


To: Powder Springs Mayor & Council
Fr: Rob Hosack 
Thru: Tina Garver, Community Development Director
Date: October 11, 2021
Re: Proposed Amendments to UDC-E-Commerce and Logistics Overlay

Pursuant to direction received during Work Sessions with the Planning & Zoning Commission on July 8, 2021, and September 9, 2021, as well as a Work Session with DAPS on October 5, 2021, attached please find proposed revisions to a new Section 2-32 (New Overlay District to compliment City's existing Downtown Redevelopment Overlay) as well as revisions to the existing Table 2-3 to enumerate permitted uses for the Overlay.

The additions added to implement direction are highlighted in yellow.

Staff appreciates the suggestions from all of the Work Sessions and believe that they have definitely improved the document and should make it much clearer as to the uses permitted within the new Overlay.

Staff would also like to provide Mayor & Council with a summary of the benefits that a developer could receive by utilizing the Overlay.

- **Time and Expenses.** As currently drafted, the overlay provides a path forward that is approximately 4-6 weeks shorter than applying for conventional zoning districts. Many expenses incurred as part of a protracted rezoning process can and usually are avoided in an expedited review and decision process.
- **Greater Flexibility in Design.** Given that projects proposed within the Overlay may include a sketch plan with alternative standards to those in the Unified Development Code for lot sizes, lot widths, building setbacks, densities, parking requirements, right-of-way widths, street widths, buffers, and other components, developers can be more creative without risking the need for time consuming variances from the underlying code.
- **Broader Flexibility in Permitted Uses Allowed.** Because many of the permitted uses enumerated in Table 2-3 fall under the broad heading of E-Commerce and Logistics uses, there could be opportunities to entertain uses that may meet the intent of E-Commerce and Logistics, even if they are not expressly listed in Table 2-3. Developers would benefit from this flexibility by avoiding Variance or Special Use Requests in that instance.
- **Ability to Amend Stipulations or Site Plans.** The Overlay provides for a process that allows staff to approve minor modifications to stipulations and approved site plans that save the developer time and expenses associated with public hearings by Mayor & Council or the Board of Zoning Appeals. The Overlay also provides some protections to the city in the event that development of an approved overlay project does not commence within eighteen (18) months.
- **Intent to Protect Adjacent Properties.** The E-Commerce and Logistics Overlay title was selected because it provides a broad range of commercial uses that limits traditional

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“smokestack” manufacturing or production uses that could have environmental effects detrimental to the city or adjacent neighborhoods. Since this was going to be an expedited, overlay review, staff endeavored to eliminate as many objectionable uses as possible.

- **Intent to Develop Partnerships.** Perhaps most importantly, e-commerce and logistics seem to be a very up-and-coming industry term that would help us from a marketing perspective with our regional and state partners.

We look forward to discussing these amendments with you later this month. Please feel free to contact us if you have any questions. Have a great day.

cc: Pam Conner, City Manager