



To: John McDonough, City Manager

From: Patrice S. Ruffin, Manager of Planning and Zoning (PR)

Date: July 27, 2011 for submission onto the August 2, 2011 City Council Work Session

Agenda Item: 2011 Planning Commission Work Program – Comprehensive Plan and Zoning Ordinance Revisions

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***CMO (City Manager's Office) Recommendation:***

**APPROVAL** of the schedule and recommended amendments that are a part of the 2011 Planning Commission Work Program for the City of Sandy Springs 2027 Comprehensive Plan and the Zoning Ordinance.

***Background:***

The City of Sandy Springs Comprehensive Plan was adopted on November 20, 2007 after months of public meetings and work by the Citizen Advisory Council, various city boards, the public, staff and consultants, and the Mayor and City Council. Since that time, during the implementation of the adopted plan, several revisions have been requested and/or recommended by the same group of stakeholders.

On June 16, 2011, the Sandy Springs Planning Commission held a day-long retreat and one of the major results was a set work program to address these recommendations. This set of revisions is not intended to be a full re-write of the plan document. The next full re-write is not required until 2017.

Over the last five years, the Department of Community Development and the City Attorney's Office have brought forward amendment proposals to both the Comprehensive Plan and the Zoning Ordinance on an "as needed" basis. In 2010, the staff began working on a rewrite of the Zoning Ordinance to address certain issues and to bring the ordinance in conformity with recent developments in the law.

***Discussion:***

Beginning at the August 18<sup>th</sup> meeting, the Planning Commission is requesting Council support to begin working with staff on the Comprehensive Plan revisions discussed by reviewing Chapter 1, Vision, Character Areas, and Future Land Use and Chapter 2, Issues and Opportunities.

The public will have full input at every Planning Commission meeting as the Commission completes the chapter by chapter review and at the City Council meetings to be held at the end of the process (see attached schedules).

At this time, staff recommends that a full review of both documents be completed with a holistic framework, with the understanding that revisions to both documents may be required separately

from time to time during the process. The attached schedules and amendment proposals outline requests for changes by the City Council, other city boards, the public, the development community, and staff. Both the Planning Commission and staff find that this approach will allow for more consensus on changes that have been recommended and allow for consistency between the two documents. Additionally, following the proposed schedule will ensure that the Zoning Ordinance truly becomes the document used to implement the policies found in the Comprehensive Plan.

***Concurrent Review:***  
City Attorney's Office

Enclosure(s)  
2011 Planning Commission Retreat Notes  
2011 Comprehensive Plan Update Schedule  
2011 Comprehensive Plan Update Amendment Details  
2011 Zoning Ordinance Rewrite Schedule  
2011 Zoning Ordinance Rewrite Amendment Details

**Sandy Springs Planning Commission Retreat**  
**June 16, 2011**

**Facilitators:** Crystal Jackson & Stephen Causby, Atlanta Regional Commission - Local Government Services Division

**Icebreaker: What Car Would You Be & Why?**

- David - *1957 Chevy* old school, tradition
- Susan - *Hybrid PC*, environment, gas consumption
- Wayne - *1964 Chevy Corvette* old, trendsetter, strong, awesome
- Steve - *2012 Toyota Land Cruiser* best car ever owned, reliable, fun
- Roger - *1965 Restored Ford Pickup* old, classic
- Lee - *Porsche* sleek, fast
- Al - *460 Lexus* understated, high performance, low maintenance

**Questions From Planning Commissioners**

- What can Sandy Springs do to encourage workforce housing?
- What is the financial justification for the proposed town center?
- Explain in detail the duties & responsibilities of the Planning Commission - from Mayor & council's perspective.
- What is the status of Mr. Duncan's preparation of a 2011 Planning Commission agenda given the new contractual arrangement?
- Why doesn't the City do any planning? Especially regarding \$8 mil to purchase a building without site plan & expecting business community to develop Roswell Rd. plan?
- When are we the Planning Commission going to plan? No planning has been performed since inception.
- How come other jurisdictions can create new looks for their communities area-by-area but we have been told Sandy Springs does not have the legal authority to do so?
- How can Sandy Springs become an integral part of & more financially involved with the public schools in Sandy Springs.
- What is our plan for greenspace & parkland along Roswell Rd. & throughout Sandy Springs?
- Will we try to keep to 60% SF & 40% multi-family?
- How can we better interact with all other jurisdictions? Especially in regard to planning & development to look at what is adjacent to us.
- How can we use planning & zoning to affect quality development?
- What can we do to enhance all educational opportunities (trade school, tech, higher ed., etc.)
- Why don't we have more sidewalks within neighborhoods?
- Why are there so few street lights in SS?
- With SS being sandwiched between Buckhead & Perimeter how can we ever expect to attract quality retail given land prices & no large tracts of land?

## **Issues Board**

- Special conditions (legacy Fulton County, enforcement, methodology)
- Link between Planning Commission & Council & coordination
- Sign ordinance
- Transmitting record of decisions to Mayor & Council
- What is the process for setting Planning Commission agenda?
- Is it appropriate for the Planning Commission to initiate agenda items on own or do we need a directive from Mayor & Council?

## **SANDY SPRINGS EXPECTATIONS OF PLANNING COMMISSIONERS**

- **Attention to Legal requirements**
  - Consistency with comprehensive plan
  - Consider & look at foundation of staff recommendations
  - Determining what type of action (quasi-judicial, legislative, etc.)
  - Judging use permits based on established criteria
  - Ask city attorney for advice
  - Being aware of conflicts of interest
  - Foundations over personal opinions
- **Informed Commissioners**
  - Gather information, but be aware that if in quasi-judicial consideration need to stick to information that is on record (no outside info allowed)
  - Read staff reports
  - Review relevant sections of comp. plan & zoning ord.
  - Contact staff with questions about agenda items
- **Keep clear view of big picture**
- **Ability to focus on the subject under consideration**
- **Established rules for conducting meetings**
- **Effective leadership/chairperson**
- **An open flow of ideas**
- **A sense of pace**
- **Help find solutions (added by Planning Commission members)**
- **Vet applications, give Mayor & council information to make decisions (added by Planning Commission members)**

## **MAYOR & COUNCIL**

- Re-visit & streamline ordinances. Especially as relates to redevelopment of downtown & mixed use
- Re-visit streetscape design standards, downtown & throughout Sandy Springs
- Any ideas from Planning Commission about how to market existing apartment complexes
- Need to institute Capital improvements update to Planning Commission on semi-annual basis
- Want to make redevelopment as easy as possible
- Alliance Report recommendations
  - Dedicated parking structured lots along Roswell Rd near Downtown?

- Does this serve Sandy Springs best?
  - Interparcel connections & access
  - Look into form-based codes. Is it for SS?
- Planning Commission outreach to Alliance about LCI, property owners & signage/billboards
- New focus on Economic Development
  - \$175K to employ someone to focus on ED
  - Possibly in conjunction with other jurisdictions, rather than stand alone employees
  - Return on investment fund now available to encourage ED
    - Should funds be used to attract Gwinnett Tech?
    - Could Gwinnett Tech be located at Palisades next to MARTA?
  - Need technical college in area to meet student's needs & for Economic Development
    - Medical College of GA metro campus? At Pill Hill? (long range vision)
- Starting master plan for City Complex
- Don't wait for Mayor & Council to come to you-feel free to bring them ideas
- Can bring issues to attention of Mayor & Council as a body, if Mayor & Council say go for it, then Planning Commission will have staff resources

#### **RECREATION & PARKS**

- Do you have a long-term plan that we can use to consider during our work? - Yes, needs updating
- Are you coordinating with other jurisdictions?
- Are we maximizing facilities (e.g. schools)?

#### **PUBLIC WORKS**

- How can we best address utilities (buried)?
  - Can we address this long-term? Cost? GA Power to study?
- What is the streetscape plan/design?
- What are you doing for District 1?
  - Seems to be left out
  - Sidewalks and bridges
- How can PC be better informed & involved with transportation improvement decisions?
  - Who is at the table?
  - We should put together bulleted list of issues for Mayor & Council

#### **TOWN CENTER**

- What is the underlying financial model for this? Is there an economic justification?
- Who does the parcel acquisition?
- Who determines Fair Market value?
- What's the escape route if it doesn't work out?
- Will there be a committee to create vision/plan?
- Can the Planning Commission be at table?

## **MAIN STREET ALLIANCE**

- How can the Planning Commission work with the Alliance on codes & ordinances (eg. Signs)?
- What is Alliance doing to address stormwater issues
  - Retention & curb cuts
- How is the Alliance involving the property owners? (not mentioned in report)
- Need exposure of Planning Commission to stormwater incentive program & to figure out way to communicate it

## **PUBLIC SAFETY**

- Is there a way to encourage/incentivize workforce housing for Police and Fire Department employees?
- Fire hydrant inspection is big issue
- Line of sight & lighting very important in policing - should consider in pre-planning phase
- Building height/size greatly impacts amount of Fire Department personnel needed to respond to incidents

## **COMPREHENSIVE PLAN UPDATE DISCUSSION**

- Planning Commission should be brought into process before CIP is approved
- Need to look at inconsistencies between ordinances (e.g. trash hauling time vs. construction time)
- Add more meetings to cover comprehensive plan updates or keep meetings to 2-hours and plow through?
- Need to be very specific about comprehensive plan update objective
  - what it is/what it is not when advertising meeting agenda
- Planning Commission has discretion to keep agenda fluid if all issues are not addressed within a meeting, can move some agenda items to next meeting

## **COMPREHENSIVE PLAN UPDATE TIMING (ESTIMATED)**

- July 2011 – Chap 1 & 2
- August 2011 – Chap 3 & 4
- September 2011 – Chap. 5, Nodes 1, 2a, 2b
- October 2011 – Chap. 5, Nodes 3,4,5
- November 2011 – Chap. 5, Node 6
- December 2011 – Chap. 5, Nodes 7 & 8 (pending staff input)
- January 2012 – Chap 5, Nodes 9,10,11 (possibly hold 6-month mini PC retreat)
- February 2012 –Chap. 5, Nodes 12, 13, 14
- March 2012 – General Policies (above Node 1 [pg 1&2] & after pg. 5 up to Chap. 6)
- April 2012 – Chap. 6 (STWP) & Chap. 7 (Cap. Improvements)
- May 2012 – Glossary & Misc. Comments
- June 2012 – Vote on changes

## ZONING ORDINANCE UPDATE DISCUSSION

- Can add discussion of zoning updates to 2011-2012 agenda if time permits
- Do we need to revisit cell phone tower policies?
- Should we ask to meet with landowners of potential billboard sites?
- How do we help encourage economic development?
- Should we consider a process to better vet representatives speaking at microphone?
- Address curb cuts on Roswell Rd. for safety
- Ask Main Street Alliance to come forward with specific ordinances for Planning Commission to address

## GOALS

- **To be at the table & involved with major planning initiatives for large capital projects (e.g. town center) \*\*\***
- Improve aesthetics (e.g. collective stormwater areas, buying billboard properties, burying/relocating utilities, building design standards)
- Surface ideas to make SS better
- **Consider incentives for economic development\*\*\***
- **Focus on any higher education opportunities\*\*\***
  - **Gwinnett**
  - **Medical College of GA**
- Streamline regulations & ordinances to provide incentives to businesses
- Future growth of Recreation & Parks
- See how we can work with public schools to achieve this with most bang for buck
- Get consensus on what vision is for future of Sandy Springs

(\*\*\* Indicates priority goals)

Comp Plan Update Schedule 2011

Task	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12
Revisions to Community Agenda														
Introduction & Chapter 1-2														
Chapters 3-4														
Chapter 5 - Nodes 1, 2a, & 2b														
Chapter 5 - Nodes 3, 4, & 5														
Chapter 5 - Nodes 6														
Chapter 5 - Nodes 7 & 8														
Chapter 5 - Nodes 9, 10, & 11														
Chapter 5 - Nodes 12, 13, & 14														
Chapter 5 - General Policy Updates														
Chapter 6-7														
Glossary														
Planning Commission Meeting														
City Council Work Session #1														
City Council Work Session #2														
Adoption of Community Agenda (City Council)														
Transmittal of Agenda and Plan to ARC														◆ **
◆ Milestone														
** Internal Deadline for Submittal														

Amendment Details	Page
<b>Introduction</b>	
Add City of Dunwoody	12
<b>Chapter 1 - Vision, Character Areas, and Future Land Use</b>	
Review Redevelopment vision	16
Change "plan" to "map" (1st sentence, 2nd paragraph)	23
Update Town Center redevelopment description with new boundaries, etc.	30
General update to Table 1.5. Also, LWR allows over 20 units/acre and commercial/office over 25,000 sf/acre. There needs to be an upper limitation on both, subject to waiver on certain conditions. (Use max densities existing in city; also example is Decatur...70 units/acre max)	34
Clarifications and updates to Future Land Use Plan Map categories	38
Update text and map to match each other (e.g. TCU, OH, and PRC categories)	39
Intro to living working categories. You require a transition where LW meets a protected neighborhood, but no transition where a particular LW abuts a less intense category.	40
Same problem with table. No upper limits on LWR. Both chart and notes need revision.	41
<b>Chapter 2 - Issues and Opportunities</b>	
<i>NO CHANGES RECOMMENDED</i>	
<b>Chapter 3 - Summary of Community Assessment and Planning Data</b>	
Review of population projections	68
Delete quotation mark - Last sentence, 1st paragraph of Economic Development & Redevelopment section	77
Update 2nd paragraph to discuss ChatComm	83
Update 5th and 7th paragraphs regarding parks	86
Add "for parks and recreation" in 1st paragraph	87
<b>Chapter 4 - Reference to Other Plans</b>	
Update Solid Waste section	91
Update CDBG section	92
<b>Chapter 5 - Policies</b>	
<b>Overview</b>	
Change "2004 Regional Development Guidebook" to "Development of Regional Impact (DRI) Checklist Guidebook"	93
Each section of Ch. 5 should clearly highlight whether it involves a Policy and/or an Objective. And if it involves an Objective, it should clearly state the measurement.	93
<b>Housing</b>	
#1 - ... (Housing Opportunities QCO, Section (3)(l))	93
#2 - (DRI Checklist Guidebook/Components of the DRI Checklist/Project/#2, #3, #4)	93
#6 - Change "live/work" to "live-work"	93
Add #13 - Policies on owner vs. renter occupancy in residential areas	94
<b>Homeless</b>	
Policy or Objective?	95
<b>Community Development</b>	
Update CDBG section	95
<b>Economic Development</b>	
Update reference to SSBA/SSRI (#9)	99
<b>Land Use</b>	

Amendment Details	Page
Add "Land Use Policies - General" section to include 1. Any applicant proposing a deviation from policies as a part of a land use petition shall be required to show appropriateness of request	100
Transportation policies (e.g. connectivity, sidewalks) - pull language CTP	100
<b>Land Use Policies - Living Working Areas</b>	
Additional LW Policy - 11. Mixture of uses should be within nodes, not necessarily on individual parcels (less than 3 acres) if assemblages are not created	108
Additional LW Policy - 12. Transition LW and LW, LW and less intense, LW and protected neighborhood	108
Additional LW Policy - 13. Density bonuses only apply to assemblages	108
Additional LW Policy - 14. max out of density is not required	108
Add detail from Transit-Oriented Development definition	108
Transit/MARTA?	108
<b>Node 1 - Windsor Parkway</b>	
Guidelines & Policies #6.a. clarify "significant"	109
Consistent with Suburban Overlay	109
<b>Node 2a - Long Island Drive/Franklin Road</b>	
Update FLU map to reflect correct node title	110
Guidelines & Policies #2 Office and residential only	110
Guidelines & Policies #5.a. clarify "significant"	110
Consistent with Suburban Overlay	110
<b>Node 2b - Glenridge Drive</b>	
Update FLU map to reflect correct node title	111
Guidelines & Policies #2 Office and residential only	111
Guidelines & Policies #5.a. clarify "significant"	111
Consistent with Suburban Overlay	111
<b>Node 3 - Belle Isle</b>	
Guidelines & Policies #6.a. clarify "significant"	112
West Belle Isle - change to R3-5 from back of LW parcels fronting Roswell Road to back of parcels fronting Lake Forrest	113
Expand Node 1 to include LW parcel on Hedden Street and O parcel on Windsor Parkway and NW Corner of Osner & Roswell Road	113
Consistent with Suburban Overlay	113
<b>Node 4 - Roswell Road from Lake Placid to Glenridge Drive</b>	
Update FLU map to reflect correct node title	114
Guidelines & Policies #1 - height inconsistent with Main Street District, include greenspace in last sentence	114
Clarify transitions to surrounding areas	114
Consistent with Main Street Overlay	114
<b>Node 5 - Powers Ferry at I-285 (North and South sides)</b>	
Update FLU map to reflect correct node title	116
Guidelines & Policies #1 - include greenspace in last sentence	116
Clarify transitions to surrounding areas	116
<b>Node 6 - PCID (Perimeter Community Improvement District - Live Work Regional Only)</b>	
Update FLU map to reflect correct node title	118
Change "Center" to "Community" in Boundaries section	118

<b>Amendment Details</b>	<b>Page</b>
Guidelines & Policies #3 - height limit should be set at 25 stories (?), The Community Regional designation says there is unlimited height. You all don't really mean that. I would put in a height limit with an escape hatch provided a stated density is not exceeded. You need to be explicit that additional height requires additional greenspace. Otherwise, you end up with what Spring Garden proposed.	118
Guidelines & Policies #4 - include greenspace	118
Guidelines & Policies #7 & 8 - should be subsections a. & b.	118
Guidelines & Policies #6.a. clarify "significant"	118
Clarify transitions to surrounding areas	118
Clarify ½ mile distance to MARTA for LWR (straight-line vs. walking distance, only on east side of GA-400); You may want to modify housing policies in transit oriented areas where the walk to a Marta station is more than 1/3 mile. A bus ride to a Marta station from the Lakeside development can take upwards of a 1/2 hour, making it not really pedestrian oriented. So the shading of LWR needs to be considered in light of the realities on the ground. A circle drawn around a Marta station that doesn't account for the road network set up is deceptive and leads to absurd results. Consider redrawing the LWR designation on the map to fix this. I recommend the LWR be drawn so that any property on it can be accessed by a Marta station on foot in less than 1/2 hour. If it takes longer, it shouldn't be so designated.	118
Transit/MARTA?	118
Update map based on 1/2 mile walking distance	119
5985 & 5995 Barfield Road - change from LWC to LWR due to Hammond half-diamond project (requested by property owner)	119
<b>Node 7 - Roswell Road and I-285 (Downtown)</b>	
Update FLU map to reflect correct node title	120
Update boundaries to reflect map	120
Guidelines & Policies #1 - limit height to 15 stories (example Decatur limits to 86 feet)	120
Guidelines & Policies #2 - clarify "significant", specify how much additional greenspace is required for bonuses (use same 1st paragraph as on page 123); You would also benefit from a statement that the increased density is dependent on combination of smaller platted lots and DOES NOT apply to pre-existing single family platted lots under prior plans and zoning ordinances.; guidelines. Need limits again in paragraph 1. Paragraph 2 should be rewritten. What are densities and heights of a significant nature? If you limit both density and height on the outside, then this could read "Densities and heights exceeding the standards provided shall not be approved for any project occupying less than four acres. For properties four acres and over, modifications of both density and height exceeding the limits of ___ are permitted, provided that for every additional ___ in density or ___ in height, an additional ___% of greenspace shall be required over the base requirement." or some such. As an alternative to the above paragraph, I like what appears at the top of page 123 as a standard.	120
Guidelines & Policies #3 - provide additional policies on transitions from LWR to LWC to LWN within node and from node to adjacent neighborhoods	120
Consistent with Main Street Overlay	120
<b>Node 8 - Town Center</b>	
Guidelines & Policies #5.f. - building heights not consistent with Main Street District	122
Guidelines & Policies #6.c. - delete reference to parking lots, rely on greenspace definition	122
Consistent/Matching with Main Street Overlay	122
Guidelines & Policies #7.a. - clarify "significant"	123
80, 90, & 120 Johnson Ferry Road - change from R1-2 to O	124
<b>Node 9 - Roswell Road and Vernon Woods Drive (Uptown)</b>	
Update FLU map to reflect correct node title	125

<b>Amendment Details</b>		<b>Page</b>
Change boundary from SS Circle to Cromwell Road (see map)		125
Guidelines & Policies #1. - building heights not consistent with Main Street District; include greenspace in last sentence		125
Guidelines & Policies #2. - Amend "elimination of consolidate" to "elimination or consolidation"; specify how much additional greenspace is required for bonuses (use same 1st paragraph as on page 123); include greenspace at end of sentence		125
Clarify transitions to surrounding areas		125
Consistent with Main Street Overlay		125
<b>Node 10 - Intersection of Abernathy Road and Roswell Road</b>		
Update FLU map to reflect correct node title		
Vision #2 - Change "Greenway" to "Linear Park"		127
Guidelines & Policies #1. - include greenspace in last sentence		127
Guidelines & Policies #3 - Change "Greenway" to "Linear Park"		127
Clarify transitions to surrounding areas		127
Consistent with Main Street Overlay		127
<b>Node 11 - Peachtree-Dunwoody Road, north of Abernathy</b>		
Update FLU map to reflect correct node title		
Guidelines & Policies #4 Office and residential only		129
Guidelines & Policies #3 - add parentheses to end of sentence		129
Clarify transitions to surrounding areas		129
Add LW policies		129
Transit/MARTA? PCID?		129
<b>Node 12 - Roswell Road and Dalrymple Road Intersection</b>		
Update FLU map to reflect correct node title		131
Guidelines & Policies - make 2nd paragraph #2 and update remaining		131
Guidelines & Policies #1. - include greenspace in last sentence		131
Guidelines & Policies #2. - add sentence about open and greenspace		131
Clarify transitions to surrounding areas		131
Consistent with Suburban Overlay		131
<b>Node 13 - Roswell Road and Northridge Road Intersection</b>		
Update FLU map to reflect correct node title		133
Guidelines & Policies - make 2nd paragraph #2 and update remaining		133
Guidelines & Policies #1. - include greenspace in last sentence		133
Guidelines & Policies #2. - add sentence about open and greenspace		133
Clarify transitions to surrounding areas		133
Consistent with Suburban Overlay		133
<b>Node 14 - Dunwoody Place and Roswell Road Intersection</b>		
Update text and map to match title above		135
Update boundaries to reflect map		135
Guidelines and Policies #1 - clarify that it only applies to LWR		135
Add Guidelines and Policies #2 for other LW and C areas, renumber remaining		135
Clarify transitions to surrounding areas		135
Consistent with Suburban Overlay		135
2.a. what is included in "streamlined processes"		137

Amendment Details	Page
<b>NEW - Land Use Policies - Institutional Uses</b>	
Allowed in any zoning district, but not on local streets and with proper screening and transition	138
<b>Land Use Policies for Other Specified Areas</b>	
#1 - 3rd line add "as shown on FLU map"	138
Add #3 - Hammond/Hilderbrand policies	138
Add #4 - Policies for residential lots at Glenridge Drive & I-285 (northwest quadrant)	138
<b>Livable Centers Initiatives (LCIs)</b>	
#3, 2nd bullet - update	139
<b>Community Facilities and Services</b>	
Fire Protection #4 - spell out ISO	141
<b>Recreation and Parks: Parks Improvement and Development</b>	
Objective #4 - change P&Z to Comm Dev	143
<b>Recreation and Parks: Greenways, Trails, and Linkages</b>	
Objective #2 - change greenway to linear park	145
Objective #4 - update the "Great Park"?	145
Objective #6 - spell out NPS & CRNRA	145
<b>Recreation and Parks: Partnering and Joint-Use</b>	
Objective #5 - spell out NPS & CRNRA	145
Objective #6 - add City of Dunwoody	146
<b>Related Plans and Programs</b>	
Update last 2 paragraphs	148
Update last sentence of 1st paragraph	149
Update Livable Centers Initiatives section	150
You cannot rely on aspiration phrases and cannot be quantified to support the city's position if challenged.	
<b>Chapter 6 - Implementation Program</b>	
General updates to Table 6.1	176
Table 6.2 - There are no Special Flood Hazard Areas Zones in the Zoning Ordinance	178
Update STWP list based on 10/19/10 adopted list	180
#11 - delete "r" from "Waste"	182
Update STWP table based on 10/19/10 adopted table	189
<b>Chapter 7 - Capital Improvements Element for Impact Fees</b>	
Check Fire Department Administration Offices square footage	208
Update Table 7.13	212
Check Police Station square footage	213
Update Table 7.18	215
Update Table 7.19 - Morgan Falls info	216
Update Table 7.25	220
Update Table 7.26 based on 10/19/10 adopted table	225
<b>Glossary of Planning Terms</b>	
Add - One Family, Attached/Detached, Multiple Family, Mobile Home (Table 3.6)	
Add - Protected Neighborhood	
Clarify - Open Space	

Amendment Details	Page
Clarify - Greenspace, Usable greenspace	
Add - Institutional Uses	
Add - Retail	
Add - Office	
Add - Service commercial	
Add - Arterial	
Add - Collector	
Add - Interstate Highway	
Add - State Route	
Add - Local Roads	
Clarify - Recreational Facilities, Active/Passive/Indoor	
Clarify - Athletic Field	
Add - Conservation	
Clarify - Design Guidelines	
Add - System Improvements	
Add - Project Improvements	
Clarify - Local Planning Requirements, required by state	
Clarify - Lot, Flag, check against Development Ordinance and Zoning Ordinance	
Clarify - Mixed-use Development	
Clarify - Node, why highway or collector?	
Clarify - Overlay District, check against Development Ordinance and Zoning Ordinance	
Clarify - Park, check against Development Ordinance and Zoning Ordinance	
Clarify - Pedestrian-Friendly, add "including, but not limited to..."	
Clarify - Playground	
Clarify - Streetscape, check against Zoning Ordinance	
<b>Miscellaneous Comments</b>	
Pedestrian Infrastructure - walkability policy w/ timing; town center; sidewalks and bike lanes	
Policy - infrastructure must be in place before development can occur	
Traffic problem areas - include transportation policies in plan	
More guidance on churches and schools in residential areas.	
Update technical appendix data	
Vision statement review	
Identify areas of concern (e.g. traffic issues, etc.) - Roswell Road, Powers Fy, churches/schools, infill, vacant buildings, city center	
Any deviation from plan recommendation would have to show appropriateness of proposal	
Roswell Road/I-285 Node to Glenridge policies	
North Springs MARTA station	
Building height	
Add "with subsequent amendments"	Cover

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Zoning Ordinance Rewrite Schedule 2011

Task	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13
City Council Work Session #1 (to adopt list of amendments to be completed based on staff, board, and public input and most recent updates to Comprehensive Plan)													
<b>PLANNING COMMISSION WORK SESSIONS</b>													
Planning Commission Work Session #1													
Article 3, Definitions													
Planning Commission Work Session #2													
Article 4, General Provisions													
Article 6, Single Family Dwelling Districts													
Article 7, Two Family and Multifamily Districts													
Article 8, Multiple Use District Regulations													
Article 9, Commercial District Regulations													
Article 11, Planned Unit Districts													
Planning Commission Work Session #3													
Article 19, Administrative Permits & Use Permits													
Planning Commission Work Session #4													
Article 22, Appeals													
Article 28, Rezoning and Other Amendment Procedures													
Planning Commission Work Session #5													
Article 33, Signs													
Chapter 103, Development Regulations													
<b>PLANNING COMMISSION REGULAR MEETINGS</b>													
Planning Commission Regular Meeting (to take action on final recommendations)													
<b>CITY COUNCIL WORK SESSIONS</b>													
City Council Work Session #1													
Article 3, Definitions													
City Council Work Session #2													
Article 4, General Provisions													
Article 6, Single Family Dwelling Districts													
Article 7, Two Family and Multifamily Districts													
Article 8, Multiple Use District Regulations													
Article 9, Commercial District Regulations													
Article 11, Planned Unit Districts													
City Council Work Session #3													
Article 19, Administrative Permits & Use Permits													
City Council Work Session #4													
Article 22, Appeals													
Article 28, Rezoning and Other Amendment Procedures													
City Council Work Session #5													
Article 33, Signs													
Chapter 103, Development Regulations													
<b>CITY COUNCIL REGULAR MEETINGS</b>													
City Council Regular Meeting (to adopt final amendments)													

◆ Milestone

Section	Amendment Details	Amendment Type
<b>Article 3, Definitions</b>		
3.6, F	Finished (e.g. fences and walls) needs to be clarified; includes finishes for different types of structures (if necessary)	Clarification
Entirety	Definitions to be added/changed - public, major thoroughfare, boundary line, public playing field, government building owned and/or occupied by such government, civic center, arterial, collector, any other road classification terms, net	Clarification
	Net, group residence	Clarification
	define - neighborhood	Clarification
	reconsider restaurant definitions (e.g. restaurant, fast food, bar, nightclub)	Policy
	"Religious Assemblies: A site or facility maintained by a bona fide religious group for the primary purpose of religious worship, study, prayer or other religious practices of such religious group. Religious assemblies include but are not limited to churches, temples, mosques, synagogues and retreat centers."	Policy
<b>Article 4, General Provisions</b>		
4.6., Refuse Areas	ADD NEW PARAGRAPH - For properties where a public safety issue has been identified by the Sandy Springs Police Department, an alternative refuse area screening plan may be approved by the Director of Community Development. For such properties, the owner shall be required to submit a formal request for review to the Police Department which shall include detail of the observed safety issue. Should an alternative screening plan be approved, said plan shall be effective until such time the Police Department determines a safety issue no longer exists.	Policy
Section 4.11, Fences and Walls	Further staff review of height based on grade (e.g. finished versus established/original) and fences on top of retaining walls	Policy
<b>Article 6, Single Family Dwelling Districts</b>		
6.1.1, R-1	delete s from lands	Clarification
<b>Article 7, Two Family and Multifamily Districts</b>		
7.1, Two Family	change all references to "Two Family" to "Duplex"	Clarification
7.2.3.E, Townhouse Residential	clarify	Clarification
7.3.1.A-D, Medium Density Apartment	clarify	Clarification
7.4.1.A-D, Medium Density Apartment	clarify	Clarification
<b>Article 8, Multiple Use District Regulations</b>		
	Request for staff to analyze ratio for mix of uses	Policy
	Question about service stations interior to parking decks, etc. since by definition they include the sale of gasoline	Clarification
8.1.3.E, O-I	explain minimum lot size	Clarification
<b>Article 9, Commercial District Regulations</b>		

Section	Amendment Details	Amendment Type
9.1.1, C-1	reword second sentence	Clarification
9.1.2.A.46, C-1	move recycling centers to C-2	Policy
<b>Article 11, Planned Unit Districts</b>		
11.4.1.N.2, CUP	reconsider common outdoor area, specifically related to developments between 10 and 20 acres	Policy
11.2.1, NUP	reconsider open space requirements	Policy
11.2.4.C, NUP	reasoning behind acreage	Clarification
11.2.4.K, NUP	clarify	Clarification
11.3.1.C, MHP	reasoning behind 2 year limit, delete	Policy
<b>Article 12B, Sandy Springs Overlay District</b>		
??? 12B.3.C, DRB Review for compliance	A land use or variance petition can be held if the applicant does not appear before the Design Review Board. Additionally, the DRB must have taken an action on the case before it can be forwarded to the Planning Commission or the Board of Zoning Appeals.	Policy
12B.3.C, DRB Review for compliance	Master Plan reviews rather than reviews for every type of permit. DRB 10/23 -- Meet with Nancy beforehand	Policy
	Overlay District (Rec'd from Council 01/13/09) Help businesses: tax rebate, waiver permit/impact fee, 50/50 split, LCI funding, don't piecemeal, CID/TAD, be equitable, case by case, scale down requirements in suburban areas, priority on Town Center.	Policy
12.B.7	M-1 Prohibited Use in SSOD	Scrivener's Error
12B.5. C.2., Accessory Structures and Screening	ADD NEW PARAGRAPH - For properties where a public safety issue has been identified by the Sandy Springs Police Department, an alternative refuse area screening plan may be approved by the Director of Community Development. For such properties, the owner shall be required to submit a formal request for review to the Police Department which shall include detail of the observed safety issue. Should an alternative screening plan be approved, said plan shall be effective until such time the Police Department determines a safety issue no longer exists.	Policy
12B.2. F.	CHANGE - When a portion of any parcel, lot, property, or development falls within the boundary of the overlay district, the entire development shall meet these standards.	Policy
<b>Article 18, Off-street Parking and Loading</b>		
Entirety	Review and rewrite of all parking standards to include required minimums, incentives, etc. For example, Assembly uses, including places of worship, should have one standard as recommended by Attorney Henderson (1 space per 3 fixed seats plus 1 per 100 square feet outside main assembly OR 1 per 100 square feet of gross building area). Also consider adding standards for uses such as automated teller machines, bed & breakfasts, carwashes, nurseries, shopping centers, handicapped requirements, stacking for drive-thrus. See attached "Initial Parking Recommendations" document.	Policy
<b>Article 19, Administrative Permits &amp; Use Permits</b>		
19.3.15, Temporary Structures	Portable toilets required to maintain a 200 foot setback from existing dwellings; needs to be reevaluated.	Policy

Section	Amendment Details	Amendment Type
	After Dunwoody Country Club case decided  Any netting shall be delineated on plan and applicant shall justify need for additional height pursuant to safety requirements (use something similar to dumpster pick-up hours variance)	Policy
	Combine??? Self storage mini and multi	Policy
	Add noise restrictions to stadium and recreational field sections	Clarification
Various	Clarify that net analysis to be completed by a registered professional	Clarification
19.4.20, Group Residence	Add square footage minimums for Group Residences	Policy
	Clarify difference between clubs and country clubs, including zoning districts	Clarification
19.2.3.1, Applications	Last sentence, not reflective of actual process	Clarification
19.2.5, Additional Restrictions	2nd sentence - minimum 10 feet	Policy
19.3.1.B.1, Adult Establishments	insert districts rather than properties	Clarification
	Reference maximum fence height in ordinances where minimum fence sizes are required	Clarification
19.3.2 & 19.3.4	club/golf course - 8 a.m. not early enough	Policy
19.3.5, Guest House	guest house - minimum lot size, revise square footage limitations	Policy
19.3.10, Relocated Residential Structure	should apply in all districts	Policy
19.3.7, Rapid Rail Transportation Station	should be use permit	Policy
19.3.11 & 19.3.12, Recreational Courts	recreational courts should not be permitted in side yard	Policy
19.3.15 & 19.3.16, Swimming Pool	reconsider setback and location for pool equipment, require public notice	Policy
19.3.17, Temporary Classroom	limit number of renewals permitted to 2	Policy
19.4.3, Agricultural Related Activities	reconsider local street access, further restrict hours	Policy

Section	Amendment Details	Amendment Type
19.4.4, Aircraft Landing Area	further restrict hours	Policy
19.4.7, Amphitheater	explanation for 600 foot setback	Clarification
	heights for telecommunications permits	Policy
19.4.13.6, Composting	clarify	Clarification
19.4.14.8, Country Inn	size of sign permitted, let sign ordinance regulate	Policy
19.4.35, Race Track	require larger acreage	Policy
19.4.32, Nursing Home	reconsider R-6 allowance	Policy
19.4.40, School	require larger acreage, #9 for any sports related netting	Policy
19.4.44, Stadium (Offsite)	reconsider hours of operation, lighting	Policy
<b>Article 22, Appeals</b>		
22.13.9, Public Notification	The failure of an applicant or agent to post notice as provided in this Section 22.13.9(2) on two (2) consecutive occasions in connection with an application shall be considered willful disregard of the applicant's obligation to comply with this Ordinance. In such event, the application shall be denied pursuant to Section 22.13.10 herein, and shall be subject to all provisions herein relating to denied applications.	Policy
<b>Article 28, Rezoning and Other Amendment Procedures</b>		
??? 28.3, Public Hearing & Notice Requirements	A land use or variance petition can be held if the applicant does not appear before the Design Review Board. Additionally, the DRB must have taken an action on the case before it can be forwarded to the Planning Commission or the Board of Zoning Appeals.	Policy
28.10 & 28.11	Zoning Expiration Procedures	Policy
	Public Participation requirements - revise process. <b>See attached "2010 Community Meeting Analysis" document.</b>	Policy
28.3, Public Hearing & Notice Requirements	The failure of an applicant or agent to post notice as provided in this Section 28.3 on two (2) consecutive occasions in connection with an application shall be considered willful disregard of the applicant's obligation to comply with this Ordinance. In such event, the application shall be denied, and shall be subject to all provisions herein regarding denied applications.	Policy
<b>Article 33, Signs</b>		
Section 20, Nonconforming Signs	Add language re: if structure abandoned for 1 year or more, then grandfathering lost (see 4.3.1.C.5)	Policy
	Signs during Vacany - extend permit period beyond 2 90-day permits per calendar year	Policy

Section	Amendment Details	Amendment Type
Definitions	Billboard: A permanent structure sign [with a display face exceeding ___ square feet] [in a fixed position] which meets any one or more of the following criteria: 1) it is used for the display of offsite commercial messages; 2) it is used for general advertising for hire, in contrast to self-promotion; 3) it is not an accessory or auxiliary use serving a principal use on the same parcel, but rather is a separate or principal use of the parcel; 4) it is a profit center on its own, and in the case of multiple principal uses on the same parcel, the sign is distinct from the main operations of the principal use on the parcel. [Signs within an area controlled by a master sign program which display messages pertaining to establishments within the same sign program area are not billboards.] [Signs within a redevelopment area are not billboards if they display only noncommercial messages and commercial messages relating to establishments within the same redevelopment area.]	Policy
<b>Chapter 103, Development Regulations</b>		
Section 103-107, Retaining Walls	Provide requirement for finished of cinder blocks, poured concrete, etc. when facing residential properties	Policy
<b>Miscellaneous</b>		
	Alcoholic Beverage -- Signs; Distance to property line rather that door to door	Policy
	Shopping Cart Ordinance	Policy
	¼ mile mailing requirement (Article 28)	
	Update ZO with BOA meeting process	
	Form Based Zoning	
	Neighborhood Representatives - more formal process or some sort of authorization form	Policy
	Roadway classifications - in ZO, Comp Plan, and Transportation Element	Clarification
	Post signs for administrative permits and administrative variances	Policy
	Analysis/discussion of setbacks, minimum square footages, lot sizes	Clarification
	kennel/other animal control - review all ordinances	Policy
	All concrete block shall be finished/faced	Policy