

GET A SNEEK PEEK BEHIND THE FENCE

PUBLIC TOURS AT CITY SPRINGS

Public tours are available Saturday, September 23
from 9 am – noon — *Page II*



The Springs-Times

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By Sandy Springs Mayor Rusty Paul

MANAGED DEVELOPMENT

NEXT10 PLAN AND ZONING GOES INTO EFFECT SEPTEMBER 15

When the city incorporated in 2005, the first item on the council's agenda was to pass the existing Fulton County zoning and development code. At just after midnight, December 5, the city council passed what it knew was a flawed set of ordinances, but we needed something quick, familiar and reasonably effective to control land development in the new city.

The council's intention was to correct those flaws as time and experience revealed them. In 2007, however, the Great Recession halted virtually all development and for six years, the opportunities to let experience lead to correction and amendment rarely occurred.

In 2013, the economy picked up, and the city was inundated with rezoning requests. Apartments were proposed where no one wanted them, and older apartments, that needed

redeveloping, continued to molder. Worse, the flawed ordinances allowed projects to advance because the city had too few tools manage development wisely.

We were trying to manage 21st Century development challenges with



City Springs Districts are intended to implement the City's Master Plan.

1970s-era zoning ordinances.

After 18 months, the council halted the chaos by implementing the first of five zoning moratoria and initiating "The Next Ten," a complete overhaul of the city's land use maps and zoning code. Council had one goal: develop a rational plan that truly protects

neighborhoods and sets out firm, understandable development guidelines for areas that need redevelopment.

Thus, on Tuesday, August 15, 2017, the City Council unanimously approved "The Next Ten." These new ordinances and land use maps deliver

an explicit promise to our single-family neighborhoods: when you buy a home, you can reasonably expect the character of that community to remain basically intact.

It declares more than 62 percent of the city as protected neighborhoods which will shield them from

incompatible development.

It also provides reasonable transitions between higher density and lower density projects, establishes clearly defined buffers between properties, sets out the quality of materials used in new construction, adds new tree protections and a host of other protective measures to ensure residential areas maintain their intended character. In other words, most things neighborhoods had to negotiate with developers to achieve are now encased in law.

When the ordinance passed, something extraordinary occurred. Neighborhood leaders and the development community each praised the process and the product of the two-and-a-half-year ordinance rewrite. Why? First, the Sandy Springs Council of Neighborhoods played a key role with our staff and elected leaders in looking at more than 38,000 individual land parcels to make sure they were appropriately zoned and that existing neighborhoods received adequate protection.

The development community
continued on page II

THE NEXT10 INITIATIVE - COMPREHENSIVE PLAN

As a result of the work produced by The Next10 initiative, the City has updated its Comprehensive Plan. This plan defines a vision for growth that strives for a balance between maintaining the quality of existing neighborhoods

and creating urban, mixed-use, walkable, neighborhood-friendly development that contributes to a high quality public realm. In addition to the updated Comprehensive Plan, the City also approved updated Development Code

and Zoning Maps that will help achieve these goals.

Districts and standards were designed to preserve existing neighborhoods while promoting predictable urban development that aligns with

the vision and policies set forth by The Next Ten's Comprehensive Plan. Learn more about these new districts and the new Development Code on page III.

COMMUNITY EVENTS

SANDY SPRINGS FESTIVAL

September 23 – 14: Free of charge for the first time in the event's history, the Festival will offer arts and crafts, children's activities, a pet parade, 10k/15k races, and much more.

SPOOKY SPRINGS

Saturday, October 21, 2017: Celebrate Halloween with a not-so-frightful evening at Abernathy Greenway Park

ELEGANT ELF MARKETPLACE

November 4 – 5, 2017: The seventh annual event, showcases vendors of arts, crafts, and artisan goods. The weekend-long event takes place at Lake Forest Elementary School

SANDY SPRINGS RESTAURANT WEEK

November 4 – 10, 2017: Explore the City's diverse and delicious culinary scene with exclusive, multi-course menus at special prices.

VETERANS DAY

Friday, November 10, 2017: The community is invited to honor our City's veterans at the Veterans Memorial at Concourse Corporate Center on November 10. The ceremony will begin at 10 am.



CITY SPRINGS PUBLIC TOURS

Scheduled to open Summer 2018, City Springs will feature a performing arts center, studio theatre, meeting space, retail, residential, and a 4-acre park. This is the community's opportunity to see what's happening inside the construction fence.

Saturday, September 23, 2017 • 9 am – noon

Tours will be conducted in groups of 20.
All minors must be accompanied by an adult.
No flip flop footwear permitted.



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appreciated that, for the first time, the city clearly defined the areas available for redevelopment, the type of redevelopment we expected, the quality of the development we wanted, and the clear rules for achieving those goals.

Mayor Pro Tem Tibby DeJulio estimated that city officials held almost 200 public meetings citywide, in council districts and other forums, over the past two years as we listened closely to our

residents' concerns, desires and aspirations for their city.

The goal was to erase the flawed land use ordinances and plans, which were unclear about the types of development desired, while updating and strengthening the equally opaque Fulton County processes for setting or changing a parcel's zoning.

The old system led developers to waste hundreds of thousands of dollars guessing whether their project was

acceptable to the city. Typically, it was totally unacceptable to nearby property owners. This led to neighborhoods battling developers, an endless, often fruitless round of negotiations and Council playing Solomon in figuring out what was best for all concerned.

After reviewing and clarifying the status of more than 38,000 parcels, we had fewer than a dozen issues at the end that needed Council debate. Council quickly and unanimously passed the

new code which becomes effective September 15, 2017.

Is the ordinance perfect? No law ever is and as we implement it, we must tweak it. Is everyone happy? That's an unachievable goal.

Yet, if we have done our jobs well, the community will face less development turmoil and evolve along more predictable, desirable lines.

NEW DISTRICTS AND STANDARDS

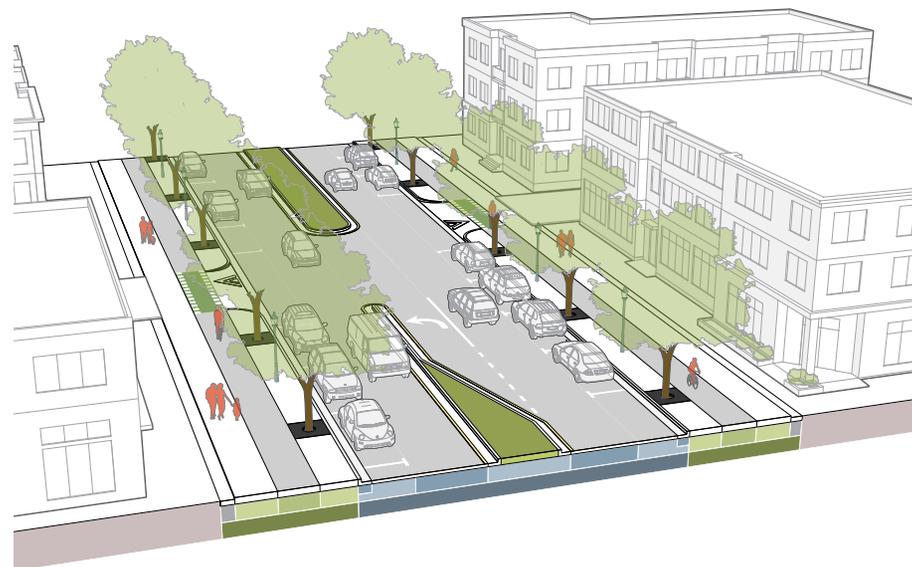
According to the adopted Development Code, areas of the City have been defined based on their descriptions.

The Protected Neighborhoods districts are intended to maintain the integrity of existing single-family neighborhoods in Sandy Springs. By retaining the lot area of the former zoning of the City's residential areas, the Protected Neighborhoods districts help ensure that these single-family areas retain their existing character. The plan includes improved transitions and buffers between protected neighborhoods and other development. Measuring lot width at the street to make it more difficult to split lots and add more houses. There will be restrictions on the amount of impervious surface in residential lots. The rezoning process to change a protected neighborhood zoning to another character zoning will require a two-step process.

The Residential Estate districts are intended for detached single unit residences on large lots. The Residential Detached districts are intended for detached single unit residences on typical suburban lot sizes. The residential districts also allow for limited civic, open space and park uses. The Conservation district is intended for land designated as permanent conservation, passive park or other open space. Lands within the district are intended to be predominantly unoccupied by buildings or parking.

The Urban Neighborhoods districts are intended to allow enhancement of transitional urban neighborhoods. A variety of housing types, including urban single-family ownership options such as attached units and small lot detached units, are allowed as additional options to multi-unit living. The Residential Urban districts are intended for single unit detached residences on small urban lots. The districts also allow for limited civic, open space and park uses. The Residential Townhouse district is intended for single unit attached residences on individual lots. The district also allows for

limited civic, open space and park uses, as well as single-family residences on small urban lots. The Residential Multi-Unit district is intended for residential living in multi-unit residences. The district also allows for civic, open space and park uses, as well as single-family detached and attached residences. The Residential Mixed Use districts are intended for residential living in multi-unit attached residences with access to neighborhood-serving commercial uses on up to 25 percent of the ground floor. The districts also allow for civic, open space and park uses, as well as townhouse and urban lot single-family residences. Where these districts abut Protected Neighborhood districts, a transition area is required.



The Corridors & Nodes districts are intended to allow enhancement of the City's major corridors and those mixed use nodes other than Perimeter Center. These districts also allow for civic, open space and park uses. Where these districts abut Protected Neighborhood districts, a transition area is required.

- The Office Neighborhood district is intended for office and related commercial uses.
- The Office Mixed Use districts are intended for office, hotel and related commercial uses, as well as multiunit residences.
- The Commercial Mixed Use

districts are intended to provide for a variety of retail, service and commercial uses, as well as multi-unit residences.

- The Shopfront Mixed Use districts are intended to provide for a variety of retail, service and commercial uses, as well as upper-story multi-unit residences. In the Shopfront districts, a high degree of interaction between shoppers and other pedestrians and shopfront uses is desirable.
- The Transit Mixed Use district is intended to provide for a variety of mixed uses, as well as upper-story multi-unit residences in areas served by MARTA or other

significant public transit. In the Transit Mixed Use district, a high degree pedestrian connection and a focus on transit access is desirable.

- The City Springs districts are intended to implement the Sandy Springs City Center Master Plan, which is formed around a nucleus of civic facilities.
- The Industrial Mixed Use districts are intended to provide for light industrial uses, limited commercial uses and multi-unit residences.
- The Commercial Corridor districts are intended to provide for a

variety of retail, service and commercial uses, including auto-oriented uses, as well as multiunit residences.

The Perimeter Center districts are intended to allow enhancement of the Perimeter Center. The Perimeter Center districts are intended to provide for an intense office neighborhood, supplemented by a variety of retail, service and commercial uses, as well as multi-unit residences. The districts also allow for civic, open space and park uses. Where these districts abut Protected Neighborhood districts, a transition area is required. The Perimeter Medical districts are intended to provide for an intense hospital and medical office neighborhood, supplemented by a variety of retail, service and commercial uses, as well as multi-unit residences. The districts also allow for civic, open space and park uses. Where these districts abut Protected Neighborhood districts, a transition area is required.

The Technical Manual contains standards and specifications for applicants to prepare site plans, engineering drawings, and construction documents for development required by the Development Code.

City Of Sandy Springs Website:
SandySpringsGA.gov

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FALSE ALARM ORDINANCE CHANGES IN SANDY SPRINGS

Effective September 1, 2017, the City will implement a revised False Alarm Ordinance. The Sandy Springs City Council voted in support of changes to its False Alarm Ordinance that shifts responsibility of alarm registration from the individual homeowner to the alarm companies that provide monitoring. Going forward, alarm companies will also be assessed a fine for calls they make to 911 which are determined to be false alarms. The City first implemented its Alarm Ordinance in 2012 incorporating recommendations of the alarm industry including mandatory registration of all monitored alarm systems and a graduated fine system for false alarms, with any assessed fines paid by the alarm company customer. In 2016, the City logged almost 12,000 false alarm calls with an estimated 19 percent of those from unregistered users. The City estimates it spent more than a \$775,000 in personnel costs alone in 2016 on false alarm response.

Responding to false alarms unnecessarily diverts public safety resources, creating a financial cost to the taxpayers and a threat to public safety. More than 98 percent of monitored alarm calls are false – a statistic consistent across the country. The Ordinance change is intended to facilitate better verification between alarm companies and their customers, bringing down the number of false alarms. The changes to the Ordinance are effective September 1, 2017 with a 30-day grace period on fines, those assessments effective October 1, 2017.



STREAMWALKS

At the end of September, representatives from River 2 Tap (R2T) will evaluate stream segment sections. Five impacted streams and their tributaries totaling 31 miles will be evaluated. The stream walks will include portions of Crooked Creek, Ball Mill Creek, Marsh

Creek, Long Island Creek and Nancy Creek. These creeks are currently listed on the Federal Clean Water Act 303d list of impaired streams. Homeowners might see R2T representatives on, or near, their property. The evaluation will run through December.



EVENTS

- » Back To School Bash
- » Movies By Moonlight
- » Holiday Hoops
- » Father Daughter Dance

CHILDREN'S PARTIES

- » Gymnastics Birthday Parties

ACTIVITIES

- » History Lectures
- » Lost Corner Open House
- » Gardening Classes
- » Knitting Classes
- » Photography Club
- » Bird Walks
- » Stargazing
- » Nature Classes
- » Karate

GYMNASTICS

- » Gymnastics Classes
- » Gymnastics Clinics
- » Gymnastics Team
- » Rhythmic Gymnastics
- » Parent and Me Playdate
- » Parents Night Out

SCHOOLS OUT CAMPS

- » Gymnastics Camps

SANDY SPRINGS
RECREATION AND PARKS

HEALTH AND FITNESS

- » Running Club
- » Fitness Classes

EXCEPTIONAL NEEDS

- » Gymnastics
- » Tennis
- » Bocce

FALL RECREATION PROGRAMS

Whether you're looking for a team sport or creative outlet for your children, or would like to improve your own fitness without getting locked into a private gym contract, the City of Sandy Springs offers affordable programs at convenient locations. We also offer free community events that make it fun and easy to get to know your neighbors! For parents looking for a safe place for their children after school and during school breaks, check out the many wonderful programs and camps in Sandy Springs.

WE HAVE PROGRAMS AND CLASSES FOR PRE-SCHOOLERS, CHILDREN, ADOLESCENTS, TEENS AND ADULTS

SPORTS AND FITNESS

- » Basketball
- » Soccer
- » Football
- » Flag Football
- » Kickball
- » Golf
- » Lacrosse
- » Volleyball
- » Pickleball

WATERSPORTS

- » Stand Up Paddleboard Demo Classes
- » Stand Up Paddleboard Yoga Classes
- » Paddleshack Watercraft Rentals

YOU CAN FIND THE LATEST INFORMATION ABOUT ALL CITY PROGRAMS BY VISITING REGISTRATION.SANDYSPRINGSGA.GOV