

STATE OF GEORGIA

COUNTY OF FULTON

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA TO AMEND DIVISIONS 10.3. AND 11.8. OF THE SANDY SPRINGS DEVELOPMENT CODE AS FURTHER DESCRIBED BELOW; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the City of Sandy Springs is charged with providing for the health, safety and welfare of the citizens of the City; and

WHEREAS, the City of Sandy Springs previously adopted and amended the Development Code and has identified text amendments necessary to the proper implementation of the Next Ten Comprehensive Plan; and

WHEREAS, the Mayor and City Council have conducted a properly-advertised Public Hearing prior to adoption of this Ordinance in accordance with the Zoning Procedures Act.

NOW THEREFORE, THE MAYOR AND COUNCIL FOR THE CITY OF SANDY SPRINGS HEREBY ORDAIN AS FOLLOWS:

SECTION I: The City of Sandy Springs Development Code is hereby amended by revising certain sections as follows:

Section	Text amended
10.3.1. Blocks	A. Maximum Block Face The block standards below are required for all subdivision and major land development permits for sites exceeding the stated block face length. No block face, when measured for the specific development, is allowed to exceed the thresholds of the following table, except as otherwise specified in this Section. Connections to existing roads are required in all districts, except as described in Sec. 10.3.2.C.
10.3.2. Access Standards	C. Access to Adjacent Properties No subdivision or development may be designed to completely eliminate street access to adjoining parcels of land. Every development must be designed to facilitate access to adjoining properties which are developed or anticipated to be developed in

	<p>a manner substantially similar to the subject property.</p> <p>1. Exceptions</p> <p>a. In all districts, this requirement may be modified by the Director in cases of serious topographical hardship, dissimilar zoning which would create unacceptable land use conflicts between the two developments, or otherwise.</p> <p>b. In Protected Neighborhood Character Area zoning districts where a neighborhood street already exists and an extension or connection of said street to adjacent property, proposed for development or otherwise, would be to a road of collector or arterial classification, the street shall not be extended to connect to the collector or arterial road. Equally, if the development is proposed to be accessed from the collector or arterial road it shall not connect to the existing neighborhood street.</p> <p>2. Mitigation In all cases where the requirement for street access to adjacent properties is modified, prohibited, or waived by the Director as described in Sec. 10.3.2.C.1. above, bicycle and pedestrian connections must be provided in place of the otherwise required street.</p>
<p>11.8.2. Violation</p>	<p>A. Any person, firm, partnership or corporation prosecuted for violating any of the provisions of this Development Code may be deemed guilty of an ordinance violation, punishable as prescribed in Section 1-10 of the City of Sandy Springs Code of Ordinances.</p>

SECTION II: It is the intention of the City Council and it is hereby ordained by the authority of the City Council that the provisions of this Ordinance shall become and be made a part of the City of Sandy Springs Development Code, and the codifier is authorized to make the specified

deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

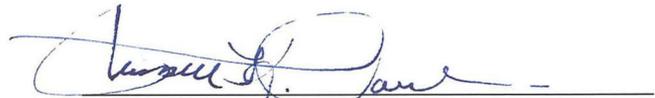
SECTION III: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION IV: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

SECTION V: This Ordinance shall become effective immediately upon adoption.

APPROVED AND ADOPTED this the 15th day of October, 2019.

Approved:


Russell K. Paul, Mayor

Attest:


Coty Thigpen, City Clerk



