

2020 Board of Appeals & Planning Commission Retreat

March 6, 2020



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2020 Board of Appeals & Planning Commission Retreat

Friday, March 6, 2020, 9:00 AM-2:15 PM

Sandy Springs City Hall, Terrace Meeting Rooms A & B, 3rd Floor

Revised Agenda

Approximate Start Time	Subject	Presenter(s), Title(s)
9:00 AM	Welcome	Ginger Sottile, Community Development Director Jim Tolbert, Assistant City Manager
9:00 AM	Overview of the Decision Process	Dana Maine, General Counsel at Freeman Mathis & Gary
9:30 AM	Update on the City of Sandy Springs in 2019 and So Far in 2020	Ginger Sottile, Community Development Director
9:40 AM	2020 Mayor & City Council Priorities	Kristin Byars Smith, Assistant City Manager
10:10 AM	Update on Recreation and Parks	Michael Perry, Director of Recreation & Parks
10:30 AM	Break	
10:50 AM	Overview of Planning & Zoning, Boards & Commissions, and the Decision-Making Process	Matthew Anspach, Senior Planner Alexandra Horst, Planner II Madalyn Smith, Planner I
11:30 AM	Overview of Development Code Text Amendments	Matthew Anspach, Senior Planner
12:00 PM	Lunch	
	Overview of How to Conduct a Public Meeting	Rusty Paul, Mayor
1:00 PM	Overview of Code Enforcement	Yvonne Smith, Code Enforcement Manager
1:20 PM	Update on Economic Development and North End Revitalization	Andrea Worthy, Economic Development Director
1:40 PM	Update on Transportation and TSPLOST	Kristen Wescott, Traffic / Transportation Unit Manager Allen Johnson, TSPLOST Program Manager
2:15 PM	Closing Remarks	Ginger Sottile, Community Development Director

Welcome

Ginger Sottile

Jim Tolbert



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Overview of the Decision Process

Dana Maine



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Update on the City of Sandy Springs in 2019 and So Far in 2020

Ginger Sottile



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Customer Service

Community Development Service Enhancements

- Surveys collected quarterly, one division per month
- Hosted seven Build Sandy Springs Seminars
- EnerGov software now able to accept all permit types online

Continue Community Development customer service random sampling survey

Continue Build Sandy Springs Seminars

Improve building/land development permit process and continue to evolve Electronic Plan Review

Community Appearance

Implement 7-year amortization schedule for vehicle related uses

Natural Resource Protection

Host seminars on low-impact, sustainable development practices

Builders Series Seminars

March 18, 2020	2018 International Residential Code (IRC) Changes	9:00 AM-4:00 PM
April 22, 2020	EnerGov Citizen Self Service (CSS) Registration and Training	9:00 AM-11:00 AM
May 27, 2020	Proper Wood Connector Design and Installation	9:00 AM-11:00 AM
June 17, 2020	GA Stormwater Management Updates & Erosion Controls	9:00 AM-11:00 AM
July 8, 2020	Residential Deck Construction (2018)	9:00 AM-11:00 AM
August 12, 2020	Surveyor Site Plan Design Requirements & Submittals	9:00 AM-11:00 AM
September 23, 2020	Outdoor Sustainability & Green Infrastructure at Home	9:00 AM-11:00 AM
October 29, 2020	Residential Construction 101 (2018 IRC Update)	9:00 AM-11:00 AM
November 12, 2020	Swimming Pool Design and Submittal Requirements	9:00 AM-11:00 AM

2020 Mayor & City Council Priorities

Kristin Byars Smith



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City Council Adopted Priorities

PUBLIC SAFETY

TRANSPORTATION

ECONOMIC DEVELOPMENT

DOWNTOWN DEVELOPMENT

COMMUNITY APPEARANCE

SUSTAINABLE GROWTH

WATER RELIABILITY

NATURAL RESOURCE PROTECTION

NORTH END REDEVELOPMENT

RECREATION AND CULTURAL ENHANCEMENT



Customer Service

Customer Service 2020 Priorities

Continue deployment of the Unified Platform

Continue Community Development customer service random sampling survey

Continue Build Sandy Springs Seminars

Improve building/land development permit process and continue to evolve Electronic Plan Review

Develop monthly Public Works "all hands" customer service review meeting

Public Safety

Police 2020 Priorities

Continue Traffic Safety Campaign

New police headquarters & court facility

Leverage technology to reduce crime

Fire Rescue 2020 Priorities

Continue to provide premier customer service in Fire Suppression, EMS, Rescue Operations, Prevention, & Education

Ensure emergency response arrival times are within 8 min. or less, 90% of the time

Expand community partnerships and education programs

Advance opportunities to better utilize data and technology

Evaluate options for cost recovery

Fire Rescue 2020 Priorities

Identify opportunities to implement additional safety procedures to reduce exposure to harmful carcinogens

Begin self-assessment for the Commission of Fire Accreditation International accreditation process

Create a Fire Department Strategic Plan

Begin construction of Station #2; identify property for Station #1 and Station #5

Implement pre-emption project to improve response times

Complete Phase II Apparatus Replacement Project

Public Safety 2020 Priorities

Explore options for public safety cellular service with AT&T FirstNet

Construct back-up 911 Center at City Hall

Begin Next Generation 911 and complete by Jan 2021

Complete Trowbridge Field Service Emergency Operations Center

Advance interim and long term improvements for the Lake Forrest Dam

Award construction of the Peachtree-Dunwoody at Telford Roadway Improvement project

Community Appearance

Community Appearance 2020 Priorities

Implement 7-year amortization schedule for vehicle related uses

Maintain high standards citywide; along GA400 and I-285

Construct targeted beautification projects

Partner with Keep North Fulton Beautiful to implement Recycling Center Master Plan and Study recommendations

Sustainable Growth

Sustainable Growth 2020 Priorities

Advance access to transit streetscape & sidewalk projects

Continue T-SPLOST Last Mile Connectivity projects

Implement appropriate Connected Vehicle technologies

Begin Roswell Road Access Management Study

Execute 2020 Census Outreach Plan

Conduct a housing needs assessment

Natural Resource Protection

Natural Resource Protection 2020 Priorities

Create Citywide Sustainability Plan

Utilize tree fund to plant at least 300 trees

Facilities – Utilize Energy Manager and Building Automation Systems to track and reduce energy use

Conduct waste reduction assessment of Public Works activities

Natural Resource Protection 2020 Priorities

Host seminars on low-impact, sustainable development practices

Develop streambank restoration project

Enhance stream sampling and inspection to advance impaired stream de-listing goals

Complete Nancy Creek Watershed Improvement Plan Green Infrastructure Supplement

Transportation

Transportation 2020 Priorities

Continue T-SPLOST program delivery

Coordinate and advocate for the City's interests on GDOT major regional transportation efforts

Develop Transportation Master Plan update

Execute major ATMS projects and ITS Master Plan efforts

Transportation 2020 Priorities

Implement major federally-funded projects in coordination with GDOT

Advance intergovernmental projects of regional interest

Maintain focus on traffic safety and execute studies to identify opportunities for accident reduction

Execute core business functions including paving, guardrail repair, roadway striping, and capital stormwater

Recreation & Cultural Enhancement

Recreation & Cultural Enhancement 2020 Priorities

Implement Trail Master Plan

Hammond Park synthetic turf replacement & stormwater/erosion control

IGA project for Sandy Springs Middle School

Allen Road playground replacement and park master plan

Morgan Falls Athletic Complex improvements

Expand environmental/outdoor and special needs programming

Recreation & Cultural Enhancement 2020 Priorities

Establish Rebranding and Annual Marketing Plan to begin with Season 3 Announcement

Complete & Implement Arts Center Development and Business Plans

Install new audio components to eliminate rentals, solve audio issues, and streamline production process

Establish Arts Education Plan

Continue City Green Live performances

Economic Development

Economic Development 2020 Priorities

RECRUITMENT

Complete wayfinding project for implementation plan and FY21 Budget

Complete 5-year economic development strategy

Continue marketing collaborations with regional partners

Possible 2020 trade mission to Israel led by state & regional partners

RETENTION

Meet with 60+ existing businesses

Continue quarterly communication efforts

Downtown Development

Downtown Development 2020 Priorities

Complete Sandy Springs Circle Streetscape from Hammond to Mt. Vernon

Provide recommendations to City Council from City Springs Hotel RFQ

Engage firm to conduct downtown parking study

Determine Cultural Center Next Steps

North End Redevelopment

North End Redevelopment 2020 Priorities

Complete North End conceptual design project and provide recommendations for development code and incentives

Establish North End Revitalization Zone

Create marketing collateral highlighting opportunities in the North End

Design Roswell Road Boulevard

Complete River Access Study

Water Reliability

Water Reliability 2020 Priorities

Evaluate alternatives and possible options for water system operations

Update on Recreation and Parks

Michael Perry



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Budget

- Operating Budget \$4,000,000
- Capital Projects \$2,700,000

Staffing

- Full-time 10
- Part-time 50

Partner Providers

- Sandy Springs Tennis Center
- Hammond Park Gymnastics
- High Country Outfitters



Recreation and Parks Master Plan

Top 5 Facility Priorities

- Hiking Trails
- Multi-Use Trails
- Dog Parks
- Community Gardens
- Indoor Pool

Top 5 Programming Priorities

- Fitness & Wellness Programs
- Community Special Events
- Art Classes
- Performing Arts
- Outdoor & Nature Programs

Recreation and Parks Programs



New Forest Family Outdoor Programming



New Summer Camp Programming, 7 weeks



Youth Basketball, Six schools, 2nd – 5th grades



Events for Residents with Disabilities



**Youth Track and Field
85 Children, 7-14 years old**



**Youth Soccer, Five schools,
Pre-K – 5th grades**

Recreation Facilities

- Sandy Springs Tennis Center
- Hammond Park
- Morgan Falls Overlook Park
- Morgan Falls Athletic Complex
- Allen Road Park
- Ridgeview Park
- Crooked Creek Park – coming soon
- Trails – PATH – Marsh Creek
- River Shore Floodplain



Recreation Facilities

- Fulton County Board of Education Intergovernmental Agreements
- Ison Springs Elementary School
- Windsor Meadows Park
- Morgan Falls Dog Park
- Heritage Sandy Springs
- City Springs
- Abernathy Greenway South & North
- Abernathy Park and Arts Center
- Marsh Creek Rain Garden



Break



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Overview of Planning & Zoning, Boards & Commissions, and the Decision-Making Process

Matthew Anspach

Alexandra Horst

Madalyn Smith



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Planning & Zoning

What Does Planning & Zoning Do?

- Administers implementation of the Development Code
- Reviews proposed land use and development projects
- Processes cases:
 - Variance (V)
 - Stream Buffer Variance (V)
 - Appeal (AP)
 - Character Area Map Amendment (CA)
 - Zoning Map Amendment (Rezoning) (RZ)
 - Conditional Use Permit (U)
 - Beneficial Use Determination (BU)
- Drafts Text Amendments (TA)
- Assists Boards & Commissions, developers, businesses, residents

Development Code

- Combined zoning ordinance and development regulations
- Defines vision for growth
- Removed conditions of zoning, with some exceptions (Sec. 1.1.9.)



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DEVELOPMENT CODE

CITY COUNCIL ADOPTED

August 15, 2017

Development Code Articles

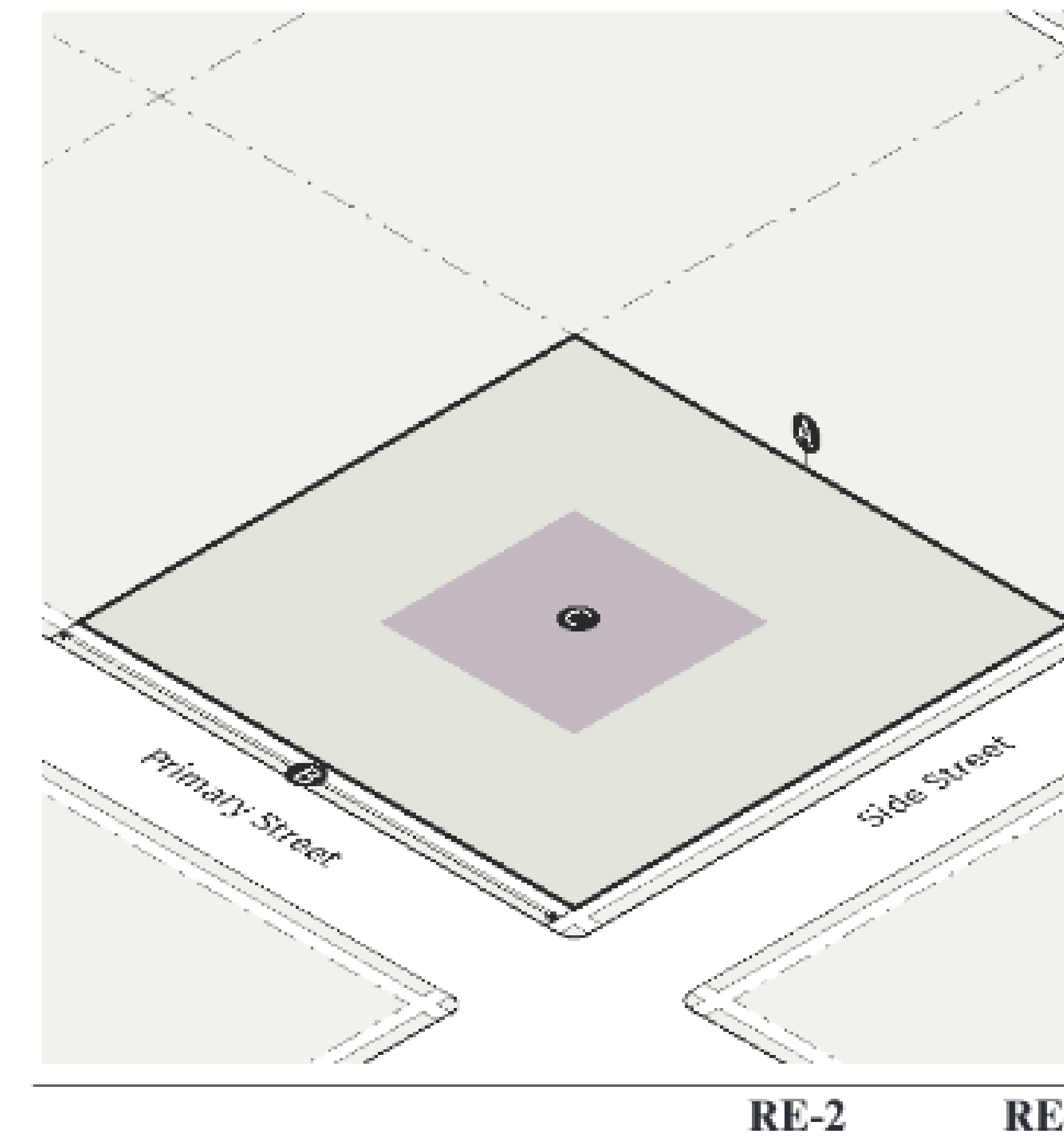
- Article 1. Introductory Provisions
- Article 2. Protected Neighborhoods
- Article 3. Urban Neighborhoods
- Article 4. Corridors & Nodes
- Article 5. Perimeter Center
- Article 6. Rules for All Districts
- Article 7. Use Provisions
- Article 8. Site Development
- Article 9. Environmental Protection
- Article 10. Streets & Improvements
- Article 11. Administration
- Article 12. Definitions

Lot Parameters (Articles 2. through 6.)

- Area
- Width
- Lot coverage
 - Buildings and impervious surfaces
- Outdoor amenity space
 - Common outdoor area (e.g., gardens, parks, greens, seating, plazas)

Div. 2.2. Residential Estate (RE-2, -1)*

SEC. 2.2.1. LOT PARAMETERS

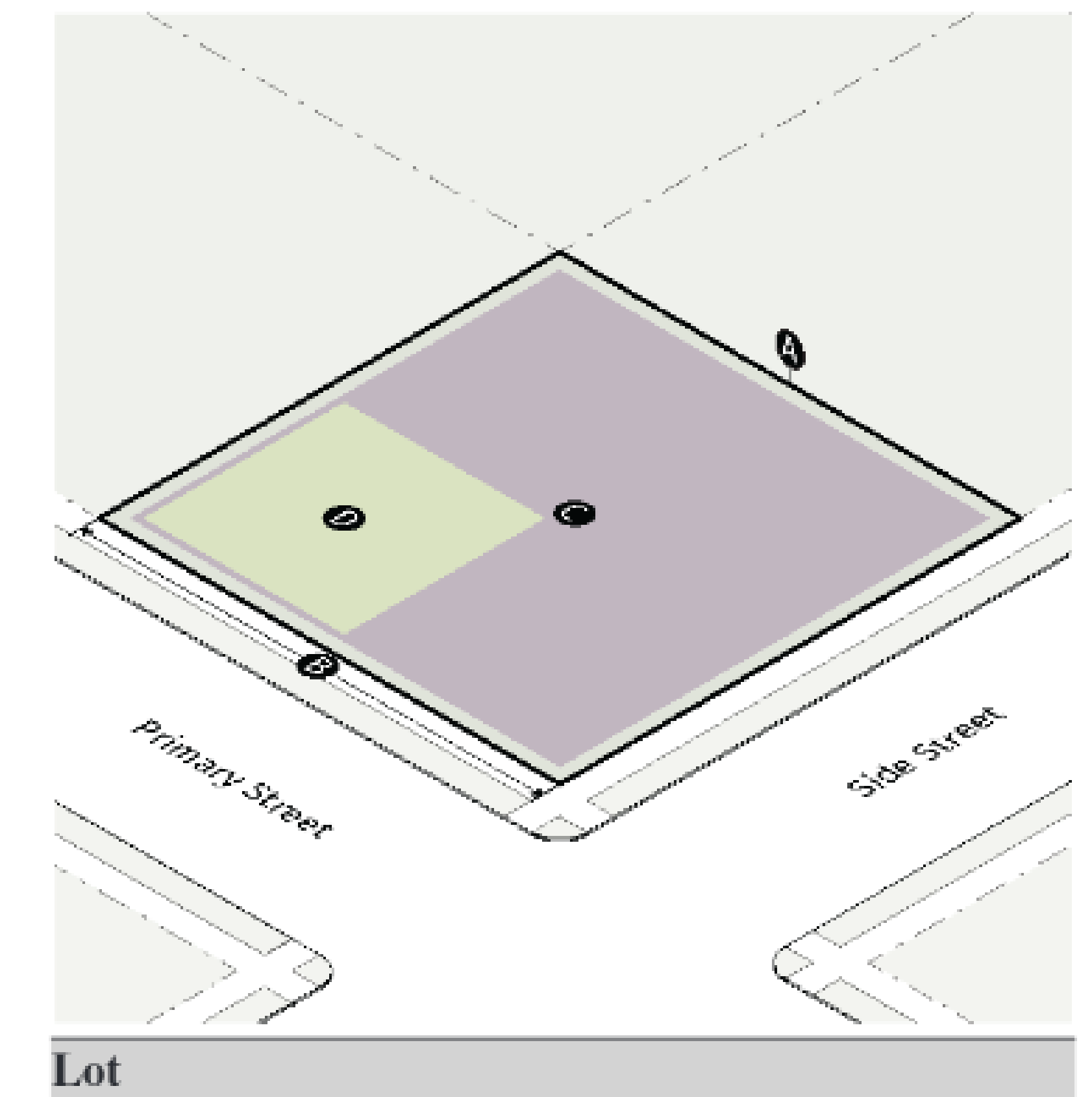


Lot		
A Area		
Single unit detached	2 acre min	1 acre min
All other allowed uses	10,000 SF min	10,000 SF min
B Width		
Single unit detached	200' min	150' min
All other allowed uses	100' min	100' min
Coverage		
C Lot coverage		
Residential use	25% max	25% max
All other principal uses	By use permit	
D Canopy coverage		
Residential use	35% min	35% min
All other uses	40% min	40% min

(Ord. of 4-17-2018(3), § 2-3)

Div. 4.4. Commercial Mixed Use (CX-)

SEC. 4.4.1. LOT PARAMETERS



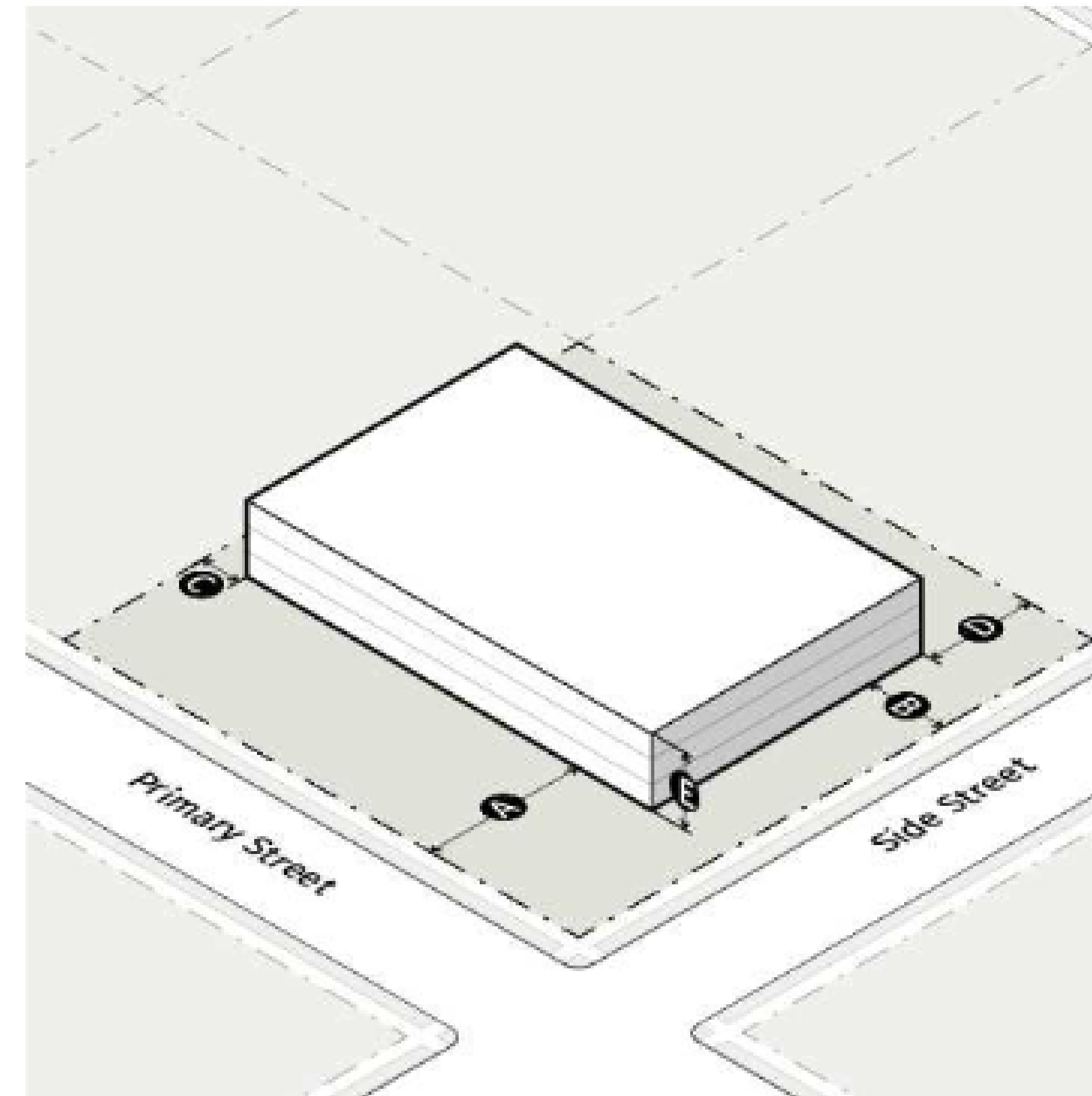
Lot		
A Area		
Single unit attached	1,300 SF min	
Multi-unit	7,500 SF min	
All other allowed uses	7,500 SF min	
B Width		
Single unit attached	16' min	
Multi-unit	75' min	
All other allowed uses	75' min	
Coverage		
C Lot coverage	85% max	
D Outdoor amenity space	Required	
E Canopy coverage		
Residential use	35% min	
All other uses	40% min	

(Ord. of 4-17-2018(3), § 4-5; Ord. No. 2019-01-04, § 1, 1-15-2019)

Placement (Articles 2. through 6.)

- Building setbacks
- Build-to zone
 - Similar to setback but a zone where the building has to be
- Parking setbacks

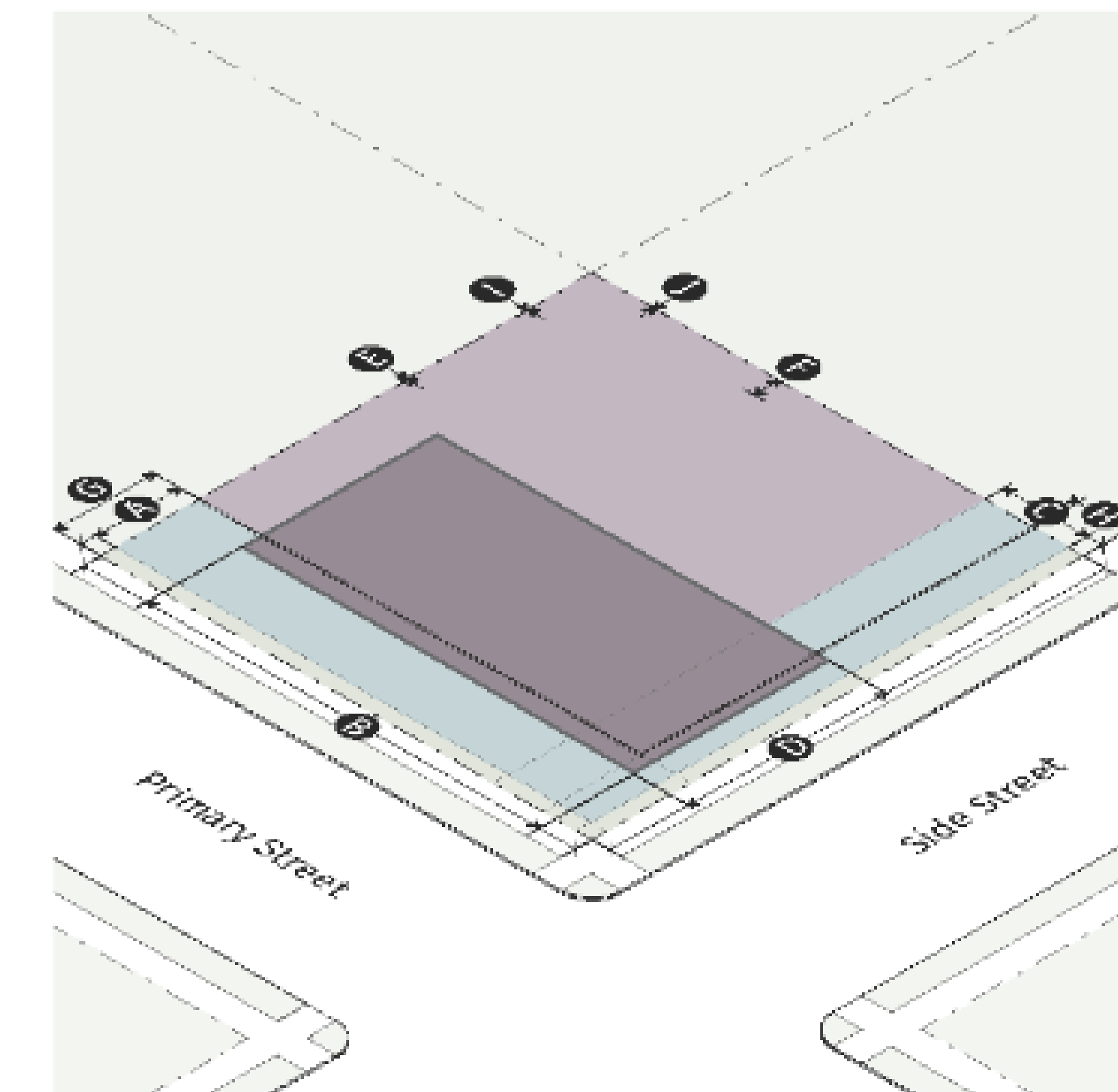
SEC. 2.2.2. PLACEMENT AND HEIGHT



	RE-2	RE-1
Building Setbacks		
A Primary street	60' min	60' min
B Side street	40' min	30' min
C Side: common lot line	25' min	15' min
D Rear: common lot line	50' min	40' min
Building Height		
E Single-unit detached dwelling	3 stories/40' max	
All other principal uses	By use permit	

(Ord. of 4-17-2018(3), §§ 2-4, 2-5)

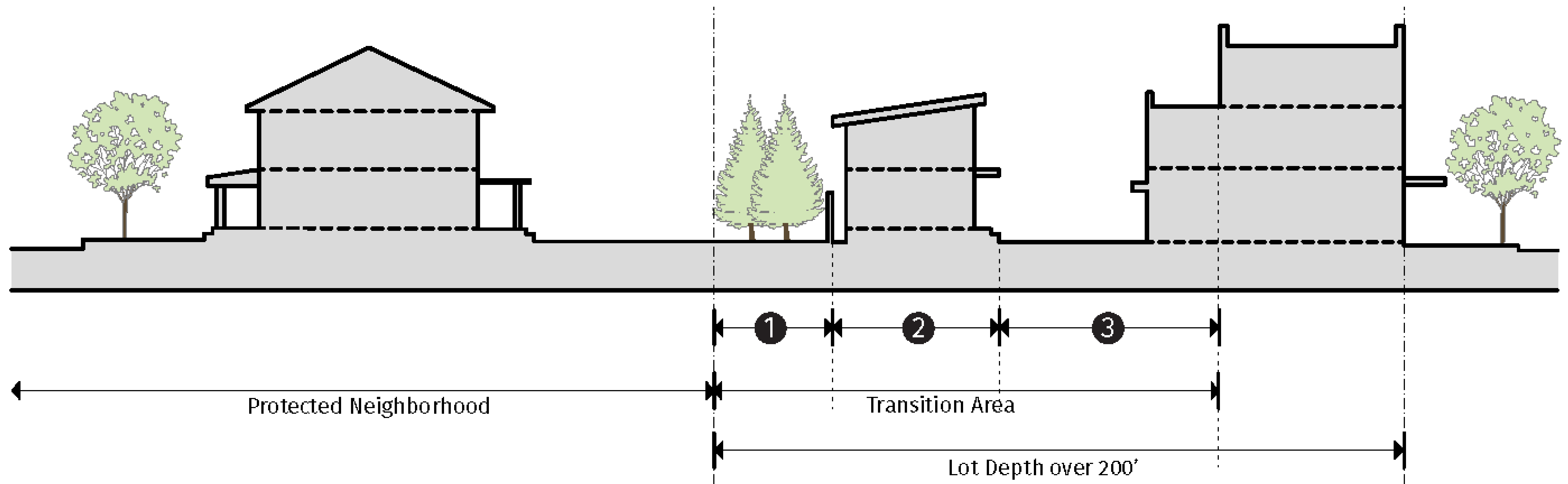
SEC. 4.4.2. BUILDING PLACEMENT



Build-to Zone		
A Primary street	3' min/20' max	
B % of building facade in primary street build-to zone	80% min	
C Side street	3' min/20' max	
D % of building facade in side street build-to zone	40% min	
Side and Rear Building Setbacks		
E Side: common lot line	0' min	
Side: alley	5' min	
F Rear: common lot line	0' min	
Rear: alley	5' min	
Abutting a Protected Neighborhood	see Div. 6.4	
Parking Setbacks		
G Primary street	20' min	
H Side street	10' min	
I Side: common lot line/alley	0' min	
J Rear: common lot line/alley	0' min	
Abutting a Protected Neighborhood	see Div. 6.4	

Protected Neighborhood Transitions (Division)

- Located between almost any single-family residence and a higher-density development
- Undisturbed buffer
- Restricted uses



Allowed Use Table (Division 7.2.)

P: Permitted

L: Limited

C: Conditional Use Permit

—: Not Permitted

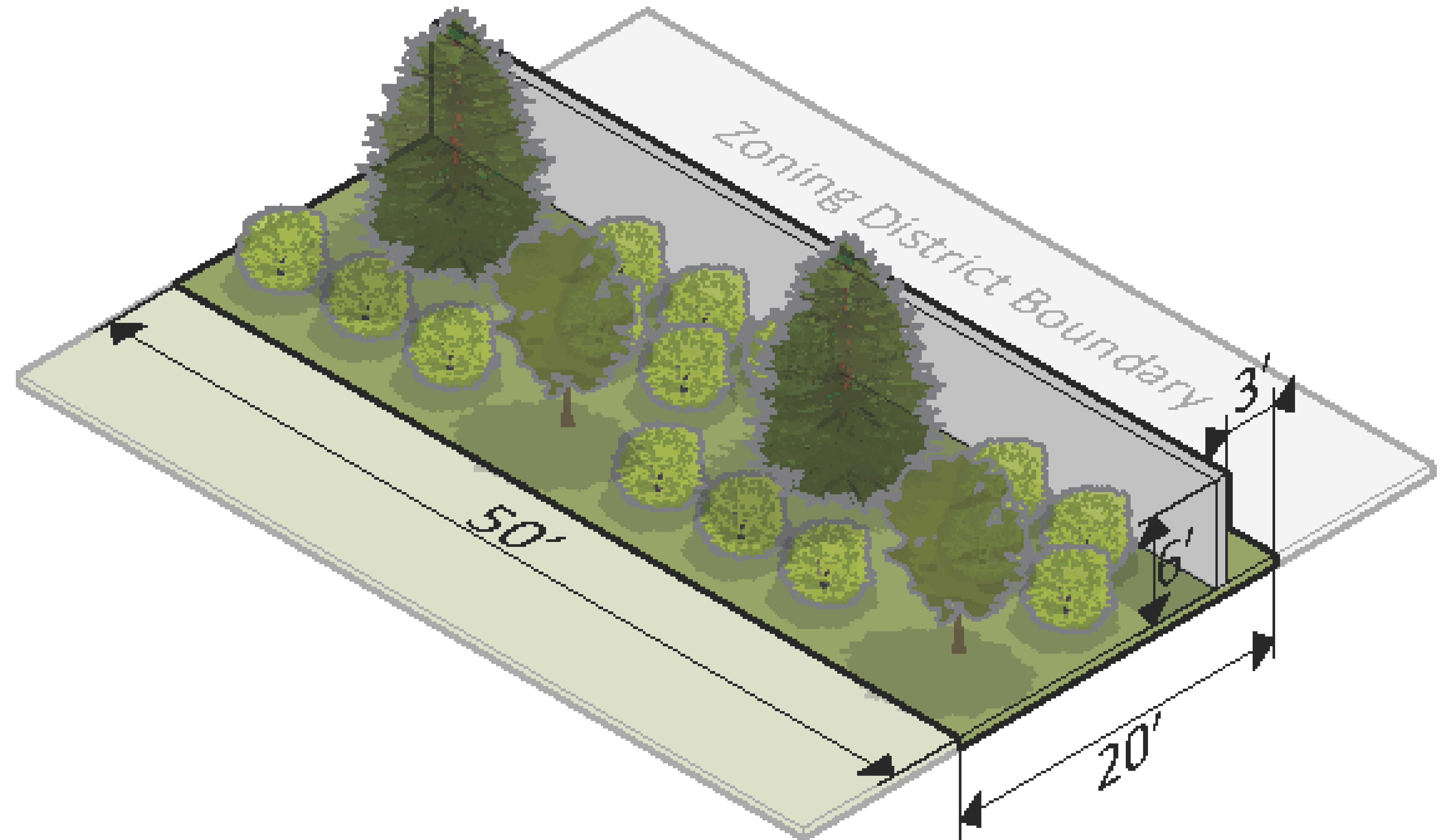
Allowed Use Table	Protected Neighborhood				Urban Neighborhood				Corridors & Nodes				Perimeter Center				Definition/Standards			
	RE	RD	PK	CON	RU	RT	RM	RX	ON-	OX-	CX-	SX-	TX-	CS-	IX-	CC-		PR-	PX-	PM-
Residential Uses																				
Household Living																				Sec. 7.3.1
Single unit detached	P	P	—	—	P	P	L	—	L	L	L	L	L	L	L	L	L	L	L	Sec. 7.3.1.B
Single unit attached	—	—	—	—	—	P	P	P	P	P	P	P	P	P	P	P	P	L	L	Sec. 7.3.1.E
Multi-unit	—	—	—	—	—	—	P	P	—	—	P	P	P	P	P	P	P	P	P	Sec. 7.3.1.F
Live/work	—	—	—	—	—	—	P	P	—	—	P	P	P	P	P	—	P	P	P	Sec. 7.3.1.G
Group Living, except as listed below:	—	—	—	—	—	—	P	P	—	P	P	P	P	P	P	P	P	P	P	Sec. 7.3.2
Personal care home, up to 3 residents	L	L	—	—	P	P	P	P	—	P	P	P	P	P	P	P	P	P	P	Sec. 7.3.2.E
Personal care home, 4 or more residents	C	C	—	—	C	C	C	C	—	C	C	C	C	C	C	C	C	C	C	Sec. 7.3.2.E
Rehabilitation or Treatment Facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	—	—	—	Sec. 7.3.4

Residential Accessory Structures (Section 7.8)

	Minor Accessory	Major Accessory
Examples	<ul style="list-style-type: none"> Gazebo, outdoor kitchen, detached carport, tree house (unconditioned), play structure, pool/spa 	<ul style="list-style-type: none"> Cabana, shed, pool house, detached garage
Location	<ul style="list-style-type: none"> Allowed in side or rear yard (not front yard) Must be a min. of 10' or setback, from any property line (less restrictive applies) 	<ul style="list-style-type: none"> Allowed in side or rear yard (not front yard) If >500 sq. ft.: must meet setbacks If <500 sq. ft.: min. 10' from property line or setback, less restrictive applies
Height	<ul style="list-style-type: none"> 15' height max. (if in setbacks) 24' height max. (if in buildable area) Each façade (side) must comply with height 	<ul style="list-style-type: none"> Same as minor

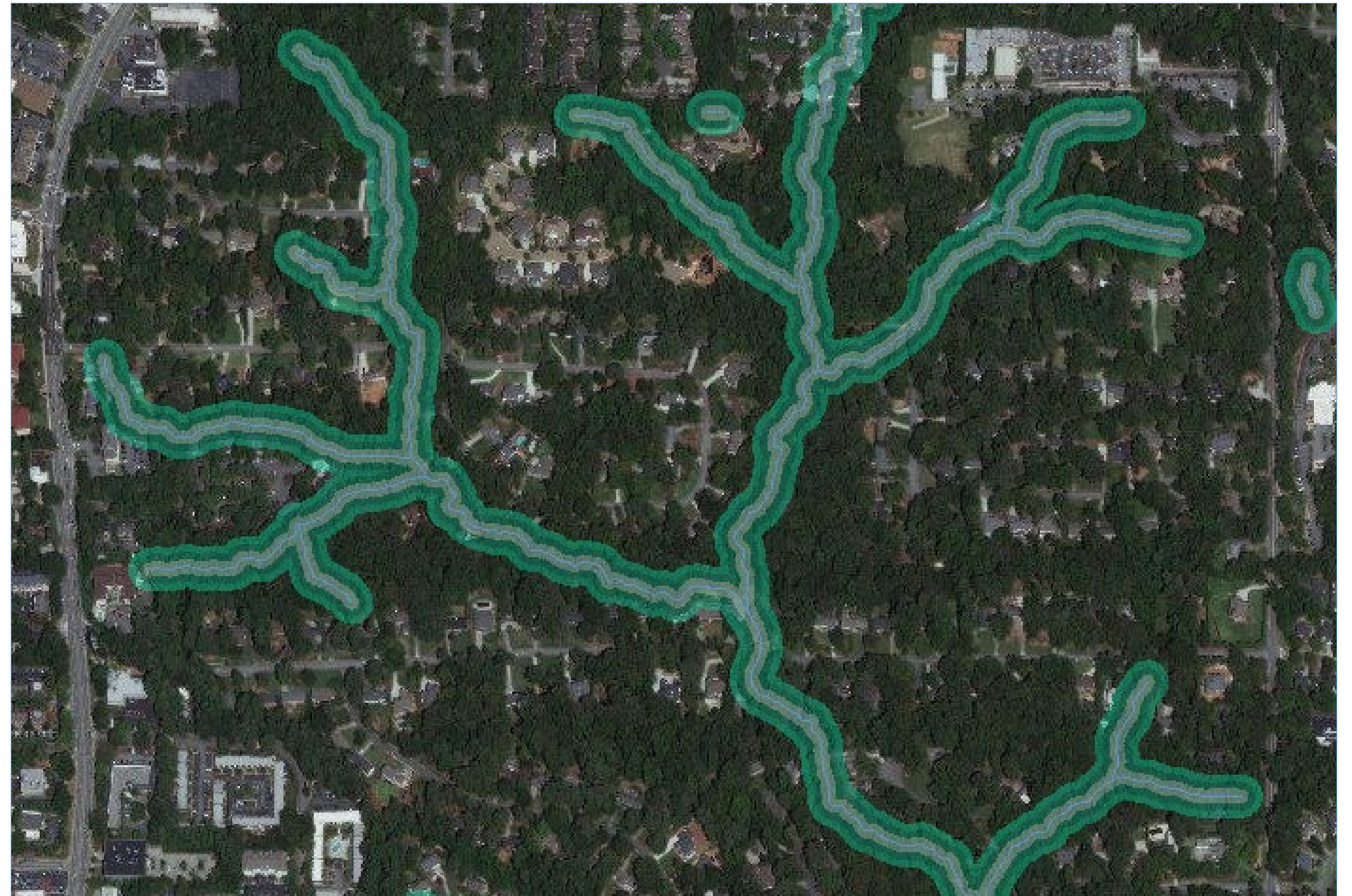
District Boundary Buffers (Section 8.2.7.)

- Between RM- / Corridor & Node and RT- / RU-
- Min. 20' buffer



State Waters Buffers and Setback (Section 9.2)

- Undisturbed natural vegetative buffer for 50' as measured from point of wretched vegetation
- Additional impervious surface setback of 25'



Retaining Walls (Section. 9.4.3.)

- Zoning height = top of grade to top of wall (height allowed can be a maximum of 6' or 8', depending on use)
 - Finish material
 - Tiering
- Building code height = bottom of footing to top of wall (4' requires permit)



Photo: Tribute® Retaining Wall System (County Materials Corporation®)

Nonconformity Division 11.7.)

- Definition: Pre-existing condition that does not conform to today's Development Code
- Structure
 - Maintenance & repairs allowed
 - Expansion, alteration or rebuild – must meet Code
 - No new nonconformity created
- Lot
 - Definition:
 - Lot that was legally platted and recorded in the deed records of Fulton County that no longer meets Development Code Standards
 - Must meet other requirements in Development Code such as setbacks

Member Binders

Binder Table of Contents

1. BOA / PC Quick Reference Guide
2. BOA / PC Procedures Script
3. BOA / PC 2020 Schedule + Attendance Log
4. 2020 Variance + Stream Buffer Variance Apps / 2020 Character Area, Rezoning, + Use Permit Apps
5. Zoning, Character Area, + Council District Maps
6. Relevant Sections of Article 11. (Development Code)
7. BOA / PC Bylaws Package
8. Robert's Rules

Boards & Commissions

Board of Appeals (BOA)

- A quasi-legal board comprised of seven (7) citizen volunteers appointed by MCC
- Holds public hearings and reviews and decides on Appeals (APs) of the Director's administrative decisions or interpretations of the Development Code, Appeals (APs) regarding approval or denial of a preliminary or final plat without any dedication, and Variances (Vs) from the standards of the Development Code

- Hearings are held once a month, (typically) every second Tuesday at 6:00 PM, in City Hall in the CS - Barfield 2nd Floor
- Briefings with Staff are held the Friday before the Tuesday BOA hearings at 10:00 AM and 3:00 PM in City Hall in the CS - Chattahoochee 1st Floor

Planning Commission (PC)

- An advisory board comprised of seven (7) citizen volunteers appointed by MCC
- Holds public hearings and reviews and provides recommendations on Applications for legislative review, including Text Amendments (TAs), Comprehensive Plan Character Area Map Amendments (CAs), Zoning Map Amendments (Rezoning) (RZs), and Conditional Use Permits (Us)

- Hearings are held once a month, every Wednesday after the second MCC meeting of the month at 6:00 PM, in City Hall in the Studio Theatre
- Briefings with Staff are held the week before the PC hearings at 10:00 AM and 3:00 PM in City Hall in the CS - Chattahoochee 1st Floor

Decision Making Process

Variance (V) Criteria (Section 11.6.2.)

Explain for each Variance requested how:

- a. The application of the Development Code would create an unnecessary hardship, and not merely an inconvenience to the petitioner; or
- b. There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties;

Further, the application shall demonstrate that:

- c. Such conditions are not the result of action or inaction of the current property owner; and
- d. The Variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and
- e. The Variance request would result in development that is consistent with the general intent of the Development Code, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare.

Stream Buffer Variance (V) Criteria (Section 9.2.4.)

Explain for each Variance requested how:

- a. The property's shape, topography or other physical characteristics existing on December 12, 2005 prevent land development unless a buffer or setback Variance is granted;
- b. Unusual circumstances when strict adherence to the minimal buffer and setback requirements would create an extreme hardship.

The following factors will be considered by the BOA in determining whether to issue a Variance:

- a. The shape, size, topography, slope, soils, vegetation or other physical characteristics of the property;
- b. The locations of all state waters, wetlands, floodplain boundaries and other natural features on the property, including along property boundaries, as determined by field survey;
- c. The location and extent of the proposed buffer or setback intrusion;
- d. Whether alternative designs are possible which require less intrusion or no intrusion
- e. The long-term and water quality impacts of the proposed Variance; and
- f. Whether issuance of the Variance is at least as protective of natural resources and the environment.

Comprehensive Plan Character Area Map Amendment (CA) Criteria (Section 11.3.6.B.)

1. The Character Area Map Amendment corrects an error or meets the challenge of some changing condition, trend or fact.
2. The Character Area Map Amendment substantially conforms with the remainder of the Comprehensive Plan.
3. The Character Area Map Amendment will reinforce the existing or planned character of the area.

4. The Character Area Map Amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.
5. The Character Area Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property.

Zoning Map Amendment (Rezoning) (RZ) Crit (Section 11.3.6.C)

1. The Zoning Map Amendment corrects an error or meets the challenge of some changing condition, trend or fact.
2. The Zoning Map Amendment substantially conforms with the Comprehensive Plan.
3. The Zoning Map Amendment substantially conforms with the stated purpose and intent of this Development Code.
4. The Zoning Map Amendment will reinforce the existing or planned character of the area.
5. The subject property is appropriate for the development allowed in the proposed district and the use and development of adjacent properties.

6. There are substantial reasons why the property must not be used according to the existing zoning.
7. There is a need for the proposed use at the proposed location.
8. The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.
9. The Zoning Map Amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.
10. The Zoning Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property.

Conditional Use Permit (U) Criteria (Section 11.3.6.D.)

1. The use is allowed as a Conditional Use in the respective zoning district (see Div. 7.2.).
2. The use complies with the applicable specific use standard listed in Div. 7.2., if any, without the granting of any Variance.
3. The use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics.

4. Any significant adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset.
5. The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.

Beneficial Use Determination (BU) (Section 11.6.4.).

- To permit landowners who believe they have been deprived of economically beneficial use of their land to apply to the City for relief from application of the Development Code sufficient to provide an economically beneficial use of the land
- Applies to lots with an unbuilt zoning or site approval originally approved by Fulton County or the City but eliminated by adoption of the Development Code and the Official Zoning Map
- In determining if a landowner is deprived of an economically beneficial use of land, the following factors must be taken into account:
 1. Economically Beneficial Use
 2. Diminution in Value
 3. External Costs
 4. Current State of the Law

- Incentives include:
 - Grant of a Beneficial Use approval
 - Amendment of the Official Zoning Map
 - Waiver of permit fees
 - Development finance assistance
 - Approval of development on some portion of the land
 - Acquisition of all or a portion of the land at market value

- The following guidelines must be used for determining the minimum economically beneficial use of land and the amount of relief to be granted a landowner in order to reach that minimum:
 - No Governmental Subsidy
 - Common Use
 - Actual Condition of Land Considered
 - Potential for Damages
 - Only Investment-Backed Expectations Considered
 - Current State of the Law

Robert's Rules and Example Motions



Basics

- Be clear
- Be concise
- State a motion in the affirmative
- Tie it back

Possible Approval Motion (BOA)

- "I move to approve the request for a Variance from X, based on the following criteria being shown to be met:

The applicant has shown that the application of the Development Code would create an unnecessary hardship due to XYZ.

Additionally, there are extraordinary conditions related to the property due to XYZ.

Furthermore, the applicant has demonstrated the following:

a. not the...Result of;

b. Minimum Relief;

c. Consistent with, in accordance with the requirements of the Development Code in the granting of relief through a Variance."

Possible Denial Motion (BOA)

- “I move to deny the request for a Variance from X, based on the following findings from the Board:

The application of the Development Code would not create an unnecessary hardship, but rather an inconvenience to the applicant.

Furthermore, there are not **extraordinary or exceptional conditions** of the property, as it is composed of (very generally), the same size, shape, and topography as that of neighboring properties.

Additionally, the applicant has not demonstrated the following (**Result of; Minimum Relief; Consistent with**), in accordance with the requirements of the Development Code in the granting of relief through a Variance.”

Possible Approval Motion (PC)

- “I move to recommend approval of the request for X based on the following findings:
The Character Area Map Amendment corrects an error or meets the challenge of some changing condition, trend or fact; substantially conforms with the remainder of the Comprehensive Plan; will reinforce the existing or planned character of the area; will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation; will not have a significant adverse impact on property in the vicinity of the subject property.”
- “I move to recommend approval of the request for X, as presented by Staff based on...(tie it back).”
- “I move to recommend conditional approval of X, with Staff’s recommended conditions , based on (tie it back), with the following additional conditions:
 - XYZ

Possible Denial Motion (PC)

- “I move to recommend denial of X, based on the following:
The proposed Rezoning/Conditional Use Permit does not satisfy...” (tie it back)

Expectations

Attendance

- Join us for dinner
- Required to attend two-thirds of all meetings (as many as 8)
 - Failure to do so warrants removal
- Logs – for your reference – and ours
 - Important to make quorum
 - Ensures that applications can have due process and hearings as advertised

Before City Hall

- Call or email Staff anytime with questions
- Utilize your Member Binder
 - Wealth of info related to your duties
- Read through Staff Report
 - Make a preliminary recommendation internally
 - Challenge your recommendation at the upcoming Briefing
 - Take notes for Briefing questions – to confirm your thoughts – or to clarify confusion

At the Briefings

- Regular attendance
- Ensures proper preparation for the meeting
 - Less indecision at on-the-spot public hearing
- Typically Wednesday or Friday at 10:00 AM or 3:00 PM the week before the meeting
 - Custom time and date flexibility
- Helps to formulate thoughts
 - Formulate opinions on the matter
 - Answer larger questions

Decision Preparation

- Thoughts should be pretty well crafted before the hearing
- Bring a potential motion to the meeting
 - Possibly in both the affirmative and the negative
 - Providing reasons why each way, should you make the motion
 - Based on the merits related to the prescribed criteria
- Solidify your recommendation after the public comment period and any further discussions
 - Largely constructed in thoughts and findings from Briefings and through review of Staff Report and other materials provided

At the Hearing

- Do not:
 - Begin your research
 - Ask “101” questions about the case
- Do:
 - Ask questions not previously asked or that have come up at the hearing
 - Seek to move the hearing forward in a productive manner
 - Avoid rabbit trails and concerns about projects that are already regulated in the Code (stormwater, etc.)

Further

- Respect your colleagues, Staff, applicants, the public
- We are on “the same side”
 - Relationship with Staff, applicants, the public, etc. is not adversarial
 - Even if you disagree with the proposal, recommendation, or public comments
 - Agree to disagree via motions and votes as provided in the decision-making process
- Our role is largely to help counsel your considerations
 - To help you determine recommendations to MCC that most closely support the stated goals of the Development Code and, ultimately, The Next Ten
- Thank you for your service to the community

Overview of Development Code Text Amendments

Matthew Anspach



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What and Why?

- Text Amendments (TAs) refer to proposals to change City Code, in particular, the Development Code
- Proposed amendments surface for a number of reasons:
 - Changes to State or Federal regulations
 - New concepts, designs, or uses
 - Engagement with stakeholders
 - Practitioner experience
 - Code Enforcement
 - City Management
 - New technologies
 - Housekeeping
 - Clarification
 - Errors

Considerations

- Text Amendment (TA) criteria considered when making a recommendation
- Some are “musts” (as they tie directly back to the stated goals and visions of the community); others are, more or less, qualifiers

Text Amendment (TA) Criteria (Section 11.3.6)

1. The Text Amendment corrects an error or meets the challenge of some changing condition, trend or fact. (Qualifier)
2. The Text Amendment is in response to changes in State law, as established through amendments to the Georgia General Statutes or by court decision. (Qualifier)
3. The Text Amendment is in response to revised City policies, newly adopted plans, or changes in other City Ordinances. (Qualifier)
4. The Text Amendment substantially conforms with the Comprehensive Plan, contemporary planning practices, and local, state, and federal laws. (Must)

5. The Text Amendment substantially conforms with the stated purpose and intent of this Development Code. (Must)
6. The Text Amendment constitutes a benefit to the City as a whole and is not solely for the good or benefit of a particular landowner or owners at a particular point in time. (Must)
7. The Text Amendment will not significantly impact the natural environment, including the air, water, noise, stormwater management, wildlife and vegetation. (Must)
8. The Text Amendment will not significantly impact existing conforming development patterns, standards or zoning regulations. (Must)

Update on Recent Text Amendments (TAs)

- Since the City went “in-house” (7/2019)
 - Four TAs:
 - TA19-0001 – Removal of building elements section, use provision structuring, other edits concerning signs, fences, walls, and submittal process
 - TA19-0002 – Blocks and access standards, clarity on Code violations
 - TA19-0003 – Cemeteries, floodplain management, and sunseting of the Beneficial Use Determination (BU)
 - TA20-0001 – Building placement, District Boundary Buffer wall language, and signs
- Original Version + 13 edits
 - Additional proposal in two weeks at PC

Upcoming Text Amendments (TAs)

- Minimum Height Adjustment (City Management, changing trend, practitioner experience)
- Stream Buffers (Clarity, practitioner experience)
- Electric “Fuel” Stations (Changing trend, new technology/use)
- Mobile Food Units (Changing trend, new use)
- Code Enforcement (Practitioner, clarification)
 - Clarifying residential from commercial
 - Parking
 - Storage
- Multi-Unit Service Areas (Practitioner experience, Code Enforcement)

Lunch



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Overview of How to Conduct a Public Meeting

Mayor Rusty Paul



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Overview of Code Enforcement

Yvonne Smith



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Code Enforcement

Purpose: To help protect the health, safety and welfare of the citizens of Sandy Springs.

What We Do:

- Educate the citizens and business owners about the City's regulations.
- Enforce the City of Sandy Springs' land use, property maintenance, nuisance and taxation ordinances.

Code Enforcement

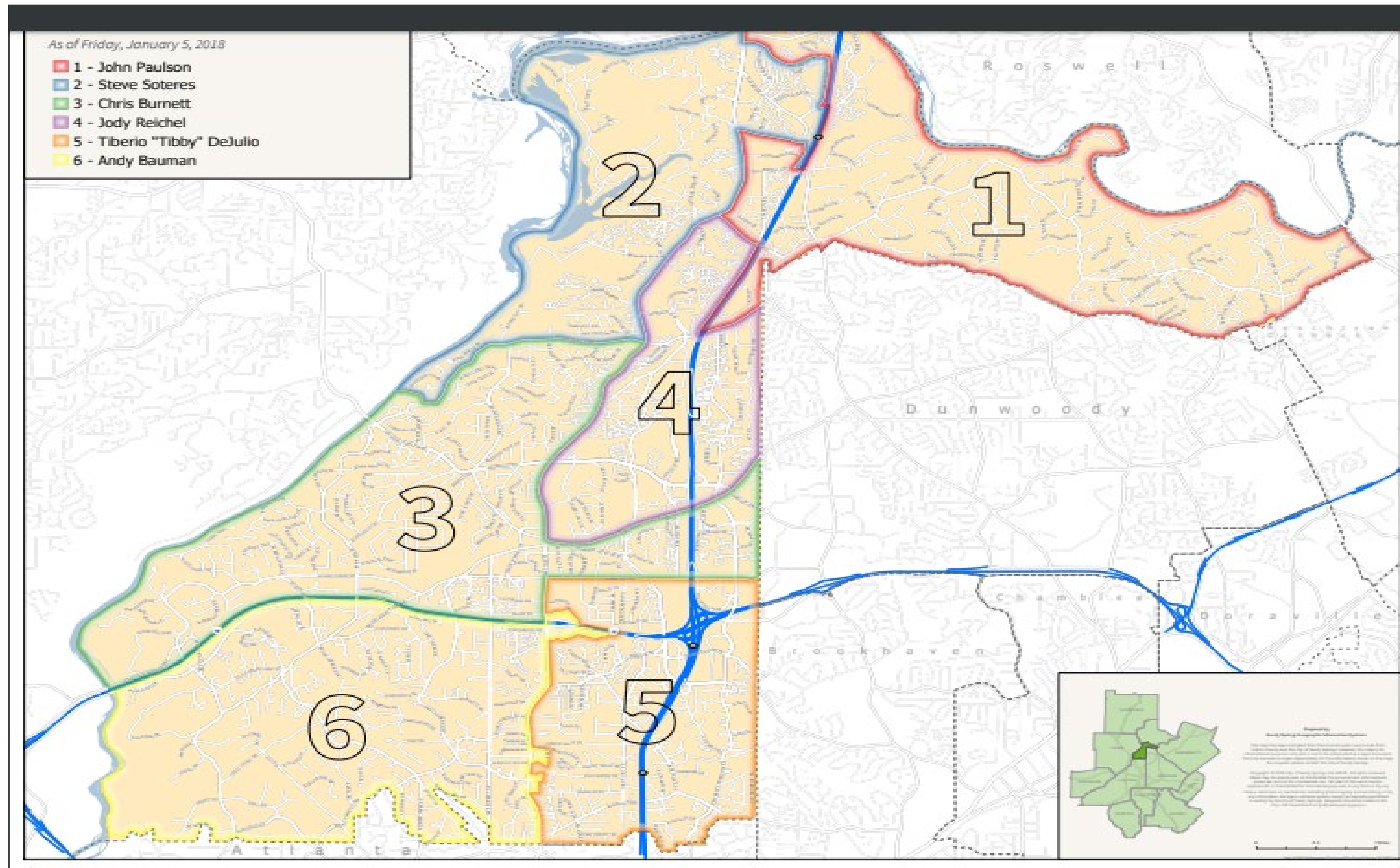
Who We Are: A team of seven staff members organized under the Community Development Department as the Code Enforcement Division:

- Yvonne Smith-Code Manager
- Nesa Thompson-Code Administrative Assistant
- Jennifer Lee-Romes-Senior Officer/Field Supervisor (City-Wide and North Roswell Road above Abernathy Road)
- Kenneth Brown-Code Officer II (Council Districts 5&6)
- Gregory Copeland-Code Officer I (Council Districts (2&3))
- Marcellus Hampton-Code Officer I (Council Districts (1&4))
- Shawn Wray-Code Officer I (Roswell Road below Abernathy Road)

Code Enforcement



Council Districts



Authority

- Code Officers are not P.O.S.T (Peace Officer Standard Training) Certified, but sworn civilian officers given the authority to enforce the City's codes as allowed by the City's charter and the State Legislature of Georgia.
- We have the authority to issue notices, stop work orders, and citations (court summonses).
- We serve as deputies of the Zoning Administrator and the Building Official and are tasked with enforcing the Building and Development Codes as well as other City regulations.

How to Register a Complain



The methods to register a complaint can be accomplished in the following ways:

1. Contact the Sandy Springs Response Center by calling 770-730-5600. A detailed description and location of the violation is needed in order for the officer to successfully identify the issue. The agent will provide the complainant with a tracking number. A complaint can also be tracked by visiting <https://build.sandyspringsga.gov/CodeCase/Search>.
 2. Visit the City's website to begin a web chat with the Response Center at <http://chat.sandyspringsga.gov>
 3. Download the mobile app *Sandy Springs Works*. It can be found in your mobile phone provider's app store.
- A complainant has the ability to remain anonymous, however for more detailed follow-up, contact information is preferred. Complaints can be registered 24/7.
 - If the nature of the complaint is very time sensitive, it should be expressed to the Response Center representative.
 - Emergency issues should be reported to the Chatcomm 911 Operations Center.

Complaint Retrieval and Responses

- Once a complaint has been registered with the Sandy Springs Response Center, the Code Enforcement Administrative Assistant will retrieve it and assign it to the officer assigned to the area where the violation is located.
- Complaints are usually assigned within one business day. The officer is tasked with following up with the complainant within 24 hours of receipt of the complaint if contact information is provided.
- Complaints are addressed in the order in which they are received. However, complaints of an urgent nature are prioritized.
- In some instances, a complaint is routed to the department that is better suited to handle the complaint. This may cause a delay in the response time.

The Inspection Process



- Property inspections are normally triggered by the receipt of a complaint or by an officer's field observation.
- Violations that are visible from the public right-of-way or an adjacent property allows an officer to establish a right-of-entry into the property.
- Once a violation has been identified, the officer notifies the property owner or occupant by issuing a formal notice of violation.
- The notice outlines what the issues are and the deadline to have them corrected.
- The violation can be posted on the property, hand delivered, or mailed.
- An officer takes pictures and sometimes video recordings to document the details of the inspection.

Common Types of Violations

- High Weeds and Grass
- Inoperative Motor Vehicles
- Parking Violations: Parking in the yard, commercial vehicles, etc.
- Accumulations of Rubbish
- Sanitary Issues : Hoarding, pet waste, etc.
- Construction without a permit
- Noise (barking dogs, construction, mechanical noises)
- Graffiti
- Prohibited Signs: signs in the right-of-way, balloons, wind signs
- Rental Property Maintenance Issues: HVAC, electrical, water leaks, plumbing, etc.

Specialized Duties

In addition to routine inspections, the Code Enforcement Team conducts a number of specialized duties on a weekly, monthly or annual basis.

- Apartment Sweeps
- Gas Station Inspections
- Removal of Signs in the Right-of-way
- Vacant Structure Inspections
- Business License Inspections: Commercial, Home Occupations, Short-Term Rentals, Massage Parlors
- Alcohol License and Excise Tax Enforcement
- Waste Hauler Compliance
- Property Maintenance Checks of Commercial Areas (Roswell Road and City Springs)
- Sign Inspections : Wall, monument, banners, etc.
- Special Events and Filming Compliance Checks

Departmental/Interagency Collaboration

There are a number of issues that require collaboration with other departments or agencies:

- Fire Marshal's Office: Apartment and Commercial Inspections
- Police Department: Noise, parking, business and licensing violations
- Building and Land Development: Erosion issues, scope of work, permitting issues, private detention ponds, tree permits, unsafe conditions
- Public Works: Right-of-way violations: trash, signs, tree debris
- Revenue Office: Licensing
- Planning and Zoning-Zoning determinations and code Interpretations
- City of Atlanta-Water leaks, public fire hydrants
- Fulton County-Issues with sewer and septic tanks, illicit discharges

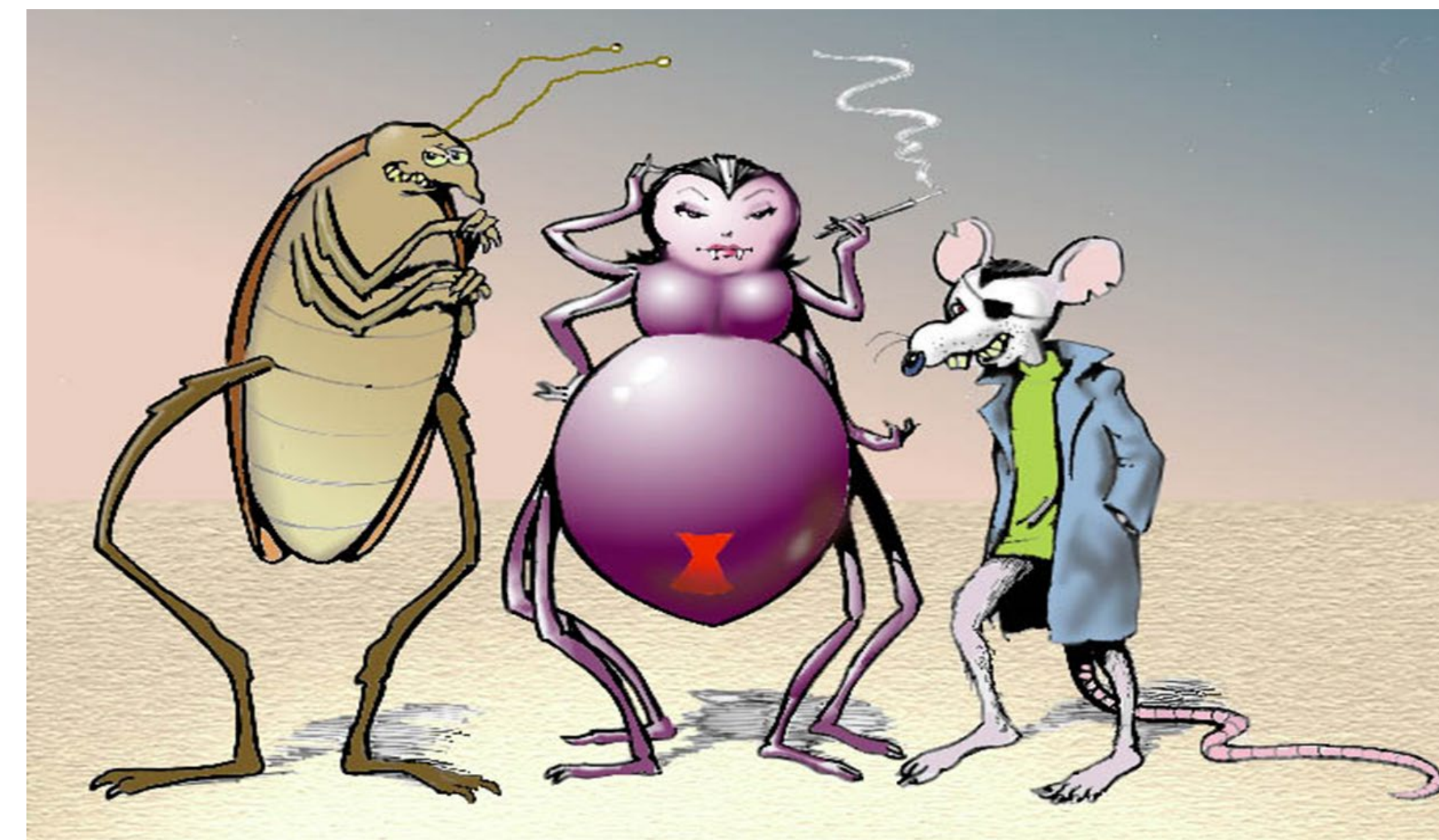
Code Violation Examples



Code Violation Examples




Gutters Hanging Off of Building



Formal Notices: Notice of Violation

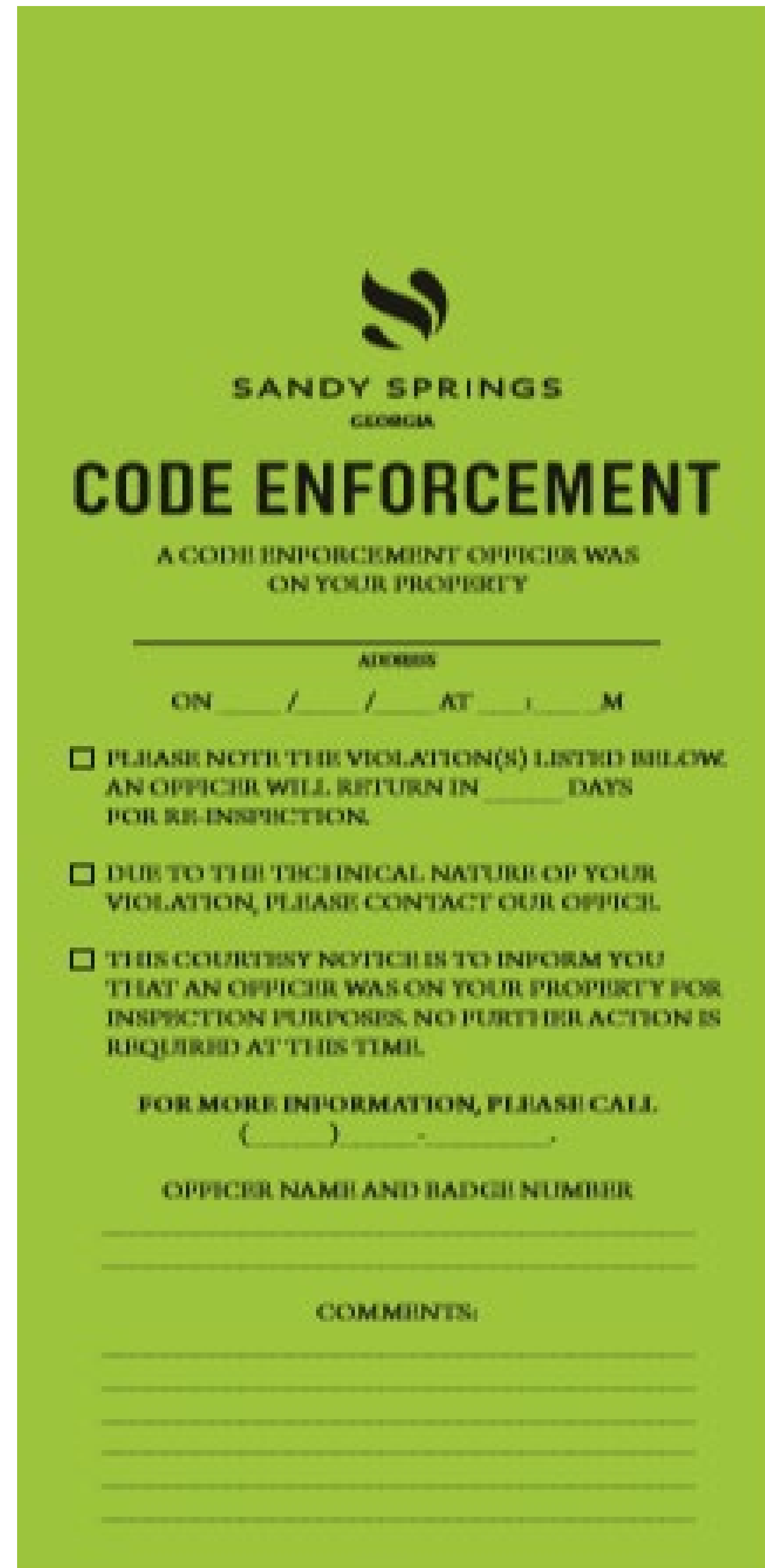
A notice of violation is issued to an owner, occupant, or agent of the property owner when a violation is found on the property. It details the codes that are being violated, the time in which the property must be brought into compliance, and possible penalties for failure to comply. (Carbon copy is yellow)

 SANDY SPRINGS <small>GA 30077</small>	CODE ENFORCEMENT DIVISION NOTICE OF VIOLATION 1 GALAMBOS WAY SANDY SPRINGS, GA 30028 770.730.5600	INSPECTION DATE <input type="checkbox"/> POSTED AT LOCATION	
		LOCATION OF VIOLATION / NAME OF BUSINESS RESPONSIBLE PARTY: <input type="checkbox"/> OWNER <input type="checkbox"/> OCCUPANT <input type="checkbox"/> AGENT <input type="checkbox"/> CONTRACTOR	
YOU ARE HEREBY NOTIFIED THAT DURING AN INSPECTION THE FOLLOWING VIOLATIONS WAS OBSERVED: ALL INTERNATIONAL PROPERTY MAINTENANCE CODES ARE ADOPTED BY REFERENCE IN THE CODE OF THE CITY OF SANDY SPRINGS			
Vacant Structures and Land <small>IPMC SEC 202.2</small>	All vacant structures and premises or vacant land shall be maintained in a clean, safe, secure and sanitary condition.	Business License <small>CHAPTER 54 SEC 54-116 (A)</small>	All persons, firms, companies operating a business in the city, are hereby required to register their business or obtain an occupation tax certificate for their business.
Sanitation <small>IPMC SEC 202.3</small>	All exterior property and premises must be maintained in a clean, safe and sanitary condition.	Required Testing <small>IPMC SEC 202.5</small>	The code official shall have the authority to require tests to be made on evidence of compliance at no expense to the jurisdiction.
Accessory Structures <small>IPMC SEC 202.7</small>	Detached garages, porches, with maintained structurally sound and in good repair.	Permit & Mark Hours <small>SEC 105-46 (2005/04/06)</small>	Permits on site facing the street within the right-of-way and visible from the right-of-way.
High Woods & Grass <small>IPMC SEC 202.4</small>	All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches.	Swimming Pools <small>IPMC SEC 202.6</small>	Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.
Motor Vehicles <small>IPMC SEC 202.8</small>	No inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, dismantled, or in the process of being stripped or dismantled.		
Defacement of Property <small>IPMC SEC 202.9</small>	No person shall willfully or recklessly damage, mutilate or deface any exterior surface of any structure or building on any public or public property by placing thereon any marking, carving or graffiti.		
Roofs and Drainage <small>IPMC 204.7</small>	Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.		
Accumulation of Garbage <small>IPMC SEC 202.1</small>	All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.		
IMPORTANT INFORMATION REGARDING CODE COMPLIANCE			
FAILURE TO CORRECT VIOLATIONS BY THE DATE INDICATED WILL RESULT IN ACTIONS AUTHORIZED BY STATE LAW AND CITY ORDINANCE INCLUDING ISSUANCE OF COURT & POSSIBLE FINE UP TO \$500 PER DAY. DIRECT ALL INQUIRIES REGARDING THIS NOTICE TO THE OFFICE AT THE NUMBER LISTED BELOW DURING NORMAL BUSINESS HOURS.		VIOLATION MUST BE CORRECTED ON OR BEFORE: / / 20____ IF MORE TIME IS NEEDED FOR COMPLIANCE, A REQUEST FOR EXTENSION MUST BE RECEIVED FOR EVALUATION BEFORE THIS DATE	
COMMENTS/SPECIAL INSTRUCTIONS: <hr/> <hr/> <hr/> <hr/>			
Officer Name & Phone Number _____	Badge Number _____	Received By Name & Title _____	<input type="checkbox"/> REFUSED TO SIGN

Formal Notice Doorhanger and Vehicle Sticker

A doorhanger is a type of notice of violation. It can also be used to alert a resident that Code Enforcement was on the property and to contact the Code Officer.

A vehicle sticker is used to notify the owner or operator of a motor vehicle that it is inoperative, unlicensed, wrecked or improperly parked and must be brought into compliance.



SANDY SPRINGS
GEORGIA

CODE ENFORCEMENT

A CODE ENFORCEMENT OFFICER WAS ON YOUR PROPERTY

ADDRESS _____

ON ____ / ____ / ____ AT ____ : ____ M

PLEASE NOTE THE VIOLATION(S) LISTED BELOW. AN OFFICER WILL RETURN IN ____ DAYS FOR RE-INSPECTION.

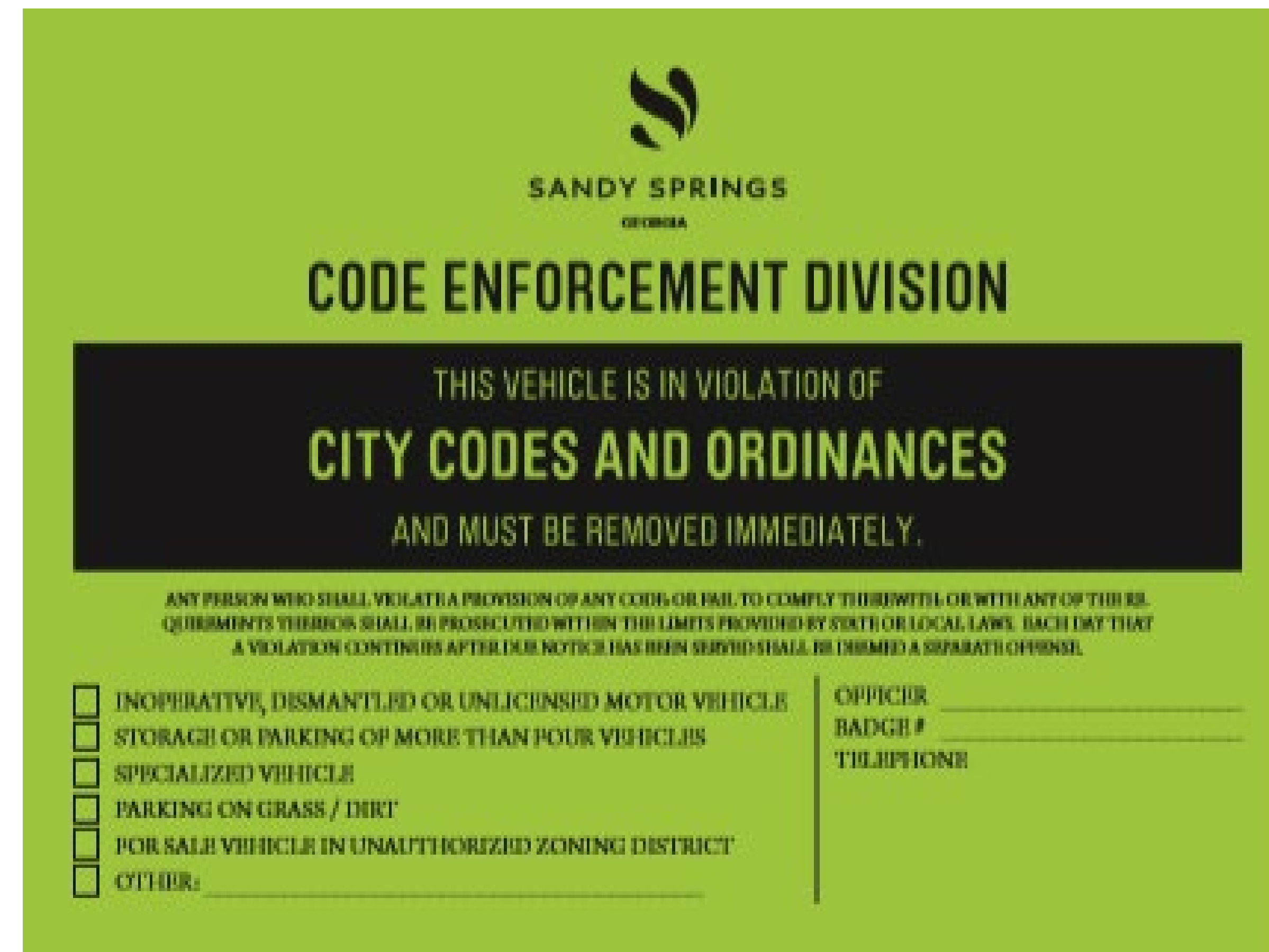
DUE TO THE TECHNICAL NATURE OF YOUR VIOLATION, PLEASE CONTACT OUR OFFICE.

THIS COURTESY NOTICE IS TO INFORM YOU THAT AN OFFICER WAS ON YOUR PROPERTY FOR INSPECTION PURPOSES. NO FURTHER ACTION IS REQUIRED AT THIS TIME.

FOR MORE INFORMATION, PLEASE CALL
(____) _____

OFFICER NAME AND BADGE NUMBER _____

COMMENTS:



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CODE ENFORCEMENT DIVISION

THIS VEHICLE IS IN VIOLATION OF
CITY CODES AND ORDINANCES
AND MUST BE REMOVED IMMEDIATELY.


ANY PERSON WHO SHALL VIOLATE A PROVISION OF ANY CODE OR FAIL TO COMPLY THEREWITH OR WITH ANY OF THE RE-
QUIREMENTS THEREOF SHALL BE PROSECUTED WITHIN THE LIMITS PROVIDED BY STATE OR LOCAL LAWS. EACH DAY THAT
A VIOLATION CONTINUES AFTER THIS NOTICE HAS BEEN SERVED SHALL BE DEEMED A SEPARATE OFFENSE.

INOPERATIVE, DISMANTLED OR UNLICENSED MOTOR VEHICLE
 STORAGE OR PARKING OF MORE THAN FOUR VEHICLES
 SPECIALIZED VEHICLE
 PARKING ON GRASS / DIRT
 FOR SALE VEHICLE IN UNAUTHORIZED ZONING DISTRICT
 OTHER: _____

OFFICER _____
BADGE # _____
TELEPHONE _____

Formal Notices: Stop Work Order

Normally issued when construction is being done without a permit, when construction work is unsafe or doesn't follow the approved plan.



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STOP WORK ORDER

(PARAR DE TRABAJAR)
DO NOT REMOVE, ALTER, OR TAMPER
(NO REMOVER ESTE AVISO)

ADDRESS _____ PERMIT _____
VIOLATION(S) _____
INSPECTOR / OFFICER _____
DATE _____ TELEPHONE _____

CODE ENFORCEMENT DIVISION

Compliance



- The goal of the Code Enforcement staff is to educate and assist the alleged violator with gaining compliance.
- The officer will make an effort to work closely with the citizen to get the issue(s) corrected within the allotted amount of time. If additional time is needed, it is the responsibility of the citizen to request an extension.
- If a citizen fails to correct the violation or make sufficient progress, then a citation can be issued.
- When a citation is issued, the defendant is required to appear in the Sandy Springs Municipal Court to discuss the issue(s) before the City's Solicitor and Judge. A defendant can plead guilty, not guilty or no contest. Not guilty pleas are adjudicated through a bench trial.
- Based on the evidence presented by the officer and the defense provided by the defendant or the defendant's attorney, a judgement is rendered.
- Depending on the length and severity of the violation, the judge will determine a fine amount up to the maximum allowed by law. In some cases, the violator may have to pay restitution due to the harm caused to persons or property.

Annual Inspection Results 2019

- Inspections - 7261
- Notices of violation issued - 1244
- Complaints received - 1023
- Resolutions - 1152
- Court citations issued - 414
 - Defendants = 409
 - Charges = 1204
 - Total Fines = \$123,751
 - Restitution = \$34,228.40

Annual Inspection Results 2019

- Inspections by Type
 - ▪ Short Term Rentals - 121 (38 were cited)
 - ▪ Signs removed- 2512
 - ▪ Apartment sweeps - 9
 - ▪ Apartment sweep re-inspections - 15
 - ▪ Common areas of units within apartment complexes - 2636
 - ▪ Amortization letters issued for vehicle-related uses along Roswell Road - 53
 - ▪ Business license - 593, Citations issued - 45
 - ▪ Massage/spa - 18 (1 was closed)
 - ▪ Special task force with the Police Dept. - Inspected 9 package stores, 3 were in violation of selling to minors. There were no code violations.
 - ▪ Vacant properties - 65
 - ▪ Sober living facilities - 5 (all currently closed)

Administrative Activities 2019

- ▪ Open records requests: Approximately 226 Code Enforcement requests.
- ▪ Approximately 3,181 code and land violations were logged into the Energov database.
- ▪ Approximately 2, 201 code complaints were received from the Sandy Springs Response Center.
- ▪ Approximately 653 land development complaints were received from the Sandy Springs Response Center.
- ▪ 106 special event applications were reviewed by the Code Enforcement Manager.
- ▪ 20 alcohol license applications were reviewed by the Code Enforcement Manager.
- ▪ 16 Meetings and training events were attended this year by members of the Code Enforcement Division.

Due Process/Appeals

The Code Enforcement Team is proud to uphold the standards of the City's Charter, State and Federal Laws. We want to ensure that citizens are informed of their rights and their obligations to comply with the law. In some instances, a notice of violation or citation may require further examination to be sure that the intent of the law is being met and that the citizen has exhausted all options prior to complying with a notice or order.

- In these instances, we work closely with the Zoning Administrator, Building Official, Legal Staff, and the Defendant's Attorney when applicable.

- Some cases require variances and appeals.

- When defendants' cases are adjudicated in municipal court, there may be the ability to appeal to a higher court to reach a different outcome.

Update on Economic Development and North End Revitalization

Andrea Worthy



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Wayfinding

Scope

- Provide wayfinding information for simple and direct routes (including alternative transportation)
 - Congestion reduction through direct routing and transit directions
 - Encourage alternative transportation options throughout the City
- Orient signs to establish relationships between destinations
 - Coordinate signs with tourism tools for promotion of special events
 - Promote circulation in major economic nodes
- Promote branding of the City by setting standards for details and cohesiveness of signage to foster sense of place

Economic Development Strateg

EcnDev Strategy - RKG Associates

- Community Assessment
 - Analysis of industry and cluster targets
 - SWOT analysis
- Analysis of Current Programs, Services, and Partnerships
 - Complete a comparative analysis of the City against similar communities
 - Identify gaps in current services and recommend solutions
 - Provide recommendations for aligning the City's incentive programs with the goals and objectives
- Implementation Plan
 - 5 year strategic plan with implementation schedule identifying short-term (1 year) and long-term goals and milestones
 - Cost estimates for successful implementation
 - Metrics that can be used to track progress

NorthEnd Update

River Access

- Heath and Lineback Engineers to conduct a feasibility study for trails and access along the Chattahoochee River
 - Identify possible locations and methods to create access to the Chattahoochee River
 - Final plan is expected to include a comprehensive review of existing conditions, including land use and zoning, as well as obtaining preliminary approval from regulatory agencies, which govern those properties in the river corridor

EVENT TIMELINE	DATE
Project Kickoff	December 2019
Stakeholder meetings / technical analysis	1Q 2020
Public meetings	Spring / Summer 2020
Drafts to Council	Fall 2020

Conceptual Design Services

- TSW to develop conceptual plans on four (4) focus properties
 - Loehmann's Plaza
 - Northridge Shopping Center
 - North River Shopping Center
 - Big Lots Center
- Three conceptual master plans for each of the (4) focus properties (totaling 12 plans)
 - Economic analysis based on market conditions must be included for each plan
 - Extensive public involvement and input
 - Consider how to add additional households within the district

EVENT	DATE
Stakeholder meetings	January - February
Initial public meeting	March 5
Public open houses at sites	April /May TBD
Second public meeting	Summer TBD
Drafts to Council	Fall



Update on Transportation and T-SPLOST

Kristen Wescott

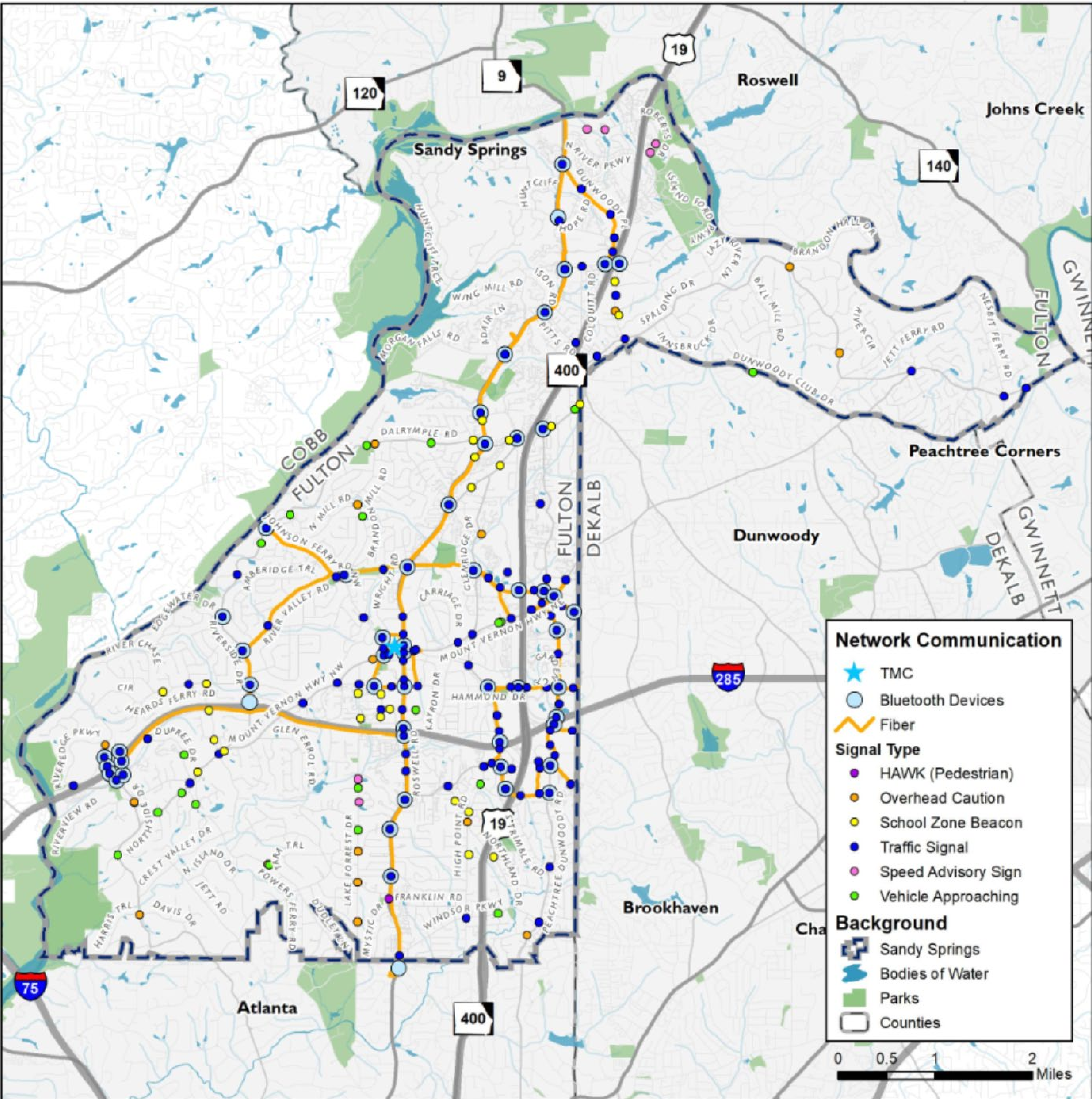
Allen Johnson



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Traffic/Transportation Planning Overview

Existing Traffic Network



What is ITS?

- Using technology to improve efficiency and safety of the transportation system
- Tools
 - Transportation Management Center (TMC)
 - Devices (traffic signals, CCTV cameras, travel time devices, school zone beacons)
 - Fiber
 - Advanced Signal Timing
 - Emerging Technology such as Emergency Vehicle Preemption

EXISTING INTELLIGENT TRANSPORTATION SYSTEMS

The City of Sandy Springs has an extensive transportation system which includes over 330 miles of roadways, transit, bicycle, pedestrian, and trail facilities. The City has embraced the challenge of optimizing the existing multi-modal transportation system by integrating technology for the purposes of managing, operating, and enhancing the travel experience – the City relies upon intelligent transportation system (ITS) deployments and supporting systems to make this happen.

Traffic Signal System
The City of Sandy Springs uses advanced traffic signal timing programs to coordinate their traffic signal system, reducing congestion, vehicle emissions, and travel times. The advanced programs move large groups of vehicles through the traffic network to provide a safer, more reliable travel experience in the City of Sandy Springs.

Detection
The City of Sandy Springs uses a mixture of vehicle and pedestrian detection technologies at intersections with traffic signals to maximize intersection efficiency and increase travel time reliability. The advanced signal timing programs use the information from each detector to determine the amount of time necessary for each movement: optimizing the traffic signal system network and reducing unnecessary delay.

Closed Circuit Television (CCTV) Cameras
Sandy Springs currently uses CCTV cameras for traffic monitoring, situational awareness, incident detection and verification, and traffic equipment monitoring and maintenance.

Communications Network
The ITS devices and systems communicate through various mediums which provide the connectivity required to operate and maintain the City's ITS infrastructure. The fiber network is the nerve center of the City's ITS infrastructure: connecting each of the field devices to the transportation system: connecting each of the field devices to the TMC. Fiber optic cable is the preferred medium of communications and currently provides communications to a majority of the City's ITS network.

The City of Sandy Spring's Traffic Management Center (TMC) is a state-of-the-art facility which provides the ability to actively monitor and manage the transportation network; identify, verify, and respond to events and incidents; share video and information with neighboring jurisdictions; and identify and troubleshoot equipment malfunctions. These systems provide enhanced safety, mobility, and sustainability within the City of Sandy Springs.

Existing ITS Field Devices

136 Traffic Signals	80 School Zone Beacons and other caution signals	95 CCTV Cameras
54 Traffic Data Collection Units	43 Miles of Fiber Optic Cable	6 Wireless Radios
		45 Cellular Modems

Sandy Springs ITS Master Plan

Kimley»Horn

ADVANCED TRAFFIC SIGNAL TIMING

The City of Sandy Springs uses advanced signal timing programs to safely and efficiently move people through the City. Advanced signal timing programs depend upon vehicle and pedestrian volume information to determine the amount of time to provide for each traffic movement and how to best coordinate movements along a corridor. These advanced systems require regular maintenance and frequent monitoring by City staff to maintain the efficiency of the signal system.

Uncoordinated Signal Timings
Uncoordinated signal timings work using minimum and maximum timers and detection data to serve movements at a single intersection based on their current demand. This signal timing works well when volumes are low or the signal spacing is large, but the lack of coordination in urban environments can lead to increased stops, congestion, and driver frustration.

Coordinated Signal Timings
Advanced Signal Timings
Coordinated signal timings are timings which are programmed to coordinate different traffic patterns along the corridor throughout the day and week. The signal timing programs progress vehicles to reduce stops and delay to provide a safer and more reliable travel experience.

Adaptive Signal Timings
An additional advanced signal timing program is adaptive traffic signal control. The adaptive signal system uses the real-time data from detectors to evaluate information and make adjustment to the coordinated signal timings for each cycle. Adaptive signal control is used when traffic patterns are variable and unpredictable due to special events, construction, or incidents.

Coordinated Signal Timing Benefits
The U.S. Department of Transportation (USDOT) estimates that poor traffic signal timing is the cause of 5 percent of all traffic delay nationally. Traffic signal coordination has demonstrated benefits ranging from 17 to 62 times the capital investment (USDOT). The City of Sandy Springs understands that investing in traffic signal optimization makes sense - increases your safety, reduces vehicle emissions, and keeps you on the move.

Sandy Springs ITS Master Plan

Kimley»Horn

Traffic Management Center (TMC) at City Springs

- Constructed 2018
- Fiber Connected to the TMC at City Springs 2018
- 109 signals online



TMC: 2007 vs. Current Inventory

Inventory	2007	2019
Fiber	22* miles	43 miles
Signals (COSS TMC Control)	118 signals	136 signals
Online Signals	0 signals**	109 signals
SCOOT Signals	Zero - All signals were time of day (actuated/coordinated)	52 Signals (+30 additional signals under construction)
CCTV/Cameras	12 Cameras	95 Cameras

*Mapped inventory in 2007 may have underreported miles of fiber.

**TMC Opened in 2008.

TMC: 2007 vs. Current Inventory

Inventory	2007	2019
Radar Speed Feedback Signs	6	50
School Zone Beacons	21	29
Vehicle Approaching Warning Flashers	15	27
Overhead Caution Beacon***	21	17
Bluetooth Sensor Devices	0	54

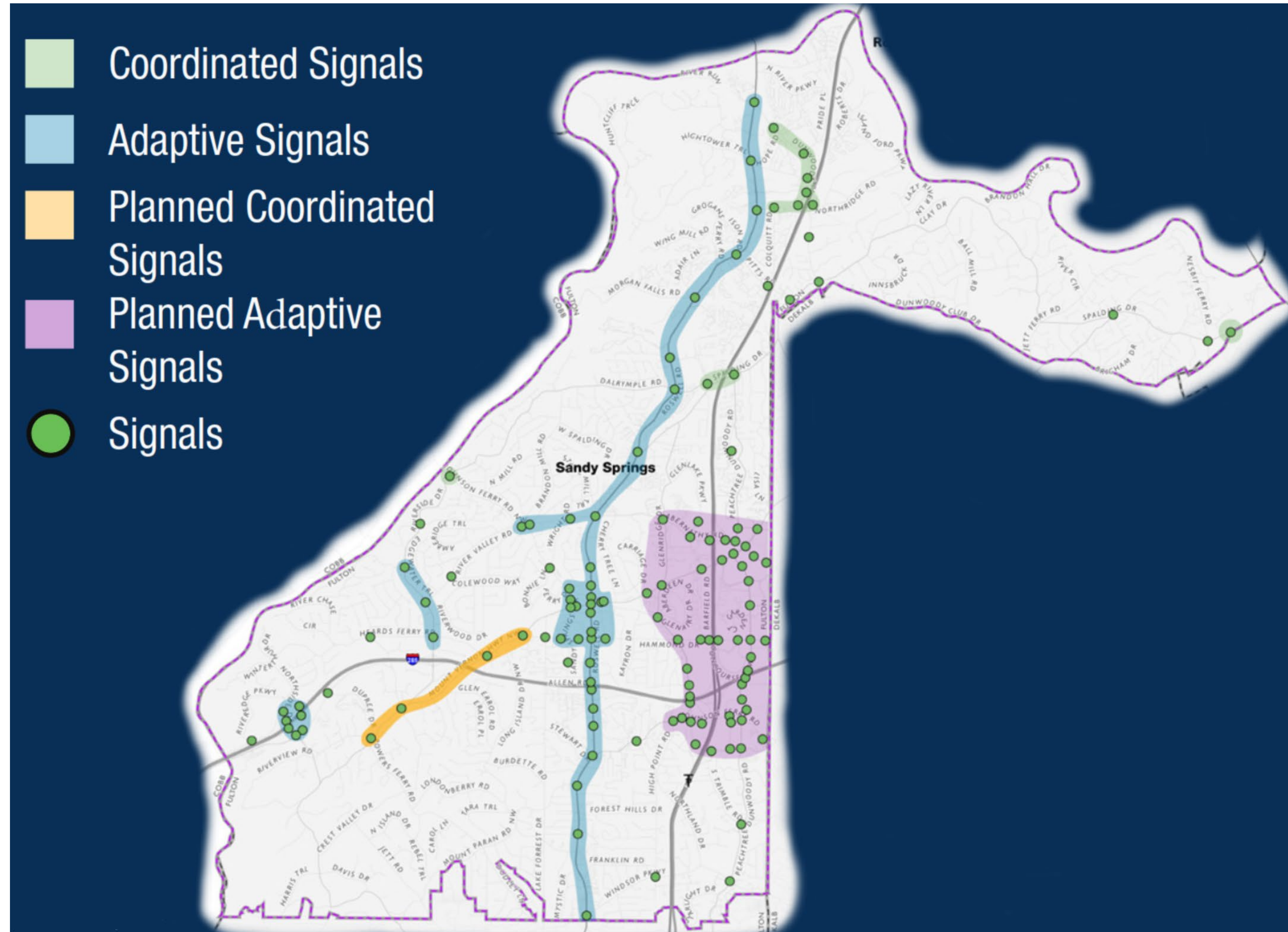
***Overhead caution beacons were replaced with traffic signals.

Advanced Traffic Signal Timing

- Signal timing prior to SCOOT system
 - In 2005, all intersections were operating as time of day, actuated/coordinated.
 - In 2012, signals on Roswell Road and Northside Drive were converted to Traffic Responsive to improve flow.
- SCOOT (Traffic Adaptive)
 - Split Cycle Offset Optimization Technique (SCOOT)
 - Uses real-time data from detectors to adjust signal timing each cycle.
 - Focused on efficiency along corridor and grid networks
 - First Installation on Roswell Road (2013)
 - Currently 52 traffic signals operate with SCOOT (ATMS 1 & 2, and City SCOOT 1 & 2)
 - 50 more signals planned to have SCOOT through ATMS 3 & 4

Advanced Traffic Management System (ATMS) Projects

- ATMS projects have consisted of installation of fiber, CCTV cameras, Bluetooth sensors, and/or SCOOT systems
- Timeline
 - ATMS Phase 1 (Roswell Road)
 - Completed in 2013/2014
 - ATMS Phase 2 (Roswell Road)
 - Completed in 2018
 - ATMS Phase 3 (Perimeter South)
 - Under Construction
 - ATMS Phase 4 (Perimeter North)
 - Under Construction
- Other SCOOT Projects
 - City SCOOT 1 (2013)
 - City SCOOT 2 (2015)

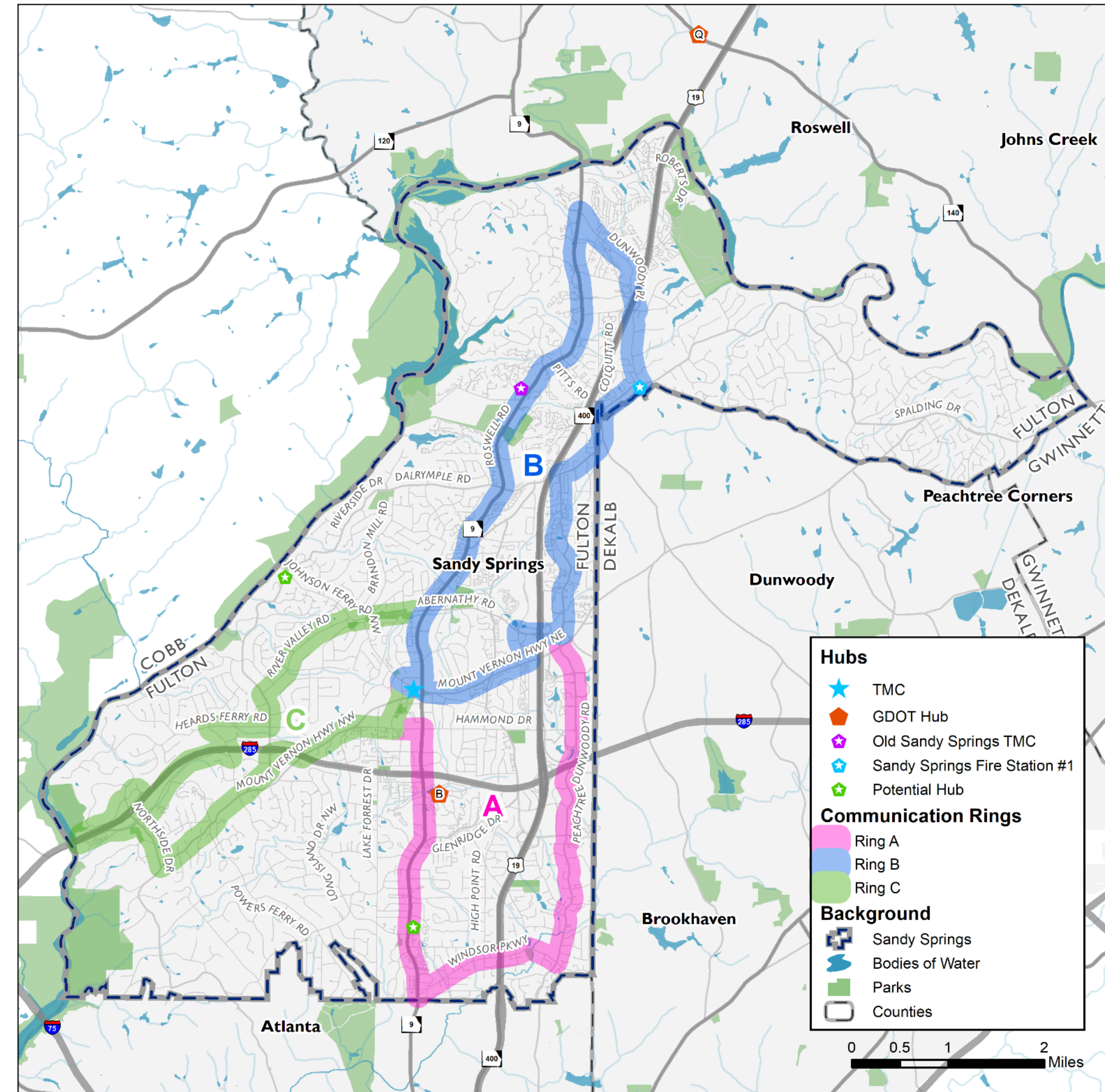


ITS Master Plan Recommendations

- ITS Master Plan adopted November 5, 2019
- Initiatives
 - Biannual Partner Agency Meetings
 - Develop and Implement Standard Operating Procedures
- Network
 - Redundancy and Scalability
- System
 - Upgrading all analog cameras
 - Advanced Signal Timing
 - Emerging Technologies: Emergency Vehicle Preemption, Transit Signal Priority

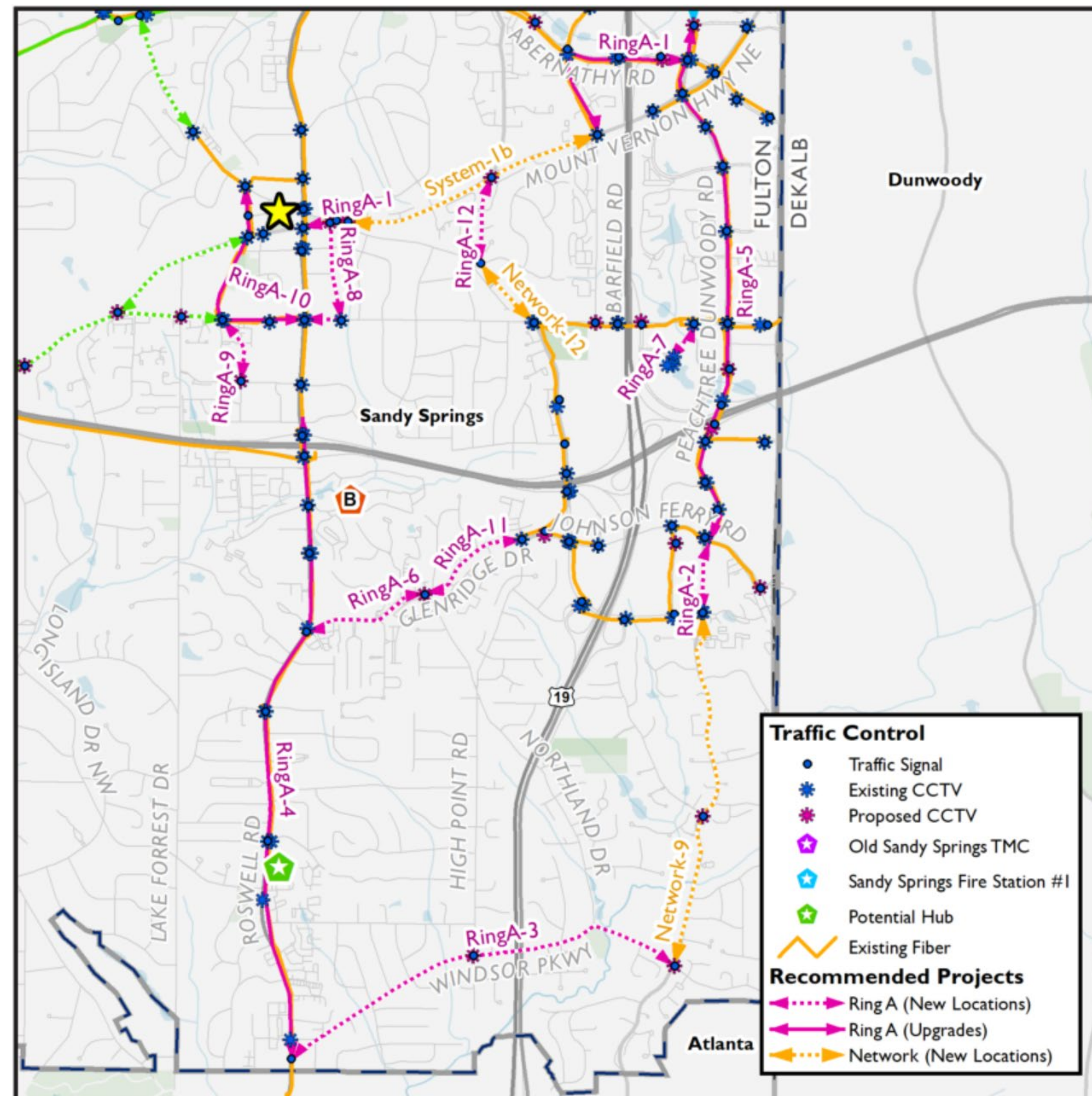
ITS Master Plan Recommendations

Redundancy and Scalability



ITS Master Plan Recommendations

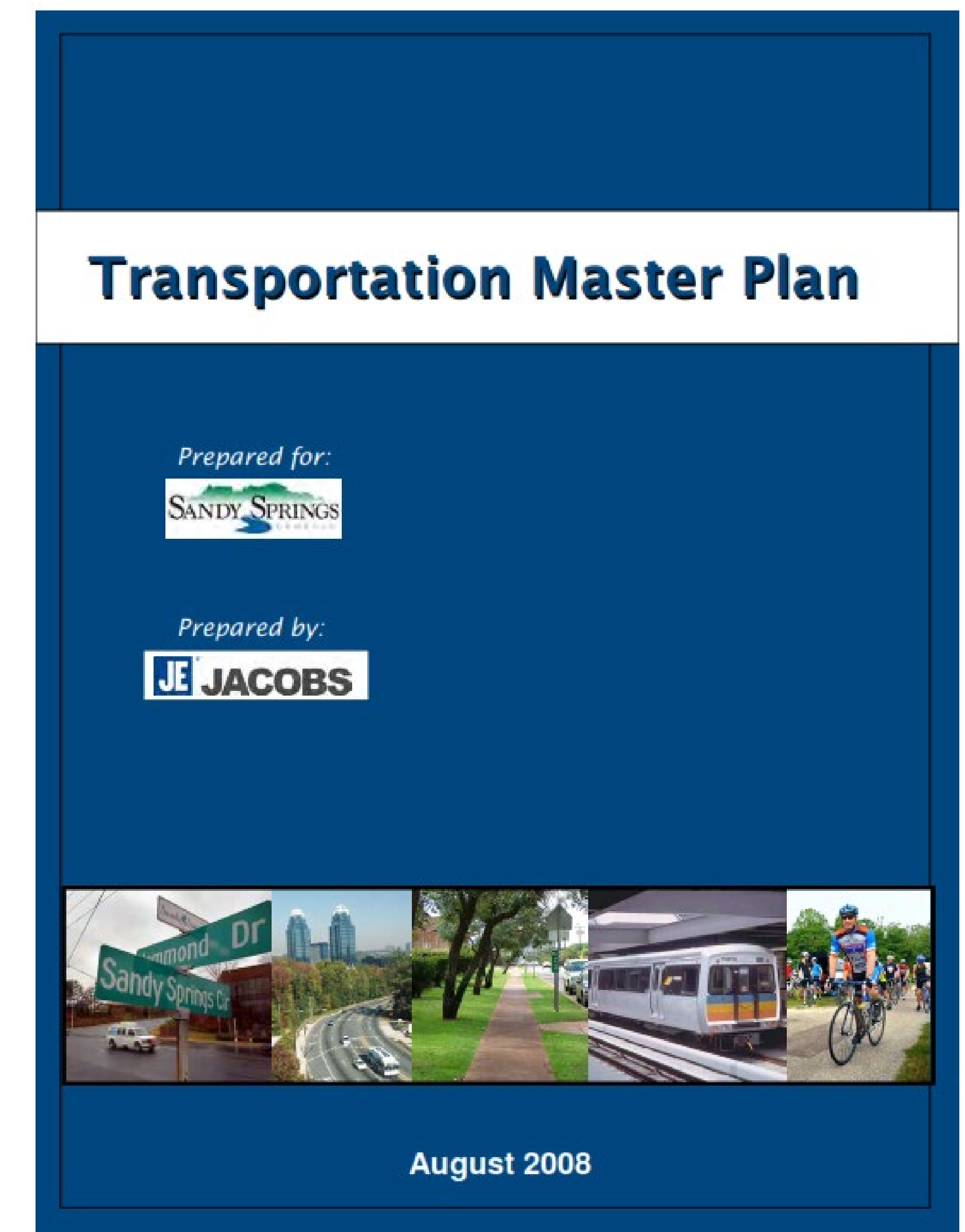
Ring A Example



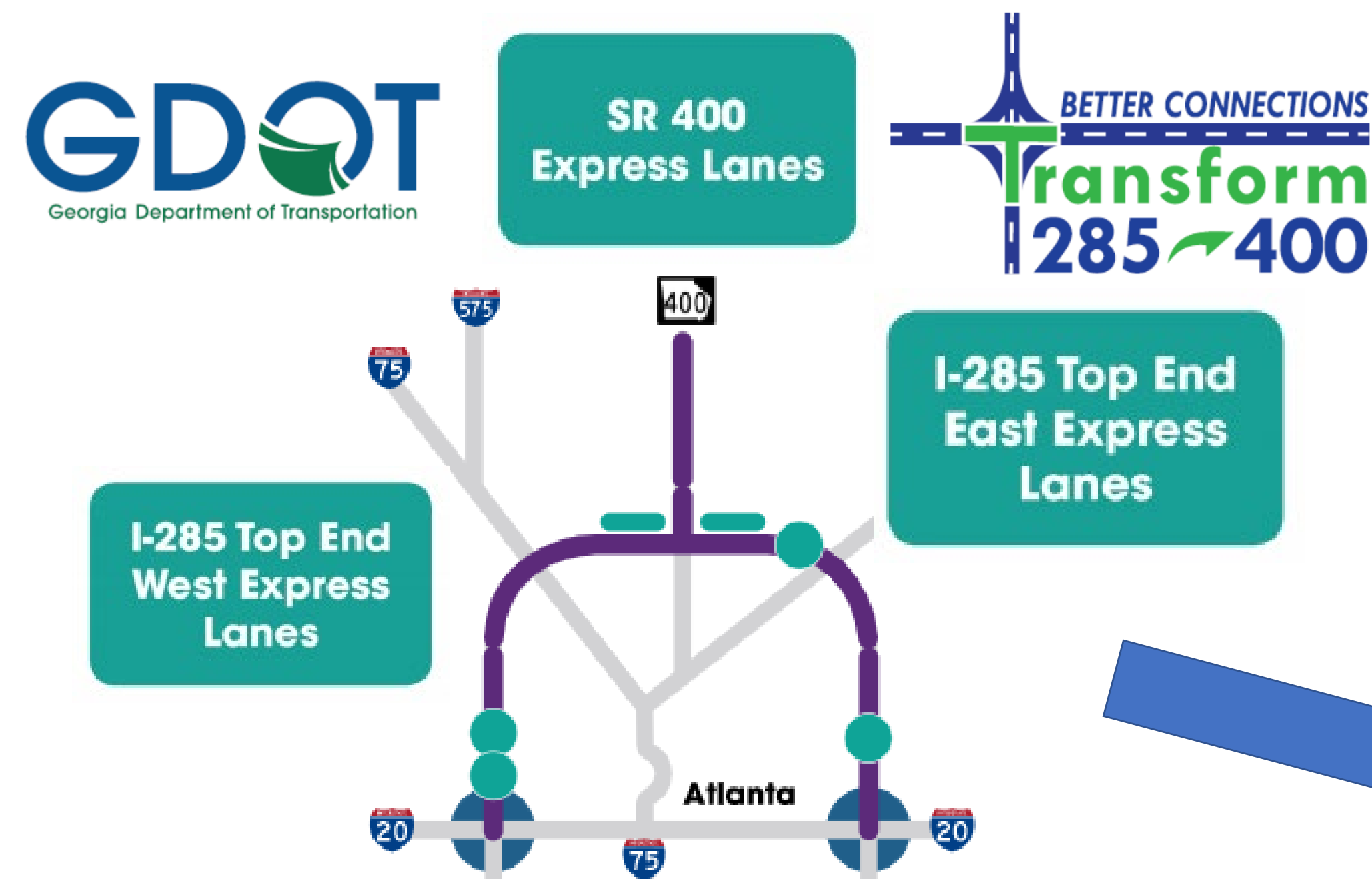
Transportation Master Plan Update - Background

Existing Transportation Master Plan

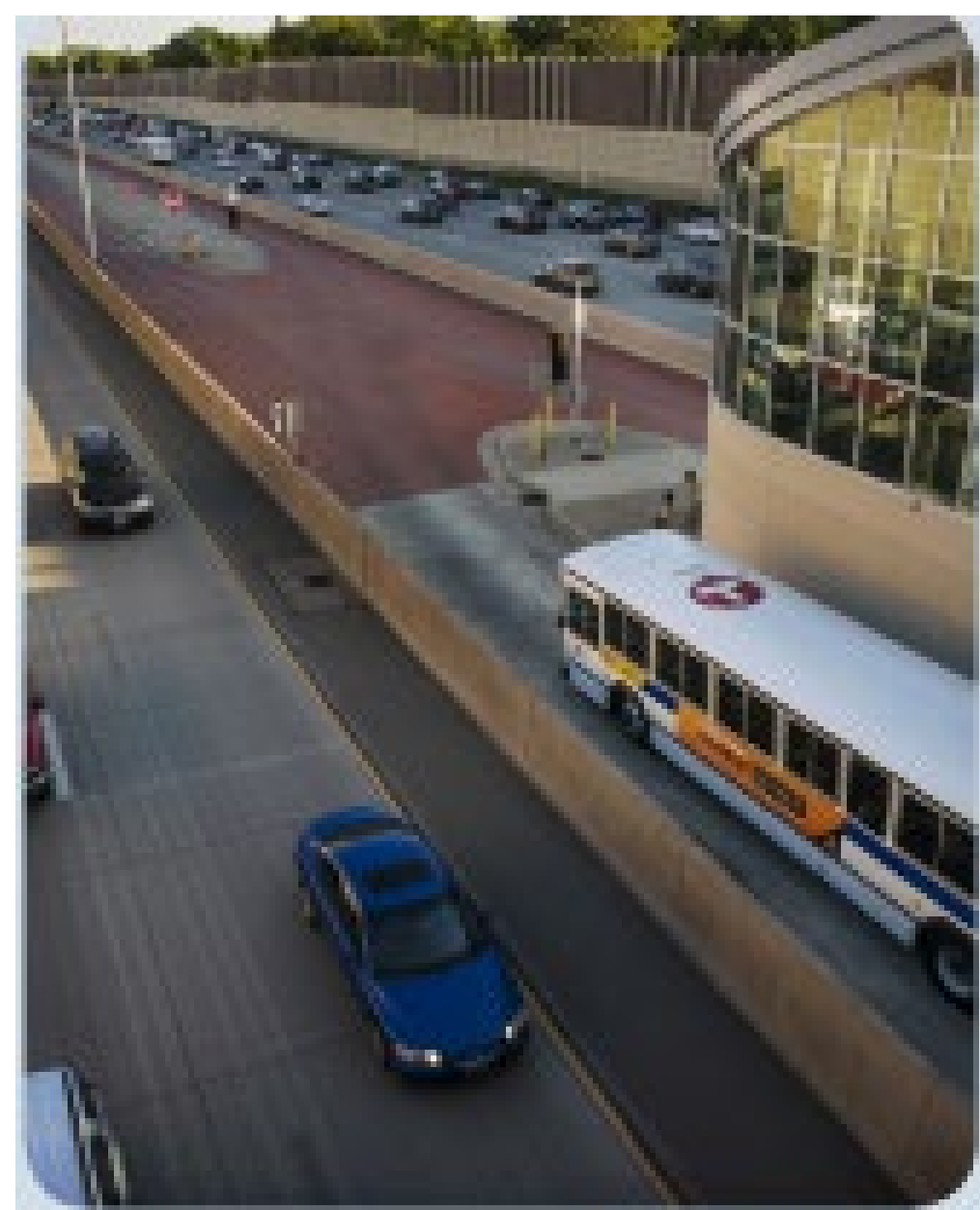
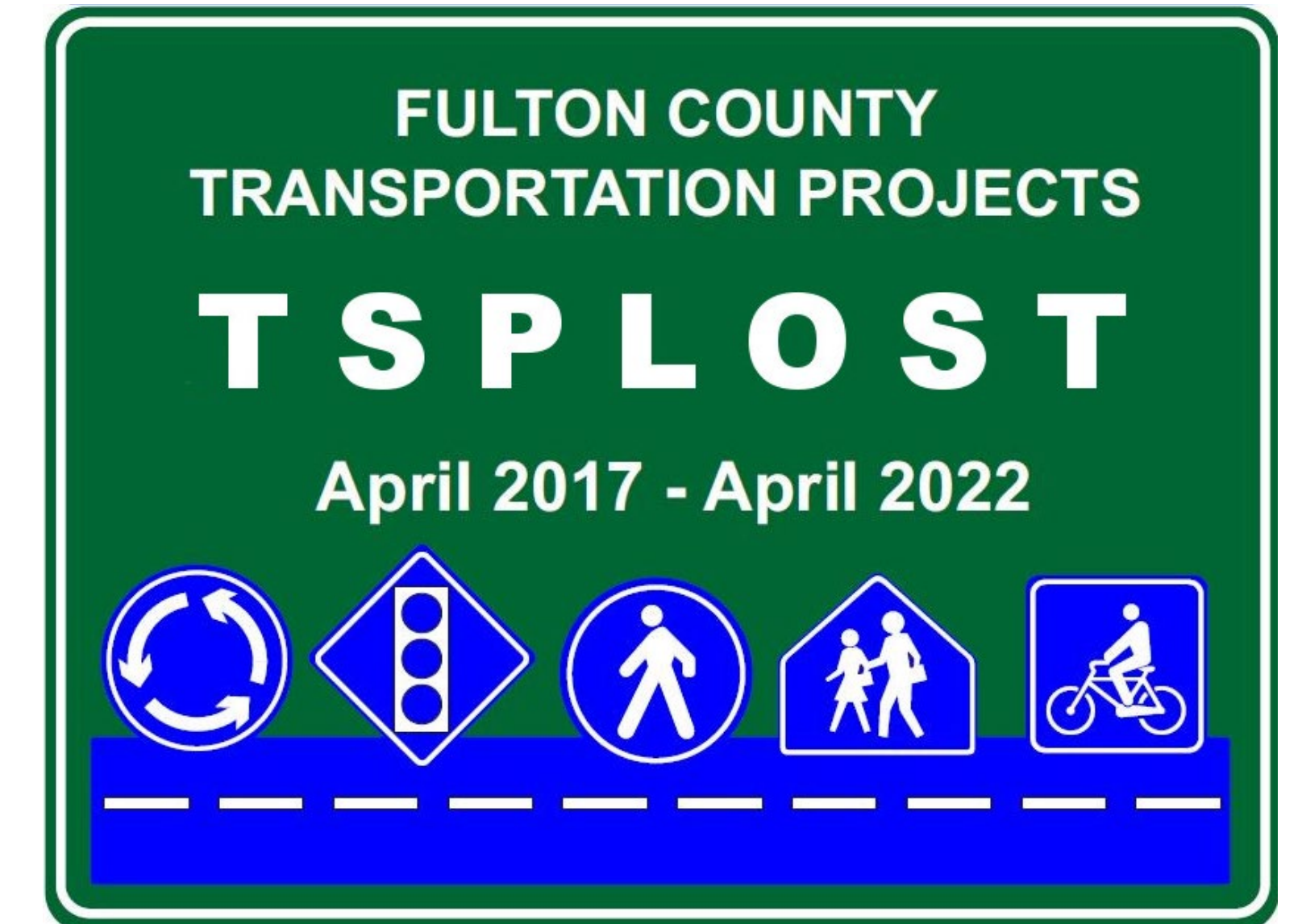
- Adopted over 10 years ago (2008)
- Analyzed the transportation network and identified projects and policies to address transportation needs.
- Many of the projects have been completed and/or are underway:
 - Johnson Ferry/Abernathy Widening
 - Mid-block Crossing on Roswell Road near Long Island Drive
 - Installation of Traffic Cameras Citywide
 - Chattahoochee Pedestrian/Bike Bridge at Roswell Road
 - Hammond Drive Widening



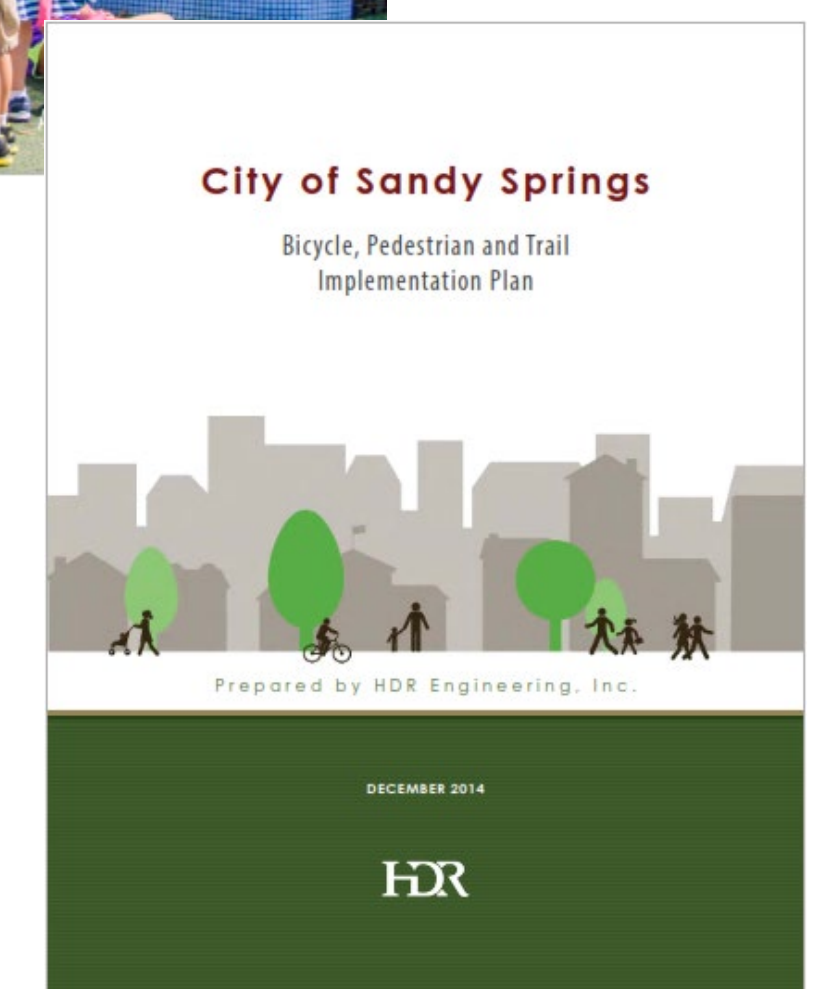
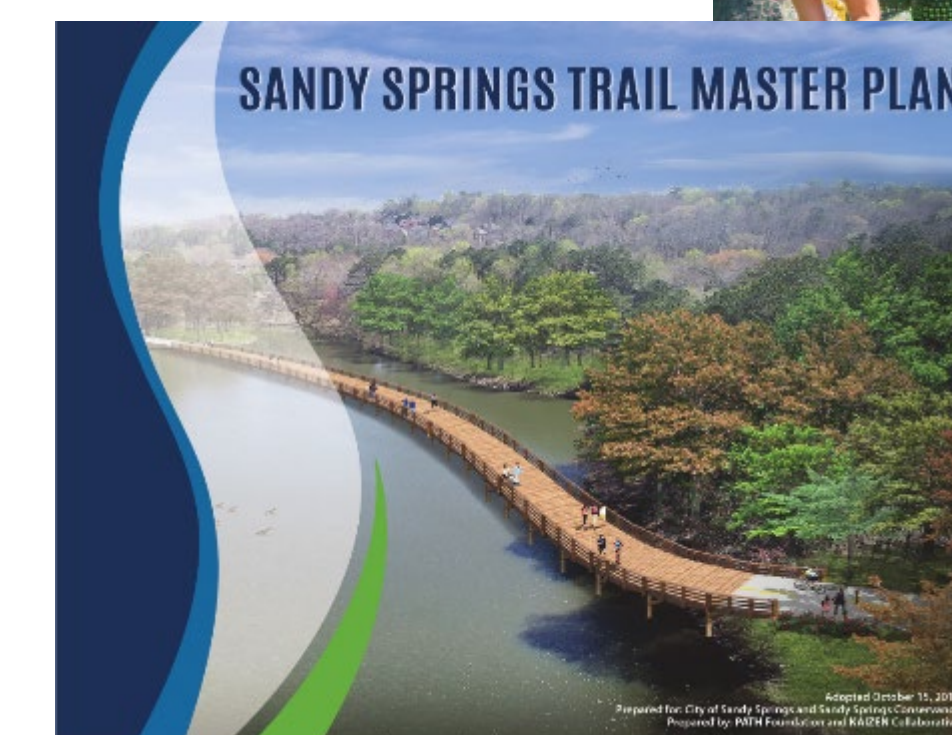
Why is an update needed now?



Sandy Springs Transportation Plan
February 2021



Uber





Scope of Work Elements

1. Goals & Performance Measures

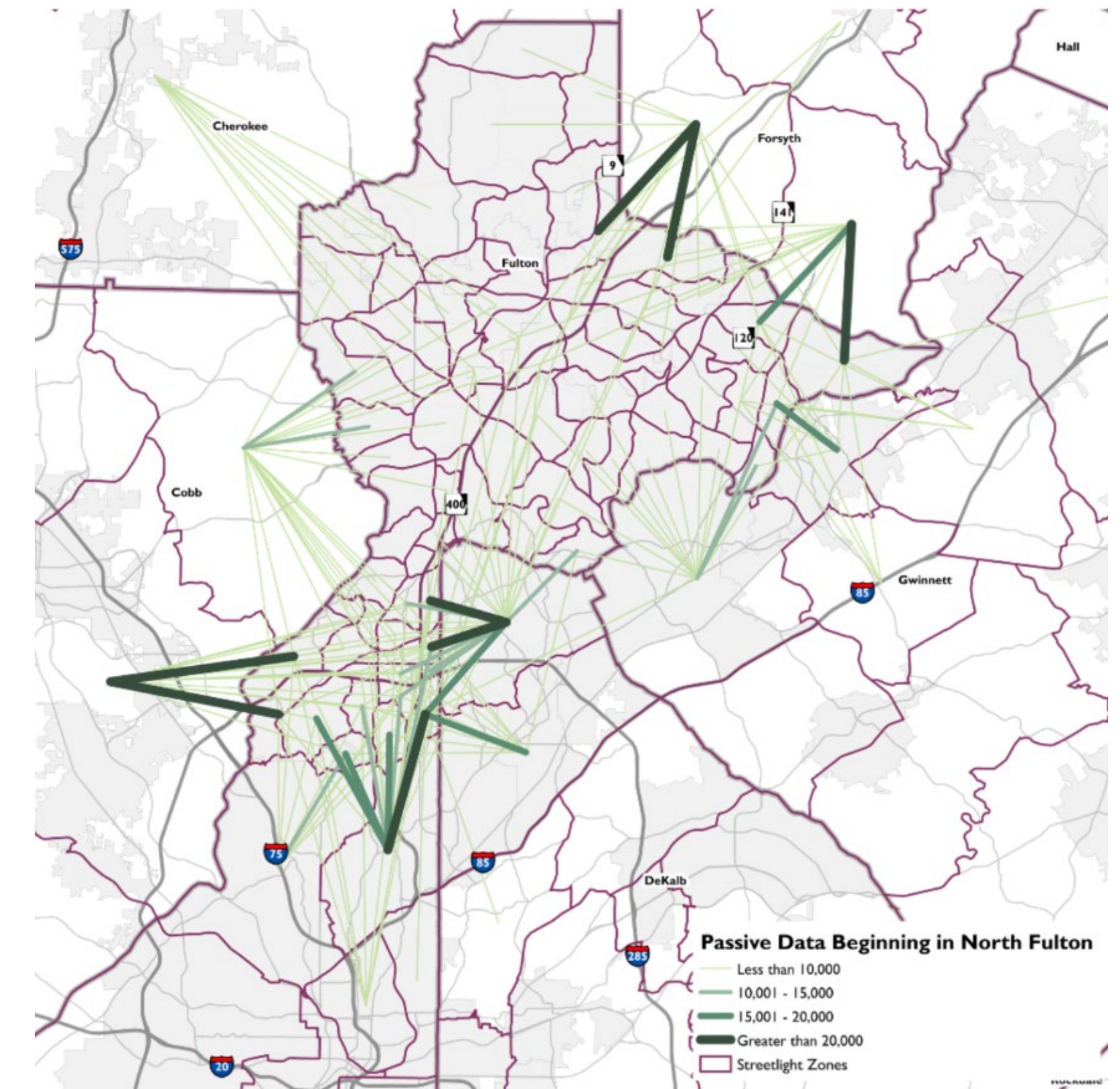
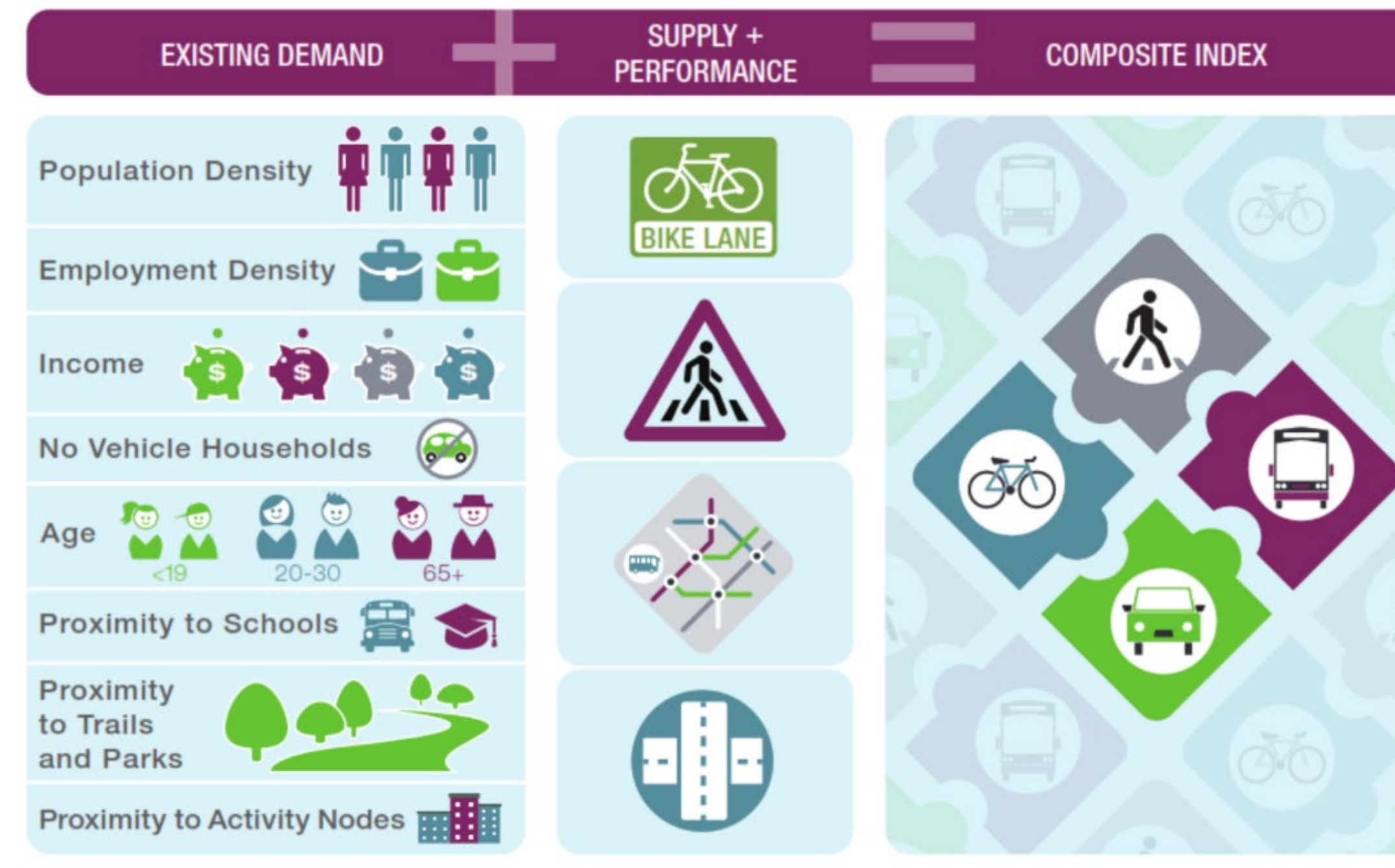
Performance Measure	Statewide Target	Atlanta Region Target	Target Duration (Years)
AIR QUALITY (SET IN 2018)			
Total emissions reduction	≥ 205.7 kg/day VOC	Concurred with GDOT	2
	≥ 386.6 kg/day VOC	Concurred with GDOT	4
	≥ 563.3 kg/day NO _x	Concurred with GDOT	2
	≥ 1,085.0 kg/day NO _x	Concurred with GDOT	4
BRIDGE CONDITION (SET IN 2018)			
Percent of NHS bridges classified as in good condition	≥ 60%	Concurred with GDOT	2 and 4
Percent of NHS bridges classified as in poor condition	≤ 10%	Concurred with GDOT	2 and 4
CONGESTION (SET IN 2018)			
Annual hours of peak-hour excessive delay per capita	≤ 24.6 hours	Concurred with GDOT	4
Percent of non-single occupant vehicle travel	≥ 22.1%	Concurred with GDOT	2 and 4

2. Existing Conditions

State of the City



3. Comprehensive Needs Assessment



4. Identification of Projects and Policies

5. Implementation Plan

TSLOST Program Update

TSPLOS 2019 Revenue and Expenditures

Month	Revenue Projections	Revenue Received	Percent of Projected Revenue Collected
2017 Total	\$14,737,345	\$12,940,715	87.8%
2018 Total	\$20,213,335	\$18,437,828	91.2%
January	\$1,965,937	\$1,458,626	74.2%
February	\$1,619,133	\$1,408,707	87.0%
March	\$1,670,871	\$1,534,981	91.9%
April	\$1,756,108	\$1,567,196	89.2%
May	\$1,652,435	\$1,567,178	94.8%
June	\$1,673,271	\$1,556,847	93.0%
July	\$1,680,122	\$1,581,715	94.1%
August	\$1,721,943	\$1,556,091	90.4%
September	\$1,755,510	\$1,581,588	90.1%
October	\$1,761,083	\$1,557,755	88.5%
November	\$1,616,768	\$1,528,217	94.5%
December	\$1,685,171	\$1,885,137	111.9%
2019 Total	\$20,558,352	\$18,784,038	91.4%
Program Total	\$55,509,032	\$50,162,580	90.4%

TSPLOST Project Update

- Completed Projects

- TS115 Mount Vernon Highway at Long Island Drive
- TS136 Central Parkway
- TS165 Northwood Drive - Kingsport to Roswell Road
- TS161 Johnson Ferry Road - Harleston Road to Glenridge Drive

- Projects under Construction:

- TS107 ATMS 4 SCOOT Intersections in the Perimeter Area
- TS137 Johnson Ferry Road at Glenridge Connector
- TS167 Brandon Mill Road - Marsh Creek to Lost Forest Drive
- TS103 Spalding Drive at Dalrymple Road-Trowbridge Road
- TS164 Windsor Pkwy - Crestwicke Point to city limit
- TS166 Spalding Drive - Spalding Lake Court to Holcomb Bridge Road

- Projects in Pre-Construction:

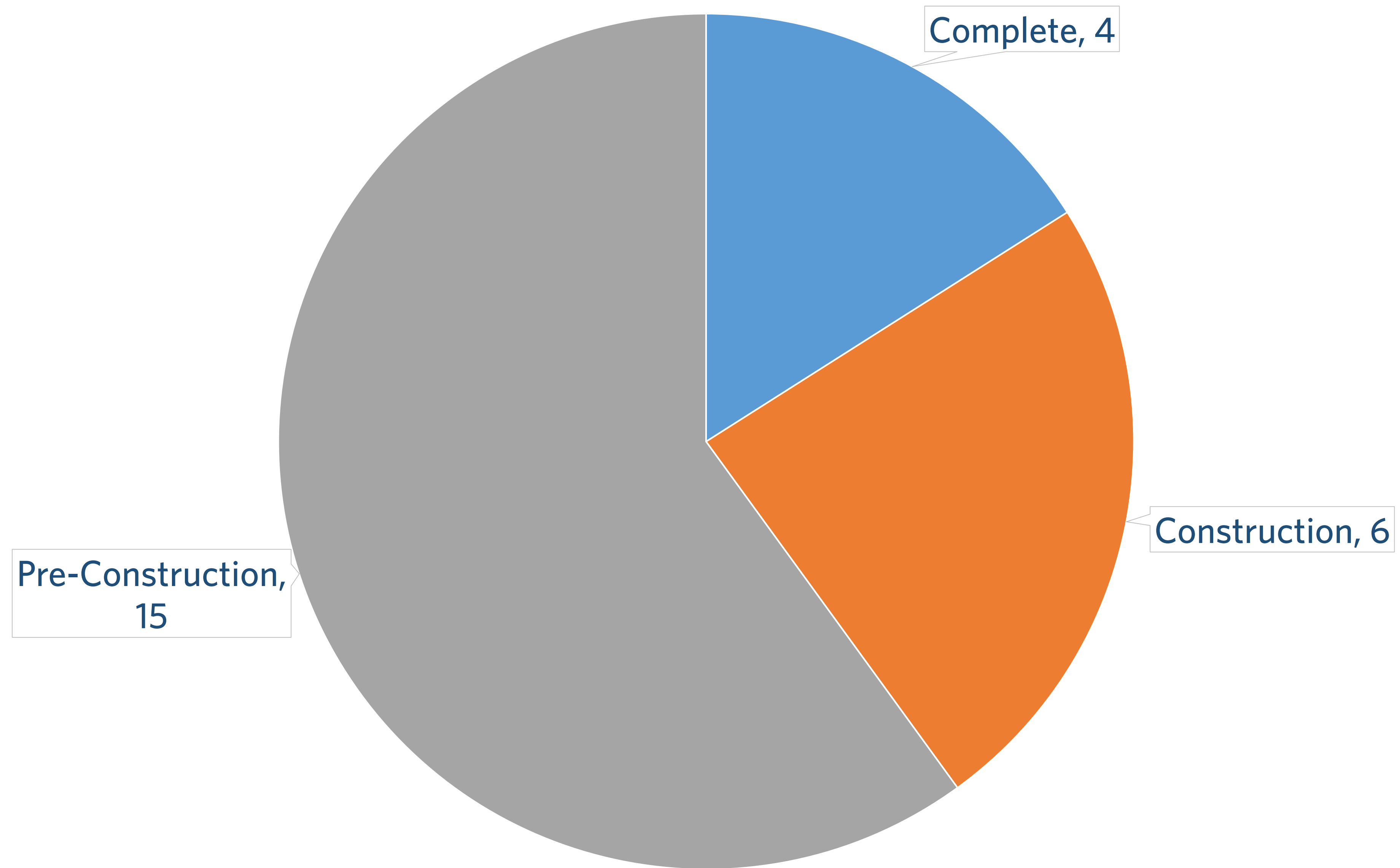
- TS105 Roswell Road at Grogans Ferry Road
- TS106 Northside Drive at Riverview/Old Powers Ferry
- TS108 Roswell Road at Dalrymple Road
- TS109 Peachtree Dunwoody Road at Windsor Parkway
- TS110 Mt. Paran Road at Powers Ferry Road
- TS111 Spalding Drive at Pitts Road
- TS168 Dalrymple Road - Princeton Way to Duncourtney Drive
- TS169 Dunwoody Club Drive - Spalding Drive to Fenimore Circle

- TS170 Interstate North Parkway - City limit to Northside Drive
- TS171 Roberts Drive - Northridge Road to Davis Academy
- TS172 Brandon Mill Road - Lost Forest Drive to Brandon Ridge Drive
- TS191 Johnson Ferry at Mt Vernon Highway
- TS192 Mount Vernon Highway Corridor
- TS193 Hammond Drive Corridor
- TS201 (T-60) SR 400 Multi-Use Trail

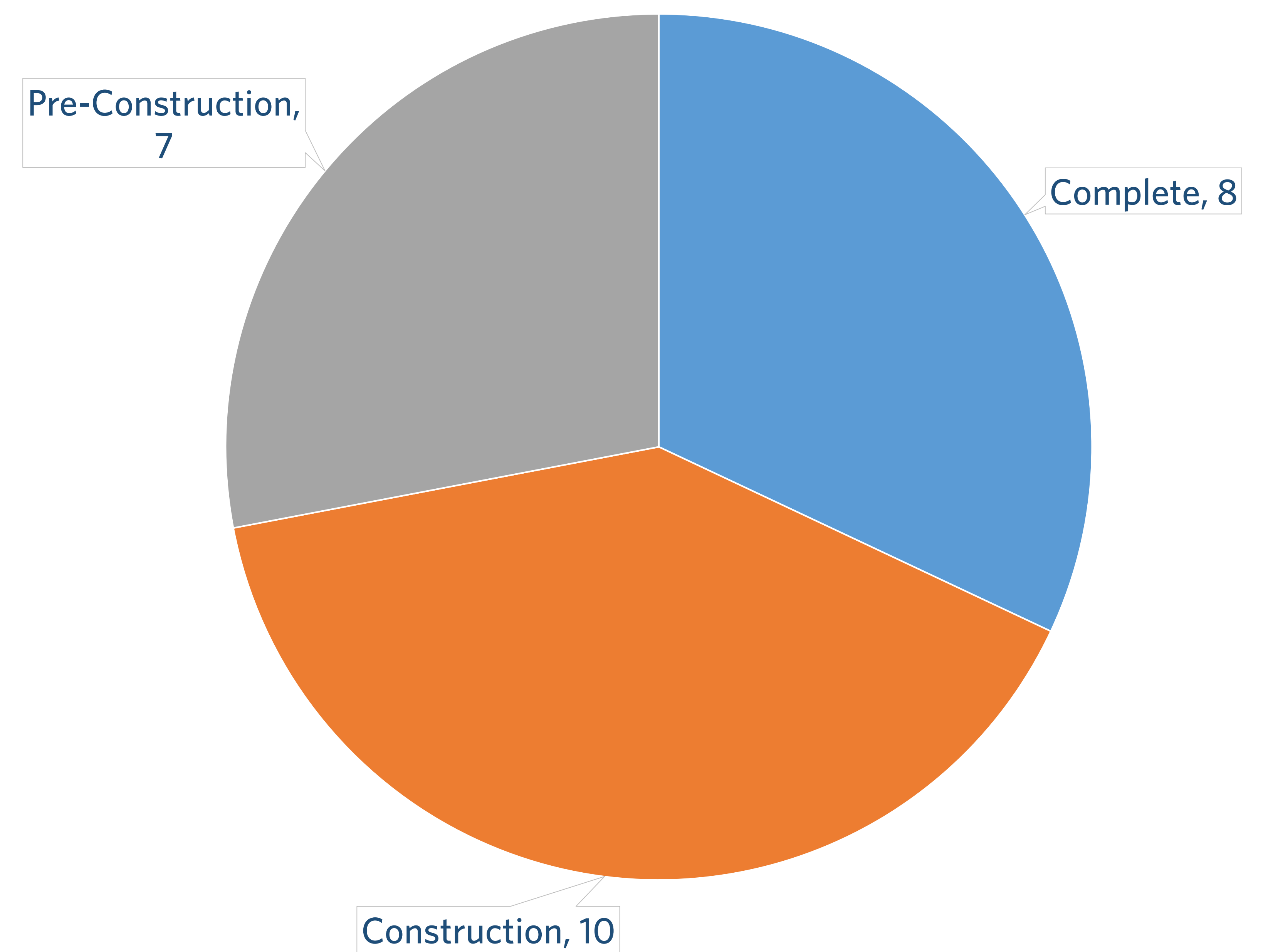


TSPLOST Program Status

Beginning 2020



End 2020



TSPLOST Program Challenges and Strategies

Challenge	Strategies to Overcome Challenge
Right-of-Way <ul style="list-style-type: none">• Large Number of Parcels	<ul style="list-style-type: none">• Weekly internal Right-of Way coordination meeting• Right-of Way Consultants<ul style="list-style-type: none">• Multiple Teams to Negotiate Concurrently
Utilities	<ul style="list-style-type: none">• Monthly and Ad-Hoc Utility Coordination Meetings• Project Specific Utility Coordination Meetings• Communicate key required adjustment dates to Utilities
Communications	<ul style="list-style-type: none">• Work Closely with Communications Office• Reach Out to Residents At Key Project Milestones• Project signage to announce project activities

TS103 Spalding Drive @ Dalrymple Bridge Roads - Traffic Efficiency

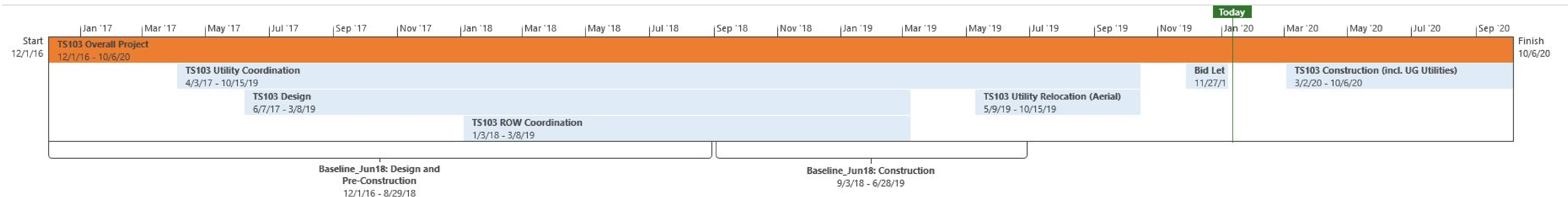
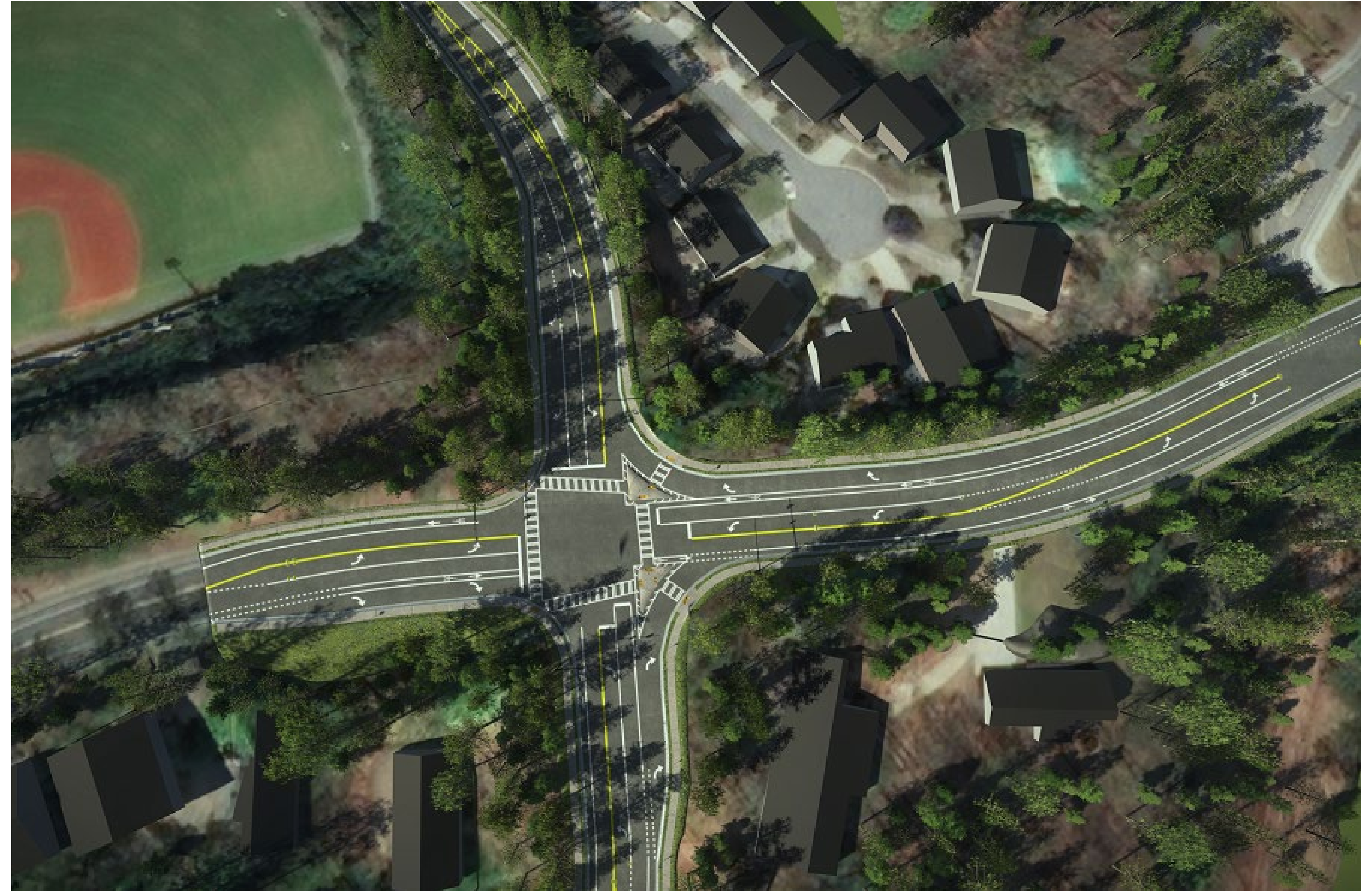
Project provides study/concept and design drawings to correct deficiencies. Concepts for traffic signal improvements and roundabouts were analyzed. Based on feedback from the PIOH a signalized intersection was selected as the appropriate project.

Budget: \$1,650,000

Status:

- Utility Relocation Underway
- Construction Contractor Selected
- Construction Spring 2019

Schedule:



TS103 Spalding Drive @ Dalrymple/Trowbridge Roads – Traffic Efficiency



TS105 Roswell Road @ Grogans Ferry Road Traffic Efficiency

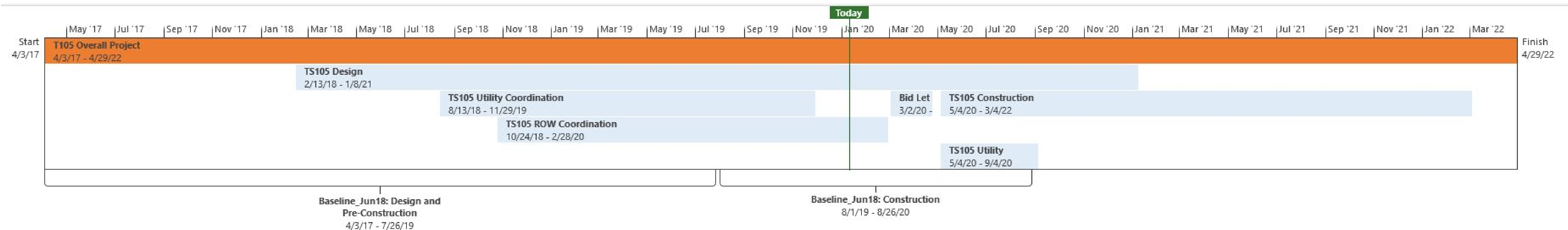
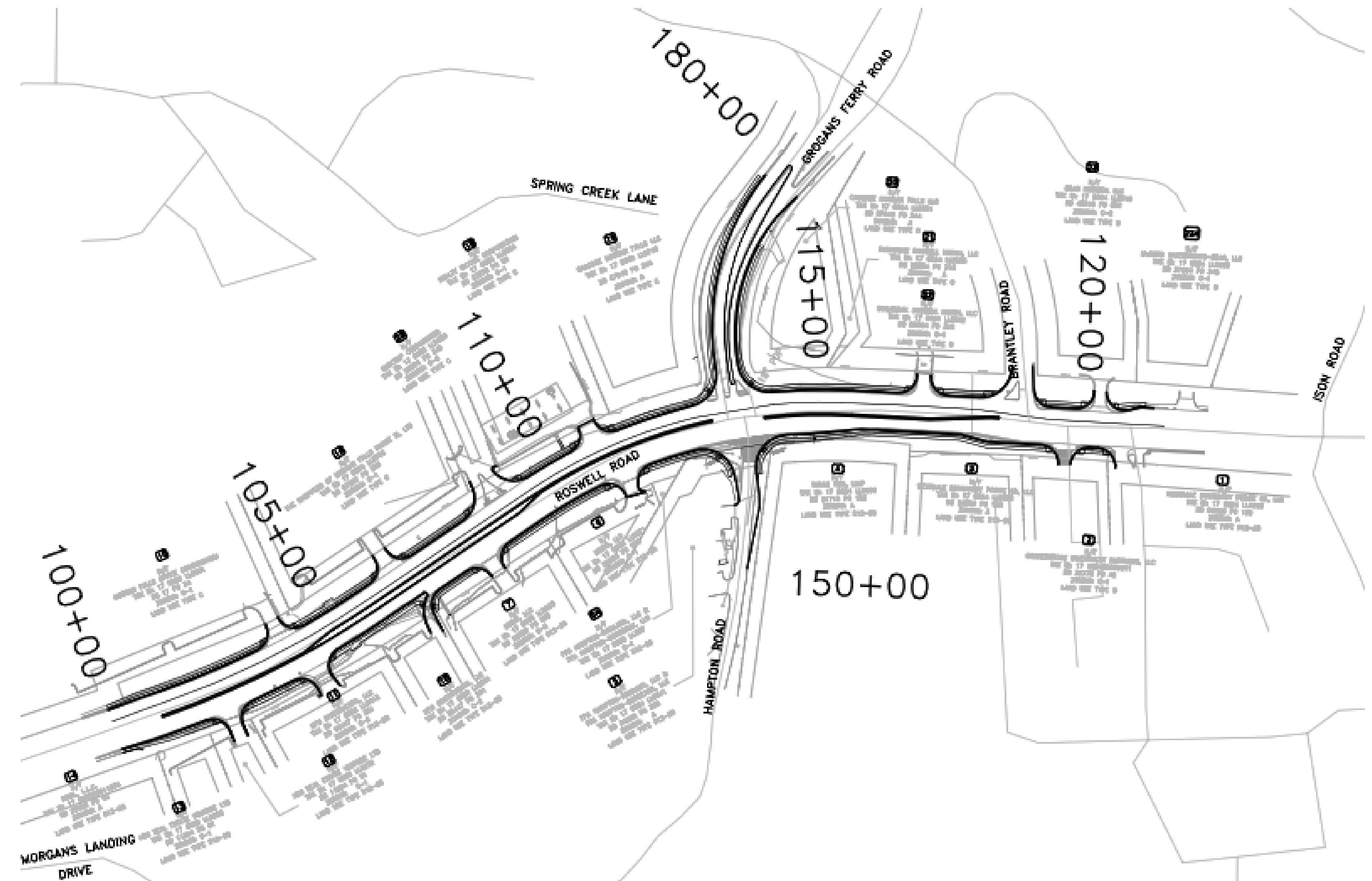
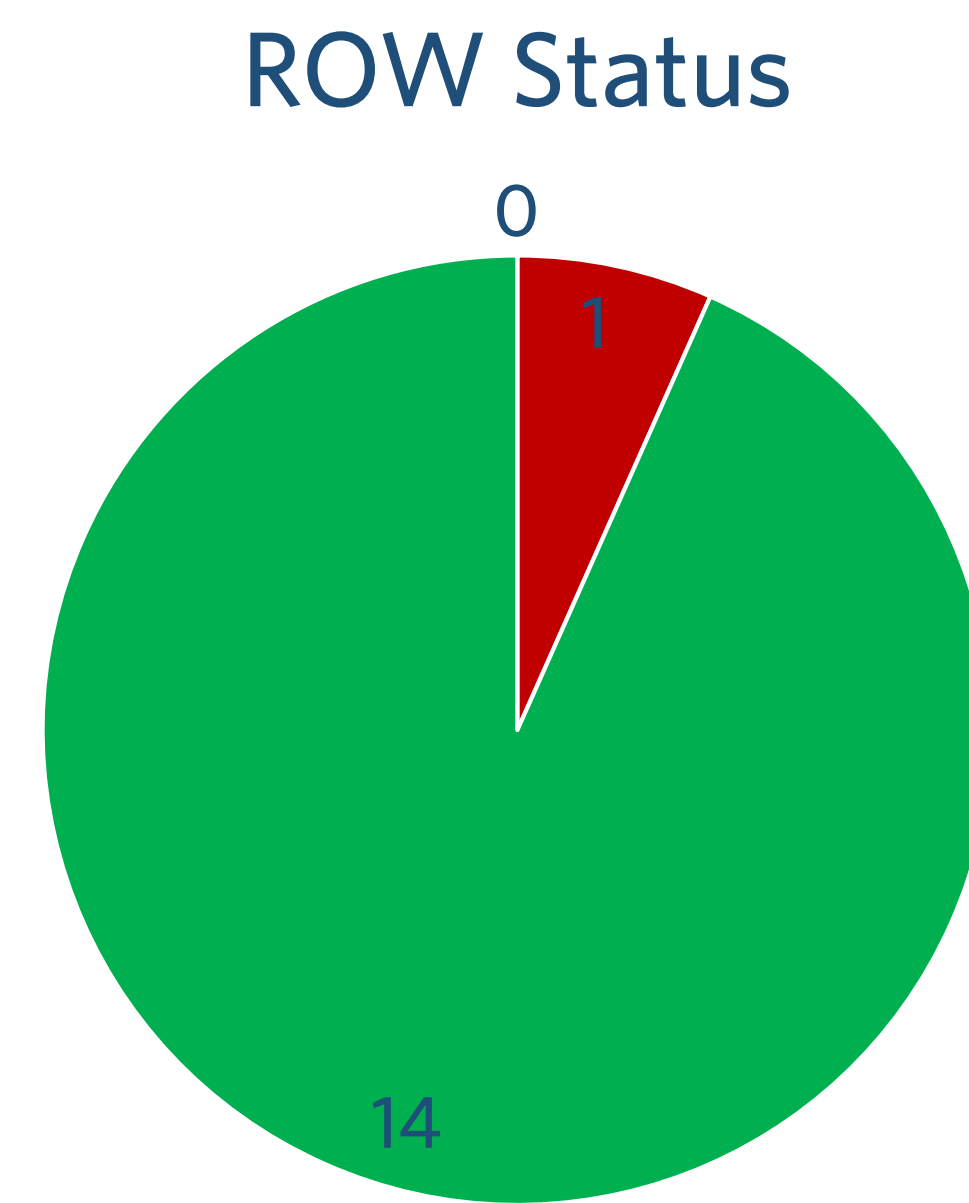
Project provides a new traffic signal at Grogans Ferry Road and implements Next Ten access management standards along Roswell Road to correct driveway/safety deficiencies.

Budget: \$4,900,000

Status:

- ROW underway
- Construction Spring 2020

Schedule:



TS105 Roswell Road @ Mans Ferry Road – Traffic Efficiency



Existing

Proposed



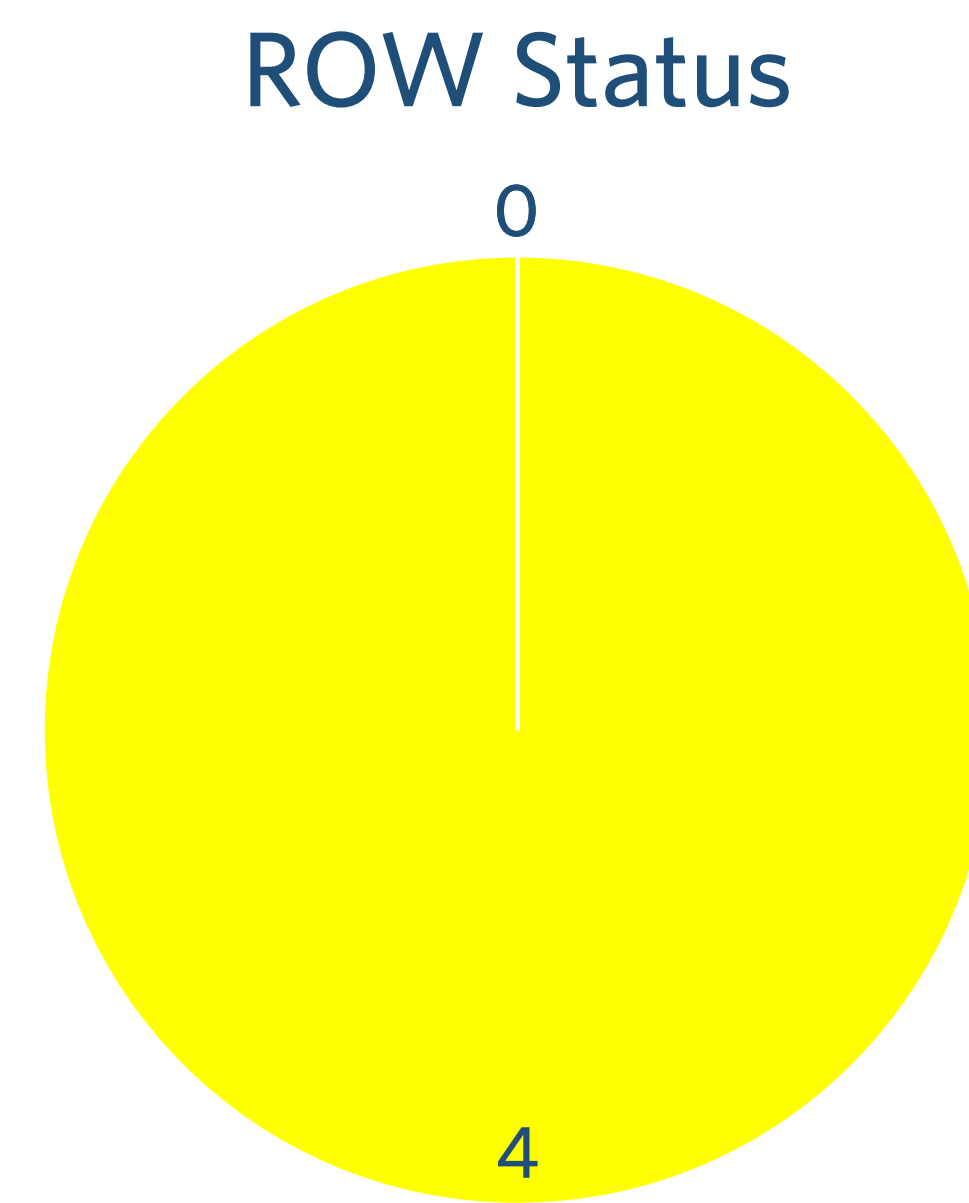
TS106 Northside Drive/Riverview/Old Powers Ferry Traffic Efficiency

The project consists of intersection improvements at the intersection of Northside Drive at Old Powers Ferry- Riverview Drive. The selected solution is a roundabout to realign the intersection and improve overall safety including sight distance.

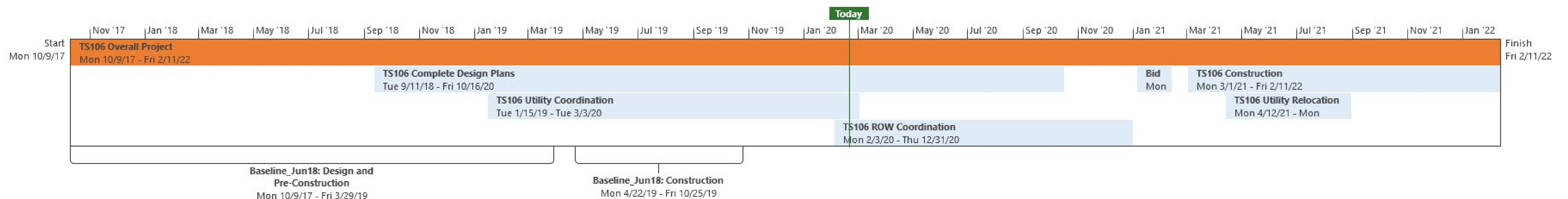
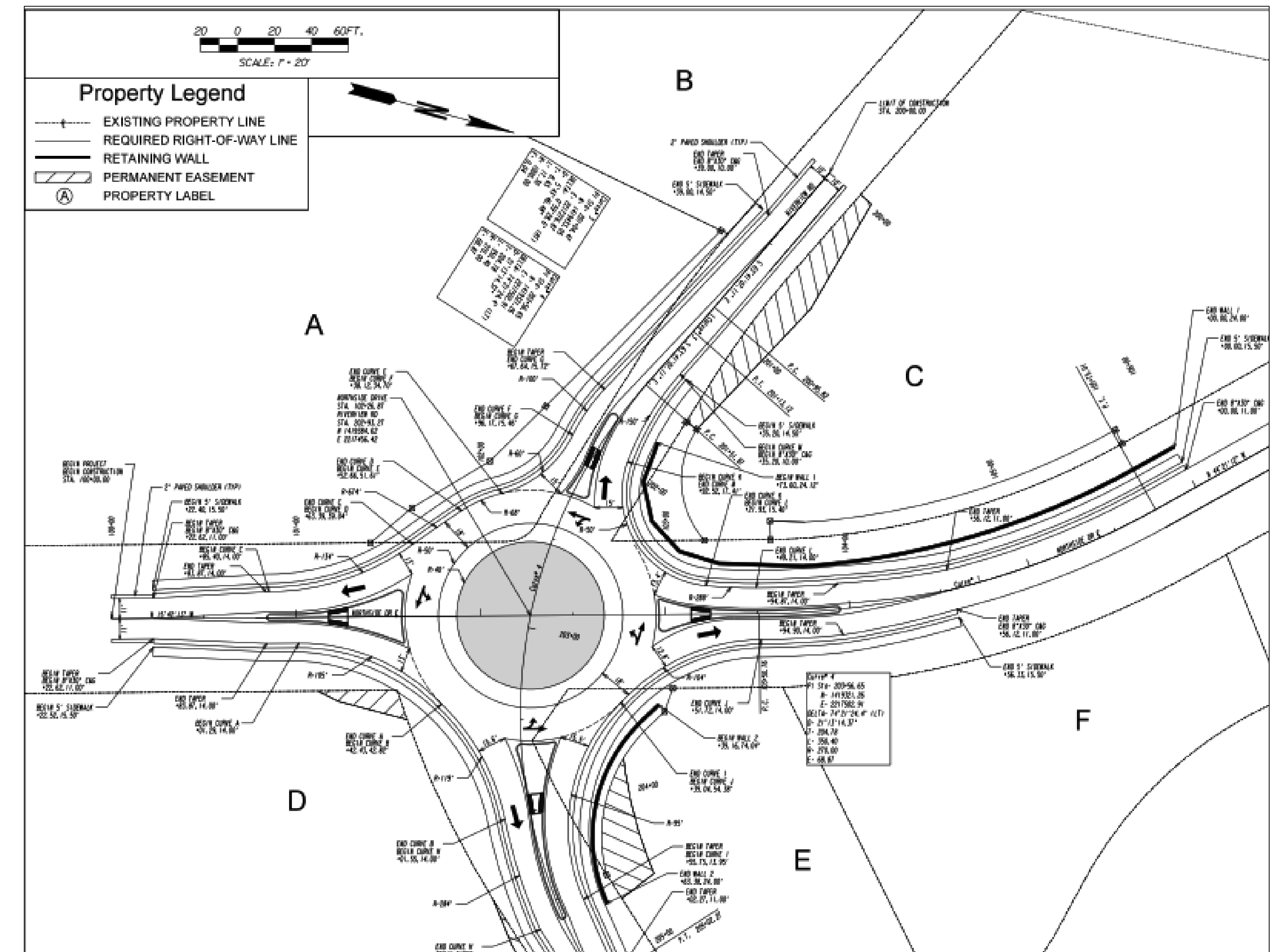
Budget: \$2,700,000

Status:

- Design underway
- ROW underway
- Construction Spring 2021



Schedule:



TS106 Northside Drive @ Riverview/Old Powers Ferry Efficiency



Existing

Proposed



TS107 ATMS/SCOOT Intersections in Perimeter Area for Traffic Efficiency

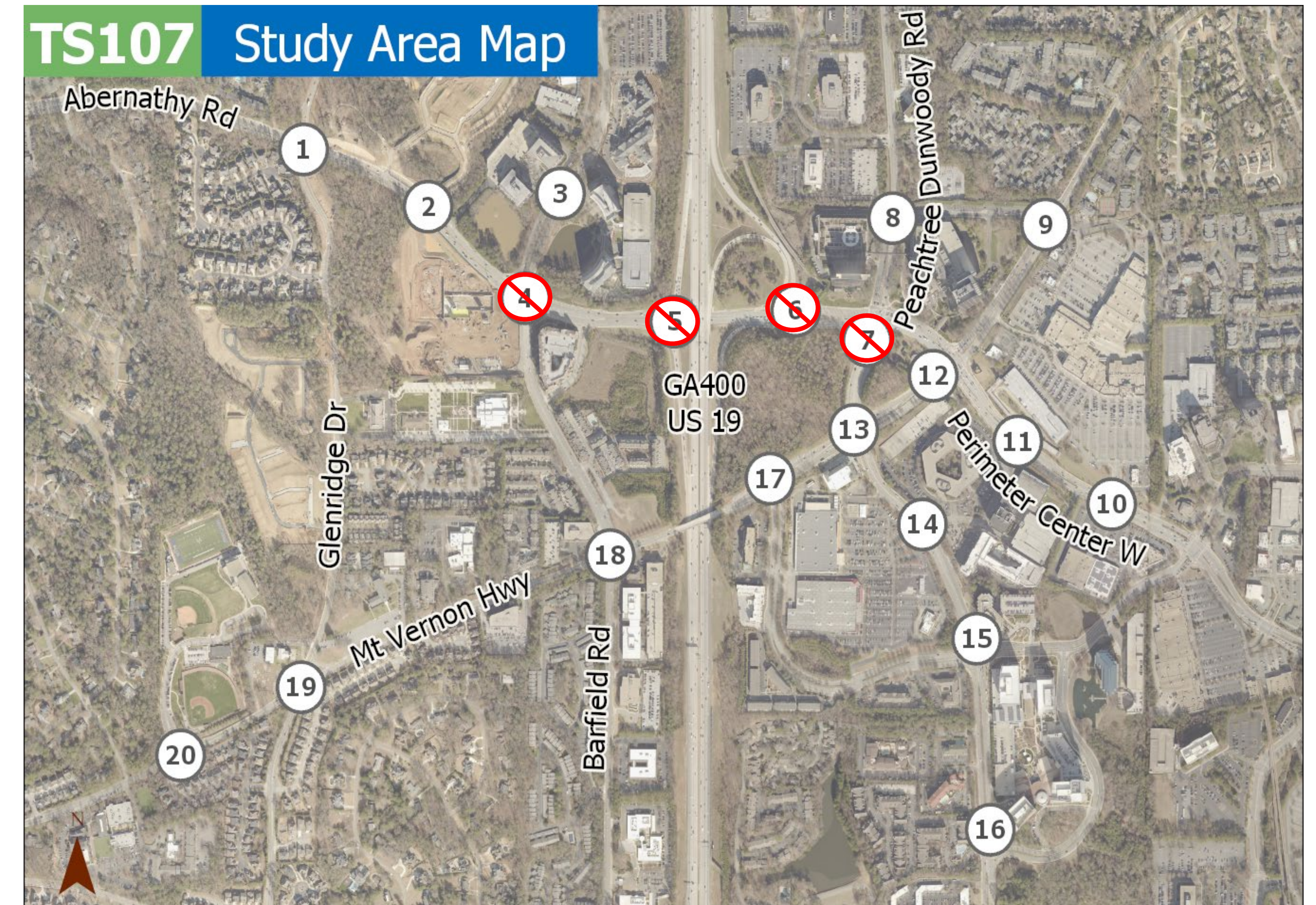
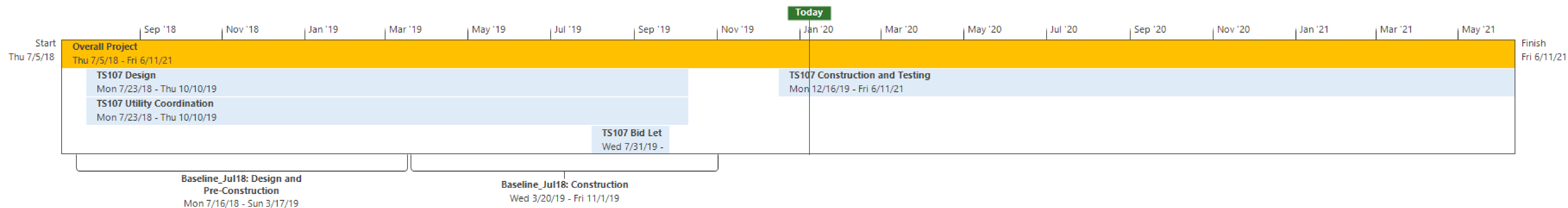
SCOOT Implementation ATMS project, which includes adding system detection and installing an adaptive traffic signal control system and travel time performance metrics tool for approximately 16 inter-connected signals in the Perimeter Community Improvement District (PCID) Regional Traffic Operations Program (RTOP) service area. Reduced from original 20 intersections due to conflicts with GDOT 285/400 Project.

Budget: \$1,500,000

Status:

- Construction Underway

Schedule:



TS108 Roswell Road at Dalrymple Traffic Efficiency

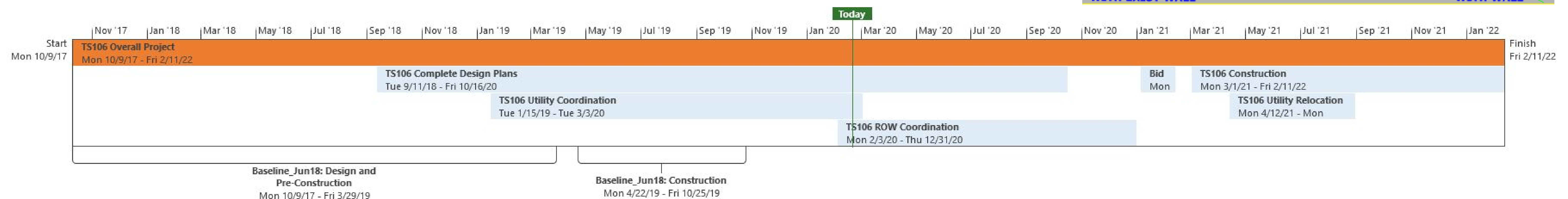
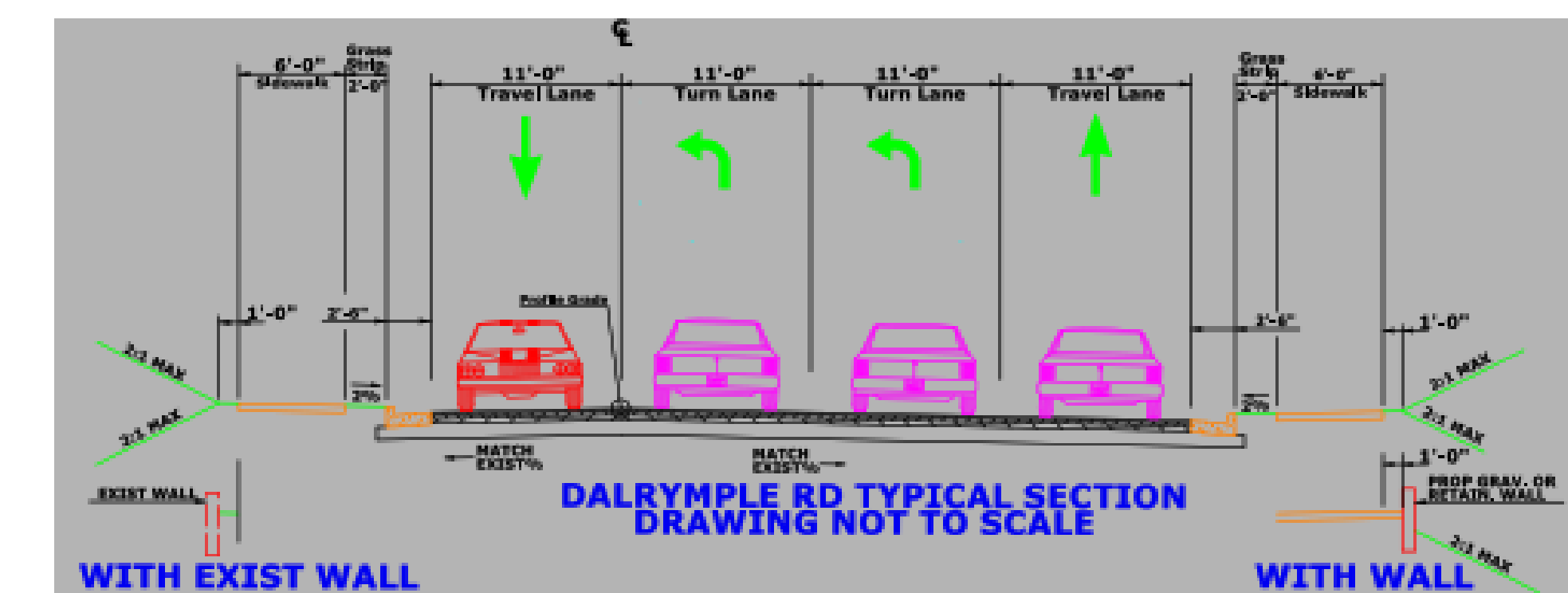
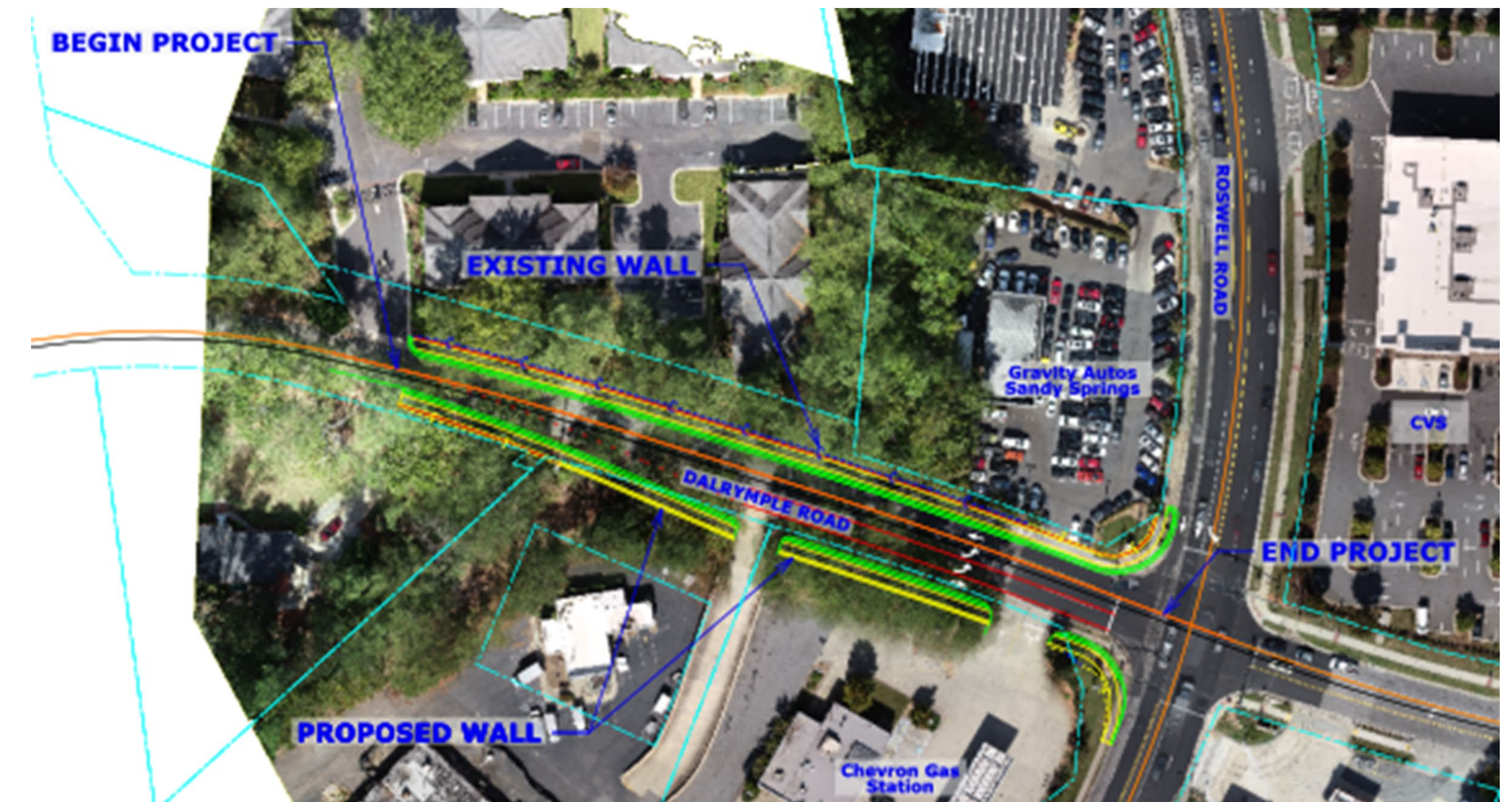
The City and our Consultant (KCI) have conceptually identified the need to extend EB left-turn storage and to increase the radii on the NW and SW quadrants to accommodate trucks and buses

Budget: \$850,000

Status:

- Design Underway
- ROW Early 2020
- Construction Spring 2021

Schedule:



TS109 Peachtree Dunwoody at Windsor Parkway – Traffic Efficiency

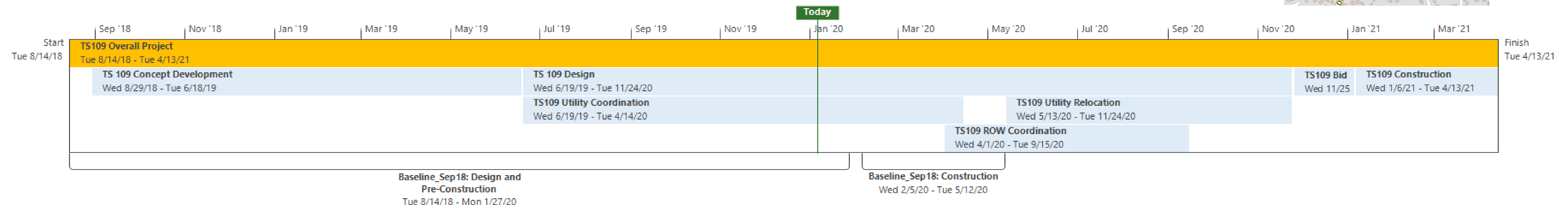
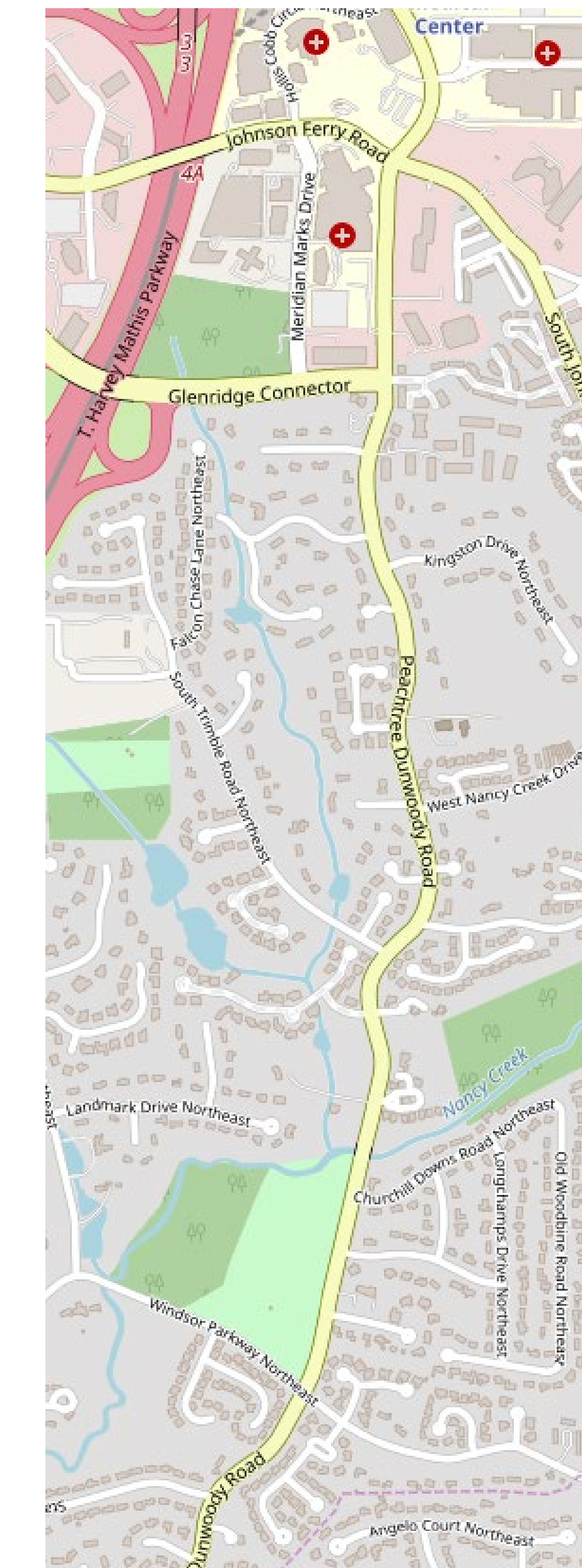
The project will include pedestrian improvements, signal upgrades, and extending the NB and SB left-turn lanes by restriping. Reducing crashes and improving pedestrian safety are important facets of this project.

Budget: \$750,000

Status

- Design underway
- ROW Spring 2020
- Construction Early 2021

Schedule:



TS110 Mount Paran Road @ Powers Ferry Traffic Efficiency

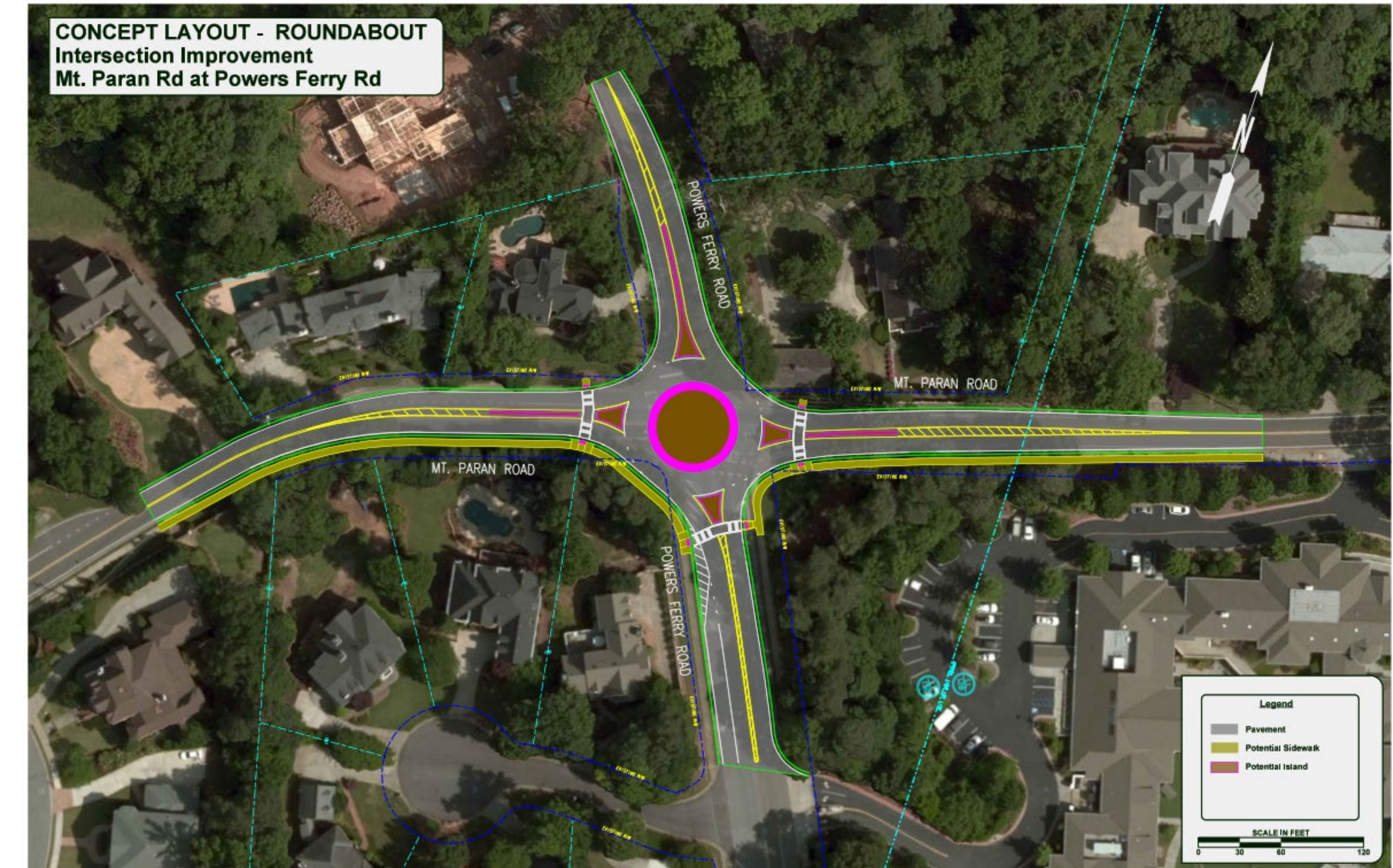
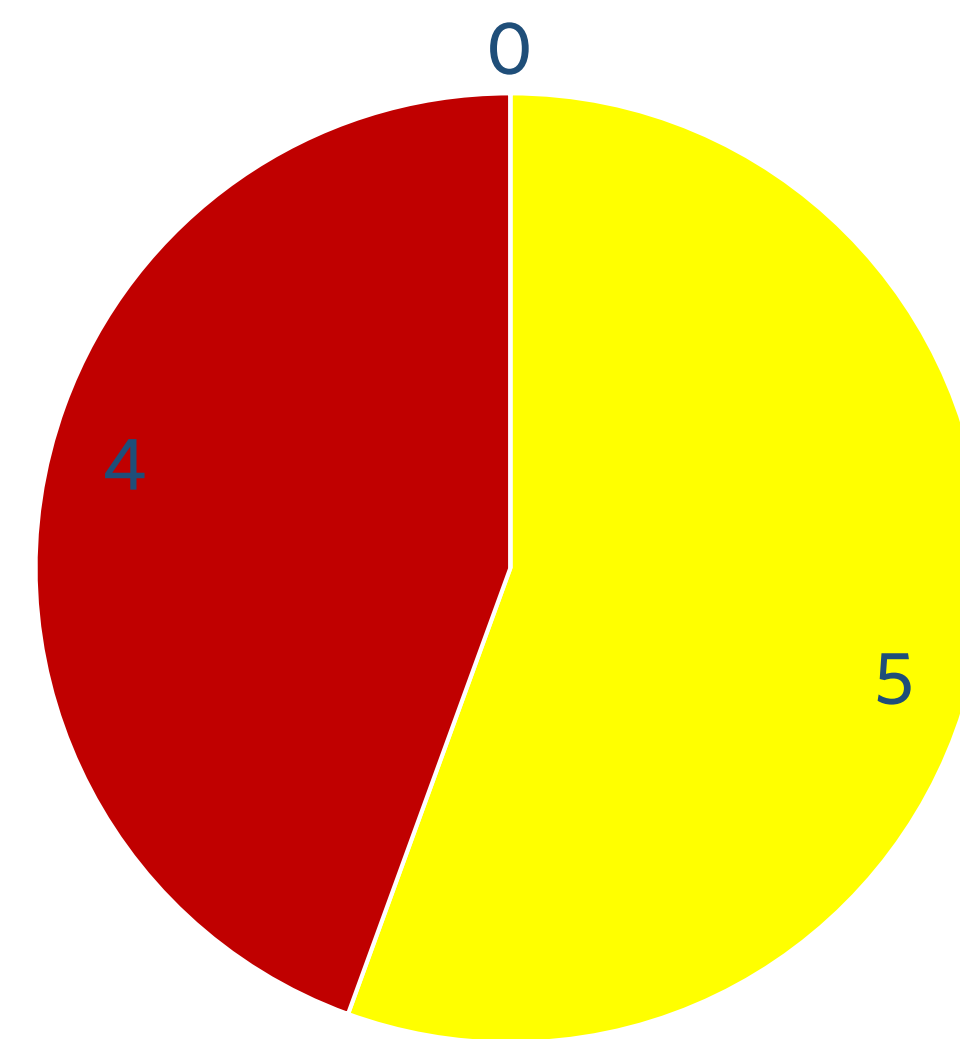
Design is proceeding with a roundabout, crosswalks and ADA landings. Project will improve safety (especially side-impact angle crashes) and operations (extensive queuing greatly reduced)

Budget: \$2,500,000

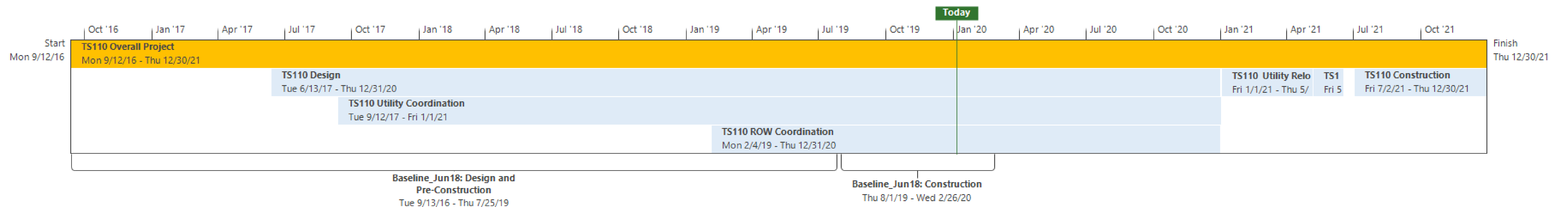
Status:

- ROW underway
- Utility Relocation Early 2021
- Construction Summer 2021

ROW Status



Schedule:



TS110 Mount Paran Road @ Powers Ferry Traffic Efficiency



TS111 Spalding Drive @ Pitts Traffic Efficiency

The project consists of additional turn lanes and an upgraded traffic signal at the intersection of Spalding Drive at Pitts Road.

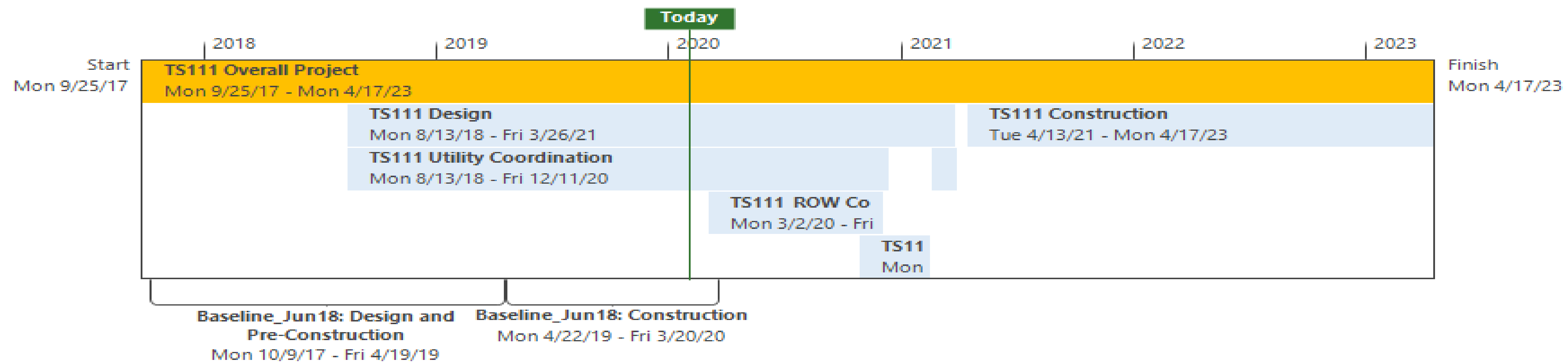
Budget: \$1,200,000

Status:

- Design underway
- ROW Spring 2020
- Construction Spring 2021



Schedule:



Conceptual View of Sidewalk and Driveway ~~Moved~~ 4



Note: Wall height may vary and will probably have a rail of some type on top.

TS115 Mt Vernon Highway @ Long Island Drive – Traffic Efficiency

Intersection improvement to add a left turn lane on Long Island Drive and improve ADA Access.

TSPLOST Cost: \$91,937

Status:

- Completed October 2017



TS131: Peachtree Dunwoody Bike/Pedestrian Trail Connectivity

The project consist of a multiuse path from Hammond Drive to Abernathy Road. A cooperative funding agreement under development with PCID.

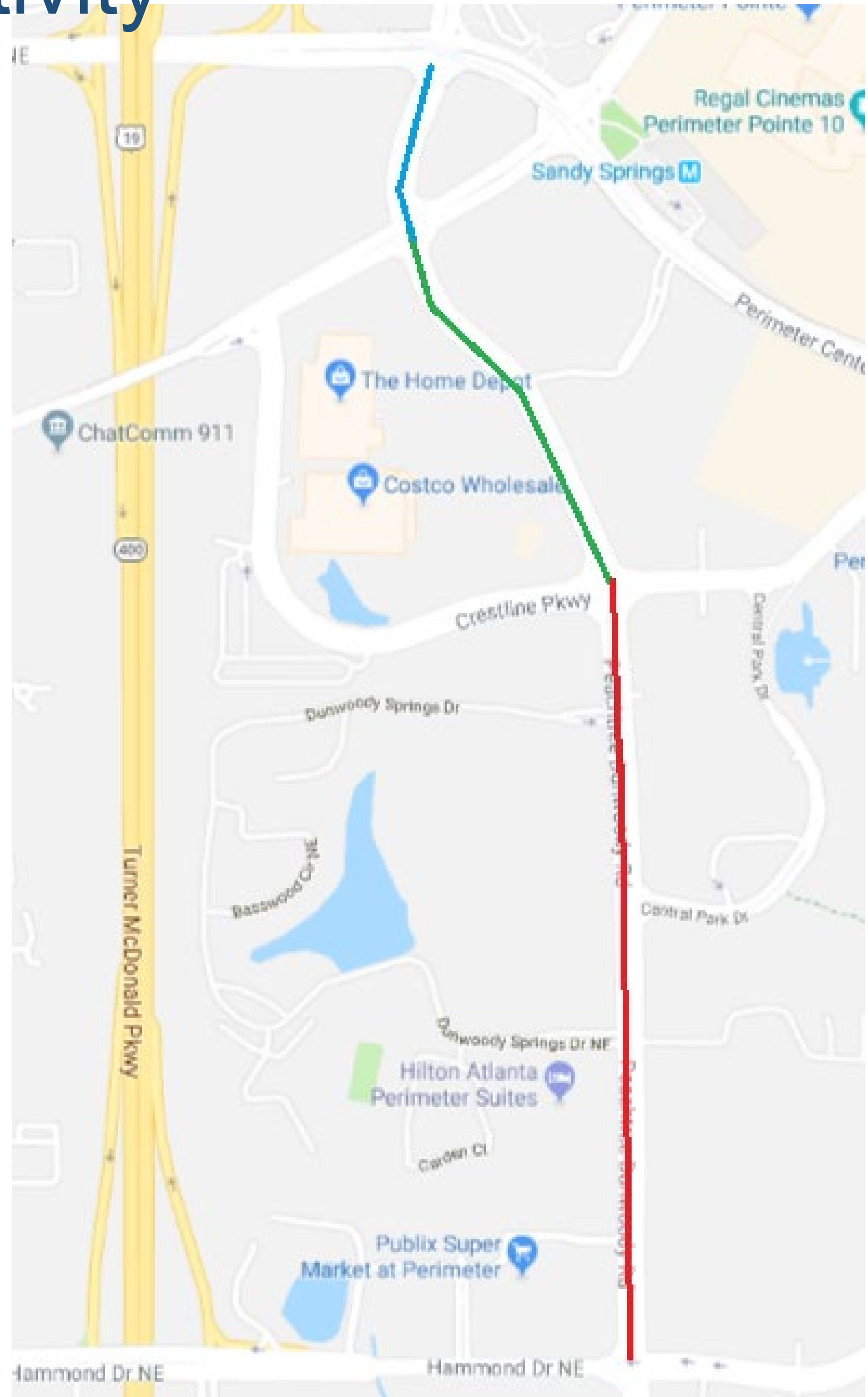
- Segment Red - Hammond to Crestline : (Estimate \$5.5M PE+CST+ROW)
- Segment Green - Crestline to Mt Vernon: (Estimate \$2.6M PE+CST+ROW)
- Segment Blue - Mt Vernon to Abernathy : (Estimate \$0.9M PE+CST+ROW)

Total Cost \$9.0 M

Status:

- Scoping
- IGA under review by PCID
- Design: Spring 2020
- ROW: Early 2021
- Construction: Fall 2022

Preliminary Schedule:



TS136 CentParkway – Last Mile Connectivity

Sidewalk gap fill project in cooperation with the City of Dunwoody from the entrance to 7000 Central Parkway to Perimeter Center West.

TSPLOST Cost: \$15,899

Status:

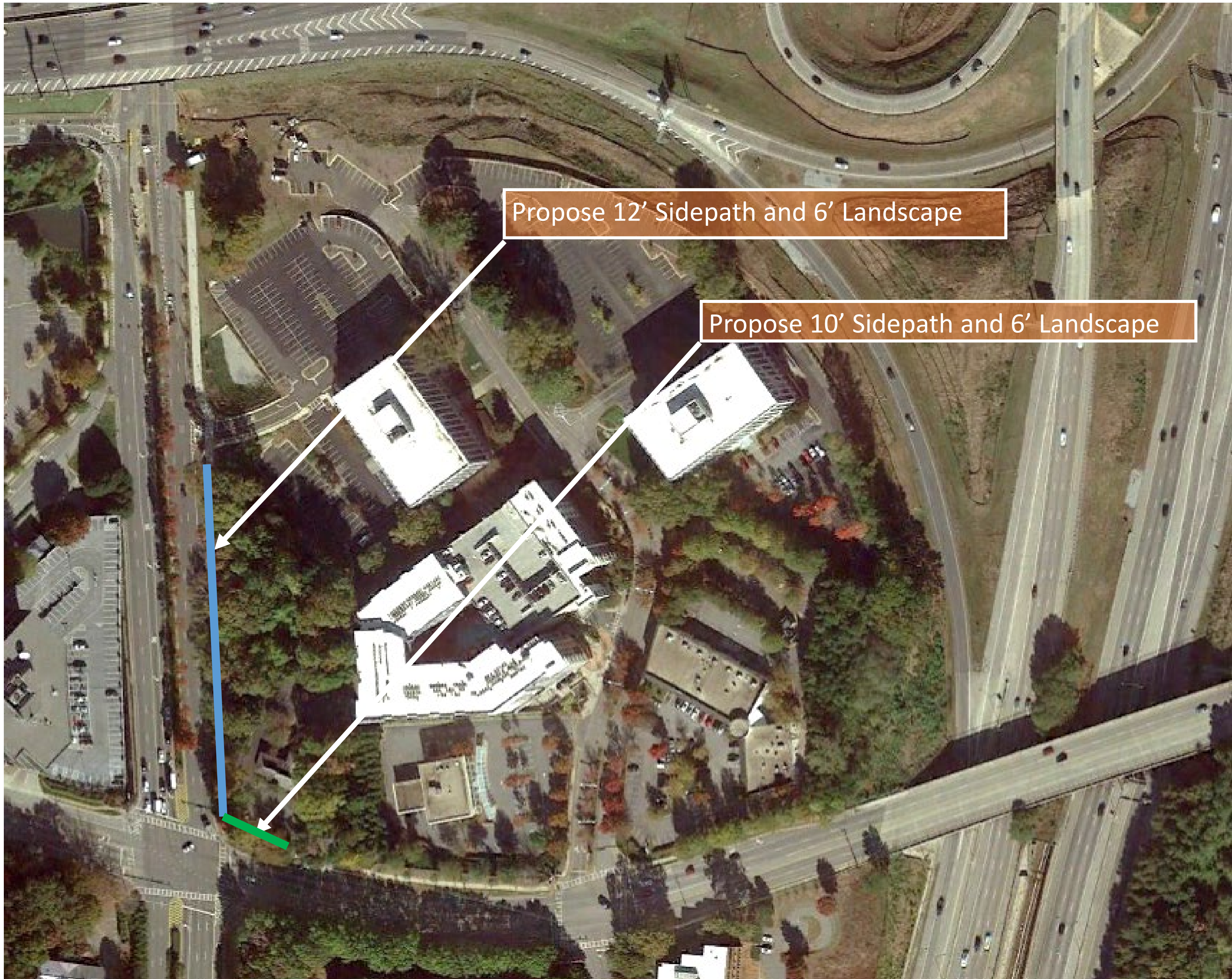
- Completed April 2018



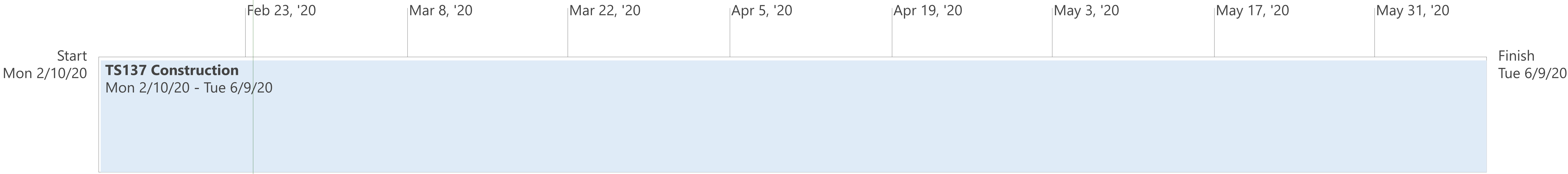
TS137 Johns on Ferry Road at Genridge Connector

Budget: \$572,680

Status:
- Construction Underway



Today



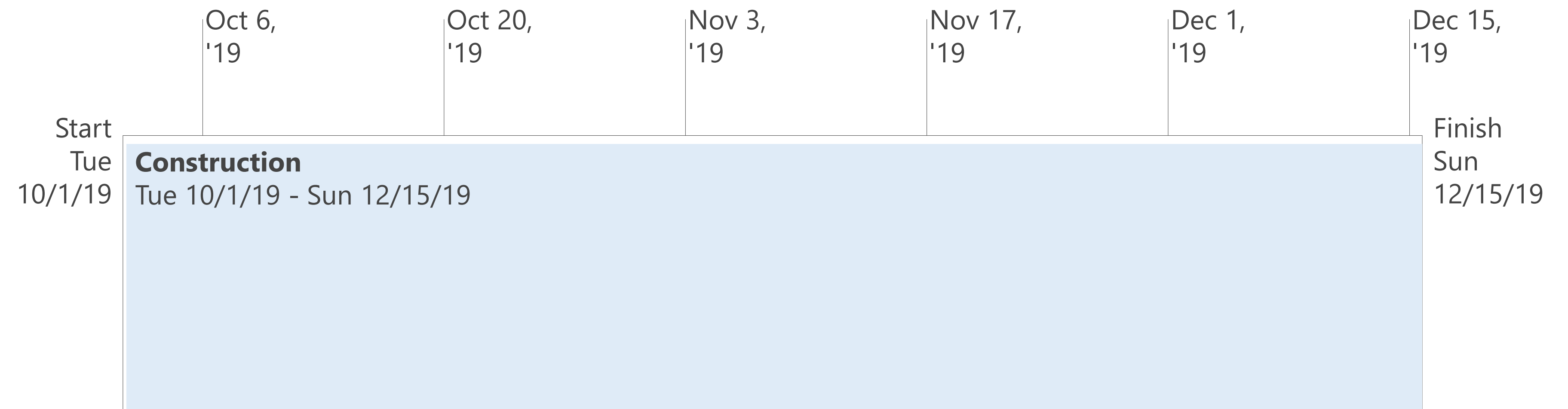
TS161 Johnson Ferry Rd Sidewalk (Harleston to Glenridge D



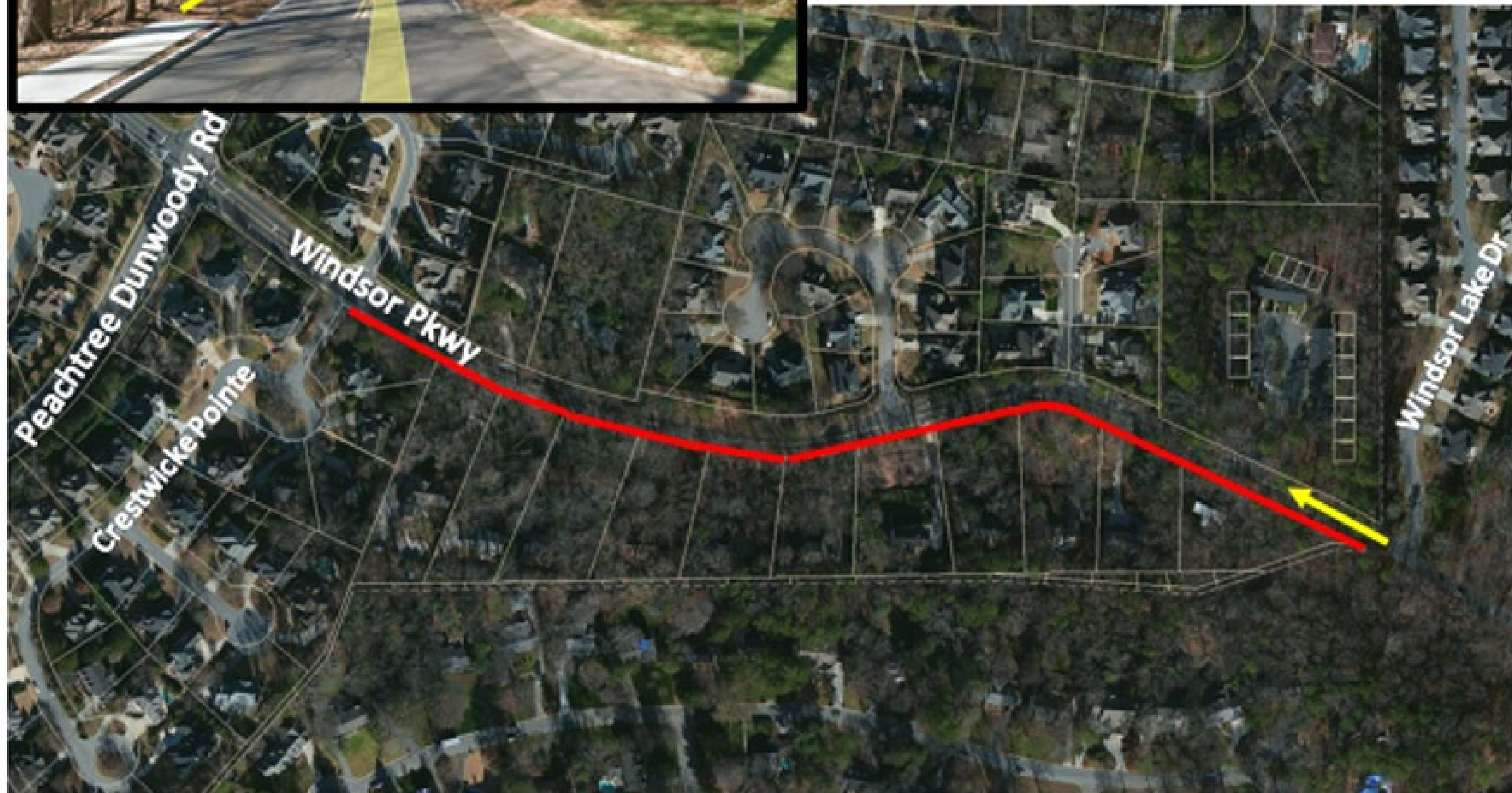
Budget: \$ 445,671

Status:

- Substantially Complete December 2020



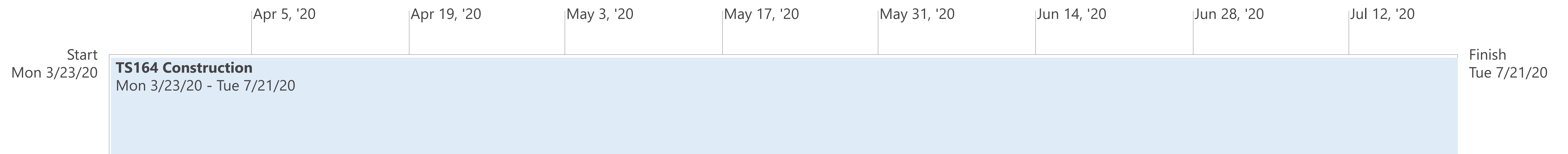
TS164 Windsor Parkway Sidewalk (Crestwicke Pointe to City Limit)



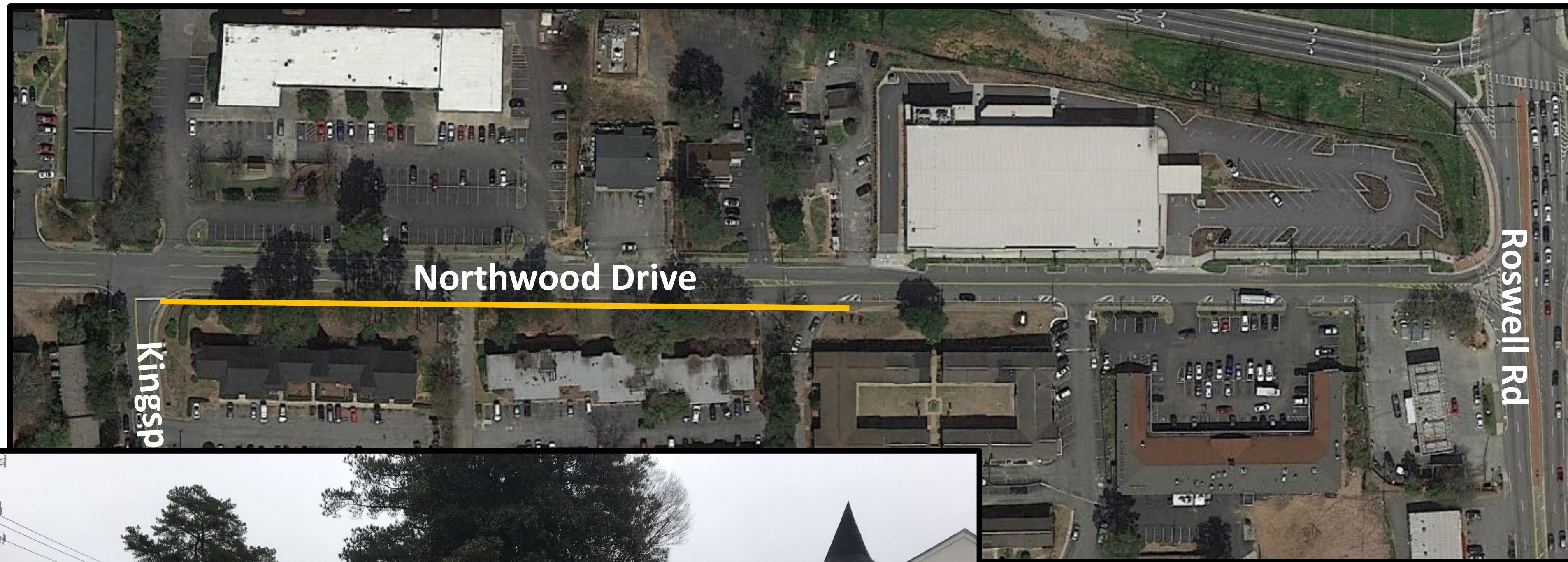
Budget \$1,197,520

Status:

- Utility coordination in progress
- Construction Spring 2020



TS165 Northwood Drive Sidewalk Kingsport Dr to Ex. Sidewalk

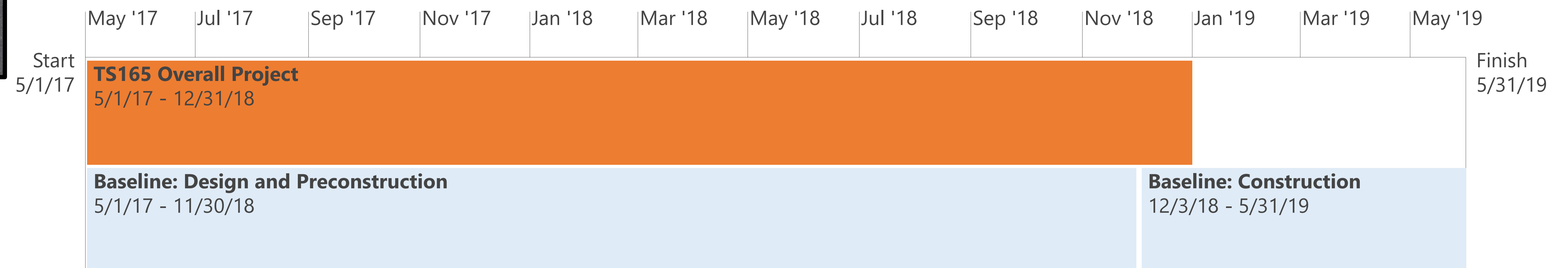


Project Budget \$270,446

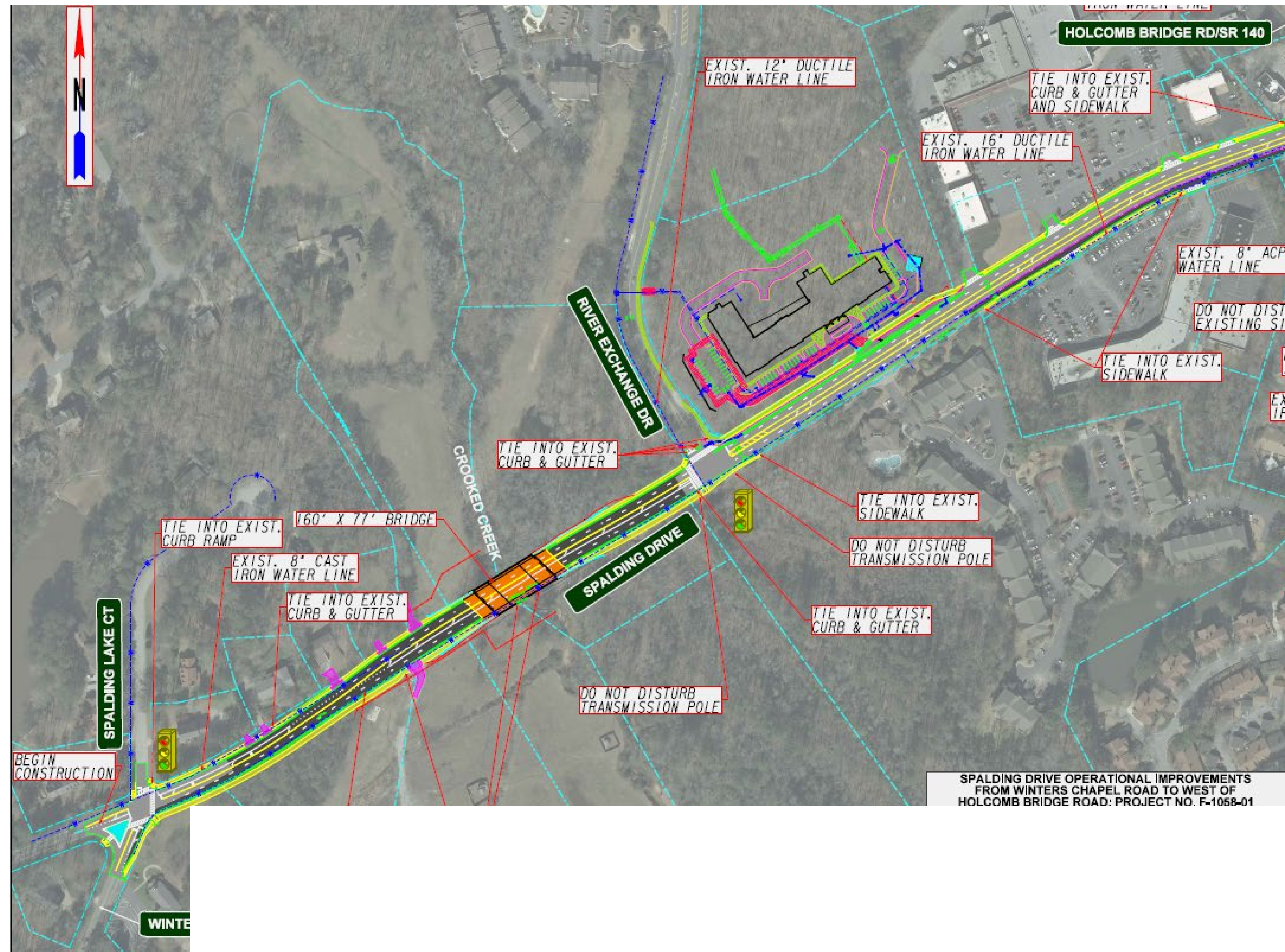
- Design \$58,996
- Construction \$141,886

Status:

- Completed December 2018



TS166 Spalding Dr Sidewalk (Spalding Lake Court Bridge)



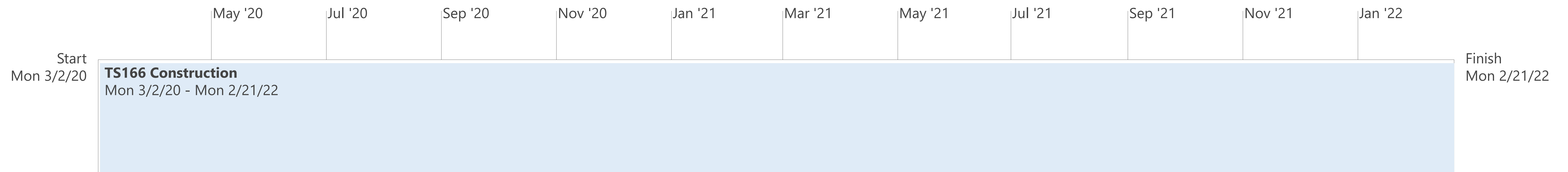
This project, in cooperation with Gwinnet County, will widen Spalding Drive Spalding Lake Court to Holcomb Bridge Road. The project includes intersection improvements at Spalding Lake Court and River Exchange Drive and a new bridge over Crooked Creek. The project also includes sidewalks and multi-use paths.

Budget: \$1,896,744

Status:

- Contractor Selected by GCDOT
- Construction Spring 2020

Gwinnett DOT Overall Schedule:



TS167 Brandon Mill Rd. (Marsh Creek to Lost Forest)



Budget: \$1,298,510

Status:

- Utility coordination complete
- Construction Contract Awarded
- Construction Spring 2020

Schedule:



TS167 Brandon Mill Rd. (Marsh Creek to Lost Forest)

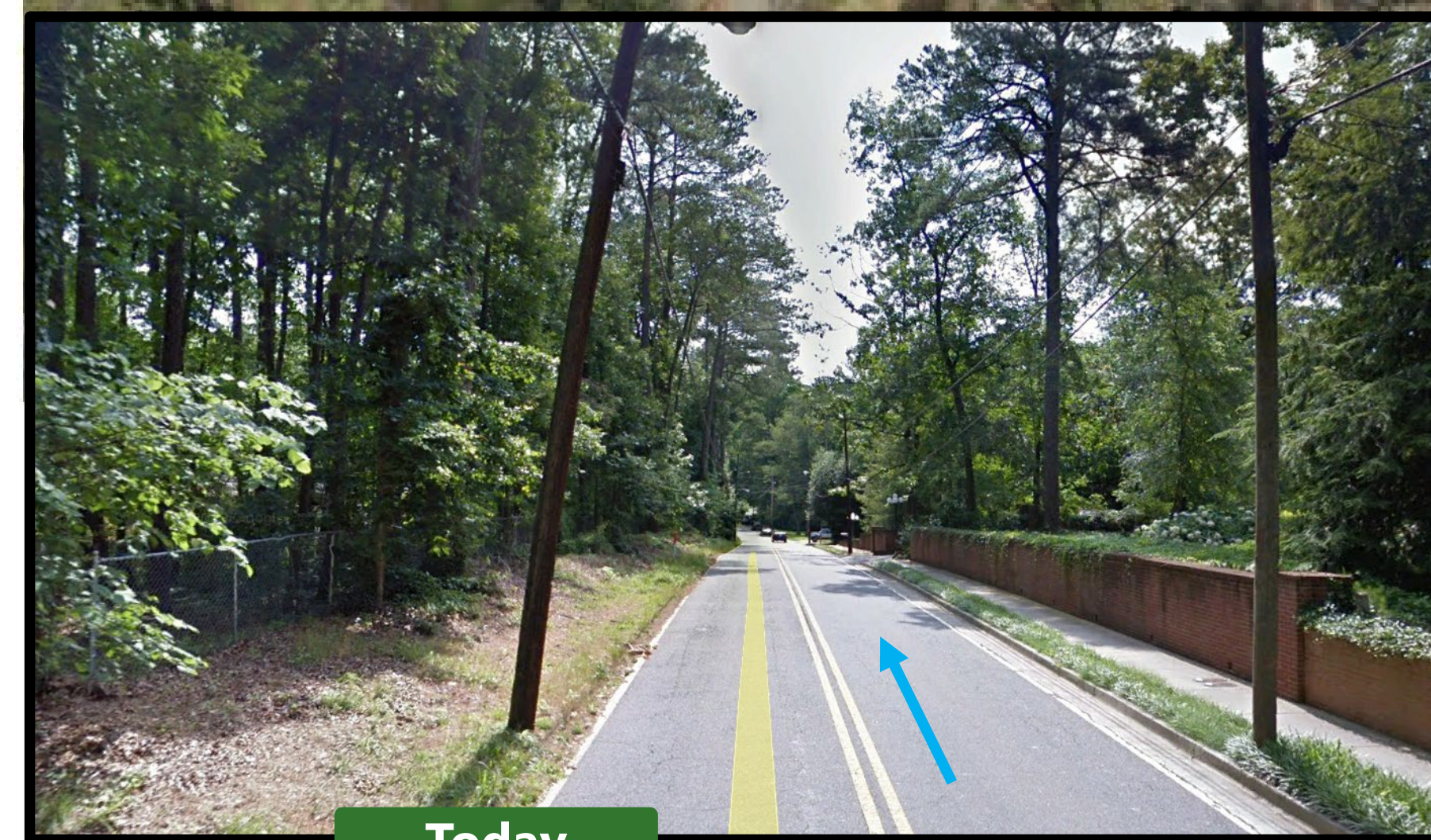
Proposed



Existing



TS168 Dalrymple Road (Princeton Way to Duncourtney)



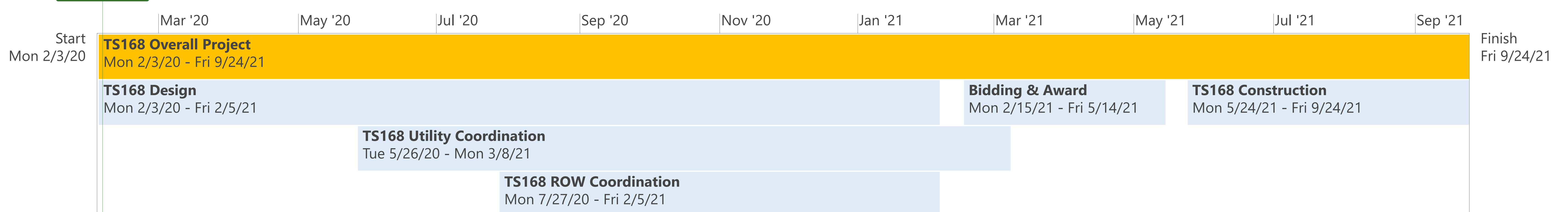
Today

Budget: \$600,000

Status:

- Design Underway
- ROW Summer 2020
- Construction Spring 2021

Schedule:



TS169 Dunwoody Club Dr. (Spalding Dr. to Fenimore Circle)

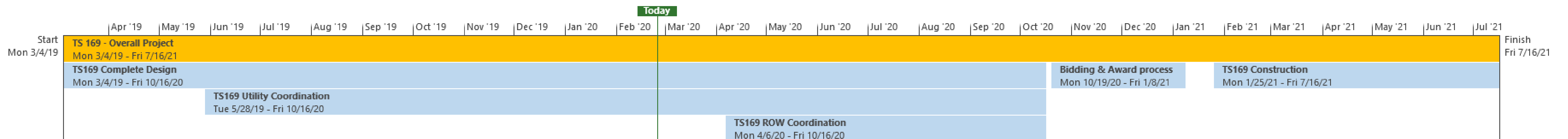


This project includes 1340 LF of 6-ft sidewalk with 2-ft landscape strip on Dunwoody Club Drive. It also includes 75 LF of 10-ft sidepath on Spalding Drive and a Crosswalk on Dunwoody Club Drive

Budget: \$607,880

Status:

- Design Underway
- ROW Spring 2020
- Construction Early 2021



TS169 Dunwoody Club Dr. (Spalding Dr. to Fenimore Circle)



 **Dunwoody Club Dr Sidewalk Project**
City of Sandy Springs - Fulton, County

BEFORE
VIEW LOOKING EAST

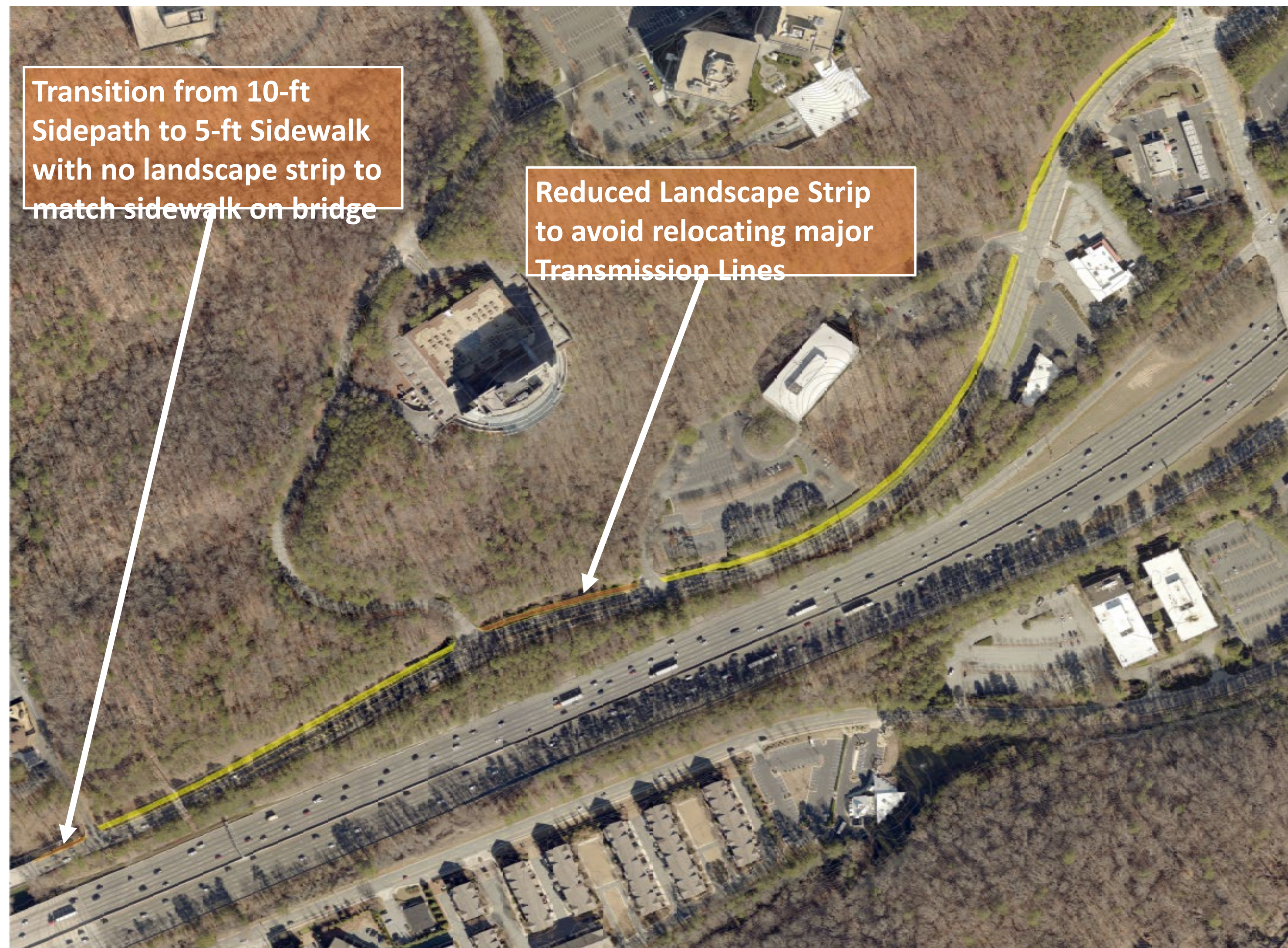


 **Dunwoody Club Dr Sidewalk Project**
City of Sandy Springs - Fulton, County

AFTER
VIEW LOOKING EAST

NIV/5
formerly CALYX Engineers & Consultants

TS170 Interstate Northside Dr. (City Limit to Northside Dr.)

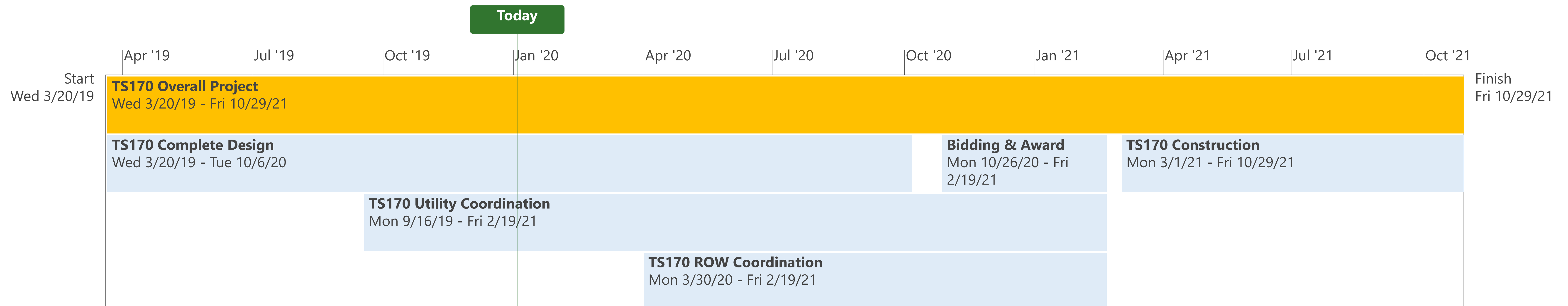


This project includes 3170 LF of 12-ft side path with 4-ft landscape strip and will connect to existing sidewalk on bridge over Chattahoochee and parks on either side of the river (Cochran Shoals – Powers Island Park in Sandy Springs).

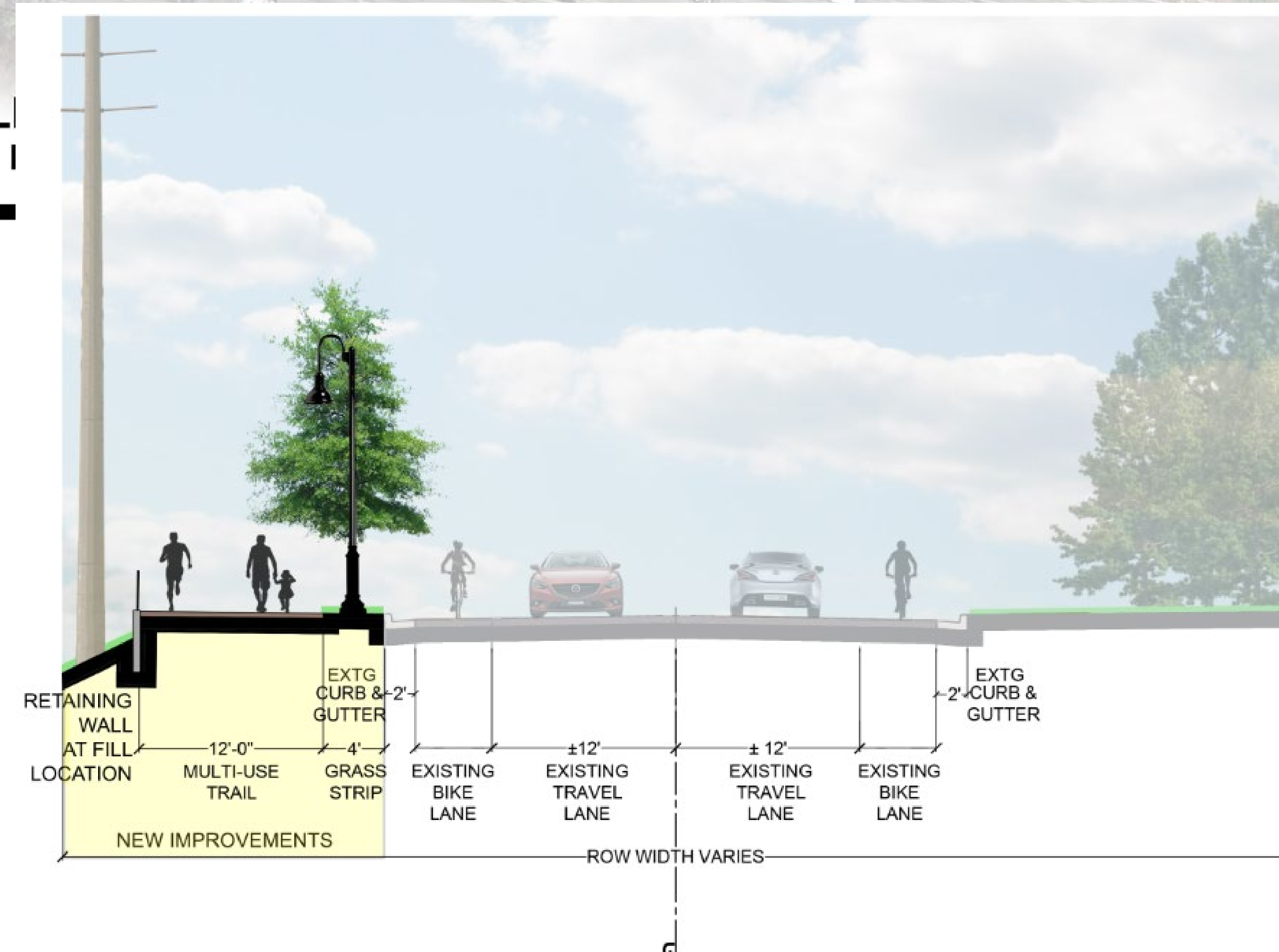
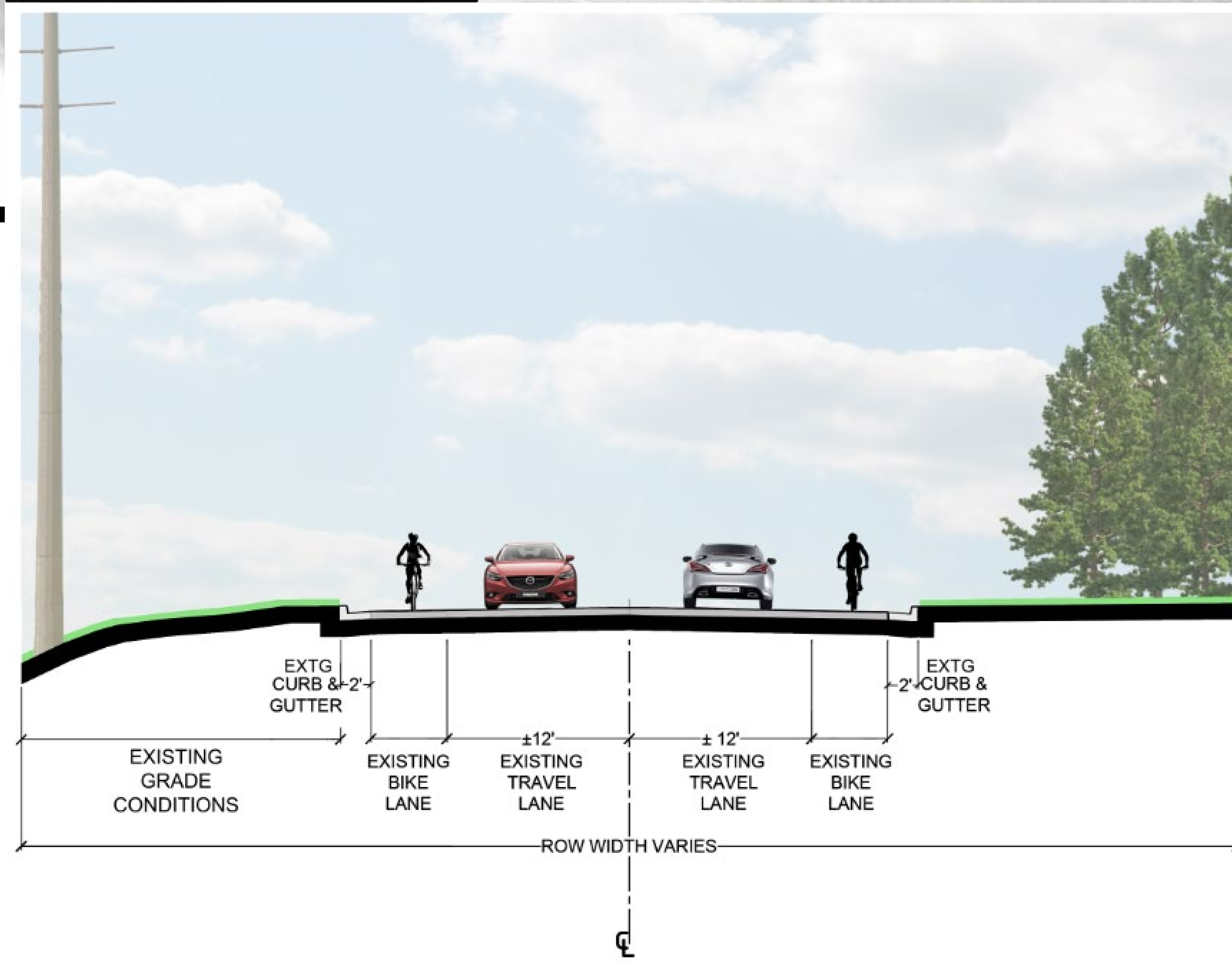
Budget: \$2,280,240

Status:

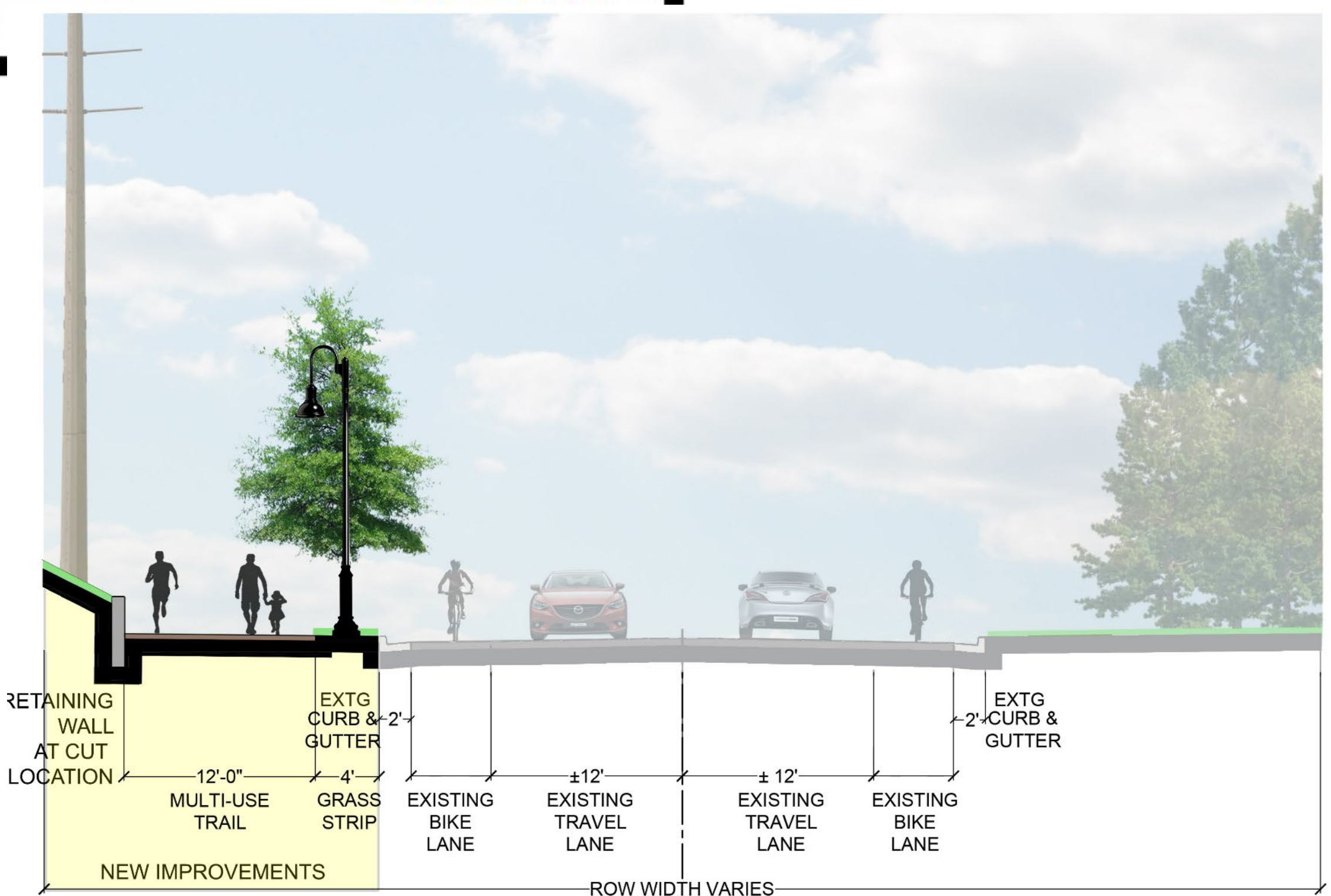
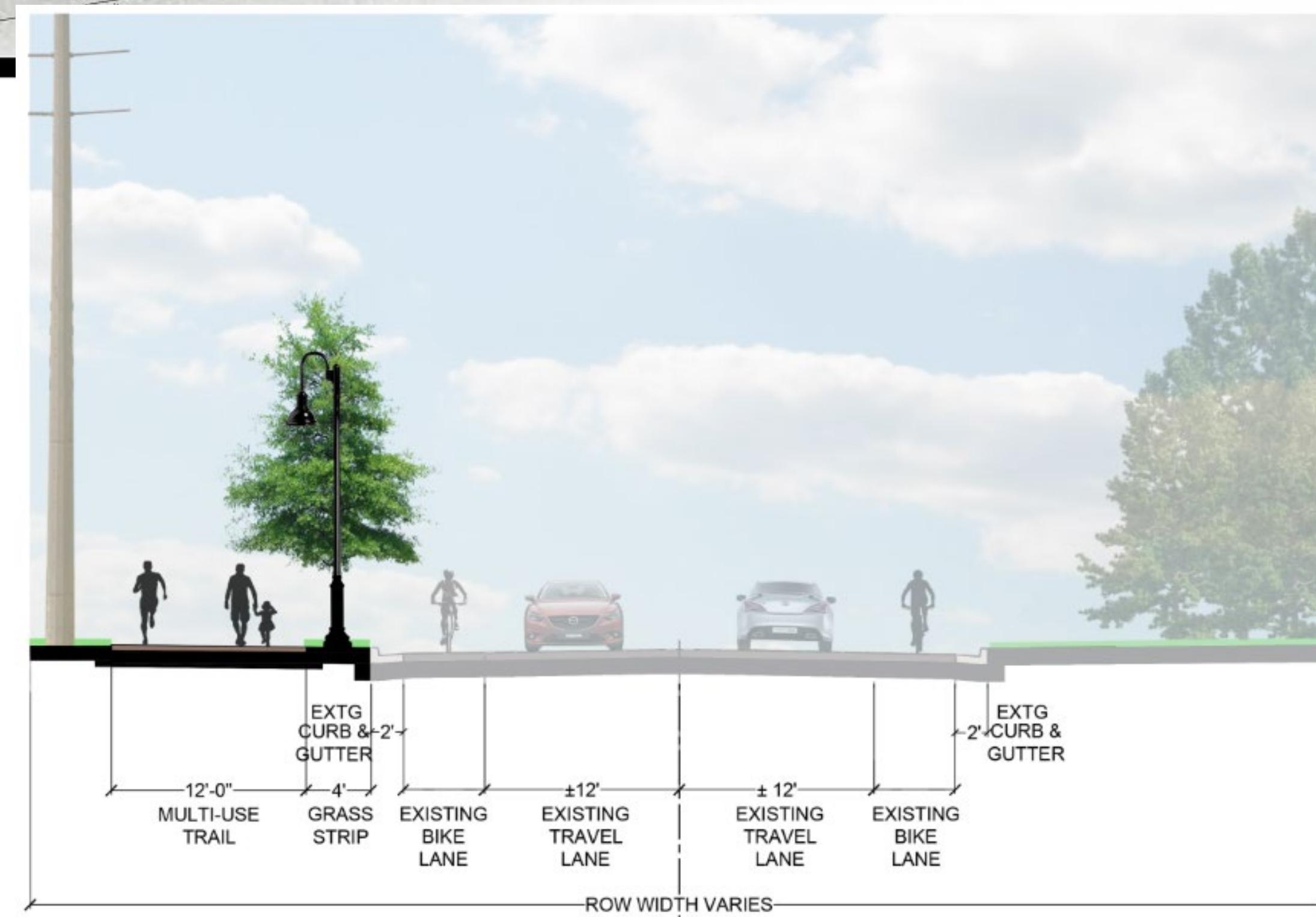
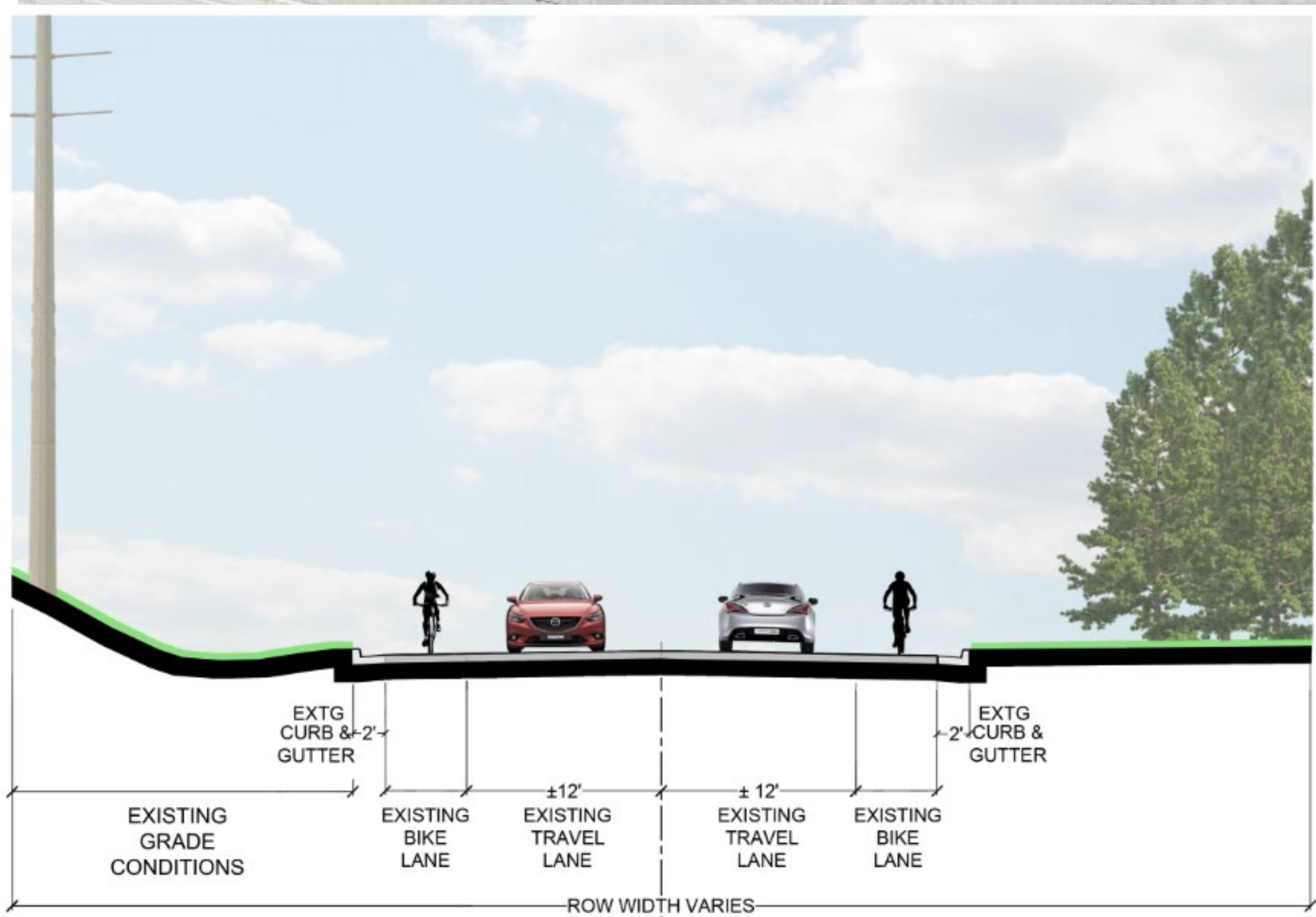
- Design Underway
- ROW Spring 2020
- Construction Spring 2021



TS170 Interstate North Pkwy . (City Limit to Northside)



TS170 Interstate North Pkwy . (City Limit to North)side



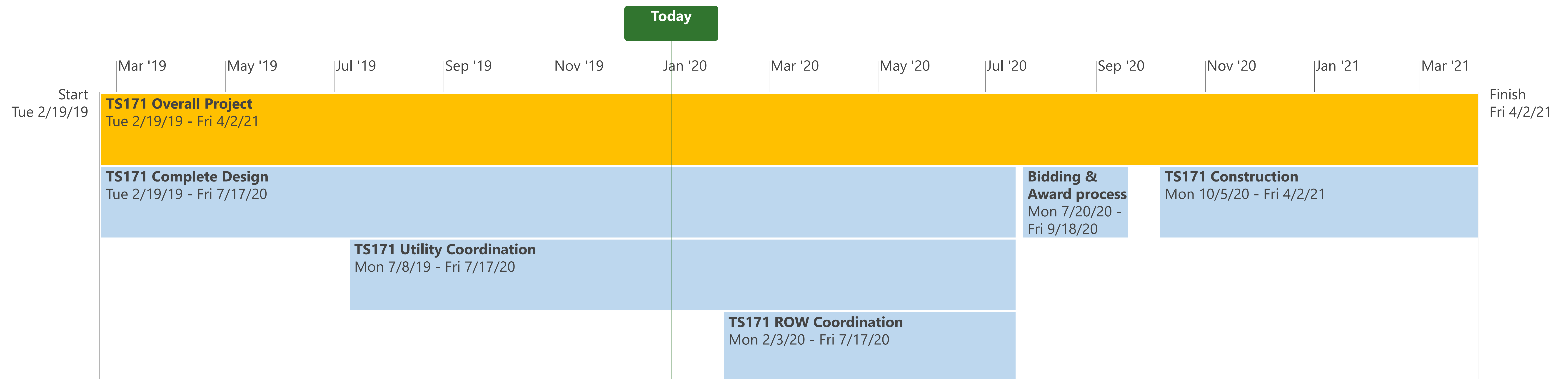
TS171 Roberts Drive (Northridge Road to Davis) Academy

880 LF 6-ft sidewalk gap project with 2-ft landscape strip

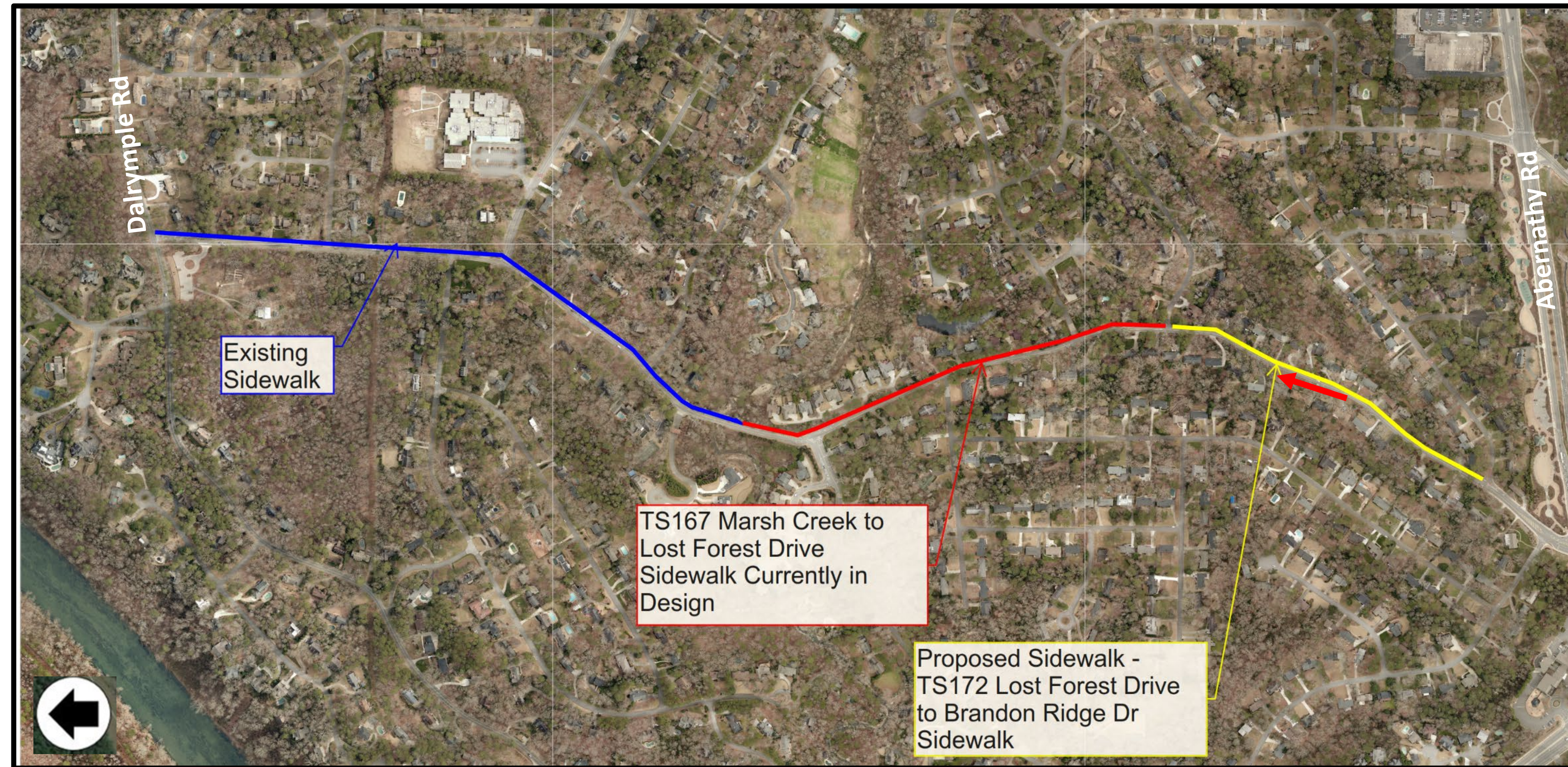
Budget: \$420,000

Status:

- Design Underway
- ROW Early 2020
- Construction Fall 2020



TS172 Brandon Mill Road (Lost Forest Drive to Brandon Ridge Dr)

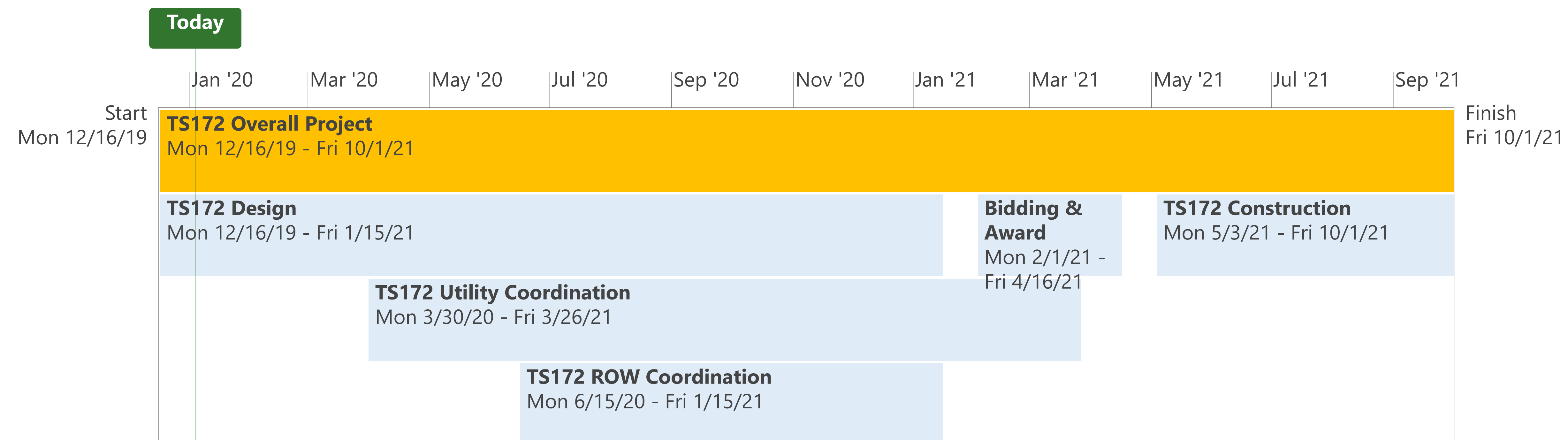


1,765 LF of 6-ft sidewalk with 2-ft landscape to complete the sidewalk on Brandon Mill Road

Budget: \$903,000

Status:

- Design Underway
- ROW Summer 2020
- Construction Spring 2021



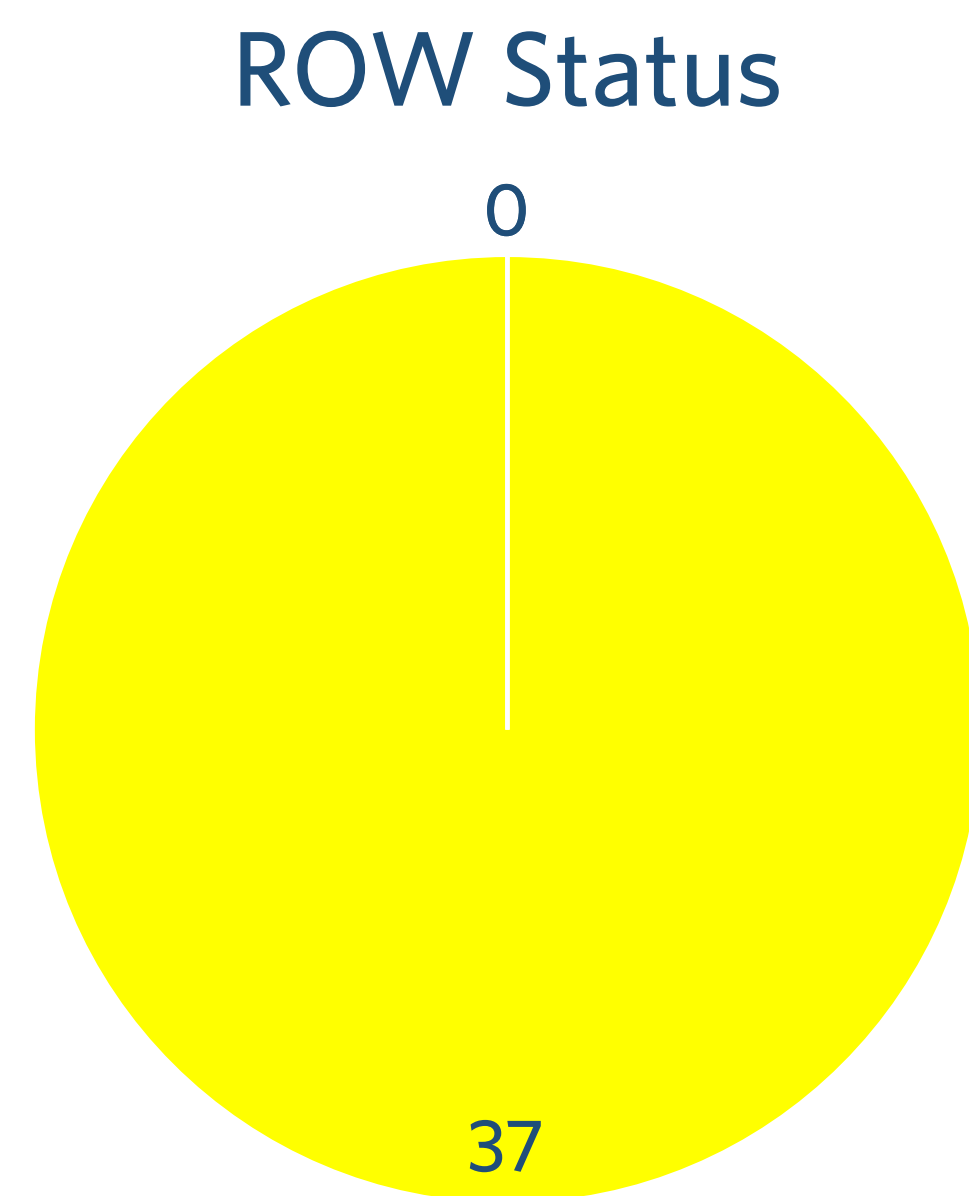
TS191 Johnson Ferry Rd. at Mt. Vernon Hwy. Improvements

Project provides increased safety and traffic efficiency from Roswell Rd. to the east of the Sandy Springs Library with a compressed grid system.

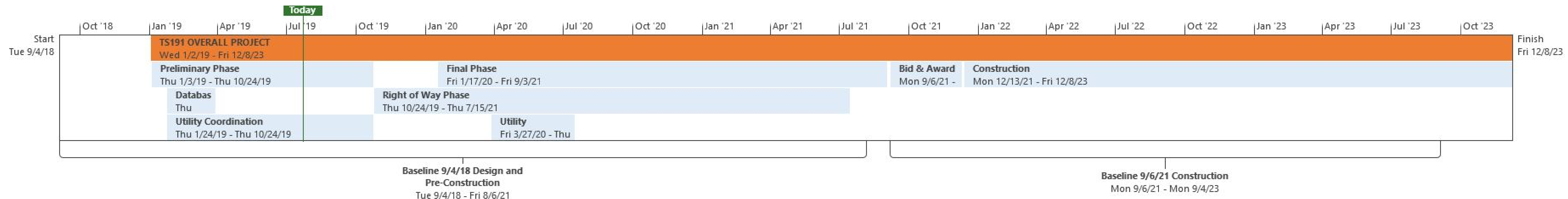
Budget: \$23,400,000

Status:

- ROW Underway
- Construction Fall 2021



Schedule:



TS191 Johnson Ferry Rd. at Mt. Vernon Hwy. Improvements

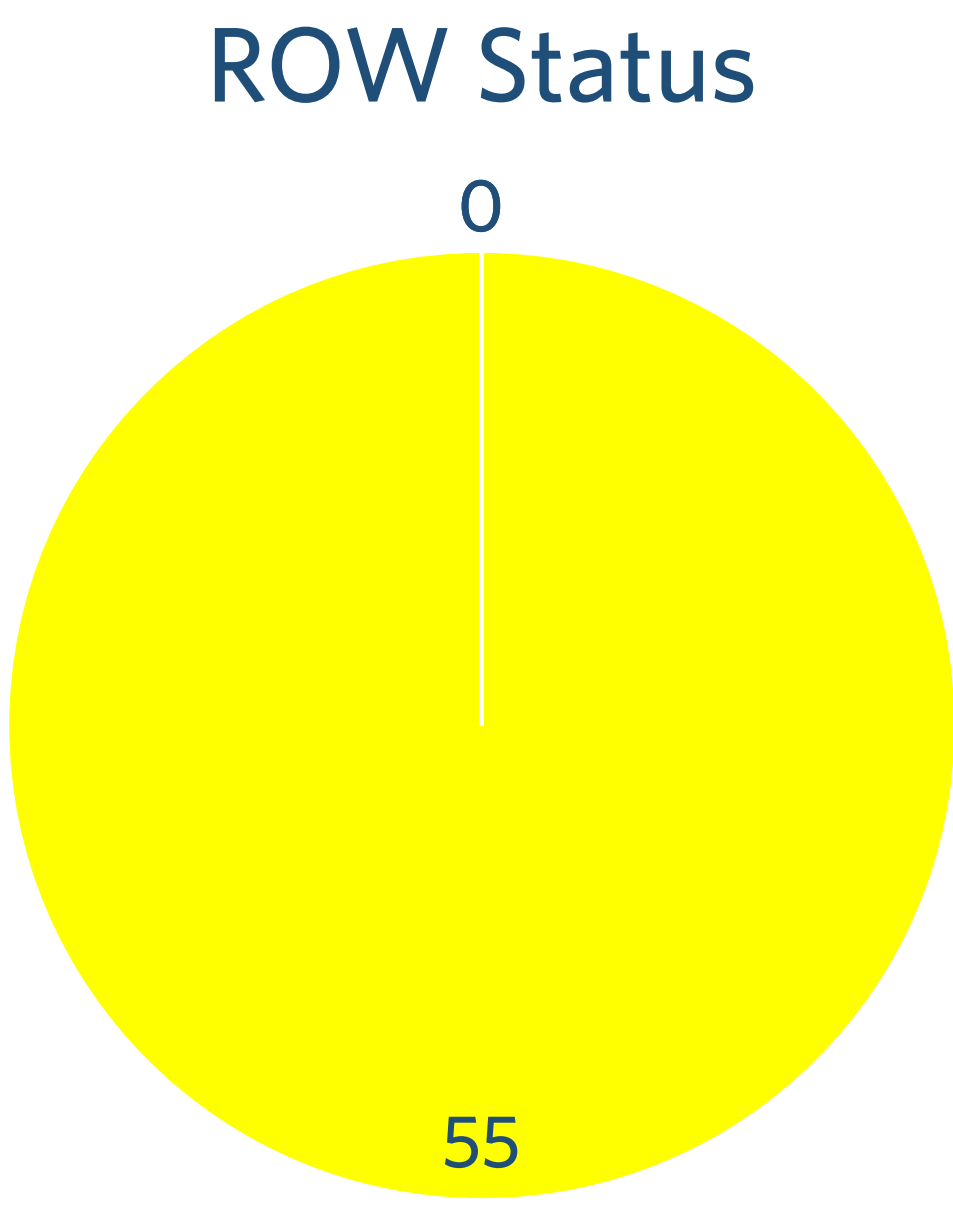


TS192 Mt. Vernon Hwy. Corridor Improvements

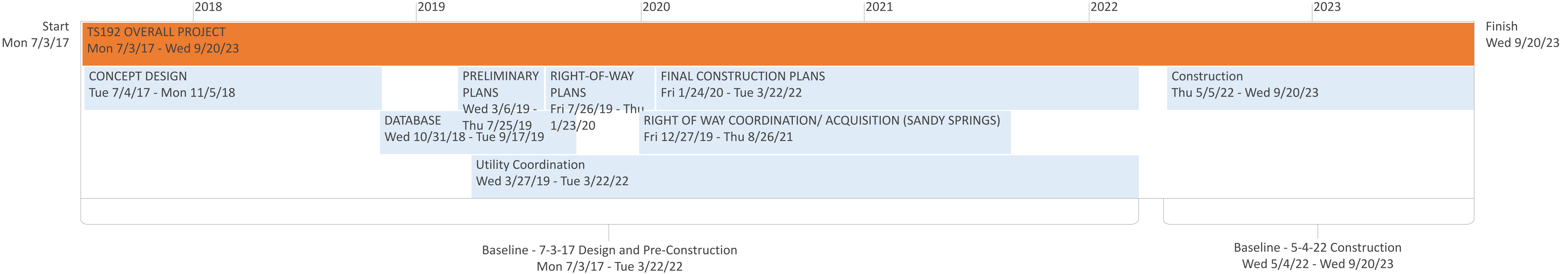
This project provides multi-use path along Mount Vernon Highway, with intersection improvements at Glenridge Drive and Barfield Road.

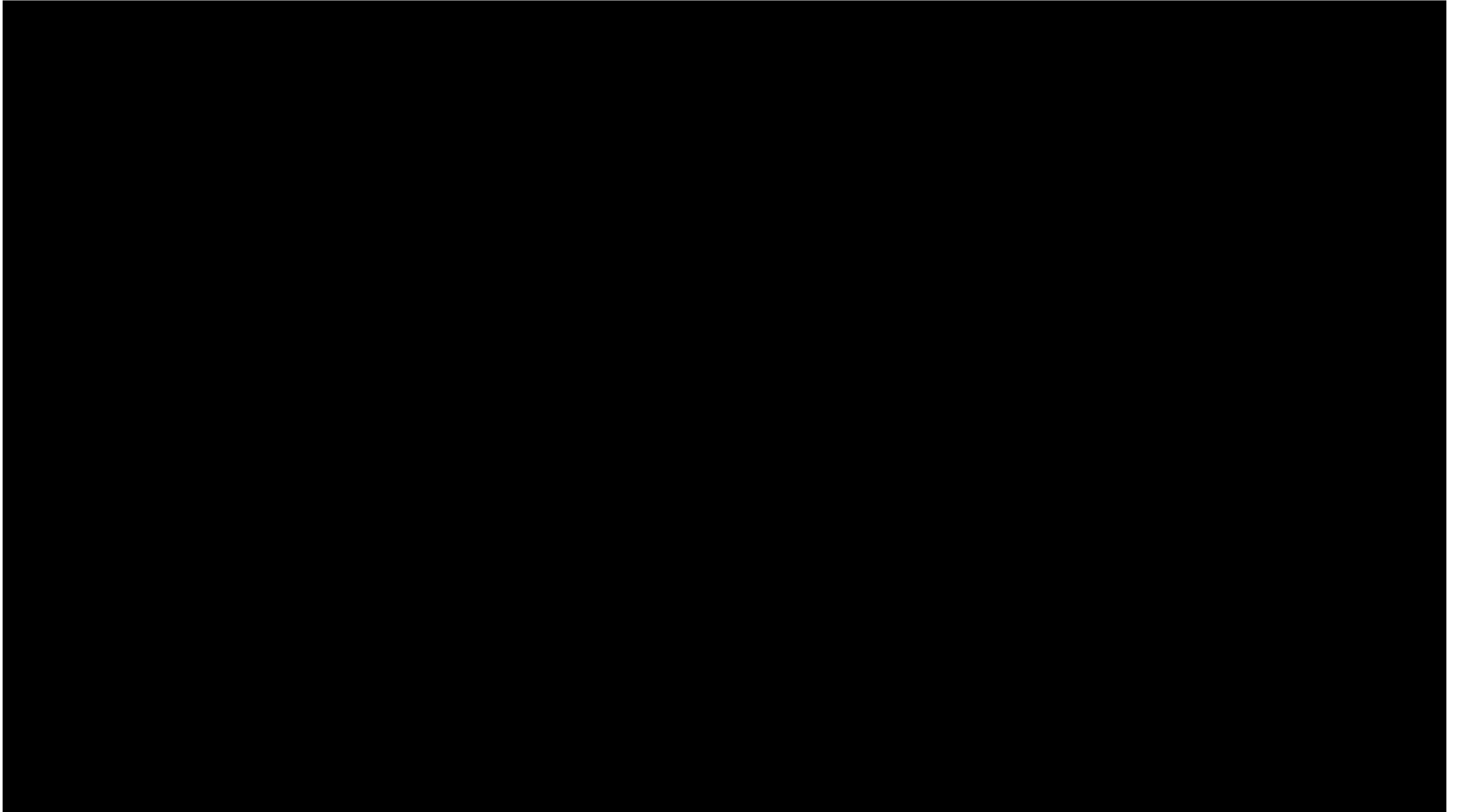
Budget: \$9,900,000

- Status:
- ROW Underway
 - Construction: Spring 2022



Schedule:





TS193 Hammond Drive Widening Project

Design and ROW for a multi-modal project between Roswell Rd. and Glenridge Dr. including increased vehicular capacity, transit/shuttle provisions, multi-use trail, sidewalks, potential wide median, and other attributes.

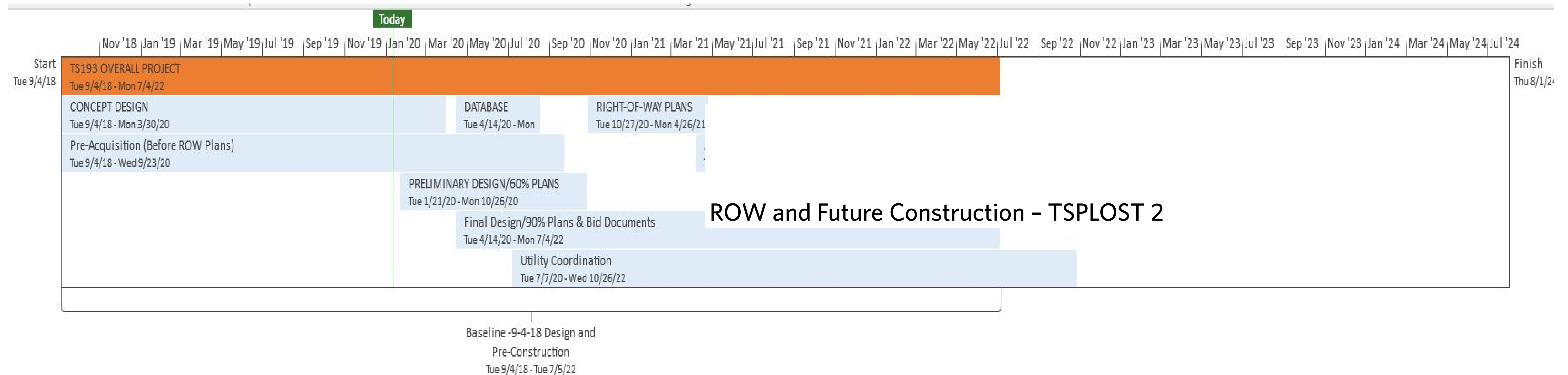
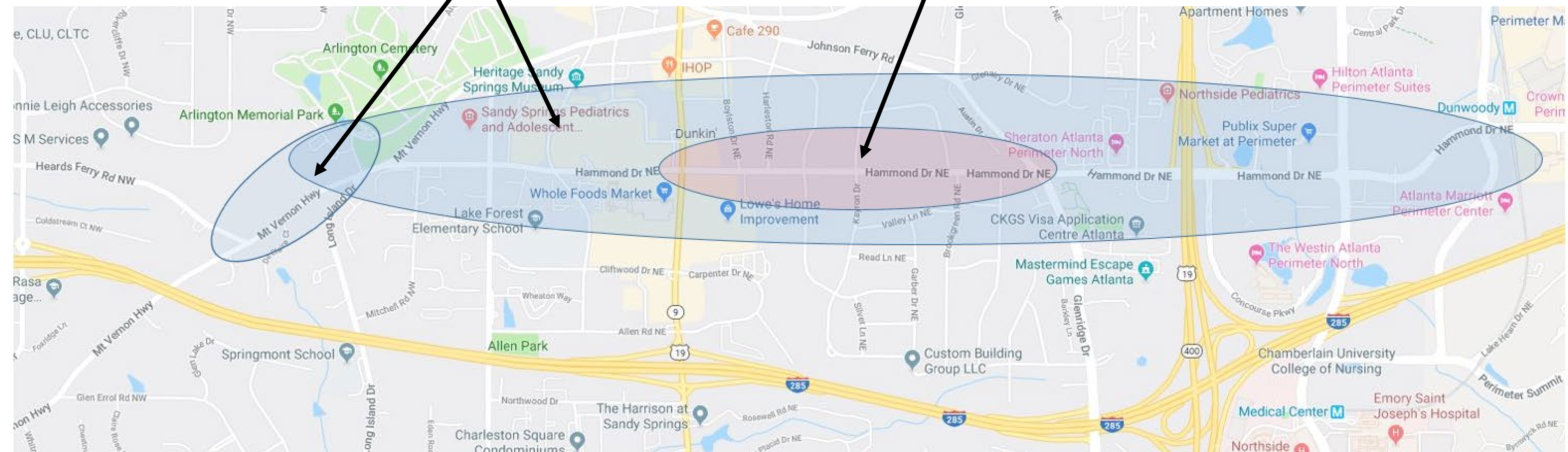
Budget: \$14,400,000

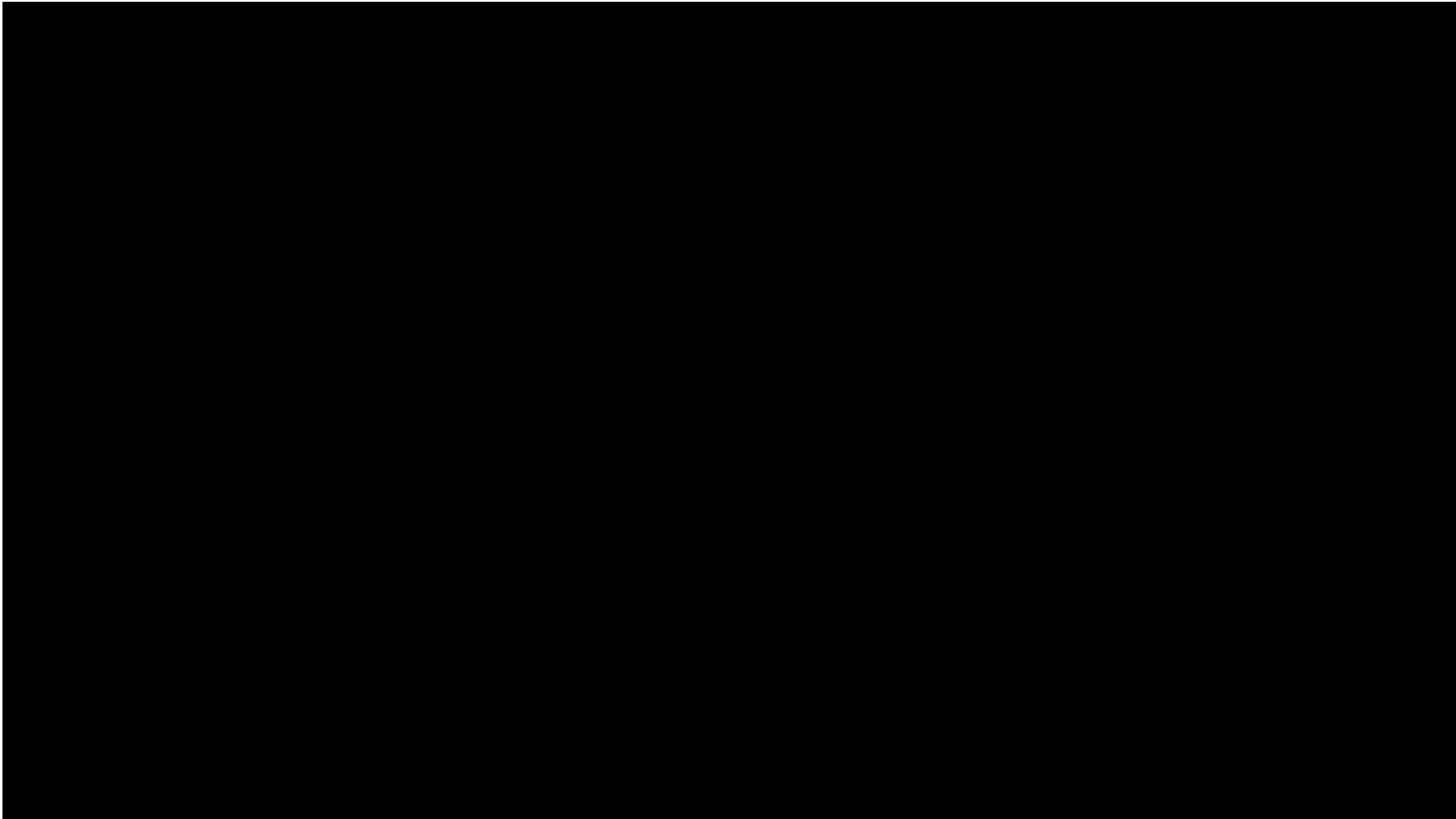
Status:

- Conceptual Design Underway
- ROW Pre Acquisition Underway

Project Study Area (Roswell Rd - Glenridge Dr)

Traffic Study Area





T-060/TS201 SR 400 Multi-Use Trail

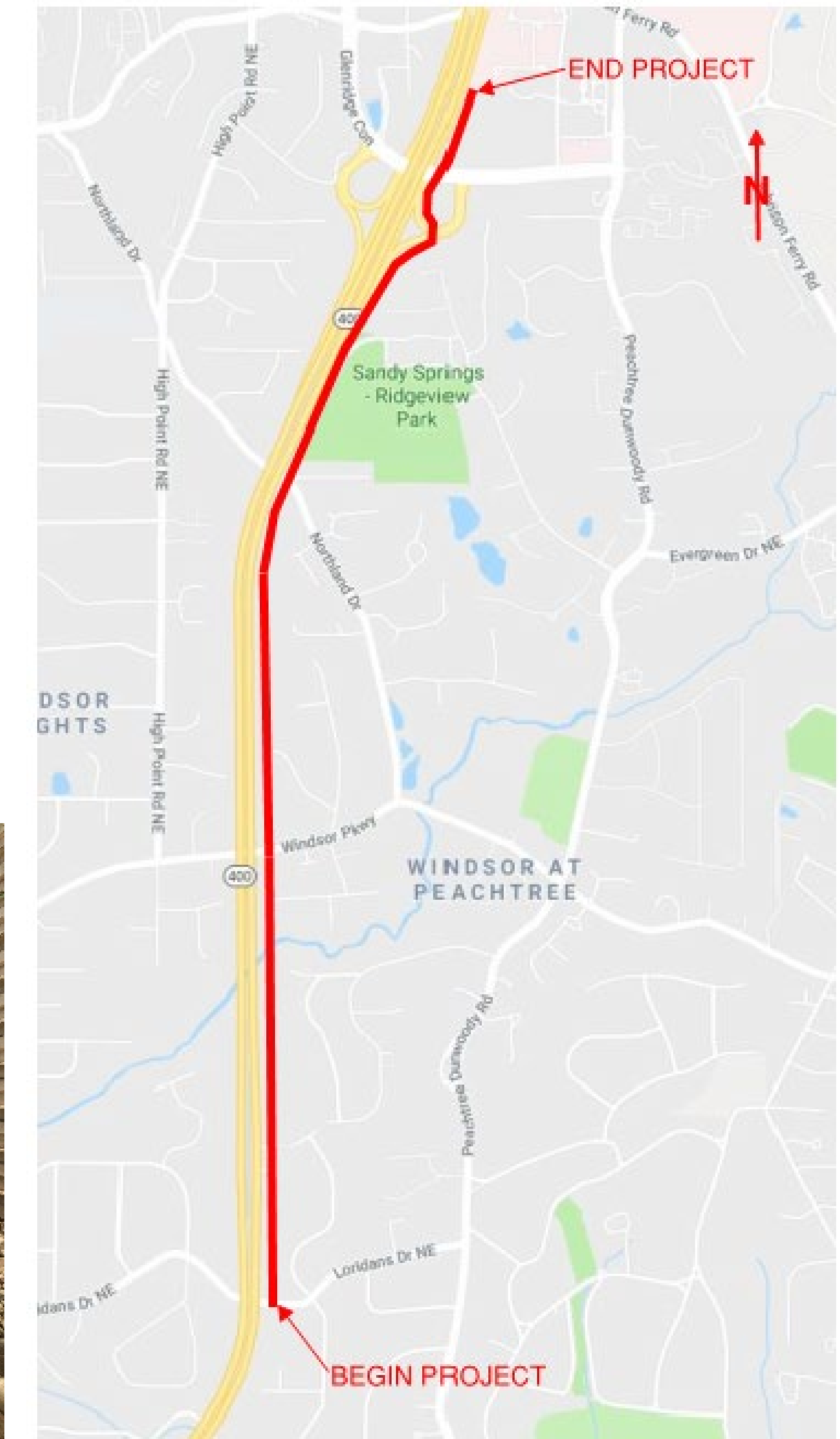
Project consists of design of approximately 2.3 miles of multi-use trail along the east side of SR 400 between Loridans Dr. and south of Johnson Ferry Rd. (approx. 0.5 miles in Atlanta; 1.8 miles in Sandy Springs); Concept through construction documents will be federally funded with 20% match which will be shared between the jurisdictions via an IGA with COA.

Budget: \$5.5 mil. (Tier 2 funds)

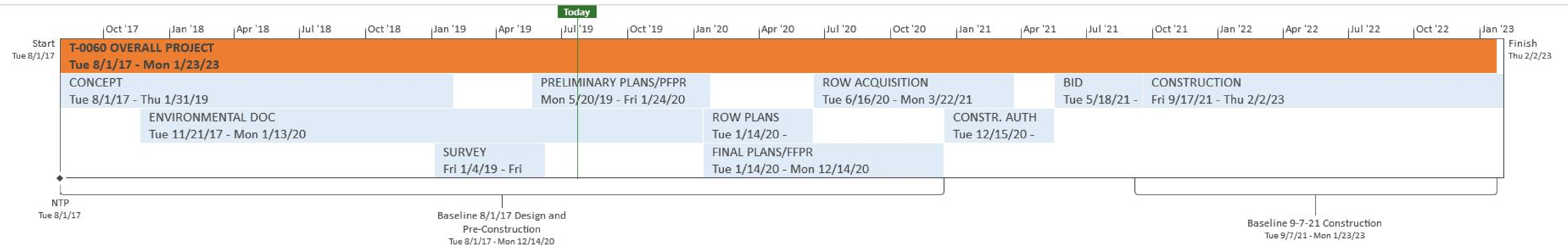
- Concept: Heath & Lineback - \$416K
- 30% Design, Env, Geotech - \$381K
- Programmed Design: \$1,838, mil. (COSS \$368K, less \$82K from COA = \$286K)
- Environmental - \$50k; ROW - \$356k est.; Utilities - \$230k est.

Status:

- In Design, GDOT Concept Report Approved 1/29/19
- PIOH Nov 2019
- ROW Summer 2020
- Construction Fall 2021



PI No. 0015023



Questions

Closing Remarks

Ginger Sottile



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