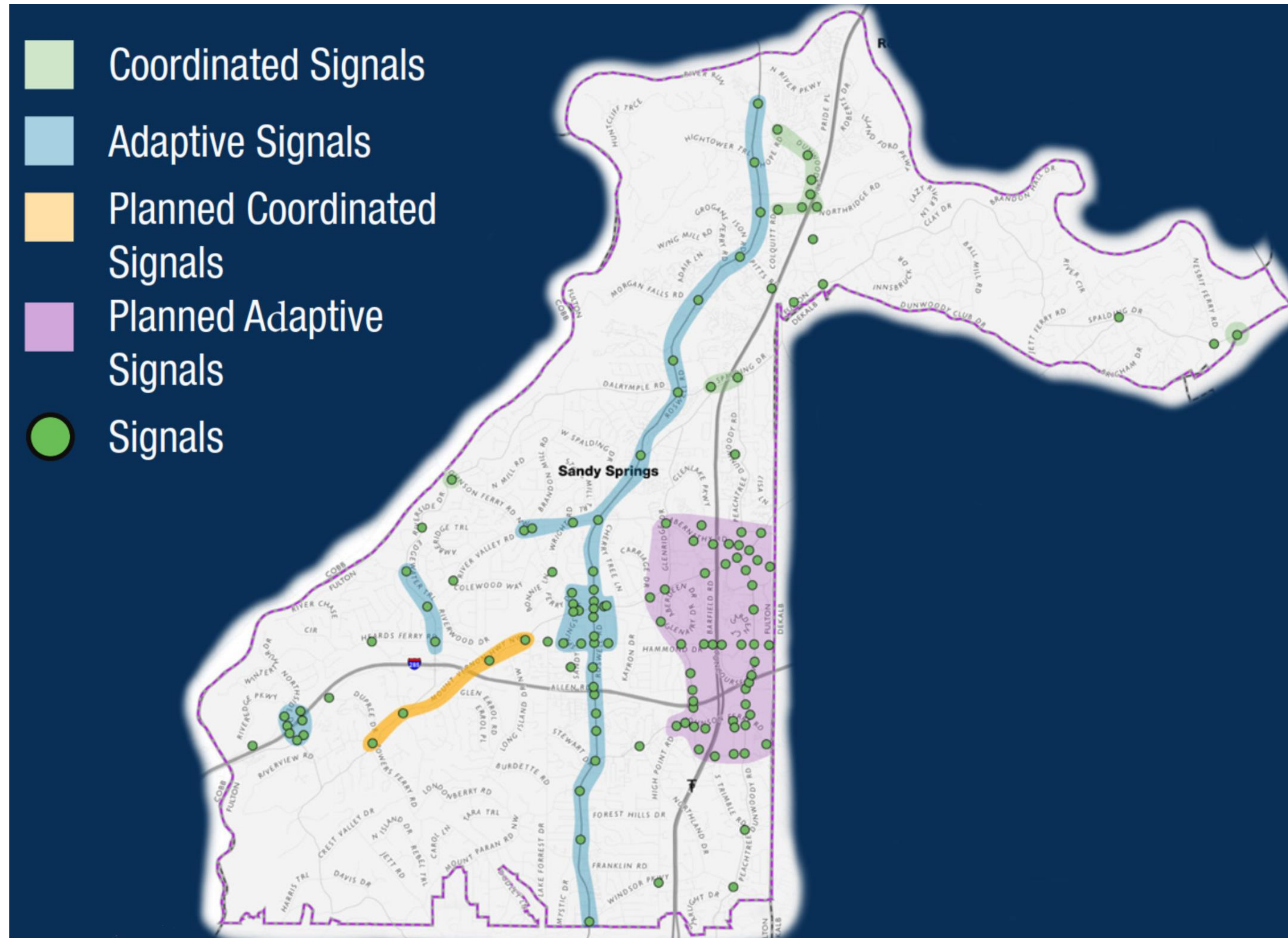


Traffic Signals

- 136 signals under COSS TMC Control/Monitored by TMC
 - 132 COSS Traffic Signals
 - 4 signals in the City of Atlanta
- SCOOT (Traffic Adaptive)
 - Split Cycle Offset Optimization Technique (SCOOT)
 - Uses real-time data from detectors to adjust signal timing each cycle.
 - Focused on efficiency along corridor and grid networks

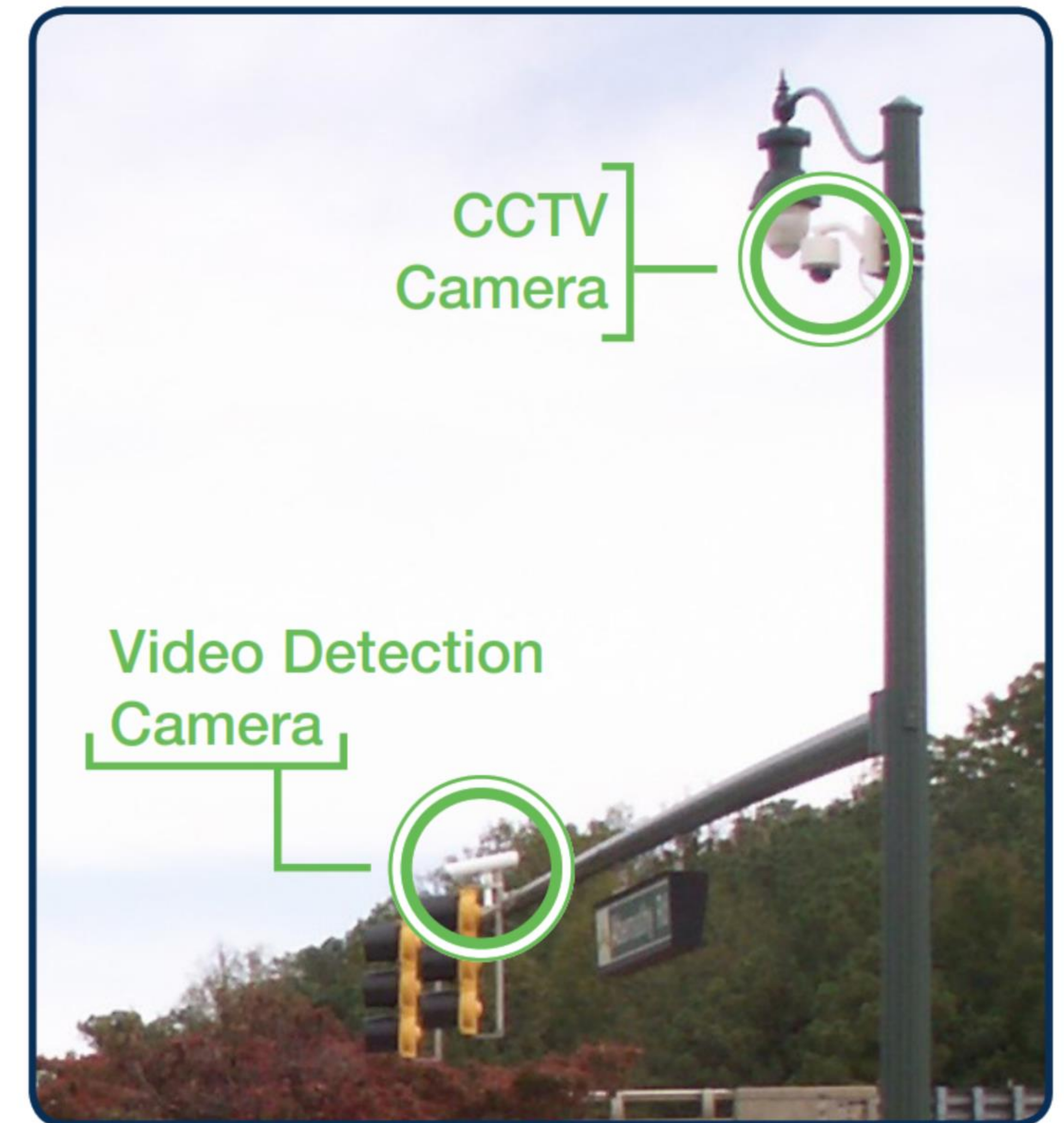


Advanced Traffic Signal Timing



Traffic Monitoring CCTV Cameras

- Improved traffic operations
 - Allows for monitoring traffic signal status and cycling
 - Allows for monitoring of signal progression
 - Post testing of investment impacts such as new installation of Flashing Yellow Arrows and changes in signal timing
- On-call after hours/emergency operations signal operations verification (fewer trips out to the field)
- Better incident response
- Crash investigation within view shed of cameras



TMC CCTV

View from Concourse of Hammond/SR 400



Roswell Road/SR 9 at Abernathy Road



School Zone Flashing Beacons

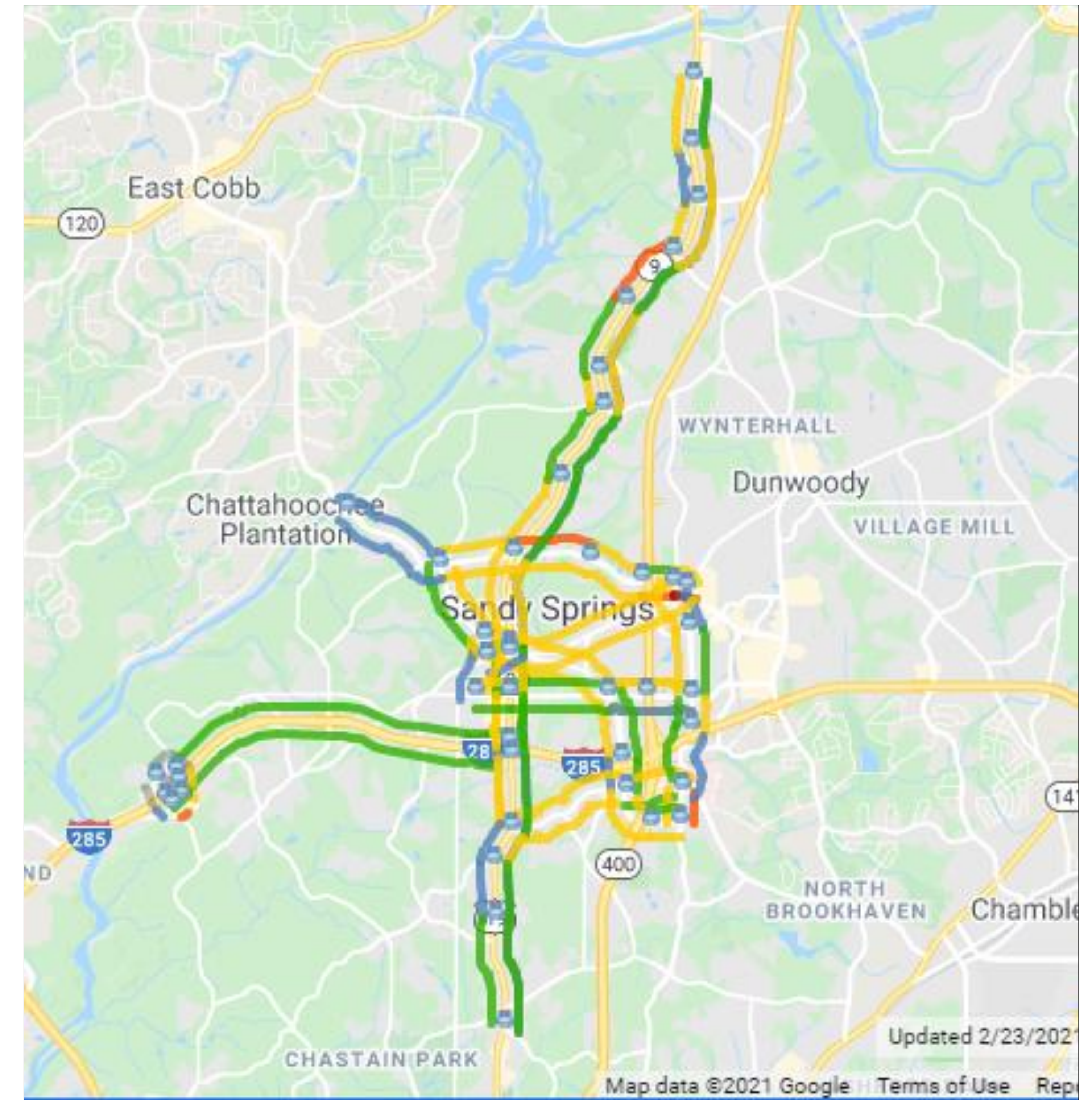
- Beacons were improved with radar speed feedback signs (RSFS) in 2011
- RSFS reinforce school speed zones
- Completing upgrades in 2021 at 12 locations so that school flashers can communicate to TMC



Other Transportation Management Devices

- Overhead Caution Beacons
- Speed Advisory Signs
 - TMC monitors signs in school zones and other specific locations.
- Bluetooth Sensor Devices
 - Can monitor travel time and demand changes
- Vehicle Approaching Warning Flashers

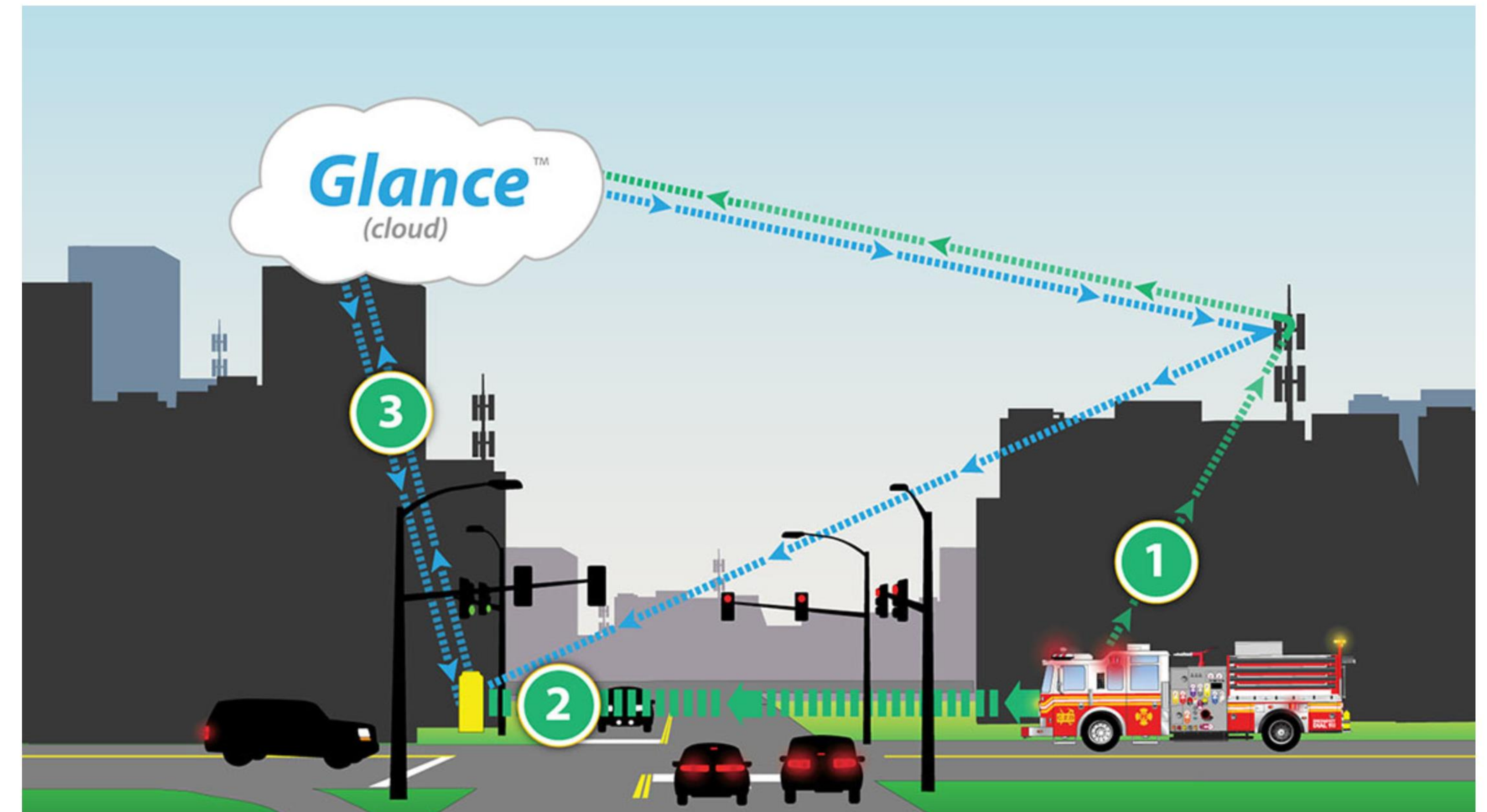
Bluetooth Travel Speed Dashboard



Emergency Vehicle Preemption

HOW IT WORKS

- Phase 1:
 - Fire Stations/Districts 1, 2 and 4
 - 26 On-board vehicle units
 - 113 Roadside Units
 - System live in August 2020
- Phase 2:
 - 20 additional locations for Districts 3 and 5
 - Deployment Spring 2021



1. Notify

The moment a route starts, the in-vehicle unit uses a cellular signal to alert Glance of the emergency call.

2. Preempt

Glance processes the route and communicates wirelessly with the traffic cabinet to clear traffic ahead of the vehicle's arrival.

3. Adapt

Glance monitors route progress in real time and dynamically adapts preemption requests as the situation changes.

Growing Inventory of Transportation Devices

Inventory	2007	2021
Fiber	22* miles	43 miles
Signals (COSS TMC Control)	118 signals	136 signals
Online Signals	0 signals**	131 signals
SCOOT Signals	Zero - All signals were time of day (actuated/coordinated)	82 Signals
CCTV/Cameras	12 Cameras	101 Cameras

*Mapped inventory in 2007 may have underreported miles of fiber.

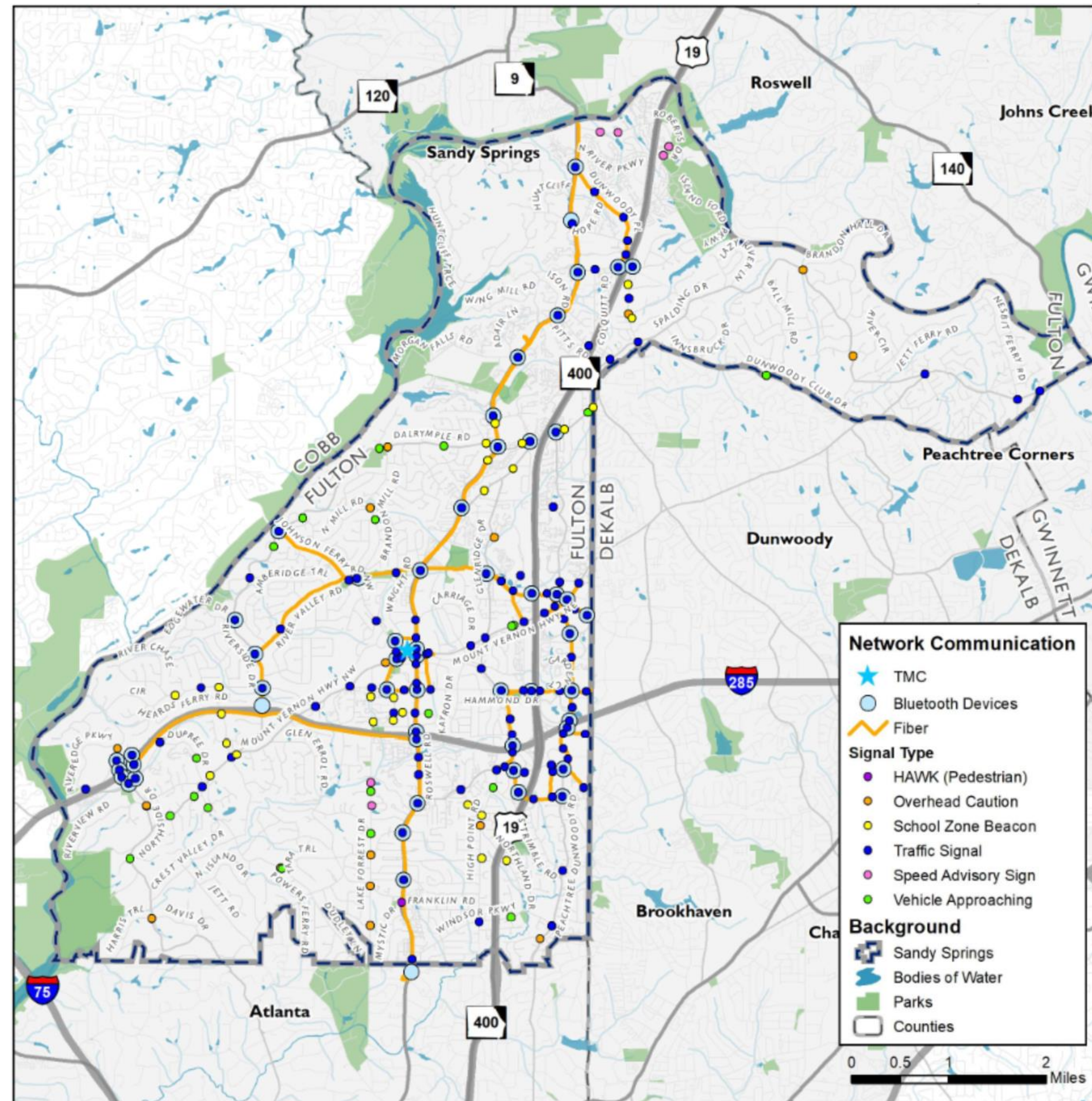
**TMC Opened in 2008.

Growing Inventory of Transportation Devices

Inventory	2007	2021
Radar Speed Feedback Signs	6	51
School Zone Beacons	21	29
Vehicle Approaching Warning Flashers	15	27
Overhead Caution Beacon**	21	17
Bluetooth Sensor Devices	0	45

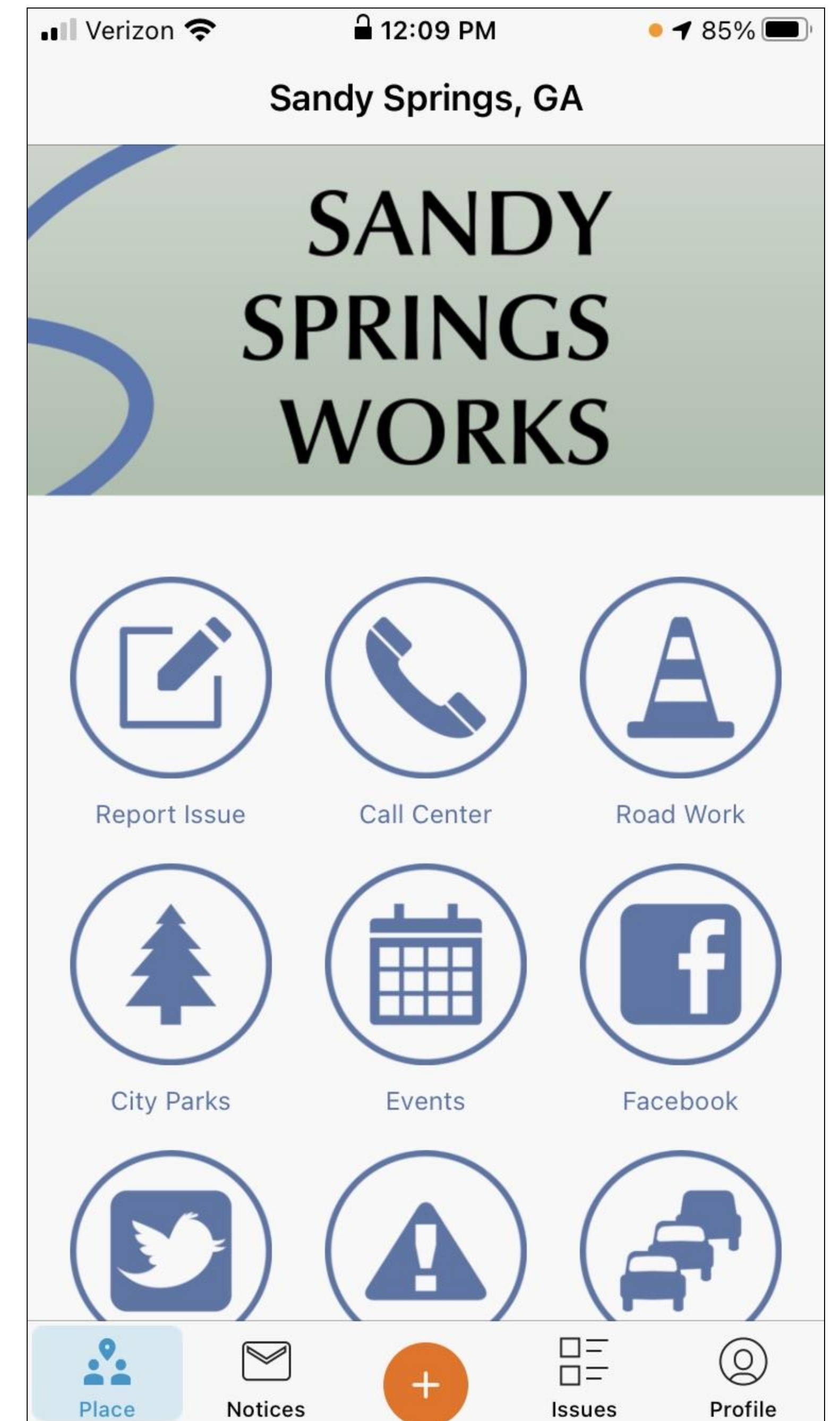
**Overhead caution beacons were replaced with traffic signals.

COSS TMC System



Sandy Springs Communications Tools

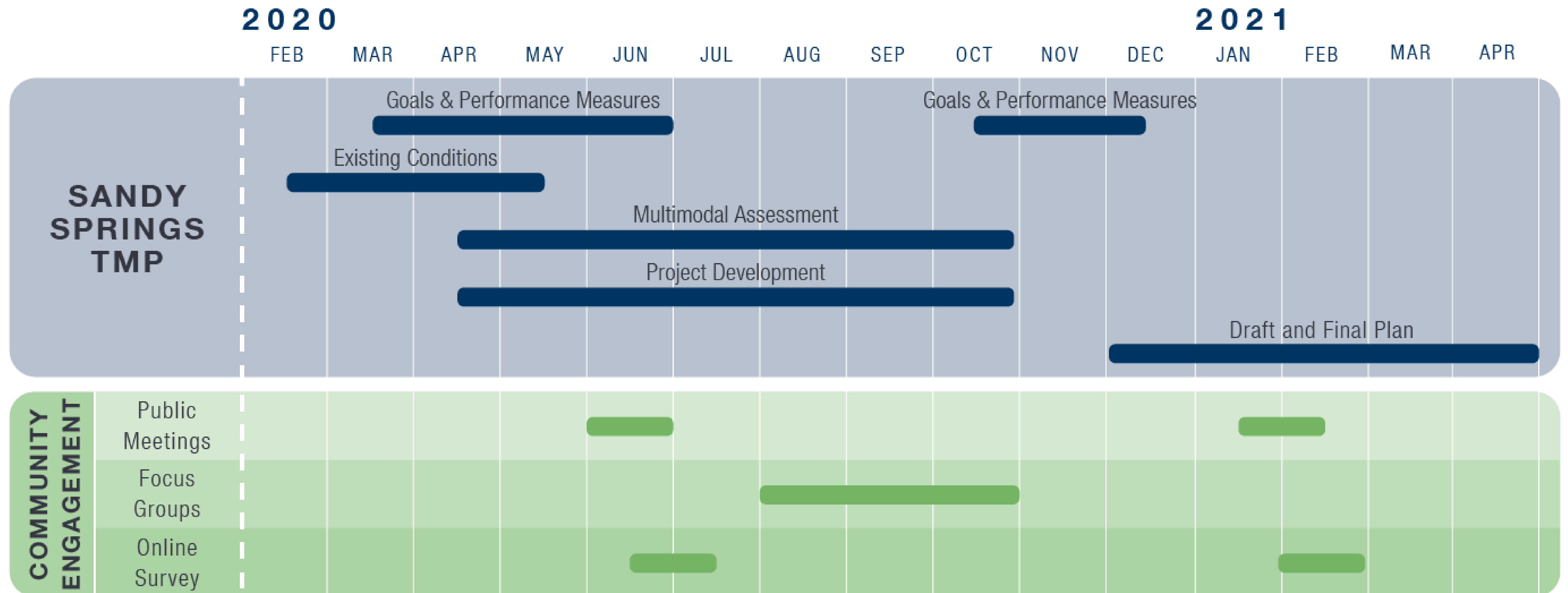
- Call Center is staffed 24/7, 365 days - 770-730-5600
- On-line web chat:
<http://www.sandyspringsga.gov/city-services/request-assistance>
- Download Mobile App: ***Sandy Springs Works***
- Sign up for Sandy Springs Alerts:
<http://www.sandyspringsga.gov/public-safety/emergency-notifications/sandy-springs-alerts>



SANDY SPRINGS **ALERTS**

Transportation Master Plan

The Planning Process



Public Engagement*

- 2 Public Meetings
- Online Visioning Survey (English + Spanish)
- Online Survey of Proposed Projects
- Focus Groups
 - Transportation Demand Management
 - Bicycle and Pedestrian
 - Livable Communities
 - Safety and Emergency Services
 - Adjacent Communities
 - Transit
- Other Stakeholders
 - Fulton County Office of Aging, Senior Services, Community Assistance Center

*All engagement activities took place during Covid-19 pandemic.

Multimodal Assessment

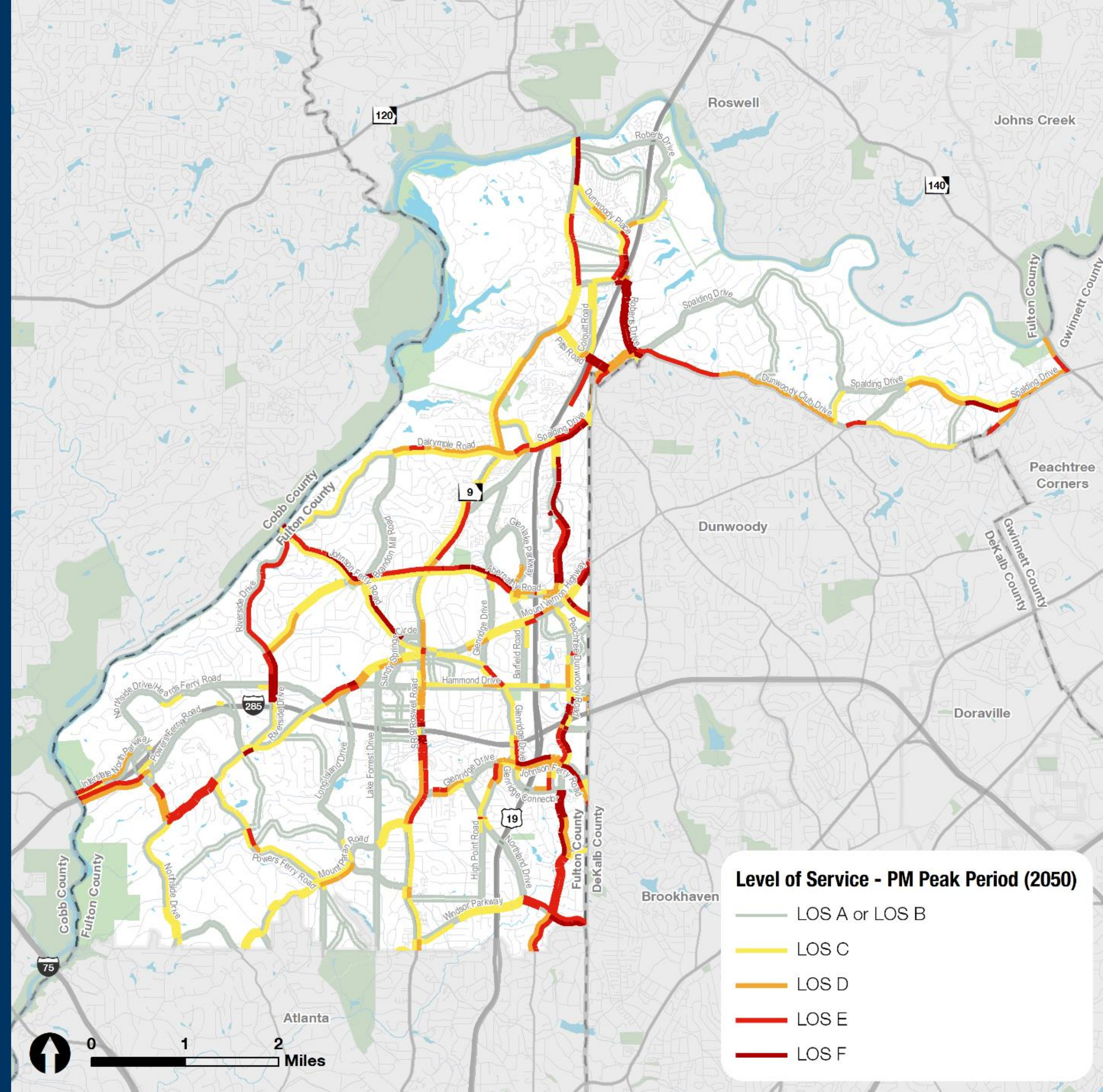
- Citywide Travel Demand Forecasting Model Analysis
- Traffic Operations Evaluation
- Safety Evaluation
- Multimodal Connectivity
 - Bicycle Network Analysis
 - 20-Minute Neighborhoods Analysis
 - Transit Network Analysis

Citywide Travel Demand Forecasting Model Analysis

Level of service (LOS) characterizes perceived quality of service, based on delay and level of congestion. The scale starts from A and goes to F, better to worse.

Similar to the volume map, the roadways that are currently experiencing congested conditions, continue to do so in 2050. Some roadways will be at LOS F by 2050, including portions of Johnson Ferry Road, Roswell Road, Windsor Parkway, and Peachtree Dunwoody Road.

New access provided as part of MMIP does not appear to have significant negative impacts to surface street operations, except for the area around the Northside Drive general purpose interchange.



Traffic Operations Evaluation

- There are several improvements that are recommended to bring each intersection up to the latest standards:
 - Repaving and restriping (as needed)
 - Traffic signal backplates with retroreflective borders
 - Raised pavement markers
 - Flashing Yellow Arrows (FYAs)
 - Retroreflective median nose delineators, where applicable
- The City has completed several large intersection projects over the past several years, and as such, the recommended improvements from this plan are more moderate in comparison.

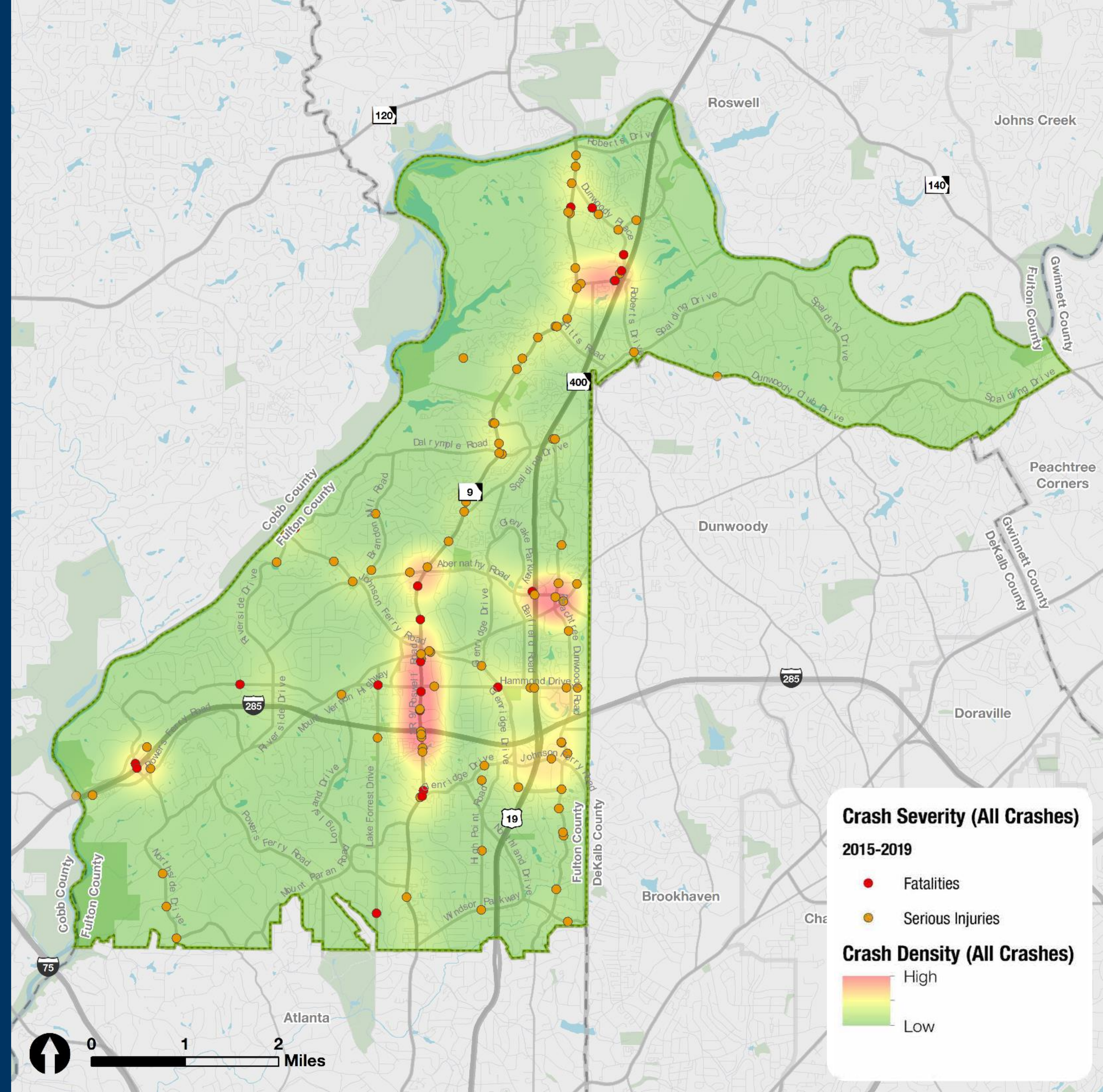


Serious Crashes

Between 2015-2019, a total of 119 crashes on surface streets in Sandy Springs resulted in a serious injury or fatality.

Locations reviewed in more detail:

- Hammond Drive at Peachtree Dunwoody Road
- Roswell Road at Lake Placid Drive
- Roswell Road at Trowbridge Road
- Roswell Road at I-285 EB Ramps
- Roswell Road at I-285 WB Ramps



Safety

- 6 “E’s” of Transportation Safety

- Education
- Enforcement
- Encouragement
- Engineering
- Evaluation
- Emergency Response

- In Sandy Springs

The top 5 emphasis areas in Sandy Springs are:

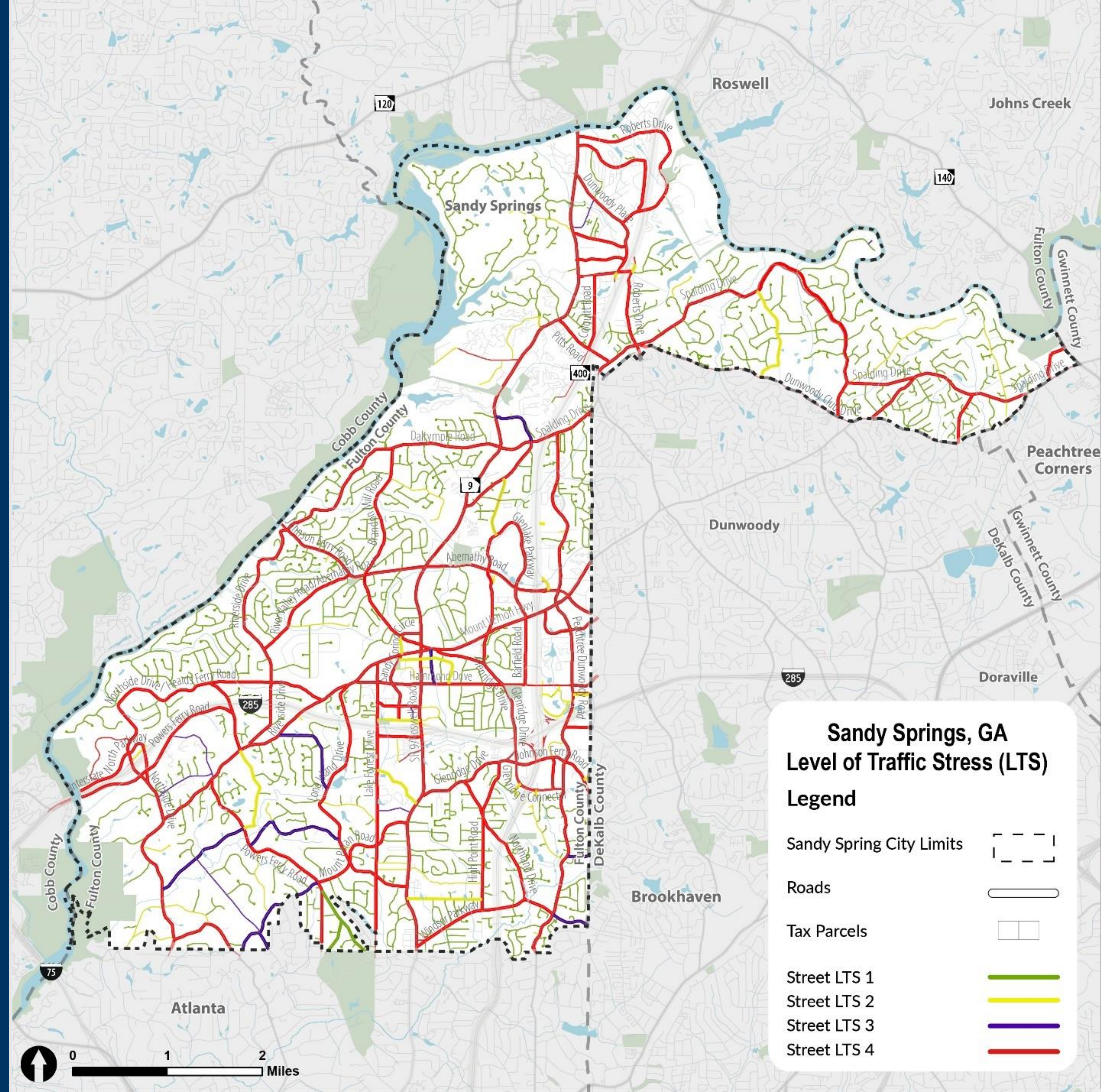
- Intersection
- Distracted Drivers
- Older Drivers (55-64)
- Older Drivers (65+)
- Hit & Run

Bicycling and Walking

Level of Traffic Stress Analysis

- Range of LTS 1 – 4
- Identifies streets that are most suitable for bicycling with vehicular traffic.
- LTS 1 is suitable for on-street biking for most ages and abilities
- LTS 4 is suitable only for the most experienced and confident of riders unless a sidepath provided.

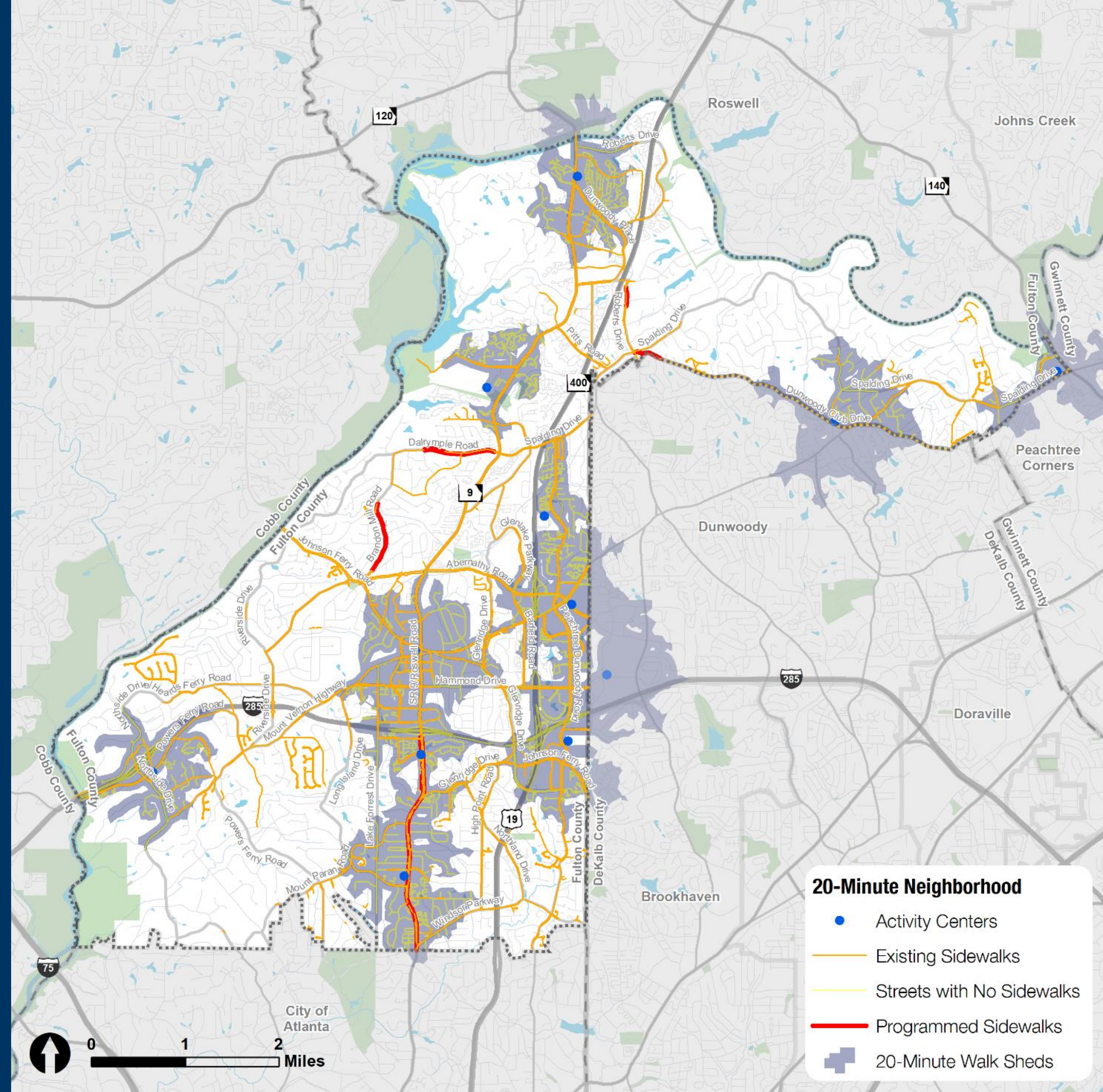
Most of the City's primary and secondary street network is classified as LTS 4.



Bicycling and Walking

12 Neighborhood Activity Centers were identified to serve as walking destinations for residents within a 20-minute walk (~1 mile).

- Roswell Road/Long Island Drive
- Powers Ferry Village
- Roswell Road/Lake Placid Drive
- City Springs
- North End Commercial
- North Springs MARTA Station
- Sandy Springs MARTA Station
- Dunwoody MARTA Station
- Medical Center Station
- Morgan Falls Athletic Fields
- Dunwoody Club Shopping Center
- Spalding Drive/Holcomb Bridge Road



DRAFT PROJECT LIST
SHORT- AND MID-RANGE PROJECTS

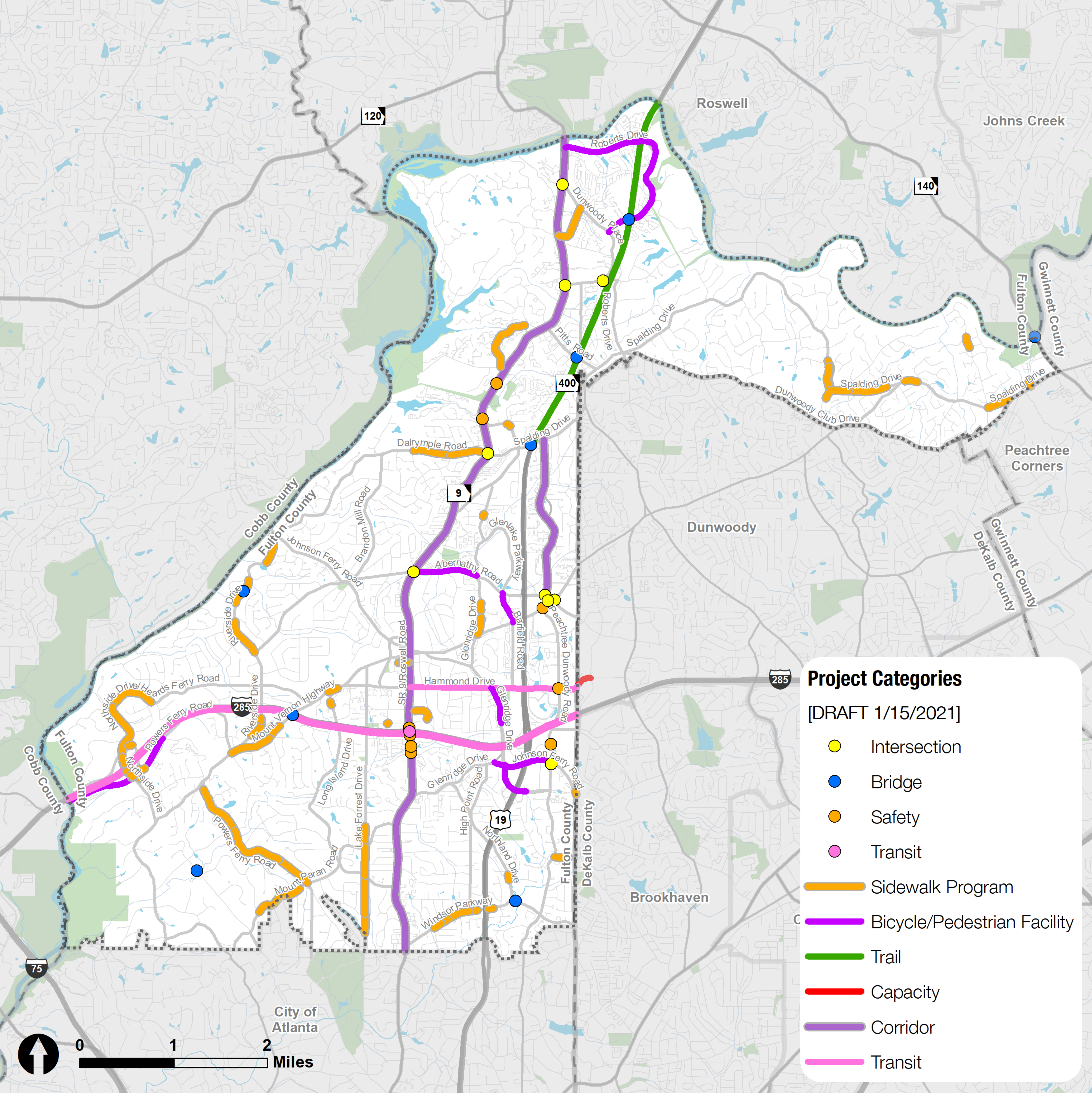


Prioritization Criteria

- Safety (25 points)
- Mobility and Accessibility (20 points)
- Well-being and Environment (20 points)
- Land Use & Transportation Integration (15 points)
- Maintenance & Management (10 points)
- Economic Vitality (5 points)
- Public Support (5 points)

Project Categories

- **Roadway**
 - Intersection
 - Safety
 - Capacity
 - Corridor
 - Bridge
- **Intelligent Transportation Systems**
- **Bicycle, Pedestrian & Trails**
 - Side Paths
 - Trails
 - Sidewalk Program
- **Transit**



Draft Short Range and Mid Range Lists

Project Buckets	Short-Range	Mid-Range	Total
Intersections	\$7.50 million	\$36.3 million	\$43.80 million
Safety	\$3.50 million	\$850,000	\$4.35 million
Capacity	\$36.00 million	\$20.0 million	\$56.00 million
Corridors	\$10.15 million	\$12.0 million	\$22.15 million
Bridges	\$12.60 million	\$8.0 million	\$20.60 million
ITS	\$2.90 million	\$1.5 million	\$4.40 million
Pedestrian	\$12.00 million	\$12.0 million	\$24.00 million
Bicycle & Trails	\$20.00 million	\$31.0 million	\$51.00 million
Transit	\$600,000	\$2.8 million	\$3.40 million
TOTAL	\$105.25 million*	\$124.45 million*	\$229.70 million*

*Assumes current capital funding levels with TSPLOST funds.

Policy Recommendations

Policies

- Zero Deaths and Safe Systems Policy
- Complete Streets Policy
- Micromobility Policy
- Policies to guide ridesharing services (Uber/Lyft)

Initiatives Recommendations

Initiatives

- Partner with GA Commutes to promote Transportation Demand Management (TDM) strategies
- Bicycle and Walking Events
 - Open Streets
 - Promote Walk and Bike to work/school days
- Track and share key transportation metrics

Want to learn more?

Visit the Project Website: <http://spr.gs/tmp>

Contact Us:

Caitlin Shankle, Transportation Planner – tmp@sandyspringsga.gov

