

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: September 8, 2021

ARC REVIEW CODE: P2109081

TO: Mayor Russell K. Paul, City of Sandy Springs
ATTN TO: Matthew Anspach, Senior Planner
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: 2021 City of Sandy Springs CIE Annual Update
Review Type: Local Comprehensive Plan

Description: A regional review of the draft 2021 City of Sandy Springs CIE Annual Update.

Submitting Local Government: City of Sandy Springs

Action Under Consideration: Approval

Date Opened: September 8, 2021

Deadline for Comments: September 22, 2021

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
CITY OF ATLANTA
CITY OF JOHNS CREEK
COBB COUNTY

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF BROOKHAVEN
CITY OF PEACHTREE CORNERS
DEKALB COUNTY

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
SRTA/GRTA
CITY OF DUNWOODY
CITY OF ROSWELL

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 22, 2021**, 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>.

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NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	City of Sandy Springs	Date Received:	September 8, 2021
Local Contact:	Matthew Anspach, Senior Planner, City of Sandy Springs		
Phone:	770-350-5600	E-Mail:	MAnspach@SandySpringsga.gov
Fax:		Website:	https://www.sandyspringsga.gov
Street	1 Galambos Way	City State, Zip:	Sandy Springs, Georgia 30328

Department of Community Affairs Review Required

Review Title:	2021 City of Sandy Springs CIE Annual Update
Description:	<p>A regional review of the draft 2021 City of Sandy Springs 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: September 8, 2021

ARC REVIEW CODE: P2109081

TO: ARC Managers

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

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Transportation Access & Mobility: Little, Aries

Natural Resources: Santo, Jim

Research & Analytics: Skinner, Jim

Aging & Health Resources: Perumbeti, Katie

Name of Proposal: 2021 City of Sandy Springs CIE Annual Update

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Description: A regional review of the draft 2021 City of Sandy Springs CIE Annual Update.

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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 17, 2021, 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 2021-2025 to the Atlanta Regional Commission Regional Development Center for Regional review, as per the requirements of the Georgia Planning Act of 1989.

1.

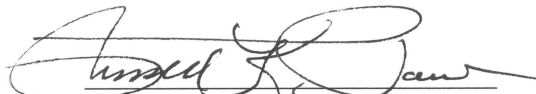
The Mayor and City Council of the City of Sandy Springs do hereby approve the Resolution Transmittal for the Annual Update to the Capital Improvements Element (CIE).

2.

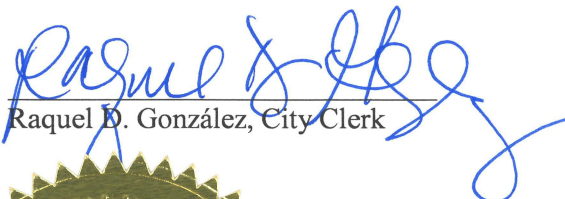
This Resolution is effective August 17, 2021; and

RESOLVED this the 17th day of August, 2021.

Approved:


Russell K. Paul, Mayor

Attest:


Raquel D. González, City Clerk



CITY OF SANDY SPRINGS

ANNUAL FINANCIAL REPORT FOR 2021

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 (see NOTE)	\$4,775,705.24	\$1,009,396.98	\$3,741,249.47	\$25,058.79
Impact Fees Collected	\$676,095.63	\$350,317.17	\$281,418.06	\$44,360.40
Interest Income Current and Prior Years (see NOTE)	\$74,707.43	\$12,889.00	\$57,754.15	\$4,064.28
Project Expenditures	\$277,437.52	\$12,940.10	\$264,497.42	\$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	\$5,249,070.78	\$1,359,663.05	\$3,815,924.26	\$73,483.47
Impact Fees Encumbered	\$0.00	\$0.00	\$0.00	\$0.00

5-YEAR WORK PROGRAM ADDENDUM: IMPACT FEE ELIGIBLE PROJECTS

Project Description	2022	2023	2024	2025	2026	Responsible Party (City Dept.)	Estimated Cost	Funding Source	Notes/ Explanation
Parks and Recreation									
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		Recreation and Parks	\$116,388	96.24% impact fees; General Fund	
1 new grassed playfield	x	x	x	x			\$155,074	42.77% impact fees; General Fund	
2 new picnic shelters	x	x	x	x			\$139,568	92.67% impact fees; General Fund	
1 new restroom building	x	x	x	x			\$310,246	85.54% impact fees; General Fund	
1 new park walking trail at Crooked Creek Park	x					Recreation and Parks	\$600,000	96.24% impact fees; General Fund	Capital Project #P0020
Roswell Road bike/ped bridge (over Chattahoochee River)	x					Public Works	\$850,000	27.74% impact fees; General Fund	Capital Project #T0035
Glenridge Drive sidewalks (High Point to Roswell Rd.)						Public Works	\$402,300	27.74% impact fees; General Fund	COMPLETE
Glenridge Drive Sidepath, Hammond to south of Wellington Trace	x	x	x	x		Public Works	\$2,750,000	27.74% impact fees; General Fund	TSPLOST II List
Lake Forrest Sidewalk	x	x	x	x		Public Works	\$1,500,000	27.74% impact fees; General Fund	TSPLOST II List
Johnson Ferry Rd Sidepath, Glenridge Dr to Peachtree Dunwoody Rd			x	x		Public Works	\$4,010,000	27.74% impact fees; General Fund	TSPLOST II, Tier 2, list
Roberts Drive Sidepath, Roswell Rd to Dunwoody Pl			x	x		Public Works	\$10,950,000	27.74% impact fees; General Fund	TSPLOST II, Tier 2, list
SR 400 Multi-Use Trail	x	x	x			Public Works	\$4,400,000	27.74% impact fees; General Fund	TSPLOST II List

5-YEAR WORK PROGRAM ADDENDUM: IMPACT FEE ELIGIBLE PROJECTS

Project Description	2022	2023	2024	2025	2026	Responsible Party (City Dept.)	Estimated Cost	Funding Source	Notes/ Explanation
Park Land Acquisition	x					Recreation and Parks	\$4,242,375	100.00% impact fees	Capital Project #P0031

5-YEAR WORK PROGRAM ADDENDUM: IMPACT FEE ELIGIBLE PROJECTS

Project Description	2022	2023	2024	2025	2026	Responsible Party (City Dept.)	Estimated Cost	Funding Source	Notes/ Explanation
Public Safety									
Construct Panhandle Fire Station	x	x	x	x		Fire / Administration	\$4,050,400	100% impact fees	
Purchase ladder fire truck	x					Fire Rescue	\$1,400,000	100% impact fees	
Construct Public Safety Complex	x					Fire / Police / Administration	\$38,634,728	27.74% impact fees; General Fund	Capital Project #F0009
Road Improvements									
Boylston Rd. Connector						Public Works	\$5,860,659	28.7% impact fees; General Fund	COMPLETE
Boylston Road at Hammond Drive Intersection and Streetscape (Phase 2)	x	x				Public Works	\$4,400,000	28.7% impact fees; General Fund	Capital Project #T0058-1; TSPLOST II List
Expansion of Advanced Traffic Management System (ATMS)						Public Works	\$3,492,671	28.7% impact fees; General Fund	COMPLETE
Johnson Ferry Rd. widening and intersection improvements	x					Public Works	\$18,973,000	28.7% impact fees; General Fund	In conjunction with Capital Project TS- 191
Abernathy Rd. road and intersection improvements						Public Works	\$1,027,000	28.7% impact fees; General Fund	Short term improvements already GDOT funded. REMOVE
Roswell Road North Boulevard Project	x	x	x			Public Works	\$9,680,000	28.7% impact fees; General Fund	TSPLOST II List
Roswell Road at Glenridge Intersection Improvement						Public Works	\$4,292,850	28.7% impact fees; General Fund	REMOVE because no more \$ needed
Holcomb Bridge/River Exchange @ Spalding Dr Intersection						Public Works	\$3,000,000	28.7% impact fees; General Fund	REMOVE - GDOT is funding construction
Intersection - Roswell Rd. @ Roberts Dr.						Public Works	\$5,500,000	28.7% impact fees; General Fund	REMOVE- incorporated into Roswell Road North Boulevard Project

5-YEAR WORK PROGRAM ADDENDUM: IMPACT FEE ELIGIBLE PROJECTS

Project Description	2022	2023	2024	2025	2026	Responsible Party (City Dept.)	Estimated Cost	Funding Source	Notes/ Explanation
Intersection - Roswell Rd. @ North River Pkwy.						Public Works	\$1,000,000	28.7% impact fees; General Fund	REMOVE - incorporated into Roswell Road North Boulevard Project
Intersection - Roswell Rd. @ Morgan Falls Rd.						Public Works	\$1,000,000	28.7% impact fees; General Fund	REMOVE - not in current TMP
Intersection - Roswell Rd. @ Dalrymple Rd.	x					Public Works	\$1,700,000	28.7% impact fees; General Fund	Capital Project TS-108
Intersection - Colquitt Rd. @ Pitts Rd.						Public Works	\$500,000	28.7% impact fees; General Fund	Impacted by 400 Express Lanes. REMOVE.
Intersection - Peachtree Dunwoody Rd. @ Crestline						Public Works	\$1,000,000	28.7% impact fees; General Fund	Not in current TMP, but PCID priority. REMOVE.
Intersection - Johnson Ferry Rd. @ Peachtree Dunwoody Rd.	x	x				Public Works	\$3,300,000	28.7% impact fees; General Fund	TSPLOST II List
Intersection - Roswell Rd. @ Lake Placid						Public Works	\$500,000	28.7% impact fees; General Fund	Not capacity adding - REMOVE
Intersection - Dunwoody Pl @ Roswell Rd			x	x		Public Works	\$2,000,000	28.7% impact fees; General Fund	TMP 5 year
Intersection - Northridge Rd @ Roswell Rd			x	x		Public Works	\$2,200,000	28.7% impact fees; General Fund	TMP 5 year
Peachtree Dunwoody Road @ Lake Hearn Multimodal Intersection Improvements	x	x				Public Works	\$5,225,000	28.7% impact fees; General Fund, PCID	5 year CIP