

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ADOPT THE ADMINISTRATIVE GUIDELINES PORTION OF A
TECHNICAL MANUAL IN CONNECTION WITH THE ADOPTION OF A NEW
DEVELOPMENT CODE FOR THE CITY OF SANDY SPRINGS, GEORGIA; TO
PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES**

WHEREAS, the Constitution of the State of Georgia provides in Article IX, Section II, Paragraph IV thereof, that the governing authority of a city may adopt plans and exercise the power of zoning; and

WHEREAS, pursuant to O.C.G.A. § 36-70-3, the governing bodies of municipalities and counties are authorized to develop, establish, and implement land use regulations that are consistent with the comprehensive plan of the municipality or county; and

WHEREAS, the Georgia General Assembly has enacted the Georgia Planning Act of 1989 (Georgia Laws 1989, pp. 1317-1391, Act 634), which among other things provides for local governments to adopt plans and regulations to implement plans for the protection and preservation of natural resources, the environment and vital areas; and

WHEREAS, the Georgia Department of Community Affairs has promulgated Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-3-2 of Rules of the Georgia Department of Community Affairs) to implement the Georgia Planning Act of 1989, said standards and procedures were initially ratified by the Georgia General Assembly, and said rules which have been amended from time to time require local governments to describe regulatory measures and land development regulations needed to implement local government comprehensive plans; and

WHEREAS, City Council adopted its initial Comprehensive Plan in accordance with the requirements of the Georgia Planning Act of 1989 and Rules of the Georgia Department of Community Affairs; and

WHEREAS, to implement the initial Comprehensive Plan, City Council adopted the City of Sandy Springs Zoning Ordinance ("Zoning Ordinance") on December 27, 2005; and

WHEREAS, City Council has adopted certain regulations to provide a system for the subdividing of lands within the City ("Land Development Regulations"), codified at Chapters 101-117 of the Code of the City of Sandy Springs, Georgia ("Code"); and

WHEREAS, the City has grown substantially since adoption of the initial Comprehensive Plan, Zoning Ordinance and Land Development Regulations and a new Comprehensive Plan was prepared ("New Comprehensive Plan"), as required by Georgia law; and

WHEREAS, to implement the New Comprehensive Plan, City Council has this date adopted a new development code which incorporates a revised Zoning Ordinance and selected Land Development Regulations ("Sandy Springs Development Code") in accordance with requirements of the Georgia Zoning Procedures Act; and

WHEREAS, the Land Development Regulations contained in the Code currently contain a series of design standards; and

WHEREAS, in addition to the design standards contained in the Land Development Regulations, other design standards are maintained by Community Development Department and Public Works Department personnel; and

WHEREAS, the City desires to consolidate design standards, including codified design standards and the design standards maintained by staff (together, "Design Standards"), into one document to be designated "Technical Manual" to coordinate design review and plan development under the newly adopted Sandy Springs Development Code; and

WHEREAS, the Technical Manual will contain codified Design Standards requiring City Council review and approval for modifications thereto ("Technical Manual Codified Provisions"); and

WHEREAS, the Technical Manual will also contain construction guidelines and administrative forms and checklists ("Technical Manual Administrative Guidelines") which may be modified by staff as best practices emerge; and

WHEREAS, the City has this date adopted by ordinance the Technical Manual Codified Provisions; and

WHEREAS, City Council desires to adopt by this Resolution the Technical Manual Administrative Guidelines contained in the Technical Manual, a copy of which is attached hereto; and

WHEREAS, appropriate City Charter and Code provisions have been complied with in connection with development of the Technical Manual, including the Technical Manual Administrative Guidelines.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sandy Springs, Georgia, while in regular session on August 15, 2017, as follows:

1. The Technical Manual Administrative Guidelines, a copy of which is attached hereto, are hereby adopted in accordance with applicable City Charter and ordinance provisions; and
2. The Technical Manual, including the Administrative Guidelines, shall be effective thirty (30) days from the date of adoption of this Ordinance.

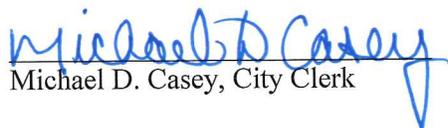
RESOLVED this the 15th day of August, 2017.

Approved:



Russell K. Paul, Mayor

Attest:



Michael D. Casey, City Clerk

(Seal)



TECHNICAL MANUAL