

An aerial photograph of a large, vibrant park event. A dense crowd of people is gathered on a green lawn, many sitting on blankets or small tables. In the background, there's a long, modern building with a flat roof, possibly a community center or school. To the right, several food trucks are parked. A stage with a white canopy is visible in the lower right, where a performance or presentation might be taking place. The overall atmosphere is one of a community gathering or festival.

THE NEXT CHAPTER

Sandy Springs Comprehensive Plan + Recreation & Parks Master Plan
2027

Public Meeting #2 | August 17 & 20, 2026

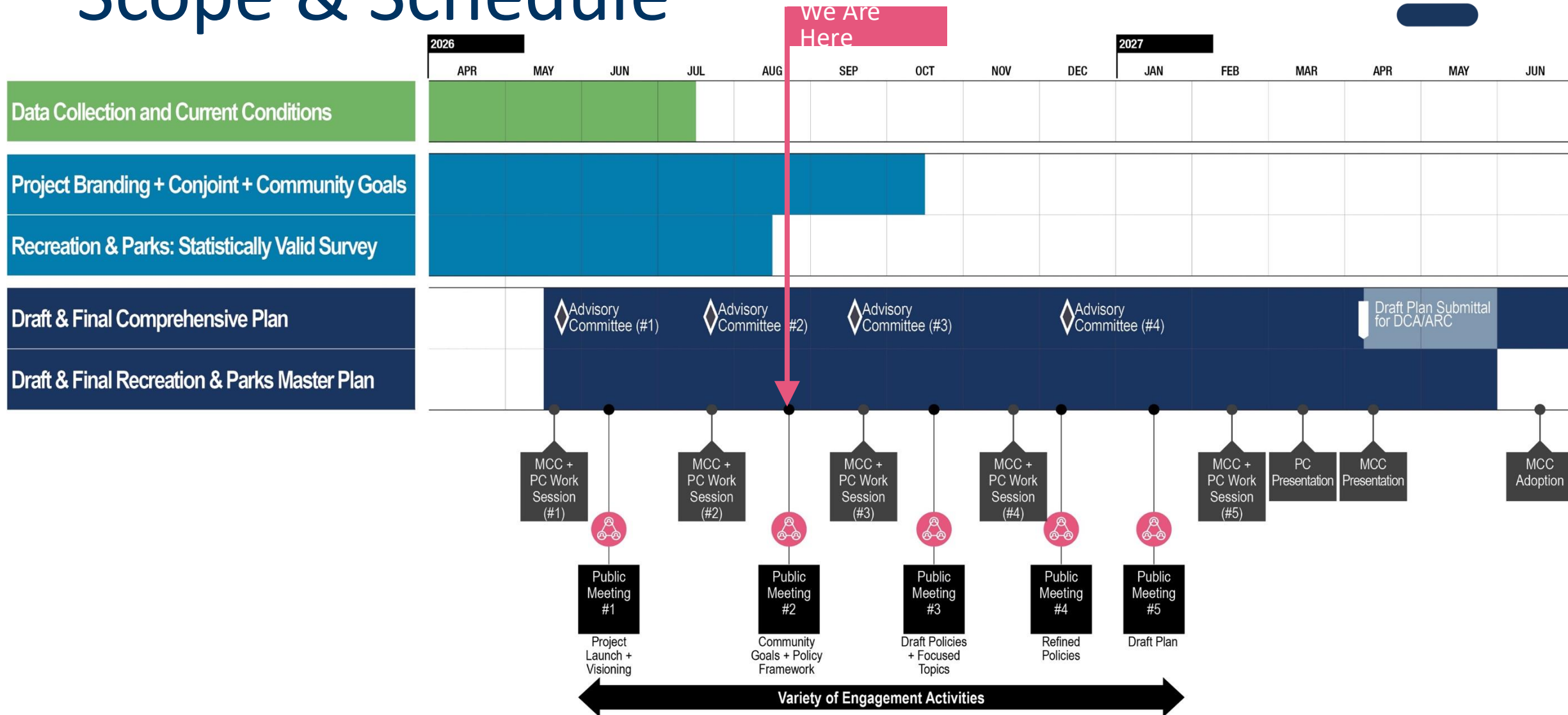
Agenda



- Welcome
- Community Engagement
 - What We've Heard To Date
- Meeting Activities
- Next Steps



Scope & Schedule





Project Update: Community Engagement (To Date)

Engagement To Date



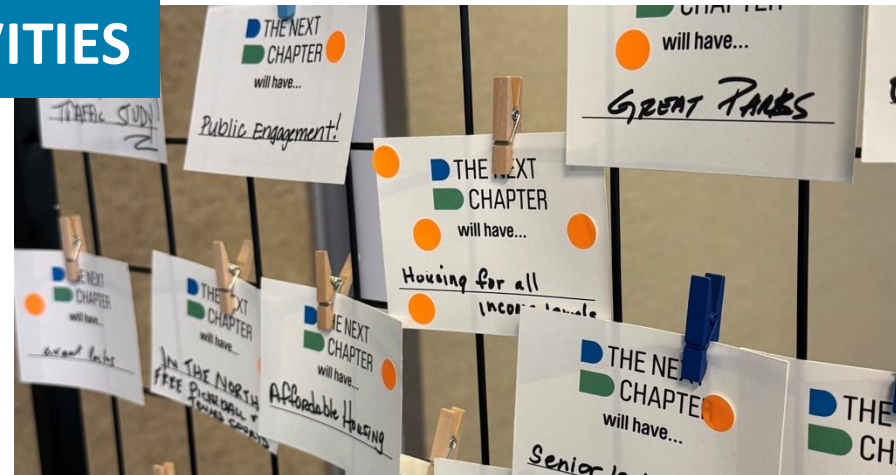
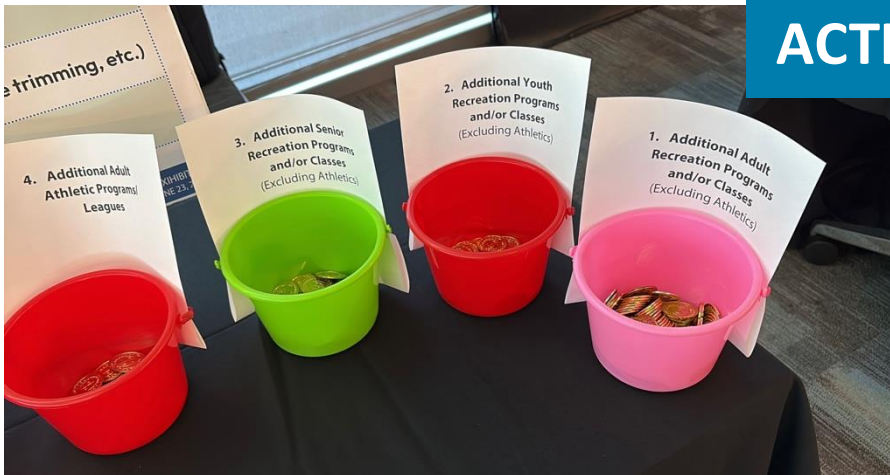
Pop-Ups (May – Aug 2026)

- Farmer's Markets
- Juneteenth
- Sesame Street Live (June 20)
- Stars & Stripes (July 4)
- Concert Series
- WC Watch Parties
- City Park Pop-Up (Hammond Park) – July 25
- National Night Out – Aug 4
- Movies by Moonlight – Aug 7

Engagement To Date : Public Meeting #1



VARIETY
OF
ACTIVITIES



Engagement To Date : Pop-Ups



**NATIONAL NIGHT
OUT**



STARS & STRIPES



**MOVIES BY
MOONLIGHT**



FARMER'S MARKET



JUNETEENTH

Engagement Hub

planthenextchapter.org

THE NEXT
CHAPTER

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THE NEXT CHAPTER

WE'RE WRITING THE NEXT CHAPTER!

Help shape Sandy Springs' Next Chapter. The **Comprehensive Plan** and **Recreation & Parks Master Plan** will guide decisions about growth, housing, mobility, parks, recreation, and community investment over the coming decades—creating a shared vision for the future and identifying opportunities to strengthen the places and spaces that matter most.



Learn

This page contains information about The Next Chapter, the process, and the answers to some frequently-asked questions.

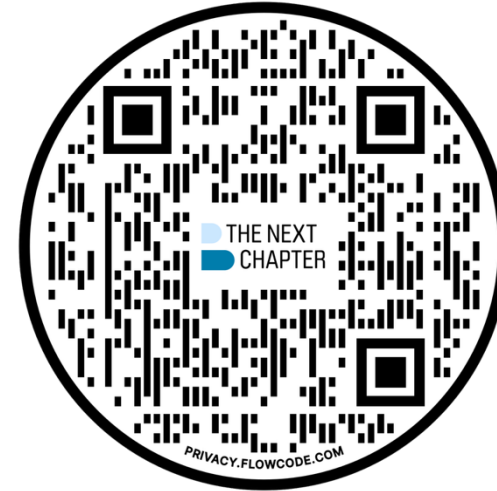
UPCOMING MEETINGS



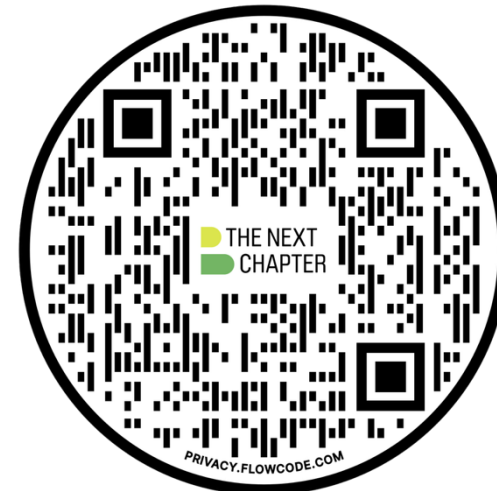
Public Meeting #1

Jun 23, 2026 6:00 PM
Conference Center at City Springs, 1 Galambos Way, Sandy Springs, GA, USA

Attendees can expect a brief overview of the Comprehensive Plan and Recreation & Parks Master Plan, The Next Chapter planning process, and how the two...



Comprehensive Plan Survey



Recreation & Parks Survey

Engagement By the Numbers



~ **675**

Reached at
Pop-Ups
(so far!)



22

Stakeholder
Meetings



94

Public
Meeting #1
Attendees



2,700

Engagement Hub
Visitors



1,015

Comprehensive Plan Surveys

329

Recreation & Parks Surveys

4,028

Total Comments
(and counting!)

Preliminary Feedback – A Snapshot!





Today's Activities

Activity 1: Goals



- We have some draft goals for you to consider!
- For each Comprehensive Plan goal and Recreation & Parks goal, we want to know:
 - Does it work?
 - Does it need some tweaking?
 - Does it not work?
- Use a dot sticker to show your thoughts.
- Have additional comments or ideas of how to improve these goals? Write them down on sticky notes and place them on the board!

What Do You Think of the Comprehensive Plan Goals?

We've been working on some overarching goals to guide The Next Chapter and we want to get your feedback! For each goal, put a dot sticker to indicate your thoughts—does it work, not work, or need some adjustments? If you have any thoughts to share, write them down on a sticky note and place them in the blue box.

#	Draft Goal	This works!	This needs some tweaking.	This doesn't work.	Any thoughts?
1	Neighborhood Preservation. Preserve and sustain Sandy Springs' standard of quality by protecting the character of existing neighborhoods. We will proactively manage new development to maintain this character and the city's stature as a community of excellence for living and working.				See the Recreation & Parks Master Plan Goals board for more!
2	A Balanced Community. Create a balanced and attainable Sandy Springs that serves as a home for all generations and income levels, and strives to be a welcoming and inclusive community. Provide a full range of housing choices, as well as quality education options, to encourage a diverse mix of individuals and families to live and work in the city.				
3	Transportation & Connectivity. Create a safe, connected, and multimodal transportation network that connects neighborhoods and destinations, provides a range of travel choices, and enhances access throughout the city.				
4	Economic Vitality & Quality of Place. Strengthen Sandy Springs' economic vitality by supporting thriving commercial districts, attracting investment, and fostering distinctive places that reinforce community identity. Create strong neighborhoods and a constellation of distinctive places that enhance quality of life and attract residents, businesses, and visitors alike.				
5	Growth & Development. Guide growth and redevelopment in appropriate locations through thoughtful planning, high-quality design, and application of existing and new development management tools. Encourage compact, walkable, mixed-use development in select locations, while ensuring that new investment reflects the community's vision, respects surrounding neighborhoods, and contributes to the city's long-term success.				
6	Recreation & Parks. Celebrate Sandy Springs' green and blue character by preserving the city's forested character and natural assets; preserving and expanding parks, open spaces, and natural resources; improving access through a connected network of parks, trails, and greenways; and providing recreational opportunities that serve residents of all ages, abilities, and backgrounds.				

What Do You Think of the Recreation & Parks Master Plan Goals?

We've been working on some overarching goals to guide The Next Chapter and we want to get your feedback! For each goal, put a dot sticker to indicate your thoughts—does it work, not work, or need some adjustments? If you have any thoughts to share, write them down on a sticky note and place them in the green box.

#	Draft Goal & Objectives	This works!	This needs some tweaking.	This doesn't work.	Any thoughts?
1	Sustain and Grow a High-Quality Parks System. • Preserve, improve, and expand the city's parks and open space system through strategic investment, land acquisition, and long-term stewardship. • Establish dedicated funding mechanisms, including acquisition opportunity funds and potential bond initiatives, to secure parkland and support major capital improvements. • Maintain existing parks, trails, and facilities to a high standard that reflects the community's expectations and quality-of-life goals while pursuing redevelopment opportunities that maximize public benefit.				
2	Enhance Community Gathering Places and Recreative Opportunities. • Invest in vibrant parks, facilities, and programs that serve residents of all ages, abilities, and socioeconomic backgrounds. • Expand recreation offerings through projects such as community centers, pools, flexible public meeting spaces, and enhanced programming. • Support community events, nonprofit partnerships, and inclusive gathering spaces that foster social connection, civic engagement, and a strong sense of belonging.				
3	Expand Connectivity Through a Citywide Greenway and Trail Network. • Develop and promote a connected system of greenways, trails, parks, and public destinations that enhances mobility, recreation, and community access. • Prioritize trail improvements, new trail development, and regional connections beyond city boundaries while increasing public awareness and encouraging widespread use of the network. • Strengthen connections between neighborhoods, parks, community facilities, and activity centers to support active transportation and healthy lifestyles.				

Activity 2: Defining Priorities



- **We need your help better defining some priorities for the future:**
 - Housing and Affordability
 - Walkability
 - Tree Canopy
 - River access
- We have some approaches for you to consider
 - Are they appropriate city-wide?
 - Are they appropriate only in certain locations?
 - Are there any that aren't at all appropriate anywhere?

Enhancing Walkability

Our Toolbox

We have different tools to make it easier to walk in Sandy Springs, depending on the context, need, and budget. Read about a few tricks in our toolbox, then add stickers to the map on the next board.

Approach A: Add missing or broken sidewalks

Continuous sidewalks are the basis for walking. They should be flat and in good condition, with curb ramps to make them accessible for people using wheelchairs or strollers.

In Sandy Springs, sidewalks are missing in many residential areas, so it will take time to pay to install them everywhere.

Approach C: Add trails and cul-de-sac connectors

Sandy Springs is growing its network of off-street trails, paths, and linear places separated from roads. For neighborhoods with cul-de-sacs, it can take much longer to walk around to nearby destinations like schools or shopping areas. Short "cul-de-sac connector" trails can make it faster to walk or bike there.

Enable Housing Choice

What We're Hearing

Residents are seeking housing which matches their life stage. More diverse housing types and price points are needed.

Benefits

- Encourage housing that allows aging in place
- Attract younger families
- Entry-level price points welcomes new residents
- Enable attainable housing for local workforce

Limitations

- Limited greenfield opportunities
- Construction costs limit affordability of new housing
- Large lot residential land use
- Transitional land use pattern needed to buffer commercial

Our Toolbox

We have different tools to provide more housing choices in Sandy Springs, depending on the context and need. Read about a few tricks in our toolbox, then add stickers to the map on the next board to show where they might help you walk around easier.

Approach A: Allow infill, missing middle housing (including cluster & conservation subdivision) through lot subdivision

Approach C: Require 10% of new multi-unit housing developments be affordable at 80% AMI

Approach B: Continue to encourage commercial redevelopment to residential or mixed-use

Approach B: Support and encourage ADUs through pre-approved designs

Activity #2: Focused Discussion



Activity #2: Focused Discussion



Enable Housing Choice

Enhance Walkability

Preserve and Enhance Tree Canopy

Increase River Access

Activity #2: Topic Introduction



Enable Housing Choice

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Activity #2: Topic Introduction



Enable Housing Choice

Approach A

Allow infill, missing middle housing (including cluster development) through lot subdivision

Approach B

Encourage conservation subdivision

Approach C

Require 10% of new multi-unit housing developments be affordable at 80% AMI

Approach D

Support and encourage ADUs through pre-approved designs

Other

Activity #2: Topic Introduction



Enable Housing Choice

Missing Middle



Large Lot Single Unit

Detached, Low
Density



Small Lot Single Unit

Detached, Low-
Medium Density



Cottages

Detached,
Clustered Medium
Density



Attached Single Unit

Attached, Medium
Density



Duplex

2-Unit Building
(side-by-side or
stacked)



Quadplex

4-Unit Building
(typically stacked)



Stacked Flats

Multifamily,
Medium to High
Density



**Stacked Flats over
Retail**

Mixed-use, Urban
Core

Form

Activity #2: Topic Introduction

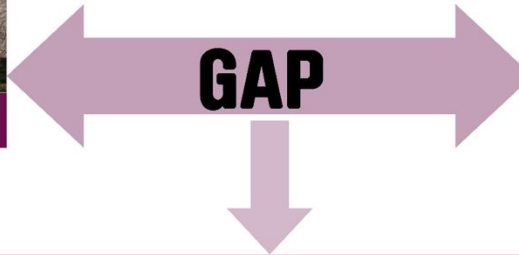


Enable Housing Choice

EXISTING UNIT TYPOLOGIES



Detached Single Unit



Townhomes



Multi Unit

POTENTIAL UNIT TYPOLOGIES



Detached Cluster



Cottage Court



Duplex



Quadplex

...AND MANY MORE

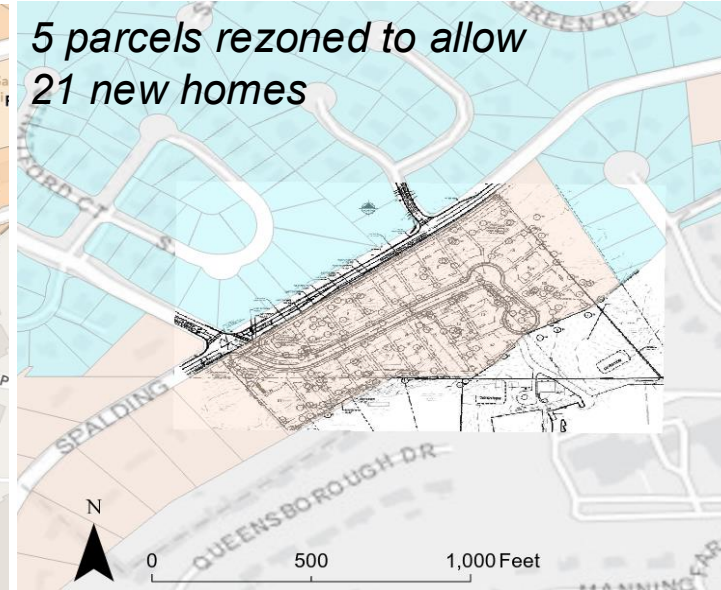
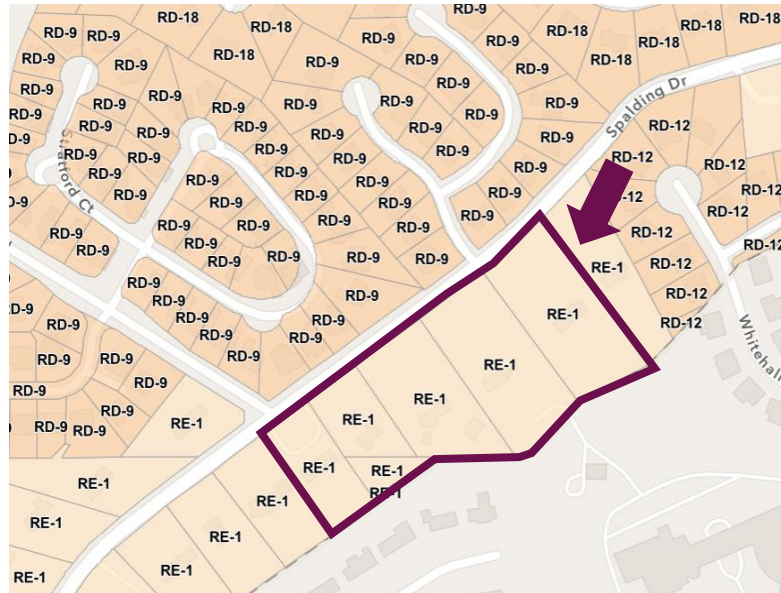
Activity #2: Topic Introduction



Enable Housing Choice

Approach A

Allow infill, missing middle housing (including cluster development) through lot subdivision



Activity #2: Topic Introduction



Enable Housing Choice

Approach A

Allow infill, missing middle housing (including cluster development) through lot subdivision



Activity #2: Topic Introduction



Enable Housing Choice

Approach B

Encourage
conservation
subdivision

Conventional



Conservation



Serenbe, GA



Activity #2: Topic Introduction



Enable Housing Choice

Approach C

Require 10% of new multi-unit housing developments be affordable at 80% AMI



Activity #2: Topic Introduction



Enable Housing Choice

Approach D

Support and encourage ADUs through pre-approved designs



Activity #2: Topic Introduction



Enhance Walkability

What We're Hearing

Residents want comfortable ways to walk to destinations like parks, trails, MARTA, shops, and restaurants, as well as for exercise.

Benefits

- Supports active and healthy lifestyles
- Free and sustainable way to get around
- Contributes to sense of place
- Equitable option for people who cannot drive

Limitations

- Limited space (ROW, utility poles)
- Key streets (like Roswell Road) are GDOT
- Tradeoffs with other modes (driving)
- Long distances in low-density areas

Activity #2: Topic Introduction



Enhance Walkability

Approach A

Add sidewalk in areas with missing or broken sidewalks

Approach B

Upgrade priority sidewalks

Approach C

Add trails and cul-de-sac connectors

Approach D

Improve pedestrian crossings

Other

Reduce speeds, place destinations closer together, orient buildings toward the sidewalk, and more!

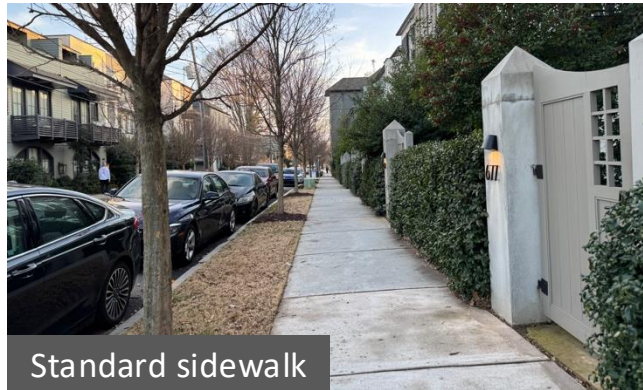
Activity #2: Topic Introduction



Enhance Walkability

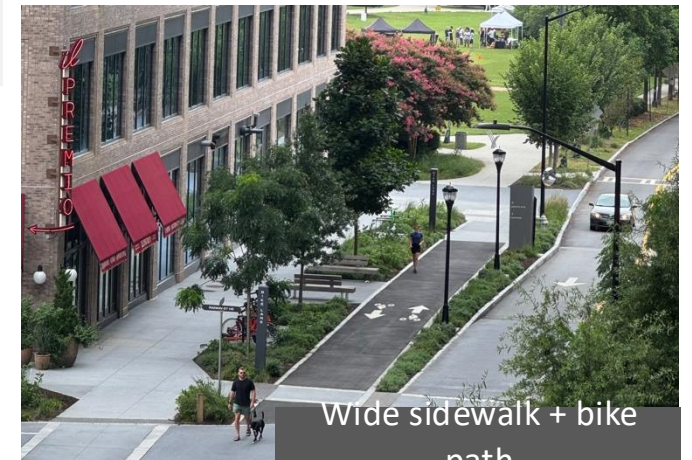
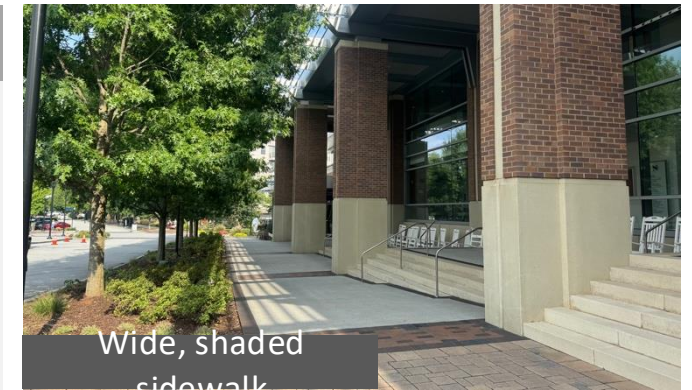
Approach A

Add sidewalk in areas with missing or broken sidewalks



Approach B

Upgrade priority sidewalks



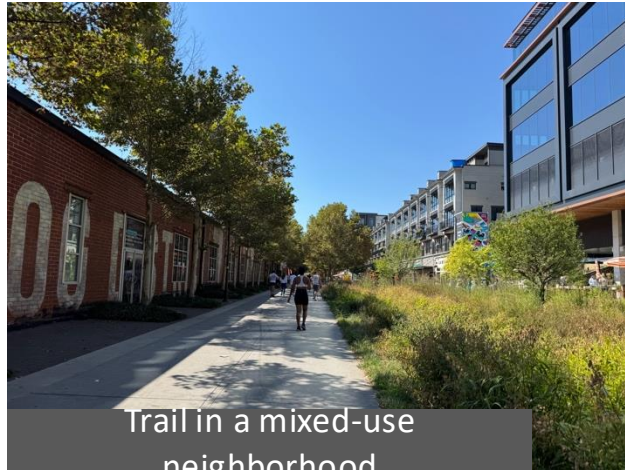
Activity #2: Topic Introduction



Enhance Walkability

Approach C

Add trails and cul-de-sac connectors



Trail in a mixed-use neighborhood



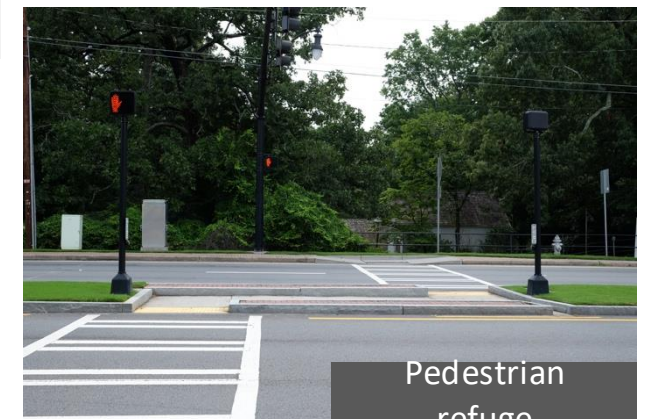
Cul-de-sac connector trail

Approach D

Improve pedestrian crossings



Pedestrian crossing signal



Pedestrian refuge

Activity #2: Topic Introduction



Increase River Access

What We're Hearing

Residents are supportive of increasing river access

Benefits

- Improves public health, wellness, and environmental education and stewardship
- Strengthens community connections to natural resources
- Creates a distinct community identity
- Enhances economic development and property value enhancement

Limitations

- Limited public ownership and high acquisition costs
- Environmental and regulatory constraints
- Potential conflicts with adjacent residential areas

Activity #2: Topic Introduction



Increase River Access

Tell us what “river access” mean to you?

1. Walking or biking to the river
2. River overlooks and scenic views
3. Riverfront trails and boardwalks
4. Launch points for kayaks, canoes, or paddleboards
5. Fishing access
6. Swimming or wading areas
7. Nature observation and wildlife viewing
8. Picnic areas and gathering spaces near the river
9. Improved parking and wayfinding to river access points
10. Increased public access to currently inaccessible riverfront areas
11. Educational or interpretive opportunities
12. Other (please specify)



Activity: Rec+Parks



- **We're going to talk about what is in your mind's eye related to these high-priority programs and facility!**
- What type of **Adult Fitness/ Wellness Programs** would you like to participate in? Learn what the City currently offers. Let us know what is missing. And place a dot on whether you would like to enjoy "Group" or "Self-Directed" Adult Fitness/ Wellness programs.
- What type of **Community Special Events** would you like to see provided in the City of Sandy Springs? Share your thoughts!
- What type of **Indoor Pool** experiences you would like to participate in? Add dots to identify the Indoor Pool experiences you would like provided in the City of Sandy Springs.

Activity #2: Topic Introduction



Preserve and Enhance Tree Canopy

What We're Hearing

Residents want to preserve existing tree canopy while creating opportunities to add more trees as the city grows and redevelops

Benefits

- Maintains green character and identity
- Provides shade and reduces heat
- Helps manage stormwater
- Enhances streets and neighborhoods

Limitations

- May affect redevelopment flexibility
- Selective tree removal may improve overall canopy health
- New trees take time to mature
- Potential safety and infrastructure conflicts
- Requires ongoing maintenance

Activity #2: Topic Introduction



Preserve and Enhance Tree Canopy

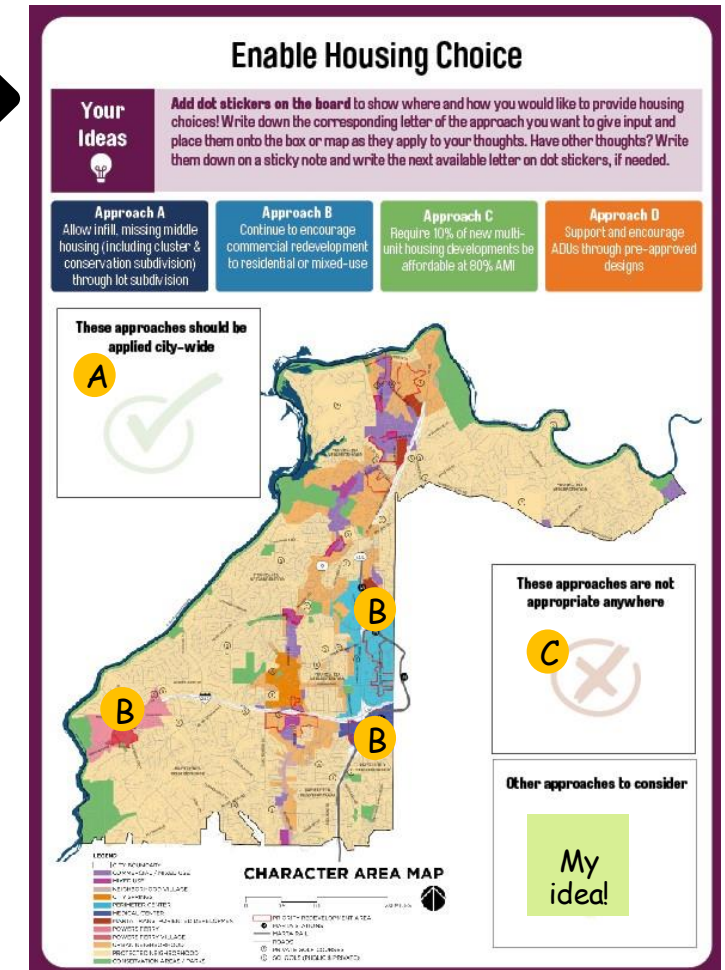
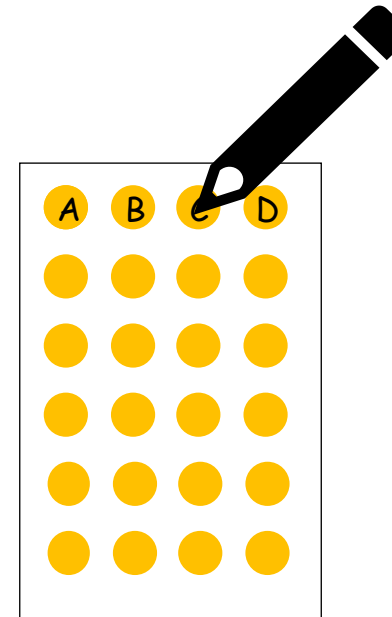
- At the board, you'll have the preference to add **three flags** to show your top **priority areas** where you would like to **preserve or improve tree canopy**!
- Have thoughts to share about the locations you choose? Write them down on the flag.
- Any general thoughts about tree canopy can be shared on a sticky note to the sides of the map



Activity 2: Defining Priorities



- **At each board, you'll use dot stickers to tell us the following:**
 - Which approaches are appropriate city-wide?
 - Which approaches are appropriate only in certain locations? (Map those!)
 - Which ones are not appropriate at all in Sandy Springs?
- You'll write down the corresponding approach on the dot stickers and place them either on the map (for certain locations) or in the corresponding boxes (appropriate everywhere or nowhere)
- Have ideas for other approaches? Write them down on sticky notes!



Activity 3: Bridging the Gaps



- **We're going to talk about what last-mile connectivity means to you!**
- Think about where you want to go and how you want to get there.
- Using pins and yarn that represent different modes, show us what routes you take or would like to take.
- Think about where you notice or experience conflicts (crossings, gaps, etc). Use the flags provided to show us what and where they are.

Next Steps



- Community Engagement (project kickoff)
 - Pop ups and engagement activities
 - Online Survey
 - Leadership Discussions
- Plan Preparation
 - Sandy Springs Today
 - Community Goals
 - Needs & Opportunities
 - Policy Development





THANK YOU!

The Next Ten



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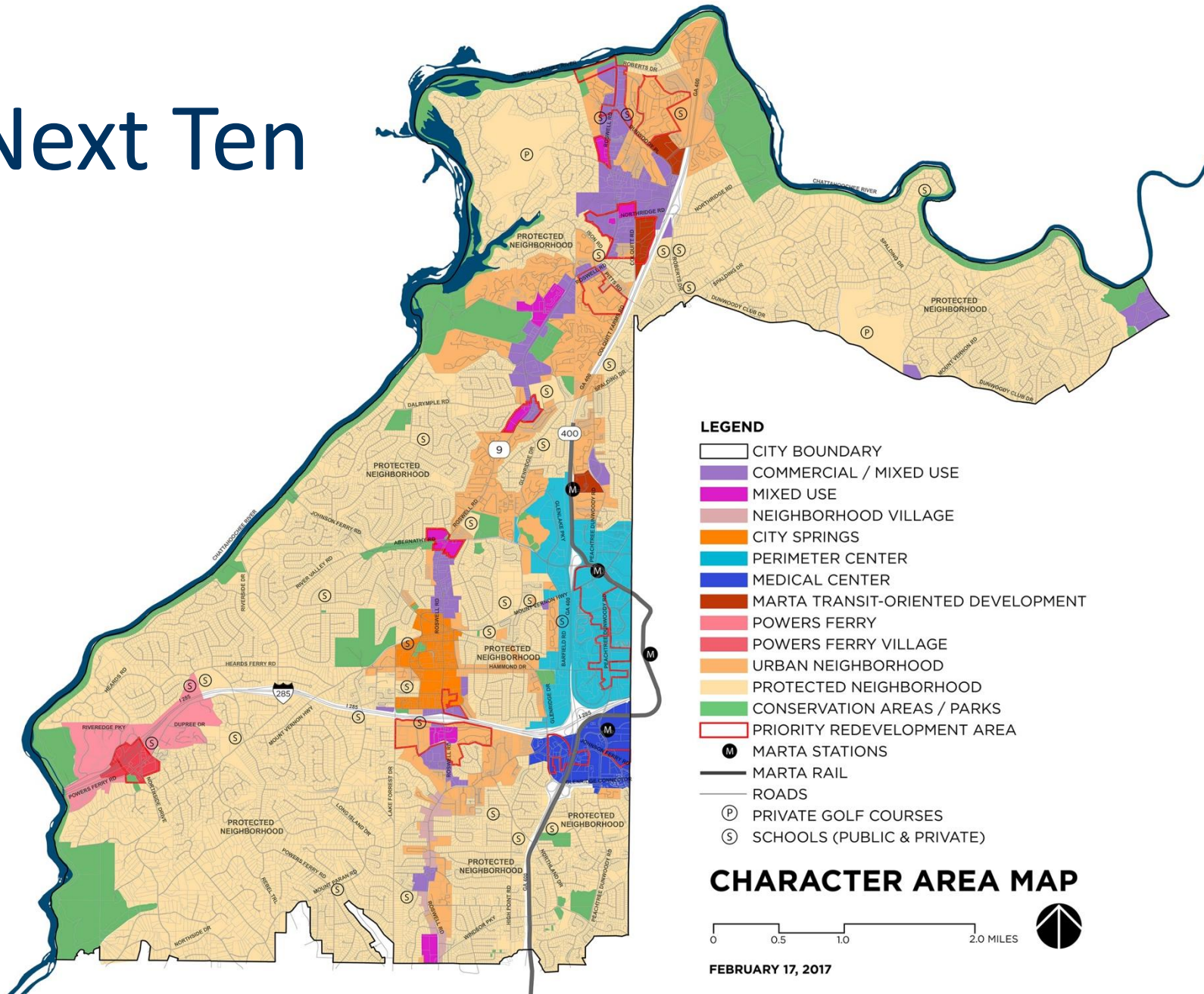
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Appendices	
A. Capital Improvements Element	
B. Public Engagement Summary	
C. Transportation Assessment	
D. Market Analysis	
E. Consistency with the Water District Plans and Other Environmental Regulations	

Small Area Plans	
Roswell Road Small Area Plan	
Perimeter Center Small Area Plan	
MARTA Stations Small Area Plan	
Powers Ferry Small Area Plan	

- Policies and Actions
 - Key Actions: 10 for the Next Ten
 - Land Use and Community Character
 - Transportation
 - Housing
 - Economic Outlook
 - Green Space, Natural Systems & Sustainability

The Next Ten



Engagement To Date



- Leadership Meetings (May 18-20, 2026)

- Mayor and City Council
- Planning Commission
- Board of Appeals
- Advisory Committee #1

- Public Workshop #1

- Public Meeting #1 (June 23, 2026)

- Stakeholder Meetings (June-July 2026)

- City Departments
- Major Stakeholders such as Council of Neighborhoods, Art Sandy Springs, Conservancy, non-profits, developers, etc.

- Pop-Up Events (May – July 2026)

- Farmer's Market
- Juneteenth
- Sesame Street Live (June 20)
- Stars & Stripes (July 4)
- Concert Series
- WC Watch Parties
- City Park Pop-Up (Hammond Park) – July 25