

STATE OF GEORGIA  
COUNTY OF FULTON

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA,  
AUTHORIZING A TEMPORARY MORATORIUM ON THE ACCEPTANCE OF LAND  
USE PETITIONS AND DEVELOPMENT PERMIT APPLICATIONS FOR PARCELS  
IDENTIFIED ON THE 2027 COMPREHENSIVE PLAN FUTURE LAND USE MAP WITHIN  
THE AREA DESIGNATED AS NODE 8, TOWN CENTER**

**WHEREAS**, the City Council has had a demonstrated longstanding interest in the redevelopment and revitalization of the area identified as the downtown/city center of the City of Sandy Springs; and

**WHEREAS**, upon incorporation, the City Council adopted Article 12B, Sandy Springs Overlay District, of the Sandy Springs Zoning Ordinance on December 27, 2005, which provided development and design standards for properties located within the downtown/city center area; and

**WHEREAS**, following an 18-month process which began in early 2006, the City of Sandy Springs City Council adopted the 2027 Comprehensive Plan on November 20, 2007, which includes specific development policies for various nodes within the city as shown on the Future Land Use Map; and

**WHEREAS**, the downtown/city center node, Node 8, Town Center, was defined on the Future Land Use Map as the area being bounded by Cromwell Road to the north, Cliftwood Drive and Carpenter Drive to the south, Boylston Drive to the east, and Sandy Springs Circle to the west (hereinafter the "Town Center Node"); and

**WHEREAS**, there appears to be an increase in development inquiries that are inconsistent with the policies found in the 2027 Comprehensive Plan related to the Town Center Node; and

**WHEREAS**, it has come to the City's attention that certain developments are being contemplated which are inconsistent with the policies found in the 2027 Comprehensive Plan related to the Town Center Node; and

**WHEREAS**, the Town Center Node area has been defined as a critical area that is key to the redevelopment of the City's core area; and

**WHEREAS**, policies for the Town Center Node have been outlined in the 2027 Comprehensive Plan including a limitation on single-use retail spaces having a maximum individual gross floor area of 30,000 square feet; and

**WHEREAS**, the City has made a significant financial investment in the Town Center area with the purchase of an approximately 8-acre parcel at the southeast corner of the intersection of Johnson Ferry Road and Sandy Springs Circle; and

**WHEREAS**, the City has worked with the Main Street Alliance, a stakeholder group of property owners in the Town Center area, to develop the Main Street Alliance Report outlining several key issues within the area; and

**WHEREAS**, the City continues to work with representatives of the Main Street Alliance to implement recommendations contained in the report; and

**WHEREAS**, the lack of roadway and other infrastructure to support large development and other inconsistencies between the 2027 Comprehensive Plan policies and the City's Zoning Ordinance and the current real estate market have been outlined as significant impediments to redevelopment in the Main Street Alliance report; and

**WHEREAS**, in June 2011 the City Council adopted Downtown Redevelopment and Economic Development as priorities and focus areas for the current and future fiscal years; and

**WHEREAS**, the City Council appropriated \$300,000 of the current fiscal year's budget to the planning efforts for the Town Center area; and

**WHEREAS**, the City, over the past six (6) months, has been preparing for a major master planning process for the Town Center area, including a City Center Master Plan and a 10-year update to the Livable Centers Initiative (LCI) Study for the area; and

**WHEREAS**, in order to preserve the status quo for further development within the Town Center Node in accordance with 2027 Comprehensive Plan, the City Council finds it necessary to temporarily limit redevelopment in the Town Center Node to allow staff time to draft amendments to the Zoning Ordinance to address inconsistencies with policies adopted in the 2027 Comprehensive Plan.

**NOW, THEREFORE, BE IT SO RESOLVED BY THIS COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA, AND IT IS RESOLVED BY THE AUTHORITY OF SAID COUNCIL THAT:**

Based upon desired development in the Town Center area as found in City planning documents, and the recent increase in inquiries from the development community, regarding development in the Town Center area inconsistent with planning initiatives of the City as set forth above including but not limited to the 2027 Comprehensive Plan policies, the City of Sandy Springs Mayor and City Council enact a temporary moratorium of ninety (90) days on the acceptance of land use petitions and development permit applications for commercial developments with single-use commercial spaces exceeding 30,000 square feet gross floor area for parcels located within the boundaries of Node 8, Town Center as identified in this resolution and in the attached map (Exhibit A). The following petitions and applications shall be excluded from said moratorium:

1. Petitions and applications for the renovation of existing tenant spaces that are less than 30,000 square feet, provided the applicant otherwise consents to comply with the following development policies found in the 2027 Comprehensive Plan:
  - a. Maximum residential density: greater than 20 units per acre
  - b. Maximum commercial density: greater than 25,000 square feet per acre
  - c. Minimum open/green space (and shall not include parking lots): 15%

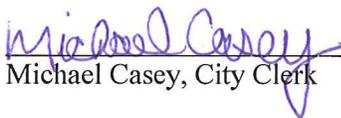
Council directs staff to review existing zoning and development standards of the City as applicable with the Main Street Overlay District, with the 2027 Future Land Use Plan, and where there exist inconsistencies, to prepare proposed changes and recommendations to Council which will go through the regular review process of the City. In the event a revised ordinance is adopted less than 90 days from adoption of this Moratorium that addresses the concerns of this Moratorium, then the Moratorium shall be repealed by adoption of such ordinance; otherwise the Moratorium shall stand repealed 90 days from its date of adoption.

RESOLVED this the 3<sup>rd</sup> day of January, 2012.

Approved:

  
Eva Galambos, Mayor

Attest:

  
Michael Casey, City Clerk

(Seal)



**Node 8: Town Center**

