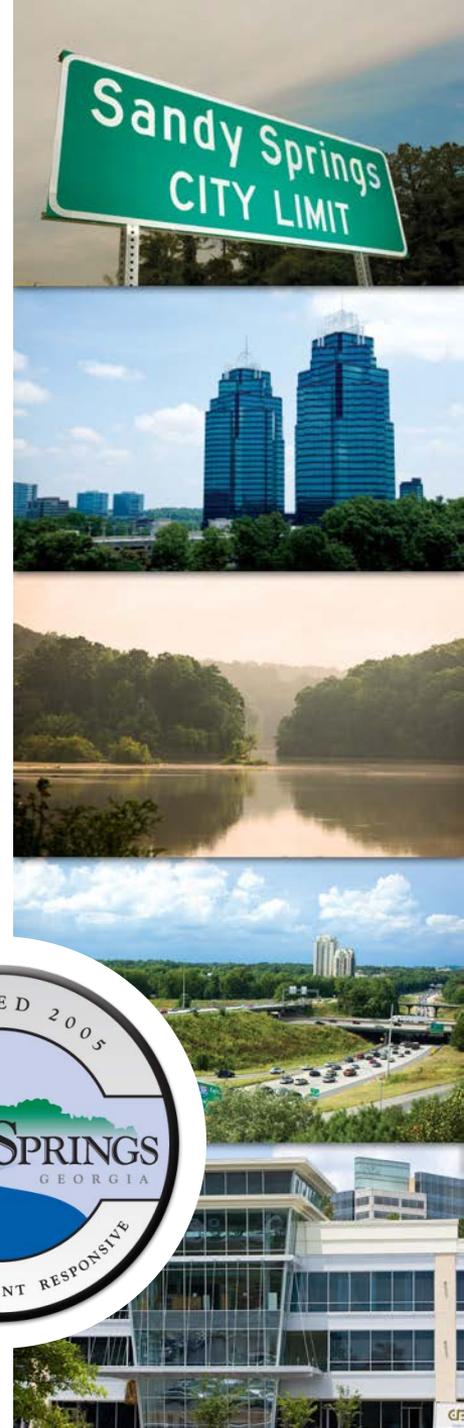




# AMENDMENT OF THE SANDY SPRINGS ZONING ORDINANCE RELATED TO THE DESIGN REVIEW BOARD

January 21, 2014



# Design Review Board

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- The Design Review Board is a 7-member board that considers applications within Overlay Districts
- For properties located in the Sandy Springs Overlay District, the Design Review Board serves as an advisory board whose purview is to ensure that the City's design, architectural, and aesthetic desires are implemented
- The outside perspective and varying viewpoints of Board members attempt to keep new projects in harmony with surrounding developments
- The Board makes suggestions related to the form and mass of buildings, landscaping, color schemes, etc.

# Existing Design Review Process

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- Staff review all plans to ensure compliance with Overlay Standards as a part of the permitting process
- Variance approval by the Board of Appeals is required if the Zoning Ordinance Overlay District Standards are not met
- Each project within the Sandy Springs Overlay District is also placed on the Design Review Board agenda for action

# Existing Design Review Process

- Permit review time for a project within the Overlay District can be increased from the normal 5-10 day cycle by at 2 to 3 weeks depending on submittal dates and DRB meeting schedule (meetings are held twice a month)
- Some concerns have been raised by the development community regarding limited or unclear guidance from the Board and that comments reflect personal preference and not Zoning Ordinance Overlay District Standards

# Zoning Ordinance Amendment

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- Modify Zoning Ordinance to remove the Design Review Board hearing as a part of the development review process
- Amend Zoning Ordinance Overlay District regulations to provide enhanced standards as recommended by the Design Review Board
- Proceed with adoption of a new development code for the City Center area
- Assess whether enhanced expertise, such as a consulting architect, is needed for design review

# Ordinance Sections Requiring Amendment

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- Table of Contents, Article XIIB. Sandy Springs Zoning Overlay District, 12B.3 Sandy Springs Design Review Board
- 3.3.1. DEFINITIONS
- 12A.1.1. DECLARATION OF PURPOSE, SCOPE, INTENT AND PUBLIC POLICY, allow for appointment of a DRB
- 12A.2.1. DEFINITIONS
- 12A.3.1. APPROVAL OF ALTERATIONS OR NEW CONSTRUCTION, requirement of a COE by DRB
- 12A.3.8. DEADLINE FOR CONSIDERATION OF APPLICATION FOR COE, review time associated with submittal
- 12B.3. SANDY SPRINGS DESIGN REVIEW BOARD, creation, members, and powers of DRB
- 12B.5.D.5. DRB shall review all fence and wall permits
- 12B.8.D.3. DRB shall issue COE for 35' setbacks
- 12B Tables, Landscape Details (Section 12B2.7), Note 1, other landscape materials may be approved by DRB with advice from the City Arborist
- 28.3.2.c. Report of the Director, recommendations from DRB shall be presented as part of land use hearings

*(Additional sections may need amendment upon full review by staff)*

# Schedule

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- This change can be added to the Overlay District Amendments that are already under consideration
- February Planning Commission Meeting
- March City Council Meeting