

To: Honorable Mayor and City Council

From: Nancy J. Leathers, AICP, Director, Department of Community Development

Date: June 16, 2006 for Submission to the June 20, 2006 Mayor and City Council Meeting

Re: RZ06-005 – A Resolution to Adopt the *City of Sandy Springs Interim 2025 Comprehensive Plan*

Please find attached a copy of a resolution to adopt the *City of Sandy Springs Interim 2025 Comprehensive Plan*. Included therein, as attachments, are the *City of Sandy Springs Interim 2025 Comprehensive Plan* and the *City of Sandy Springs Interim 2025 Comprehensive Plan Land Use Map*. As you may be aware, the *Comprehensive Plan* and *Land Use Map* outline the policies, goals, and objectives for the future of the City.

The City of Sandy Springs Mayor and City Council originally adopted the Fulton County *Focus Fulton Comprehensive Plan* and *Land Use Map* on December 1, 2005. Additionally, the Mayor and City Council adopted the *City of Sandy Springs Interim 2025 Comprehensive Plan Land Use Map* on December 20, 2005. The City of Sandy Springs enabling legislation approved by the Georgia State Legislature, and subsequently amended during the 2006 legislative session, provides for a twenty-four (24) month period for the City to adopt a Comprehensive Plan. During this period the City has been advised by the Georgia Department of Community Affairs that it may adopt the Sandy Springs sections of the Fulton County Comprehensive Plan as an interim plan.

The plan that is before you for consideration and recommendation includes the language from the Focus Fulton plan regarding the Sandy Springs Planning Area, now the City of Sandy Springs. While some data sections were not specific with regard to the area comprising the City of Sandy Springs, there are significant amounts of data and detailed policies for the area that allow the document to be useful to the Council, Commission, staff, and the public. This document does not include substantive changes from the Fulton County plan. Rather, the ordinance and converted document are intended to update the document by making it specific to the City of Sandy Springs and correct minor errors in the text and map that may affect the clarity and usefulness of the document to staff and the public.

This document was originally considered by the Planning Commission on April 20, 2006. At that time the Planning Commission deferred the item and directed staff to hold two (2) public input meetings on the document. The staff held meetings on May 8, 2006 and May 15, 2006. The Planning Commission heard the item again on May 18, 2006, at which time they made a recommendation to approve the Interim 2025 Comprehensive Plan, and made various recommendations on the proposed changes to the Land Use Map. The Mayor and City Council heard the item and public comments at a first meeting held May 6, 2006. At that time the Mayor and City Council directed staff to hold an additional public input meeting on June 14, 2006.

PUBLIC COMMENT AND STAFF RECOMMENDATIONS

The conversion of the plan and map from the Fulton County document and changes made therein were discussed at three community input meetings held on May 8, 2006, May 15, 2006, and June 14, 2006. The following is an overview of the changes being proposed to the Comprehensive Plan and Land Use Map, the issues discussed at the public meetings, and the staff's recommendations of such.

Area 1 – West side of Roswell Road at the intersection with Dunwoody Place
<p>Description of Change Four (4) properties, currently designated as Office and Residential 8-12 units per acre, are proposed to be designated as Living-Working Regional.</p>
<p>Summary of Public Comments Comments were made to whether or not the basis of the proposed change was relevant with respect to redevelopment efforts since the existing structures and development are fairly new and in good condition.</p>
<p>Staff Recommendation Based on the information provided regarding the age of the structures and development of the properties, the staff recommends that the existing Office and Residential 8-12 units per acre designations remain in place.</p>

Area 2 – East side of Roswell Road at the intersection with Dunwoody Place)
<p>Description of Change Sixteen (16) properties, currently designated as Commercial, Office, and Residential 8-12 units per acre, are proposed to be designated as Living-Working Regional. In addition, the text of the Comprehensive Plan has been amended to limit the height in this node to a maximum of 15 stories.</p>
<p>Summary of Public Comments Comments have been made from residents in the area in support of the change, stating that it would encourage redevelopment in the area. In addition, increasing the size of the node to address property ownership and consistency of development along Roswell Road has been discussed. Comments have also been made in opposition to the proposal, suggesting that there may be transportation and environmental concerns with an increase in density.</p>
<p>Staff Recommendation Staff recommends approval of the proposed Living-Working Regional designation applied to the properties and recommends that the designation be expanded to those properties under common ownership and developed commercially along Roswell Road. Additionally, staff recommends that the open space requirement in the text of the Comprehensive Plan be increased from 15% to at least 30% to provide for density controls and environmental compliance in the area.</p>

Area 3 – East and west side of Roswell Road at the intersection with Dunwoody Place
<p>Description of Change Eighteen (18) properties, currently designated as Commercial, Office, Community Facility, and Residential 8-12 units per acre, are proposed to be designated as Living-Working Community. This change reflects the Living-Working Community Node at Roswell Road and Dunwoody Place included in the text.</p>

Summary of Public Comments

There were no public comments issued on this area.

Staff Recommendation

Staff recommends approval of the proposed Living-Working Community designation applied to the properties.

Area 4 – Intersection of Roswell Road and Northridge

Description of Change

Fourteen (14) properties, currently designated as Office, Commercial, and Residential 12-20 units per acre, are proposed to be designated as Living-Working Neighborhood. This change reflects the Living-Working Community Node at the Roswell Road and Northridge Road intersection discussed in the text of the Comprehensive Plan.

Summary of Public Comments

There were no public comments issued on this area.

Staff Recommendation

Staff recommends approval of the proposed Living-Working Community designation applied to the properties.

Area 5 – Ison Road

Description of Change

One (1) property at Ison Road, currently designated as Residential 8-12 units per acre, proposed to be designated as Residential 1-2 units per acre. The current 8-12 units per acre designation lends to inconsistencies with surrounding properties.

Summary of Public Comments

There were no public comments issued on this area.

Staff Recommendation

Staff recommends approval of the proposed Residential 1-2 units per acre designation.

Area 6 – Spalding Drive and Holcomb Bridge Road

Description of Change

Sixteen (16) properties, currently designated as Living-Working Regional, are proposed to be designated as Living-Working Community.

Summary of Public Comments

There were no public comments issued on this area.

Staff Recommendation

Staff recommends approval of the proposed Living-Working Community designation and further recommends that a Living-Working Neighborhood designation be applied to currently undeveloped properties which abut single family residential neighborhoods.

Area 7 – Intersection of Roswell Road and Dalrymple Road
<p>Description of Change Nineteen (19) properties, currently designated as Commercial, are proposed to be designated as Living-Working Neighborhood. This change reflects the Living-Working Neighborhood Node at the Roswell Road and Dalrymple Road intersection discussed in the text of the Comprehensive Plan.</p>
<p>Summary of Public Comments There were no public comments issued on this area.</p>
<p>Staff Recommendation Staff recommends approval of the proposed Living-Working Neighborhood designation applied to the properties.</p>

Area 8 – Southeast side of the intersection of Roswell Road and Spalding Drive
<p>Description of Change Thirty eight (38) properties, currently designated as Residential 3-5 units per acre, are proposed to be designated as Residential 2-3 units per acre, Residential 5-8 units per acre, and Residential 12-20 units per acre. These changes are intended to reflect the current and anticipated development of the properties.</p>
<p>Summary of Public Comments There were no public comments issued on this area.</p>
<p>Staff Recommendation Staff recommends approval of the proposed designation applied to the properties.</p>

Area 9 – Intersection of Dalrymple and Brandon Mill Road
<p>Description of Change Sixteen (16) properties, currently designated as Residential 1-2 units per acre, proposed to be Residential 0-1 units per acre. These changes are intended to reflect the current and anticipated development of the properties.</p>
<p>Summary of Public Comments There were no public comments issued on this area.</p>
<p>Staff Recommendation Staff recommends approval of the proposed designation applied to the properties.</p>

Area 10 – PCID Edges
<p>Description of Change Fifteen (15) properties, currently designated as Living-Working Regional, proposed to be Living-Working Neighborhood. These changes reflect the transition from Living-Working Regional, to Living-Working Community, to Living-Working Neighborhood discussed in the Comprehensive Plan as being appropriate for the PCID area when abutting single family residential neighborhoods.</p>
<p>Summary of Public Comments There were no public comments issued on this area.</p>

Staff Recommendation

Staff recommends approval of the proposed designation applied to the properties.

Area 11 – Intersection of Abernathy Road and Roswell Road

Description of Change

One (1) property, currently designated as Living-Working Community, proposed to have a border of Living-Working Neighborhood. In addition, the text of the Ordinance previously indicated the Abernathy Node to be appropriate for big box development and the use of parking decks; these uses have been deleted from the discussion of desirable development for the Node. These changes reflect the existing development of the property and are consistent with the transition from the Living-Working Community designation to the Living-Working Neighborhood designation along Roswell Road. Additionally, two (2) properties, currently designated as Residential 8-12 units per acre, are proposed to be shown as Commercial to reflect the current development of the properties.

Summary of Public Comments

There were no public comments issued on this area.

Staff Recommendation

Staff recommends approval of the proposed designations applied to the properties. Additionally, staff suggests that three (3) properties along the south side of Abernathy Road be designated as Public Recreation and Conservation to reflect their inclusion into the Abernathy Road linear park plan.

Area 12 – Johnson Ferry and Glenridge Area North of Hammond

Description of Change

Forty six (46) properties, currently designated as Residential 3-5 units per acre, proposed to be Residential 1-2 units per acre and Residential 2-3 units per acre.

Summary of Public Comments

Public comments have included both those for and against the proposed changes. There appears to still be a division in the community with regard to density. Additionally, a policy, to be included in the text of the plan, has been proposed for Area 12 and Area 13 which may serve to provide additional protection for the neighborhood regardless of the density.

Staff Recommendation

These proposed changes center on a discussion of community values and staff does not feel that it is appropriate to make a recommendation regarding the proposal.

Area 13 – Glenridge Area South of Hammond and North of I-285

Description of Change

Twelve (12) properties, currently designated as Residential 5-8 units per acre, proposed to be designated as Residential 2-3 units per acre and Office.

Summary of Public Comments

Public comments have included both those for and against the proposed changes. There appears to still be a division in the community with regard to density. Additionally, a policy, to be included in the text of the plan, has been proposed for Area 12 and Area 13 which may serve to provide additional protection for the neighborhood regardless of the density.

Staff Recommendation

These proposed changes, with the exception of the change to Office, center on a discussion of community values and staff does not feel that it is appropriate to make a recommendation regarding the proposal.

Area 14 – Intersection of Roswell Road and I-285

Description of Change

Seventy nine (79) properties, currently designated as Living-Working Community, proposed to be designated as Living-Working Regional. In addition, public comment has indicated that a transition from the Living-Working Regional designation to a Living-Working Community designation would be appropriate west of Sandy Springs Place consistent with the transition area on the south side of I-285. This change reflects the Living-Working Regional Node at the Roswell Road and I-285 intersection included in the text of the Comprehensive Plan, and the transition to the Living-Working Community and Neighborhood designations.

Summary of Public Comments

Public comments were issued on the possible western extension of the Living-Working Regional designation to include properties available for redevelopment.

Staff Recommendation

Staff recommends approval of the proposed Living-Working Regional and Living-Working Community designations applied to the properties.

Area 15 – Glenridge South of I-285

Description of Change

Three (3) properties, currently designated as Office High Density, proposed to be designated as Living-Working Neighborhood. This change is intended to reflect the current and anticipated development of the properties.

Summary of Public Comments

Comments centered on a concern that allowing retail uses as part of the living-working designation may negatively impact the residential neighborhoods to the south and west. Additionally, property owners were concerned about the limiting effect of the Living-Working Neighborhood designation on the future development and use of the properties.

Staff Recommendation

Based on public comments and the existing developed state of the properties, staff recommends that the two (2) easternmost properties be designated as Living-Working Community to indicate the level of the existing development and consistency with the edge of the PCID area. Staff recommends that the westernmost property be approved as Living-Working Neighborhood. Finally, staff recommends that the text of the Comprehensive Plan be amended to exclude retail components other than accessory uses from the properties.

Area 16, 17, & 18 – Roswell Road South of Glenridge to City Limits

Description of Change

Eighty eight (88) properties, currently designated as Office, Commercial, Residential 8-12 units per acre and Residential 12-20 units per acre, proposed to be designated as Living-Working Neighborhood. This change reflects the Living-Working Neighborhood Nodes at Belle Isle/Roswell and Windsor Parkway/Roswell discussed in the Comprehensive Plan, and the mix of residential and office uses outside of those areas, also discussed. This area also includes the Green Hill Road area, commonly referred to as Area 16.

Summary of Public Comments

The staff has received comments that the boundaries of the nodes and Belle Isle/Roswell and Windsor Parkway/Roswell should be delineated. Staff is currently working to delineate those nodes and will update the Council prior to the meeting on June 20. In addition, the staff has received comments from the public in support of changing the Green Hill Road area from a designation of Residential 2-3 units per acre to a Living-Working Neighborhood designation; the staff has received an equal amount of comments in opposition to such a change.

Staff Recommendation

The staff recommends that the Living-Working Neighborhood designation applied to the properties along Roswell Road and the delineation of the nodes at Belle Isle/Roswell and Windsor Parkway/Roswell be approved. The staff, based on information provided, has determined that the Living-Working Neighborhood designation is not appropriate for the Green Hill properties; however, staff recommends that the properties be designated as Residential 3-5 units per acre.

Area 19 – East Conway

Description of Change

Twenty two (22) properties, currently designated as Residential 1-2 units per acre, proposed to be designated as Residential 2-3 and Residential 3-5 units per acre. This change reflects the current developed state of the properties, and is necessary, in some circumstances, to correct the nonconforming state of properties in the area. The staff recommends approval of the change to Residential 3-4 units per acre.

Summary of Public Comments

Staff has received comments in support of the proposed change from those in the area.

Staff Recommendation

Staff recommends approval of the proposed designation applied to the properties.

Thank you for your attention to this report and recommendations.

Cc: John McDonough, City Manager
Aaron Bovos, Deputy City Manager
Al Crace, Assistant City Manager

City of Sandy Springs
Georgia
 CITY OF SANDY SPRINGS
 2015 PROPOSED INTERIM LAND USE MAP
 Adopted December 1, 2015

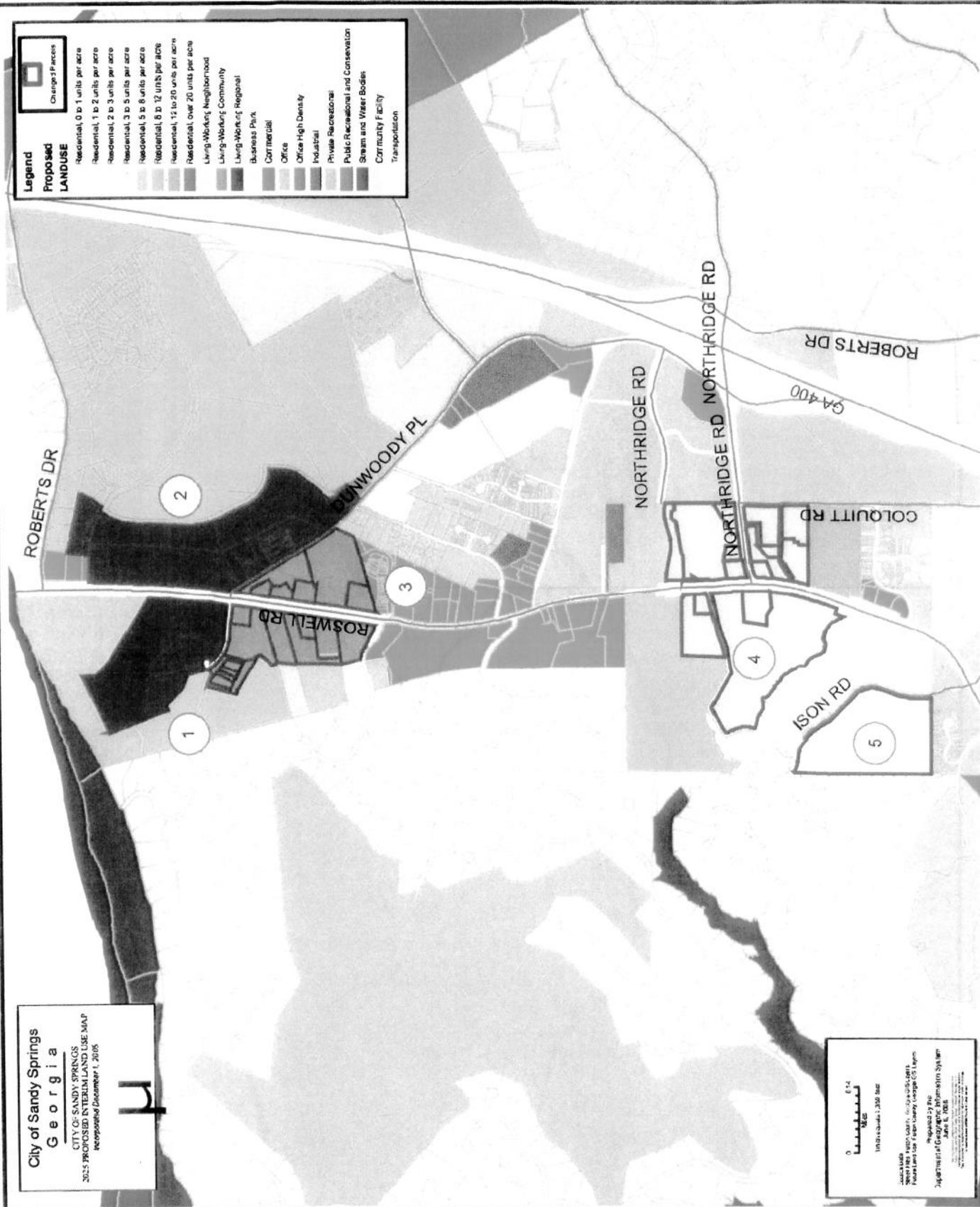


Legend

Proposed LANDUSE

- Residential, 0 to 1 units per acre
- Residential, 1 to 2 units per acre
- Residential, 2 to 3 units per acre
- Residential, 3 to 5 units per acre
- Residential, 5 to 8 units per acre
- Residential, 8 to 12 units per acre
- Residential, 12 to 20 units per acre
- Residential, over 20 units per acre
- Living-Working Neighborhood
- Living-Working Regional
- Business Park
- Commercial
- Office
- Office High Density
- Industrial
- Private Recreational
- Public Recreational and Conservation
- Stream and Water Bodies
- Community Facility
- Transportation

Change/Fences



0 0.4 0.8 1.2
 Miles

Scale: 1 inch = 2,000 feet

DATE: 11/10/15
 SHEET: 1 OF 1
 PROJECT: 2015 PROPOSED INTERIM LAND USE MAP
 PREPARED BY: City of Sandy Springs, Georgia GIS Dept.
 DATE: 11/10/15

City of Sandy Springs
 Georgia
 CITY OF SANDY SPRINGS
 2015 PROPOSED INTERIM LAND USE MAP
 Incorporated December 1, 2005

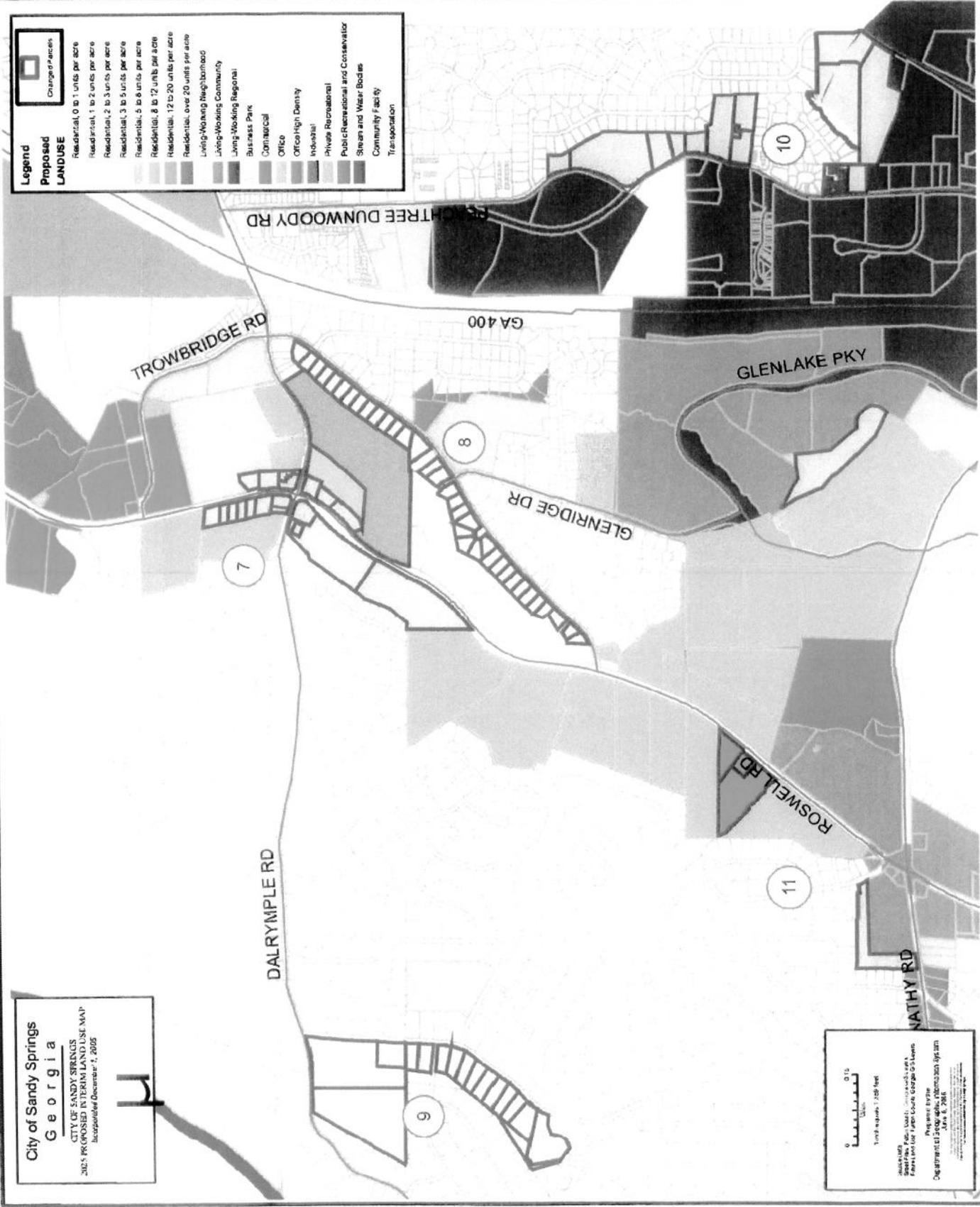


Legend

Change of Acres

Proposed LANDUSE

- Residential, 0 to 1 units per acre
- Residential, 1 to 2 units per acre
- Residential, 2 to 3 units per acre
- Residential, 3 to 5 units per acre
- Residential, 5 to 8 units per acre
- Residential, 8 to 12 units per acre
- Residential, 12 to 20 units per acre
- Residential, over 20 units per acre
- Living-Working Neighborhood
- Living-Working Community
- Living-Working Regional
- Business Park
- Commercial
- Office
- Office High Density
- Industrial
- Private Recreational
- Public Recreational and Conservator
- Stream and Water Bodies
- Community Facility
- Transportation

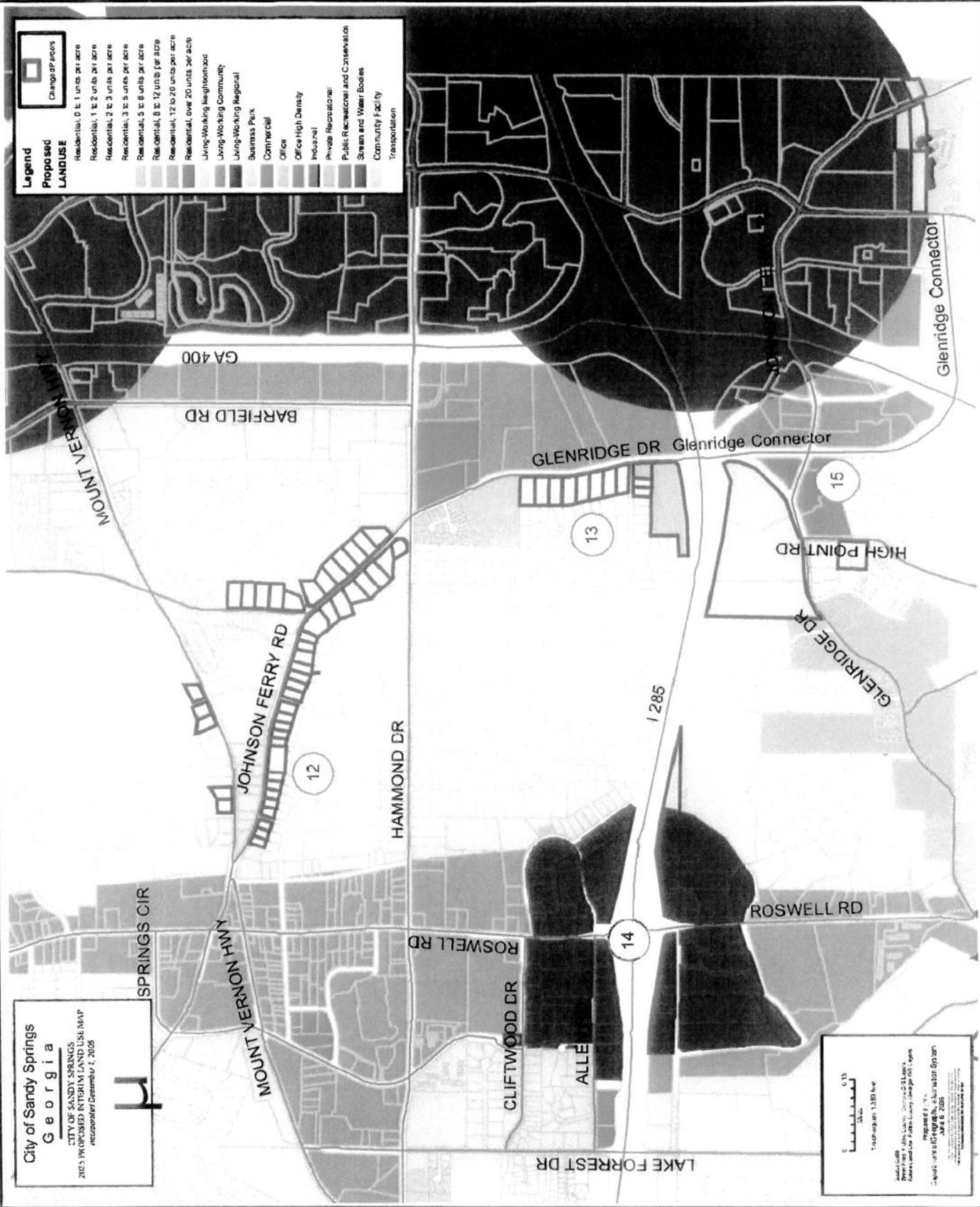


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City of Sandy Springs
 Georgia
 CITY OF SANDY SPRINGS
 2013 PROPOSED INTERIM LAND USE MAP
 reapproved December 7, 2005



Legend	Proposed Land Use	Change/Propose
[Symbol]	Residential, 0 to 1 units per acre	[Symbol]
[Symbol]	Residential, 1 to 2 units per acre	[Symbol]
[Symbol]	Residential, 2 to 3 units per acre	[Symbol]
[Symbol]	Residential, 3 to 5 units per acre	[Symbol]
[Symbol]	Residential, 5 to 8 units per acre	[Symbol]
[Symbol]	Residential, 8 to 12 units per acre	[Symbol]
[Symbol]	Residential, 12 to 20 units per acre	[Symbol]
[Symbol]	Residential, over 20 units per acre	[Symbol]
[Symbol]	Living-Working Neighborhood	[Symbol]
[Symbol]	Living-Working Regional	[Symbol]
[Symbol]	Business Park	[Symbol]
[Symbol]	Community Office	[Symbol]
[Symbol]	Office	[Symbol]
[Symbol]	Office High Density	[Symbol]
[Symbol]	Industrial	[Symbol]
[Symbol]	Private Recreational	[Symbol]
[Symbol]	Public Recreational and Conservation	[Symbol]
[Symbol]	Stream and Water Bodies	[Symbol]
[Symbol]	Community Facility	[Symbol]
[Symbol]	Transportation	[Symbol]



Scale: 1 inch = 1,385 feet
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City of Sandy Springs

Georgia

CITY OF SANDY SPRINGS
 2015 PROPOSED BULKHEAD AND LAND USE MAP
 Incorporated December 7, 2005

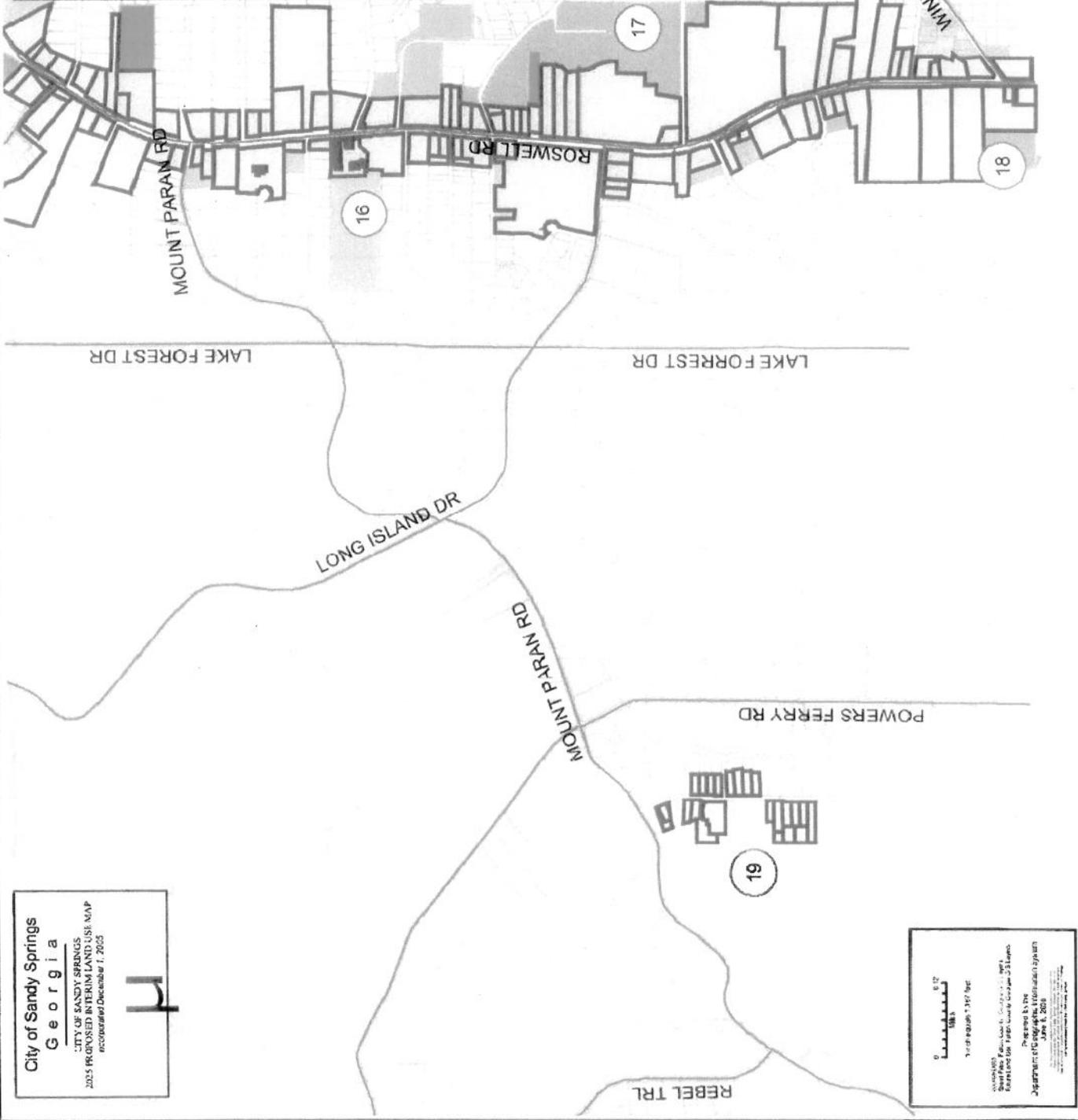


Legend

Proposed LAND USE

- Residential, 0 to 1 units per acre
- Residential, 1 to 2 units per acre
- Residential, 2 to 3 units per acre
- Residential, 3 to 5 units per acre
- Residential, 5 to 8 units per acre
- Residential, 8 to 12 units per acre
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- Residential, over 20 units per acre
- Living Working Neighborhood
- Living Working Community
- Living Working Regional
- Business Park
- Commercial
- Office
- Office High Density
- Industrial
- Private Recreational
- Public Recreational and Conservation
- Stream and Water Bodies
- Community Facility
- Transportation

Change of Uses



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RZ06-005

RESOLUTION# _____

First Reading: June 6, 2006

Second Reading: June 20, 2006

**STATE OF GEORGIA
COUNTY OF FULTON**

**A RESOLUTION TO ADOPT THE CITY OF SANDY SPRINGS
INTERIM 2025 COMPREHENSIVE PLAN**

BE IT RESOLVED by the City Council for the City of Sandy Springs, Georgia while in regular session on June 20, 2006 at 7:00 p.m. as follows:

SECTION 1. That the Georgia General Assembly approved the Charter of the City of Sandy Springs, Georgia, which requires the City of Sandy Springs to adopt a Comprehensive Plan within thirteen (13) months of the City's inauguration; and

SECTION 2. That the Georgia General Assembly, during the 2006 Session, amended the Charter of the City of Sandy Springs, Georgia, to extend the period for adoption of a Comprehensive Plan to twenty-four (24) months from the City's inauguration; and

SECTION 3. That the Mayor and City Council of the City of Sandy Springs adopted the *Fulton County 2025 Comprehensive Plan and Land Use Map* on December 1, 2005 and subsequently adopted the *City of Sandy Springs Interim 2025 Land Use Map* on December 20, 2005; and

SECTION 4. That the Georgia Department of Community Affairs has advised the staff that it would be appropriate to adopt those specific sections of the Fulton County Comprehensive Plan specific to the City of Sandy Springs on an interim basis; and

SECTION 5. That the Mayor and City Council have determined the importance of having a policy document that is clear, concise, and accurate with regard to the area comprising the City of Sandy Springs; therefor

SECTION 6. The Mayor and City Council hereby adopt the *City of Sandy Springs Interim 2025 Comprehensive Plan* and *Interim 2025 Land Use Map*, included herewith as attachments "A" and "B", respectively.

SECTION 7. This Resolution is effective June 20, 2006; and

SECTION 8. That this Resolution shall become effective upon its adoption.

RESOLVED this the 20th day of May, 2006.

Approved:

Eva Galambos, Mayor

Attest:

Jeanette R. Marchiafava, City Clerk

(Seal)

SANDY SPRINGS

G E O R G I A

City of Sandy Springs Interim 2025 Comprehensive Plan

By
City of Sandy Springs Department of Community Development
And
Fulton County Environment and Community Development Department

RZ2006-005
Draft – May 12, 2006

City of Sandy Springs Mayor and City Council

Eva Galambos, Mayor

Dave Greenspan, District 1

Dianne Fries, District 2

Rusty Paul, District 3

Ashley Jenkins, District 4

Tiberio “Tibby” DeJulio, District 5

Karen Meinzen-McEnerny, District 6

City of Sandy Springs Planning Commission

Roger Rupnow, Chair

Bob Wiley, Vice Chair

Lee Duncan

Bill Huff

Susan Maziar

David Rubenstein

Wayne Thatcher

City of Sandy Springs Manager’s Office

John F. McDonough, City Manager

Aaron Bovos, Deputy City Manager

City of Sandy Springs Department of Community Development

Nancy J. Leathers, AICP, Director

Tom Wilson, Deputy Director

Michael Zehner, Assistant Director, Planning and Zoning

Cesar Geraldo, Manager of Comprehensive Planning

Josh Lontz, Planner I

Patrice Ruffin, Planner I

Doug Trettin, Planner I

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INTRODUCTION

The City of Sandy Springs Interim 2025 Comprehensive Plan is based on Focus Fulton, Fulton County's 2025 Comprehensive Plan. Due to the recent incorporation of the City of Sandy Springs the City has adopted the Focus Fulton Plan as a measure to effectively plan for the future of the City. In the coming months and years the City will work to adopt its own plan, but the Focus Fulton plan will serve the City well during this interim period due to its recent drafting and approval and the participation of numerous members of the Sandy Springs community in its adoption.

Focus Fulton is a 20-year policy plan (2005-2025) designed to articulate and implement a vision of how Fulton County will grow in ways that sustain its stakeholders' values. Focus Fulton is the first countywide planning process undertaken since 1988. The face of Fulton County was changed dramatically over the last 15 years. Quality of life, employment opportunities and the County's natural beauty continue to make Fulton one of the premier places to live, work and play. The key to maintaining this quality of life and shaping future development is the Comprehensive Plan.

The Comprehensive Plan establishes policies and provides a framework for adapting to the changing conditions over time. The building blocks of the Comprehensive Plan are the elements required by the state's Department of Community Affairs (DCA). The vision, goals, policies and strategies for each element in the plan were developed over an 18-month process working with the citizens of the county, a 50-member steering committee comprised of neighborhood representatives, developers, attorneys, and business representatives and Fulton County staff. Regular Steering Committee meetings were held with presentations by experts in the field of the plan elements. Subcommittees, corresponding to the plan elements, were formed to focus in depth on each element.

The Georgia Planning Act

In 1989, the State of Georgia adopted the Georgia Planning Act. The Act establishes Minimum Planning Standards and Procedures for Local Comprehensive Planning by local governments (counties and cities) in the State of Georgia. The Minimum Standards call for the development of 20 year Comprehensive plans every ten (10) years. The Minimum Planning Standards also established the three step planning process in developing comprehensive plans. The three steps are: Inventory of Existing Conditions, Assessment of Current and Future Needs and, Articulation of Goals and an associated implementation program.

Furthermore, the Minimum Planning Standards establishes the elements to be included in Comprehensive Plans. These elements are listed below.

- Element 1. Population: This element includes historic, current and forecast population, households, age distribution, educational attainment, and income.
- Element 2. Economic Development: This element includes historic, current and forecast economic base, employment and earnings by sector, income, labor force, employment rates, labor force participation by sex, economic development resources, economic development strategies, retention/expansion and incentives.

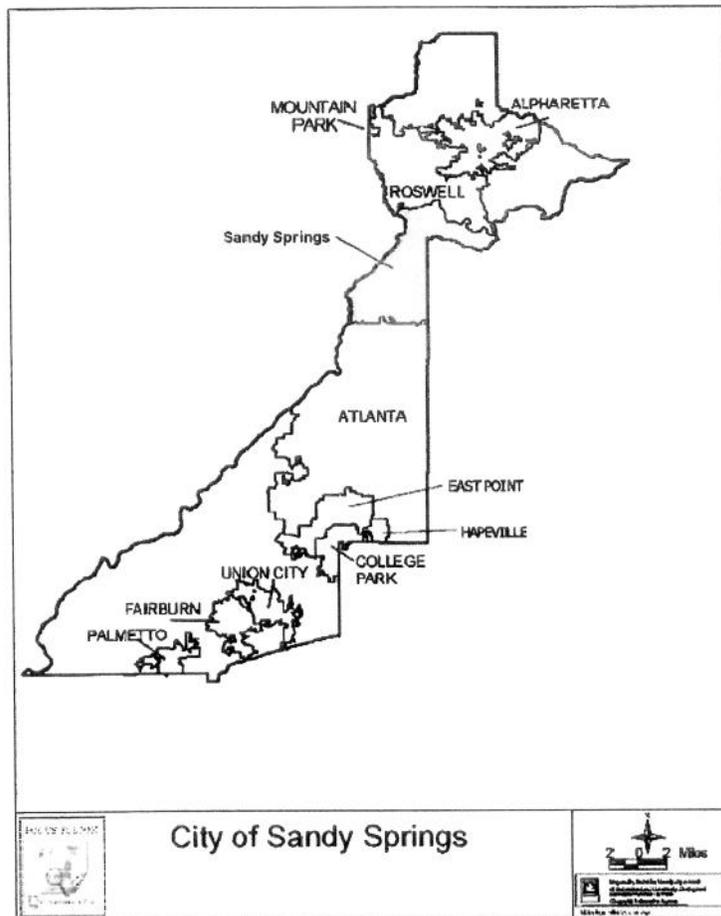
- Element 3. Housing: This element includes historic, current and forecast of housing types, housing units, age & condition of housing units, owner & renter characteristics, housing cost, cost burden, and occupancy levels.
- Element 4. Natural and Cultural Resources: This element includes discussion of public water supply sources, water supply watersheds, ground water recharge areas, wetlands, protected rivers, flood plains, soil types, steep slopes, prime agricultural & forest land, plant & animal habitats, major park & conservation areas, scenic views and cultural and historic resources.
- Element 5. Community Facilities and Services: This element includes information on general government, water supply, sewer and wastewater, solid waste, public safety, recreation & parks, hospitals & health care, libraries & cultural facilities and stormwater management.
- Element 6. Land Use: This element includes identification of existing land uses, assessment of current and future land use needs based on population and employment forecasts and the 2025 Land Use Map.
- Element 7. Intergovernmental Coordination: This element includes an inventory of intergovernmental coordination mechanisms with adjacent local governments, school boards, special districts, independent development authorities, utilities and interrelated state programs.
- Element 8. Transportation: This element includes an inventory, assessment of current and future needs of transportation facilities (streets, roads, highways, bridge, bicycle and pedestrian facilities), public transportation and services, railroads and airports.
- Element 9. Implementation: This element includes vision, policies, and strategies for each of the plan elements and an implementation schedule.
- Element 10. Community Participation: This section describes the planning process undertaken for the development of this plan.
- Element 11. Capital Improvements Element and Short Term Work Program: This element includes the capital projects that could be funded with impact fees over the next twenty years as well as countywide capital projects and other initiatives scheduled for the next five years.

One of the main purposes of this Comprehensive Plan is to provide policies that guide the development of the City in the context of future growth. The plan reflects the community's vision, establishes a long-term plan to implement policies and improve coordination at the City, County, Regional, State and Federal levels. These policies can be looked to by stakeholders and by all levels of government in planning for growth. Specifically, the plan will be used by the City to guide decisions about proposed ordinances, policies and programs and to assist departments in the development of the scope of the City's short-term work program.

CHAPTER 1 - POPULATION ELEMENT

Introduction

The Population Element provides the framework for the development of the Comprehensive Plan. The information in the Population Element paints a picture of where the area comprising the City of Sandy Springs has been, the way it is now and forecasts how it will be in the future. This information is critical in determining future service needs, infrastructure requirements, and housing demand, among others.



Forecasting Sources, Methods

The population estimates contained herein are based on those provided in the Focus Fulton Plan. According to the Focus Fulton Plan the Fulton County Department of Environment and Community Development (E&CD) uses a building permit model to estimate population. The forecasts are based on a gradual reduction in permits as the remaining vacant buildable land diminishes. This model was calibrated to the 1990 - 2000 US Census, but is different than the Census Bureau's Estimates

(www.census.gov, click on estimates) and Atlanta Regional Commission's (ARC) County Forecasts to 2030 found on their website (www.atlantaregional.com).

Building permits issued for new housing units are a leading indicator of population growth. Permits suggest that most municipalities in the region have exceeded the Atlanta Regional Commission's (ARC) forecasts and those prepared by Woods & Poole Economics, Inc. for the Georgia Department of Community Affairs (DCA) (This forecast can be found at DCA's "Plan Builder" located at their website www.GeorgiaPlanning.com). For instance, the 2005 Fulton County population estimate of 904,801 persons already is very close to the Woods & Poole forecast of 905,240 for 2020. The building permit model estimates can be contrasted with the ARC census tract forecasts which E&CD prorates up to the higher E&CD countywide totals and uses for small area forecasts.

Fulton County uses a permit driven method which starts with total housing units from the previous year which are incremented with 95% of housing units authorized by building permits issued (5% are never completed for whatever reason) and decremented with 0.46% to account for losses due to demolitions and net conversions. This results in the current year total housing units. From the total housing units are subtracted the number of vacant units to obtain households. Households, multiplied by average household size, yields total household population to which is added group quarters population to get total population.

The vacant housing units are estimated by assuming a vacancy rate and multiplying it by the total housing units calculated above. The assumption is that the vacancy rates will remain at the 2000 level unless hard data indicates a change. Average household size will be discussed in Section 1.2.2.0 which follows, but generally average household size has been declining over time, and the nation's household size measured in each decennial census from 1790 to 2000 has declined. Annual census surveys have noted some brief increases, but these are generally during severe recessions. The current 2004 estimate of household size is 2.39 persons per household.

The model assumes that there will be a gradual reduction in the number of permits issued reflecting the increasing difficulty in obtaining permits and the decreasing availability of suitable vacant land. Table 1-1 which follows is the current output of the model. As time permits, this model will be updated and refined to establish the holding capacity of the land under the land use policies to be determined by this plan. This is then a system with feedback loops. It is also a system which involves ten independent cities which also have their own policies, plans and permit issuing capability. Six of those cities: Alpharetta, East Point, Fairburn, Hapeville, Roswell and Union City fall entirely within Fulton County, but four extend beyond the County boundaries: Atlanta into DeKalb County, College Park into Clayton County, Mountain Park into Cherokee County and Palmetto into Coweta County. The 2004 permitted units show 16,919 units yielding a 2005 population estimate of 904,796 persons in Fulton County. This table will be recalculated to reflect the jump in permitting activity. Each table in this element indicates the sources. The specific source of data is given instead of just indicating: "Census Bureau", a specific web site, or published table number and publication title is indicated.

Total Population

Inventory

The Focus Fulton Plan indicates the City of Sandy Springs to have an estimated 2005 population of 86,698, making it the second (2nd) largest city behind the City of Atlanta out of the eleven (11) cities in Fulton County. The City of Sandy Springs is the seventh (7th) largest city in the State of Georgia.

Table 1-1: 1980-2025 Population and Forecasts in the City of Sandy Springs								
	1980	1990	2000	2005	2010	2015	2020	2025
Sandy Springs	46,877	68,243	85,835	86,698	92,529	97,546	101,678	105,861
Source: U.S. Bureau of the Census, Census Counts for 1980, 1990, and 2000. Permitted Unit Population Estimating Model for 2005 by E&CD. Forecasts are based on ARC modified to Fulton County control totals. Revised 04/26/2005.								

Table 1-2: Population Increase in the City of Sandy Springs				
	1980-2005		2005-2025	
	Population Increase	Percent Growth	Population Increase	Percent Growth
Sandy Springs	39,821	84.95%	19,163	22.10%
Source: Table 1-4 calculations by E&CD. Revised: 04/26/2005				

Seasonal Population

Inventory

Seasonal population is not a significant factor in the City of Sandy Springs. There is no fixed “season” in the City of Sandy Springs as there might be in a beach or mountain resort. There are seasonal events and major attractions in the City of Atlanta which draw significant crowds and may allow for increased tourist stays in the City of Sandy Springs due to its proximity to the City of Atlanta.

Assessment

While the continued growth of events and attractions in the City of Atlanta and the greater Atlanta Metropolitan Area will continue to provide a significant tourist presence in the City of Sandy Springs, these visits do not compare to the daytime population driven by employment for the City.

Daytime Population

Daytime population is an estimate of the number of people who would be counted in The City of Sandy Springs at working hours (at noon for example) on a typical day. It is the resident population less the out-commuters plus the in-commuters plus the occupants of hotels plus non-hotel visitors to attractions in the City. There are others who may also be in the City, but are not counted because of lack of information (such as day students at local colleges and universities or persons visiting professional offices).

Inventory

The daytime population is significant in the City of Sandy Springs. The number of in-commutes is very large due to the location of major job centers in the Perimeter area and along GA 400.

Assessment

The daytime population estimate gives a sense of how many people are present in the City of Sandy Springs during the working hours of a typical day. The components measure the commuting of City residents out to jobs elsewhere, the number of outside residents commuting to jobs located in the City, and people visiting Sandy Springs either staying in hotels or spending part of the day to visit major attractions or to attend an event. There are many others who could be added or subtracted to this total (examples are day students, people visiting professional offices, people visiting friends and relatives, etc.), but estimating these would amount to guesses since no source of data could be provided.

The land use and planning aspects are numerous. The daily workers and visitors here generate demand for parking, office space, transit services, meals, and sundry goods and services. The movement of people to and from work, to and from restaurants, to and from secondary business locations generate pedestrian, transit and vehicular trips. These impact the sidewalks, transit and streets of the City as well as water, sewer and emergency services.

HOUSEHOLDS

Number of Households

Inventory

Total population includes household population and group quarters population. The household population lives in occupied housing units also called households. Group quarter's population resides in nursing homes, college dormitories, military barracks, and prison, jail or detention facilities.

The number of households in Fulton County has increased by 62.63% from 1980 to 2005, a higher rate than the 53.38% increase in total population. This is largely due to the decline in average household size (Table 1-4). The number of households is projected to increase by 42% by 2025, while the population is projected to increase by 36%.

The North Fulton planning area has the highest number of households, corresponding to its highest population of the Planning Areas. The unincorporated part of Fulton County had just 847 persons in group quarters or 0.37% of its population. Most of this (486) was in Sandy Springs nursing homes.

Table 1-3: Summary of Total Population, Group Quarters Population, Household Population, Average Household Size, Households, Vacant Housing Units and Total Housing Units for the City of Sandy Springs, in 2000

City of Sand Springs Planning Area	Population	Group Quarters	Household Population	Average Household Size	Households	Vacant Housing Units	Total Housing Units
Planning Areas:							
Sandy Springs	85,781	486	85,295	2.17	39,346	3,448	42,794

Source: Fulton County Department of Environment and Community Development (DECD) based on the 2000 Census with estimates of portions of cities in adjacent counties. 03/09/2005

Table 1-4: 2000 Household Population and Household Size by Planning Area

	Sandy Springs
Household Population	85,349
# of Households	39,309
# of families	19,718
%family households	50.2%
Avg. HH size	2.17

Source: U.S. Census, Census 2000 from www.census.gov, Special E&CD GIS tabulation of SF-1 which contains the 100% counts.

Table 1-5: Household Forecasts in the City of Sandy Springs

Planning Area	2000	2005	2010	2015	2020	2025	Diff 2005-2025
Sandy Springs	39,346	42,683	46,076	48,770	51,097	53,554	10,871

Source: E&CD GIS Special tabulation of 2000 Census Counts and E&CD Forecasts

Assessment

While it is anticipated that the City of Sandy Springs will add new units, the plan sets policies to guide the location of these housing units. The policies call for Live Work land use designations on or within walking distance of major existing or proposed transportation corridors. It also calls for mixed uses and residences in close proximity to commercial and office uses to encourage the ability of residents to walk to stores and offices. However, the City of Sandy Springs has a projected percentage of family households of 50%, which may have implications for planning the type and location of housing units.

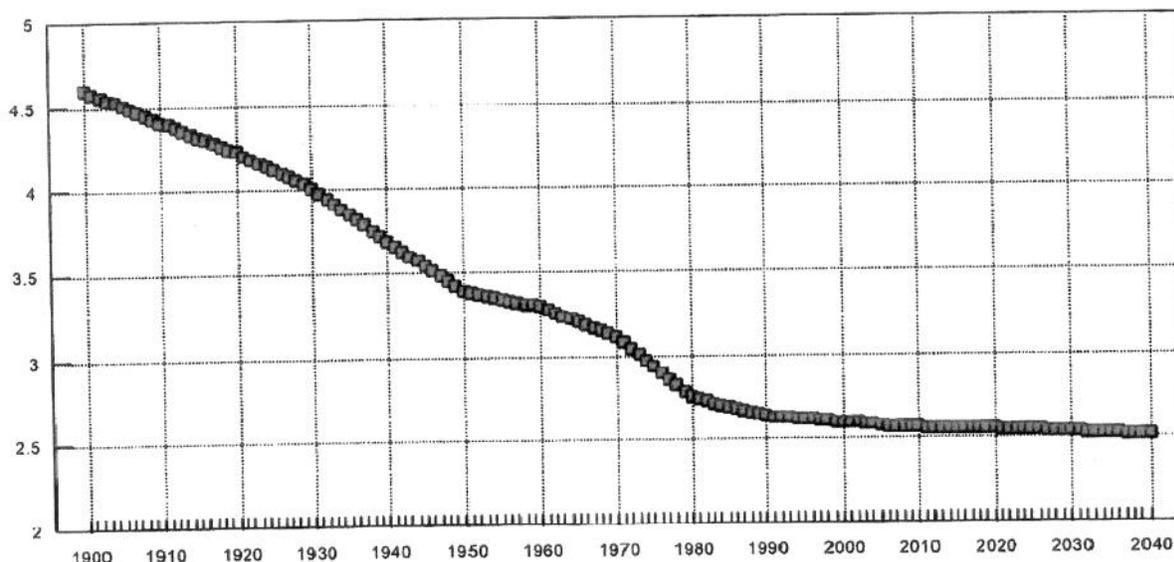
Average Size of Households

Inventory

Population per household has been generally decreasing in the United States since the first census in 1790 and is expected to continue to decrease but at a very slow rate. Graph 1-2 illustrates the rapid decline in average household size from 1900 to 1980, and the gradual decrease since 1980. The household size in Georgia and in Fulton County parallels the decline in the nation. Fulton County's household size has decreased from 2.54 persons per household in 1980 to 2.37 persons per households in 2005. Household size is forecasted to decrease to 2.27 by 2025.

Compared to the 10 counties in the ARC Atlanta Region, Fulton County has the smallest household size. The counties at the periphery of the Atlanta Region have the largest households (Gwinnett – 2.88 Henry and Rockdale – 2.87), while those closer to the core, have the smallest households (Cobb – 2.64 and DeKalb- 2.62). This relates to the mix of housing types with apartments and condominiums having a smaller size than single family units. The average household size is also very variable within the County. According to the 2000 US Census, the average household size in unincorporated Fulton County was 2.58, higher than the Fulton County average household size of 2.44. In unincorporated Fulton County, household size varied from 2.17 to 2.90. According to ARC, high-growth suburban areas tend to have higher household sizes since they appeal to young families. The average household sizes in North Fulton of 2.96 and in South Fulton of 2.84 reflect this trend. On the other hand, the population per household was lowest in Sandy Springs. Sandy Springs has older neighborhoods, very affluent areas and a larger number of apartment units, all of which are factors in smaller household size.

Average Household Size, 1900-2040
United States



Assessment

Household size is affected by the state of the economy. It tends to slow in the rate of decline or even increase slightly during recessions. This is because adult children tend to not form their own households, double up, or move back with their parents when they are unemployed. The year 2000 was a recession year and the economy is only now beginning to pick up steam.

Other factors that drive household size down include: high divorce rates, which produce family fragments living separately, and the aging of the population, resulting in the increasing numbers of widows or widowers living alone. The Census Bureau has not provided current projections of household size, but does conduct the annual American Community Survey that includes household composition and size.

Large numbers of Hispanic immigrants, many uncounted, have large household sizes and counter the 210 year downward trend in household size. The Atlanta Region has had a much lower share of the Hispanic immigrant population than the national average. This trend is changing as Fulton County catches up to the normal trend.

Population per household is expected to continue to decline citywide through the year 2025. The decline in average household size in the United States is most obvious at the extremes; the percentage of single occupant housing units has doubled from 1950 to 2003, while the percentage of households containing five or more people has dropped from 22.6% in 1960 to 9.81% in 2003.

Fulton County and Georgia should mirror the nation in this regard. But while the share of single occupant households has increased in nation, State and County, the number of households with five or more persons has increased in both the State and the County, while it declined in the nation. Moreover, Fulton County has a larger share of single person households than the US and Georgia. Table 1-11 presents 1990 and 2000 Census counts of households by size for the nation, State and County

The average household size is a key factor in the building permit driven demographic estimating and forecasting model. Households are multiplied by average household size to obtain household population. The final population is the sum of household population and group quartered population. Since the average household size has only three significant digits, small variances can result in fairly large differences in the household population. The assumption of continually declining household size may be endangered if the share of large households begins to increase.

Table 1-6: Households by Size: 1990 and 2000 From Census Counts							
Year	All Households	One Person	Two Persons	Three Persons	Four Persons	Five or More Persons	Persons Per Household
United States							
1990	91,947,413	22,592,150	29,447,615	15,971,656	13,857,123	10,078,866	2.63
2000	105,480,101	27,227,982	34,419,634	17,452,353	14,970,059	11,410,073	2.59
Percent share:							
1990	100.00%	24.57%	32.03%	17.37%	15.07%	10.96%	
2000	100.00%	25.81%	32.63%	16.55%	14.19%	10.82%	
Georgia							
	All Households	One Person	Two Persons	Three Persons	Four Persons	Five or More Persons	Persons Per Household
Year							
1990	2,366,618	537,892	741,946	457,914	383,427	245,436	2.68
2000	3,006,369	710,577	963,712	551,335	460,281	320,464	2.65
Percent share:							
1990	100.00%	22.73%	31.35%	19.35%	16.20%	10.37%	
2000	100.00%	23.64%	32.06%	18.34%	15.31%	10.66%	
City of Sandy Springs							
1990							
2000							
Percent share:							
1990	100.00%						
2000	100.00%						
U.S. Census Bureau, Census 2000 and 1990, SF-3 Sample Data, 2000: Tables H16 & H18, 1990: H018.							

The physical size of housing in the United States has been increasing. In 1970, the average size per unit constructed was 1,500 square feet. In 2004, each unit was estimated to be 2,391 square feet, and by 2025 the average units is forecasted to be about 3,000 square feet. The average household size in 1970 was 3.11 persons resulting in 482 square feet per occupant. In 2004, the average household size had declined to 2.57 people per household and the square footage per occupant was 844. By 2025, if current trends continue, there will be nearly 1,200 square feet per occupant. The effect of this is to consume more land if floor area ratios (FAR) are constant. At the same time, the number of single person households has increased from 18.2% in 1980 to 25% in 2005 and the number of family households has decreased from 64% in 1980 to 58% in 2005.

In 2004, 95% of permitted housing were single family units many with four bedrooms despite an average household size of 2.37 persons per household and a trend towards even smaller sizes in the future. Moreover, the acreage per housing unit has been increasing rather than decreasing. This may indicate that new housing is not taking into consideration the changing household size and composition.

Age Distribution

Inventory

The median age of the population increased from 29.5 in 1980 to 32.7 in 2000 and is forecasted to increase to 34.0 by 2025. However, Fulton County has a large percentage of its population in the young working ages of both genders aged 19 through 40 as compared to the United States. This is balanced by much lower percentages of the population in ages 58 through 95. The school age population is also low in ages 10 through 18. Table 1-12 tabulates population by age from 1980 through 2025 by five year age groups.

Table 1-13 aggregates the population into six age groups representing major stages in life such as 0 to 4 years old (preschool children), 5 through 17 (total school age) and 18 through 44 year old group (starting their own households and careers). By age 44, the birth rates are close to zero and most careers are mature and settled. The peak earning years (45 through 64) contains people who have become very skilled in their careers and have historically reached their peak earnings. After age 65, there are two groups- the age 65 through 84 year olds who are still largely active, self sufficient and able, and the 85 and over group who are increasingly frail, increasingly dependent on others for transportation, health care and other services and have high rates of living in assisted living facilities and nursing homes (247 people in the 2000 Census listed their ages as 100 and over, however Census Bureau studies show a tendency of people to over-report ages in these ages).

In Fulton County, the largest group is the family forming persons age 18 to 44 with an estimated 43.7% of the population or 391,202 in 2005. It is expected to rise to 504,523 persons by 2025. The second largest group, with 212,296 or 23.5%, is age group 45 to 64. This is the group with greatest growth in the next five years. The population age 65 years and over is increasing dramatically as the "Baby Boom" begins to enter this age group. The younger seniors (age 65 to 84) currently number 65,614 and are forecast to increase to 137,475 by 2025, double the current figure. The 85 and older age group currently number 12,126 persons, and are expected to nearly double by 2025. If life expectancy is increased significantly by medical breakthroughs, this group could increase even more.

Table 1-7 aggregates the population in the City of Sandy Springs into the six age groups. The City of Sandy Springs has a percentage of preschool age children between 0 and age 4 of 5.5%, and a school age population of 12.3%. The majority of Sandy Springs population is comprised of the 18 to 44 year range, considered the family forming group. Sandy Springs has a high percentage of the 65 years and older population. This is to be expected due to the early development of the Sandy Springs area..

Assessment

While the Focus Fulton Plan did not make many assessments with regard to the age of population in the City of Sandy Springs, it can be anticipated that the large number of residents comprising the 18 to 44 year old range, or family forming group, may lead to a younger population over time.

Table 1-7: Stage of Life Age Group Population for the City of Sandy Springs in 2000	
Stage of Life	Sandy Springs
0-4 Preschool	4,691
5-17, School Age	10,589
18-44 Family Forming	43,617
45-64 Peak Earning	18,558
65-84 Younger Seniors	7,178
85 + Older Senior	1,201
Total Population	85,834
Percents of the Total:	
0-4 Preschool	5.5%
5-17, School Age	12.3%
18-44 Family Forming	50.8%
45-64 Peak Earning	21.6%
65-84 Younger Seniors	8.4%
85 + Older Senior	1.4%
Total Population	100.0%
Source: United States Bureau of the Census, Census 2000, special tabulations using GIS by Planning area	

Racial Composition

Inventory

In 2000, the White population was 77.6% in Sandy Springs. The African-American population was 12.0%. The American Indian population was 0.18%, and Asian and Pacific Islander population including Hawaiians was 3.3%. The “Other” group, slightly smaller than Asians, is 4.9% in Sandy Springs.

Hispanic population may be of any race and is listed separately in the Census. Sandy Springs had 9.9%. In 2000 Sandy Springs had the largest concentration in Fulton County but its 9.9% was still much lower than the 12.55% in the United States.

Table 1-8: 2000 The City of Sandy Springs Population by Race	
Race	Sandy Springs
White	66,573

Table 1-8: 2000 The City of Sandy Springs Population by Race

Race	Sandy Springs
White %	77.56%
African American	10,333
African American %	12.04%
Am. Indian, Eskimo & Aleut	154
Percent	0.18%
Asian/Pacific Islander	2,821
Asian/Pacific Islander %	3.29%
Other	4,241
Other %	4.94%
Two or more races	1,669
Two or more races %	1.94%
Spanish Origin	8,517
Spanish Origin %	9.92%

Source: U.S. Census Bureau, Census 2000 SF-1 tabulations with percent calculations by DE&CD.

Assessment

In Fulton County, the percentage of African American population peaked at 51.45% in 1980 and was estimated to be 43.6% in 2004. Fulton County’s historic high shares of African Americans will very gradually lessen. In the very long range, it is expected that Fulton County will approach the national rate currently about 13%. For the 2025 period, a figure of about 42% for Fulton County is more reasonable. The racial composition will be tracked by the annual American Community Surveys of the U.S. Census Bureau and E&CD will revise its forecasts from time to time if actual trends depart from its forecasts.

The Hispanic population was less than 1% of the total in 1970 (3,996 people) and just 1.3% in 1980 (7,574 people). In 2005, it stands at 6.76% (60,474 people). Since Fulton County is still far below the national average of 12.55%, it is expected that their share of the population will increase faster than the increases projected for the nation and by 2025 this could grow to 163,133 or 13.4% of population. This will be monitored and adjusted as American Community Survey data shows divergence from the forecasts. The impact on the Fulton County is an increasing task of educating non-English speakers. Already the children of recent Hispanic immigrants are learning English, and educational programs (including adult education) are focusing on English as a second language.

Educational Attainment

Inventory

The United States is a leader in the world in possessing well equipped and staffed colleges and universities. The result of these resources is that the U.S. has 44.5 million college graduates or 24.4 percent of its adult population age 25 and over. Only Norway, with 25.6%, has a greater percentage and the world total is just 4%. The United States, with 4.6% of the world’s adult population, has 28% of the world’s college graduates. These figures are not static and the U.S. is rapidly increasing its pool of college graduates. Table 1-18 presents 2000 Census data for the educations attainment of the population over 25 years old for the United States, Georgia, ARC and Fulton County.

High School (or G.E.D) completion is increasing in the United States. Only 13.5% of adults in 1910 achieved high school graduation, but by 1970 had passed the 50% mark and was measured at 55.2%. Since that time, high school graduation has been seen as a must for all school systems in the United States. By 2000 84.1% of adults (including older adults born at times where it was still difficult to complete high school) had achieved high school graduation. In the future, it is believed that by 2025 91.5% of Americans will have achieved high school graduation or more. There will be a threshold so that great improvements beyond 90% will be increasingly harder to accomplish.

While the United States has significantly reduced the share of people with less than 5 years of education, Fulton County started with higher shares in this category. In 1960, with the beginning of the civil rights movement, 8.3 % of U.S. population was in this category while 12.0% of Fulton County’s adults fell into this category. Since then Fulton County has caught up with the nation.

Approximately 84.0% of Fulton County’s population age 25 and over has a high school diploma or higher, compared with 80.4% in the United States and 78.6% in Georgia. College or higher attainment in Fulton (41.4%) was much higher than the nation at 24.4%, Georgia’s at 24.3% and ARC’s at 33%. The Census Bureau’s annual American Community Survey for 2001 ranked Fulton as the fifteenth highest County in the nation by percent of the population with a bachelor’s degree or more. In 2004, Fulton County ranked 17th in the nation with 45.7% of the population achieving a college education or more. Georgia ranked 25th among states with 25.6% achieving college graduation or more. The overall rate in the United States was 27%. The City of Atlanta ranked 6th in the nation with 42.9% of the population achieving college education and 4th in the nation or 17.1% of 25 and over with advanced degree. Fulton County ranked 28th in the nation, with 15.9% achieving advanced degrees.

Table 1-9 shows the educational attainment of the City of Sandy Springs.

Educational Attainment	Sandy Springs
Less than 9 th Grade	2.58%
9 th to 12 th Grade (no diploma)	3.15%
High School graduate (or GED)	10.95%
Some College, no degree	16.56%
Associate Degree	5.99%
Bachelor’s Degree	39.59%
Graduate or Professional Degree	21.17%
High School Graduate or higher	94.3%
Bachelor’s degree or higher	60.8%
Source: Census SF-3 Data from profiles on the Census Bureau	

Assessment

The 2000 census recorded that in the U.S. 80.4% of persons age 25 and over had graduated from high school (including GED) and 24.4% had graduated from college; but this is changing. In 1910 just 2.7% of the adult population possessed college degrees and by 1960 that figure had increased to 7.7%, by 1990 21.3% had college degrees and the last census in 2000 counted 25.6%. If this trend has continued the current figure for 2005 is 27.8%. By 2025 it is likely that 32% to 35% of U.S. adults will possess a college degree or more.

This region and the City of Sandy Springs are competing in the marketplace of the world. Fulton County's high schools located in the City of Sandy Springs are tasked to reduce and hopefully eliminate dropouts, teach language skills to those with limited English language proficiency, and hold themselves accountable to meeting and exceeding reasonable thresholds on national tests. At all community meetings, the issues of overcrowding and low achievements were raised. Even in areas where there was high test performance, citizens believe the school system can do better.

Many homebuyers consider the quality of each neighborhood's schools and prospective employers tend to locate in areas where employees have the skills and education matching their requirements. Therefore, the best school districts tend to attract and retain the best new residents or employers.

Dropout Rates

Inventory

The Fulton County Public School system and the Atlanta Public School System both serve Fulton County. The Atlanta Public School system serves the City of Atlanta while the Fulton County Public School system serves the rest of Fulton County. This report will focus on the Fulton County Public School system. During the 2002-2003 school year, Fulton County Public Schools had a dropout rate of 3.8% compared with 5.5% for the state. The County, the State and the City are working hard to lower the dropout rates. The rates are highest among students who indicate Native American race/ethnicity and lowest among Asians according to the 2002-2003 State of Georgia K-12 Annual Report Card on K-12 Public Schools. Hispanics have high dropout rates and the number of Hispanic students in the schools is rapidly increasing.

The "Dropout rate" has been replaced by the "Graduation rate" in all Georgia schools and the following describes what it is and how it is calculated. To comply with the No Child Left Behind Act (NCLB), Georgia has defined a graduate as a student who leaves high school with a Regular Diploma (this does not include Certificates of Attendance or Special Education Diplomas) in the standard time (i.e., 4 years). In prior years, Georgia has reported a completion rate that allowed the inclusion of students receiving a Certificate of Attendance or a Special Education Diploma. Because of the NCLB timeline for reporting information, graduation rate is calculated by using information in the relevant Student Records.

The actual graduation rate calculation is a proxy calculation; in other words, the lack of unique statewide student identifiers does not allow for tracking of individual students across the four high school years. The graduation rate reflects the percentage of students who entered ninth grade in a given year and were in the graduating class four years later. The 2003-2004 K-12 Report Card provides the 2002, 2003, and the 2004 graduation rates.

Completers are those students who exit from high school with some credential. Some exit with regular diplomas and others exit with either a Special Education Diploma or a Certificate of Attendance. Graduates are completers who have met course and assessment criteria. Graduates have completed a high-school program of study of a minimum of 22 Carnegie units and have passed the four subject areas (English, Mathematics, Science, and Social Studies) of the Georgia High School Graduation Test and the Georgia High School Writing Test.

Assessment

According to the Georgia Department of Education, each year in Georgia the 12th grade class is approximately 40% smaller than the 9th grade class four years earlier. Georgia has one of the highest dropout rates in the country. In an era of increasing mobility, dropout rates are very hard to calculate. It is argued that many students drop out of one school, but are enrolled in a public school elsewhere, or enroll in a private school. To deal with this the state and all its school systems use “graduation rates”. There is also a tendency for students who fail to graduate to enroll in G.E.D. classes. This is usually fueled by the fact that all but the low skill jobs require high school graduation, and to and increasing degree, require college or graduate degrees. Colleges require graduation from high school.

In response to citizen concern that a significant proportion of their tax dollars was being devoted to public education, but with disappointing results, the Governor’s Office of Student Achievement was formed to focus attention and resources on searching for solutions to this problem at a statewide level. One way to do this is to issue an annual “Report Card on K-12 Public Schools” which can be accessed through the web site: <http://reportcard.gaosa.org>. This report provides metrics to track progress or lack of progress.

The report card for Fulton County indicates that for the 2003-2004 school year the graduation rate was 72.9%. This is lower than the 74.0% in 2002-2003 and that was lower than 2001-2002 at 76.8%. According to a recent study by the Civil Rights Project at Harvard University, Fulton County has a graduation rate of 68%.

Standardized Test Scores

Inventory

The Scholastic Assessment Test (SAT) scores for the two (2) schools in the Fulton County Public School System located in the City of Sandy Springs, North Springs and Northview, are significantly higher compared to those for the system on a whole, the state and the nation. As indicated in Table 1-10, in 2004 North Springs achieved a verbal score of 550 and a math score of 558, for a total of 1108; Northview achieved a verbal score of 540 and a math score of 570, for a total of 1110.

School	2004			2003			2002		
	Verbal	Math	Total	Verbal	Math	Total	Verbal	Math	Total
Benjamin Bannecker	407	412	819	398	401	799	407	417	824
Centennial	560	572	1132	543	551	1094	540	555	1095
Chattahoochee	545	577	1122	551	581	1132	531	564	1095
Creekside	438	430	868	431	425	856	431	441	872
Independence	498	486	984	514	469	983	499	474	973
McClarlin	357	380	737	398	396	794	368	374	742
Milton	546	560	1106	542	560	1102	531	545	1076

**Table 1-10: Average SAT Scores for Schools in Fulton County, 2002 to 2004
Fulton County Public Schools**

School	2004			2003			2002		
	Verbal	Math	Total	Verbal	Math	Total	Verbal	Math	Total
North Springs	550	558	1108	532	546	1078	551	567	1118
Northview	540	570	1110	504	527	1031	N/A	N/A	N/A
Riverwood	528	531	1059	508	521	1029	503	531	1034
Roswell	554	563	1117	554	563	1117	541	555	1096
Tri-Cities	416	405	821	418	405	823	422	423	845
Westlake	460	446	906	452	436	888	435	439	874
System	523	533	1056	519	530	1049	511	528	1039
State	494	493	987	493	491	984	489	491	980
National	508	518	1026	507	519	1026	504	516	1020

Source: Georgia Department of Education, Charlotte Robinson, Testing at 404-656-6854 Georgia and United States figures are found on the College Board web site: www.collegeboard.com.

Assessment

The SAT is a test which has been around for a long time. The old College Boards were established in 1901 by the Educational Testing Service and expanded into the Scholastic Aptitude Tests in 1926. These tests have been accused of supporting meritocracy and being discriminatory to minorities and low income applicants. The tests have taken these charges very seriously and have sought make the tests as level as possible. A whole new test has been devised after a great deal of thought and it now has three parts, including an essay. This test was put in service March 13, 2005. Because of the long history of the SATs, the Educational Testing Services' large panels of professional teachers generating the questions, and their willingness to change the test after valid criticism, the test is well regarded. For this reason, well over a million college-bound graduating seniors take it. It is not intended to rank states, and in fact the Educational Testing Service makes it clear that scores alone are poor measures of school performance. Looking at the tables it is noted that some of the higher ranking states have very low shares of test takers. Georgia has chosen to encourage a very high percentage of its graduating seniors to take the SAT tests, and has used the scores as one way of evaluating the quality of its schools and trying to promote the best efforts of educators. In the long run, this will probably be good for Georgia students. But the starting point was low and posting gains on these very difficult tests will be hard indeed.

High School Graduates to Post-Secondary Education

Inventory

There is no specific information for high school graduates from the schools in the City of Sandy Springs continuing on to post-secondary education. The Focus Fulton Plan does provide information from the High School Feedback Report from the Board of Regents of the University System of Georgia (USG); however, this information does not discuss the specific schools in the Fulton County system. The following information is the discussion from the Focus Fulton Plan regarding the findings of the Report.

The 2000-2001 report indicates of 3,235 students that graduated from Fulton County high schools, 1,380 enrolled in Georgia University colleges. This represents 47% of graduates compared to 35% for all high school graduates. Of these 1,380 students, 660 attended research universities; 188 regional universities; 268 state universities; 0 state colleges; and 264, two year colleges.

Of the students from the Fulton County System that attended a USG institution, 1,059 students received a HOPE scholarship. This represents 77%, nearly the same as the rate for all Georgia high school graduates entering USG universities. The high school grade point average calculated for students from Fulton County Schools who enrolled in USG institutions was 3.1, the same as the statewide systems average. The average grade point average at the end of the first year of college was 2.6 for Fulton System graduates, the same as for statewide systems.

The SAT scores from Fulton County Schools enrolled in USG schools was 529 verbal, 538 math and 1,067 composite; this compares with 507 verbal, 505 math and 1,012 for all USG freshmen. Six percent of Fulton County School graduates had not completed the college preparatory curriculum when they first enrolled in college, compared to 8 percent statewide. 13% of students from Fulton County schools were required to take remedial courses in English, reading or mathematics (termed Learning Support) compared with 19% of all Georgia freshmen.

Of 5,351 high school graduates in 2002, 3,281 were from Fulton County Public Schools (FCPS) and 2,146 from Atlanta Public Schools (APS). A total of 1,981 or 34.4% entered Georgia Public Colleges and Universities. Graduation rates from private schools have not been determined but are roughly 12% of County enrollments.

The Fulton County's Public School System prepares a "Follow-Up Report" on each year's graduates to determine their intentions following graduation. The largest single category is to attend a four year college. Fulton County Public School finds that 84.1% of students intend to attend a four-year college, 4.9% to attend a technical institute, and 12.4% a two-year college (respondents could select more than one category).

Actual enrollment of high school graduates in the University System of Georgia is given in Table 1-23. Information in this table is presented for both Fulton County Public Schools and Atlanta City Public Schools. Not shown are the graduation intentions of graduating seniors of the 23 private schools covering grades 9 through 12 located in Fulton County. A list of these is found on the Georgia Department of Education's web site: <http://www.doe.k12/_dbs/schools/private. Finally there is a report from the Board of Regents of the University System of Georgia to Fulton County Public Schools itemizing the schools attended in 2001-2002 by FCPS 2001 graduates (Table 124).

Fulton County Public School System:	Year	
	2001	2002
Number of Graduates Being Reported	3,139	3,281
Graduates Entering Georgia Public Colleges		
Number	1,435	1,554
Percent	40.8%	43.1%
Requiring Learning Support Number	190	188
Requiring Learning Support Percent	13.2%	12.1%

Table 1-11: High School Graduates Entering Post-Secondary Education

Graduates Entering Georgia Technical and Adult Schools		
Number	84	67
Percent	2.4%	1.9%
Atlanta City Public School System:		
Number of Graduates Being Reported	2,070	2,146
Graduates Entering Georgia Public Colleges		
Number	356	427
Percent	17.2%	19.9%
Requiring Learning Support Number	114	153
Requiring Learning Support Percent	32.0%	35.8%
Graduates Entering Georgia Technical and Adult Schools		
Number	99	108
Percent	4.8%	5.0%
Fulton Plus Atlanta School Systems		
Number of Graduates Being Reported	5,209	5,427
Graduates Entering Georgia Public Colleges		
Number	1,791	1,981
Percent	32.1%	34.4%
Requiring Learning Support Number	304	341
Requiring Learning Support Percent	17.0%	17.2%
Graduates Entering Georgia Technical and Adult Schools		
Number	183	175
Percent	3.3%	3.0%
Georgia State Public School Systems		
Number of Graduates Being Reported	69,197	70,628
Graduates Entering Georgia Public Colleges		
Number	24,980	27,333
Percent	36.1%	38.7%
Requiring Learning Support Number	4,771	5,119
Requiring Learning Support Percent	19.1%	18.7%
Graduates Entering Georgia Technical and Adult Schools		
Number	6,691	5,875
Percent	9.7%	8.3%
Source: GAOSA Annual Report Cards on K-12 Public Schools, Indicators Section < http://reportcard.gaosa.org >		

Table 1-12: University System of Georgia, High School Feedback Data Summary

College or University	Number of Freshmen Enrolled from Fulton County Public High Schools	Number of Freshmen Enrolled from All Georgia Public High Schools	Number of Freshmen Enrolled from Private High Schools	All Georgia Freshmen	Percent From FCPS	Percent From Private H.S.
Ga Institute of Technology	137	1,186	150	1,336	10.3%	11.2%
Georgia State University	192	1,985	107	2,092	9.2%	5.1%
University of Georgia	373	3,123	591	3,714	10.0%	15.9%
Total	702	6,294	848	7,142	9.8%	11.9%
Georgia Southern University	130	2,153	283	2,436	5.3%	11.6%
Valdosta State University	44	1,326	133	1,459	3.0%	9.1%
Total Regional Universities	174	3,479	416	3,895	4.5%	10.7%
Albany State University	19	358	1	359	5.3%	0.3%
Armstrong Atlantic State U	2	330	99	429	0.5%	23.1%
Augusta State University	0	526	81	607	0.0%	13.3%
Clayton College & State U	22	390	20	410	5.4%	4.9%
Columbus State University	12	661	76	737	1.6%	10.3%

Table 1-12: University System of Georgia, High School Feedback Data Summary

College or University	Number of Freshmen Enrolled from Fulton County Public High Schools	Number of Freshmen Enrolled from All Georgia Public High Schools	Number of Freshmen Enrolled from Private High Schools	All Georgia Freshmen	Percent From FCPS	Percent From Private H.S.
Fort Valley State University	22	351	4	355	6.2%	1.1%
Georgia College & State U	17	685	143	828	2.1%	17.3%
Georgia Southwestern State	0	182	49	231	0.0%	21.2%
Kennesaw State University	53	1,223	31	1,254	4.2%	2.5%
North Georgia College & State	33	570	41	611	5.4%	6.7%
Savannah State University	11	305	14	319	3.4%	4.4%
Southern Polytechnic State U	22	357	32	389	5.7%	8.2%
University of West Georgia	63	1,481	79	1,560	4.0%	5.1%
Total State Universities	276	7,419	670	8,089	3.4%	8.3%
Dalton State College	0	529	2	531	0.0%	0.4%
Macon State College	0	472	82	554	0.0%	14.8%
Total State Colleges	0	1,001	84	1,085	0.0%	7.7%
Abraham Baldwin Agricultural	5	699	50	749	0.7%	6.7%
Atlanta Metropolitan College	46	143	2	145	31.7%	1.4%
Bainbridge College	0	218	5	223	0.0%	2.2%
Coastal Georgia Community	0	245	2	247	0.0%	0.8%
Dalton College	0	448	87	535	0.0%	16.3%
East Georgia College	11	370	60	430	2.6%	14.0%
Floyd College	0	483	17	500	0.0%	3.4%
Gainesville College	9	863	30	893	1.0%	3.4%
Georgia Perimeter College	213	2,048	130	2,178	9.8%	6.0%
Gordon College	14	758	59	817	1.7%	7.2%
Middle Georgia College	10	558	39	597	1.7%	6.5%
South Georgia College	1	272	12	284	0.4%	4.2%
Waycross College	0	138	3	141	0.0%	2.1%
Total Two-Year Colleges	309	7,243	496	7,739	4.0%	6.4%
University System Total	1,461	25,436	2,514	27,950	5.2%	9.0%

Source: Board of Regents of the University System of Georgia, Strategic Research and Analysis, University System of Georgia, High School Feedback Data Summary for School Systems, 2001 Georgia High School Graduates, University System Institutions Attended, 2001-2002, Fulton County Schools.

Assessment

Due to a lack of information specific to the schools located in the City of Sandy Springs, it is difficult to make an assessment of the information discussed above. This is one area of research which the City will need to concentrate efforts during future Comprehensive Plan drafts.

INCOME

Average Per Capita Income

Inventory

The Focus Fulton Plan does not provide average per capita income data specific to the City of Sandy Springs. The staff anticipates that this information will be available under future drafts of the Plan.

Assessment

Due to a lack of data specific to the City of Sandy Springs at this time, the staff is unable to make a relevant assessment regarding the average per capita income in the City. This is one area of research which the City will need to concentrate efforts during future Comprehensive Plan drafts.

Average Household Income

Inventory

The Focus Fulton Plan does not provide average household income data specific to the City of Sandy Springs. The staff anticipates that this information will be available under future drafts of the Plan.

Assessment

Due to a lack of data specific to the City of Sandy Springs at this time, the staff is unable to make a relevant assessment regarding the average household income in the City. This is one area of research which the City will need to concentrate efforts during future Comprehensive Plan drafts.

Household Income Distribution

Inventory

Table 1-13 shows the household income distribution for the City of Sandy Springs in the year 1999.

Income Range	Sandy Springs
Less than \$10,000	4.27
\$10,000 to \$14,999	3.39
\$15,000 to \$19,999	3.25
\$20,000 to \$24,000	3.92
\$25,000 to \$29,999	4.16
\$30,000 to \$34,999	5.33
\$35,000 to \$39,999	5.99
\$40,000 to \$44,999	5.48
\$45,000 to \$49,000	4.87
\$50,000 to \$59,000	8.79
\$60,000 to \$71,999	11.03
\$75,000 to \$99,999	11.04
\$100,000 to \$124,999	7.45
\$125,000 to \$149,999	4.16
\$150,000 to \$199,999	5.75
\$200,000 or more	11.13
Median Household Income	\$77,801
Mean Household Income	\$109,254

Source: US Bureau of Census, 2000 Census, SF-3 sample data from the Census web site: www.census.gov.

Assessment

Fulton County has much higher percentage shares of households in the income categories over \$100,000 and also households with incomes less than \$10,000 than Georgia and the US. Household incomes are higher in unincorporated Fulton County than in Fulton County. North Fulton household income is significantly higher than other planning areas. In North Fulton, 66% of the households earn more than \$75,000 a year (compared to 39% in Sandy Springs, 33% in Southwest Fulton and 20% in South Fulton). On the other hand, the percentage of households earning less than \$10,000 a year is highest in Southwest Fulton.

CHAPTER 2 - ECONOMIC DEVELOPMENT ELEMENT

ECONOMIC DEVELOPMENT ELEMENT

PAGE

Introduction

Major Economic Activities

Local Economic Development Resources

CHAPTER 2 - ECONOMIC DEVELOPMENT ELEMENT

Introduction

Due to a lack of economic information provided in the Focus Fulton Plan specific to the City of Sandy Springs, it is difficult to provide a clear picture of the economic state of the City. However, the vibrancy and importance of the economic state of the City of Sandy Springs is obvious. The City has a large office base, home to several Fortune 500 corporations, a vital retail and commercial corridor along Roswell Road, and exhibits a large amount of service industries.

It is anticipated that a new Comprehensive Plan will incorporate a greater depth of statistical information related to the economy of the City and serve to address and develop policies for the redevelopment of commercial areas of the City.

Table 2-1: Total Full-Time and Part-Time Jobs, 2000 to 2030 (BEA Series based)

	2000	2005	2010	2015	2020	2025	Change 05-25	% Change 05-25
Sandy Springs	137,480	141,286	145,092	151,509	148,163	161,861	20,575	14.56%
All of Fulton County	914,809	979,541	1,017,958	1,068,929	1,089,396	1,103,858	124,317	12.69%

Source: US Bureau of Economic Analysis, E&CD, ARC

Major Economic Activities

The City of Sandy Springs is home to four (4) Fortune 500 Companies. A brief description of these companies is provided below.

United Parcel Service (UPS) (42), headquartered in Sandy Springs, is the world's largest package delivery company and a global leader in supply chain services, offering an extensive range of options for synchronizing the movement of goods, information and funds. UPS serves more than 200 countries and territories worldwide and operates the largest franchise shipping chain, *The UPS Store*.

Newell Manufacturing Company (261) recently relocated its corporate headquarters to Sandy Springs. Newell Rubbermaid produces products and brands within five groups - Cleaning & Organization, Home & Family, Home Fashions, Office Products and Tools & Hardware.

The Mirant Company (314), a spin off of the Southern Company, owns or controls some 14,000 megawatts (MW) of generating capacity in the U.S.. The company's risk management and marketing activities are located in Sandy Springs. The company is currently in bankruptcy.

Cox Enterprises, Inc. (318) is a multi-service broadband communications company with approximately 6.7 million total customers, including 6.4 million basic cable subscribers. As the nation's third-largest cable television provider, Cox offers analog cable television, advanced digital video service, an array of other communications and entertainment services, including local and long distance telephone, high-speed internet access, and commercial voice and data

services. The company is majority-owned by Atlanta-based media company Cox Enterprises, Inc. The company wholly owns and operates cable systems throughout the United States. Cox Enterprises' annual revenues exceed \$8 billion, with extensive interests in newspapers (Atlanta Journal Constitution), television, radio, internet sites and automobile auctions.

Local Economic Development Resources

Economic Development Programs or Tool

Community Improvement District (CID)

Community Improvement Districts are a self-taxing area, self governing group, where private property owners vote to assess themselves additional property taxes in order to address critical issues such as traffic and safety. It takes the agreement of a simple majority of the commercial property owners within the district to create a CID. In addition, it is required that this simple majority of owners represent at least 75% of the taxable value of the commercial property owners located within the proposed CID boundary.

The Perimeter Community Improvement District is located in the City of Sandy Springs. This CID has provided funding for transportation studies and other studies and projects.

CHAPTER 3 - HOUSING ELEMENT

HOUSING ELEMENT	PAGE
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Types of Housing	
Age of Housing	
Condition of Housing Stock	
Owner and Renter Units	
Cost of Housing	
Housing and Community Characteristics	
Local Economic Development Resources	

Introduction

The Housing Element describes the inventory of the current housing stock, housing changes over the last twenty-years, and forecasts for the next twenty years in the City of Sandy Springs. The state of housing can be seen through a description of current housing types, age and housing conditions tenure, housing cost, cost burdened households and community characteristics. This description utilizes the most recent standard data available from a variety of sources including the U.S. Census Bureau, the U.S. Department of Housing and Urban Development, the Atlanta Regional Commission, Fulton County government, and other public and private agencies. Historic data goes back 20 years from the most recent decennial census, in this case, to 1980 and including 1990 data. Future trends are forecasts over the twenty year planning horizon, based on local analysis of the data and knowledge of the community.

Housing

Housing growth has increased in the ten-county Atlanta Region, the State of Georgia, as well as in Fulton County. In the Atlanta Region, the number of housing units increased by 331,164 units (45.9%) between 1980 and 1990 and by 320,628 units (30.5%) between 1990 and 2000. In Georgia, the number of units increased by 643,319 units (24.4%) between 1990 and 2000. In Fulton County, the number of housing units increased by 51,169 between 1980 and 1990 (20.7%) and by 51,129 (17.1%) between 1990 and 2000.

The number of residential building permits issued in Fulton County has been steadily increasing since 1996. The total building permits issued for all of Fulton County in 1996 was 8,124. In 2004, 16,291 permits were issued. This represents an increase of 8,797 permits or a 108% increase between 1996 and 2004 (Table 3-2). In the cities, the number of building permits has increased from 4,489 per year in 1996 to 11,540 per year in 2004, a 157% increase. The number of housing building permits issued in unincorporated Fulton County has also steadily increased. In 1996, 3,635 building permits were issued and in 2004, 5,810 building permits were issued, a 48% increase. In unincorporated Fulton County, the decline in building permits issued in 2000, 2001, and 2002 was probably due to a sewer moratorium.

Types of Housing

Over the last two decades, Fulton County has experienced the kind of growth that often accompanies rapid urbanization of metropolitan areas such as the Atlanta Region (Table 3-1). Between 1980 and 1990, Fulton's housing inventory increased by 51,169 units and between 1990 and 2000, the number of housing units increased by 51,129. In 2000, Fulton County had 348,632 housing units, with 98,510 or 28.2% of these located in the unincorporated Fulton County. Housing types include single family, 2-4 unit/buildings, townhomes, and multi-family (apartment units).

Table 3-1: Number of Housing Units by Structure in the City of Sandy Springs in 2000

	Total Housing Units	1 unit	2 to 4	5 plus	Other
Sandy Springs	42,394	17,159	2,299	22,908	28
Percent	100%	40%	5%	54%	0%

Source: 2000 US Census, Table HO30

Inventory

Single Family: Fulton County’s housing inventory is dominated by single family homes. Both the Atlanta Regional Commission’s 2000 Population and Housing Report and the 2000 U.S. Census indicate that Fulton County had an estimated housing inventory of 172,970 single family units, approximately 50% of all housing units. This is an increase from 46% of all housing stock in 1980 and 48% in 1990.

According to the US Census, since 1980, 50.6% all housing built in Fulton County and 72% in unincorporated Fulton County have been single family units. In 2000, single family detached housing comprised 63.7% (62,767) of all existing housing units in unincorporated Fulton. The percentage of single family housing units vary by planning area: North Fulton led with a high of 86.7% (28,654), followed by South Fulton with 74.3% (13,132) Southwest Fulton with 71.2% (3,779) and Sandy Springs with 40% (17,159) (Table 3-4).

2-4 units/Townhomes: Based on the 2000 census, housing types with 2-4 units and townhomes comprised 3.9% of all housing types. In unincorporated Fulton, the percentage of this housing type varied in the planning areas. North Fulton had the least with 0.9%, Sandy Springs had 5%, Southwest Fulton had 5.3%, and South Fulton had 5.3%. Since 1980, 2.1% of housing units built in Fulton County and 0.6% in unincorporated Fulton County have been structures with 2 to 4 housing units.

Multi-Family: In 2000, multi-family housing structures which have a minimum of five units per building, made up 37% of the housing stock in Fulton County and 32% in unincorporated Fulton. In Sandy Springs 54% of housing units were in buildings with five or more units per building, the largest number of multi-family units compared to any other planning area. North Fulton had the least amount of multi-family stock with 12.3%. Southwest had 23.1% and South Fulton had 19.7%. Since 1980, 47.4% of housing units built in Fulton County and 26.9% in unincorporated Fulton County have been structures with five or more housing units.

Other: Of the other type of housing stock available, mobile homes made up less than 1% of the housing stock.

Assessment

Recent building activity indicates that more than half of housing construction has been in incorporated Fulton County. Of the building permits issued in 2004, 68% were issued in the incorporated areas, most were in the City of Atlanta. New residential construction for both single family and multi-family units has experienced a significant increase since 2000. Permits were issued for the construction of 25,390 single family units and 35,020 housing units with two or more dwellings. In Fulton County, 42% of all units permitted were single family while in unincorporated Fulton, 87% of all housing units permitted have been single family units (Table 35). This may indicate that the non-single family housing stock in unincorporated Fulton is aging.

Recent trends and population forecasts point to an aging population, an increase in non-family households and the need for housing in employment centers. Trends show an increase in the proportion of non-family households, which historically consist primarily of renters. Moreover, future growth is projected to be among households with heads at the opposite ends of the age spectrum, those less than 35 years and more than 55 years of age. All of these factors may indicate the need and demand for housing units other than single-family.

Fulton County’s housing inventory includes a variety of housing types. However, as demonstrated in Table 3-2, Fulton County’s housing inventory is dominated by single family units. The construction of single family units is expected to continue to dominate the housing stock. The development of multi-family units is expected to increase slightly (Table 3-6 and Table 3-7). Unincorporated Fulton County is forecasted to add 63,379 housing units between 2005 and 2025. South Fulton County is forecasted to add more housing units than the other planning areas.

	2000	2005	2010	2015	2020	2025	Difference 2005-2025
Sandy Springs	42,410	42,196	45,131	47,692	40,362	51,768	9,572

Source: Fulton County E & CD Forecasts

Age of Housing Stock

Inventory

Indicators frequently used to determine the condition of housing units in a community include age of the housing stock. The 2000 census data is the most recent data available on the housing conditions in Fulton County.

The majority of the housing stock in the ten-county Atlanta Region was built after 1980. The largest construction period was between 1990 and 2000 when 29.8% of the existing housing stock was built. The State of Georgia also experienced a significant increase in housing construction in the 1990s when 50% of the houses in the state were built. In the US, 18.5% of the housing stock was built between 1970 and 1979, the decade that produced most of today’s housing stock (Table 3-8).

A large majority of the housing stock in unincorporated Fulton County was built between 1970 and 1999 (82%). Between 1980 and 1990, 26.4% of the houses were built. The housing construction boom in the 1980s accelerated in the 1990s when 21% of the housing stock was built (Tables 3-9). This trend is continuing in the 2000s in unincorporated Fulton County. Between 2000 and 2004, Fulton County issued 16,456 residential building permits (2,722 housing units in 2000; 2,227 housing units in 2001; 2,398 housing units in 2002; 3,728 housing units in the year 2003; and for 5,381 in 2004) (Table 3-2).

Table 3-3: Age of Housing Units in the City of Sandy Springs – Numbers and Percent

	Total:	Built 1999 to 2000	Built 1995 to 1998	Built 1990 to 1994	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier
Sandy Springs	42,394	983	4,436	4,657	13,463	9,002	6,509	2,613	413	317
Percent	100.0%	2.3%	10.5%	11.0%	31.8%	21.2%	15.4%	6.2%	1.0%	0.7%

Source: Census 2000, Table HO34

In unincorporated Fulton County, approximately 18.5% of all housing units (occupied and unoccupied) were built before 1970. In South Fulton, 28% of homes were built before 1970. In contrast, only 3.5% of the housing stock in North Fulton was built prior to 1970. In 2000, unincorporated Fulton County had over 1,000 housing units built in 1939 or earlier. A number of these historic homes are located within historic communities scattered throughout the County. These structures will be discussed in greater detail in the Natural and Cultural Resources Element. South Fulton has the largest number of housing units built in 1939 or earlier with 431, followed by Sandy Springs with 317; North Fulton with 200 and Southwest Fulton with 119.

Sandy Springs had its largest growth spurt between 1980 and 1989 when 31.8% of its housing was built. In North Fulton, the time period of 1990 and 2000 was its largest building boom when 68.5% of its current housing stock was constructed. In South Fulton, the largest number of housing units (31.7% of its total housing stock) was built between 1970 and 1979. However, since 2000, there has been a dramatic increase in housing construction. Southwest Fulton's largest single building boom was between 1960 and 1969 when 28.1% of the housing stock was built.

Assessment

Fulton County's housing inventory includes housing units of many ages. The majority (56.5%) of Fulton County and almost 82% of unincorporated Fulton County's housing stock has been built since 1970s. This could indicate that most of the homes in are in good condition. Housing preferences have changed since the 1960s and 1970s and in many areas, older homes which were smaller and on larger lots have been re-zoned for larger homes on smaller lots. The large numbers of homes that have been recently built reflect a high demand for housing in Fulton County and a healthy housing market.

Condition of Housing Stock

Inventory

The 2000 Census housing inventory data indicates that approximately one-third of all units built in Fulton County over 30 years ago and more are approaching the age when rehabilitation and repairs are necessary. Substandard housing units are defined by HUD as those units that lack complete kitchen and plumbing facilities.

Based on 2000 census, 2,647 housing units in Fulton County lacked complete plumbing facilities, 529 of these units were located in the unincorporated Fulton County. Of these, approximately 40% (211) were located in Sandy Springs and 19.1% (101) were located in South Fulton. In 2000, of a total of 3,421 homes in Fulton County lacked complete kitchen facilities; 572 (16.7%) were located in unincorporated Fulton County. Approximately 25.8% of these units were located in Sandy Springs and almost 41% were located in South Fulton. These numbers are consistent with the number of older housing units in Sandy Springs and in South Fulton (Table 3-10).

Table 3-4: Occupied Housing Units Lacking Complete Plumbing or Kitchen Facilities in the City of Sandy Springs in 2000

	Total Housing Units:	Complete plumbing facilities	Lacking Complete Plumbing Facilities		Complete kitchen facilities	Lacking complete kitchen facilities	
			#	%		#	%
Sandy Springs	42,394	42,182	211	0.50%	42,246	148	0.35%

Source: U.S. Census, 2000 Table HO47 for Plumbing Facilities and Table HO50 for Kitchen Facilities

The 2003 American Community Survey, conducted by the U.S. Census Bureau, estimates that in Georgia, 0.5% of the housing stock lacked complete kitchen facilities, compared to 0.3% of Fulton County’s housing stock. The 2003 Survey estimates that 0.3% of housing stock in the State of Georgia lacked complete plumbing facilities compared to 0.1% of Fulton County’s housing stock (Table 3-11).

The U.S. Department of Housing and Urban Development defines homeowners and renters “with housing problems” as households having at least one of the following conditions: (1) Lacking complete plumbing facilities, (2) Lacking complete kitchen facilities, or (3) Having more than 1.01 persons per room. Table 3-12 illustrates the percentage of homeowners and renters in Fulton County “with housing problems”.

In 2000, almost 23% of Fulton County homeowners either lacked complete housing or complete kitchen facilities or had more than one person per room in the unit. The percentage was highest for large households. Forty-one percent of renter households had housing problems with the percentage being lowest for two person households and highest for five person households. Elderly renter households have housing problems at twice the rate as elderly owner occupied households. Renter households are

almost twice as likely as owner occupied households to have at least one of the identified conditions (Table 3-12).

Assessment

A small percentage of Fulton County’s housing inventory can be considered as substandard. These units typically fail to have adequate kitchen and plumbing facilities. Fulton County has a housing rehabilitation program designed to assist homeowners with housing repairs that bring a home in compliance with housing code standards. Annually, Fulton County receives from the Department of Housing and Urban Development (HUD) approximately \$1.2 million for the delivery of housing services. Of this, \$500,000 is allocated to address substandard housing issues. These funds are utilized in Fulton County, outside of the city limits of Atlanta, including the cities of Alpharetta, College Park, East Point, Fairburn, Hapeville, Mountain Park, Palmetto, Roswell, and Union City. House overcrowding seems to be a larger issue than the lack of an adequate kitchen and plumbing.

Owner and Rental Units

Inventory

Since 1980, the rate of homeownership has increased in Georgia, the Atlanta Region and in Fulton County. In 2000, in both Georgia and the ten county Atlanta Region, the majority of housing units were owner occupied. The number of owner occupied units in the Atlanta Region has increased from 46.5% in 1990 to 66.4% in 2000 and in Fulton County it has increased from 49.5% in 1990 to 52% in 2000 (Table 3-13).

In 2000, 52% of the housing units in Fulton County were owner occupied and 48% were renter occupied. In unincorporated Fulton County, 65% of the housing units were owner occupied while 35% were renter occupied (Table 3-14).

In 2000, 85% of North Fulton’s housing units were owner occupied and 14.4% were renter occupied. In Sandy Springs, 46% of the housing units were owner occupied while 54% of the housing units were renter occupied, the highest percentage in the planning areas. Twelve percent of the multi-family units are owner occupied; this reflects the conversion of apartment units to condominiums. In Southwest Fulton, 68% of housing units were owner occupied units and 31% were renter occupied. Similarly in South Fulton, 69% of the housing units were owner occupied units and 31% were renter occupied (Table 3-15).

Table 3-5: Tenure by Occupied Units in Structure in 2000: Planning Area		
Units in Structure	Sandy Springs	
	Owner Occupied	Renter Occupied
Single family	15,641	1,041
Two Units	28	199
3 & 4 units	345	1,501
Five to nine	721	5,624
10-19 units	633	6,137
20-49 units	114	2,784

Table 3-5: Tenure by Occupied Units in Structure in 2000: Planning Area		
Units in Structure	Sandy Springs	
	Owner Occupied	Renter Occupied
50+ units	327	3,808
Mobile Home	19	9
Boat, RV	0	0
Total	17,828	21,103
Percent	45.80%	54.20%
Total	38,931	
Source: 2000 Census, Table HO32		

Assessment

Fulton County had a higher percentage of renter occupied units than the State or ten-county Atlanta Region in 2000. Fulton County includes the City of Atlanta which, being the largest city, also has the largest number of rental and multi-family units in the ten county region. The location of rental housing units appears to be concentrated in the City of Atlanta and along the GA 400 corridor (Map 3-1). In unincorporated Fulton County, Sandy Springs has the highest percentage of renter occupied units and it also has the largest percentage of multi-family units. This may be due to the location of major employment and older development patterns.

Seasonal Units and Vacancy Rates

Seasonal Units Inventory

Seasonal population is not a significant factor in Fulton County. There were just 2,415 vacant seasonal housing units counted in the 2000 Census, but this was up from 545 in 1990. These are units held for seasonal, recreational or occasional use, but there is no fixed “season” in Fulton County as there might be in a beach resort. Table 3-16 shows the “Vacant Housing Held for Seasonal, Recreational, or Occasional Use (VHSRO)”. It is clear from the table that Fulton County’s VHSRO is a very small share of total units compared to the nation and the state. Historically, second homes and “hunting lodges” were built along the Chattahoochee River for summer use. Glenridge Hall in Sandy Springs was a summer home for the Glen family in Atlanta. It is believed that some are summer places on lakes as in Mountain Park, small estate farms or horse farms in the rural areas of the county, guest houses, or garage apartments. Guest houses such as those in Atlanta and Sandy Springs and are not likely to be a housing resource which will become occupied in the future.

Table 3-6: Vacant Housing Held for Seasonal, Recreational or Occasional Use (VHSRO), 2000			
	VHSRO	Total Housing Units	VHSRO % of Total
Sandy Springs	341	42,394	0.80%
Source: U.S. Census, SF-3 Table H08 Sample Data, Total Housing Units data are from SF-1, 100% data for all but the Planning Areas.			

Vacancy Rates Inventory

Vacancy rates increased slightly in the US between 1990 and 2000, from 10.1% to 10.9%. In the State of Georgia, vacancy rates dropped between 1990 and 2000 from 10.3% to 8.4%. Vacancy rates for all ten Counties in the Atlanta Region dropped from 10.3% in 1990 to 5.3% in 2000. In Fulton County, vacancy rates dropped from 13.6% in 1990 to 8.5% in 2000. These drops reflect a tight housing market. Fulton County’s 2000 vacancy rate was somewhat higher than the average of 8.4% for the State. In 1990 and 2000, Fulton County had the highest vacancy rate of any county within the ten county Atlanta Region (Table 3-6).

In 2000, the majority of the vacant units in Fulton County were rental units (46.3%). The next highest category of vacant units was units for sale (19.9%) (Table 3-7).

Table 3-7: Vacancies in the City of Sandy Springs in 2000	
Housing Units	Sandy Springs
Total Occupied Units	42,394
Total Vacant Units	3,463
Percent Vacant Units	8.2%
For Rent Only	2,220
Percent for rent only	64.1%
For sale only	574
Percent for sale only	16.6%
Rented or sold, not occupied	245
Percent	7.1%
For occasional use *	341
Percent	9.8%
* For Seasonal, Recreational and Occasional Use Source: US Census	

In the ten county Atlanta Region, rental units made up 44.8% of vacant units and for sale units made up 24.5% of the vacant units. Almost eight percent of vacant housing units in Fulton County were used for seasonal, recreational or occasional use whereas almost ten percent of the ten county region’s vacant housing was used for seasonal, recreational or occasional use (Table 3-17).

Unincorporated Fulton County had an overall vacancy rate of six percent (Table 3-19). Sandy Springs had the highest vacancy rate of 8.2% followed by Southwest Fulton with 7.5%; then South Fulton with 4.5% and finally North Fulton with 3.9%. The majority of the vacant units in Sandy Springs

were rental units (64%). In North Fulton, more vacant units were for sale than for rent. In Southwest Fulton 30.6% of vacant units were rented or sold but not yet occupied, followed by 29% of units which were for rent only and 5.5% for sale only. Additionally, in South Fulton 35% of vacant units were for rent only followed closely with 34.9% of units vacant for sale only.

Assessment

Seasonal housing units will not be a significant type of house in Fulton County. Some of the community plans have encouraged the construction or accessory housing units that could be used as a rental property or for guest housing. Fulton County contains some very wealthy people, and has become attractive to many others. It is likely that some will want to provide guest quarters in the future so it is likely that this very small housing segment will grow slightly in the future as it has in the past.

Vacancy rates for rental units have increased over the past few years, due mainly to an influx of new rental units coming on line. Low mortgage rates which allow individuals to purchase homes with payments equal to or lower than rents have also accelerated the rise in vacancy rates. If the current trend continues, Fulton County will be faced with an over-saturation of rental units that may require a modification in housing priorities. This will be adjusted in part by the private sector by limiting funds for construction of new rental units.

COST OF HOUSING

Inventory

Housing costs rise over time and cannot be accurately compared from decade to decade without considering other economic issues such as changes in the cost of living, household income and salaries. Housing costs and rents have increased since 1980 due to increases in the cost of living and the rapid increase in the cost of real estate. Costs of housing and rents have historically been higher in Fulton County than in the Atlanta Region, State of Georgia and the US but lower than other metro areas (Table 3-20). Between 1980 and 1990, the median property value increased by 208% in Georgia and by 122% in Fulton County. Between 1990 and 2000, the median property value increased by 82% in Fulton County while in the ARC region, it increased by 55% and in Georgia by 41%. Housing values are higher in Fulton County than in the Atlanta Region.

In Fulton County, median rents have increased by 183% from \$168 in 1980 to \$476 in 1990 and by 28% to \$612 from 1990 to 2000. Median property value increased by 122% from \$43,300 in 1980 to \$96,400 and by 82% to \$175,800 in 2000 (Table 3-20). Between 2000 and 2003, home values increased by 13%. In 2003, the median value of owner occupied housing in Fulton County was \$204,673. The median value of the 27,096 housing units sold in 2003 was \$188,000, while the average was \$298,407.

In 2000, the median value of owner occupied units was the highest in Sandy Springs at \$308,599 and the lowest median value of owner occupied units was in South Fulton at \$99,587. In 2000, the median rents were the highest in North Fulton at \$1,180 a month. The lowest median rents were in Southwest Fulton, with the median rent of \$590. The high cost of owner occupied units in Sandy Springs may be one of the factors explaining the low percent of owner occupied units (Table 3-21).

Table 3-8: Median Value for Owner Occupied and Gross Rent, Fulton County, City of Sandy Springs, Region, State & US in 2000

Jurisdiction	Median Value, Owner Occupied Units	Median Gross Rent
Sandy Springs	\$308,599	\$902
Fulton Co.	\$180,700	\$709
Atlanta Region	\$144,504	\$661
State of Georgia	\$111,200	\$613
United States	\$119,600	\$602

Source: 2000 Census

Assessment

A major housing challenge for Fulton County is availability of affordable housing. Recently housing values have increased faster than incomes. The high cost of housing may be one of the factors why 70% of Fulton County’s workforce doesn’t live in Fulton County. Recent studies by Georgia Tech and the Atlanta Neighborhood Development Partnership (ANDP) show, that the adequate supply of affordable rental units for extremely low-income households earning 30% and below the HUD Adjusted Median Family Income (HAMFI) is particularly acute. On average, there were approximately 4.2 extremely low-income households for every unit that is affordable. North Fulton and Sandy Springs, in particular, have a very short supply of low-cost units. In these areas, there are almost 8 households per affordable housing unit. This year, the Fulton County Housing Authority (FCHA) is providing Section 8 vouchers to 750 households and has a waiting list of 658 households.

Fulton County also faces a severity of housing affordable to home owners. Homeownership continues to remain beyond the reach for many low to moderate income households. The maximum affordable home purchase prices for low to middle income households is based on the HUD Adjusted Median Family Income (HAMFI) for the Atlanta Metropolitan Area. Data indicates that only households earning 120% and above the HAMFI can afford the median sales price of a home in Fulton County (\$180,700). This represents 32% of all households. Home prices are slightly lower in South Fulton, however, only households earning at least 100% of the HAMFI can afford the median sales price for a home. This represents 26% of all households in South Fulton County.

According the Fair Share Housing in the Atlanta Region study by Dr. David Sawicki of Georgia Tech, there is lack of housing affordable for workers in reasonably close proximity to their jobs. This affects a company’s ability to hire and retain qualified workers. The lowest income households and workers in the Atlanta Region have the greatest need for affordable housing units. In the examination of housing needs in the 10 county Atlanta region, this report found that there are not enough housing units to meet the demands of households earning less than \$35,000 a year. The region would need an additional 185,000 units priced at \$800 or less a month (equal to a \$100,000 home) to meet the housing needs of these residents. In the Atlanta region, there is a surplus of approximately 95,000 housing units affordable to households with incomes of \$35,000 or greater. Households with incomes over \$35,000 can most likely find affordable housing somewhere within the ten-county region, while those with incomes below \$35,000 have difficulty.

The analysis of housing needs at the job center level examined the availability of affordable housing at a much smaller level of geography. This study found that it is even more difficult for low-income households to find affordable housing in proximity to employment centers. With few exceptions, every job center requires additional housing that costs less than \$600 per month (using 30% of household income as the maximum housing cost, this equates to an annual income of \$24,000 a year). Workers living in households with incomes from \$24,000 to \$36,000 a year, also experience difficulty finding affordable housing in most job centers, in part due to competition with higher-income households who spend less than 30% of their income on housing.

Since the job center analysis is based on employment, the jurisdictions that have the greatest housing deficits are those with the most employees; City of Atlanta, DeKalb County, Fulton County, Cobb County and Gwinnett County. The Atlanta Region's main employment centers that are located throughout Fulton County are the Airport, Downtown Atlanta, Midtown, Buckhead, Perimeter, GA 400 corridor and Fulton Industrial.

Approximately 343,000 housing units need to be constructed in these five jurisdictions alone for workers to be able to live within proximity of their employment. In Fulton County, the housing deficit is estimated to be 60,864 units. Most of these need to be priced at less than \$600 per month or less than \$70,000. The Airport, Fulton Industrial, Buckhead, Central Perimeter, Downtown, and Midtown job centers have need for housing for workers at all price levels (Table 3-22).

The Perimeter and the surrounding area have the largest number of high paying jobs than any other employment center. In this area, 56% of the jobs pay less than \$40,000 a year. The houses in Dunwoody and Sandy Springs are beyond the reach of these incomes. In Roswell/Alpharetta, about 50% of the jobs pay less than \$30,000 a year. In that area, there is a shortage of housing for households earning less than \$30,000 a year and a surplus of housing at all other price levels. The Airport has a shortage of housing for households earning less than \$30,000 and for households earning more than \$40,000. Similarly, Fulton Industrial has a shortage of housing for households earning less than \$30,000 and for households earning more than \$40,000.

The current housing market often forces some households to live in housing they cannot afford. Other households find affordable housing where land values are low. This results in an increase in transportation costs and time spent commuting. According to the Mixed Income Communities Initiative (MICI) report by Atlanta Neighborhood Development Partnership (ANDP), transportation costs are 20% of household income and can extend beyond 40% for those earning less than \$25,000. Others may live in substandard units or in overcrowded units. An even distribution of affordable housing will lead to shorter commutes and lower costs of dealing with the effects of highly concentrated poverty.

According to the June 2005 "Driven to Spend" report by the Surface Transportation Policy Project and the Center for Neighborhood Technology, households in the Atlanta MSA spent 18.7% of their income on transportation. This is equal to an annual expenditure of \$7,400. In addition, households spend 36.8% of their income on housing. Both transportation and housing equals to 55.5% of household income. The report also found that lower income households are particularly burdened by higher transportation costs since these expenditures claim a higher percentage of their budgets even if they are spending less. The report concludes that a household's ability to replace vehicle use and ownership with bus, rail, walking, or biking translates into a lower portion of its budget going to transportation. According to the National

SANDY SPRINGS

G E O R G I A

City of Sandy Springs Interim 2025 Comprehensive Plan

Realtors Association, households purchasing homes in suburban areas in order to “buy more house for the money” pay more in transportation costs. For every \$1,000 saved in housing costs, transportation costs increased by \$775.

Owner and Renter Cost Burden

Inventory

The U.S. Department of Housing and Urban Development (US HUD) defines cost-burdened households as renter and owner households with monthly housing costs which exceed 30% of their household income. Severe cost burdened households are those where housing costs exceed 50% of household income.

In 1974, the U.S. Congress defined “low income” and “very low income” for HUD rental programs as HUD-adjusted area median family income (HAMFI) not exceeding 80 and 50 percent, respectively, of the area median family income, as adjusted by HUD. Statutory adjustments now include upper and lower caps for areas with low or high ratios of housing costs to income. For each non-metropolitan county, a lower cap is equal to its State’s non-metropolitan average (Table 3-23).

Estimates of the median family income and the official income cutoffs for each metropolitan area and non-metropolitan county are based on the most recent decennial Census results and then updated each year by HUD. Each base income cutoff is assumed to apply to a household of four, and official cutoffs are further adjusted by household size: one person, 70 percent of base; two persons, 80 percent; three persons, 90 percent; five persons, 108 percent; six persons, 116 percent; and so on. The HUD Adjusted Median Family Income (HAMFI) for the Atlanta metropolitan Area in 2004 was \$71,166.67. The figures on Table 3-24 are meant to illustrate housing costs for households earning between 120% and 50% of HAMFI. The median family income is used as a base to define formulas developed by USHUD.

According to the 2000 Census, approximately three-fourths (73%) of extremely low-income households spend 30% or more of their income on housing costs and about two-thirds (60%) spend more than 50% of their income. According to the 2003 American Community Survey, 39% of owners with mortgages and 56% of renters spend more than 30% of their income on housing costs. Among low-income households, one-fourth have a housing cost burden of 30% or more and over one-third (35%) of households pay over 50% of their income for housing. One-half (49%) of moderate-income households have a housing cost burden of 30% of their income or more, while slightly under one-third (29%) of middle-income households have a housing cost burden of 30% or more. Among extremely low and low-income households, a much greater proportion of renter households, relative to homeowners (65%), experience housing cost burdens of 30% or more. However, among moderate and middle-income households, a higher proportion of owners relative to renters, experience cost burdens greater than 30%.

According to the Housing Market Analysis included in the 2005-2009 Fulton County Consolidated Plan, the adjusted median sales price for homes in Fulton County outside of the city of Atlanta in 2000 was \$199,120. In North Fulton (includes North Fulton and Sandy Springs planning area as well as the cities), this sales price was \$201,240 and in South Fulton (includes Southwest and South Fulton planning areas and the cities) it was \$157,940. Only households earning 120% and above HAMFI, about 32% of all households, can afford the median sales price of a home in Fulton County. Households

earning 100% of the HAMFI can afford the median sales price for a house in South Fulton. In North Fulton, 40% of households earn 120% of HAMFI and are able to afford the median sales price of a home (Table 3-24).

Table 3-25 illustrates the number of cost burdened households in Fulton County outside the City of Atlanta. This is a special tabulation done by HUD for the Fulton County Consolidated Plan. The Consolidated Plan is required to be updated every year to enable Fulton County to obtain and spend federal funds targeted for housing assistance.

In Fulton County, not including the City of Atlanta, more renter occupied households are likely to be cost burdened than owner occupied households in 2000. Approximately 47% of the renters are cost burned. Approximately 33% of the renters spend more than 30% of their income in rent and 14% spend more than 50% of their income on rent. Moreover, 30% of owner occupied households were cost burdened. An estimated 22% spend more than 30% of their income on housing costs and 8% spend more than 50% of their income on housing costs. In the 10 county Atlanta Region, 24.4% of the owners and 36.9% of the renters spend more than 30% of their incomes on housing.

The elderly households are more cost burdened than the rest of the population (Table 3-26). Twice as many elderly renters than elderly homeowners spent more than 30% of their household annual income on housing costs. Three times as many elderly renters spent over half of their household income on housing costs compared to elderly homeowners.

Assessment

The State of Nation's Housing 2005 by the Joint Center for Housing Studies of Harvard University found that housing has become less affordable for many due in part to the "mismatch between the large number of low-wage jobs that the economy is generating and the high costs of supplying housing". Moreover, the study found that while the numbers of cost-burdened households of all incomes have risen, the increase has been most dramatic among the lowest-income households paying more than half their income for housing. Low-wage workers, elderly and disabled households have widespread housing affordability problems.

The Regional Strategies for Affordable Housing in Metropolitan Atlanta, a study completed by Dr. Larry Keating of Georgia Tech, estimates that 90,038 households in Fulton County have some housing need. Over a quarter of these households are cost burdened and of these 12% are severely cost burdened (Table 3-27). In unincorporated Fulton County, 26,698 (or 30%) households are cost burdened and of these 8,648 (9.7%) are severely cost burdened (Table 328).

The tabulation of Dr. Keating's Housing Needs for Fulton County indicates a need for 26,500 affordable housing units in unincorporated Fulton County. This represents 30% of the 88,860 occupied housing units counted in the unincorporated area in the 2000 Census.

If the County had policies which would require or strongly encourage developers to build a certain percentage of all units as affordable, then Table 3-29 shows the number of units which could be provided annually at various percentages of total production. The annual average of housing units

authorized by building permits is 3,500 units per year for the period from 1980 through 2004. By requiring 75% of all housing units to be affordable, this goal could be reached in 10 years. On the other hand, by requiring 6% of new housing units to be affordable, the goal could be reached in 125 years.

Due in part to the information and analysis in this element, consideration of the adoption of an inclusionary zoning ordinance is recommended. Such an ordinance would encourage the development and availability of housing affordable to a broad range of households with varying income levels throughout Fulton County; promote the County's goal to add affordable housing units to the County's housing stock in proportion to the overall increase in new jobs and housing units; offset the demand on housing that is created by new development; mitigate environmental and other impacts that accompany new residential and commercial development by protecting the economic diversity of the County's housing stock; reduce traffic, and related air quality impacts, promote transit use and walking, promote jobs/housing balance and reduce the demands placed on transportation infrastructure in the County; and increase the supply of affordable ownership opportunities in Fulton County.

Housing trends and the current housing stock may not meet the community's needs. Most of the housing being built is single family homes. However, the population per household is expected to continue to decline countywide through the 2025 (population per household was lowest in Sandy Springs and the highest in North Fulton). About a third of all households are non-family houses and the percent of the population that is over 65 is expected to increase by over 125%. Yet, 87% of all housing built in unincorporated Fulton County since 2000 are single family homes.

Fulton County housing costs are unaffordable to many in the Fulton County workforce. Fulton County's median household income in 2000 was \$47,321. Moreover, the average weekly wages paid in 12 economic sectors in Fulton County in 2000 was \$938. This would be equivalent to \$48,776 per year, assuming a 40-hour week worked year around. According to research conducted by the Metro Atlanta Quality Growth Task Force of the Atlanta Chamber of Commerce, a housing affordability gap exists between housing costs and income. A household earning the 2000 median household income can afford to pay \$1,183 towards housing costs. However, this does not cover the payment required for an average priced house in 2000 at \$180,700 in Fulton County (Graph 3-1)

High housing costs prevent those that work in Fulton County from living in Fulton County. According to the US census, 63% of people that work in Fulton County do not live in the County (Table 3-30). The cost of housing may play a role in the high rate of foreclosures in Fulton County and the wide use of interest only loans.

Fulton County has numerous housing programs to provide assistance to its residents. These are listed below. Fulton County's Housing programs apply to eligible individuals; private, non-profit 501-C-3 organizations; municipalities; and the Fulton County Housing Authority. The Fulton County Housing Authority (FCHA) provides public rental housing to eligible individuals and families based on the HAMFI income definitions. The Fulton County Housing Authority (FCHA) provides Section 8 vouchers to 750 households and has a waiting list of 658 households.

Smaller cities also provide public housing assistance to eligible residents. Fulton County maintains a homeless shelter at Jefferson Place located near downtown Atlanta. The Fulton County Department of

Human Services and the Fulton County Office of the Georgia Department of Family and Children's Services provide emergency assistance, including housing. The Fulton County Board of Commissioners priorities have been to provide; housing rehabilitation grants to eligible homeowners whose total annual household income does not exceed 80% of the median income as defined by HUD, and down payment assistance to allow renters to become homeowners. These funds are distributed based on HUD guidelines. The Office of Housing's programs are overseen by the Community and Housing Development Corporation of Fulton County (CHDC). Board members are appointed by the Fulton County Board of Commissioners (BOC).

Federal Grant Programs

Investment Partnership Program (HOME) Programs

Annually, Fulton County receives from the U.S. Department of Housing and Urban Development (HUD) approximately \$1.2 million under the Home Investment Partnership Program (HOME). The Fulton County Board of Commissioners annually approves its Program Action Plan authorizing the expenditure of these funds by the Fulton County Office of Housing and the Fulton County Community Housing Development Corporation. These funds are utilized in Fulton County, outside of the city limits of Atlanta, including the cities of Alpharetta, College Park, East Point, Fairburn, Hapeville, Mountain Park, Palmetto, Roswell, and Union City.

HOME funds are appropriated to various activities according to the distribution of low- and very-low-income persons in Fulton County and the Board of Commissioners policies. The County issues a Notice of Funding Availability (NOFA) once or twice a year for housing development projects. The following HOME Programs are administered by the County for affordable housing projects on a countywide basis.

Housing Rehabilitation

The Fulton County Housing Rehabilitation Program helps low/moderate income Fulton County residents (outside the city limits of Atlanta) make needed home repairs for the correction of health, safety and code violations. The Program uses three primary methods to finance improvements to the County's housing stock and assist those in need. These are: Community Development Block Grant (CDBG), Emergency Assistance Grants (EAG) and Low Interest/Deferred Payment Loans, and Deferred Payment Loans (DPL).

The maximum EAG an applicant can be awarded is \$5,000. Special assistance is given to elderly and disabled homeowners. The maximum Housing Rehabilitation Loan an applicant can receive is \$30,000 in the form of a low-interest loan and/or DPL. In certain situations, this amount may be increased.

Five primary eligibility criteria determine if a homeowner is eligible for the type of assistance offered in these programs. They are:

- The house to be rehabilitated is located within Fulton County and outside the municipal limits of the City of Atlanta.
- The applicant is the "owner of record" of the property.
- A code violation exists and the property is suitable for rehabilitation.
- The property is the primary residence of the applicant as a single family, detached dwelling

owned and occupied by the individual(s) applying for assistance. The applicant must have owned and occupied the residence for at least one year prior to the time the pre-application is submitted to the County. (Second homes, multi-family structures, and rental properties are not eligible for this program), and

- Their total annual household income can not exceed 80% of the median income for this area, which is adjusted for family size for the metropolitan areas, as established by HUD.

Lead-Based Paint Hazards

Fulton County has incorporated the requirements of the Final Rule on Lead-Based Paint as an integral part of project implementation. All HOME and CDBG funded activities covered by the HUD Lead Safe Homes regulations were carried out in accordance with the requirements of the Final Rule, including the Uniform Relocation Act. Fulton County inspected all units covered by the Final Rule for lead-based paint hazards. For activities involving public facilities and housing rehabilitation where lead-based paint was found, actions were taken to eliminate these hazards. Under the Home Ownership Assistance Program (HOAP), where lead-based paint is found in a home to be purchased, the eligible homebuyer is notified of the existence of lead-based paint prior to loan closing. At that time, the lead-based paint testing is conducted and hazards confirmed and mitigated, or the loan is denied in order to meet HUD's lead-based paint regulations. HUD requires owners and buyers participating in the Rehabilitation and Home Ownership Assistance Programs to sign lead-based paint hazard forms.

Single/Multi Family Development

The program provides up to \$500,000 to developers of affordable single or multi family housing for land acquisition in the form of a low interest loan. The goal is to have quality mixed income communities that provide affordable housing for all income levels whereby a family can accommodate their family's needs without having to relocate to another area or part of the county through the development of new housing stock and the maintenance of the existing housing stock.

Home Ownership Assistance Program (HOAP)

The program provides up to \$10,000 for down payment assistance in the form of a one percent interest rate loan (\$100.00 yearly payment for ten years beginning one year after closing). Ten percent, or \$1,000, of the loan will be forgiven annually. The maximum purchase price of the home is \$150,000. The annual household income must not exceed the limits based upon family size as set by HUD. The primary eligibility criteria that determine if a homebuyer is eligible for the type of assistance offered in this program are listed below.

- The home buyer is required to complete Home Buyer Counseling;
- The home buyer contacts a participating lender to obtain pre-approval on a home mortgage and the Fulton County Home Ownership Program;
- The home buyer provides the Lender with documentation and payment of fees necessary to process the loan and Home Ownership Assistance Program Application;
- Required documentation home buyer must provide are check stubs, tax forms, credit information, bank statements, and verification of employment; and
- Fees the home buyer must pay are the Fulton County Home Ownership Program Application Fee (\$35.00), Lender's Origination Fee, Property Appraisal, Credit report, minimum \$250.00 Buyer's Contribution, Earnest Money (which is required to secure a contract on the home, is payable to the Realtor upon signing the sales contract) and the Home Inspection Fees.

American Dream Down-payment

The American Dream Down-payment Initiative (ADDI) of 2003 program funds provides down-payment assistance for first-time low-income homebuyers. The ADDI program was established to increase the homeownership rate, especially among low-income and minority households in order to revitalize and stabilize communities. This program is designed to assist first-time homebuyers with the biggest obstacles to homeownership – down-payment and closing cost assistance and rehabilitation. The Fulton County Board of Commissioners authorized and approved amendments to the 2003 and 2004 Consolidated Plan’s Annual Action Plans to include the ADDI Program.

Tenant Based Rental Assistance

The Tenant-Based Rental Assistance program provides rental assistance to low income residents who receive housing from the Housing Authority of Fulton County. HOME funds are used to subsidize rental payments for a minimum of twelve months for families identified by the Housing Authority.

Community Development Housing Organizations (CHDO)

The CHDO Program is designed to provide federal funding to private non-profit housing organizations for the development of affordable housing for the community it serves. A minimum of 15% of HOME Entitlement funds must be set aside for housing development activities to be undertaken by CHDOs. CHDO projects must provide housing to low and moderate-income families as defined by HUD’s Income Guidelines. Eligible uses of HOME funds by CHDOs include acquisition and/or rehabilitation of rental housing, new construction of rental housing, new construction of homebuyer properties, and relocation expenses of any displaced persons.

General Fund Programs

Housing Enterprise Zone Applications (HEZs)

Housing Enterprise Zones (HEZ) are depressed areas of the County that may receive scheduled abatements of property taxes over a ten (10) year period, as an incentive to development. State law clearly defines the eligibility criteria for HEZ designation. To be designated as an enterprise zone, an area must meet three out of four criteria relating to poverty statistics, unemployment statistics, general distress, and underdevelopment. Once a particular geographic area has been designated as an enterprise zone by the appropriate local governments, owners of property located within the enterprise zone may seek local government approval for a ten-year tax abatement schedule. In order to qualify for such abatements, the property owner must either create five or more new jobs within the enterprise zone or conduct substantial rehabilitation to an existing structure on the property. However, local jurisdictions grant the designation at their discretion.

Low Income Housing Tax Credits (LIHTCs)

With Low Income Housing Tax Credits, the Internal Revenue Service allows a developer or organization to sell tax credits granted to owners of housing designed for low-income residents to assist in the financing of low to moderate-income multi-family housing. When the developer and/or owner use these tax-credits, the developer/owner is required to have a set-aside of units maintained for affordability. This provides persons with low income a safe and efficient place to live. Applications are submitted by developers to the Office of Housing and are reviewed by staff and the Community Housing

Development Corporation of Fulton County for compliance with the County's goals for housing development. Applications are then reviewed by the Fulton County Board of Commissioners.

Tax Allocation Districts (TADs) - Residential

Tax Allocation Districts are authorized in Georgia under the Redevelopment Powers Act. A Tax Allocation District, typically referred to as a Tax Increment Financing, is a tool used to publicly finance certain redevelopment activities in underdeveloped blighted areas. A tax allocation district derives its funding from the increase in the redevelopment area's ad valorem taxes levied by the city, county, and school system. These revenues are placed in a special redevelopment fund for the area and are used to directly pay for the redevelopment costs or to issue bonds to pay for redevelopment costs. A Tax Allocation is a geographic area, characterized by slum and blight, which is defined and created by local government for the purpose for issuing tax allocation bonds to finance redevelopment costs within the area.

Predatory Lending

The Predatory Lending Mitigation Program is designed to prevent Fulton County homeowners from becoming victims of predatory lending practices. Unscrupulous lending practices are used by companies whose goal is to take the homes through foreclosure. Such practices include the origination of loans with high interest rates; the frequent resale of loans resulting in changes in the terms and interest rates, which make them almost impossible to repay; and the making of fraudulent loans using forged documents. The BOC participated in a campaign called "Don't Borrow Trouble" as a part of its overall strategy against predatory lending. The Georgia Legislature passed legislation in 2001 and 2002 to combat such lending practices.

The Office of Housing conducts bi-annual seminars and workshops with local housing counseling agencies and Atlanta Legal Aid to educate citizens on the pitfalls of predatory lending practices. Anyone contemplating making a loan using their home as collateral, or who is currently involved in an oppressive loan contract can call a "hotline" telephone number (211) for counseling and referral.

Housing Foreclosures

The Housing Foreclosure Mitigation Program "Stop Before You Borrow, Understanding Homeownership Mortgage Loan Products, and Pitfalls to Help Prevent Foreclosures," will be an eighteen month countywide educational campaign designed to educate citizens on mortgage loan products and their pitfalls. The objective of this campaign is to educate Fulton County residents on: how to prevent and decrease the foreclosure rate, available mortgage loan products, how to choose the right loan products, how to avoid predatory lenders, and how to partner with local agencies, lenders, and realtors.

Faith-Based Residential Development

The Faith-Based Residential Development Program is designed to provide faith-based organizations in Fulton County with the tools, training and resources needed to develop affordable housing for low/moderate and elderly citizens within their community.

The Office of Housing conducts annual technical assistance workshops that teach faith-based organizations the following: how to create a housing 501 c(3) non-profit for receipt of public/private funding, how to engage in housing and economic development or public services activities without

putting the assets of the church at risk; how to apply for bond financing and tax credits; how to complete federal, state, and local applications for funding; how to develop and manage property portfolio; how to identify start-up costs for projects; and how to organize their financing for housing development.

Housing and Community Characteristics

Inventory

The Focus Fulton Plan does not provide detailed information on the population of the City of Sandy Springs that requires special housing needs, such as homeless, those with severe mental illness and substance abuse, domestic violence victims, the elderly and frail, persons with disabilities and persons with HIV/AIDS

Assessment

Due to a lack of data specific to the City of Sandy Springs at this time, the staff is unable to make a relevant assessment regarding the special housing needs of certain City populations. This is one area of research which the City will need to concentrate efforts during future Comprehensive Plan drafts.

CHAPTER 4 - NATURAL AND CULTURAL RESOURCES ELEMENT

NATURAL AND CULTURAL RESOURCES ELEMENT PAGE

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INTRODUCTION

The Natural and Cultural Resources Element includes an inventory of the City of Sandy Springs' natural, environmentally sensitive, historic, and cultural resources as well as an assessment of current and future needs for protection and management of these resources. The vision, goals, policies and strategies for their appropriate use, protection and preservation are included in the Implementation Element. The purpose of this Element is to present factual information in order to make informed decisions regarding natural and historic resource management and protection. This element serves as a primer to understanding environmental issues in City of Sandy Springs and provides a platform for addressing environmental concerns and directing further environmental policy and strategies for continued protection.

PUBLIC WATER SUPPLY SOURCES

Inventory

The City of Sandy Springs has abundant and valuable natural resources including streams, rivers, lakes, and wetlands. All of these natural water features within the County support a wide variety of uses for its citizens, from drinking water to recreation to irrigation. Additionally, water provides wildlife habitat for both aquatic and terrestrial animals. Both animals and humans depend on a clean water source for survival. Therefore, the forces that impact the health of local water supply are important to understand. This Element includes an inventory and analysis of groundwater aquifers, rivers, and other public water supply sources.

One of the City of Sandy Springs' primary natural resources is the Chattahoochee River. It forms the city's western and northern borders. Through community visioning for the Focus Fulton Plan, the Chattahoochee River was considered to be one of the County's, and thereby the City's, assets, while pollution in the Chattahoochee and diminishing water supply were listed as challenges.

The Chattahoochee River is the single drinking water source for the City of Sandy Springs. Because the Atlanta Region is underlain with granite, there are few groundwater aquifers to provide drinking water through wells. Some residents in the Little River watershed in Northwest Fulton as well as the Chattahoochee Hill Country get their drinking water from wells.

Drinking water intakes are located in thirteen locations in Fulton County; nine of these are located in unincorporated areas (Maps 4-1 and 4-2). The Chattahoochee River is the water source for seven of these intakes. Other sources include Big Creek, Sweetwater Creek, Cedar Creek and Dog River.

Water from the Chattahoochee River and other streams is processed by several water treatment facilities and distributed to customers through a network of pipes. Unincorporated Fulton County, north of the Chattahoochee River, is supplied drinking water by the Atlanta Fulton County Water Resources Commission (AFCWRC). This facility is permitted to withdraw 90 MGD (million gallons per day) of raw water from the Chattahoochee River and treat it to drinking water standards. Fulton County and the City of Atlanta are joint owners of this facility and the treated water is shared between the governments. AFCWRC serves over 310,000 customers.

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The City of Atlanta's Chattahoochee and Hemphill plants supply water to the City of Sandy Springs.

In 1997, the Department of Natural Resources completed a river basin management plan for the Chattahoochee River Basin. The plan assessed and addressed water quality issues within the basin. Overall the surface water quality in the Chattahoochee River Basin is good for use as drinking water. However, water quality and water quantity stressors such as urban run-off, nonpoint sources, population growth and increased development impact the condition of the Chattahoochee River Basin. The river has faced degradation problems to such an extent that it was listed as one of the nation's 10 most endangered rivers by American Rivers.

The Georgia Department of Natural Resources monitoring programs show widespread impairment of streams in the Atlanta region, primarily from bacteria and toxic metals present in urban run-off. A water quality assessment of the Chattahoochee watershed conducted by the U.S. Geological Survey shows numerous pesticides present in streams within the Atlanta region. Nine of the seventeen trend monitoring stations in Fulton County are located in unincorporated areas of the County. Table 4-1 provides the location of the stations in Fulton County.

City of Sandy Springs	
1	Chattahoochee River at Johnson Ferry Road, Sandy Springs
2	Long Island Creek at Northside Drive, Sandy Springs

Source: City of Sandy Springs Department of Public Works

The Georgia Department of Natural Resources designates Georgia waters in one of the following water use classifications; drinking water, recreation, fishing, costal fishing, wild river, and scenic river. A serious threat to the health of waterways is bacteria, specifically fecal coliform, and E. coli. Bacteria, when found in water bodies, serves as an indication that the stream or river is being impacted by human and/or animal waste. The bacteria could come from a number of sources, such as failing septic tanks, leaking sewer lines, illicit connections, pet waste, livestock, wildlife, and/or sewage treatment plants. Each of the waterways are classified as supporting, partially supporting or not supporting their designated use based on the amount of pollutants they have. A stream is placed on the partial support list if more than 10% of the samples exceed the fecal coliform criteria and is placed on the not support list if more than 25% of the samples exceed the standard. Table 4-2 provides a list of Fulton County streams and their criteria pollutants.

High bacteria levels are the major cause for Fulton County waterways to be listed as not supporting their designated use by the Georgia Environmental Protection Division. The State of Georgia has identified seventy-nine stream segments located in the Chattahoochee River Basin whose water quality is impaired due to fecal coliform. Fifty-two of these streams run through Fulton County.

Stormwater runoff is the main cause of most pollution in Fulton County's waterways. Heavy erosion and sediment deposition during rain events degrades aquatic habitats, thereby making it difficult for streams to support aquatic wildlife. Fish and other water creatures, such as insects and crustaceans, need a healthy rocky bottomed stream for reproduction and shelter. When the stream bottom becomes silted

over, the healthy rocky bottom gets smothered out and the stream is no longer able to support pollution sensitive organisms.

Georgia's water resources are facing threats in several areas. High growth rates are putting extra pressure on an already limited water supply. The State experienced a five-year drought between 1998 and 2002. In the Apalachicola-Chattahoochee-Flint and Alabama-Coosa-Tallapoosa river systems, future water withdrawals will be limited by the water allocation formula between Georgia, Alabama, and Florida, which will be decided by federal courts and the U.S. Supreme Court. The formula, once developed, may limit the amount of water that Georgia can use from the Chattahoochee.

At present, the needs of the water utilities are being met and the State of Georgia is issuing water withdrawal permits as the demand requires. However, it will be important to begin and expand water conservation efforts as development continues and more demand is placed on already stressed water resources.

Existing Programs, Rules and Regulations

A number of local, regional, state and federal programs are in place to protect natural resources. The following list provides a summary of the rules and regulations governing Fulton County's water resources.

Metropolitan River Protection Act (MRPA)

In 1973, the Georgia General Assembly enacted the Metropolitan River Protection Act (Georgia Code 12-5-440) to address development pressure near and pollution of the Chattahoochee River. Under this legislation, the Act established a 2,000-foot river corridor on both banks of the River and its impoundments, including stream beds and islands. The Chattahoochee River Corridor has established vulnerability standards based upon the character of the land, buffer zone standards (50 foot undisturbed – natural, 35 foot undisturbed – streams, 150-foot impervious surface setback) and floodplain standards.

The Act also required the Atlanta Regional Commission (ARC) to adopt a plan to protect the water resources of the River Corridor and develop procedures to implement the Act, especially review of development proposals. Fulton County, along with other jurisdictions, implement the Act via land use controls, permitting, monitoring of land disturbing activities and enforcing other provisions of the Act.

Adopt-A-Stream Program

Adopt-A-Stream is a citizen's volunteer stream monitoring program that trains groups and individuals to monitor the chemical, physical, and biological health of the County's streams and rivers. The objective of the Adopt-A-Stream program is to educate citizens about issues that may have adverse impacts on water quality in both rural and urban settings. Volunteers are provided with hands on field training to monitor the health of streams by conducting periodic visual, biological, and chemical assessments. Volunteers monitor local streams for both chemical/physical and biological parameters, including pH, dissolved oxygen, temperature, and macro-invertebrate surveys. Monitoring local streams encourages stewards of the environment and provides Fulton County with valuable baseline data for stream health. There have been approximately 500 volunteers trained in the program.

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Storm Drain Stenciling

Storm Drain Stenciling is designed to help prevent illegal dumping and to educate the public about water quality. An increase in public knowledge of the correlation between developed areas and watershed will result in reducing the effects of non-point source pollution, thus improving water quality. The phrase “Dump No Waste – Drains to Stream” is stenciled onto storm drain inlets as a visual reminder to residents not to dump waste into drains, which are direct links for pollution to enter the County’s waterways. More than 3,000 marked storm drains in unincorporated Fulton County remind citizens that these drains flow directly into local streams without the benefit of treatment.

Neighborhood Water Quality Outreach

The Neighborhood Water Quality Outreach Program is designed to educate and inform citizens about measures to preserve the County’s water resources and provide public service to neighborhood associations. County presentations are available and may be scheduled on non-point source pollution, Xeriscaping and water conservation.

Household Hazardous Waste

The Household Hazardous Waste Program is designed to increase public awareness about common household products that can be hazardous. The overall mission of the program is to promote recycling, provide solutions for hazardous material disposal, to reduce the amount of toxic waste produced in the home, and to offer alternative products which are less harmful to the environment.

Soil and Erosion Control

The County’s Soil and Erosion Control Ordinance, which exceeds the Erosion and Sedimentation Act of 1975, is currently under revision to eliminate loop holes, enhance current standards, and promote well planned land disturbance activities. The Erosion and Sedimentation Control (E&SC) program implemented a “Zero Tolerance” approach to E&SC for sustaining controlled development and maintaining water quality. This approach requires a collaborative effort of County employees outside of erosion enforcement, citizens, County Commissioners, and an increased number of staff members to conduct the enforcement. State-of-the-art erosion control practices, such as phase development and green space implementation are becoming commonplace in Fulton County and are stressed in the planning stages of projects. Citizens are encouraged to become active in monitoring construction sites for Erosion and Sediment Control violations through the Citizen’s Soil Watch Program.

Turbidity Testing

Turbidity testing is a new program being implemented by the County. This program promotes and improves water quality under the National Pollutant Discharge Elimination System (NPDES) permit standards established on February 25, 2000. This program provides accountability to developers to make sure that water quality is kept at a high standard. The testing is being conducted randomly at new development and construction sites in support of the Soil and Erosion Sedimentation Program. It will determine if Best Management Practices (BMPs) are being maintained on the site and if water bodies on or down stream gradient of the development site are being impacted by construction and land disturbing activities. If the turbidity test results are above the NPDES standard, the responsible party will be notified and appropriate action taken.

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Metropolitan North Georgia Water Planning District

In response to significant current and projected water demands, the Metropolitan North Georgia Water Planning District was established on April 5, 2001 (2001 S.B. 130). The general purposes of the District are to establish policy, create plans, and promote intergovernmental coordination for all water issues in the district; to facilitate multi-jurisdictional water related projects; and to enhance access to funding for water related projects among local governments in the district area. The purposes of the District are to develop regional and watershed-specific plans for stormwater management, wastewater treatment, water supply, water conservation, and the general protection of water quality. These plans will be implemented by local governments in a 16-county area. In October 2002, the district adopted the following model ordinances:

- Ordinance for Post-Development Stormwater Management for New Development and Redevelopment,
- Floodplain Management/Flood Damage Preservation,
- Stream Buffer Protection,
- Conservation Subdivision/Open Space Development,
- Illicit Discharge and Illegal Connection, and
- Litter Control.

The purpose of the model ordinances is to give local governments tools that effectively address stormwater management issues. Local governments in the district are required to implement the model ordinances. Fulton County has or is in the process of drafting ordinances as mandated.

Water Conservation

After several years of severe drought in Georgia, drinking water reservoirs were at critically low levels and strict outdoor watering bans were put into place by the State. To address this issue the County implemented a water conservation program called "Saving Water...Works!" to bridge the gap between understanding the importance of water and what can be done to ensure that the County's water supply is protected. This program is expanding to encourage County homeowners to implement the seven principles of Xeriscaping in their landscape designs to create good quality, low-maintenance, and attractive landscapes that conserve water. Outdoor watering restrictions are still in place countywide to ensure that there continues to be an adequate drinking water supply to meet the needs of the County's growing population.

Stream Buffer Ordinance

Fulton County adopted regulations for wider stream buffers in compliance with the North Georgia Water Planning District mandate on May 4, 2005. Subsequently the City of Sandy Springs adopted these regulations upon incorporation. The regulations require undisturbed buffers and impervious surface setbacks to adjacent streams. Streams in all watersheds within the City of Sandy Springs shall require a minimum 50-foot undisturbed buffer on each side of the stream, as measured from top of bank. An additional 25-foot setback shall be maintained adjacent to the undisturbed buffer in which all impervious cover shall be prohibited. Stormwater retention or detention facilities are prohibited within the stream channel.

Assessment

Stormwater runoff, non-point source pollution, development, and population growth contribute to the degradation of the County's public water supply system. Existing programs and initiatives provide both educational and community outreach to increase awareness about protecting and improving the quality of Fulton County's public water supply resources. These programs and initiatives address the need for the citizens of Fulton County to help maintain and manage the existing public water supply sources within the County. Through the use of presentations, hands-on demonstrations, interactive displays, games, essay contests, etc., the County has designed its education outreach programs to address the following areas: Water Conservation Practices, Water Quality Monitoring, Adopt-A-Stream, Storm Drain Stenciling, Household Hazardous Waste, and lawn care (Xeriscape and Composting).

Each of the water quality programs within the Office of Environmental Affairs provides innovative techniques in promoting water protection, conservation, and environmental stewardship. However, in order to achieve the goals set forth by each program element, certain challenges to the overall success of the program initiatives must be overcome. The lack of strong community partnerships and the lack of funding are two significant challenges to the program.

Forging stronger community partnerships would play an immense role in achieving the goals of promoting environmental stewardship throughout Fulton County. Involving the many stakeholders (community residents and leaders, businesses, schools, and other civic groups) during the planning and implementation of events greatly increases participation from the public. Coordinating with other Fulton County Departments (i.e., Parks and Recreation, Health and Wellness, Public Works, General Services, etc) resources can be maximized, duplication of services reduced, and collaboration on environmental issues increased. Providing strong partnerships within the communities (i.e., Boys and Girl Scouts of Metro Atlanta, Keep Georgia Beautiful affiliates, nature centers, forest preserves, youth organizations, Homeowners Associations, etc.), establishes a positive relationship between the County and citizens based on trust and respect.

Another significant challenge is additional funding, which could be allocated to purchase the necessary tools and promotional materials needed to enhance the visibility of the programs. In order to maintain citizen enthusiasm for participation in environmental protection activities, the County must be able to provide incentives, such as recognition and awards, and the resources needed to accomplish program goals. The Office of Environmental Affairs has been pursuing other sources of funding (primarily, grants) in order to supplement various programs. Additionally, staff has been working towards greater interdepartmental coordination between the Departments of Environment and Community Development and Public Works. As programs are further refined, they should include more interdepartmental coordination as well as coordination with other municipalities/local governments, when feasible, to sponsor joint seminars, workshops and events.

WATER SUPPLY WATERSHEDS

Inventory

This inventory includes water supply watersheds, or any portions thereof, as defined and provided for in the Rules for Environmental Planning Criteria. A watershed is defined as a ridge dividing two drainage

areas and the area drained by a river. The Georgia Department of Natural Resources (DNR) defines water supply watershed as the areas of land upstream from government owned public drinking intakes or water supply reservoirs. DNR has two categories of watersheds – large (more than 100 square miles) and small (fewer than 100 square miles).

Existing Programs, Rules and Regulations

Protection of watersheds, particularly water supply watersheds are critical to providing public water. Water supply watersheds are vulnerable to direct and indirect development activities. Development in the watershed threatens the long term water quality of the watershed. As part of the Georgia Planning Act, DNR developed minimum criteria for the protection of watersheds and water supply. To protect water supply and watersheds in Fulton County, the DNR watershed protection measures were adopted by the Fulton County Board of Commissioners and incorporated in the County's Water Supply Watershed Protection Ordinance and the South Fulton Tributary Protection Ordinance.

In Fulton County's Watershed Protection Ordinance, the protection criteria for a large water supply watershed (greater than 100 square miles) requires new facilities located within 7-miles upstream of intakes that handle hazardous materials to perform operations on a impermeable pad having a spill and leak collection system. Protection criteria for development within a 7-mile radius of a small water supply watershed (less than 100 square miles) include:

- Maintain 100-foot buffer and 150-foot setback on each side of perennial stream (within 7-mile radius)
- New hazardous materials handlers must perform operations on impermeable pad having a spill and leak collection system,
- No septic tanks or drainfields are allowed within a 150-foot stream setback area,
- Limit impervious surfaces to 25% of total watershed land area,
- New hazardous waste treatment or disposal facilities are prohibited, and
- New sanitary landfills are allowed only if they have synthetic liner and leachate collection systems.

Protection criteria for developments outside a 7-mile radius of a small water supply watershed (less than 100 square miles) include:

- Maintain 50-foot buffer and 75-foot setback on each side of perennial stream (outside 7-mile radius), and
- Maintain 150-foot buffer around a reservoir.

Exempted land uses include:

- Permitted land uses prior to the adoption of the ordinance,
- Utilities that cannot be located outside of the stream corridor, and
- Forestry, agricultural and mining activities with approved Best Management Practices.

Assessment

Fulton County's Public Water Supply and Watersheds are extremely vulnerable to septic tanks, land development and human activities that generate nonpoint source pollution. Nonpoint source pollution adversely affects these resources by limiting water quantity and reducing water quality. Septic tanks, particularly malfunctioning tanks, also impact water quantity and quality. They are considered to be 100% consumptive of water supply because the effluent dissipates to the atmosphere or is absorbed into groundwater. Unlike sewers that treat and return wastewater, individual septic system use does not return measurable amounts of water to the water supply. Currently, Fulton County encourages septic tank owners to reduce their impacts to the water supply through water conservation techniques.

To counteract the negative affects of nonpoint source pollution associated with human activities and future land development, Fulton County adopted two ordinances: the South Fulton Stream Protection Ordinance and the Water Supply Watershed Protection Ordinance. These ordinances established regulations and procedures that govern land use and development within public water supply watershed protection areas of unincorporated Fulton County. The effectiveness of the South Fulton Stream Protection Ordinance is directly related to technical guidelines, which place emphasis on stringent buffer and improvement setback requirements. The guidelines described in this ordinance are effective in eliminating the threat that erosion runoff has on water quality. Thus, controlling and negating the adverse affect of nonpoint source pollutant discharge into water supply resources, through runoff mitigation practices.

The Water Supply Watershed Protection Ordinance established measures not only to protect the quality of water supply, but quantity as well. Additionally, like the stream protection ordinance, Fulton County's Water Supply Watershed Protection Ordinance incorporates the use of vegetative buffers, which minimize the transport of pollutants and sediment to the water supply, and maintain the yield of the water supply watershed. Additional buffer requirements are integrated within this ordinance when applying for a land-disturbance permit within a watershed.

Though both ordinances propose to protect and preserve Fulton County's watershed and water supply resources, they do not eliminate the principal threat of stormwater runoff. The adverse affects of stormwater runoff are exasperated by the amount of impervious surface that goes along with land development. Hence, as the County continues to develop, impervious surfaces will increase. As the amount of impervious surfaces (i.e. concrete, paved roads, sidewalks, etc.) begins to increase, the amount of stormwater runoff entering the public water supply and watersheds will also increase. In order for Fulton County to address the problems associated with stormwater runoff future polices, regulations and programs must be generated to mitigate adverse affects.

Several policies and regulations could be adopted to protect watersheds and water supply watersheds and mitigate the adverse effects of stormwater runoff. These include:

- Additional setback requirements within seven miles of a watershed,
- Use of permeable surfaces in non-residential developments, as applicable,
- The incorporation of the Water Supply Watershed Protection Ordinance and the South Fulton Stream Protection Ordinance into one county-wide ordinance (including requirements for North Fulton) that addresses stream and water supply/watershed protection, and

- Septic tank maintenance and water reclamation.

GROUNDWATER RECHARGE AREAS

Inventory

There are no groundwater recharge areas located in the City of Sandy Springs.

Assessment

While there are no groundwater recharge areas located in the City of Sandy Springs, this does not lessen the importance of groundwater protection and the enforcement of pollution in the City.

EXISTING PROGRAMS, RULES AND REGULATIONS

Groundwater Recharge Areas Ordinance

As part of the Georgia Planning Act, the Department of Natural Resources (GA DNR) developed minimum criteria for the protection of groundwater recharge areas. To protect groundwater quality in Fulton County, the DNR groundwater recharge areas protection measures were adopted by Fulton County and incorporated into the County's Groundwater Recharge Areas Ordinance in 2002. The following protection criteria are part of the ordinance:

- Fulton County Department of Health and Wellness must approve any development to be served by a septic tank,
- New residences served by a septic tank/drain field system shall be on lots no less than 1 acre,
- New agricultural waste impoundment sites shall be lined,
- New above-ground chemical or petroleum storage tanks shall have secondary containment,
- New facilities which handle hazardous materials shall perform their operations on impervious surfaces and in conformance with any local, state, and federal regulations, and
- Permanent storm water infiltration basins are prohibited.

Assessment

The most significant aspect of Fulton County's Groundwater Recharge Areas Ordinance is the provision of protection criteria to reduce adverse environmental impacts. Groundwater protection efforts must focus on management of the diverse potential contaminant sources. Management efforts include public education, inventory and monitoring of potential contaminant sources, and tailoring of zoning ordinances and other local land use regulations for protection of groundwater sources.

Protection of groundwater quantity and quality can best be accomplished by controlling potential contaminant sources and by managing land uses in prime recharge areas. The first step in protecting groundwater quality is to determine the locations of prime recharge areas. The second step is to identify management options which would help to protect the quality of recharge in these areas. The level of management appropriate to a particular area depends on the vulnerability of the aquifer, the extent to which it is relied on for high quality water supplies, and the number and type of potential contaminant

sources. Action for protection of recharge quality can be as simple as not dumping used motor oil down the drain or as comprehensive as a communitywide aquifer protection plan incorporating land-use and contaminant source control regulations.

The adoption of the Groundwater Recharge Areas Ordinance has enabled Fulton County, to not only protect, but also preserve its groundwater recharge areas. However, to address future impacts from septic fields, Fulton County future policies and regulations should address limiting and/or prohibiting development requiring septic drainfields in unsewered groundwater recharge areas. Future land-use policies should prohibit the placement of underground petroleum storage tanks in groundwater recharge areas.

WETLANDS

Inventory

This section includes an inventory of wetlands as defined and provided for in the Rules for Environmental Planning Criteria. Wetlands are transitional zones between dry land and open waters and are wet at least part of the year. Some wetlands are consistently covered with waters while others are flooded only at certain times of the year. Wetlands are important areas for habitat, fisheries, flood control, clean water and recreation. In addition, wetlands filter out pollutants, improve water quality and reduce soil erosion.

The U.S. Fish and Wildlife Service, Georgia Department of Natural Resources, and the U.S. Geological Survey have identified wetlands and their associated soils, and topographic and geologic features, through the National Wetlands Inventory. Freshwater wetlands are defined as areas that are inundated and saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soils. Wetlands generally include swamps, bogs, marshes and similar areas.

Riverine wetlands, typically found along the Chattahoochee River and its tributaries, occur within a channel which is "an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of water". Scattered lacustrine wetlands occur in topographic depressions or dammed river channels with less than 30% of the land area made up of trees, shrubs and other vegetation.

While the Focus Fulton Plan does not provide a specific discussion of wetlands in the City of Sandy Springs, it is apparent that the presence of the Chattahoochee River bordering the City allows for wetlands.

Assessment

The Focus Fulton Plan does not provide a direct discussion of wetlands or their maintenance in the City of Sandy Springs; however, the City recognizes the importance of such natural features and will work to research and address these in future drafts of the Comprehensive Plan.

PROTECTED MOUNTAINS

Inventory

In the Georgia Department of Natural Resources Rules for Environmental Planning Criteria, protected mountains are defined as all land area 2,200 feet or more above mean sea level, that has a percentage slope of 25 percent or greater for at least 500 feet horizontally, and includes the crests, summits, and ridge tops which lie at elevations higher than any such area. Although the City of Sandy Springs is in the Georgia Piedmont, it does not contain any land forms that are included in this classification.

Assessment

This section is not applicable to the City of Sandy Springs.

PROTECTED RIVERS

Inventory

This section includes protected rivers and river corridors as defined and provided for in the Rules for Environmental Planning Criteria. In DNR's Rules for Environmental Planning Criteria, Protected River means any perennial river or watercourse with an average annual flow of at least 400 cubic feet per second as determined by appropriate U.S. Geological Survey documents. However, those segments of rivers covered by the Metropolitan River Protection Act or the Coastal Marshlands Protection Act are specifically excluded from the definition of a protected river. River Corridors are the strips of land that flank major rivers. These corridors are of vital importance in order to preserve those qualities that make a river suitable as a habitat for wildlife, a site for recreation and a source for clean drinking water. River corridors also allow the free movement of wildlife from area to area within the state, help control erosion and river sedimentation and help absorb flood waters.

One protected river, the Chattahoochee, forms the boundaries of the City of Sandy Springs: The Chattahoochee River supplies over 70% of the Atlanta's Region drinking water and is a major recreational resource.

EXISTING RULES AND REGULATIONS

Metropolitan River Protection Act (MRPA)

The Metropolitan River Protection Act (O.C.G.A. 12-5-440 to 12-5-457) provides for the development of comprehensive plans and regulations for the protection of any major stream which constitutes the primary source of public water supply in each Standard Metropolitan Statistical Area of the State having a population of more than 1,000,000. As of the current census, the regulations only pertain to a section of the Chattahoochee River in the Atlanta Region. No land-disturbing activities may occur in the 35 foot riparian buffer along the main stem of the Chattahoochee River and along all tributaries within 2,000 feet of the river. In addition, the Chattahoochee River is protected by the Tributary Protection Act and the Georgia Mountain and River Protection Act. These include provisions for protecting the river's

water quality by limiting the amount of impervious surface and clearing along the river and its tributaries. Most of these protection measures apply to the section of the river from Buford Dam to Peachtree Creek.

Assessment

The Chattahoochee is extremely vulnerable to land development, human activity, and industrial uses. These activities and uses have an overwhelming effect on the river, leading to the degradation of water quality and limit water quantity. Recognizing this vulnerability, it was imperative for the State of Georgia to provide regulatory guidelines for its protection. Hence, the Metropolitan River Protection Act (MRPA) and the Soil Erosion and Sedimentation Control Model Ordinance were developed.

MRPA provides effective measures in protecting the Chattahoochee River, through the limits that it places on land development along the river and all of its surrounding tributaries. Moreover, the buffer requirements that are currently in place provide effective measures, which reduce the adverse impact of sedimentation and stormwater runoff on the Chattahoochee River. Although MRPA provides stringent technical guidelines for land development along the river and its adjoining tributaries, more education is needed on daily human activities that adversely affect the integrity of the river.

The City of Sandy Springs should address this challenge by providing a comprehensive river protection plan which should include educational outreach. Outreach endeavors should be focused on educating the citizens of the City of Sandy Springs on proper environmental stewardship in protecting and preserving the Chattahoochee River. Moreover, citizens should be educated on preventing nonpoint source pollution from adversely affecting these resources through lifestyle changes and water conservation principles.

COASTAL RESOURCES

Inventory

This section addresses beaches, barrier islands and back barrier islands, coastal marshes and estuaries. The City of Sandy Springs is located in the Georgia Piedmont and has no coastal resources.

Assessment

This section is not applicable to the City of Sandy Springs.

FLOODPLAINS

Inventory

Floodplains are areas that are subject to flooding, based on the 100-year, or base, flood. Floodplains are environmentally sensitive and significant areas which are vulnerable to impacts of development activities. The Federal Emergency Management Agency (FEMA) is the Federal Agency which administers the National Flood Insurance Program. This agency prepares, revises and distributes the

floodplain maps and duties adopted under Article IV, Section 24 of Fulton County's Zoning Resolution for Floodplain Management. The purpose of floodplain management is to minimize public and private losses due to flood conditions in specific areas by implementing provisions designed to promote public health, safety and general welfare. In Fulton County, floodplains are primarily located along the Chattahoochee River and its tributaries (see Maps 4-9 and 4-10 for the 100-year and 500-year floodplains). According to GIS analysis, 15,651 acres of land lie within floodplains in unincorporated Fulton County.

RULES AND REGULATIONS

Flood Protection Ordinance

Fulton County's Flood Protection Ordinance limits the alteration of natural floodplain topography, stream channels, and levees. Additionally, this ordinance regulates any activities which increase erosion and flood damage. Through this ordinance, the Fulton County Department of Environment and Community Development reviews land disturbance applications for alteration of floodplains. Fulton County's Public Works Department reviews changes made in the FEMA designated floodplains.

Assessment

Land development and human activity occurring in floodplains affect their functionality. The County's protection measures can be enhanced by expanding measures to protect, maintain and preserve flood plain functionality. Fulton County should adopt a policy to limit construction within the 100-year and 500-year flood plains with exception to exempted uses allowed in the watershed water supply buffers (c.g., roads, utilities, and water-dependent projects), increasing stream buffer areas to include any natural undisturbed area that contains flood plains, where feasible. The County can improve natural resource management efforts by securing certified flood plain management expertise.

SOIL TYPES

Inventory

This section includes soil types in terms of their suitability for development. There are five predominant soil types in the City of Sandy Springs. These are Conagaree-Chewala-Wickam, Cecil-Lloyd-Applying, Applying-Cecil, Lloyd-Cecil-Madison, and Madison-Louisa.

a. Conagaree-Chewala-Wickam

These soils are predominant along the Chattahoochee River and its tributaries. This area is characterized by well-drained slopes along the Chattahoochee River. However, along smaller streams; drainage is somewhat poor due to the build up of sediment and the presence of vegetation.

b. Cecil-Lloyd-Applying

These soils are located primarily east of the Chattahoochee River. This area is characterized by well drained rolling and hilly uplands. However, this soil is subject to moderate to severe erosion.

c. Appling-Cecil

These soils are located throughout Fulton County, particularly from Adamsville to the city of Atlanta and upland of the Chattahoochee River south of Utoy Creek. Appling-Cecil soils are well drained and occur on hilly uplands primarily used for pasturelands.

d. Lloyd-Cecil-Madison

These soils are located east of the Chattahoochee River north of Utoy Creek and north of Camp Creek. Moreover, they are well drained and occur on rolling and hilly uplands.

e. Madison-Louisa

These soils are rare in Southwest Fulton and are found on steep V-shaped valleys, sharp ridges these soils are well drained.

Assessment

Sedimentation runoff is the primary adverse impact to the degradation of quality topsoil surfaces. Sedimentation runoff is mainly generated through land disturbing activities such as clearing, grading, excavation, and dredging. The removal of topsoil vegetation (i.e. trees, shrubs, and low growing ground cover) leaves most soils susceptible to runoff.

To mitigate the adverse affects of sedimentation runoff, Fulton County adopted the Soil Erosion and Sedimentation Ordinance. This ordinance incorporates the use of stringent buffers, rock dams, and other BMPs (Best Management Practices) to eliminate and lessen the impact that soil erosion runoff has on streams and storm drain systems. The ordinance is designed to enforce punitive measures to ensure compliance with the ordinance's technical guidelines, such as issuing stop work orders and levying fines. Lastly, additional protection of steep slopes is implemented through the requirement for stabilization of soil for a minimum of one year from the issuance of the project's final certificate of occupancy and/or the recording of a final plat.

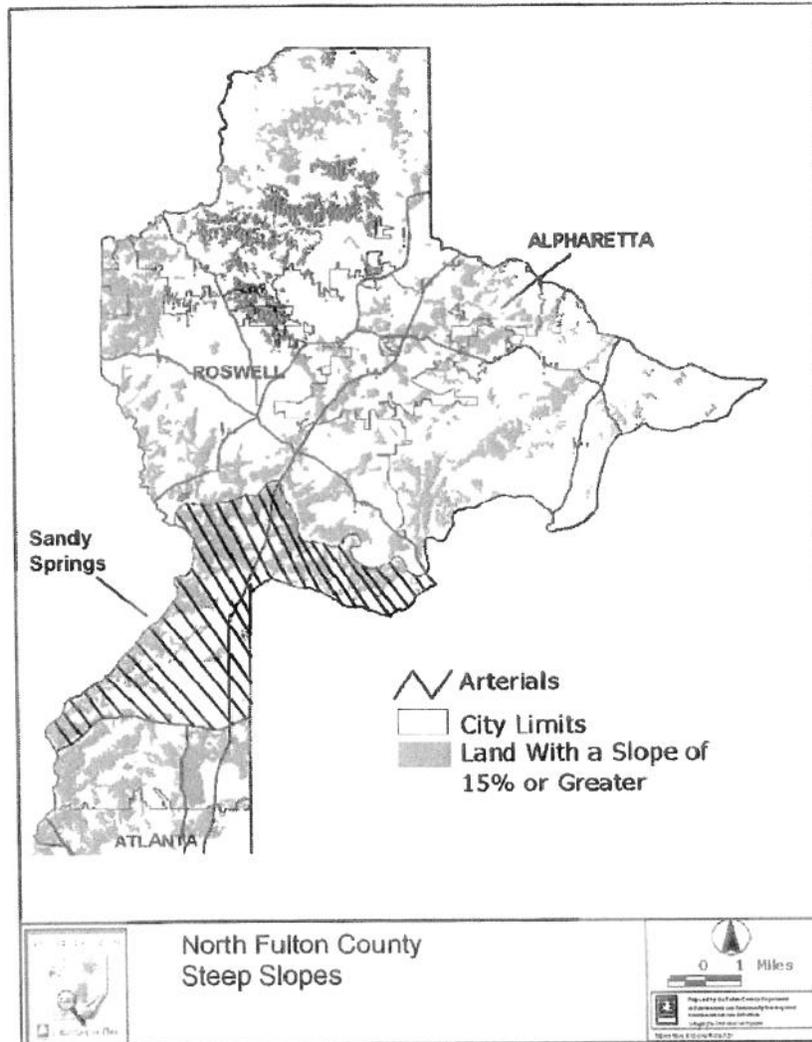
The effectiveness of Fulton County's Soil Erosion and Sedimentation Ordinance is directly related to the number of erosion control inspectors enforcing current regulations. Fulton County is experiencing tremendous growth, particularly in South Fulton. The increases in these applications have a bearing on the workload of each erosion control inspector charged with enforcing current county regulations. The impact of these heavier workloads has the potential to limit the overall effectiveness of the random inspections performed by erosion inspectors. In order for Fulton County to address this impact, personnel staffing of inspectors should be proportional to land development and growth.

STEEP SLOPES

Inventory

This section includes discussion of steep slopes, other than protected mountains, where the slope of the land is steep enough to warrant special management practices. Steep slopes are important for their scenic quality and for their hazard potential due to erosion or slippage. The City of Sandy Springs identifies slopes greater than 25% and more as a steep slope. Steep slopes greater than 15% in Fulton County are scattered along the Chattahoochee River as shown in Maps 4-11 and 4-12.

Steep slopes are unique natural areas. Ravines and steep hillsides often provide impressive scenic views. Vegetation in steep slopes provides not only wildlife habitat but also natural beauty. Wildlife exists in relative safety due to the limited accessibility of such sites. The naturally occurring vegetation on such sites also stabilizes the slopes, preventing severe erosion or landslides. In addition, such slopes often serve as natural boundaries and buffers between land uses or districts in a community. Changing the character of a slope can thus bring adjacent incompatible land uses into more direct conflict.



The City of Sandy Springs has no ordinance to protect steep slopes. The City enforces slope stability during new development activities. In Section 26-39. (B) Minimum Requirements of the City of Sandy Springs' Soil Erosion and Sedimentation Ordinance enforces slopes during new development activities as follows:

- All slopes shall be stabilized immediately and shall remain so for a period of no less

than one year from the issuance of the project's final certificate of occupancy and/or the recording of a final plat,

- All slopes greater than or equal to 2H:1V must be permanently stabilized with a structural or vegetative practice, and
 - A plan must be submitted to demonstrate that all slopes associated with fill/cut sections have been adequately designed by structural (retaining wall, earthen berm, etc.) or vegetative or Best Management Practices (erosion mat/blanket, tree bark mulch, etc.)
- Such analysis, reports, or design shall be prepared and approved by a registered engineer.

Steep slopes are enforced through the Best Management Practices (BMPs) during construction. These areas present special concerns for development or building. Alteration of steeply sloped grades may result in excessive runoff, erosion, or hillside slippage. Such effects pose a danger not only to the property owner, but also to adjacent property owners.

Assessment

Steep slopes are subject to degradation from land disturbance activities. Cutting of existing steep slopes as required to make a typical hilly site suitable for land development may leave a lasting alteration to the terrain. Additionally, as steep slopes are generally more prevalent along stream banks and tributaries, their disturbance poses adverse affects to stream banks, by increasing the likelihood of stream bank erosion and degradation. Current stream buffer requirements limit disturbance of steep slopes existing along stream banks.

Although the Soil Erosion and Sedimentation Ordinance requires steep slope stabilization, it does not provide technical guidelines for preserving and protecting steep slopes. Thus, a policy and ordinance containing technical guidelines for preserving and protecting steep slopes should be adopted. The ordinance should first classify slopes categorically from least to greatest slope percentage. Secondly, construction techniques that specifically limit the amount of grading, cutting, and stabilizing controls should be applied to each category. Lastly, the ordinance should have a protection clause, which prevents steep slopes from being disturbed in certain areas.

In addition to the development of a steep slope ordinance, Fulton County should designate certain areas on the land use map as steep slope corridors. This would specifically apply to areas of the county that are deemed environmentally significant and/or sensitive. By incorporating this criterion in the land use map, the County will preserve areas containing steep slopes and limit development in these environmentally sensitive areas.

PRIME AGRICULTURAL AND FOREST LAND

Inventory

This section includes discussion of areas valued for agricultural or forestry production that may warrant special management practices. The predominant uses in this category are farming, timber production, and mineral extraction activities. The primary characteristics of land in this category are forests and land cleared for grazing or cultivation. After the 1950's, farmland was planted with pine for timber. There is

not a significant amount of agricultural or forest land in the City of Sandy Springs. Much of the discussion provided in the Focus Fulton Plan centers on the South Fulton area.

1. Agricultural Land

As the Atlanta Region have grown and developed, the number of acres in farmland and the numbers of farms have decreased. While the City of Sandy Springs does have acreage zoned AG-1, the majority of that land is used for residential uses, with some used as horse farms.

2. Forest Land

Most of the forest land in the City is located in nature preserves and on private land. There is one preserve located in the City and maintained by the County, Big Trees Preserve, 30-acre forest Preserve.

PROGRAMS, RULES AND REGULATIONS

Conservation Valuation

The State of Georgia provides a program to encourage land conservation and agricultural uses by reducing the amount of taxes paid. In the Use Valuation of Conservation Use Properties program, land is assessed by a formula that considers the income potential of the land based on productivity. Under this program, land is usually assessed at 5% of its value. A conservation use valuation is granted for ten years for agricultural, forestry, and environmentally sensitive lands. The purchase of development rights and a conservation easement on a property will also reduce the value of the parcel. When a property's development rights have been encumbered by a conservation easement, then the land is assessed on its intrinsic value, such as agricultural productivity.

Any property owner wishing to apply for the conservation use assessment can do so through the Fulton County Tax Assessor's Office. The decision to grant preferential tax assessment for both programs rests with the five-member Board of Assessors. In 2004, there were 460 parcels totaling 13,293 acres in the Conservation Valuation Program.

Conservation Subdivision Ordinance

The County did not have a Conservation Subdivision Ordinance in effect for the area comprising the City of Sandy Springs at the time of incorporation; therefore the City of Sandy Springs does not have a Conservation Subdivision Ordinance.

Assessment

As there is not a significant amount of farmland or forested land in the City of Sandy Springs the Focus Fulton Plan did not provide specific information on the protection of such resources in the City. It is recognized that there are additional resources available to private citizens and the City to encourage the preservation of farmland and forestland, and it is expected that future plans will highlight these options.

PLANT AND ANIMAL HABITATS

Inventory

The U.S Department of the Interior, Fish and Wildlife Service defines habitat as a combination of environmental factors that provides food, water; cover and space that living beings need to survive and reproduce. Habitat types include: coastal and estuarine, rivers and streams, lakes and ponds, wetlands, riparian areas, deserts, grasslands/prairie, forests, coral reefs, marine, perennial snow and ice, and urban areas.

Assessment

Although current City of Sandy Springs' policies, ordinances, and regulations address tree protection and coverage, there may be a need for plant and animal habitat protection. These habitats are vulnerable to land development and are in danger of becoming permanently altered or completely lost because of sporadic land development in and around ecologically sensitive areas. Ecologically sensitive areas include wetland, forests, and river corridor, and plant and animal habitats.

To counteract these impacts the City of Sandy Springs should conduct an inventory to identify these ecologically sensitive plant and animal habitats. Moreover, policies should be generated along with planning criteria to regulate future land development surrounding these areas.

MAJOR PARKS, RECREATION AND CONSERVATION AREAS

Inventory

Currently the City has the following preserve the John Ripley Forbes Big Trees Forest Preserve. Parks and recreation areas are included in the Community Facilities Element. The National Park Services and the State of Georgia own approximately 1,004 acres in North Fulton (339 acres) and Sandy Springs (705 acres). Some of these sites are part of the Chattahoochee National Recreation Area.

The John Ripley Forbes Big Trees Forest Preserve is a 30-acre Fulton County tree, plant and wildlife sanctuary in Sandy Springs. This previously threatened urban forest, one of the last in the mostly developed area of Sandy Springs, was assembled in three purchases beginning in 1990. The purchase was spearheaded by Southeast Land Preservation Trust in partnership with Fulton County and the State of Georgia. Fulton County owns 20 acres and the State of Georgia owns 10 acres. Big Trees is an urban forest including some large 100 and 200 years old white oak trees. The Forest is preserved and protected in a cooperative partnership with Big Trees Forest Preserve, Inc., Fulton County Parks and Recreation Department and the State of Georgia Department of Natural Resources.

Assessment

Future land development is a major factor in determining the availability of land for future greenspace preservation areas. While Sandy Springs is experiencing tremendous growth, it is expected that more land with conservation value will be lost to future development. Although, the Governor's Greenspace

program has been repealed, Sandy Springs should develop mechanisms to protect parcels from development.

SCENIC VIEWS AND SIGHTS

Inventory

There are no scenic views or sights designated in the City of Sandy Springs.

Assessment

While there are no sights currently designated, the City should work to research and identify such sights.

ECOLOGICALLY SENSITIVE AREAS

Inventory

As the City of Sandy Springs continues to urbanize, conservation of ecologically sensitive areas becomes increasingly important. In the City of Sandy Springs, significant ecological communities and environmentally sensitive areas such as steep slopes, wetlands, scenic views and plant and animal habitats are likely to be found along the Chattahoochee River and its tributaries.

Assessment

Sandy Springs' ecologically sensitive areas are threatened by regional development patterns. The lack of stringent regulations regarding the protection and/or preservation of these sensitive areas will affect future function of these areas and will cause a loss to the natural integrity of these ecological systems.

Knowing that these areas are in danger of becoming fragmented and lost, Sandy Springs should initiate an inventory update. Ecologically sensitive areas in Sandy Springs, particularly those with unique characteristics and natural features, should be inventoried and categorized according to their function and significance to the county.

In addition, Fulton County should adopt and incorporate policies into current zoning regulations and/or ordinances that focus on protection and preservation of ecologically sensitive areas through land-use planning. For example, preservation could be accomplished by establishing land trusts through the green space program in order to preserve existing forestlands. Additionally, designating ecologically sensitive areas on land-use maps for protection under existing land-use policies would limit and/or control development in these areas.

TREES AND TREE COVERAGE

Inventory

The City of Sandy Springs, like many other localities in the Piedmont, has lush vegetation. As the population continues to grow, land disturbance activity continues, and land becomes urbanized, the ecological value of urban trees as an important conservation measures becomes more recognized. Though it is inherently understood that trees improve the environment, until recently it was difficult to quantify these effects. Trees are an indicator of environmental quality because of their ability to moderate the effects of urbanization on air, water, and energy. Additionally, urban forests help mitigate the effects of stormwater runoff and reduce air temperature.

When the tree canopy is plentiful and healthy, including those that line streets and cover parking lots, the less impervious surface there is, the better the soil structure is and the greater the environmental benefits they provide. The aesthetic beauty that tree canopies provide enhances the physical environment by providing an appealing view to the urban and suburban landscape and at the same time providing a viable habitat for native wildlife.

Trees provide communities with many valuable services with quantifiable cost benefits. These include: mature trees, improved appearance of new development, a slowing of stormwater runoff and increased peak flow, improved air quality, reduced summer energy needs resulting from direct shading of trees, and reduced temperatures, which further reduces energy consumption and air pollution.

RULES, REGULATIONS AND PROGRAMS

Tree Protection Ordinance

The Sandy Springs Tree Ordinance attempts to balance the needs of a growing community with the need to protect green space. The Ordinance provides standards for tree preservation during land development, building construction and timber harvesting. As part of the land disturbance permit (LDP) application process, tree protection and landscape plans must be submitted to the City Arborist for review and approval. Each site is walked by the Arborist and visited periodically during land disturbance activities. In addition, the LDP is not issued until the Arborist approves the submitted tree protection plan. The ordinance requires recompense for specimen trees that are cut down by planting or monetary contribution to a tree bank.

Assessment

Trees Atlanta estimates that 60% of the Atlanta Region's natural tree cover has been removed over the last 20 years and according to NASA, Metro Atlanta is losing trees at the rate of 54 acres a day. The Region's increasing population and the resulting commercial, residential, and institutional developments often built at very low densities and in a sprawling pattern have resulted in the loss of trees. As Sandy Springs continues to grow and develop, the tree density and tree coverage will continue to decrease.

Sandy Springs' tree protection ordinance limits tree removal on a site under development. The tree protection ordinance protects specimen trees from removal prior to land disturbance, unfortunately many specimen trees become fragmented during the development process. This is particularly true in high-

density developments where large quantities of trees are removed for development and infrastructure (i.e. paved roads, sidewalks, storm drain systems). Thus, there is a need for the City to apply forest management principles into the existing land-use policies and tree preservation ordinance.

Requiring interconnected forest corridors between large subdivisions would limit the amount of fragmented tree coverage typically associated with large residential developments. Developers who incorporate tree preservation sites, conservation easements, and forest preserves within their developments could receive tree credits. This would provide incentives for developers to utilize conservation easements and/or low-impact development into their future projects. By implementing policies specifically focused on tree preservation and conservation principles, Sandy Springs would minimize the continued loss of trees. The policies would also reduce loss of specimen trees and clear cutting. Conservation Subdivisions are a tool for protection groupings of trees.

CULTURAL RESOURCES

INTRODUCTION

Information on historic resources in the City of Sandy Springs was collected through the Historic Resources Survey of Sandy Springs. The purpose of the survey was to uniformly document buildings, sites, and structures of historical, architectural, and cultural significance in the City of Sandy Springs. The survey consisted of a historic research, field surveys, and a survey report. The methodology developed by the Historic Preservation Division (HPD) of the Department of Natural Resources and described in the Georgia Historic Resources Survey Manual was followed in the survey to ensure consistency within the county and with surveys conducted throughout the state. The survey of Sandy Springs was conducted in 1996 by Elliott Kipling Wright of Historic Resource Assessments and by Fulton County E&CD. It was funded, in part, by a grant from the Historic Preservation Division.

A total of 161 sites were surveyed in the City of Sandy Springs using the Georgia Historic Resources forms. (Maps 4-13 and 4-14). Property types surveyed included single and multiple dwellings, churches, cemeteries, schools, commercial, civic, industrial, transportation, health care, agricultural and government related buildings (Table 4-7). However, the majority of the structures were single family dwellings. The survey data reflects the location in Sandy Springs.

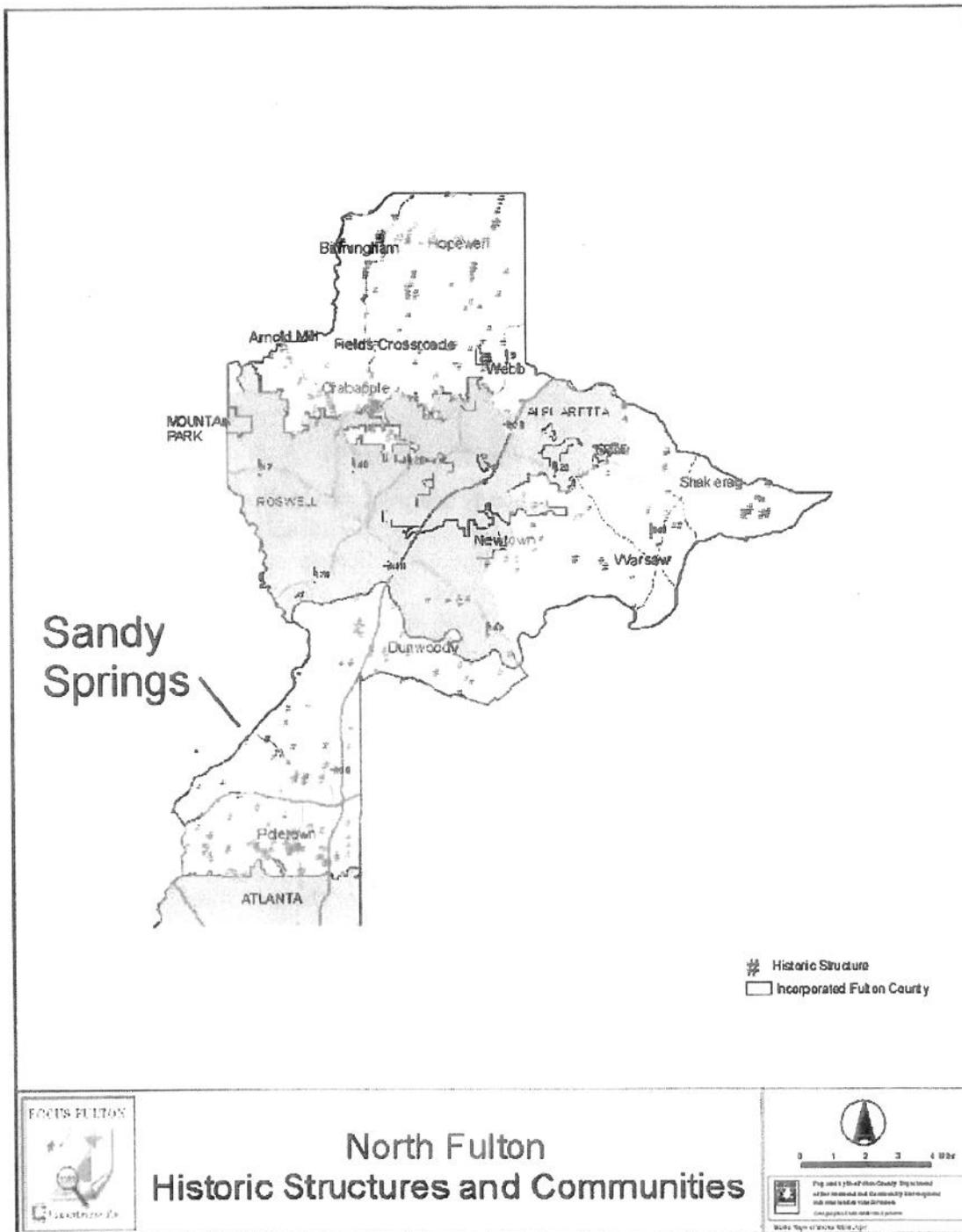


Table 4-2: Original Use of Historic Resources		
Use	Sandy Springs	
	No	%
Single dwelling	142	88%
Multiple dwelling/Duplex	1	1%
Retail/general store		
Bed and Breakfast – Accommodations	1	1%
Church	7	4%
Cemetery		
Civic		
School	1	1%
Industrial	1	1%
Transportation Related	8	5%
Health Care		
Funerary		
Government Related		
Agricultural		
TOTAL	161	10

The date of construction of the properties surveyed range from the early 1800s to the 1950s. Most of the structures were built after the 1880s, with the majority having been built between 1910 and 1949 (Table 4-8).

Table 4-3: Age of Historic Resources		
Decade	Sandy Springs	
	No	%
1800-1829		
1830-1839	2	1%
1840-1849	3	2%
1850-1859	1	1%
1860-1869	3	2%

1870-1879	3	2%
1880-1889	1	1%
1890-1899	5	3%
1900-1909	2	1%
1910-1919	1	1%
1920-1929	35	22%
1930-1939	56	35%
1940-1949	49	30%
1950-1959		
TOTAL	161	100%

Most of the survey sites (82%) are at least in fair to good condition (Table 4-9). The majority (57%) of the resources surveyed is considered eligible to be listed on the National Register of Historic Places and 16% may be eligible. The structures with the highest level of historic and architectural integrity are listed in each of the survey reports. Integrity is the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.

Table 4-4: Condition of Historic Resources

Condition	Sandy Springs	
	No	%
Excellent	13	8%
Good	105	66%
Fair	36	23%
Poor	5	3%
Ruinous		
TOTAL	159	100%

Several of the resources are considered to be threatened due to their condition or due to change in the land use. Several of these, particularly those along busy roadways have been demolished since completion of the survey.

The survey report for each of the areas includes lists of the churches, schools, commercial, office, transportation, health care, civic, industrial, and agricultural resources.

Residential Resources

Inventory

The majority (88%) of historic resources in the survey are single-family dwellings. A wide variety of house types are present throughout the City of Sandy Springs. House type refers to the overall form of the house and the general lay out of the interior rooms of the original part of the house. The most common house type represented is the Bungalow (34%). Other common house types include Georgian Cottages (6%), Gable Ell Cottages (10%), Central Hallways (13%), and Side Gable Cottages (13%).

Bungalows and Side Gable Cottages were common house types built throughout Georgia between 1910s and 1940s. These other house types were built from the late 1800s to the early 1900s (Table 4-10).

House Type	Sandy Springs	
	No	%
Single Pen	3	2%
Double Pen		
Triple Pen		
Hall-Parlor	5	4%
Saddlebag		
Central Hallway	4	3%
Georgian Cottage	2	1%
Shotgun		
Gabled Ell Cottage	4	3%
Queen Anne Cottage		
Extended Hall – Parlor		
New South Cottage		
Pyramid Cottage		
Bungalow-front gable	18	13%
Bungalow-side gable	21	15%
Bungalow-hip	10	7%
Bungalow-cross gable	11	8%
Side Gable Cottage	40	29%
Georgian House	3	2%
Log House	10	7%
TOTAL	139	100%

The majority of the houses (42%) do not have an academic architectural style. Style refers to the ornamentation and decoration of a house and overall form of a house. Many have elements of a style or a vernacular interpretation of a style (Table 4-11). The most common style represented is the Craftsman style (31%). This style is usually associated with bungalow house types. The English Vernacular Revival style (21%), also a common style, is present mainly in English Cottages and in Bungalow type houses and Side Gable Cottages. Other styles represented are Colonial Revival (9%), and Neoclassical Revival (3%).

Style	Sandy Springs	
	No	%
No Academic Style	57	42%

Greek Revival		
Folk Victorian	1	1%
Federal		
Queen Anne	1	1%
Neoclassical Revival	4	3%
Italianate		
English Vernacular Revival	29	21%
Craftsman	43	31%
Gothic Revival	1	1%
Romanesque	1	1%
Italian Renaissance		
Dutch Colonial		
Colonial Revival	13	9%
Italian Renaissance Revival	1	1%
French Vernacular Revival	1	1%
Stripped Classical		
International	1	1%
Art Modern		
TOTAL	137	100%

1. Summer Cottages/Hunting Lodges

Eighteen survey sites in Sandy Springs were identified as second homes, summer cottages or hunting lodges. Several are located along bluffs overlooking the Chattahoochee, which made them ideal as summer retreats for Atlantans. These homes were constructed as second homes, such as the Chastain-Bourne House (Fu-SS-34) and the Dr. Dan H. Griffin House (Fu-SS-60), Mitchell-Tiller House (Fu-SS-58) but all later became primary residences. Nine of the sites are log houses which give them a rustic, hunting lodge feel.

Assessment

The majority of historic resources in the survey are residential resources. Many of them are associated with agricultural uses and their rural setting. Some of these were once part of a small farm while others were located at crossroads communities. Many of the houses are endangered as land uses change. Those located on large parcels are endangered as property is subdivided and developed for residential and commercial uses. Some of the older houses are endangered due to their poor condition.

Many of the houses appear to be eligible to the National Register of Historic Places. Glenridge Hall in Sandy Springs is listed on the National Register.

Commercial Resources

Inventory

There are no historical commercial buildings located in the City of Sandy Springs.

Industrial Resources

Inventory

There are no historical industrial buildings located in the City of Sandy Springs.

Institutional Resources

Inventory

1. Government Buildings

There are no historical government buildings in the City of Sandy Springs.

2. Schools

Many of the schools in the City of Sandy Springs included in the survey were built with a bond issue for school construction passed at the time of the merger of Milton and Campbell Counties with Fulton County on January 1, 1932 (Table 4-15). In Sandy Springs, Liberty-Guinn School (Fu-SS-4, now The Archbishop Thomas A. Donnellan School, a private school) was included in the survey.

Table 4-7: Schools	
Name/ Address	Resource Number
Liberty-Guinn Consolidated School	Fu-SS-4

Transportation Resources

Inventory

Most of the transportation historic resources are bridges (Table 4-17).

Table 4-8: Transportation Resources	
Name/ Address	Resource Number
1927 Bridges	Fu-SS-31 and FU-SS-131 to Fu-SS-137
Morgan Falls Dam and Hydroelectric Plant	Fu-SS-148

Assessment

Most of the transportation resources are bridges. As the 1927 bridges age, it is anticipated that they may be replaced with newer structures.

Rural Resources

Inventory

There are no rural resources in the City of Sandy Springs.

Historic, Archeological and Cultural Resources

Inventory

The City of Sandy Springs has not conducted an inventory of archeological and cultural resources. Information on cemeteries is included in this section. There are 12 cemeteries in the City of Sandy Springs.

Church Cemeteries with existing congregations: Where the church is still active, the cemetery is generally maintained. Many of these churches have a cemetery maintenance committee that raises funds and is responsible for the maintenance of the cemetery.

Church Cemeteries where the churches no longer exist: In some cases, a church congregation has moved or disbanded. As a result, the church building no longer stands or is in a state of disrepair and the cemetery is abandoned.

Community Cemeteries: These are cemeteries established by a community and not affiliated with a church.

Public Cemeteries: These are cemeteries owned by a government. Some are used for indigent burials.

Perpetual Care Cemeteries: These cemeteries are regulated by the state and ensure everlasting care of the cemetery.

Family Cemeteries: These are located within what is or was a family's farm or property. Family cemeteries are often small and not maintained and are abandoned.

Assessment

Several trends adversely affect the preservation of cemeteries. Over time, some have disappeared while others have deteriorated.

Development and encroachment of development: As the City of Sandy Springs has become more urbanized and agricultural production has declined, former farms, where family cemeteries were located, have changed land uses to residential, commercial, or industrial. Removal of vegetation and grading of land adjacent to burials can change the topography of the soil, the drainage, the pattern of storm water flow, and the stability of the soil. This could have an adverse effect on burials by increasing run-off and soil erosion. Water and soil erosion can shift marker placement, destabilize markers and unearth stones.

Abandonment: Many family cemeteries have been neglected or abandoned as land use patterns have changed, descendants have moved away or died, the family property has been sold and younger generations have been unaware of the cemetery thus, leaving no one to care for it. In these cemeteries, vandalism and vegetation can go unchecked.

Natural Environment: The natural environment, freeze/thaw cycles, acid rain and unchecked vegetation can negatively affect walls, stones, markers and paths. Invasive vegetation can attach itself to stones and trap water and soils that can harm it. Diseased limbs or trees can fall and shatter stones and walls. An overgrown and uncared for site can fall prey to vandalism.

Vandalism: Cemeteries are an easy target for vandalism. Lack of security, infrequent visitation, overgrown grounds and a neglected appearance can make cemeteries attractive to vandals and thieves. Removal of stones and fences by theft leaves graves unmarked and destroy the integrity of the cemetery.

CHAPTER 5 - COMMUNITY FACILITIES AND SERVICES ELEMENT

COMMUNITY FACILITIES AND SERVICES ELEMENT

PAGE

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Transportation Network

Water Supply and Treatment

COMMUNITY FACILITIES AND SERVICES

INTRODUCTION

The Community Facilities & Services element inventories and evaluates county facilities and services with respect to current and future population demands and economic needs. It is the intent of this element to coordinate the planning of services and public facilities in order to maximize efficient use of existing infrastructure as well as future investments and expenditures for capital improvements and long-term operation and maintenance costs.

This document contains a Table of Contents, an Inventory of Existing Conditions, and an Assessment of Current & Future Needs. The components of the element include the following:

- Water Supply & Treatment
- Sewerage System & Wastewater Treatment
- Solid Waste Management
- General Government
- Public Safety Facilities & Services
- Recreational Facilities & Services
- Hospitals & Other Public Health Facilities & Services
- Educational Facilities & Services
- Libraries and Other Cultural Facilities and
- Services and Stormwater Management.

Transportation Network

See Transportation Element

Water Supply and Treatment

Introduction

The Water Supply and Treatment section includes background information about the treatment of raw water in water treatment facilities, treated water distribution systems, service areas, demand, and level of service.

The section begins with a snapshot of the water treatment and service in 2004-2005. The second half builds on the base information provided in the existing conditions and provides a general assessment.

Inventory

Water Treatment Facilities

[The Atlanta Fulton County Water Resources Commission water treatment plant (AFCWRC), located on Old Alabama Road in unincorporated North Fulton County, is jointly owned by the City of Atlanta and Fulton County. The plant was built in 1991 with an original capacity of 45 mgd. Through the operation of this plant, Fulton County supplies water to residents in North Fulton and the majority of

residents in Sandy Springs. In February of 1998, the plant was expanded to its current permitted capacity of 90 (mgd). AFCWRC WTP will expand to 135 mgd by late 2008.

Sandy Springs Demand

Treated water pumped to Sandy Springs is recorded separately at the AFCWTP. This water is supplied to and billed to customers by the City of Atlanta. The pumpage figures represent the water demand for approximately 88 percent of the Sandy Springs land area and also include unaccounted-for water.

During 1996 and 1997, pumping to the Sandy Springs area was controlled due to capacity limitations (22.5 mgd) at the AFCWTP. These restrictions were lifted in 1998 after the AFCWTP was expanded to 90 mgd. In 2002, water demand in the Sandy Springs Service Area averaged 14.46 mgd and ranged from a minimum of 10.06 mgd to a maximum 21.35 mgd (Table 5-6).

Table 5-1: AFCWTP Demand Data Summary Pumpage to the Sandy Springs Service Area

Year	Average Daily Demand (ADD)	Maximum Daily Demand (MDD)	Minimum Daily Demand	Peaking Factor (Ratio of MDD to ADD)
1996	15.10	20.35	10.78	1.35
1997	15.31	21.33	8.32	1.39
1998	17.21	25.61	9.33	1.49
1999	17.40	25.55	10.84	1.46
2000	16.51	29.16	8.70	1.76
2001	15.28	20.05	10.97	1.31
2002	14.46	21.35	10.06	1.48

Source: Fulton County Public Works Department. Note: All values in million gallons per day (mgd). Average yearly daily demand is the average of the monthly average demands.

The average amount of water used daily through the year varies between the winter and summer months (Table 5-2). In 2002, the winter demand was 12.63 mgd while the summer demand was 17.01, a difference of 4.38 mgd. The difference between the summer and winter average daily demands can be used as an estimate of irrigation usage. Several years ago, Fulton County implemented year round outdoor watering restrictions in response to a statewide drought. This may explain the drop in the difference between winter and summer average daily demand.

**Table 5-2. Seasonal Water Demand Statistics Summary
AFCWTP Contribution to Sandy Springs Service Area**

Year	Yearly ADD	Winter ADD	Summer ADD	Summer ADD to Winter ADD Ratio	Summer Minus Winter ADD
1996	15.10	13.24	17.05	1.29	3.81
1997	15.31	13.85	17.57	1.27	3.72

Table 5-2. Seasonal Water Demand Statistics Summary AFCWTP Contribution to Sandy Springs Service Area					
Year	Yearly ADD	Winter ADD	Summer ADD	Summer ADD to Winter ADD Ratio	Summer Minus Winter ADD
1998	17.21	11.92	19.49	1.64	7.58
1999	17.40	14.85	20.92	1.41	6.07
2000	16.51	13.80	20.26	1.47	6.46
2001	15.28	13.86	17.25	1.24	3.39
2002	14.46	12.63	17.01	1.35	4.38

Source: Fulton County Public Works Department Notes: 1. ADD = Average Daily Demand, MDD = Maximum daily Demand, All units in million gallons per day (mgd). Winter months are November through February. Summer months are May through August.

Water Distribution System

Treated water is distributed to customers via several water distribution systems. Fulton County distributes water in North Fulton and a portion of Sandy Springs. The City of Atlanta distributes water in a portion of Sandy Springs and most of South Fulton.

Fulton County owns and operates the water distribution, storage and pumping system, which serves a 2003 customer base of approximately 62,000 customers in Sandy Springs and North Fulton. Three ground level storage tanks are used to maintain service during seasonal demand peaks and temporary service interruptions.

Capacity Analysis

Table 5-3: Water Treatment Capacity			
Service Area	Current Supply Capacity (mgd)	Water Demand Range: permit level at mgd	Net Supply Capacity Needs in 2020
Sandy Springs	45	37 to 31	8 to 14

AFCW&P Water Treatment Facilities

The water treatment facility provides a level of service that meets the City’s current needs.

Table 5-4 Water Treatment Facilities			
Facility	Adequacy	General Condition (poor-fair-good-excellent)	Expected Life
Atlanta Fulton County Water Treatment Plant	Yes (90 mgd), however the plant will be expanded to 145 mgd.	Good	Through 2021-2030

Sewerage System & Waste Water Treatment

Introduction

The Department of Public Works, Water Services Division, Water Protection Section, is responsible for treatment of wastewater and compliance with environmental permit levels. This section includes a summary of the water pollution control facilities, the collection system, current demand, the level of service provided and an assessment of current and future needs.

Inventory

Water Pollution Control Facilities

Fulton County owns and operates six water pollution control plants (WPCP). The plants are currently permitted to treat a combined total average flow of approximately 43 million gallons per day (mgd). These plants treat wastewater generated inside and outside the county.

A portion of the wastewater generated within the County is treated by facilities not owned by the County, including a combination of sewer authorities in neighboring counties and privately owned facilities. The water pollution control plants, their design capacity, and their service areas as they relate to the City of Sandy Springs are shown in Tables 5-5 and 5-6.

Table 5-5: Water Pollution Control Plants		
Water Pollution Control Plant	Responsible Entity	Design Capacity
Johns Creek Water Pollution Control Plant	Fulton Co. Public Works	7 mgd

Table 5-6: Service area of the Water Pollution Control Plants and the predominant types of land uses served by the facility		
Water Pollution Control Plant	Service Area	Predominant land uses served by the facility
Johns Creek	Large portions of Sandy Springs, portions of Roswell	Residential, commercial

Johns Creek: The Johns Creek WPCP was originally constructed in 1980 with an average design capacity of 5 mgd. The plant was expanded in 1992 to a design and permitted discharge capacity of 7 mgd. The plant currently serves approximately 27 square miles or 26 percent of the sewered area in North Fulton.

Sandy Springs Wastewater Systems

The Sandy Springs service area covers approximately 31.5 square miles and consists of the unincorporated portion of Fulton County north of the City of Atlanta and south of the Big Creek and Johns Creek service areas. The City of Atlanta’s R.M. Clayton plant and Cobb County’s R.L. Sutton plant treat all wastewater flow generated in this area.

Wastewater Collection System

Sandy Springs

The Sandy Springs area is comprised of approximately 260 miles of gravity sewer and 14 pump stations, spanning five drainage basins. Flows to DeKalb County and the City of Atlanta are generated within the Nancy Creek basin. A primary interceptor running along Nancy Creek feeds flow directly to the City of Atlanta facility while smaller collection sewers along the eastern border of the service are conveyed to DeKalb County. The remaining flows are pumped to Cobb County’s facility.

Evaluation of Options

An evaluation of the options for addressing Fulton County’s water treatment capacity and collection system was conducted in 2003. As a result, the 2004 Water and Wastewater Capital Improvements Program has been approved and it will be implemented thru 2009. The projects within the CIP reflect the priority needs for the plants and the collection system. Therefore, this portion of the assessment does not involve the development and evaluation of options for addressing current and future problems and opportunities. Rather, it represents content that has already been developed in the 2004 Capital Improvements Program.

The Clean Water Act, other EPA regulations, the State of Georgia EPD, the Metropolitan River Protection Act and municipal regulations apply to the Chattahoochee River Basin. Regulatory

compliance drives the need to improve water quality conditions. These stronger, mandated standards and deadlines for clean water requirements will be implemented by projects in the CIP.

Solid Waste Management

Introduction

The State of Georgia requires each local government to prepare a Solid Waste Management plan. The Department of Public Works provides oversight of solid waste collection and disposal in the City of Sandy Springs

The City of Sandy Springs does not collect standard household waste. Likewise, it does not operate any transfer or disposal facilities. Most of the services are provided by private vendors utilizing private transfer and disposal facilities both in and outside of the City of Sandy Springs. Each private solid waste provider is regulated by the Fulton County Solid Waste Collection and Disposal Ordinance of 1997.

The City of Sandy Springs provides limited drop-off, composting, and recycling services at the Morgan Falls “Dick Schmaltz Recycling Center” in Sandy Springs.

The City also maintains a solid waste enterprise fund which is solely supported by the collection of host fees as authorized under the Georgia Solid Waste Management Act. The fund is supplemented by property tax revenue. The supplemental funding covers the cost for landfill post closures obligations for the Morgan Falls Landfills.

Public Safety

Table 5-33: Fulton County Fire Station and Service Areas	
Fulton County Fire Station #	Geographic Service Area
#22 Heards Ferry	Sandy Springs

EMERGENCY MANAGEMENT AGENCY

[Discussion]

Table 5-37: Current Service Demand	
Service	Current Level of Service

Table 5-37: Current Service Demand	
Service	Current Level of Service
1. Coordinate, develop, implement and revise Fulton County Emergency Operation Plan	At least 1 time per year the Operations plan is reviewed for completeness and accuracy.
2. Provide 24-hour/365 day Emergency Operations Center (EOC) activation capability	As needed, typically 3-4 full scale activations per year requiring 24/7 operation.
3. Provide coordination and support to the Fulton County Local Emergency Planning Committee (LEPC)	Meetings held on a monthly basis.
4. Provide Hazardous Material (SARA Title III) Facilities Monitoring	This action is performed annually.
5. Perform Disaster Drills	Typically 3-5 times per year
6. Provide EMA Training Courses	Typically 20 classes annually.

Facilities. The Atlanta-Fulton County Emergency Operations Center (EOC) is the central command and coordination point for disaster response in Fulton County. The purpose of the Atlanta-Fulton County EOC is to provide a centralized and specialized location to communicate, organize and manage natural or manmade disasters and make strategic decisions necessary to protect the residents and property of Fulton County.

Assessment

Built over 16 years ago, well before 9/11 and the creation of the new National Response Plan, the Atlanta-Fulton County Emergency Operations Center is currently at its operational limit. Today, more than ever before, state and federal agencies are responding to local jurisdictions to assist with response and recovery efforts after a major emergency or disaster. More space is needed to coordinate the additional state and federal agencies that are now expected to respond to an event within Fulton County.

Planned improvements for Emergency Management are listed below.

1. Improve existing information and display systems as needed. Replace as needed to maintain constant availability of facility, software, and equipment.
 - Estimated Cost \$25,000
 - Funding source Agency Funds
2. Upgrade Metropolitan Medical Response System Assets

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City of Sandy Springs Interim 2025 Comprehensive Plan

- Cost \$100,000
- Funding source 100% Federal Grant Funds

Park and Recreation Facilities

Table 5-42: Parks and Recreation Facilities Inventory		
Park Classification	Park	Size in Acres
Sandy Springs		
Community Parks	Morgan Falls Park	163.86
Neighborhood Parks	Abernathy Park	3.7
	Allen Road Park	3.2
	Hammond Park	13.3
	Ridgeview Park	20.2
Mini-Parks	Island Ford Road Park	11.2
	Ed Morey Pocket Park	0.33
	E. Conway Dr Park	0.44
Specialty	North Fulton Tennis Center	24.36
	Sandy Springs Historic Site	4.867
	Big Trees Forest Preserve	20
	Johnson Ferry Greenspace	4.09
	Totals	269.55

Table 4-44b. Facility Needs for Parks and Recreation – Year 2000 Deficiencies Sandy Springs Planning Area				
Total Sandy Springs Population: 85,855	Standards - per 1,000 population	Current Totals	Requirements for Current Population	Current Deficit
Park Acres owned by Fulton		269.55	429.18	-160
Picnic shelter	200	8	42.92	-35
Playground	2,000	6	42.92	-37
Tot lot	2,000	1	42.92	-42
Adult baseball/softball	2,000	6	17.17	-11
T-ball/youth baseball	5,000	2	17.17	-15
Lighted baseball/softball fields	5,000	6	2.86	3
Football fields	30,000	2	4.29	-2
Soccer fields	20,000	1	8.58	-8
Golf Driving Range	10,000	1	1.72	-1
Golf Course-9 hole	50,000	0	3.43	-3
Golf Course-18 hole	25,000	1	1.72	-1
Tennis-hard	50,000	26	42.92	-17

**Table 4-44b. Facility Needs for Parks and Recreation – Year 2000 Deficiencies
Sandy Springs Planning Area**

Total Sandy Springs Population: 85,855	Standards - per 1,000 population	Current Totals	Requirements for Current Population	Current Deficit
Basketball-outdoor	2,000	3	17.17	-14
Multi-purpose-courts	5,000	3	8.58	-6
Volleyball court	10,000	0	17.17	-17
Track and field	5,000	0	4.29	-4
Walking/jogging trail-miles	20,000	4.585	28.61	-24
Swimming pool-outdoor	3,000	0	4.29	-4
Swimming pool-indoor	20,000	0	1.72	-2
Skate Park/Skate Rink	50,000	0	4.29	-4
Handball/Racquetball Court	20,000	0	4.29	-4
Fitness Center	20,000	0	4.29	-4
Stadium	20,000	2	4.29	-2
Performing Arts Amphitheater	20,000	0	1.72	-2
Gymnasium	50,000	1	8.58	-8
Multi-purpose bldg/Recreation Center	10,000	2	3.43	-1
Community house/meeting room	25,000	0	-	-
Game room	0	1	-	-
Skeet shooting	50,000	0	1.72	-2

Source: Fulton County Recreation Master Plan

**Table 4-45b. Facility Needs for Parks and Recreation – Year 2015 Deficiencies
Sandy Springs**

Total Sandy Springs Population: 97,546	Standards - per 1,000 population	Current Totals	Requirements for Future Population	2015 Deficit
Park Acres owned by Fulton		269.55	487.73	-218
Picnic shelter	200	8	48.77	-41
Playground	2,000	6	48.77	-43
Tot lot	2,000	1	48.77	-48
Adult baseball/softball	2,000	6	19.51	-14
T-ball/youth baseball	5,000	2	19.51	-18
Lighted baseball/softball fields	5,000	6	3.25	3
Football fields	30,000	2	4.88	-3
Soccer fields	20,000	1	9.75	-9
Golf Driving Range	10,000	1	1.95	-1

Table 4-45b. Facility Needs for Parks and Recreation – Year 2015 Deficiencies Sandy Springs				
Total Sandy Springs Population: 97,546	Standards - per 1,000 population	Current Totals	Requirements for Future Population	2015 Deficit
Golf Course-9 hole	50,000	0	3.90	-4
Golf Course-18 hole	25,000	1	1.95	-1
Tennis-hard court	50,000	26	48.77	-23
Basketball-outdoor	2,000	3	19.51	-17
Multi-purpose-courts	5,000	3	9.75	-7
Volleyball court	10,000	0	19.51	-20
Track and field	5,000	0	4.88	-5
Walking/jogging trail-miles	20,000	4.585	32.52	-28
Swimming pool-outdoor	3,000	0	4.88	-5
Swimming pool-indoor	20,000	0	1.95	-2
Skate Park/Skate Rink	50,000	0	4.88	-5
Handball/Racquetball Court	20,000	0	4.88	-5
Fitness Center	20,000	0	4.88	-4
Stadium	20,000	2	4.88	-3
Performing Arts Amphitheater	20,000	0	1.95	-2
Gymnasium	50,000	1	9.75	-9
Multi-purpose bldg/Recreation Ctr.	10,000	2	3.9	-2
Community house/meeting room	25,000	0	-	-
Game room	0	1	-	-
Skeet shooting	50,000	0	1.95	-2
Source: Fulton County Recreation Master Plan				

Hospitals & Other Public Health Facilities

The Hospitals & Other Public Health Facilities component of this element includes the following Fulton County Departments and associated agencies:

1. Hospitals and other Healthcare Facilities
2. Department of Health & Wellness
3. Human Services Department

Table 5-47: Hospital and Healthcare Facilities in Fulton County				
Facility	Street #	Street Name	City	Planning Area

Table 5-47: Hospital and Healthcare Facilities in Fulton County

Facility	Street #	Street Name	City	Planning Area
Mariner Health Care	1500	Johnson Ferry Road	Atlanta	Sandy Springs
Northside Hospital	1000	Johnson Ferry Road	Atlanta	Sandy Springs

Source: BellSouth Telephone Directory

Human Services Department

Facilities

The Human Services Department operates and manages the facilities listed in Table 5-51.

Table 5-51: Department of Human Services Facilities

Area	Facility
Sandy Springs	Dorothy C. Benson Senior Multipurpose Complex, includes the Sandy Springs Neighborhood Senior Center

Source: Human Services Department

Libraries and Other Cultural Facilities



Parks & Recreation Department: Sandy Springs Historic Site and Museum

The Sandy Springs Historic Site is owned by Fulton County, under the Parks and Recreation Department. The site includes the Sandy Springs, the relocated Williams-Payne house (a house museum), outbuildings, a band shell, and greenspace. Heritage Sandy Springs, a non-profit organization, provides programming and administration of the site and museum. Some of the annual offerings include the Sandy Springs Festival, Ghostly Gathering and Celebrate Sandy Springs. The mission of Heritage Sandy Springs (HSS) is to preserve and promote the historical and cultural identity of Sandy Springs.

Stormwater Management

Introduction

Increases in the amount of pervious surfaces, associated with land development, exasperates the rates and adverse effects of stormwater runoff. Excessive runoff contributes to flooding, poor water quality in streams and watersheds and threatens the natural environment. These threats

occur in part because current stormwater management systems and stream channels cannot handle the large amounts of runoff during rain fall events. Hence, the contributing factor of urban growth associated with the increases in impervious surfaces has generated local government's need to manage stormwater runoff. In recognition of the importance of stormwater management, the Minimum Standards and Procedures for Advanced Planning Levels recommend the inclusion of Stormwater Management in the Comprehensive Plan.

Inventory

Stormwater Regulations

Federal, state and local regulations govern stormwater management. A summary of these regulations are provided in this section.

Federal Regulations

The U.S. Environmental Protection Agency (USEPA), the U.S. Army Corps of Engineers (USACE), the Federal Emergency Management Agency (FEMA), and the U.S. Department of Interior (Fish and Wildlife Service) are federal agencies involved with stormwater management and water quality regulations.

USACE is responsible for a section of the Clean Water Act (Section 404) which addresses protection of waters of the U.S. and wetlands from activities such as excavating, dredging, or depositing fill materials. FEMA, through the Federal Insurance Administration (FIA), administers the National Flood Insurance Program (NFIP). This program provides federally supported flood insurance to community residents that voluntarily adopt and enforce regulations to reduce future flood damage. Other associated regulations include the National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973. The U.S. Fish and Wildlife Service is responsible for the protection of fish, wildlife, and plants that are listed as threatened or endangered in the U.S.

USEPA is responsible implementation and enforcement of sections of the Clean Water Act. Section 405 of the Federal Water Quality Control Act of 1987 amended and Section 402 of the Federal Clean Water Act (CWA) of 1972 require the U.S. Environmental Protection Agency to establish regulations setting forth National Pollutant Discharge Elimination System (NPDES) permit application requirements. The USEPA regulates and enforces regulations related to Total Maximum Daily Loads (TMDLs), Stormwater permits for construction areas, the municipal (NPDES) stormwater permit program, and the industrial stormwater permit program.

Phase I of the NPDES Municipal Separate Storm Water Sewer System program was promulgated in 1990 and requires municipalities with a population of 100,000 or more to apply for stormwater discharge permits for their storm sewer systems. The EPA application rules are directed at areas believed to be the most significant sources of stormwater pollution conveyed by the municipal separate storm sewer system.

State Regulations

Often regulations issued at the federal level, are often enforced and implemented at the state or local level. The primary responsibility for regulating and enforcing federal and state water quality statutes is vested in the Georgia Department of Natural Resources (GADNR), and the Environmental Protection Division (GAEPD).

GA EPD requires local governments to conduct watershed assessments as part of the NPDES permitting process for wastewater treatment expansion. The NPDES permit issued by USEPA, through the Georgia Environmental Protection Division (EPD), for the Metro Atlanta area includes Fulton County, DeKalb County, Gwinnett County, Cobb County, Clayton County, and the City of Atlanta.

Several other divisions within the GA DNR have authority in other areas related to stormwater. The following is a listing of State laws and regulations, with the agency's responsibility for implementation following in parentheses.

- Erosion and Sedimentation Act (GADNR and GAEPD).
- River Corridor Protection Act (Georgia Department of Community Affairs).
- Georgia Safe Dams Act (GADNR, Water Resources Management, Safe Dams Programs).
- Georgia Planning Act (GADNR, Watershed Planning and Monitoring Program).
- Wellhead Protection Plan (GADNR, Geological Survey Branch).
- Water Quality Control Act (Georgia Department of Environmental Health).
- Hazardous Waste Management Act (GADNR, Hazardous Waste Management Branch).
- Emergency Response Team and Plan (GADNR, Emergency Response Team).

- Metropolitan River Protection Act (Atlanta Regional Commission, Local Governments). Fulton County Regulations

Local government authorities within Georgia, including Fulton County, may adopt ordinances to implement and enforce regulations at a local level. Fulton County has adopted ordinances that relate in whole or in part to a number of stormwater issues and contain explicit language regarding regulations and enforcement. In some instances, the Board of Commissioners has directed staff of the appropriate County department to develop regulations and enforcement provisions to implement specific ordinances. These ordinances are listed below.

- Article I General (established the Chattahoochee River Corridor Tributary Protection Area).
- Article II Erosion and Sedimentation Control -The Department of Environment and Community Development and Soil and Sedimentation Control assist in administering state, federal, and local regulations for stormwater management (Chapter 391-3-7 of the Georgia Department of Natural Resources Environmental Protection) Division Rules and Federal requirements for the control of stormwater from construction activities described in 40 CFR 122).
- Article III Hazardous Wastes.
- Article IV Storm Water Management.
- Article V Quarries.
- Article VI Tree Preservation.
- Article VII Tributary Protection.

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Fulton County Code of Ordinances -Chapter 34: Health and Sanitation

- Article IV Drinking Water Supply.
- Article V Food Service.
- Article VII Nuisances.
- Article X Solid Waste.
- Article XI Sewage Disposal.
- Article XII Swimming Pools.
- Article XVI Litter Control.

Fulton County Code of Ordinances -Chapter 58: Planning

- Article I In General (Planning).
- Article III Zoning.
- Article IV Subdivision Regulations.

Fulton County Stormwater Management Program

Management of stormwater services in Fulton County is provided primarily by the Public Works Department along with the Environment and Community Development Department in the areas of permitting and enforcement. Overall coordination of the stormwater program and services that relate to the County's National Pollutant Discharge Elimination System (NPDES) permit are the responsibility of the Surface Water Management Section within the Water Services Division of the

Department of Public Works. Additional services in this area are also provided by other Fulton County departments such as the Fire Department and the Health and Wellness Department.

The NPDES permits require the implementation of regulatory and operational programs in order to limit the discharge of pollutants to receiving waters such as streams and rivers. The Surface Water Management Section provides services that relate to the County's "National Pollutant Discharge Elimination System" (NPDES) permit. These services, listed below, are Fulton County's minimum contributions to the permitted Metro Atlanta Stormwater Monitoring Program.

Program Management and Administration

Administration of the existing stormwater management program involves the oversight and control of staff, budget, and equipment resources to provide the basic level of operating services for any given program. Administration staff also provide interagency coordination, open records administration, public education and outreach programs. These programs are:

- Stormwater monitoring,
- Dry weather screening,
- Capacity Management Operation Maintenance Program -continue to identify and repair sanitary sewer pipelines and sanitary sewer overflow reduction,
- Wastewater discharge from treatment plants -administered by operators in compliance with stormwater pollution prevention plan of the individual site permit,
- Public Education,
- Adopt a Stream Program,

- Clean Water Campaign,
- Fertilizer and pesticide use program,
- Citizen complaint receipt and response (FC Tell Line),
- Regulations: revisions and maintenance of ordinances,
- Regulations: enforcement coordination of regulations,
- Programs beneficial to reduction of nonpoint source pollutants,
- Construction Best Management Practices (BMPs), and
- Water Resource Management Plans.

Surface Water Planning and Engineering

This section is responsible for the development of master plans for 30 Fulton County's drainage basins to address flooding, erosion, and pollution problems. Other activities of the master planning and engineering functional category include GIS database development and mapping, public technical assistance, designs for infrastructure upgrades, flood insurance and community rating system administration, and basin goal achievement review. Other responsibilities for Surface Water Planning are:

- Planning and Zoning Support,
- Delineation of all drainage basins with active 303(d) listed water bodies, and
- Watershed Protection Plan, June 2002.

Other responsibilities for Engineering are:

- Design criteria and design manual,
- Land Disturbance Permit Plan review support for stormwater management in developments, and
- Stormwater Concept Plan Review.

C. Operations and Maintenance

Operations and maintenance of infrastructure addresses drainage issues. The functions include:

- Monitoring approximately 80 stormwater detention facilities constructed before January 1990,
- Maintenance of stormwater systems located within and along approximately 1,800 miles of paved roads and 111 miles of unpaved, gravel roads by Public Works, Transportation, Construction and Operations Division. (Stormwater systems within the road rights of way include the streets, curb and gutters systems, catch basins drains, and associated below grade appurtenances such as pipes and junction boxes),
- Maintenance of stormwater systems outside the rights of way that are within the dedicated easements by Public Works, Water Systems Division Systems Maintenance Section,
- Maintenance of stormwater systems in County facilities and parks,
- Maintenance of rights of way including mowing, snow and ice removal and sidewalk repair, and
- Dry stormwater detention facility maintenance
 - o Roadway drainage system maintenance
 - o Inlet maintenance inspection and cleaning
 - o Street sweeping
 - o Litter control.

D. Regulation and Enforcement

The functions of this section include:

- Review of land disturbance associated with new development within unincorporated Fulton County (including floodplain management and erosion and sediment control),
- Review of zoning,
- Review for compliance with local and state erosion and sediment control laws,
- Conducting field activities related to stormwater management,
- Floodplain management, and
- Eliminate illicit connections.

E. Inspections

- Erosion and sediment control (by Fulton County Department of Environment & Community Development),
- Highly visible pollutant sources,
- Fulton County municipal industrial good housekeeping,
- Standard operating procedures for hazardous materials,
- Municipal employee training,
- County infrastructure, and
- Dry weather screening.

Stormwater Management Facilities and Plans

A complete inventory of facilities (locations, useful life of facilities, location of outfalls, and useful life of outfalls) is a major part of the Surface Water Management Division's current work program.

In order to receive a new discharge permit, Fulton County is required to develop a Watershed Management Plan to address nonpoint source pollution within each treatment plant service area as well as a Stormwater Master Plan for controlling discharges of stormwater into waters of the state. In 1998, assessments of water quality, flooding and stormwater management plans were conducted for five out of 30 water resources management units (sewered areas of the county). These were Big Creek, Camp Creek, Johns Creek, Little River and Sandy Springs. The goals of the plans were to evaluate flooding and the health of the streams, and to develop a management plan to control flooding and nonpoint source pollution. The components of each plan included a stormwater system inventory, stormwater modeling, and a master plan and public involvement.

To address the stormwater needs of unincorporated Fulton County, staff is currently working on the Fulton County Surface Water Management Utility/User Fee Development Project. This utility/user fee program will provide Fulton County with stable, adequate and equitable funding in order to address current deficiencies, enhance services and reduce numerous and severe drainage and water quality problems. The first phase of the study identified neglected and costly infrastructure needs in Fulton County's 30 water resource management units and divided unincorporated Fulton County into six Stormwater Management Districts (SMD). The second phase focused on developing short term and long term strategies to address critical needs.

One of the short term strategies is to establish a Stormwater Management District (SMD) in Northeast Fulton. In this geographic area, a user fee will be assessed to fund priority capital improvement projects identified in Phase I, remediate infrastructure deficiencies, upgrade detention ponds and manage runoff

on roads. In the long term, the user fee will be extended to the remaining five stormwater management districts. Moreover, Fulton County has entered into a long term agreement with the US Corps of Engineers to provide storm master planning and to review previous basin studies. To date, the Nancy Creek basin study has been completed, basin studies of Long Island, Marsh Creek and Johns Creek are underway and six basins in South Fulton are under contract.

Assessment

Flooding, erosion along major streams, aging infrastructure, maintenance needs, lack of facilities, water quality concerns resulting from land management practices, current federal and state regulatory mandates as well as potential mandates from the North Georgia Water Planning District area issues affecting Fulton County's stormwater management program. The Surface Water Management section of Public Works staff estimates that 790 homes and businesses are located within the 100-year floodplain and an estimated 215 roads are flooded in a 100 year runoff storm. In terms of stream bank erosion, 46 major flooding and structure threatening problem areas have been identified. Stabilization of stream banks areas would require an estimated \$52 million.

Since the inception of the Surface Water Management program, \$18 million has been invested on detailed assessment and planning for stormwater needs. An additional \$16 million is needed over the coming years to complete detailed stormwater management plans for less developed areas of the county. In 2003, it was estimated that all needs, including management plans as well as infrastructure improvements, would cost \$400 million to \$500 million.

Existing stormwater facilities do not meet the current needs. The lack of a capital improvement program funding and the absence of funding dedicated to stormwater management hinder Fulton County's ability to build and maintain additional facilities to manage stormwater. Currently, only minor remedial maintenance associated with roadway and utility construction is performed. The need for resources is a result of increasing demands to mitigate stormwater impacts and increasing regulation of stormwater impacts. Resources dedicated for maintenance are inadequate at the present time and are expected to be even less adequate since maintenance requirements are expected to increase dramatically. Moreover, Fulton County needs to increase inspection of stormwater facilities and the correction of deficiencies in stormwater infrastructure. Surplus capacity to handle stormwater is not expected in any part of the county throughout the 20 year planning period. Instead, County staff anticipates significant increases in the amount of resources required to address aging infrastructure, particularly in North Fulton.

The stormwater infrastructure is beyond capacity in North Fulton. Achieving adequate capacity level is considered feasible if current stormwater activities are increased and if the stormwater utility in Northeast Fulton is implemented. In Sandy Springs, major deficiencies exist in the infrastructure and the system is considered to be overloaded. In Southwest Fulton, there is the opportunity to provide excellent infrastructure concurrent with development. In South Fulton, varied conditions exist. Existing and future needs can be met with construction of stormwater infrastructure in new construction.

The challenges associated with stormwater management over the twenty year planning period include the possibility of continued negative impacts on water quality. These could consist of increases in the speed of the run-off during storms, lower stream levels during non-storm events, increases in water temperatures, increases in flooding and water contamination.

The administration, master planning and engineering, operations, and regulation/enforcement activities strive to prevent or reduce threats to water quality and habitat. The current opportunities to address stormwater needs includes the potential development of regional planning for storage infrastructure, combined stormwater management facilities with parks and green space areas, and wetland mitigation banking some of which is required for Transportation projects. Moreover, the adoption of a Stormwater Utility User Fee in order to collect funds for the construction of stormwater infrastructure and the implementation of a Stormwater Utility in the Northeast Fulton Stormwater Management District will provide the ability to address stormwater management needs.

CHAPTER 6 – LAND USE ELEMENT

LAND USE ELEMENT

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LAND USE

Existing Land Use

Inventory

This section provides an inventory of existing land uses in the City of Sandy Springs. This inventory is presented in both map and textual form and includes a description and depiction of the type, acreage, net density of existing land uses. The written and map descriptions of existing land uses are based on the categories established by the *Minimum Standards and Procedures for Local Comprehensive Planning*. These are: Residential, Commercial, Industrial, Public-Institutional, Transportation-Communication-Utilities, Park-Recreation-Conservation, Agriculture, and Forestry.

The existing land uses were calculated using a variety of sources including Tax Assessors data, current zoning and use permits, aerial photographs and other Geographic Information System data layers. Existing land uses in the City is shown this section and the maps in Appendix B. Moreover, the existing land uses in the City as described in further detail below.

Table 6-1: Existing Land Uses for the City of Sandy Springs in 2005

Land Use	Sandy Springs	
	Acres	Percent
Low Density Residential (<2 units/acre)	7,048	28.4%
Medium Density Residential (2-5 units/acre)	4,201	16.9%
High Density Residential (5+ units/acre)	999	4.0%
Office	1,173	4.7%
Retail	715	2.9%
Industrial	17	0.1%
Government	57	0.2%
Other Institutional	292	1.2%
School	263	1.1%
TCU	3,797	15.3%
Private Recreation	401	1.6%
Public Recreation	678	2.7%
Forest	2,519	10.1%
Agricultural - Vacant	585	2.4%
Floodplain	1,336	5.4%
Lake, Pond, Swamp	735	3.0%
No Data	5	0.0%
Total	24,821	100.0%

Residential: Approximately 49.3% of the land in Sandy Springs is used for residential purposes. A total of 28.4% of all land is used for low density residential uses in the range of two units per acre or less. Medium density residential, ranging from 2 to 5 units per acre, account for 16.9% of land uses while high density residential uses, over five units per acre, comprise 4% of land uses. High density residential land uses extend along the Roswell Road corridor, Glenridge Drive south of I-285, and in the Perimeter area along Peachtree-Dunwoody Road, between Georgia 400 and the DeKalb County line.

Commercial: Retail and office uses comprise 1,888 acres or 7.6% of the total land area. Most of the retail and office uses are in three main business areas. Roswell Road, from the northern limits of the City of Atlanta to the Chattahoochee River, is a corridor characterized by strip retail-commercial and office uses, built beginning in the 1950's. The largest business area is the Living-Working corridor

located between Georgia 400 and the DeKalb County line from the Glenridge Connector north almost to Spalding Drive. Higher intensity office and retail uses are concentrated here. The third business area, comprised mainly of office uses, is located at the intersection of I-285 and Powers Ferry/Northside Drive.

Industrial: Industrial uses comprise 17 acres or less than one percent of total land uses. The Coca Cola Bottling Plant located on Northridge Drive is the only manufacturing plant in Sandy Springs. There are some other businesses with industrial land uses.

Public/Institutional: Community and institutional uses comprise 612 acres or 2.4% of land uses. These uses include public and private schools, churches and cemeteries, and public facilities, such as fire stations, police and government facilities, libraries, public health and mental health facilities, and hospitals. Schools, both public and private, take up 263 acres while 292 acres are devoted to places of worship and other institutional uses. Government uses take up 57 acres, or less than one percent of the total land area. Fulton County community facilities in Sandy Springs include the North Fulton Service Center, four fire stations, the Abernathy Arts Center, the Sandy Springs Regional Library, the Dorothy Benson Senior Center, the Sandy Springs Health Center and a developmental disability training facility.

Transportation, Communications and Utilities: Transportation, communications and utility land uses comprise 3,796 acres or 15.3% of the total land area. These acres include major utility stations transportation facilities and three MARTA Rapid Rail Stations. There are approximately 124 acres of land dedicated to utilities (electrical power generation, telephone switching station, electrical substations).

Park/Recreation/Conservation: Private recreation uses, mainly private golf courses, consist of 401 acres or 1.6% of the land uses. Public recreation uses cover 678 acres and approximately 2.7% of the total land uses. The largest areas for public recreation are three sections of the Chattahoochee River National Recreation Area. There are eight county parks in Sandy Springs. These are Abernathy Park, Allen Road Park, Big Trees Forest Preserve, Hammond Park, Morgan Falls, North Fulton Tennis Center, The Sandy Springs Historic Site and Ridgeview Park.

Agriculture: There are no agricultural uses in Sandy Springs. However, there are 585 acres identified as vacant.

Forestry: Forestry accounts for 2,519 acres or 10.1% of land uses in Sandy Springs. There are stands of wooded areas in large residential lots that contribute to the land designated as forestry.

6.1.1.2 Assessment

Development Patterns

The City of Sandy Springs adopted the Zoning Resolution of Fulton County on December 1, 2005. As such, the City of Sandy Springs Zoning Ordinance is based on the Fulton County Zoning Resolution of 1955. The Fulton County Zoning Resolution divided, unincorporated Fulton County into zoning districts that regulate the type and location of land uses within each district. At that time, Fulton County assigned zoning district designations for all of the land within its jurisdiction that reflected the existing uses.

Table 6-7 indicates the zoning districts for the City of Sandy Springs, both active and inactive, and the amount of acreage in the City.

Table 6-7: Zoning by Acre in the City of Sandy Springs		
	Sandy Springs	
	Acres	%
AG1	1,509	7.0%
Residential Low Density		
R1	2,318	10.8%
R2	4,014	18.6%
R2A	1,870	8.7%
R3	3,306	15.3%
R3A	422	2.0%
R4	296	1.4%
R4A	129	0.6%
CUP	2,220	10.3%
SUBA	0	0.0%
SUBC	0	0.0%
Total	16,084	67.7%
Medium Density		
NUP	137	0.6%
R5	56	0.3%
R5A	39	0.2%
R6	11	0.0%
MHP	0	0.0%
Total	242	1.1%
High Density		
A	1,340	6.2%
A1	165	0.8%
AL	376	1.7%
TR	517	2.4%
Total	2,397	11.1%
Business		
AO	164	0.8%
C1	809	3.8%
C2	198	0.9%
MIX	131	0.6%
OI	1,414	6.6%
Total	2,716	12.6%
Industrial		
M1	71	0.3%
M1A	0	0.0%
M2	29	0.1%
Total	100	0.5%
TOTAL	21,540	100.0
Source: EC&D		

Development patterns are discussed in this section based on existing zoning. Table 6-6 depicts existing zoning districts in Fulton County by the time period they were zoned. Table 6-7 shows the acres in each of the zoning district by planning area. Table 6-8 shows the land use categories and the corresponding zoning districts that are used in Tables 6-6 and 6-7.

Growth and development in unincorporated Fulton County started to increase in the 1950s. As a

result, most of the development can be characterized as suburban oriented. Currently, the county’s development patterns are generally in accordance with the 2015 Land Use Map, the Fulton County Zoning Resolution and other development regulations.

This analysis only addresses the dates of their classification. The County has no electronic record of rezoning activity by previous and current zoning classifications. Therefore, there is no way to document how many acres, for example, of agricultural zone land have been rezoned for more intense purposes.

The 2015 Comprehensive Plan policies and Land Use Map serve as a guide that indicate the most appropriate locations for residential, commercial, office and industrial uses as well as mixed-use development. In most cases, Fulton County’s approved rezoning applications have been consistent with the Land Use Map. In some cases, Fulton County’s land use designations reflect the underlying zoning categories.

Zoning District	Description	Land Use Category
A	APARTMENTS	HIGH DENSITY Residential-Multi-family
A1	APARTMENTS	HIGH DENSITY Residential-Multi-family
AL	APARTMENTS	HIGH DENSITY Residential-Multi-family
AO	APARTMENT OR OFFICE	BUSINESS
AG1	AGRICULTURE, USE PERMIT, SINGLE FAMILY	LOW DENSITY Residential – Single Family
C1	COMMERCIAL	BUSINESS
C2	COMMERCIAL	BUSINESS
CUP	COMMUNITY UNIT PLAN	LOW DENSITY Residential – Single Family
M1	INDUSTRIAL	INDUSTRIAL
M1A	INDUSTRIAL	INDUSTRIAL
M2	INDUSTRIAL	INDUSTRIAL
MIX	MIXED USE	BUSINESS
MHP	MOBILE HOME PARK	MEDIUM DENSITY Residential-Single Family
NUP	NEIGHBORHOOD UNIT PLAN	MEDIUM DENSITY Residential-Single Family
OI	OFFICE-INSTITUTIONAL	BUSINESS
R1	SINGLE FAMILY	LOW DENSITY Residential – Single Family
R2	SINGLE FAMILY	LOW DENSITY Residential – Single Family
R2A	SINGLE FAMILY	LOW DENSITY Residential – Single Family
R3	SINGLE FAMILY	LOW DENSITY Residential – Single Family
R3A	SINGLE FAMILY	LOW DENSITY Residential – Single Family
R4	SINGLE FAMILY	MEDIUM DENSITY Residential-Single Family
R4A	SINGLE FAMILY	MEDIUM DENSITY Residential-Single Family
R5	SINGLE FAMILY	MEDIUM DENSITY Residential-Single Family
R5A	SINGLE FAMILY	MEDIUM DENSITY Residential-Single Family
R6	SINGLE FAMILY	MEDIUM DENSITY Residential-Single Family
SUBA	SINGLE FAMILY	LOW DENSITY Residential – Single Family
SUBC	SINGLE FAMILY	LOW DENSITY Residential – Single Family
TR	TOWN HOME RESIDENTIAL	HIGH DENSITY Residential-Multi-family

Residentially Zoned Land: Single family residential development has been the largest factor in shaping the development patterns of the City of Sandy Springs. Residential developments have a suburban layout and are characterized by curve-linear streets, multiple of cul-de-sac streets and limited entry points.

During the late 1980s to mid 1990s, residential development accelerated in Sandy Springs. Currently, about 70% of the land in Sandy Springs is zoned for low to medium density residential uses.

Agricultural Zoned Land: Approximately 1,509 acres 96,000 acres, or 55%, of unincorporated Fulton County are zoned for agricultural uses. This land use category and zoning district not only allows for agricultural uses such as farming, timbering, etc. but allows for residential uses at one unit per acre. South Fulton has the largest number of acres zoned for agricultural uses, 67,575 acres, which accounts for 72% of land in this planning area. North Fulton follows with 26,650 acres, or 56%, of land zoned AG-1. Most of the agriculturally zoned land is in the portion of Northwest Fulton not served by sewer.

A land use category such as this has been attractive to developers and buyers who are looking for a house built on a large lot or for those who would like to live in a rural area. These large-lot developments have been built in areas not well served by infrastructure, they have contributed to the need for expansion of infrastructure systems, reliance on septic systems, and increased consumption of natural resources. To address these issues, large-lot developments could be limited to areas where protection of open space is required, therefore only allowing the construction of a house and placing the remaining portion of the parcel in conservation.

Commercial, Office and Industrial Development: Business uses, both commercial and office, and mixed use zonings account for 3.7% of all land zoned. Mixed use zonings have increased over the past 15 years. Commercial uses are mostly located on arterials and collectors and are developed in an auto oriented pattern. Industrial uses are 5.8% of zonings in unincorporated Fulton County.

In Sandy Springs, the primary development pattern is linear along Roswell Road. Commercial, office and high density residential developments are built along both sides of Roswell Road. In addition, there are two regional activity nodes – the Perimeter area bordering Georgia 400 from the Glenridge Connector to north of Abernathy Road and the Powers Ferry area bordering I-285. Both have large amounts of office uses; the Perimeter area also has substantial commercial development. Commercial, office and industrial zonings account for 13% of zoned land.

Strip Commercial Development: Since the 1960s, commercial/office centers have been developed throughout Fulton County. Many of these centers are located along state roads, easily accessed by the interstate system and in close proximity to residential uses. Many of these commercial developments in unincorporated Fulton County can be characterized as strip commercial developments. These centers were coined “strip centers” because the elevation of the structure(s) spans the length of the site and includes large areas dedicated to parking (they were not constructed to be pedestrian oriented). The typical commercial center is spread across several acres of land and includes an anchor store with several smaller stores. As development continues to move to greenfields, these strip commercial centers have followed. In several areas, older strip commercial centers have declined, particularly when the anchor has closed. This has resulted in large amounts of vacant spaces. In Sandy Springs these older commercial developments are located primarily along Roswell Road.

Strip commercial developments have their place in Fulton County. However, with respect to land use, there may be a better way to provide these uses without constructing potential future community eyesores. These types of spaces could be designed as flex spaces offering a variety of uses in one location, such as: housing, retail and office or they could be part of a mixed use development. Combining these uses reduces the impact on the County's infrastructure and natural resources.

“Leap-Frog” Development: “Leap-frog” development is common throughout Fulton County as well as the metro-Atlanta. This type of development pattern is not always consistent with the availability of infrastructure. In Northwest Fulton and some portions of South Fulton there is no sewer available. However, developments there are under construction and thriving even though there are other locations that already have access to sewer, water and the road network. Some reasons contributing to this pattern may be that land costs are cheaper or that there may not be a need to rezone to meet the desired results of the development. Because Georgia is a “property rights” state, there may always be “leap-frog” patterned developments in Fulton County.

“Large-lot” single family developments, “strip” commercial/office centers and “leap-frog” developments are development patterns that will always occur in Fulton County and other areas of metro-Atlanta. However, good land use policies can counteract the negative impacts of these patterns. For example, land use policies could support ideas such as: conservation subdivisions and mixed-use developments. Each of these, if used collectively, could promote higher densities in appropriate locations, protect existing natural resources and ensure that goods and services are delivered in an efficient and effective manner.

PROVISION OF INFRASTRUCTURE

The availability, capacity and lack of infrastructure are key factors in determining the shape, intensity and location of development. This section discusses transportation, water, sewer and stormwater infrastructure.

Transportation

Sandy Springs: Prior to its incorporation, Sandy Springs was the most urbanized and populated planning area in unincorporated Fulton County. Transportation infrastructure has shaped the development pattern in Sandy Springs. Roswell Road (State Route 9) was the first catalyst for commercial, office and residential developments. The construction of I-285 spurred major office and commercial developments along interchanges, particularly at Powers Ferry, Roswell Road and along the border with DeKalb County. The construction of Georgia 400 and the extension of the MARTA heavy rail line along led to the expansion of office, commercial and higher density residential uses in the Perimeter area and along the Georgia 400 interchanges.

Although Sandy Springs has high density developments, diversity of uses, transit service and highway infrastructure, there are limited transportation choices (e.g. such as providing more pedestrian/bicycle facilities, parcel interconnectivity, etc). The residential development and commercial/retail services in Sandy Springs, like those in North Fulton, developed largely in a suburban oriented pattern. This development pattern forces drivers into their cars for most trips. To address the transportation and development issues facing Sandy Springs, Fulton County adopted the Sandy Springs Revitalization Plan.

To assist in its implementation, the Sandy Springs Revitalization Inc. was formed. Sandy Springs Revitalization and Fulton County have partnered in efforts to promote redevelopment along Roswell Road to encourage pedestrian oriented development, to build a streetscape along Roswell Road and to develop a street grid.

Water Treatment Facilities

Table 6-9: Water Treatment Capacity						
Service Area	Current Capacity (mgd)	Supply	Water Range: at mgd	Demand permit level	Net Supply Needs in 2020	Capacity
Sandy Springs	45		37 to 31		8 to 14	
Source: Fulton County Public Works						

Fulton County maintains the water treatment facilities serving the City of Sandy Springs, and thereby regulates the capacity for such treatment. The degree of capacity in water and wastewater infrastructure is largely monitored by the permitted capacity (legal limit) levels of the plants. The Fulton County Board of Commissioners may enforce moratoria when the rate of development threatens to exceed the permitted level of capacity.

Areas of rapid growth in Fulton County are tracked by monitoring water demand, sewer flows, the increase in number of new accounts added to the system, zonings, increases in population and households as well as population and household forecasts. Fulton County identified the Georgia 400 corridor through the City as a high growth area. The Fulton County plan forecasts a surplus in the capacity of water treatment in the amount of 8 to 14 mgd in the year 2020.

Wastewater Treatment

The Focus Fulton plan does not provide information specific to the capacities or expected capacities for the City of Sandy Springs.

Stormwater Facilities

The Focus Fulton plan does not provide information specific regarding the stormwater facilities in the City of Sandy Springs.

REDEVELOPMENT AND TRANSITIONAL AREAS

Although much of the growth in Fulton County and in the area comprising the City of Sandy Springs has occurred over the past 20 to 30 years, there are significant areas in need of redevelopment, and transitional areas undergoing shifts in predominant land uses throughout the City.

Residential, commercial, office and industrial development started to increase in Fulton County and the City of Sandy Springs in the 1960s. These older commercial properties were developed to meet market conditions and development standards dictated during the 1960s, 1970s and 1980s. These buildings may lack the configuration, space and storage needs required by today’s tenants; older site layouts may offer little street visibility and orientation. Location, the cost of redevelopment, dated materials, building

design and configuration, site design and the lack of landscaping may not meet today’s needs or expectations. Similarly, older homes may be too small and not have many of the sought after amenities and design. Moreover, lack of maintenance and investment in properties may limit the economic use of these industrial, commercial and residential facilities. Finally, changes in the surrounding land uses create pressure to redevelop property and leads to disinvestment of existing buildings.

The area of Sandy Springs along Roswell Road and GA 400 are all locations where the redevelopment of residential and commercial uses have been taking place and should be encouraged to continue. Redevelopment of older properties presents many opportunities since the infrastructure is mostly in place and services such as public safety, fire stations, schools, and libraries, are generally available, whether provided by the City or the County.

Sandy Springs: Sandy Spring’s growth as a residential community started in the 1950s with the construction of ranch style subdivisions followed by strip commercial centers along Roswell Road to serve this new residential community. Table 6-11 shows the zonings and the acreage of property zoned before 1979.

In response to the decline of commercial, office and residential properties along Roswell Road, Fulton County approved the Sandy Springs Revitalization Plan in 1992. Subsequently, the Sandy Springs Overlay District was adopted and the Design Review Board created to ensure that new development and redevelopment along Roswell Road meet specified design standards. A demonstration streetscape project was built along a section of Roswell Road to improve the pedestrian environment. Moreover, a Livable Centers Initiative study, conducted in 2001, focused on creating a Sandy Springs main street and town center between Abernathy Road to the north, Glenridge Drive to the south and east and Sandy Springs Circle to the west. There has been some re-development of properties within this area but there are still many opportunities for older commercial and office sites to be redeveloped. With regards to residential uses, some of the older apartments have been converted to condominiums while others have been rehabilitated.

**Table 6-11: Zonings Approved 1979 and Older
Sandy Springs Planning Area**

Land Use	Zoning	Acres	Percent
Multi-Family	A-1, A	967.0	50.6%
Other	A-0	163.6	8.6%
Commercial	C 1, C-2	548.5	28.7%
Industrial	M-1, M-2	54.9	2.9%
Office	O-I	178.0	9.3%
Total		1,911.9	100.0%

Source: Calculated by E&CD

The area between Roswell Road and GA 400 has experienced redevelopment pressures over the last two decades with the construction of Perimeter Mall, the extension of GA 400 and the opening of four MARTA stations. In the mid 1990s, this area was designated as Live Work in the Land Use Map to promote mixed use developments. Older ranch homes on large acreage and single family neighborhoods have been demolished and redeveloped with higher density residential uses as well as office and commercial uses.

Environmental Resources

Many scientists, including the authors of *Limits to Growth* (1972), *Beyond the Limits* (1992), and *Limits to Growth: The 30-Year Update* (2004), feel that current world policies have led to population levels which are unsustainable. The term “ecological footprint” is used to calculate the amount of land that would be required to provide the natural resources consumed by the world’s population and to absorb their wastes. The World Wide Fund for Nature (WWF) tabulates the ecological footprint of more than 150 nations in its *Living Planet Report*. Measured are marine species, carbon dioxide generation, water withdrawal, cropland reduction, etc. These data indicate that since the late 1980s the earth’s population has been using more of the planet’s resource production each year than could be regenerated. Currently this data indicates that population and industrial production growth have overshoot resources by 20%.

Fulton County, and specifically the City of Sandy Springs, have experienced a tremendous amount of growth and development during the past several decades. Land development pressures associated with population and economic growth are expected to continue throughout the present decade and through 2025. Acres of land have been converted from woodlands and agricultural land to residential subdivisions, commercial, office, institutional and industrial land uses. Many environmental challenges that the City is experiencing today are directly or indirectly related to land development occurring partially in response to the population and job growth.

Major environmental problems associated with rapid land development include the loss of trees and other vegetation, loss of wildlife habitat, reduced water quality, poor air quality, and creation of severe micro-climates (heat-islands caused by surfaces such as pavement that absorb sunlight and turn it into heat). Trees Atlanta estimates that 60% of Atlanta's natural tree cover has been removed over the last 20 years and according to NASA, Metro Atlanta is losing trees at the rate of 54 acres a day. This has resulted in the increase in the size of the urban heat island. Although Fulton County, and now the City of Sandy Springs, has one of the most comprehensive tree protection ordinances in the Atlanta Region, many trees, including specimen trees, are cut down during the development process. The loss of the tree canopy, clear cutting and the loss of specimen trees are some of the concerns expressed by Sandy Springs’ citizens during the Comprehensive planning process.

In addition, conversion of undeveloped land to impervious surfaces has increased storm water runoff, which directly impacts the quality and flow of the City’s streams. In fact, nonpoint source pollution (runoff from parking lots, city streets, roofs, and lawns) is now responsible for 75% of the pollution in 3,400 stream miles in Georgia that do not meet water quality standards (Georgia Conservancy, 1997).

Development patterns have had as much of an impact on the environment as the amount of development. Fulton County and the area comprising the City of Sandy Springs began experiencing the most intense development at the height of dependency on the automobile for transportation. As a result, land uses in much of Sandy Springs are decentralized, low density and fragmented. Decentralized land development patterns are characterized by leap-frog development, large-lot residential subdivisions and separation of land uses. Low-density development patterns influence every facet of the environment, particularly transportation choices and air quality.

An increasing amount of natural resources, primarily land, is consumed to build roads and parking areas for automobiles which are an essential mode of transportation in the absence of compact development. It is estimated that a minimum of 0.18 acres of paved land for parking and roads is needed to accommodate each automobile in the United States (Earth Policy Institute, 2002). Another study contends that low density automobile-dependent development is the leading factor in the construction of impervious surfaces and accounts for over sixty percent of the total impervious surface coverage in suburban areas (Smart Growth America, American Rivers, Natural Resources Defense Council, 2002). As more acreage is paved with concrete and asphalt to accommodate roads and parking, less land will be available for agriculture, wetlands, forests, wildlife habitats and open space which are needed to maintain a healthy eco-system. Moreover, under the Clean Air Act, the US Environmental Protection Agency (EPA) designated 20 counties in metropolitan Atlanta, Fulton being one of them, as an ozone non-attainment area (8 hour standard). Ground level ozone is created by the presence of volatile organic compounds and nitrogen oxides in the presence of sunlight. Automobile emissions are one of the main sources of nitrogen oxides in the Atlanta Region.

A 2000 study, conducted by the Brookings Institute, compared population growth with increases in urbanized land in the Atlanta Metropolitan Area and found that land development is outpacing population growth. From 1982 to 1997 population increased 46%, while land development increased 81%, as a percent of 1982 developed land, during the same period (Brookings Institute, 2001). This data confirms that development in the region is decentralized and is consuming more land than is warranted by the population growth.

It is anticipated that land development pressures in unincorporated Fulton County will continue for the next decade. Every land disturbing activity in Fulton County has an ecological impact. Minimizing the ecological impact of development and other human activities upon the land is critical and ultimately determines air and water quality, the availability of land for food production, recreation, wildlife habitats and the presence of undisturbed land to sustain natural cycles that support life. Fulton County has decreased the impact of certain land disturbing activities by adopting and implementing land protection policies, particularly for environmentally sensitive areas. In general, wetlands, steep slopes, floodplains, stream/river corridors such as the Chattahoochee River Corridor, groundwater recharge areas, watersheds and stands of specimen trees are considered ecologically significant and/or environmentally sensitive areas.

A recent inventory of ecologically sensitive areas has not been conducted. However, based on historic data, ecologically sensitive areas are not concentrated in any particular area, but are found throughout the County, especially along the Chattahoochee River Corridor, streams, floodplains and ridgelines. In an effort to protect the land that is ecologically significant, Fulton County has adopted specific land protection policies, programs and ordinances. Fulton County participated in the Governor's Greenspace program by adopting The Fulton County Greenspace Community Plan. The plan called for permanently protecting 20% of the land in all of Fulton County, with its main goal of protecting water quality. With State and local funding, Fulton County was able to purchase and permanently protect approximately 200 acres of land.

Given the County's existing development patterns, preserving and protecting the County's land will be challenging. The County recently completed a Conservation Subdivision ordinance, which encourages small-lot development in exchange for preserving significant areas of land for

ecological and recreational purposes. The County worked with community members of the Chattahoochee Hill Country in South Fulton County to identify areas suitable for village and hamlet development. The village and hamlet development concept promotes more compact development and the preservation of open space through the transfer of development rights. The proposed conservation subdivision ordinance, the transfer of development rights ordinance and village/hamlet development concepts are sound land use planning initiatives that have the potential to preserve and protect the County's natural resources. However, the magnitude of development occurring will require the County to strengthen existing land use regulations and devise additional land use control techniques. Most importantly, the County must put forth greater effort to more effectively coordinate environmental protection activities throughout the development process. For example, the County may want to consider the following land protection measures:

- Identify a few key ecologically sensitive and environmentally significant areas that the County intends to preserve or protect on the Comprehensive Land Use Plan Map. These areas will be designated as open space on the Land Use Map. Key properties should be included in the Capital Improvements Plan for acquisition, or be protected by restricting development using conservation easements, transfer of development rights and/or enforce stringent development standards;
- Restrict the amount of impervious surface coverage on land parcels and require more "soft" landscaping in areas designated as environmental sensitive areas, and/or develop a county-wide stormwater fee structure that is determined by the amount of impervious surface on a piece of property;
- Adopt low impact development techniques for managing stormwater runoff and decrease reliance on the traditional curb and gutter stormwater management techniques in developing areas;
- Designate Live work areas on the land use map that have the potential to be linked by mass transportation and direct compact development and infrastructure improvements to these areas;
- Strengthen the existing zoning resolution, which mandates the separation of land uses and inadvertently increases reliance on automobiles, policies and programs to facilitate mixed use development;
- Support innovative land use techniques that allow compatible mixed land uses on a similar scale to exist side-by-side in a pedestrian oriented community environment.
- Encourage water conservation along with the construction of water reuse facilities.

Moving forward Fulton County can minimize the impact of development activities by implementing effective and comprehensive land use protection measures. Development guidelines and other land use development standards that are directly linked to Comprehensive Plan policies and the land use map could have a positive influence protection of environmental resources and on land development patterns. Environmental planning policies can be adopted that encourage compact development nodes that can be served by public transit and make walking and biking more common modes of transportation. In short,

the adoption of environmental planning policies that support and require well-designed development would allow the County to maximize infrastructure investments, reduce automobile dependency, decrease impervious surface coverage and protect ecologically sensitive areas.

Infill Development

Infill development occurs in older urbanized and suburban areas that are mostly developed and where services and infrastructure exist. Infill developments are often small in scale and are usually located either on previously undeveloped parcels that may have development challenges or on under-utilized parcels that often have older homes or businesses. Infill development often occurs at a higher density and intensity than the buildings that were replaced and the surrounding development. Infill development allows more people to live, work and conduct business in an activity or town center by having a mix of uses and a more compact pattern of land use. Infill development often results in the construction of residential units in proximity of employment and commercial centers and in the construction of a diversity of housing types.

Infill development allows for the efficient use of existing infrastructure, leads to the reduction of commute distances and encourages all modes of transportation. Furthermore, redevelopment of activity centers and older suburban areas plays a role in the preservation of rural areas and environmentally sensitive areas. On the other hand, infill development often leads to loss of vegetation, new housing is at times out of scale in size and style with surrounding homes and the intensity of development places additional demands on existing infrastructure.

Older suburban oriented developments, particularly those experiencing strong development pressures, are areas where infill development is taking place in Fulton County and where the Land Use Plan encourages infill development. Infill development is taking place in Sandy Springs.

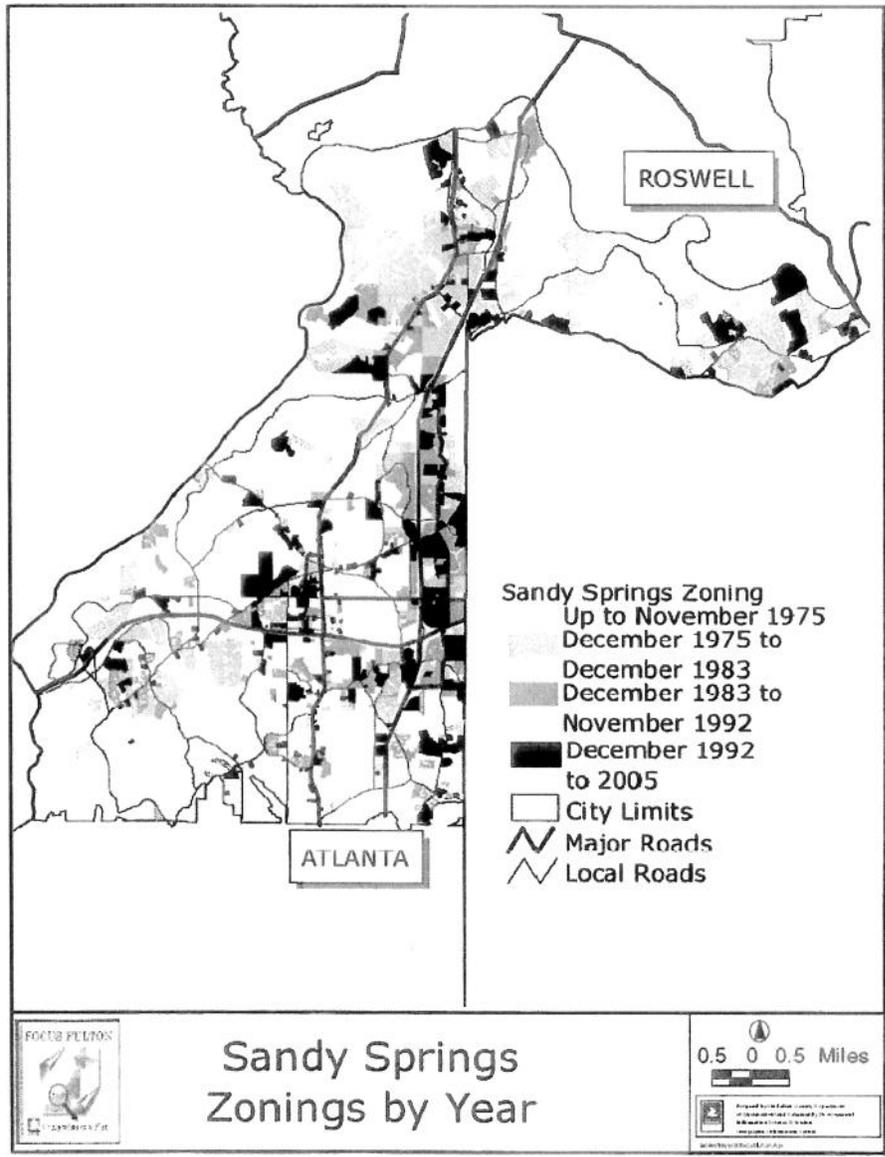
Table 6-15: Sandy Springs Planning Area		
Zoning By Year	# of Acres	Percent of Total
Total Acres	21,559	100.0%
Before 1960	13,887	64.4%
1960 - 1979	3,081	14.3%
1980-1989	2,566	11.9%
1990-2004	2,025	9.4%
Calculated by E&CD Staff		

Table 6-15 and Map 6-5 show the decades when land was zoned or development took place in Sandy Springs. Over 60% of land in Sandy Springs was zoned and/or developed before 1960. Between the 1950s and 1970s, Sandy Springs became a suburban community to Atlanta. During this time period, Highways I-285 and Georgia 400 were built. In the 1980's, GA 400 was extended to the City of Atlanta and during the 1990's, four rapid transit stations were opened in and near Sandy Springs. During the 1980's a number of single family neighborhoods between Georgia 400 and DeKalb County, in the

Perimeter Mall area, were re-developed for office and commercial activities which created jobs attracting workers throughout the region.

From 1990 to 2004, 69.6% of all re-zonings in Sandy Springs involved parcels of land less than five acres in size. Of 342 approved re-zoning petitions, the median parcel size was 2.25 acres. Some parcels represent areas which had never before been developed; others represent “tear downs” and re-development. Most of the development between 1990 and 2004 was concentrated along I-285, GA 400 and Roswell Road, the area best served with the transportation infrastructure.

With three MARTA rapid rail stations; two major highways; diverse and numerous jobs; housing options ranging from apartments to condominiums and single family homes, Sandy Springs will continue its transition from a low density residential community to a major mixed use activity center.



Local Development Policies and Regulations

City of Sandy Springs' policies and regulations affect land use patterns and development. The Comprehensive Plan policies provide guidance on development and the Land Use Plan Map suggests locations for development with recommended densities. The Land Use Map and policies are taken into consideration by the Mayor and City Council when they make zoning and infrastructure decisions. In addition, the Zoning Ordinance, the Subdivision Regulations and other development regulations affect land use patterns and development. These development regulations and processes are detailed below.

Sandy Springs Zoning Ordinance: Through this ordinance, the City of Sandy Springs is divided into zoning districts that regulate the type and location of land uses within each district. Zoning designations are assigned to all of the land within the City's jurisdiction. The zoning classification specifies the uses allowed on a parcel of land and includes development standards such as minimum lot size, setbacks, building height, landscaping, buffers and parking.

In order to change the current zoning designation, the property owner or his/her representative must take an affirmative action to do so. This action takes the form of filing a re-zoning application and public hearings before the Planning Commission (PC) and the Mayor and City Council.

Land Development Regulations: The City of Sandy Springs has many steps that must be met before a certificate of occupancy is issued.

- A. **Land Disturbance Permits.** Land Disturbance permits are required for land disturbing activity of 5,000 square feet or more.
- B. **Subdivision Regulations.** Property owners may create new lots according to the standards established in the City of Sandy Springs Subdivision Regulations. Subdivisions must be in compliance with all development regulations, including zoning and health regulations.
- C. **Building Permits.** A building permit application is required for the construction of all structures. Building codes, fire codes and accessibility standards must be met.

Environmental Regulations: Numerous environmental regulations affect the development of land. These are detailed in the Natural and Cultural Resources Element.

Design Review Process: The Zoning Ordinance establishes two (2) overlay districts, Sandy Springs Overlay and Perimeter Community Improvement District which are intended in part to "protect and enhance local aesthetic and functional qualities and to stimulate businesses". Applications in the Sandy Springs Overlay District are reviewed by the Sandy Springs Design Review Board and provide a review and comments to the Department of Community Development Director prior to the issuance of a land disturbance, building or sign permit.

I. LAND USE

Inventory

The Land Use Map provides a framework for accommodating employment, service, retail, institutional and housing needs of the City of Sandy Springs' existing and future population and businesses, while maintaining the community character of individual neighborhoods and areas of the City.

Land Use Categories

The land use map is composed of land use categories for all land uses. These land use categories are listed below.

Residential:

Residential uses include all properties where the principal structures are designed for human habitation. Several residential categories, listed below, are shown on the Land Use Map. The categories show the recommended densities per acre.

One Unit or Less per acre – This category consists of scattered single family homes, each on one or more acres or residential subdivisions with lots of one or more acres. These residential uses may be on public water and sewer or may be on wells and septic systems.

One to Two Units per acre – This residential category consist of one to two single family homes per acre served by public sewer and water.

One to Three Units per acre – This residential category consist of one to three single family homes per acre served by public sewer and water.

Two to Three Units -This residential category consists of two to three single family homes per acre served by public sewer and water.

Three to Five Units -This residential category consists of three to five single family homes per acre served by public sewer and water.

Five to Eight Units -This residential category consists of five to eight residential units per acre. This could be single family homes, duplexes, townhomes and low density apartments that are served by public sewer and water.

Eight to Twelve Units -This residential category consists of eight to twelve residential units per acre. This could be single family homes, duplexes, townhomes and low to moderate density apartments that are served by public sewer and water.

Twelve to Twenty Units -This residential category consists of twelve to twenty residential units per acre. This could be townhomes and moderate to high density apartments that are served by public sewer and water.

More than Twenty Units per acre -This residential category consists of more than twenty units per acre. This could be moderate to high density apartments that are served by public sewer and water.

Commercial:

Retail, services and offices area appropriate uses in this category.

Retail and Service – Retail, service and office uses area appropriate uses in this category. These uses may be located in a single building or as part of a shopping center.

Office – Office uses, up to four stories, are appropriate for this category. The office uses may be in single office buildings as well as office parks.

Office: High intensity-Office uses, five stories and over, are appropriate for this category.

Business Park: The Business Park land use allows two or more business uses, primarily office uses along with warehouses for storage and distribution. Limited assembly can be included. Access to rail and truck routes are important to some business park sites.

Industrial: This land use category allows for processing, refining, manufacturing, warehousing (including mini-warehouses), distribution, truck and rail terminals, industrial parks and related support services.

Agricultural, Forestry and Estate Residential: This land use category allows for farming, including grazing and cultivation, timber production and harvesting, estate residential comprised of single family homes at a density of one acre or more. These residential uses may be on public water or on wells and septic systems.

Public, Semi-Public and Institutional:

Community Facilities – This land use includes public uses such as community centers, government facilities such as senior centers, health centers, fire and police stations, libraries, government centers, and schools, semi-public uses such as churches and cemeteries and institutional uses such as hospitals. The land use map designates the uses for the following: S-School, F – Fire station, L-Library, H-Health Center, SR – Senior Center, P – Police Station.

Transportation, Communications and Utilities – This land use included transportation uses such as airports, MARTA stations and MARTA park and ride lots, communication facilities, and utilities such as water treatment facilities, water storage tanks, pumping stations, wastewater treatment facilities and solid waste land fills.

Open Space: The open space category includes land that is mainly undeveloped, contains some recreational uses and some natural resources. It does not include land uses for buffers and landscaped strips. This is a new land use category developed as part of this plan.

Private Recreation – Privately owned recreational facilities such as golf courses and open space is included in this land use. Recreational amenities in subdivisions are not included.

Parks, Recreation & Conservation: This includes parks, open space and recreational facilities owned by the City of Sandy Springs, Fulton County, and other governments, such as the National Park Service.

Water Bodies:

This includes lakes and streams.

100 year Floodplain: The 100 year flood plain, as determined by FIMA maps, is shown in this category. The 100 year flood plain should remain undeveloped. In some cases, the land in the 100 year flood plain can be used toward calculating allowed densities.

Live Work: The purpose of the Live Work land use district is to allow an appropriate and balanced mix of uses to create a live work environment at a scale and character that is compatible with its surrounding community. Live Work areas will be activity centers where the community can live, work, shop, meet, and play. These areas should be compact, pedestrian-oriented, with a mix of uses and incorporate open space. This will result in the protection of environmental resources, accessible open space, a balance of all modes of transportation, housing choices and civic interaction.

A majority of the forecasted population and employment growth should occur in the areas designated as Live Work. Moreover, the City should consider locating public facility and infrastructure investments in areas designated as Live Work.

Land Use: Live Work land uses should have a compatible mix of office, commercial, services, institutional, civic and residential uses. These uses should be integrated both vertically and horizontally. The uses within the live work areas should be in proximity to each other in order to encourage walking and to increase mobility to those who do not drive especially the elderly and the young.

Within the Live Work land use there should be transition of land uses, height and density. The Live Work land use should also serve the adjacent community.

Some areas are designated Live Work in order to encourage the redevelopment of underutilized commercial, office and residential areas and to reshape sprawling commercial corridors into a more compact mixed use pedestrian-oriented environment.

Transportation: Live Work areas should have an integrated transportation system. The transportation system should provide connectivity within the district and to and from the surrounding community. The transportation system should incorporate automobile, transit when available, bicycle, pedestrian facilities.

The streets should form an interconnected transportation network. This street network will create options, improve access and mobility, shorten auto trips and reduce congestion. Interconnected networks of streets should be designed to promote walking, biking and transit usage, where present. The pedestrian and bicycle facilities should facilitate safe, attractive and convenient pedestrian and bicycle circulation and minimize conflicts between pedestrians and vehicles.

Open Space: A range of parks and open space, from village greens to active recreation and passive open space, should be distributed throughout the Live Work district. Open space should be centrally located and accessible for the enjoyment of residents and workers. Open space and parks could be used to define and connect neighborhoods and uses. Environmentally sensitive areas should be protected and their fragmentation should be avoided. Between 15% and 20% of a development should be set aside as open space.

Housing: Live work areas should have a diversity of housing types to meet the needs of the workforce and of County residents. In Live Work areas located at employment centers, the housing should be affordable to those that work there.

Types of Live Work Areas

Three Live Work districts are identified in the Land Use Map. The intent of each is described below.

1. **Live Work Neighborhood:** This is a low density residential and mixed use land use intended to serve a single neighborhood or small group of adjacent neighborhoods.
2. **Live Work Community:** This is a medium density residential and mixed use land use along corridors and nodes intended to serve a group of adjacent neighborhoods.
3. **Live Work Regional:** This is a high density residential and mixed land uses along major transportation corridors and/or rail transit stations intended to serve larger areas and provide larger commercial uses with a significant employment concentration. Descriptions of the designated Live Work areas throughout unincorporated Fulton County are included in Table 6-16.

Live Work Policies

- 15% to 20% of a project shall be comprised of open space of which the community gathering spaces is a part.
- Projects that are 15 acres or less shall have two uses of which residential is one of the uses.
- Projects that are 15 acres or more shall have three uses of which residential is one of the uses.
- Mixed Use and/or Live work projects shall provide a balance of uses with a minimum of 20% of each of the uses on the site and or in the area.

Assessment

Sandy Springs

Table 6-21: Sandy Springs Land Use and Demographics				
2005			Change 2005-2025	
Population	Residential Acres	Acres/person	Population	Potential acres needed
86,698	12,248	0.14	19,163	2,707
Households	Residential Acres	Acres/household	Households	
42,683	12,248	0.28	10,871	3,119
Employment	Employment Acres	Acres/job	Employment	

141,282	2,517	0.01	20,575	366
Source: Existing Land and E&CD forecasts				

Residential Population: Sandy Springs is expected to grow from an estimated population of 86,698 in 2005 to 105,861 residents in 2025. This represents an additional 19,163 people and a growth rate of 22.1% (see Population Element). The number of households is forecasted to increase by 10,871 from 42,683 to 53,554. If Sandy Springs develops in the same pattern as it has to date, the additional households would require between 2,707 and 3,119 acres (Table 6-21). This is more than the land currently designated as Forest in the existing land use inventory. Population, household and employment growth can be accommodated in several ways in Sandy Springs:

- Existing neighborhoods will turn over. Aging households in existing single family homes will move out and be replaced by younger households, some of whom might be starting families. Some of the homes may undergo renovations and expansion.
- Infill and redevelopment will continue to occur. There will be places where a number of smaller, older homes will be torn down and replaced with more homes than there were before. Undeveloped pockets of land could be developed for the first time.
- Non-residential land uses that are under-utilized and have suffered from disinvestment can be part of a land assemblage for new development. Residential uses can be incorporated into these new developments, thus adding new housing to the planning area.

Commercial and Industrial Uses: It is difficult to identify acreage per employment type. Retail jobs are generally located in areas zoned for commercial purposes. The sectors of Finance, Insurance and Real Estate, and Services generally occupy office space but these occupations also take place in the field. Construction work varies and is not tied to a particular type of land use. The planning area has an abundance of land zoned and developed for office and commercial uses. The number of acres used for non-residential uses per job in Sandy Springs is 0.017 jobs per acre. To accommodate the additional jobs forecasted to be added by 2025 (20,575 jobs) may require an additional 366 acres. The absorption of existing vacant office square can also provide for the projected employment growth in the planning area (Tables 6-22 and 6-23).

Table 6-22: Sandy Springs Super District Employment Forecasts

Year	CONST	MFG	TCU	WHOL	RETAIL	FIRE	SERVICES	GOVT	TOTAL
2000	1,970	1,671	11,803	9,598	10,925	16,091	53,649	1,817	107,524
2010	1,830	2,300	11,340	10,164	11,335	14,949	59,514	2,046	113,478
2020	2,330	2,942	11,321	10,321	13,600	14,168	66,396	2,437	123,515
2030	2,702	3,526	11,223	9,572	15,565	13,516	70,639	2,928	129,671

Source: Atlanta Regional Commission

Table 6-23: Sandy Springs Office Square Footage ¹

Area	Total Built Square Feet	Vacant Square Feet	Percent Vacant	Total Est. Jobs at built out
Roswell Road Corridor	2,095,890	395,001	18.9%	8,384
Perimeter/GA 400 Area	13,088,253	2,140,728	16.4%	52,353
Powers Ferry/I-285	2,830,234	288,306	8%	11,321
Northridge/GA 400	247,449	27,259	11%	990
Dunwoody	115,000	24,777	21.5%	460
Total	18,376,826	2,876,071	16%	73,508
Planned	2,247,500	0	0	8,990

Source: Dorey's Office Guide, Fourth Quarter 2004. Number of employees estimated by E&CD staff based on 250 square feet allotted per office worker. This number does not include all office locations, such as offices in single family homes zoned to allow such uses in existing residential structures.

Land Uses Other than Residential, Commercial, and Industrial: Currently approximately 612 acres are used for institutional uses, equal to 0.008 acres per person. An additional 135 acres may be needed for institutional uses. According to the Recreation Master Plan, by 2015 there will be a 218 acre parks deficit in Sandy Springs. Acreage needed for public recreational and institutional uses are not shown on the land use map unless the land is owned by Fulton County, in the case of schools, the Fulton County Board of Education or the property has a use permit. Land for all future uses must come from land that is currently used for other purposes. For example, a new subdivision or a new school may have to find property owners willing to sell their property. There are older, homes on large size lots which can be assembled and redeveloped. This occurred during the 1980's when the business bought out entire neighborhoods along Georgia 400 to build corporate campuses and office parks

Environmentally Sensitive Areas: The Chattahoochee River flows through Sandy Springs separating its boundaries with Cobb County and the City of Roswell. The Metropolitan River Protection Act (MRPA) limits impervious surface within a 2,000 foot boundary on either side of the river to protect drinking water supplies. The 100 year floodplains for stream bodies are shown on the Land Use Plan Map and are protected by current stream buffer ordinances of 50 feet. There are steep slopes which need protection and a steep slope ordinance is under development.

The City of Sandy Springs Interim 2025 Land Use Map is included with this plan. The acres and the percentage of land in each of the land use categories are shown in Table 6-24. The Sandy Springs 2025 Land Use Map indicates the location, densities and type of uses that are appropriate for each parcel in Sandy Springs.

Table 6-24: 2025 Land Use Map - Sandy Springs

Land Use Designation	Acres	Percent
Residential		
One unit per acre or less	6,437	25.9
1-2 units per acre	4,959	20.0
2-3 units per acre	1,314	5.3

¹ Various industry sources suggest that, on average, there are 250 square feet of net leasable area set aside per office worker, 500 square feet of gross leasable area for retail employees, 300 square feet of net leasable area for industrial plants, and 750 square feet of gross leasable area per employee for warehouses. Source: Page 138, Burchel and Listokin, The Fiscal Impact Handbook, Center for Urban Policy Research, New Jersey, 1978.

Table 6-24: 2025 Land Use Map - Sandy Springs

Land Use Designation	Acres	Percent
3-5 units per acre	354	1.4
5-8 units per acre	242	1.0
8-12 units per acre	711	2.9
12 - 20 units per acre	325	1.3
20+ units per acre	29	0.1
Commercial		
Retail Commercial	298	1.2
Office	302	1.2
Office, High Intensity	43	0.2
Live Work		
Live Work Neighborhood	562	2.3
Live Work Community	829	3.3
Live Work Regional	915	3.7
Industrial	20	0.1
Business Park	33	0.1
Public, Semi-Public & Institutional		
Right of Way	3,459	13.9
Transportation, Communications & Utilities (TCU)	42	0.2
Community Facilities	19	0.1
Open Space		
100 Year Floodplain	1,875	7.5
Parks and Recreation	882	3.5
Private Recreation	573	2.3
Water Bodies	628	2.5
Total	24,852	100.0

Source: Fulton County E&CD - GIS Section

Growth Distribution: The number of households (low and high numbers) and the number of employment that can be accommodated in Sandy Springs if the area is developed following the land uses in the 2025 Land Use Map is shown in Table 6-25. According to these calculations, the number of forecasted households may be difficult to accommodate. The number of forecasted employment could be accommodated depending on the type of employment and the square feet needed for each job.

Population and business growth is anticipated primarily along the Roswell Road and Georgia 400 Corridors. ARC and Fulton County forecast that the four census tracts (101.01, 101.09, 101.10, and 102.07) along GA 400 and Roswell Road will have a 57.5% increase in population between 2000 and 2030 (out of a total of 15 census tracts in Sandy Springs). The remaining 11 census tracts are expected to each have less than ten percent increase in population.

Annexation: During the 2005 General Assembly, legislation was approved to allow Sandy Spring residents to vote on becoming a city. Sandy Springs residents approved the referendum on June 22, 2005. Sandy Springs became a City on December 1, 2005, incorporating the entire planning area as formerly noted by Fulton County.

Infrastructure Improvements: Intersection improvements, sidewalks and bicycle paths have been made and continue to be planned, designed and built. Infrastructure improvements planned within the next 20 years include:

- GRTA is planning the route of a Rapid Bus Route which is proposed to go through the Town Center area.

- The Perimeter Community Improvement District is involved with road, bicycle path and sidewalk improvements, encouraging car pooling, and implementing shuttle buses.
- A Street Grid study was completed in 2004 by Sandy Springs Revitalization, Inc. with the support of Fulton County. The study recommendations have been incorporated into the County's Comprehensive Transportation Plan.
- Some areas of Sandy Springs were developed before storm water regulations were established. Stormwater facilities need to be built and/or upgraded when parcels are redeveloped and when stormwater programs are implemented by Fulton County. The Sandy Springs community supports a storm water utility and other mechanisms to fund these improvements.
- The Georgia Department of Transportation has plans to build a collector-distributor system along the Georgia 400 corridor. Right-of-way acquisition is underway. This improvement will alleviate traffic on Georgia 400 and provide greater access within this regional activity center.
- A major intersection improvement project is planned by the State DOT at Roswell Road and I-285. Currently, traffic backs up. Improving movement at locations which are at a traffic standstill will improve air quality and, when the improvement is complete, will allow for re-development.

Environmental/Natural Resources: The Land Use Plan Map shows almost 16% of the land uses designated as private recreational space, stream and water bodies, and 100 year floodplain as open space. It is the intent of the Comprehensive Plan policies to maintain the integrity of undisturbed buffers and water courses in Sandy Springs. The Plan also encourages the reclamation of stream banks and piped streams to a more natural state. These efforts are needed to improve water quality and provide habitat for animals.

5. Cultural Resources: Sandy Springs has 161 historic sites identified by Fulton County. Their original uses were churches (7), a school (1), single family dwelling (142), multiple dwelling unit (1), accommodation (1), industrial (1), and transportation related (8). Prior to the incorporation of the City, the Focus Fulton plan indicated the county to be considering the development of a Historic Preservation Ordinance. The Sandy Springs Historic Community Foundation is also interested in preserving Sandy Springs' history.

6. Traditional Development Areas: The following changes are proposed to implement community concerns and vision.

a. Traditional Development: A Transit Oriented Development (TOD) ordinance is recommended to be developed within ½ mile of the four MARTA Rapid Rail Stations. Furthermore, within the Perimeter Community Improvement District, residential uses are recommended for every five office and retail jobs created.

b. Live Work Land Use: Several live work land uses have been identified, primarily at major intersections of Roswell Road and within areas targeted for re-development and specific types of development along the Roswell Road corridor. The Georgia 400/Perimeter Community Improvement

District is designated a regional live-work area. The Powers Ferry-I-285 area is also designated a live work area but at the community and neighborhood level.

c. Protection of Single family Neighborhoods: Additional protection of single family neighborhoods was discussed at community meetings at length. Transitional areas are places where single family abuts very different uses, intensities and heights. New policies have been developed to address problems and strategies proposed to address specific concerns.

7. Transitional Areas: There are many transitional areas in Sandy Springs. For the most part, a step down in land use and density is designated on the Land Use Map. In other areas, where transitions must be addressed on a case by case basis, one of Fulton County's strategies is to amend commercial standards in the Zoning Resolution to provide added protections. In the meantime, Fulton County includes conditions in re-zoning cases to protect single family neighborhoods when adjacent to higher density non-residential properties. There is a set of policies in the implementation section dealing with transitional land use policies.

8. Redevelopment: Most of Sandy Springs is already developed. There are many older apartment complexes and shopping centers which could be redeveloped to release needed land for new development close to areas already served by bus and rail lines; sewer and water services; libraries and public schools.

The community has expressed interest in the preparation of a Density Bonus Program to allow developers to build more square footage and residential units if they accomplish certain goals and provide certain amenities desired by the community. The following list includes actions which have been identified as qualifying for density bonuses and increases in height: (1) Creation of mixed use developments, (2) Provision of housing mix, (3) Installation of street grid segments, (4) Construction of sidewalks, bicycle and greenway paths above standards, (5) Restoration of piped streams, (6) Increased green space, (7) Provision and restoration of wider buffers to stream banks, (8) Reduction of surface parking, (9) Compliance with Main Street Architectural requirements outside the Main Street Zone, (10) Installation of sidewalks, street trees & pedestrian lights on internal roads, (11) Property assemblage, (12) Reduction of curb cuts on Roswell Road, (13) Connection of single family neighborhoods to nearby businesses through sidewalks & bicycle paths, and (14) Re-development of older properties (1980's and older) for mixed uses.

9. Agricultural/Forest Lands: The land use map does not show any agricultural and forest land use. There are wooded properties in Sandy Springs, largely on large acre residential tracts. These stands of trees could be cut as property is subdivided for smaller lot homes. To protect these wooded parcels, the Sandy Springs community has asked that the conservation subdivision ordinance be considered for the Sandy Springs Planning Area.

10. Other Factors: One of the issues facing Sandy Springs is property ownership. Property, especially commercial property, is owned by many different individuals, corporations and estates located all over the world. These family estates and leasing companies are happy with the cash flow from their tenants and have no incentive to assemble and redevelop according to the community vision. Absentee owners and multiple owners of small parcels result in properties remaining unimproved. When small parcels are proposed for redevelopment, there are often problems meeting current development standards resulting

in numerous variance requests. Creating incentives to assembly property are a major strategy of the Sandy Springs community to fulfill their vision.

CHAPTER 7 – INTERGOVERNMENTAL COORDINATION ELEMENT

INTERGOVERNMENTAL COORDINATION ELEMENT **PAGE**

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INTERGOVERNMENTAL COORDINATION

Introduction

The Intergovernmental Coordination Element provides local governments an opportunity to inventory existing intergovernmental coordination mechanisms and processes with other local governments and governmental entities that can have profound impacts on the success of implementing the local government's comprehensive plan. The purpose of this element is to assess the adequacy and suitability of existing coordination mechanisms to serve the current and future needs of the community and articulate goals and formulate a strategy for effective implementation of community policies and objectives that, in many cases involve multiple governmental entities.

At the time of submission of the 2025 Comprehensive Plan, there were a number of governmental changes potentially facing Fulton County. During the 2005 session of the Georgia General Assembly, House Bills 36 and 37 were passed that allowed for the creation of the City of Sandy Springs. The Governor signed these bills on April 15, 2005 and the bills were submitted to the United States Department of Justice by the Attorney General of Georgia for pre-clearance, as required by the 1965 Voting Rights Act. A referendum on the incorporation of Sandy Springs was scheduled for June 21, 2005, and passed. The City of Sandy Springs held an election to select its first governing authority on November 8, 2005. The newly elected officials took office on December 1, 2005.

The development of the Focus Fulton Plan involved a high level of intergovernmental coordination, including the involvement of those persons who would eventually become elected officials of the City of Sandy Springs. The Mayor, City Council, and City staff continue to exhibit a high level of intergovernmental coordination in the evolution of this Interim Plan and the daily business of the City.

Existing Conditions

Adjacent Local Governments

The City of Sandy Springs is the second most populous City in Fulton County. The City of Sandy Springs is bounded on the north by the City of Sandy Springs, on the east by Gwinnett and DeKalb Counties, on the south by the City of Atlanta, and on the west by Cobb County.

Inventory

During the development of the Fulton County Plan, and on an ongoing basis, the staff of Fulton County maintained dialogues with internal, regional, and state representatives. These meetings largely involved interdepartmental communication within the Fulton County government, as well as with regional and state organizations, such as the Atlanta Regional Commission (ARC) and the State Department of Community Affairs (DCA).

The City of Sandy Springs has established interdepartmental communication similar to that used by Fulton County, and has additionally been in communication with community groups, the ARC, and the DCA in the creation of the Interim Plan.

Assessment

The City of Sandy Springs has been very successful at establishing formal and informal mechanisms to ensure coordination between the City and other governments bodies. In addition to the monthly zoning process, these standing coordination mechanisms have been important in the development of the comprehensive plan and the growth of the City thus far. In the future, the City of Sandy Springs will continue to work and plan cooperatively with local governments and other bodies.

SCHOOL BOARD

Inventory

Fulton County Board of Education

The City of Sandy Springs has developed a relationship with the Fulton County Board of Education (BoE). The Fulton County BoE oversees Fulton County Public Schools (FCPS). The BoE and the City have already established dialogues for the development of the school system's infrastructure improvements, and the BoE is included in the notification and planning process for land use applications in the City.

Assessment

As a part of the planning process for this Comprehensive Plan update, FCPS staff presented information to the steering committee and participated in all meetings. In accord with such precedence the City of Sandy Springs has involved, and will continue to include the BoE in the land use petition process and the drafting of a Comprehensive Plan. This dialogue is important to the success of the City and the relevance of the FCPS with regard to new and redeveloped schools and the provision of infrastructure to support future and existing schools.

INDEPENDENT SPECIAL DISTRICTS

Inventory

Perimeter Community Improvement District (PCID)

A CID is a geographic area whose property owners establish a Board of Directors who vote to assess additional property tax dollars to accelerate transportation and infrastructure improvement projects. CIDs are comprised of private properties usually zoned for non-residential uses. A CID is a private business organization, not a government entity.

A CID is created when a simple majority of the commercial property owners agree to establish the district. This simple majority must also represent at least 75% of the taxable value of the commercial property located within the proposed CID. The Tax Commissioner must certify that these requirements are satisfied and the County must approve legislation authorizing the CID.

The resolution establishing the CID includes a provision for a board of directors and the services to be provided. Specific joint planning or service agreements are entered into on a case by case basis. There is only one Community Improvement District in the City of Sandy Springs, the Perimeter CID.

Staff from the Department of Public Works, Transportation Division and the Department of Community Development, are the primary liaisons with the PCID. Staff members coordinate directly with the CID Administrator and meet quarterly to discuss planning issues that they may have with the purpose of avoiding duplication of projects, improvements that create congestion and unnecessary gaps.

Atlanta Fulton County Water Resources Commission

The Atlanta Fulton County Water Resources Commission (AFCWRC) was established by the Board of Commissioner at a special call meeting in May 1986. The Commission oversees issues relating to a contract signed between the City of Atlanta and Fulton County for the provision of water to the residents of North Fulton County, including the North Fulton municipalities, and the majority of residents in Sandy Springs. The City of Sandy Springs' Department of Public Works is the department with responsibility for coordinating with the AFCWRC.

Assessment

As the City continues to grow and the infrastructure demands increase, the PCID will play a larger role in meeting infrastructure needs. As the County strives to meet the basic infrastructure needs of residents and businesses, the PCID will provide much needed funds and allow business leaders and residents to complete projects in their distinct geographic districts. The City of Sandy Springs will continue to support the work of the PCID and coordinate planning. Similarly as the City grows, the water needs will continue to grow. To best meet the needs of the residents, Sandy Springs will continue to coordinate with the Atlanta Fulton County Water Resources Commission.

Independent Development Authorities

Inventory

Metropolitan Atlanta Rapid Transit Authority (MARTA)

The Metropolitan Atlanta Rapid Transit Authority (MARTA) Act was enacted by the General Assembly in 1965 and was subsequently approved in four counties and the City of Atlanta. MARTA is a public authority and includes the City of Atlanta and the counties of Fulton, DeKalb, Clayton and Gwinnett for the purposes of planning, constructing, financing and operating a public transportation system.

In 1968, Fulton and DeKalb county voters approved a referendum to levy a 1% sales tax for financing MARTA operations and construction. In 1972 with the purchase of the Atlanta Transit System, MARTA took control of the region's main bus system. In the 1970s, MARTA started planning, design, land acquisition and construction of a rapid rail system. MARTA also operates para-transit service for persons with disabilities who are unable to ride the regular bus or rail system.

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MARTA is an agency governed by a board of 18 members from City of Atlanta, Fulton County, DeKalb County, Gwinnett County, and Clayton County, as well as representatives from the State Properties Commission, the Georgia Building Authority, the Georgia Regional Transportation Authority, the Georgia Department of Revenue, and the Georgia Department of Transportation.

In terms of transportation planning, MARTA and the City of Sandy Springs are formally linked by the Atlanta Regional Commission and its specific role as the “federally designated Metropolitan Planning Organization” (MPO). The MPO role is to coordinate local governments, agencies such as MARTA and other parties in order “to plan a diverse system capable of moving people and goods efficiently and safely.”

Assessment

Coordinating with MARTA will help meet the transportation goals of reducing traffic congestion and promoting transportation choices to residents, visitors and the workforce.

Other Units of Local Government Providing Services

The City of Sandy Springs coordinates with the following units of Fulton County government. Levels of coordination and responsibility with these units will vary as the City begins to grow its own level of service.

Inventory

Sheriff

The Sheriff is by state law, the Chief Law Enforcement Officer of Fulton County. This office is responsible for acting as a protector of the peace and protects the lives, health and property of all citizens of the county. The Sheriff has total administration and operational responsibilities for the Fulton County Jail, the principal detention facility of the county. Security is also provided to all courtrooms and judges as required by law.

The Sheriff's office serves writs, summons and subpoenas. It also places levies on and sells confiscated properties, collects fines imposed by the courts, and is the custodian of large sums of trust fund money assigned from Superior Court. The Sheriff or a designated deputy must approve all appearance bonds and some types of civil bonds.

The Sheriff is responsible for the safe transport of prisoners to penal institutions inside or outside the State of Georgia from the Fulton County jail, and for the transfer of mental patients to the Georgia Regional Hospital and Central State Hospital.

Tax Assessors

The Fulton County Board of Assessors was established by state law to appraise and assess all real and tangible business personal property on an annual basis. The five member Board of Assessors creates and maintains a fair and equitable tax digest. To maintain the accuracy and integrity of this property tax digest, the Board of Assessors conducts annual assessments. Appeals of these assessments are resolved

by the Board of Assessors, by further appeal to the Board of Equalization, arbitration, or as the final step, appeal to the Superior Court.

Tax Commissioner

The Tax Commissioner is required by law and contract to collect current year and delinquent taxes on all real and personal property. Taxes to be collected are levied by not only the City of Sandy Springs, but also the cities of Atlanta, Mountain Park, East Point, Fulton County, Atlanta Board of Education, Fulton County Board of Education and the State of Georgia. The Commissioner sells state motor vehicle license tags, collects the ad valorem tax on these vehicles, and processes motor vehicle title registrations and transfers. Motor vehicle taxes are collected for all municipalities in Fulton County.

Assessment

Although these organizations are not directly a part of the City of Sandy Springs, their services are essential to some of the functions of the City of Sandy Springs, therefore the City will continue to work closely with these departments and will continue to plan cooperatively.

Utility Companies with Condemnation Powers

Inventory

The U.S. Code Title 16, Chapter 12, Federal Regulation and Development of Power, establishes the right of utility companies engaged in interstate commerce for the development of water power resources to use eminent domain to acquire land. Utilities (natural gas and electric generating companies) are also governed by the Federal Regulatory Commissions and state law.

The Georgia Codes, Title 32, 22 and Title 46-5-1, O.C.G.A., provide the procedures for the exercise of the power of eminent domain for the State and its political subdivisions, the Board of Regents, municipalities, as well as utility companies. Eminent Domain may be exercised in Georgia by persons or companies who may be engaged in construction or operation of pipelines for the transportation or distribution of natural or artificial gas; and by telephone and telegraph companies for its services; and private companies for waterworks with contracts for supplying water for public purposes.

Substitute condemnation theory may be applied for exchange of properties with utilities to meet the condemner's public purposes for providing utilities and other public purposes. For example, although MARTA does not have the power of eminent domain, it may call on local government to exercise such power where there is a public necessity.

Title 22-3-160 establishes procedures for companies using eminent domain to construct and expand electrical transmission lines of 115 kilovolts or greater for a length of a mile or more. These procedures apply to all uses of eminent domain for power companies beginning on or after June 1, 2004 and are as follows. First, at least one public meeting shall be held in each county where the proposed route is located. Notice of such meetings shall be posted in a newspaper of general circulation and shall include the date, time and location of the meeting; purpose of the meeting; and a description of the project including the proposed route and affected properties. Where eminent domain would be used to condemn

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land from more than fifty property owners, two or more meetings shall be held. Local governments have the right to participate in these meetings.

The following list is a compilation of most of the utilities which provide services in Fulton County: Georgia Power, Georgia EMC, Sawnee EMC, Cobb EMC, MEAG, Greystone Power, Atlanta Gas Light, Oglethorpe Power, Georgia Transmission Corp., Bell South, Colonial Pipeline, and Plantation Pipeline Company.

Assessment

The subject of Eminent Domain, as it relates to utility companies is quite complex, involving Federal and State Constitutions, Federal and State statutory procedures, and regulatory commissions. All such governing sources must be reviewed in planning and the providing of services for the public. Such regulations and statutes are constantly evolving through the legislative process not only affecting the geography and procedures, but budgeting considerations. Local governments also in their planning must be aware of cable within railroad rights of way and easements and must consider cell tower demands and requirements by the various communication companies. The City of Sandy Springs has a limited ability to control the use of eminent domain by utilities with condemnation powers.

Other Organizations

Inventory

Georgia Regional Transportation Authority (GRTA)

Created in 1999 by the General Assembly under Title 50, Article 32, the Georgia Regional Transportation Authority's (GRTA) mission is to combat air pollution, traffic congestion and poorly planned development in the metropolitan Atlanta Region. Most of GRTA's activities pertain to the Transportation, Land Use and Economic Development Elements of the plan.

GRTA's initial jurisdiction included the territory of every county which was designated by the United States Environmental Protection Agency (USEPA) in the Code of Federal Regulations as of December 31, 1998, as a county included in whole or in part within a non-attainment area under the Clean Air Act and which, through regulation, as a county having excess levels of ozone, carbon monoxide, or particulate matter. GRTA's territory also extends to counties designated by the USEPA in the Code of Federal Regulations after December 31, 1998. Currently, there are thirteen counties in the metropolitan Atlanta area which are non-attainment jurisdictions for ozone levels. The counties include Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Paulding and Rockdale.

GRTA's authority includes:

- Assisting the Georgia Governor's office to develop transportation policies,
- Partnering with state and regional agencies to prioritize transportation plans and programs and cooperatively establishes investment priorities and resource allocations to accomplish GRTA's mission,

- Measuring effectiveness in improving air quality, mobility, accessibility and land use practices, and in reducing congestion,
- Encouraging land use practices which promote efficient use of transportation investments,
- Cooperatively developing transit plans for areas within its jurisdiction,
- Coordinating transit services to provide seamless and accessible connections within the areas of its jurisdiction, and
- Implementing transit services through a combination of entities including local transit authorities, cities, counties and private operators.

GRTA's legislation requires that it review Developments of Regional Impact (DRI) within its jurisdiction. Developments of Regional Impact (DRI's) are large-scale developments likely to have effects outside of the local government jurisdiction in which they are located. The Georgia Planning Act of 1989 authorizes the Department of Community Affairs (DCA) to establish procedures for intergovernmental review of these large-scale projects. These procedures are designed to improve communication between affected governments and to provide a means of assessing potential impacts of large-scale developments before conflicts relating to them arise.

GRTA's review operates concurrently with the review performed by the Regional Development Centers (RDC) required by DCA. The City of Sandy Springs is required by State Law to participate in the review process for developments of regional impact. The City of Sandy Springs has adopted a Zoning Ordinance consistent with Fulton County's Zoning Resolution, which had previously adopted the State procedures and guidelines for the review.

The purpose of GRTA's review is to approve or disapprove the use of state and federal funds to create transportation services and access that may be required as a result of a DRI. The goals of the review are protecting and efficiently allocating limited state and federal resources, promoting compliance with regional transportation plans and air quality standards, and furthering GRTA's mission and goals.

The City of Sandy Springs Department of Public Works (Transportation Planning) and Department of Community Development (Planning Division) coordinate with GRTA on many projects within the City. This includes attending meetings, providing information, and any other assistance and information requested by GRTA.

Georgia Department of Transportation (GDOT)

The Georgia Department of Transportation (GDOT) plans, constructs, maintains and improves the State of Georgia's roads and bridges. In addition, GDOT provides planning and financial support for other modes of transportation, including mass transit and airports. GDOT also has two agencies administratively attached to it, the State Road and Tollway Authority and the Georgia Rail Passenger Authority.

City staff works closely with GDOT due to a number of roadways under the organizations jurisdiction within the City. The primary department within Fulton County for coordination is the Public Works Department, Transportation Division.

Georgia Department of Natural Resources (DNR)

In 1972, under the Executive Reorganization Act of 1972, Governor Jimmy Carter reorganized more than thirty state agencies to form the Department of Natural Resources (DNR). The mission of the Department of Natural Resources is to sustain, enhance, protect, and conserve Georgia's natural, historic, and cultural resources for present and future generations, while promoting the development of commerce and industry that use sound environmental practices.

DNR provides technical assistance in the areas of water conservation, environmental protection, wildlife preservation, parks and recreation and historic preservation. Georgia DNR coordinates with Fulton County Parks and Recreation Department and Fulton County Environment and Community Development Department.

Georgia Department of Community Affairs (DCA)

The Georgia Department of Community Affairs (DCA) was created in 1977, to serve as an advocate for local governments. DCA serves as the state's lead agency in housing finance and development; promulgates building codes to be adopted by local governments; provides comprehensive planning, technical and research assistance to local governments; and serves as the lead agency for the state's solid waste reduction efforts. DCA reviews all local comprehensive plans and solid waste plans for compliance with Georgia's minimum planning standards. The City of Sandy Springs' departments with primary coordination with Georgia DCA are the Department of Community Development, Department of Public Works, and Administration.

Atlanta Regional Commission (ARC)

The Atlanta Regional Commission (ARC) is the regional planning and intergovernmental coordination agency for the 10-county area including Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties, as well as the City of Atlanta. The ARC was created by the local governments in the Atlanta Region pursuant to legislation passed by the Georgia General Assembly. Georgia law stipulates a mandatory annual local funding formula. These funds from local governments are used to match federal and state funding dollars. The Atlanta Regional Commission (ARC) Board is composed of officials of political subdivisions and private citizens representing districts of approximately the same population within the 10-county, 63-city Atlanta Region. The ARC performs regional planning and coordination in the areas of: aging services, community services, environmental planning, government services, job training, land use and public facilities planning, transportation planning, and data gathering and analysis. Staff from several departments and division of the City of Sandy Springs work closely with the ARC.

Assessment

The City of Sandy Springs will continue to work cooperatively with these other organizations to further implement the Comprehensive Plan.

CHAPTER 8 – TRANSPORTATION ELEMENT

TRANSPORTATION ELEMENT

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Assessment of Current and Future Needs

Transportation Demand Management

TRANSPORTATION

Introduction

The City of Sandy Springs is one of the more urbanized and densely populated areas in the Atlanta Metropolitan Area and therefore has one of the most developed transit services in the area. This system includes major roadways, bus routes, and three (3) MARTA rail stations. It is the goal of this element to identify the existing transportation facilities and services in the City and develop plans for the maintenance and the provision of future systems needed to serve the City’s unique mix of single family residential, multi-family residential, and commercial development.

Due to the nature of the Transportation Elements technical and inventorial approach to information, the Focus Fulton Plan was largely a clearinghouse of information on the transportation systems for the areas of unincorporated Fulton County on as a whole. Therefore, much of the information related to the area now comprising the City of Sandy Springs is provided as it relates to the North Fulton Area at large.

The City recognizes the importance and value of the transportation system in the City and will be working to develop a Comprehensive Transportation Plan specific to the City during future drafts of the Comprehensive Plan.

Assessment of Current and Future Needs

A. Existing Transportation System Levels of Service

A level of service is a letter designation that describes a range of operating conditions on a particular type of facility (road). The level of service concept is a qualitative measure describing operational conditions within a traffic stream, and their perception by motorist and/or passengers. There are six levels of service, which are defined for capacity analysis. They are given letter designations A through F, with LOS A representing the best range of operating conditions and LOS F the worst. Table 8-10 describes the general characteristics of each category.

Table 8-10: Atlanta Regional Commission Level of Service Thresholds			
LOS	General Characteristics	V/C Ratio	Average Daily Volume by Second
A	Free flow traffic with individual users virtually unaffected by the presence of others in the traffic stream;	.00-.55	<10
B	Stable traffic flow with a high degree of freedom to select speed and operating conditions but with some influence from others;	.00.55	10-20

Table 8-10: Atlanta Regional Commission Level of Service Thresholds			
LOS	General Characteristics	V/C Ratio	Average Daily Volume by Second
C	Restricted flow which remains stable but with significant interactions with other in the traffic stream. The general level of comfort and convenience declines noticeably at this level;	.55-.77	20-35
D	High-density flow in which speed and freedom to maneuver are severely restricted and comfort, and convenience have decline even through flow remains stable	.77-.93	.35-55
E	At capacity; unstable flow at or near capacity levels with poor levels of convenience and comfort, very little, if any, freedom to maneuver	.93-1.00	55-80
F	Forced traffic flow in which the amount of traffic approaching a point exceeds the amount that can be served. LOS "F" is characterized by stop and go waves, poor travel times, low comfort and convenience and increased accident exposure.	<1.00	>80

As shown above, the LOS is derived from the v/c) ratio, which is the volume to capacity sufficiency rating. A v/c ratio greater than 1.00, results when a forecast demand exceeds the operating capacity of the roadway segment. It clearly indicates insufficient capacity and the need for improvement. A v/c ratio of 0.90 indicates that the roadway could only withstand an increase of 10% capacity in demand before the operating capacity is exceeded. In general, LOS A describes a free-flowing condition in which individual vehicles of the traffic stream are not influenced by the presence of other vehicles. LOS F generally describes breakdown operations (except signalized intersections) which occur when flow arriving at a point is greater than the facility's capacity to discharge flow. At such point, stacking develops and LOS F exists within the road, causing the breakdown. Speed, travel time, density are delay are just a few variables that have direct impact a roads level of service.

The average LOS was taken from each road segment on major roads throughout the county, and that information is listed in table 8-12.

Table 8-12: The Average V/C Ratio and the LOS on Major Road by Planning Area
Sandy Springs

Powers Ferry Rd (.55)=B
Abernathy Rd (.90)=D
Roswell Rd (.83)=D
GA-400 (.93)=D
Source: Atlanta Regional Commission Transportation Model

Table 8-14: Congested Roadways as Defined in the Congestion Management System – in North Fulton and Sandy Springs

Congested Facility	From	To	Problem/Causes
Abbots Bridge Rd/ SR 120	Jones Bridge Rd	Gwinnett County Line	Heavy Peak
Abernathy Road	Peachtree-Dunwoody Rd	Johnson Ferry Rd	Heavy Peak
Alpharetta Hwy/Cumming Hwy	Mid-Broadwell Road	W. Windward Pkwy	Heavy Peak, no turn lanes
Arnold Mill Rd	Rucker Rd.	Cherokee County	Poor intersection geometrics
Barnwell Rd.	Holcomb Bridge Rd.	Old Alabama Rd.	Heavy Peak
Birmingham Hwy	Nix Rd.	Crabapple Rd.	Heavy Peak
Canton St./Crabapple Rd.	Alpharetta St.	Birmingham Hwy	Heavy Peak
Crossville Rd.	Woodstock Rd.	Alpharetta St.	Heavy Peak
Duluth St./State Bridge Rd	Buice Rd	Main Street (Alpharetta)	Heavy Peak
Glenridge Drive	Johnson Ferry Rd	I-285 North	Heavy Peak
Glenridge Connector	I-285	Peachtree Dunwoody Rd	Heavy Peak
Hammond Rd.	Glenridge Conn.	Peachtree Dunwoody Rd	Heavy Peak, no turn lanes
Hardscrabble Rd.	Crabapple Rd.	Woodstock Rd.	Heavy Peak
Haynes Bridge Rd.	Old Alabama Rd.	SR 400	Heavy Peak, no turn lanes
Holcomb Bridge Rd.	Gwinnett County Line	Alpharetta St.	Heavy Peak
Hopewell Rd.	Cogburn Rd.	SR 9	Heavy Peak
I-285 West	I-20 West	Chattahoochee River (Cobb)	Heavy Peak
I-285 North	Chattahoochee River (Cobb)	Dekalb Co. Line	Heavy Peak
Johnson Ferry Rd	Glenridge Dr.	Dekalb Co. Line	Heavy Peak

Table 8-14: Congested Roadways as Defined in the Congestion Management System – in North Fulton and Sandy Springs

Congested Facility	From	To	Problem/Causcs
Johnson Ferry Rd	Roswell Rd.	Cobb Co. Line	Heavy Peak
Jones Bridge Rd.	Old Alabama Rd.	Douglas Rd.	Heavy Peak, no turn lanes
Kimball Bridge Rd.	SR 120	Jones Bridge Rd.	Heavy Peak
Marietta Hwy	Atlanta St.	Cobb Co. Line	Heavy Peak
McGinnis Ferry Rd.	Gwinnett County Line	Jones Bridge Rd.	Heavy Peak
Medlock Bridge Rd.	Forsyth County Line	Old Alabama Rd.	Heavy Peak
Mt. Vernon Hwy	Dekalb Co. Line	N. Powers Ferry Rd.	Heavy Peak
Northridge Rd.	GA 400	Roswell Rd	Heavy Peak
Old Alabama Rd.	GA 400	Spruill Rd	No turn lanes, poor intersection geometrics
Old Roswell Rd.	Holcomb Bridge Rd.	Mansell Rd.	Heavy Peak
Peachtree-Dunwoody Rd	City of Atlanta	Spalding Dr.	Heavy Peak
Perimeter Pkwy West	GA 400	Mt. Vernon Hwy	Heavy Peak
Powers Ferry Rd.	Northside Dr.	Cobb Co. Line	Heavy Peak
Riverdale Valley Rd.	Johnson Ferry Rd.	Roswell Rd.	Heavy Peak
Riverside Dr.	Dalrymple Rd.	Mt. Vernon Hwy	Heavy Peak
Riverside Rd.	Roswell Rd.	GA 400	Heavy Peak
Roberts Dr.	Dekalb Co. Line	Northridge Rd.	Heavy Peak
Roswell Rd.	SR 120	Dalrymple Rd.	Heavy turn volumes, too many driveways
Spalding Dr.	Gwinnett County Line	Jett Ferry Rd	Heavy Peak
SR 120	Jones Bridge Rd	Gwinnett County Line	Heavy Peak
SR 120	Alpharetta St.	Mid Broadwell Rd	Heavy Peak
SR 140/Houze Rd.	Rucker Rd.	Mansell Rd.	Heavy Peak
SR 372/Birmingham Hwy	Crabapple Rd.	Wood Rd.	Heavy Peak period volumes
GA 400	I-285 North	Forsyth County Line	Heavy Peak period volumes
SR 9	Forsyth County Line	Hembree Rd	Heavy Peak
State Bridge Rd.	Gwinnett County Line	Kimball Bridge Rd.	Heavy Peak
Woodstock Rd/Crossville Hwy	Alpharetta St.	Cobb County Line	Heavy Peak

Source: Atlanta Regional Commission. Roads in incorporated cities are included in this table.

B. Availability and adequacy of Transportation Facilities and Services

The ARC Transportation Model can determine the availability and adequacy of transportation and services to serve existing and future land uses by the volume/capacity ratio and the level of service outputs. In order to have the capacity needed to support future population growth, transportation improvements must be made and funding must be made available to make the necessary transportation improvements. The major corridor in Sandy Springs have a level of service of D or worse at the present time (Table 8-14). Additional growth without concurrent road improvements in the major corridors throughout the City of Sandy Springs will only compound the road challenges presently experienced. In conjunction with the future road needs, Table 8-21B for Sandy Springs illustrates the amount of land that will be needed approximately to accommodate future population growth.

Table 8-21b: Sandy Springs Land Use and Demographics				
2005			Change 2005-2025	
Population	Residential Acres	Acres/person	Population	Potential acres needed
86,698	12,248	0.14	19,163	2,707
Households	Residential Acres	Acres/household	Households	
42,683	12,248	0.28	10,871	3,119
Employment	Employment Acres	Acres/job	Employment	
141,282	2,517	0.01	20,575	366
Source: Existing Land and E&CD forecasts				

C. Means of optimizing utilization of existing streets, roads, and highways

Transportation Demand Management

Transportation Demand Management (TDM) is a key strategy in the ARC’s long-range Regional Transportation Plan (RTP). TDM measures are used to increase transportation system efficiency, reduce traffic congestion and improve air quality at the regional level. Transportation Demand Management (TDM) is the collective term for strategies and techniques that can be used to increase the efficiency of the transportation system. These strategies and techniques generally include: ride-sharing programs, flexible work hours, telecommuting, shuttle services, and parking management. TDM strategies work to provide alternatives to the single-occupancy automobiles by reducing local peak hour volumes. The City of Sandy Springs Government offers the following to its employees to help reduce the burden on the transportation system:

- Reduced priced MARTA Rail/Bus Cards to encourage the utilization of public transit;
- Flexible work hours, and telecommuting options for specific job functions, in order to help reduce the number of vehicles on the road during peak travel times;

TDM is a regional strategy that can not be solely addressed by any one county, but by the collective efforts of all the counties in the Atlanta Region Area. Below is a list of Transportation Demand

Management strategies planned in the Fiscal Year 2005-2010 Transportation Improvement Program (TIP) Project list.

- Metro Atlanta Ultra Low Sulfur Diesel
- School Bus Retrofit Program
- Truck Stop Electrification Program
- Framework Partners-TDM Employer Services & Incentives
- Framework Partners-TDM Advertising and Public Relations
- Framework Partners-TDM Regional Ridesharing
- Framework Partners-Measurement and Needs Assessment

CHAPTER 9 – IMPLEMENTATION ELEMENT

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Storm Water Management	
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IMPLEMENTATION ELEMENT

Introduction

The purpose of the Implementation Element of the Comprehensive Plan is to establish the specific policies and goals for the City and discuss the strategies for achieving those goals. The Focus Fulton Plan provided an introduction specific to the development of policies for the County; much of the discussion was unrelated to the policies, goals and objectives referenced specifically for the Sandy Springs Planning Area, now the City of Sandy Springs. The staff of the City of Sandy Springs has decided that rather than include the preface on the policies included in the Fulton Plan, that it would be more relevant and less confusing to only include those sections of the Implementation Element of the Focus Fulton Plan specific to the City of Sandy Springs. The staff is aware that it is necessary and responsible under future iterations of the City of Sandy Springs Comprehensive Plan to provide a basis in the Plan for establishing these policies, goals, and objectives.

Perimeter Community Improvement District (PCID) - Livable Communities Initiative

This study was conducted by the Perimeter Improvement District in 2001 and updated 2004. These policies are adopted by the City of Sandy Springs as part of the Interim 2025 Comprehensive Plan.

Policy 1. Parcels within a half-mile radius (about 10 minute walk) around existing MARTA Stations (Dunwoody, Sandy Springs and Medical Center MARTA Stations) should have high-density development incorporating a mix of land uses including residential, commercial and institutional uses.

Strategy To encourage such development, Fulton County should create a new zoning category allowing high-density mixed-use development around transit stations creating opportunities for transit oriented development.

Policy 2. Parcels around the Glenridge Connector, south of I-285 are recommended to develop as high-density commercial with a small residential component.

Policy 3. Preserve Glenridge Hall. Any development of land peripheral to the house should be sensitive to its historic character context.

Policy 4. New development should incorporate internal roads creating a network of secondary roads that distribute the vehicular traffic.

Policy 5. New development should also incorporate open space features such as plazas, parks etc. which are accessible for public use.

Strategy: New development should continue to follow requirements under the Perimeter Public Space Standards adopted by the City of Sandy Springs (Article 12-B (1))

Policy 6. Preserve single-family neighborhoods surrounding Perimeter's commercial core.

Strategy: New developments should transition into lower densities and provide adequate buffers to protect the privacy and character of these neighborhoods.

Strategy: New residential development should encourage home ownership in balance with rental housing.

Policy 7. The Plan encourages the expansion of institutions and schools in the area in order to create a true urban center.

Policy 8. Hammond Drive is envisioned as a “transit oriented development” corridor to support the planned Bus Rapid Transit Line.

Interim 2025 Comprehensive Plan Policies for Sandy Springs

The following policies and strategies were developed through community meetings held with the Sandy Springs community and with representatives from the Sandy Springs Council of Neighborhoods, Sandy Springs Conservancy and Sandy Springs Revitalization, Inc.

Vision: The Sandy Springs Community is committed to:

- Ensuring attractive, safe, and vital residential neighborhoods.
- Providing orderly transition between single family and other land uses.
- Supporting vibrant mixed use activity centers of varying intensities.
- Adding and connecting green space and parks.
- Becoming more pedestrian friendly.
- Establishing, refining and enforcing ordinances for tree protection and storm water management.
- Creating an open, consensus-based process for the study and development of policy and ordinances.
- Supporting the character, scale and location of appropriate re-development through coordinated incentives and disincentives.
- Ensuring coordination of transportation improvements.

Sandy Springs has a historical development pattern of low density residential development. This is its strength as a community and what makes it one of the most attractive living environments in the metropolitan area. It is this environment that the community at large enjoys, seeks to maintain, and attracts an increasing number of residents to Sandy Springs. However, the past growth in Sandy Springs

(+88% since 1980) and the future growth projected over the next 25 years pose challenges to the community to maintain and build on the outstanding quality of life for its residents.

Sandy Springs envisions selective nodes along Roswell Road, the Georgia 400 corridor and the “Powers Ferry-Northside Drive at I-285” area as generally appropriate locations for businesses, multi-family, and “live-work” developments. Re-development of older properties located along Roswell Road provides the greatest opportunity to meet housing and business needs for today and in the future, including workforce housing. These locations will accommodate much of the growth projected by the City of Sandy Springs during this planning period.

Preservation of existing high quality, low-density single family neighborhoods is seen as paramount. Clear guidelines are essential to guide the transition from these single family neighborhoods to any higher intensity or different land use and should serve as the foundation for decisions to accommodate future growth, new construction and redevelopment. Sandy Springs seeks to maintain a highly desirable environment where its citizens may live, work and play.

Live Work Policies

The following policies were developed to define the composition of the mixed use, live-work categories. Table 9-2 identifies the mix of uses and densities recommended by size and intensity of area and activity center. Table 9-3 identifies the appropriate locations of these activity centers, areas and corridors.

Table 9-2: Sandy Springs Definition of Live Work Designations			
Designation	SS Neighborhood	SS Community	SS Regional
Residential	Up to 5 units/acre	Up to 20 units/acre*	Over 20 units/acre
Commercial/Office Density	10,000 sf /acre	25,000 sf /acre	Over 25,000 sf/acre
Total Square feet/tenant	30,000 sf limit	100,000 sf limit	Case-by-case
Height Limit	2 story	4 story**	8 story***
Open Space Component	5%	10%	15%
Increased Densities-heights based on incentive program			
* Except at Powers Ferry Node where a maximum 10 units per acre is recommended ** Except in Town Center where heights are allowed to be six stories maximum *** Except at I-285/Roswell Road node where heights are not proposed to be limited; PCID where heights are not proposed to be limited where there is no conflict with single family residential neighborhoods; Roswell Road north of Dunwoody Place node where heights are proposed to be limited to a maximum of 15 stories.			

1. Live-Work areas are defined as places where people both live and work. The work component can include either office, retail commercial, or an institutional use. The live component must include residential.
2. Live-Work will be applied on a parcel-by-parcel basis until further studies identify other approaches.

Table 9-3: Sandy Springs Community Vision & Live Work Areas

Area/Boundaries	Community Vision	Live Work Designations
<p>1. Town Center. From Chaseland Rd/Vernon Woods Dr. (north). Cliftwood-Carpenter Dr (south). Sandy Springs Circle (both sides) (west). Boyleston Dr to behind Lowe's to Carpenter Dr (both sides) (east).</p>	<p>Residential above office/retail Ground level retail. Pedestrian friendly Public transportation Shared parking Structured-deck parking Inter-parcel access Reduced curb cuts Pocket park (less than five acres). Passive not active parkland Theaters. Night time, street life.</p>	<p>Community</p>
<p>2. Roswell Road From Cliftwood to Lake Placid around I-285.</p>	<p>Commercial & office Residential and green space No height limits Highest densities</p>	<p>Regional</p>
<p>3. Roswell Rd North of Town Center. Vernon Woods Drive to Abernathy Road</p>	<p>Characterized by narrow lots fronting Roswell Road. Encouraged: Mix of uses. Not required on same parcel Connectivity between parcels and along street. Reduction of curb cuts. Increase inter-parcel access. Low density office and residential.</p>	<p>Community</p>
<p>4. Abernathy Rd at the Roswell Road Intersection</p>	<p>Mixed use up to four stories when not in a transitional area.</p>	<p>Community transitioning to Neighborhood where conflicts with residential uses occur.</p>

Table 9-3: Sandy Springs Community Vision & Live Work Areas		
Area/Boundaries	Community Vision	Live Work Designations
5. Roswell Rd from Lake Placid to Glenridge Dr	Less intense commercial. Higher end residential. Larger mixed use with structured and shared parking. Connectivity focused on sidewalks and bike paths on Roswell Rd. Limited access to Roswell Rd.	Community
6. Roswell Rd South from Glenridge Drive to Atlanta City limits	Characterized by narrow lots fronting Roswell Rd and abutting single family neighborhoods.	Live-Work Neighborhood nodes at the intersections of Windsor Pkwy & Belle Isle. Office & residential uses recommended in between these intersections.
7. PCID/GA 400. Glenridge Connector (south), Glenridge-Barfield (west), DeKalb County line (East), North Springs MARTA Station (north)	Major regional development. Four MARTA Stations. Access to Georgia 400 and I-285. Major retail commercial (big box). Office jobs and company headquarters. Multi-family residential.	Regional transitioning to community and neighborhood live work.
8. Powers Ferry at the I-285 Interchange	Characterized by large office market and services located at highway exits. Residential up to 10 units/acre in mixed use developments. Accessory commercial only.	Community (North of I-285) with residential up to 10 units/acre in mixed use developments. Neighborhood (South of I-285).

Table 9-3: Sandy Springs Community Vision & Live Work Areas

Area/Boundaries	Community Vision	Live Work Designations
<p>9. Roswell Rd North from Abernathy Road to Roswell City Limits. Non residential bordering Roswell Rd (west) and Georgia 400 (east)</p>	<p>Diverse area: Narrow lots face Roswell Rd and abut single family residential neighborhoods. Older shopping centers with vacancies need to be re-developed. Large multi-family residential built in the 1980s in need of renovation, some converted to condos, other rehabbed. Wants area to be redeveloped with a street grid system, inter-parcel access, pedestrian friendly streetscape, preservation of green space, mixed use including residential component.</p>	<p>Regional node along Roswell Road north of the intersection with Dunwoody Place. Community node at Roswell Rd & Dunwoody Place. Neighborhood nodes recommended at Roswell Road intersections with Northridge Road and Dalrymple Roads</p>

Single Family Neighborhood Protection

Goal: Separate single-family residential uses from properties used for higher intensity land uses or higher activity levels (such as hours of operation), heights, and densities. Effective transition among uses shall be a primary criterion in evaluating any proposed change in land use adjacent to parcels of less intense land uses.

Transitional Land Use is defined as areas where: (1) Land use changes from one use to another; and (2) Within the same use, intensities change from lower to higher.

Policies:

1. Transition heights, yards, land uses and densities from more intense and different land uses to land zoned, developed and used for single family. Hierarchy should generally be based on Section 4.30 of the Fulton County Zoning Resolution. More specifically, it is expected that single family uses shall transition to adjacent higher intensity uses through an area of green space, then higher intensity owner occupied residential uses, then higher intensity rental residential uses, then office uses and only then commercial/retail uses.
2. Discourage rezoning to allow non-residential uses in existing single family homes. Encourage the re-development of properties to more appropriate uses.
3. Minimize intrusion of light, sound, traffic and night time activity between non-residential uses and single family neighborhoods by approving higher density residential uses between non-residential and single family land uses. If non-residential uses are approved, establish increased distance and vegetative screening through conditions of zoning.

4. Prohibit inter-parcel vehicular access between single family and higher density and more intense land uses.
5. Apply distance requirements based on the intensity of the use.²

Natural and Cultural Resources

Policies:

1. Support legally protected privately owned green space, both with and without public access.
2. Exceed the State of Georgia Standard for green space. The Georgia Green Space program establishes a goal of 20% green space in all Georgia Counties (Table 9-4).

Table 9-4. Sandy Springs Green Space	
Area in Sandy Springs	Acres
Total Acres in Sandy Springs Planning Area	21,559
20% of Planning Area in Acres	4,311.8
Chattahoochee River National Recreation Area (CRNRA)	
Power Island Park	82.2
East Palisades	347.6
Island Ford	226.2
Chattahoochee River Green Space (FC)	6.4
Sandy Springs Historic Site Expansion (FC)	2.7
Big Trees Forest Preserve	20
Total Acres of Publicly Preserved Green Space	685.1
Deficit	-3,626.7

2. Encourage policies that promote connectivity, especially policies and strategies to value and improve connected green space.

Open Space is defined as:

- A. Open Space can include undisturbed buffers, but not required landscape strips.
- B. Public access such as community gathering places and a trail system along a natural area.

² Commercial businesses are often open 24 hours per day, seven days per week & have deliveries day or night. Commercial, office & multi-family properties have dumpsters where waste can be picked up any time of the day or night. Fulton County requires that dumpsters be located in the rear and away from the street putting them closer to single family homes and neighborhoods.

- C. No public access including, but not limited to, additional specimen tree preservation, wider stream buffers, stream restoration, reclamation of streams to their natural state from pipes and culverts, and reduced impervious surface.
- D. Land protected as green space.

“Green Space”³ is defined as permanently protected land and water, including agricultural and forestry land in its undeveloped, natural state or that has been developed only to the extent consistent with, or is restored to be consistent with, one or more of the following goals:

- A. Water quality protection for rivers, streams, and lakes.
- B. Flood protection.
- C. Wetlands protection.
- D. Reduction of erosion through protection of steep slopes, areas with erodible soils, and stream banks.
- E. Protection of riparian buffers and other areas that serve as natural habitat and corridors for native plant and animal species.
- F. Scenic protection.
- G. Protection of archeological and historic resources.
- H. Provision of recreation in the form of boating, swimming, hiking, camping, fishing, hunting, running, jogging, biking, walking, and similar outdoor activities.
- I. Connection of existing or planned areas contributing to A-H above; and
- J. Community green space is permanently protected green space in urban and suburban areas which, in addition to the attributes associated with green space in general, provides:
 - 1. Park, school, playground and other sites for outdoor recreation and exercise.
 - 2. Paths for walking, cycling, and other alternative transportation opportunities.
 - 3. Usable buffers that contribute to connectivity; and/or neighborhood access.

Recreational Facilities and Services

³ Sources: 2005 legislation amending Section 36_22_2 of the Official Code of Georgia Annotated, relating to definitions concerning community green space preservation and from Georgia's Community Green Space Program, Advisory Committee Report, 1999 pp. 11-12.

Recreation facilities are a part of green space (see above referenced definition). Policies for recreational facilities are addressed in this section.

1. Exceed the national standard for Community and Neighborhood Parks. The National Standard is one (1) acre of parkland per 200 people. Sandy Springs has approximately 254 acres of parks provided by Fulton County (Table 9-5).

	1990	2000	2005	2010	2015	2020	2025
Population	68,243	85,781	90,792	95,419	100,563	104,761	109,947
Parkland Needed	341	429	454	477	503	524	550
Park Land Available	254	254	254	254	254	254	254
Deficit	-87	-175	-200	-223	-249	-270	-296

Source: Fulton County Parks and Recreation and Environment and Community Development

Storm Water Management

1. Support the ongoing development of storm water management pursuant to the establishment of a storm water utility for Sandy Springs.
2. Require that storm water retention on any site retain any rain event up to a 100 year storm event and for longer duration.

Implementation Strategies

- a. Establish a Conservation Subdivision Ordinance for Sandy Springs to preserve green space.
- b. Study and amend the Tree Preservation Ordinance to afford significantly stronger protection of specimen trees and mature tree canopy, limit land disturbance, and protect streams and water quality, improve enforcement and provide for greater penalties for violations.
- c. Study and amend the stream buffer ordinance to include incentives for stream and watershed restoration, limit land disturbance, and protect water quality to afford significantly stronger enforcement and penalties.
- d. On all areas of Roswell Road encourage quality mixed use re-development at designated intersections. In order to obtain quality re-development, a series of incentives should be developed to encourage:

1. Redevelopment of functionally obsolete structures.
 2. Provision of publicly accessible green space in new developments, including preserving or restoring piped streams or culverts to their natural state.
 3. Property assemblage to improve transportation efficiency and development quality.
 4. Provision of Workforce Housing.
- e. Conduct the following studies:
1. Roswell Road area from Cliftwood Drive south to the City of Atlanta.
This study should focus on:
 - (a) Non-residential developments and protection of residential neighborhoods,
 - (b) The impact of planned transportation improvements,
 - (c) Security and Public Safety,
 - (d) Provision of Workforce Housing,
 - (e) Evaluate the live work designations and recommended policies, and
 - (f) Recommend changes to the land use plan based on the results of this study.
 2. Roswell Road area from Abernathy Road to the Chattahoochee River.
This study should on
 - (a) Redevelopment issues,
 - (b) Development Standards and Types,
 - (c) Transportation improvements needed to serve the area,
 - (d) Provision of Workforce Housing,
 - (e) Evaluate the live work designations and recommended policies,
and
 - (f) Recommend changes to the land use plan based on the results of this study.
 3. Study Mixed Use Standards along Roswell Road and prepare modifications to existing standards. This study should address design and economic issues as well as potential impacts.
 4. Study of functionally obsolete residential properties along major transportation corridors
- f. Strategies to implement Transitional Land Use Policies between single family and different land uses:
1. Require Undisturbed Buffers.
 2. Protected Green Space.
 3. Require opaque fencing and walls.
 4. Require Building Improvement Setbacks.

5. Transition building heights to single family.
 6. Prohibit new stand alone commercial abutting single family property.
 7. Prohibit vehicular access/egress from businesses onto residential streets.
 8. Require abutting residential lots to be similar in size.
 9. Consider multi-family zoning categories (A, A-L) as intense as commercial.
- g. Establish separate zoning districts to permit the development of mixed uses in each of the areas and nodes along Roswell Road consistent with the policies and provisions of this Plan.

CHAPTER 10 - COMMUNITY PARTICIPATION ELEMENT

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COMMUNITY PARTICIPATION

Introduction

The City of Sandy Springs Interim 2025 Comprehensive Plan is based on the Focus Fulton 2025 Comprehensive Plan. The Focus Fulton 2025 Comprehensive Plan was developed from November 2003 to June 2005. In creating the 2025 Comprehensive Plan, Fulton County sought to develop a plan that reflected the community's vision and goals. To accomplish this, the planning process was designed as a participatory process from the onset. The development of the Plan was guided by a fifty member Steering Committee. In addition to the Steering Committee, Fulton County residents, and residents of what is now the City of Sandy Springs were provided several opportunities to contribute to the plan's development during several rounds of community meetings held throughout the 20 month planning process. Moreover, the staff of the Fulton County Environment and Community Development Department worked closely with Fulton County staff and with the staff from the city planning departments.

This interim document is slated to be considered by the City of Sandy Springs Planning Commission on April 20, 2006 and by the Mayor and City Council on May 2, 2006 as a first reading, and May 16, 2006 as a second reading.

Steering Committee

The fifty member Steering Committee established by Fulton County was composed of residents, land owners, business owners, civic leaders, representatives from various planning related professions, the Fulton County Board of Education, several County planning boards and the development community. The names of the Steering Committee members, their affiliation and their sub-committee are listed as follows:

Michael Adamson - Home Builder - Housing
Pinney Allen - Birmingham Hopewell Alliance - Natural & Cultural Resources
April Atkins - Home Builder Association / Planner - Housing
Gene Baumgaertner - Transportation Planner - Transportation
Roger Blichfeldt - Sandy Springs/Realtor / Smart Growth Commission - Natural & Cultural Resources
Tad Braswell - Developer - Community Facilities
Darren Brown - South Fulton small business owner - Housing
Patrick Burke - Fulton County Board of Education - Community Facilities
Tamara Carrera - Sandy Springs Community Action Center - Community Facilities
Corliss Claire - Code Enforcement Board - Housing
Ron Comacho - FCCCE / SSRI/ Smart Growth Commission - Natural & Cultural Resources
Stan Conway - Industrial Developer - Transportation
Dean Cowart - Developer / North Fulton - Housing
John Davis - Sandtown Resident / Attorney - Community Facilities
Ben Erlitz - Land Use Attorney - Housing
Tom Flanagan - Industrial Developer - Economic Development
Ivan Figueroa - Northeast Fulton resident - Transportation

Tommie Garner - Old National Merchant - Economic Development
Anna George - Hapeville Main Street Manager - Economic Development
George Hart - South Fulton Resident / Line Creek - Natural & Cultural Resources
Cindy Hollingsworth - North Fulton Resident / Hwy 9 - Natural & Cultural Resources
Lynn Jarret-Gude - Southwest Fulton Resident / Cascade - Economic Development
Shannon Kettering - Planner, private consulting - Natural & Cultural Resources
Kimberly King - South Fulton - Community
David Kirk - Planner/ Land use attorney - Transportation
Jay Knight - Home Builder / South Fulton - Housing
Joseph Mayson - Sandy Springs Conservancy - Natural & Cultural Resources
Rose McCain - Board of Zoning Appeals / NE Fulton Resident
Charles Miller - South Fulton Resident, / Cedar Grove - Natural & Cultural Resources
Harriett Mills - Sandy Springs Resident - Transportation
Adam D. Orkin - Developer / North Fulton - Economic Development
Stacy Patton - Chattahoochee Hill Country Alliance President - Transportation
Kelly Pringle - South Fulton Resident / Cedar Grove - Economic Development
George Ragsdale - NW Fulton Resident / Birmingham - Community Facilities
Harold Reid - South Fulton Resident / Cliftondale - Economic Development
Curtis Releford - Parks Planning Committee - Community Facilities
Myles Smith, FAICP - Planner / Georgia Power - Housing
Patrick Stafford - Fulton Industrial Business Association President - Community Facilities
Reggie Tatum - Code Enforcement Board/SW Fulton Resident - Community Facilities
Trisha Thompson - Sandy Springs Council of Neighborhoods - Economic Development
Dolores Thompson - SW Fulton Resident / Sandtown - Transportation
Toni Thornton - South Fulton Resident / Bear Creek - Transportation
Karen Thurman - Board of Zoning Appeals/Crabapple Resident - Economic Development
Quovadis Tumlin - SW Fulton Resident / Sandtown - Natural & Cultural Resources
Mike Venable - Old National Resident - Housing
Richard Wernick - Developer / North and South Fulton - Community Facilities
Tom Williams - Chattahoochee Hill Country Alliance/Developer Advisory Council - Economic Development
Tennyson Williams - Real Estate broker - Housing
Don Winbush Old National Merchants Association - Economic Development
Larry Young - Sandy Springs Council of Neighborhoods - Transportation

Focus Fulton Steering Committee members were divided into subcommittees, composed of 8 to 10 members, to work along with county staff to address each of the following planning elements: Economic Development, Housing, Natural and Cultural Resources, Community Facilities and Transportation. Committees assisted staff in developing vision, goals, policies, and strategies for implementing each element. Additionally, committee members also reviewed and provided feedback on plan element drafts prepared by county staff.

For the Land Use element, Steering Committee members were divided into four groups based on the county's planning areas: North Fulton, Sandy Springs, Southwest Fulton, and South Fulton. Committee members developed recommendations on land use policies and the 2025 land use map.

The Steering Committee met thirteen times from November 17, 2003 until April 2005. The meetings were held at the Juvenile Court conference room from 4:00 – 7:00 pm. A presentation and discussion regarding one of the planning elements was made during the first portion of each meeting while subcommittee or planning area land use meetings were held during the second portion of the meeting. Steering Committee Meeting dates and topics are listed below.

- November 17, 2003 Kick-off meeting
- January 26, 2004 Orientation, Demographics and Visioning
- March 22 ARC, Land Use/ Smart Growth
- May 24 Transportation / Public Works
- June 28 Sam Olens, Metro Atlanta Growth Quality Task Force
- July 26 Fulton County Board of Education
- August 23 Natural and Cultural Resources
- September 27 Economic Development and Housing
- October 25 Community Facilities
- November 15 Land Use Existing Conditions and Policies
- January 24, 2005 Land Use
- March 7, 2005 Land Use
- April 25, 2005 Draft Plan Review

Staff

The staff of the Fulton County Environment and Community Development Department worked closely with Fulton County staff from other departments in the research and analysis of the relevant plan elements. Moreover, county staff attended the Steering Committee meetings and presented information at the meetings. Fulton County E&CD staff worked with staff from the County Manager's Office: Intergovernmental Affairs, Office of Housing and Ryan White, Economic Development, General Services, Arts Council, Cooperative Extension, Health and Wellness, Human Services, Atlanta Fulton County Public Library, Parks and Recreation, Emergency Services, Emergency Management, Fire, Police, Public Works and the Superior Court. The planning standards, planning process, demographics, the intergovernmental coordination element and land use maps were some of the topics discussed with the city planning staff.

The staff of the City of Sandy Springs has worked to edit the Fulton Plan in efforts to develop the Interim Plan based on the Focus Fulton Plan's research, information, and policies. In addition, Sandy Springs' staff has worked to develop the Interim Future Land Use Plan Map based on the Fulton County Plan Map, but utilizing the policy information specific to the City of Sandy Springs.

Community Meetings

To encourage public participation, community meetings were held in Fulton County's four planning areas. Specifically, community meetings were held in Sandy Springs to discuss the Fulton Plan with stakeholders in the future City. These community meetings were conducted in several rounds during the planning process to provide residents with updates on the planning process as well as to provide opportunities for comment. The meeting dates and topics are listed below.

- February 24, March 4 & 30, 2004 Initial Community Public Meeting, Community visioning
- April 4 & May 5, 2004 Fulton County Youth Commission Visioning & land use workshop
- October 7, 12, & 18, 2004 Comprehensive Plan Update & Land Use Workshop
- February 10, 17, 22 & 23, 2005 Plan Update and Land Use policies and map
- February 1-28, 2005 Land Use Map change requests
- March 16 & 31, 2005 Comprehensive Plan Draft presentation
- March 29 & April 12, 2005 Community Zoning Board Hearing
- May 18 & June 15, 2005 Board of Commissioners Hearing

The first round of community meetings in February and March 2004 introduced the 2025 Comprehensive Plan process to Fulton County residents. An overview of the minimum planning standards and a general plan schedule were given. The initial public meetings also introduced demographic information and provided residents the opportunity to articulate their vision for Fulton County, as well as discuss the county's strengths and weaknesses. Approximately 105 people attended these meetings (NF&SS-37, SW-16, SF-52). An official meeting notice was printed in Fulton County Daily Report on February 10, 2004.

In an effort to reach and educate younger Fulton County residents, E&CD staff met with Fulton County's Youth Commission on April 4 and May 5, 2004. The Youth Commission is made up of 21 students from Fulton County's high schools representing 5 Commission Districts. The Commission is charged with creating a youth agenda and advocating/lobbying on behalf of Fulton County's youth. E&CD staff introduced the Comprehensive Plan, discussed the role of the Comprehensive Plan in guiding development and service delivery and provided the Youth Commission an opportunity to articulate their community vision and share county strengths and weaknesses through discussions and participated in a land use workshop.

In the second and third round of community meetings, participants were given updates on the planning process, were provided with information collected from the research and had opportunities to examine the land use policies and map. In October 2004, residents participated in a Land Use workshop. Attendees discussed and made recommendations for amendments to the county's Land Use map and policies. Approximately 95 people attended these meetings (NF-35, SS-26, and SW&SF-34). The February 2005 community meetings provided residents with opportunities to submit request on Land Use changes before the draft plan was formulated. Approximately 286 people attended these meeting (NF-85, SS-70, SW-31, and SF-100). During the month of February, request for changes to the land use map were accepted by Fulton County staff.

In March 16 and 31 the draft Comprehensive Plan policies and draft land use plan were presented at community meetings. The March 16th meeting was held at the North Fulton Service Center for North Fulton and Sandy Springs community (55 attended). The March 31st meeting was held at the South Fulton Service Center for Southwest and South Fulton community (50 attended). In addition to these meetings, E&CD staff attended smaller community meetings. In North Fulton, staff attended two meetings with the Hwy 9 residents. In Sandy Springs, staff attended nine meetings with the Sandy Springs Committee. In Southwest, planning staff met with community groups four times and in South Fulton, planning staff met with community groups five times.

Plan and Meeting Notification

Public information and notification is essential to raising community awareness and support for the planning process. The Fulton County Environment and Community Development Department established a website for the Comprehensive Plan at www.fultonecd.org/focusfulton to provide access to information on meeting dates and times, community visioning summaries, county demographic information, and the draft 2025 Comprehensive Plan and Land Use Plan. Moreover, drafts of the Fulton County Comprehensive Plan and Land Use maps were available at the Service Centers and at libraries in the planning areas. The following is a list of several forms of public notification utilized by Fulton County in the plan process.

- Official Notification in the Fulton County Daily Report on February 10, 2004 to announce start of the planning process.
- Official Notification in the Fulton County Daily Report to announce final public hearings on May 18 and June 15 at the Board of Commissioners meeting.
- Postcards, notices and announcements at:
 - o Fulton County Board of Commission Meetings
 - o Fulton County Government Website Homepage (www.co.fulton.ga.us)
 - o Community Zoning Information Meetings (CZIM)
 - o Fulton County Boards (CZB, BZA, FCCCE, DAC)
 - o Posters (Downtown, North and South Service Centers, Tax Offices, Libraries)
- Email notifications to
 - o Community groups and individuals
 - o Fulton County's Registered Homeowner Associations
- Fulton County Government Television (FGTV)
 - o Public Service Announcements
 - o Comprehensive Plan Features and Interviews
- Community News Paper Articles and Public Meeting Notices via press releases
 - o Newspapers – including
 - . Atlanta Journal Constitution
 - . Creative Loafing community agenda
 - . Neighbor Newspapers
 - . Revue and News
 - o Local Radio Stations
- Survey mailing to 850 property owners

The City of Sandy Springs has advertised the review of the Interim Plan by the Planning Commission and the Mayor and City Council in a manner consistent with the public notification requirements of the City of Sandy Springs' Zoning Ordinance and the State of Georgia Zoning Procedures Act.

Opportunity for Comments

During the planning process for the development of the Focus Fulton Plan, there was ample opportunity to ask questions and provide comments. At all community meetings, there was an opportunity to provide

verbal and written comments. Several of the community meetings had workshops and break-out sessions to allow for community input and small group discussions. In addition, Fulton County established an e-mail address where comments could be sent. During the month of February 2005, request for land use map changes could be made. Comments on the plan could also be made at the Community Zoning Board Public hearings and the Board of Commissioners meetings. As part of the land use element a survey was sent to 850 land owners who own 10+ acre parcels.

With regard to specific information pertaining to the area now comprising the City of Sandy Springs, there were numerous stakeholders from the Sandy Springs area represented in all levels of the development of the Comprehensive Plan. Additionally, the Interim Plan is available for review, and public comments on the plan can be made at the Planning Commission Meeting and the Mayor and City Council's first and second readings of the plan.

Approval Process

Focus Fulton – Fulton County 2025 Comprehensive Plan

The Focus Fulton Plan was reviewed and approved by the following bodies:

Community Zoning Board (CZB) Public Hearings

On March 29 and April 12, 2005, the draft 2025 Comprehensive Plan was brought before the Fulton County CZB in a special called public hearing. The CZB is a seven panel citizen board appointed by the Board of Commissioners that provides recommendations on zoning cases. The CZB recommended approval of the 2025 Comprehensive Plan and Land Use Map. They directed staff to hold additional meetings with the Sandy Springs community and to address some of the concerns voiced during the public comment period.

Board of Commissioners (BOC)

The Board of Commissioners held a public hearing during their May 18, 2005 meetings. At their June 1, 2005 meeting, E&CD staff gave a presentation on the 2025 Comprehensive plan findings and recommendations. At the June 15, 2005 meeting, the BOC approved a resolution to transmit the draft plan to the Atlanta Regional Commission for review and comment. Upon completion of ARC and DCA's review and comment, the Board of Commissioners voted to approve the 2025 Comprehensive Plan on November 2, 2005.

City of Sandy Springs Interim 2025 Comprehensive Plan

The City of Sandy Springs Interim 2025 Comprehensive Plan is based on the processes and information utilized in the creation of the Focus Fulton Plan. As such the information contained in this document specific to the City of Sandy Springs was derived from the Fulton County public participation process and the ultimate approval of the document by the Fulton County Board of Commissioners and the Atlanta Regional Commission. This document is slated to be reviewed by the City of Sandy Springs' Planning Commission on April 20, 2006, and by the Mayor and City Council on May 2, 2006 (First Reading) and May 16, 2006 (Second Reading).

**CHAPTER 11 - CAPITAL IMPROVEMENTS ELEMENT AND
SHORT TERM WORK PROGRAM**

**CAPITAL IMPROVEMENTS ELEMENT
AND SHORT TERM WORK PROGRAM**

PAGE

Overview

CAPITAL IMPROVEMENTS ELEMENT AND SHORT TERM WORK PROGRAM

Overview

The Focus Fulton Plan did include discussion on Capital Improvements and a Short Term Work Program; however, it was determined that this material was fiscally and policy specific to Fulton County. While some elements of the Fulton County Capital Improvements and Short Term Work Programs do involve projects now in the City of Sandy Springs, it is important for the City to establish a prioritization of these projects based on the budget, policies, and goals identified for the City.

Under future drafts of the Comprehensive Plan the City will work to individualize this element and create a work program for the City, based on the specific needs of the City.