

Work Session of the Sandy Springs City Council was held Tuesday, April 10, 2007 at 6:00 p.m. Mayor Eva Galambos presiding.

Councilmembers Present: Councilmember Dianne Fries, Councilmember Karen Meinzen McEnerny, Councilmember Dave Greenspan, Councilmember Ashley Jenkins, Councilmember Rusty Paul, and Councilmember Tibby DeJulio.

Presentation by Hospitality Director Hughes

Tourism is Economic Development

- Domestic travelers in Georgia spent over \$16 billion in 2005 on transportation, lodging, food, entertainment, recreation, and incidentals.
- Direct & indirect travel expenditures in Georgia reached almost \$28 billion in 2005.
- Realizing 217 thousand jobs and generating nearly \$6.2 billion payroll income for the employees. Travel increased new jobs by 2.5 percent from 2004 in Georgia.

Direct Domestic Travel Expenditures in Georgia

Travel generated nearly \$1.3 billion in tax revenue for state and local governments in 2005, up 5.9 percent from 2004. (GDEcD will update data for 2006 in May)

State Visitor Information Centers

These Centers are the first points of contact with more than 16 million Georgia visitors each year, our 11 centers greet travelers and often help travelers find accommodations and hidden treasures along their travel routes. Tourism is the 2nd largest industry in the state!

What is our role?

- We are a not-for-profit organization charged with representing Sandy Springs and helping the long-term development our city through a travel and tourism strategy.
- For visitors, as a DMO, we are like their key to the city.
- An unbiased resource, we serve as an official point of contact for convention and meeting planners, tour operators and visitors.
- Our office is able to assist planners with meeting preparation and encourage business travelers and visitors alike to visit our local historic, cultural and recreational sites.

Why visitors, business travelers or meeting planners call us?

- We provide unbiased information about Sandy Springs services and facilities.
- We save visitors time and energy, as a one-stop shop for local tourism interests.
- Our services are free

How are we funded?

We are funded by hotel occupancy taxes.

Projects we are working on:

- Creating Infrastructure
- Implementing 800#
- Redesign Website
- Creating Collateral
- Marketing & Advertising
 - >>FY '07 budget = \$886,275
 - >>57% (\$508,500) allocated to Advertising & Marketing
- Meetings with Hotel Council
- Creating Sports Council
- Working with Sandy Springs Events
- Opening a Visitor Center

Upcoming Events

- April 12th & 14th
Sandy Springs Park Heritage Gardening Series Heritage Gardening on April 12th is a reception featuring speaker Walter Reeves “Blooming Inspiration” and the Gardening Day on April 14th features an organic market, lectures, demonstrators, museum and park
- May 20th
Taste of Sandy Springs
The Taste will be at Parkside Plaza on Sandy Springs Circle between Hammond and Cliffwood Drive. Please arrive hungry, there will be plenty of fabulous food from 11:30 am – 5:00 pm
- May 27th
The Green Tour is one of the largest and most successful cycling events in the Metro Atlanta area as well as in all of Georgia. This initiative supports connectivity to Atlanta, Cobb County, DeKalb County, Roswell and other bicycle paths that connect to schools, parks, business centers and activity centers

Staff Discussion Items

City Manager McDonough announced that the Mayor and City Council has received an invitation to a fundraiser for the Children’s Healthcare scheduled for April 24, 2007. Staff had planned to give a presentation to Council on Facilities and long range facilities planning on that date. What he would propose to do is move that and have it run concurrently with another presentation the first week of May.

Discussion of amendments to Rules of Procedure.

City Manager McDonough stated that staff is proposing a couple of changes to the Rules of Procedure. One of the changes is to make the second meeting of the month a regular meeting but, would still be considered as a Work Session. There are things that come up from time to time that could be acted on in a more timely fashion by Council. Council would not do business but, if something comes up of a timely nature then Council would be able to vote on it if these changes were made and if advertised this way. The other change would be to move the start time of the meeting from 7:00 p.m. to 6:00 p.m. for all three meetings. That would allow more efficient use of staff time. Staff’s recommendation would be to have a more standardized start time for all Council Meetings starting at 6:00 p.m.

Councilmember Meinzen McEnery stated that is notable to consider the down time of the staff while they are waiting for the meeting to start. On the other hand, we have these meetings in the evening so that our citizens can attend. She questioned if this would have an adverse effect on our citizens that are commuting from their job to the meeting.

City Manager McDonough stated that there are a very small number of people that come to the Council Meetings on a regular basic. Typically, it is issue oriented. If someone has an issue whether the meeting it is at 9:00 a.m., 3:00 p.m., 5:00 or 6:00 p.m. they are going to be here for that particular issue. In Atlanta, people do not have an opportunity to go from work to home and then get back here due to traffic woes. He believes that having a standardized start time would be well served.

Councilmember Meinzen McEnery stated that having a standardized time is a good idea. She questioned when other city’s started their Council Meetings in the evening.

City Manager McDonough stated that they vary and that it is really a local preference issue. Some city’s have their meetings in the morning and some in the afternoon.

Mayor Galambos stated that when everyone arrives here at 6:00 p.m. for dinner, there are usually people here already. A lot of our Council Meetings often have a lot of preliminary items and most people are coming to hear the zoning items and these items are heard later. She believes that it will work out if Council starts at 6:00 p.m.

Councilmember DeJulio stated that it is a lot easier for people to come after work because once they get home they do not usually want to get back out. He thinks it is a great idea.

Councilmember Meinzen McEnery suggested that this idea be put on the website and asked for feedback from the citizens.

Mayor Galambos stated that this is a matter for the Council and the Mayor to decide. If the citizens do not like this change then Council will most likely hear from them, the time can always be changed back.

Discussion of Intergovernmental Agreement with Dekalb County relating to permitting of the expansion of the Chattahoochee River Raw Water Pump Station.

City Manager McDonough stated that this is an Intergovernmental Agreement with Dekalb County and is for Council's consideration. Last week he met with some of Dekalb County's representatives. Dekalb County owns a raw water pump intake station that is located within the city limits of Sandy Springs and is at the base of Holcomb Bridge. They are in the process of expanding the capacity of that plant and are actually going to build a new plant right next to the existing one which will take the capacity from somewhere in the neighborhood of 70,000,000 to 80,000,000 gallons per day all the way up to over 200,000,000 per day. They do not have the permits to withdraw that much water but the plant has the capability to actually move that much water out of there. There is a line that comes through the City of Sandy Springs and then it goes to their water treatment plant and then it goes into the Dekalb County water system. Dekalb County had gone through this whole process and had an IGA with Fulton County but did not have the permitting in hand. During that time, Sandy Springs became a city so they had to go back through this whole process again. We started with a draft of an intergovernmental agreement that they had with Fulton County. We made a couple of minor modifications. The responsibilities of the two parties would be that the city would provide the permits for them. We will not charge them any permit fee. We would conduct inspections on land disturbance portion of the project but, as we did with other commercial construction we would allow them to follow our Sandy Springs Private/Professional Engineer Inspection Program, meaning that if they hire people of a certain qualification and they can do their own inspection then we would come in and do the final inspection and some Fire Marshal inspections. Dekalb County anticipates that this construction process is going to take approximately 18 months when they begin this process. Staff's recommendation would be that Sandy Springs works with them. There are opportunities going forward with working with Dekalb County and explore water options for the City of Sandy Springs given the fact that this raw water intake plant is within our city limits. It would be his recommendation that Mayor and Council approve this Intergovernmental Agreement.

Councilmember Meinzen McEnery stated that in the future we might need that water capacity to serve our citizens.

Mayor Galambos stated that it is highly unlikely that the State would give us access to the river to get our own water supply.

Assistant City Manager Crace stated that water is basically treated as a State resource. EPD has been assigned the jurisdiction and the responsibility to allocate it statewide. Dekalb is a long standing customer and has a history and have been there for years. They are building more physical capacity than they are asking for in their permit. Just because it flows by us does not mean that we have any extra ordinary rights to it.

City Manager McDonough stated that Councilmember Meinzen McEnery brings up a very valid point and we are doing some research on this matter now. We all recognize with the rate of growth in the metro Atlanta area that projections show that we are going to be out of water around 2020. This is a very serious issue and we experienced first hand what can happen when we had a 48 inch water line break about two months ago. We see this is as an opportunity for a potential partnership. He is working with the City Attorney now on a draft to talk with Dekalb about certain issues as related to water. Staff will bring forward some recommendations to Council on this matter over the course of the next several months.

Councilmember Greenspan stated that this is a great opportunity because right next to the current plant is 35 acres of National Park Service with no access.

City Manager McDonough stated that he and the Mayor have met with the National Park Service about this property. He questioned if it was customary for the city to waive all these fees with other government bodies.

Director of Community Development Leathers stated that normally we do charge fees to other governmental entities. It is our preference that they come and permit here because they need our requirements and that we ensure that they do. The question becomes do they have to. On Land Disturbance activity they currently do, on building permits she does not know if it is very clear whether we require them to do it. In this Agreement they are agreeing to come through and permit here.

Discussion of an amendment to Chapter 11, Business Occupation Tax, Licenses, and Regulations to include provisions for Special Events.

City Attorney Willard stated that this Ordinance re-adopts the Special Events Ordinance and is only transferring the responsibility from the Parks and Recreation Department to the Business License Division. One modification in the Ordinance will allow the City Manager discretion to issue an administrative variance to certain provisions which apply to special events. This will allow for a streamlining of the application process in the event the application does not strictly adhere to all required provisions without necessitating lengthy variance process.

Councilmember Jenkins stated that she and Assistant City Attorney McLendon have made some changes in Section 4(d). She wanted to make sure that we had specific guidelines if Council is going to allow the City Manager discretion. We need to have some standard for him to follow. Mr. McLendon added the following:

- (d) The permit shall not waive the requirements of complying with other sections of this Code, including but not limited to, regulations on alcoholic beverages, business licenses, fire safety, zoning, and signs; provided, however, for the purposes of the zoning and sign ordinances, the stands therein may be administratively waived and/or modified by the City Manager without the requirement of a variance application being filed and approved based on specific factual finds, that the requirements would be unduly burdensome or unnecessary given the size of the event or past history. Should the City Manager not administratively approve such request, the applicant may file an application for a variance as otherwise allowed under the law. This tracks the language in three other sections within this ordinance.

Section 6, under Cost Assessment: unless the permit is issued pursuant to the Section 4(e) that should actually read 4(b). Amend Section 7(b):

- (b) Insurance. At the City's request, the applicant may be required to obtain and present evidence of a surety indemnity bond or comprehensive liability insurance naming the City as an additional insured. The insurance requirement is a minimum of \$300,000 personal injury per occurrence, and \$100,000 property damage per occurrence against all claims arising from permits issued pursuant to this Article. If the event poses higher risks than covered by such insurance, the applicant shall be responsible for assessing the risks of the event and obtaining additional insurance coverage. The requirements of this provision may be met by the applicant providing proof of and adequate general liability policy in the amount provided which would provide coverage for the event at issue.

Update on the Georgia Department of Transportation's (GDOT's) Construction Projects at Roswell Road / Dunwoody Place and at Roswell Road / Northridge Road

Public Works Director Parham stated that Bryant Poole, District 7, Engineer was scheduled to come tonight and give an update on the project at Roswell Road/Dunwoody Place and at Roswell Road/Northridge. She spoke with him several times today and in legal discussions with the contractor he did not feel that it was appropriate for him to come tonight and give an update. He will have an update in a few days and will be happy to share this information with us at that time.

Councilmember Meinzen McEnery stated that the experience level of the GDOT to issue RFP's and execute contracts with the construction business to make road improvements is a very well known and practiced procedure. She does not understand why they are not enforcing their contractual rights with performance bonds, etc. It is the duration of time that has occurred and the ability for them to use their incredible resources to get the road finished or to get another contractor on the job. They should know how to deal with contract performance.

City Attorney Willard stated that hearing from DOT is going to be important to know exactly what the process is and why this has been bogged down. You have a contract and certain specifications and standards to be complied with. If the contractor fails to do that then what is the action to be taken by the DOT folks.

Councilmember Paul stated that staff can talk with the city's representative from DOT.

Councilmember Fries questioned if a Resolution was in order for this.

City Attorney Willard stated that he would find out why things are happening and where they are right now.

Councilmember Fries stated that there are some issues on this with the City of Atlanta water.

Public Works Director Parham stated that there are several issues not just one.

Mayor Galambos asked City Attorney Willard to call the City's local representative to find out the information about this.

City Attorney Willard stated that the city works with DOT in getting the contract proposal together and then they let it out. The city is not a direct part of the contract, but is in agreement such as an IGA with DOT for the work that is being performed which is within the city.

Discussion of Acceptance of the Right-of-Way in Land Lot 19 of the 17th District (.024 acres more or less) as part of the PCID/Perimeter Center West Project

Public Works Director Parham stated that this item is a right-of-way donation of .024 acres.

Councilmember Fries stated that she has an issue with this because some of these we do as a dollar and then now we do not. Last time this came up there was a form that apparently did not get to all the PCID Organizations. The new forms are suppose to have a dollar standard across the board.

City Attorney Willard stated that in the past he had suggested that the city take it by contribution as opposed to showing a consideration by a payment. Public Works Director Parham gave a quit claim deed indicating that this is a donation contribution of Atlanta having consideration for it. It does not change the vitality.

Councilmember Fries stated that there is a form that the PCID is supposed to use. City Clerk Rowland said that not everybody has got on board in using that form that is more standardized to the dollar so we have it across the board the same way with all city donations. She questioned if it were possible to have them do this on the forms that they are supposed to use.

Public Works Director Parham stated that they have already been signed because these were in process from a long time ago. A couple of these were older and have been in the process for a long time. Therefore, they were not on the standardized form.

Discussion of the Acceptance of the Permanent Construction Easement of Land Lot 16 of the 17th District, Parcel 6, as part of the Perimeter Community Improvement District's Medical Center Livable Centers Initiative

Public Works Director Parham stated that this item is a Construction Easement, 400 square feet and a temporary Construction Easement for PCID's Medical Center Livable Centers Initiative Project. This location is the Courtyard by Marriott sidewalk, streetscape improvements.

Update on the status of compliance with the Apartment Inspection Ordinance.

Comprehensive Plan Project Manager Fonts gave the following presentation.

Apartment Inspection Ordinance

Goals - Performance to date - Remaining issues

Goals of the program

- Year 1: 100% of apartment units – 100% code compliant
- Subsequent years – 20% re-inspected and re-certified each year
- **All inspections done by state certified building inspectors**
 - State certification at risk
 - Ordinance holds them liable
 - Privately engaged by owners

Activities to date

- **Three advisory letters to all projects**
 - Copy of ordinance
 - Checklist of inspection items
 - Frequently asked questions (FAQ's)
 - Timetable
- **Initial list of projects corrected and field verified**
 - Removed condo conversions
 - Added projects not listed
 - Corrected name of project / ownership
- **Personal contacts**
 - By telephone
 - Personal visits – hand delivered information
 - Call backs – telephone, visits and e-mail
- **Typical problems**
 - System updates- water heaters, GFI outlets
 - Plumbing leaks
 - Bathroom water damage
 - Smoke detectors

Performance

- **Total number of apartment projects = 74**
- Projects that are 100% code compliant = 65.75%
(Some had “failed” units, but repaired and re-inspected)
- Projects submitted with “failed” units = 24.66%
(Most are still in the repair stage per telephone follow-up)
- Projects not yet submitted = 9.59%
(Most said they are underway with compliance per telephone follow-up)

- **Total units = 18,587 (est.)**
- Units inspected = 14,701
- Percentage of units inspected = 79.09%

Compliance as of 3/31/07 – (North) *(Map not included in minutes)*

Compliance as of 3/31/07 – (South) *(Map not included in minutes)*

Deadline issues

- Original deadline – January 1, 2007 coincident with filing for occupation business tax
- Amnesty period deadline – March 31, 2007
- Propose extension option – June 30, 2007

Rationale for a time extension

- First time requirement – a learning experience
- Some projects need extensive repairs
- An extension sustains a positive thrust
- Demonstrates an understanding of the complexities
- Ninety days provides ample time to comply

Recommendation

- Authorize a ninety (90) day extension to June 30, 2007 upon request by apartment management
- Eight received to date
- Some received late notice, i.e., non-profit retirement communities
- Projects that do not request an extension nor submit their certifications by March 31, 2007 immediately issue a citation to appear in municipal court
- Projects granted an extension but still uncertified by June 30, 2007 issue a citation to appear in Municipal Court

Councilmember Meinzen McEnery stated that she has been involved with the Mayor on the Apartment Inspections issues for two years in the city. Her concern at that time related the utilization of the internal staff that was State Certified. City Council decided to go ahead and allow the employees of the owner of the management company to get certified and do the inspections on their own properties. She would like to know what percent of the inspections were done by a third party certified inspector verses those done in house.

Comprehensive Plan Project Manager Fonts stated that he is only aware of two in-house inspectors.

Councilmember Meinzen McEnery questioned the checklist. In presentation you referenced some major items that came up on a reoccurring basis. She questioned if staff found a lot of non compliance on the question, “did you notice an unusual number of mattress that were in the unit”. She questioned if the inspectors uncovered issues of over occupancy.

Comprehensive Plan Project Manager Fonts stated that there were a few incidences, not many. There was indication that there was a tenant overload for the apartment but nothing documented.

Councilmember Meinzen McEnery stated that she noticed that Barringer Place Apartments are shown as red, meaning they have had no inspections yet. If she understands the police department’s information correctly, that was the location of a crime that occurred with a murder, suicide as well as another issue that came up. She questioned if the management company is not communicating with you.

Community Development Director Leathers stated that in a number of these cases their corporate headquarters are out of state. These businesses have to take these reports and send them to corporate headquarters to get them approved before they can turn them over to us. If they started somewhat late and moving through the process just getting them submitted took some time.

Councilmember Greenspan stated that he has rode along with police and fire a few times and they have come upon a scene where it is clear there is overcrowding in apartments. Now these apartments are inspected and certified not to have the overcrowding and our police and fire see it. There is now a lot of heat for us to go after these fellows. He hopes the city takes advantage of this opportunity.

Comprehensive Plan Project Manager Fonts stated that the key objective of the City was to improve the apartment inventory.

Mayor Galambos stated that was one of the city’s top objectives when we first met.

Quarterly Ordinance Amendments – First Quarter 2007 – An Ordinance to Amend Article 12B(1), Perimeter Community Improvement District

Community Development Director Leathers stated that the only item before Council tonight is the amendment to the Perimeter CID Overlay District. The reality is that it is not a content based change, but a change so that it reads like an ordinance that the city can actually enforce. When it was originally adopted by Fulton County the standards were laid up but they were laid out in a way which made it difficult for the city to enforce. This now puts it into a more appropriate legal structure. Other than that, there are no changes. What staff did was modify the boundaries slightly so that those areas which are in the PCID Overlay District are now also in the Sandy Springs Overlay District. Staff has separated those out. In the Glenridge area we have removed a portion that is in the PCID and continue to show that as the Sandy Springs Overlay for continuity and have done a small extension district standard on Abernathy out to Glenridge to make sure we had a consistent frontage all the way to Glenridge because we did not want to divide it in the middle of the block. Those are the kinds of changes that were made.

Councilmember Jenkins stated that she has received a couple of calls from some concerned people about the expansion of the Perimeter CID. The only expansion that occurred, was in residential neighborhoods where PCID can not tax those people, but yet those residential neighborhoods would then be responsible for all the streetscape. She questioned if that is what was done.

Community Development Director Leathers stated that there were no changes at all in the Overlay District except for three streets where they deleted an area on Glenridge and added a small area on Abernathy and added a small area on Johnson Ferry Road going to Dekalb County so that the streetscape was consistent all the way. Staff's only intent was to make the streets consistent and make them logical in terms of where they were divided in terms of standards.

Councilmember Jenkins stated that her only other concern is the way they have this setup. They have Peachtree Dunwoody, north of Abernathy, listed as a thoroughfare and according to their documents that is a six travel lane road. We are never going to put six lanes there. She questioned if this could be reduced from a thoroughfare to something that is on the road.

Community Development Director Leathers stated that if Council would like staff to take changes back to the Perimeter CID, then she would suggest that staff get a list of those suggested changes and then staff can meet with their board and get some action before this moves forward.

Councilmember Jenkins stated that she would like to see that go from a six lane to a four lane.

Councilmember Meinzen McEnery stated that they are using trees that are not compatible with the City's Tree Ordinance. We need to have canopy trees that reach a height to provide shade in our community. They are specifying on "Avenues" Non Native Trees, Chinese Elm or Zelcova which does not reach a height. She would like the Arborist and staff to look into specifying Oak Trees. Also, she would like for staff to address the overhead line for the side of the street that is not impacted by an overhead line getting the Oaks that do reach canopy height so that it is consistent with the City's Tree Ordinance. The second part of that is a comparison of their 5x5 foot tree well that they are specifying and compare that to our Tree Ordinance that describes the type of tree wells that we use and make the Sandy Springs section consistent with our Tree Ordinance in those two instances.

Councilmember Paul stated that he understands her concern. His concern is that the city could have an unbalanced streetscape. There are small trees on one side to make sure that it does not interfere with any overhead line and then you have huge trees on the other side. There is going to be an unbalanced look driving down the street.

Councilmember Meinzen McEnery stated that in the PCID Standards they have Chinese Elms and Zelcova's on the unencumbered side of the street and then Cherry Trees and Red Buds which are secondary under story trees. The problem is the overhead lines and how to balance the two.

Mayor Galambos questioned if these tree standards are already in place in most of the PCID.

Community Development Director Leathers stated that they are in place at all of the installations that the PCID has done. They do their projects generally with the tax funds. She can raise the question with them.

Councilmember Meinzen McEnerny stated that if you do not have the right size tree well then the tree is not going to live.

Mayor Galambos stated that they have spent thousands of dollars on these standards and have applied them in most of the PCID already.

Councilmember Meinzen McEnerny stated that the City has standards in place that are state of the art in technology to ensure the survival of any tree.

Mayor Galambos asked Ms. Leathers to address this issue as well with them.

Community Development Director Leathers stated that there are certain things in here that she has talked about that are currently moving through the process that needs to be done in the short run. Staff would then like to come back with a larger program once the City Council gives the department some guidance and after Council has done their review of the Comprehensive Plan because these categories would tie into Council's vision or view of the uses particularly along Roswell Road and as you define those it will help guide staff in terms of the standards. Another issue is that some structures or kinds of uses be exempt from design standards in the district. Questions Council needs to consider are; do we then want to create specific guidelines, standards, regulations so that we can begin to identify such things as desirable attributes in specific areas that you want? Do we want to define in anyway the manner which things are to be achieved? What kind of process do we want to use once the comprehensive plan has been acted on to develop all of this in terms of taking role ideas? Do you want to have a Citizen Advisory Committee? Do you want staff to work with the Design Review Board? What she wants Council to understand is that it is going to be really important to begin to think about how we want Roswell Road to be because we are going to begin to get redevelopment in that area the time to begin to define these standards and to get guidance to people is clearly now. Tonight is an effort to get Council to start thinking about those kinds of things at the same time you are thinking about the Comprehensive Plan.

Comprehensive Overlay District Review

Update on Improvements to the Permitting Process.

Assistant Director of Building and Development White gave the following presentation.

What Needs to Be Addressed?

- Develop procedure for emergency permitting situations
 - storm damage
 - falling tree
 - fire
 - other
- Address complaints from homeowners, builders, and developers
 - takes too long to get a permit.
 - review comments are inappropriate
 - time is money

What Needs to Stay the Same?

- Preserve a diligent effort to verify building code compliance.
 - protects homeowner and public
 - fosters quality construction in Sandy Springs
- Maintain a high level of vigilance/scrutiny over proposed site plans.
 - reduces risk of adverse impact on neighbors

- provides a document that fosters responsible site development

How does Sandy Springs Compare?

- Communities with no single family lot residential building plan review or with minimal building plan review (1-3 day turnaround typical)
 - Fulton County
 - Marietta
 - Gwinnett County
 - Cobb County
 - Suwannee
 - Roswell
- Communities performing single family lot residential building plan review
 - Atlanta (allows for automatic building plan approval on 1 and 2 family residences with a completed standard professional certification, still requires zoning, arborist, and site reviews; 2 or more week turnaround)
 - Decatur (depending on scope turnaround varies)

How to Address the Issues?

- Emphasize verification of residential code compliance via building inspection rather than plan review
 - reduces workload of building plan review staff
 - allows re-distribution of staff to increase site plan review staff
 - allows 1-3 day building permitting for applications that do not change footprint or elevation of house
 - allows building permit staff to focus on commercial building permits and residential permits covered by IBC
- Establish an emergency repair permit process
- Provide Planning & Zoning review concurrent with site review
 - Reduces site review duration

How Will Permitting Improvements Work?

- Interior work only or repair with no footprint or elevation changes
 - Applicant completes application describing scope of work
 - Staff checks flood zone status while applicant waits depending on staff availability
 - If no flood zone, no site plan required, purchase permit
 - Give permit to building inspector to issue at preconstruction meeting
 - If flood zone, site review staff to address applicability of flood zone regulations, may delay permitting
 - Code compliance verified by building inspectors via inspections
 - Time Benefit: Reduce turnaround time from 2-3 weeks to 1 day if no flood zone issue applies
- Interior work only or repair with no footprint or elevation changes

How Will Permitting Improvements Work?

- **Modifications affecting footprint or elevation; decks; new homes**
 - Applicant completes application including description of scope of work
 - Applicant provides dimensioned building plans and normally required site plan – used to verify proposed site disturbance and proposed house agree and all required site disturbance is considered
 - Within 2 days application is “screened” to determine if any of following apply: trees, stream buffer, flood zone, ARC, zoning/setbacks. If none apply, review completed within 2 more days.
 - Site, arborist, ARC, P&Z reviews performed as applicable
 - No architectural or structural building plan review performed
- Time Benefit: Reduce review time from 2-3 weeks to 1 week if no tree, flood zone, stream buffer, ARC, zoning/setback issues apply; otherwise up to 3 weeks depending on complexity of discovered issues.
Modifications affecting footprint or elevation; decks; new homes

How Will Permitting Improvements Work?

- Townhomes, condos, duplexes

- Applicant completes application including description of scope of work
 - Applicant provides dimensioned floor plans, dimensioned elevations, dimensioned foundation plans, and normally required site plan
 - Site, arborist, ARC, P&Z reviews performed
 - Building plan reviewers review for fire separation, accurate code references, and for applicability of IRC
 - If IBC applies instead of IRC, full building plan review will be performed
- Time Benefit: Most cases because site review was part of a previously issued LDP will reduce review time from 2-3 weeks to 1 week.

Townhomes, condos, duplexes

How Will Permitting Improvements Work?

- Emergency Repair Permit Process
- Owner performs as needed emergency repair to stabilize structure
 - Owner contacts city to request visit by building inspector to review situation and issue an emergency repair authorization
 - Owner posts emergency repair authorization at the site
 - Owner applies for building permit – if no proposed footprint or elevation change, and no flood zone, then permit issuance within 24 hours.
 - If flood zone, then review for applicability of flood ordinance required
- If owner elects to modify footprint or elevation then regular review process applies
- Time Benefit: Reduce turnaround time from 2-3 weeks to 1 day if no flood zone issue applies

Other Improvements

- Assign a customer service representative to assist novices (such as do-it-yourself homeowners) through the permitting process
 - Act as primary contact for novices
 - Act as “project manager” for novices for negotiating permit process
- Develop a fee based expedited review service with the following possible features
 - Available standing review meeting times
 - Assigned staff “project manager” for negotiating permit process

Mayor and City Council Discussion Items

Discussion of changing the name of Roswell Road to Roswell Boulevard

Mayor Galambos stated that she thinks the Citizens Advisory Committee deserves to have some idea of where Council stands. She would like for Council to consider a little bit about the city’s vision for the Roswell Corridor. Secondly, meetings were held with the Planning Commission, the Design Review Board and, BZA regarding how the development community is looking at Sandy Springs regarding the Roswell Corridor. She would like Council’s consensus on what their vision is for the corridor in order to give guidance to the other Committees. She would like for Council to focus on how the city can better the Roswell Corridor and one way might be to change the name.

Councilmember Meinzen McEnery stated that the reason it is called Roswell Road is that when you are in the City of Atlanta that is the road that gets you to Roswell. When you are on the Roswell side of the river that very road changes to Atlanta road. She is not against the name Roswell Boulevard but why not call it Sandy Springs Boulevard because that is the name of our city.

Mayor Galambos stated that the reason she came up with Roswell Boulevard instead of picking something new, was to accommodate the business community so they would not have to go out and change their letterhead and business cards right away. The businesses could probably get by on their existing cards if the street is renamed Roswell Boulevard. It would still give more pizzazz than the current name. She just thought it would be easier on Sandy Springs business community. She is certainly open to Council’s suggestions.

Councilmember Greenspan stated that he would be inclined to agree with Councilmember Meinzen McEnery on this. He understands the Mayor's philosophy since he has a business on Roswell Road and, would be impacted by a name change. He questioned if the name were changed to Sandy Springs Boulevard for a period of a year if the street could be known as two names. That way the businesses could make a new transition.

Assistant City Manager Crace stated that if Council wishes to go through a transition then you are allowed 18 months to two years to work out the transition.

Councilmember Paul stated he feels the same way and if the city is going to change the name of its major thoroughfare why name it after another city. The City should ask the community to provide some suggestions on what they would like to see.

Councilmember Jenkins stated that she appreciates what the Mayor is trying to do with the name change. She has been trying to rename a section of Spalding Drive that runs through her neighborhood. It is a bureaucratic nightmare to change the name of any street.

Mayor Galambos stated that Stewart Drive changed to something else; Metropolitan Drive was changed to something and is still a horrible place. She agrees that changing the name may not do the trick.

Councilmember Meinzen McEnery suggested that this be turned over to Judy Parker and have her put it on the City's website.

For Town Centre:

Mayor Galambos suggested that Council move past the name and discuss what they would like to see on the Roswell Road corridor. Define it with character and, have more elegant shops, more mainstream and more close to the road. She questioned the likelihood of extending it all the way to Abernathy. Council needs to think about the places over the Atlanta metro area in which the development is denser and closer to the street and is more urban.

Councilmember Jenkins stated that she would like to keep it smaller than that. Right now we have nothing. Right now what they show is pictures of the King and Queen Building which is not the heart of Sandy Springs. The heart of our city needs to show up in that little area; Cliffwood to Sandy Springs Circle, around to Cromwell and then to Boylston. She would like to keep it compact then it is walkable, it is small and it is identifiable and then you can actually do something with it. She questioned what would be advertised about Sandy Springs. She would like to focus at the beginning and focus all of the city's efforts on this one small area.

Councilmember Meinzen McEnery stated that she agrees with Councilmember Jenkins that the area needs to be smaller mainly for the reason that the market is only so large and should focus on the small area. She would like for Council to consider building the parking decks underground.

Mayor Galambos stated that she thinks as Council considers this issue, you have to think of the likelihood of being able to take all this construction from Cromwell, north of Abernathy, in bringing it towards the sidewalk which is the Main Street look. She does not think it will happen in ten years.

Councilmember Fries stated that she still thinks Abernathy is not cutting out what is the mile stretch, it is still small and if we are going to have this Main Street then it should go to Abernathy. Abernathy is more central and would be a better place to locate City Hall.

Councilmember Greenspan stated that he would agree with it going up to Abernathy for the simple reason that there is a significant amount of area that needs redevelopment up there. We are talking about a number of years and to picture what we want the city to be. If you look at the transportation corridor, we are about to have a 400 off ramp right there at Hammond, and we have 285 and Abernathy. It is a phenomenal opportunity for us to really capture the transit corridor that we are going to be developing between Abernathy and I-285. There are a number of areas that very well may not

have a significantly high dense population or commercial development but it does not have to be this mega live work regional development in order for it to be successful. At least we will provide some type of picture as to what we want to see and where the district begins and ends. It also helps us protect the neighborhoods to the north of Abernathy and protects the community because the density will be focused specifically and concentrates on an area that is more easily definable than where it currently is now.

Councilmember Jenkins stated that there are certain things that we want to put density wise in the Main Street District. She does not want the higher density stretched all the way up to Abernathy. You can have Abernathy node at a high density but you do not need everything in that corridor from Abernathy all the way at the higher density. We are trying to encourage redevelopment, we are going to have to offer some sort of density, whatever that might be. She does not want that stretching all the way up and down Roswell Road.

Councilmember DeJulio stated that the Mayor is not proposing higher density, she is talking about a maximum of six stories and she is talking about the community rather than the regional which would be the unlimited density would be at the I-285/Roswell Road Interchange. The rest of it would be much more limited to the six stories.

Councilmember Jenkins stated that her point is that she would like to confine it to a smaller area. Other cities have that small downtown feel and they do not stretch for 1 ½ miles because that is not walkable. It is a very confined area.

Councilmember Meinzen McEnery stated that she still agrees that we need to have a six story idea that the Mayor put forth in the town center. She would like to also address Councilmember Greenspan's comments on the transit. We already have the transportation improvements at Sandy Springs Circle. We are also looking at a potential widening of Hammond so the infrastructure in our Town Center is in the Planning stages.

Mayor Galambos stated that Council will take a vote on this. One thing she would like for Council to focus on is that Main Street does mean, bring things close to the pavement; walking down the pavement looking into store windows, shopping, and cafés. If we can strength this all the way to Abernathy then this is wonderful.

Councilmember Paul stated that there are larger parcels up toward that other end. You get in deeper and you got a much better opportunity to do assemblages faster than you would be able to in some of the areas that are balkanized. He understands that we go from a kind of suburban district abruptly may be in some peoples mind into a Main Street type more downtown central location. He thinks the rest of the Mayors ideas are very good and form a very good basis for where we want to go.

Mayor Galambos stated that we have a majority on Abernathy.

Councilmember Paul stated that the term "Plaza" would be heart shaped and be in an open area.

Community Development Director Leathers stated that if that is the definition you want to use we need to put it in our plan so that it is clear.

Community Development Director Leathers encouraged Council to think about how much of it they would like to make green space and how much you want to be plaza. There was an issue on one of the zoning cases that came before City Council. If you want to define both of those, it is fine. Some of the neighborhoods concerns are that plazas are not what they really have in mind for green space. She just put that out there for Council's consideration.

Councilmember Paul stated that he understands that distinction and at the same time, the focus is to bring a human dimension to interact within that development and leaving a certain degree of flexibility so that it can be incorporated and be suitable, some of it will be greenspace. In some cases, that is going to be the cheapest way to do it. You do not want to rob the creativity of how the developer and the architect bring the human element into that development.

Mayor Galambos stated that Councilmember Paul's comments make good sense.

Councilmember Meinzen McEnery stated that somebody could put a plaza on the roof top and the trees can not live on roof tops. She would like to consider green space as a personal area for people that include the ability of a tree to grow. That would be the definition of green space and is something that is impervious enough.

Community Development Director Leathers stated that we would probably have to look at how we address plazas and green areas in terms of combining them.

Mayor Galambos stated that we just need to get a consensus of major ideas. She questioned Council on their definition of a Town Center, complete the streetscape to give it a continuous look and feel. Keep it pedestrian oriented and keep parking behind the buildings and underground.

Councilmember DeJulio stated that all the parking could not be put underground. Parking decks are sometimes four or five stories and you can not have them all underground either.

Councilmember Meinzen McEnery stated that we do not want parking decks behind the building. We want the parking decks to be included in the footprint as suggested or be put underground if they are not under the building.

Mayor Galambos stated that she would not mind the parking decks if they were totally camouflaged.

Councilmember Jenkins stated that is an opportunity for a public-private venture.

Community Development Director Leathers stated that the bigger issue on parking particularly in the downtown area is making sure that you do not have a parking deck which essentially keeps retail space from being along the frontage. Council may want to be more concerned about that.

Mayor Galambos stated that is why she said to keep the parking behind the buildings. She requested staff to fix the wording in all of these things that will incorporate all that you hear. Council has already talked about green accents at ground level where ever possible. We have also talked about retail uses, residential and office is alright in the Town Center too. Give us storefronts to look at as well as cafes. We also have to have connectivity between parcels so that you do not have to go back out onto Roswell Road and then turn around at the next curb cut to go right back in it.

Mayor Galambos questioned if everyone agreed on the six story height for the Town Center.

Councilmember Paul stated that the city should give the developers the option to bring to Council their ideas and discuss it. Otherwise it should just come in as six stories. We want a height restriction on this in a way that gives us that kind of even feel that does not remove the flexibility of being able to accept other things if they fit within the context of what we want to see on Roswell Road.

Mayor Galambos gave credit to this idea to the person who proposed it which was Charlie Roberts.

Charlie Roberts stated that we have local, elected, competent city government. If somebody brings you a home run you are going to help them make it happen. Everything Council is discussing you are going to make happen when the right deal shows up. Council is heading in the right direction. You have to set a tone for the height. You can write policies that you discuss together that say, "when we see the right density, the right height, the right setbacks, the right plaza, we as a council will make that decision."

City Manager McDonough stated that many communities consider a minimum height requirement as well. You may not want single story buildings going up if you want to try to achieve that vision for your Main Street. You may want to consider that it must be at least a two story building. It might require additional staff studying but at least two or perhaps three is the answer to that. One is not the answer.

Mayor Galambos stated that Council pretty much agrees with her comments on style.

Councilmember Meinzen McEnerny stated that she would like to add that the city does not like the industrial loft look. Lofts are all black top industrial warehouse looking buildings.

Mayor Galambos stated that this was not written with an ordinance style. This is not the place to write design standards. All she wanted to do here was to give some guidance to the developers who keep asking the city what we want. This does not tell them that it has to be this particular way but gives them an idea, we like this but we don't like that. That is all we are doing here tonight.

Councilmember Greenspan stated that this is a great first step for us to move in.

Mayor Galambos questioned if Council would agree to the four story height limit from Lake Placid south to Glenridge, and from Vernon Woods north to Abernathy. City Council agreed that the four story height is good.

Mayor Galambos stated that the next item on her list is for the rest of Roswell Road Corridor; north from Abernathy, and south of Glenridge. She questioned if Council would like to concentrate on retail uses in those nodes that currently already have business, or do we want to see it scattered all along the corridor.

Councilmember Paul stated that he wanted something besides a storage facility on Roswell Road. His first request was to put office in there. The developer said that his evaluations said that he could not make office work there but, he could make retail work there.

Mayor Galambos stated that Council agrees that in the future we would like to have the retail at the nodes.

Councilmember Jenkins stated that north of Abernathy she would like to see retail assigned to the node. Councilmember Meinzen McEnerny stated that is a good idea, a village concept north from Abernathy. It is a good strong quality residential at that corner. She would support that.

Mayor Galambos stated that it is much more orderly to have the retail community oriented. A lot of it is going to be automobile oriented. It should be at the nodes instead of strung out up and down Roswell Road.

Charlie Roberts stated that the thing the city needs for the retail in the CBD, you can not have too much retail zoning or it spreads it all out, it does not drive up rents, it does not make your CBD work, you need townhouses and no retail in the secondary areas nodes and make those retailers go to the CBD, drive up rents, drive up value at minimum. There are four areas, CBD, nodes and your interchange. Some of the retail is so valuable to tear down and assemble for townhouses and people will walk and it will give you green space between your nodes. No more strip retail. Right now you are given parameters and your given direction and a big picture. Do not forget that you have a right to change your mind. Strip retail kills you, you do not want it. You have to tighten your market. You have a stick that will drive our city to where you want it to be but, you have to be tough on certain things.

Mayor Galambos questioned Council if they were satisfied to keep the node designations they chose last July. The first one is Dunwoody Place---Regional Live/Work, Two, Northridge: Neighborhood Live/Work. City Council agrees. Third, Northsprings: Neighborhood Live/Work. City Council agrees to change this node to Community. Fourth, Abernathy and she is not sure what to do with Abernathy.

Councilmember Fries stated that Council has already taken care of that because we moved the Town Center down there.

Mayor Galambos stated that there are four corners there.

Mr. Roberts stated that there is a school on one corner.

Councilmember Fries stated that it is the two south end corners on Roswell Road, the Publix, Steinway, and Sports Authority. There are three shopping center corners.

Mr. Roberts stated that Council should plan it lower and you can always do something when you choose to.

Councilmember Fries stated that the two north ends we keep as the Town Center which is six stories and leave the northwest side where Sports Authority is at four.

Mayor Galambos questioned if there was a consensus on Community at Abernathy at the north west side.

Councilmember Fries stated that the north east corner where we are having the Linear Park come in, there is a good bit of land that we have to purchase behind the piano store. Since the city has to purchase that anyway because of the linear park and the widening of the road we should consider a 100 year lease to somebody and let them put our Aquatic Center in there.

Mayor Galambos stated that someone with the Aquatics already has something else in mind. The next node to discuss is Glenridge Drive.

Councilmember DeJulio stated that he thinks the Glenridge node should be neighborhood.

Councilmember Meinzen McEnery stated that from Glenridge on both sides south to the city limits, leave it Live/Work Neighborhood. Right now there is no existing node at Glenridge. She does not believe a retail node should be put at Glenridge. She questioned if Council was considering just making the node where there is existing retail. She proposes that south of the old King and Prince that are currently condo on the south side or Roswell road, do not include that corner, the south east corner of Glenridge and Roswell because that is condominiums. The next retail site is the Waffle House, a Triton Gas Station and drycleaners. From the drycleaner to the Plaza Jewelers make that the node on that side. The second change she would suggest is that the current node at West Belle Isle. In June when Council did the interim plan extended that node north to Oshner which is all residential and office. She suggests that we bring the northern boundary of that node down to Hardeman to the south side of Hardeman which is currently improved with the Brandon Dentistry.

Mayor Galambos stated that makes sense and the node is going to include what is now retail and not go beyond it. The consensus seems to be that we limit the nodes to the existing retail and not go beyond it.

Mr. Roberts stated that this has been very helpful and now we can take it to Work Session and will produce that map with staff's help after the meeting and then incorporate everything Council said into that map so that you will have a node map.

Mayor Galambos stated that the Abernathy consensus was weak and that was to go down to Abernathy for the Town Center.

Mr. Roberts stated that Council has to do away with raising rents, creating value for urban renewal to happen in the private sector. He questioned City Council how many wanted to stay in the CBD and how many want to go to Abernathy, it is 4-2 right now. He stated that he will have to agree with the two. If you spread those six story buildings out all the way, there is not enough tenants, not enough people, it will not work. If in 10 years you hold it restricted that will push it into a real CBD, (walk and enjoy) let it go four story the rest of the way, it will work. If you try to walk from Abernathy to Hammond Drive, that is a killer walk. You get into more gardening and more residential, four stories is plenty. It pushes that CBD and in the long run you will see some eight (8) and ten (10) stories approved in your CBD. If there is a killer deal again outside the CBD you could do a six (6), Council has the power to do that. You have got to tighten this up and restrict it and make the marketplace come to you. If you could just create the Lark and Dove up to where ever you want, a real CBD you will have done more good work than has been done in 50 years in Sandy Springs.

Councilmember Paul disagrees with Mr. Robert's point of view.

Mr. Roberts stated that where you should give height is where you have little parcels that will force them to go together and assemble verses where you have bigger pieces up there then you don't have the assembly issue so why reward them with height.

Councilmember Greenspan stated that if you look at what is going to happen to Atlanta over the next 20 years with the 2,500,000 coming to Atlanta and going primarily north of us, we are going to wind up becoming a northern business district. He believes that Sandy Springs will be able to attract people in six story building especially because of the access to GA 400 and I-285.

Councilmember Meinzen McEnery stated that if we can do six story there and get \$50 a square foot rents in the retail, retail is not going to pay \$50 a square foot unless it is spread out over a too long distance. The \$50 a square foot does two things, it attracts the high end retailers and it justifies and provides a market for the owners that seem to feel that their land is very valuable.

Mr. Roberts stated that everything Councilmember Meinzen McEnery is saying is convincing him more and more to restrict the CBD. One high income retailer can not survive alone. He wants to have 10 within a block or two. You do not want a mile and a half of retail, you want 200, 300 or 500 yards to get all you want and create your CBD. If you let one great retailer go way down the road a mile that really hurts your CBD. You want to cluster your high end shops and consolidate it and it will work.

Mayor Galambos stated that there is no majority in that direction tonight. The CBD may have a different opinion from us and may give the city come advice. Council might reconsider it after we hear from them. We may revisit this.

Mr. Roberts stated that he feels Council is doing a fabulous job. This is the best interaction he has seen in government for 20 years.

Discussion of an eventual Mayor/Council statement on Roswell Corridor to present to the developer community
(Clerks Note: This item was heard in conjunction with the previous item)

Discussion of a Resolution regarding extension of MARTA sales tax

Mayor Galambos stated that this is going to be on the Fulton County Commission Agenda tomorrow. This is recommended by the Mayors in all of the cities in North Fulton that we object to the extension of the 1% sales tax without a referendum and we object to the extension if they do not include some kind of a line to North Fulton. She question Council if they agreed with this Resolution. City Council is in favor of this Resolution.

City Attorney Willard stated that there is a consensus with the Council and we will affirm that at the next meeting.

Discussion of MARTA bus shelter program

Mayor Galambos stated that Council is going to have to decide whether or not we are going to have advertising on the shelters and continue to have more shelter or new shelters and be a part of the program. If we do not want advertising then they are not going to replace our shelters. She asked Ms. Parham what it is that we give up if we say no to advertising.

Director of Public Works Parham stated if we did not go with their program then we give up the chance for new shelters.

Councilmember DeJulio stated that if we are going to have MARTA and mass transportation in town, we have got to have some sort of shelters. He made a request to the City Manager to ask somebody to do some sort of an analysis of what it would cost for us to go ahead and get build or replace these structures without adding advertising verses what it is going to cost with advertising. Then Council can make a determination based upon economics and based upon knowing what it is. If Council votes not to have advertising but it is going to cost us \$1,000,000 then we could make a

logical decision. If we know that it is going to cost us a \$1,000,000 then we can live with advertising. We need more information.

City Manager McDonough stated that it is relatively a straight forward process and it will not take long for staff to give Council some numbers by way of comparison on that.

Mayor Galambos stated that Council will need this by the next meeting because the city has to give MARTA an answer by April 30, 2007.

Mayor Galambos stated that she has one more item and it is the bylaws. Mr. Willard has said that he will go through it.

Mr. Willard stated that he would get in touch with the City Attorney at Johns Creek.

Councilmember Paul stated that this is not an unusual association of local governments. Georgia Municipal Association has actually organized a number of different ways, one of which is the Congressional District. It is not uncommon for local communities to associate in this way to work on regional issues and share ideas. It is a fairly normal way that cities interact.

Mayor Galambos stated that Council is aware of the Mile's property, the 26 acres at the corner of Brandon Mill and Riverside. The trust of public land requires \$500,000 to make sure that the lady who owns the property, Ms. Mills will be taken care of for the rest of her life. That would be the cost to the city moving forward and having this land turned over to us.

City Manager McDonough stated that the actual cost is based on the discussions is \$1,000,000 and our understanding is that the trust is going to put up half of that and have asked the City to match the other half. We have already allocated \$150,000 in the current year's budget so what we are talking about is a difference of \$350,000. They want a letter of support or commitment from the city that we will come up with the \$500,000. If it is a priority for Council we can put that in our FY08 budget and send them that letter. They need to know from us if we support or want to partner with them.

Mayor Galambos stated that the trust for public land has committed but, she does not have it in writing but has been told that they will maintain the property for two years.

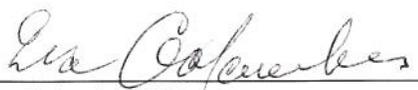
Councilmember Paul questioned if there would be any restrictions on the purposes in which we can use it.

City Manager McDonough stated that there would be a conservation easement placed on the property. The conservation easement will restrict what you can do.

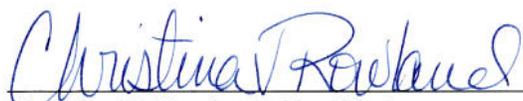
Motion and Vote: Councilmember Paul moved to adjourn the meeting. Councilmember Fries seconded the motion. The motion passed unanimously.

After no further discussion, the meeting adjourned at 9:45 p.m.

Date Approved: May 1, 2007



Eva Galambos, Mayor



Christina V. Rowland, City Clerk