

STORMWATER POLICY CHANGES – July 2016

Last summer, the Sandy Springs City Council adopted the Atlanta Regional Commission's updates to its Georgia Stormwater Management Manual (the Blue Book which provides communities with tools for managing stormwater and is a required state standard). In addition, the City Council approved staff recommended changes that go further than the Blue Book to enhance water quality, especially related to residential requirements.

The changes reduce the recommended trigger point for needed stormwater enhancements from 5,000 square feet to 1,000 square feet and changes retention requirements from one inch to 1.2 inches. Commercial projects would trigger stormwater management at 500 square feet of impervious surface.

The reduced threshold will require homeowners, developers and builders who create 1,000 square feet of new impervious surface to install stormwater management devices or plantings and drainage systems. This requirement would encompass most new requests for home additions. The infiltration device would be sized for the amount of new impervious surface. Plan review would also include a required infiltration method for the first 1.2 inches of rainfall off any new impervious surface.

This change to the ordinance is due to an increase of infill development, and the code as written did not adequately address the stormwater needs when several houses along a single street are redeveloped. These changes address the cumulative affect of this form of development pressure in addition to supporting efforts to protect the City's watershed.

STORMWATER CHANGES	RESIDENTIAL	COMMERCIAL
Previous requirement	5000 SF	1000 SF
Current requirement	1000 SF	500 SF