

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: August 28, 2019

ARC REVIEW CODE: P1908281

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Louisa Tovar, Planner, Community Development
FROM: Douglas R. Hooker, Executive Director, ARC



Digital signature
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: 2019 City of Sandy Springs CIE Annual Update

Review Type: Local Comprehensive Plan

Description: A review of the 2019 City of Sandy Springs Capital Improvements Element (CIE) Annual Update.

Submitting Local Government: City of Sandy Springs

Action Under Consideration: Approval

Date Opened: August 28, 2019

Deadline for Comments: September 18, 2019

Earliest the Regional Review can be Completed: Upon approval by Georgia DCA

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY
GWINNETT COUNTY
CITY OF DUNWOODY
CITY OF PEACHTREE CORNERS
CUMBERLAND CID

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & INDEPENDENCE SERVICES
GEORGIA DEPARTMENT OF TRANSPORTATION
COBB COUNTY
CITY OF ATLANTA
CITY OF JOHNS CREEK
CITY OF ROSWELL
PERIMETER CIDS

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
SRTA/GRTA
DEKALB COUNTY
CITY OF BROOKHAVEN
CITY OF MARIETTA
CITY OF SMYRNA

Attached is information concerning this review.

If you have any questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.org or 470-378-1645. If ARC staff does not receive comments from you on or before September 18, 2019, we will assume that your agency has no comments and will close the review. Comments via e-mail are strongly encouraged. The ARC review website is located at <http://www.atlantaregional.org/land-use/planreviews>.

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

| | | | |
|-------------------------------------|--|-------------------------|-------------------------------|
| Submitting Local Government: | City of Sandy Springs | Date Received: | August 28, 2019 |
| Local Contact: | Louisa Tovar, Planner, City of Sandy Springs | | |
| Phone: | 770-730-5600 | E-Mail: | ltovar@sandyspringsga.gov |
| Fax: | | Website: | http://www.sandyspringsga.gov |
| Street | 1 Galambos Way | City State, Zip: | Sandy Springs, Georgia 30328 |

Department of Community Affairs Review Required

| | |
|----------------------|---|
| Review Title: | 2019 City of Sandy Springs CIE Annual Update |
| Description: | <p>A review of the 2019 City of Sandy Springs Capital Improvements Element (CIE) Annual Update.</p> <p>Document can be viewed on the ARC website at: http://www.atlantaregional.org/landuse Under Plan Review, search for the City of Sandy Springs.</p> |

The submitted documents are available for review at ARC and the local government.

Reviewing Regional Commission:

Atlanta Regional Commission
229 Peachtree Street NE, Suite 100,
Atlanta, GA 30303

Phone 404-463-3100 | Fax 404-463-3254

| | |
|------------------------|--|
| Contact Person: | Andrew Smith, Principal Planner |
| E-Mail | asmith@atlantaregional.org |

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: August 28, 2019

ARC REVIEW CODE: P1908281

TO: ARC Managers

FROM: Andrew Smith, Principal Planner, 470-378-1645

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Natural Resources: Santo, Jim

Aging & Health Resources: Perumbeti, Katie

Transportation Access & Mobility: Barrett, Jean Hee

Research & Analytics: Skinner, Jim

Name of Proposal: 2019 City of Sandy Springs CIE Annual Update

Review Type: Local Comprehensive Plan

Description: A review of the 2019 City of Sandy Springs Capital Improvements Element (CIE) Annual Update.

Submitting Local Government: City of Sandy Springs

Date Opened: August 28, 2019

Deadline for Comments: September 18, 2019

Earliest the Regional Review can be Completed: Upon approval by Georgia DCA

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

[illegible]

STATE OF GEORGIA

COUNTY OF FULTON

RESOLUTION TRANSMITTAL FOR CAPITAL IMPROVEMENTS ELEMENT (CIE)

WHEREAS, the City of Sandy Springs has prepared an annual update to a Capital Improvements Element and Work Program; and

WHEREAS, the annual update of the Capital improvements Element and Work Program was prepared in accordance with the Development Impact Fees Compliance Requirement and the Minimum Planning Standard and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a public hearing was held on August 20, 2019, at City Hall.

BE IT THEREFORE RESOLVED, that the Mayor and City Council of the City of Sandy Springs does hereby submit the annual update of the Capital Improvements Element and Work Program covering the five-year period 2018-2022 to the Atlanta Regional Commission Regional Development Center for Regional review, as per the requirements of the Georgia Planning Act of 1989.

1.

The Mayor and City Council of the City of Sandy Springs do hereby approve the Resolution Transmittal for the Annual Update to the Capital Improvements Element (CIE).

2.

This Resolution is effective August 20, 2019; and

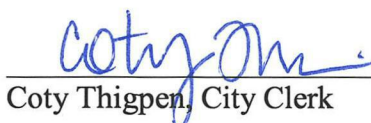
RESOLVED this the 20th day of August, 2019.

Approved:



Rusty Paul, Mayor

Attest:


Coty Thigpen, City Clerk



SANDY SPRINGS

GEORGIA

To: Peggy Merriss, Interim City Manager
From: Ginger Sottile, Community Development Director
Date: August 8, 2019 for Submission onto the August 20, 2019 City Council Regular Meeting Agenda
Subject: Resolution for Transmittal of the Annual Capital Improvements Element (CIE) Update

Department of Community Development Recommendation:

APPROVAL of a Resolution for Transmittal of the Annual Capital Improvements Element (CIE) Update.

Background:

The Annual Financial Report has been adjusted to reflect the 2019-2020 beginning balances, impact fees collected and accrued interest for each public facility type. The Work Program was updated to show change in estimated costs of specific Public Safety and Road Improvements projects and to include subprojects of intersection improvements, as listed in the Community Work Program chapter of the CIE adopted October 18, 2016.

All local governments that utilize an impact fee system under the Georgia Development Impact Fee Act (GDIFA) must include a Capital Improvements Element (CIE) in their comprehensive plans and update the Capital Improvements Element (CIE) portion of their plan annually. The City of Sandy Springs is required to approve an annual update to a Capital Improvements Element and Short Term Work Program by October 31, 2019.

Discussion:

The State requires that only a draft be submitted and that the local governments not take any official action to adopt or put into effect a CIE prepared in accordance with the Development Impact Fee Compliance Requirements until at least 60 days after the CIE is first submitted to the regional development center for review (the Atlanta Regional Commission). The draft of the annual update of the Capital Improvements Element and Work Program has been prepared by Staff in accordance with the Development Impact Fees Compliance Requirements and the Minimum Planning Standard and Procedures for Local Comprehensive Planning established by the state of Georgia.

The following estimated costs for the Public Safety and Road Improvements projects listed below have changed since last year's CIE (but do not exceed our original budget):

Public Safety

- | | |
|---|-----------------------------|
| 1. Purchase fire engine | \$669,912 (+\$69,912) |
| 2. Purchase ladder fire truck | \$1,400,000 (+\$200,000) |
| 3. Construct Public Safety Complex | \$38,634,728 (+\$1,134,728) |
| 4. Purchase Rescue/Airlight/Rehab Truck | \$750,000 (+\$150,000) |

Road Improvements

| | |
|--|----------------------------|
| 1. Boylston Road Connector | \$5,860,659 (+\$2,350,000) |
| 2. Johnson Ferry Rd. widening & intersection improvements | \$18,973,000(-\$1,027,000) |
| 3. Intersection – Roswell Rd. at Roberts Dr. | \$5,500,000 (+\$5,215,575) |
| 4. Intersection –Roswell Rd. at North River Pwy. | \$1,000,000 (+\$715,575) |

The following intersection improvements, along with its estimated costs, are subprojects of the projects listed in the Community Work Program of the CIE approved in October 18, 2016:

| | |
|---|--------------|
| 1. Abernathy Rd. and Intersection Improvements | \$1,027,000 |
| 2. Roswell Rd. at Glenridge Intersection Improvement | \$4,292,000 |
| 3. Holcomb Bridge/River Exchange at Spalding Dr. Intersection | \$3,000,000 |
| 4. Intersection –Colquitt Rd. at Pitts Rd. | \$500,000 |
| 5. Intersection –Peachtree Dunwoody Rd. at Crestline | \$1,000,000 |
| 6. Intersection –Johnson Ferry Rd. at Peachtree Dunwoody Rd. | \$10,000,000 |
| 7. Intersection –Roswell Rd. at Lake Placid | \$500,000 |

Alternatives:

The Georgia Department of Community Affairs requires that the Mayor and City Council authorize transmittal of the adopted Capital Improvements Element (CIE) Update by October 31, 2019. The state requires a sixty (60) day review period.

Attachments:

Resolution for Transmittal
Financial Report
Work Program Update

CITY OF SANDY SPRINGS

ANNUAL FINANCIAL REPORT FOR 2019

| Public Facility Type * | Total Impact Fee Fund | Transportation | Parks & Recreation | Public Safety |
|---|-----------------------|------------------|--------------------|---------------|
| Service Area | City Wide | City Wide | City Wide | City Wide |
| Beginning Impact Fee Fund Balance | \$9,388,611.47 | \$3,854,427.30 | \$4,852,406.20 | \$681,777.97 |
| Impact Fees Collected | \$1,598,757.27 | \$547,608.13 | \$947,257.24 | \$103,891.90 |
| Interest Income Current and Prior Years | \$35,230.47 | \$4,539.06 | \$26,834.23 | \$3,857.18 |
| Project Expenditures ** | (\$3,563,587.28) | (\$3,229,792.42) | (\$333,794.86) | \$0.00 |
| Administrative Costs *** | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Impact Fee Refund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Ending Impact Fee Fund Balance | \$7,459,011.93 | \$1,176,782.07 | \$5,492,702.81 | \$789,527.05 |
| Impact Fees Encumbered**** | \$1,326,724.57 | \$1,112,207.58 | \$214,516.99 | \$0.00 |

* Impact Fees not collected for these Public Facility types:

- Water Supply (Provided by City of Atlanta)
- Waste Water (Provided by Fulton County)
- Libraries
- Stormwater

** Project Expenditures relate to:

- Transportation - T0058 City Center Trans Network \$2,202,792.42
- Transportation - X0000 Mercedes-Benz Road Improv \$1,027,000.00
- Parks & Recreation - P0020 Crooked Creek Park \$52,146.76
- Parks & Recreation - P0021 Windsor Meadows Park \$281,648.10

*** Impact Fees have not been collected for administrative costs

**** Impact Fees encumbered relate to:

- Transportation - T0058 City Center Trans Network \$1,112,207.58 remaining
- Parks & Recreation - P0020 Crooked Creek Park \$214,516.99 remaining

CITY OF SANDY SPRINGS

5-YEAR WORK PROGRAM ADDENDUM: IMPACT FEE ELIGIBLE PROJECTS

| Project Description | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | Responsible Party (City Dept.) | Estimated Cost | Funding Source | Notes/ Explanation |
|---|------|------|------|------|------|------|------|------|------|------|-----------------------------------|----------------|----------------------------------|---------------------------|
| Parks and Recreation | | | | | | | | | | | | | | |
| 1 new park walking trail at Abernathy-Greenway Linear Park | x | x | | | | | | | | | Recreation and Parks | \$800,000 | 96.24% impact fees; General Fund | COMPLETE |
| 4 new tennis courts at Sandy Springs Tennis Center | | | | | | | x | x | x | x | Recreation and Parks | \$424,320 | 58.32% impact fees; General Fund | Capital Project #P0006 |
| Old Riverside Drive Park Improvements | | | | | | | | | | | | \$721,276 | Impact fees and General Fund: | Capital Project #P0019 |
| 1 new playground | | | | | | x | x | x | x | x | Recreation and Parks | \$116,388 | 96.24% impact fees; General Fund | |
| 1 new grassed playfield | | | | | | x | x | x | x | x | | \$155,074 | 42.77% impact fees; General Fund | |
| 2 new picnic shelters | | | | | | x | x | x | x | x | | \$139,568 | 92.67% impact fees; General Fund | |
| 1 new restroom building | | | | | | x | x | x | x | x | | \$310,246 | 85.54% impact fees; General Fund | |
| 1 new park walking trail at Crooked Creek Park | x | x | x | | | | | | | | Recreation and Parks | \$600,000 | 96.24% impact fees; General Fund | Capital Project #P0020 |
| 1 new park walking trail at Windsor Meadows Park | | | x | x | x | | | | | | Recreation and Parks | \$115,107 | 96.24% impact fees; General Fund | COMPLETE |
| Roswell Road bike/ped bridge (over Chattahoochee River) | x | x | x | x | x | | | | | | Public Works | \$725,882 | 27.74% impact fees; General Fund | Capital Project #T0035 |
| Glenridge Drive sidewalks (High Point to Roswell Rd.) | x | x | x | x | | | | | | | Public Works | \$402,300 | 27.74% impact fees; General Fund | To be completed in phases |
| Spalding Drive sidewalks (Dunwoody Rd. to Ex.Drive near Dunwoody city limits) | x | x | | | | | | | | | Public Works | \$41,625 | 27.74% impact fees; General Fund | |
| Park Land Acquisition | | | | x | | | | | | | Recreation and Parks | \$4,242,375 | 100.00% impact fees | |

CITY OF SANDY SPRINGS

5-YEAR WORK PROGRAM ADDENDUM: IMPACT FEE ELIGIBLE PROJECTS

| Project Description | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | Responsible Party (City Dept.) | Estimated Cost | Funding Source | Notes/ Explanation |
|--|------|------|------|------|------|------|------|------|------|------|-----------------------------------|----------------|--|---------------------------|
| Public Safety | | | | | | | | | | | | | | |
| Construct Panhandle Fire Station | | | | | | x | x | x | x | x | Fire / Administration | \$4,050,400 | 100% impact fees | |
| Purchase fire engine | | | x | | | | | | | | Fire Rescue | \$669,912 | 100% impact fees | COMPLETE |
| Purchase ladder fire truck | | | | | | x | | | | | Fire Rescue | \$1,400,000 | 100% impact fees | |
| Construct Public Safety Complex | | | | | | x | x | | | | Fire / Police / Administration | \$38,634,728 | 27.74% impact fees; General Fund | |
| Purchase Rescue/Airlight/Rehab Truck | | | | | x | | | | | | Fire Rescue | \$750,000 | 100% impact fees | |
| Road Improvements | | | | | | | | | | | | | | |
| Boylston Rd. Connector | | | | | x | x | x | x | | | Public Works | \$5,860,659 | 28.7% impact fees; General Fund | Capital Project #T0058 |
| Expansion of Advanced Traffic Management System (ATMS) | | | | | x | x | x | x | x | | Public Works | \$3,492,671 | 28.7% impact fees; General Fund | |
| Johnson Ferry Rd. widening and intersection improvements | | | | | x | x | x | | | | Public Works | \$18,973,000 | 28.7% impact fees; General Fund | |
| Abernathy Rd. road and intersection improvements | | | | | | | x | x | x | | Public Works | \$1,027,000 | 28.7% impact fees; General Fund | |
| Roswell Road at Glenridge Intersection Improvement | | | x | x | x | | | | | | Public Works | \$4,292,850 | 28.7% impact fees; General Fund | |
| Holcomb Bridge/River Exchange @ Spalding Dr Intersection | | | | | x | x | x | | | | Public Works | \$3,000,000 | 28.7% impact fees; General Fund | |
| Intersection - Roswell Rd. @ Roberts Dr. | | | | | | x | x | x | | | Public Works | \$5,500,000 | 28.7% impact fees; General Fund | |

CITY OF SANDY SPRINGS

5-YEAR WORK PROGRAM ADDENDUM: IMPACT FEE ELIGIBLE PROJECTS

| Project Description | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | Responsible Party (City Dept.) | Estimated Cost | Funding Source | Notes/ Explanation |
|---|------|------|------|------|------|------|------|------|------|------|-----------------------------------|----------------|---------------------------------|-----------------------|
| Intersection - Roswell Rd. @ North River Pkwy. | | | | | | | | | x | x | Public Works | \$1,000,000 | 28.7% impact fees; General Fund | |
| Intersection - Roswell Rd. @ Morgan Falls Rd. | | | | | | | | x | x | | Public Works | \$1,000,000 | 28.7% impact fees; General Fund | |
| Intersection - Roswell Rd. @ Dalrymple Rd. | | | | | x | x | x | | | | Public Works | \$2,700,000 | 28.7% impact fees; General Fund | |
| Intersection - Colquitt Rd. @ Pitts Rd. | | | | | | x | x | x | | | Public Works | \$500,000 | 28.7% impact fees; General Fund | |
| Intersection - Peachtree Dunwoody Rd. @ Crestline | | | | | | x | x | x | | | Public Works | \$1,000,000 | 28.7% impact fees; General Fund | |
| Intersection - Johnson Ferry Rd. @ Peachtree Dunwoody Rd. | | | | | | x | x | x | | | Public Works | \$10,000,000 | 28.7% impact fees; General Fund | |
| Intersection - Roswell Rd. @ Lake Placid | | | | | | | | | x | x | Public Works | \$500,000 | 28.7% impact fees; General Fund | |