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TO: Mayor and Council

FROM: Planning and Zoning Department

SUBJECT: TMOD-23-001

ADDRESS: City-Wide

WORK SESSION DATE: July 10, 2023

Summary: The intent of the Gravel Parking Text Amendment, TMOD-23-001, is to provide guidelines, requirements and improve the appearance of parking lots.

STAFF RECOMMENDATION: APPROVAL



FACTS & ISSUES

- There are approximately seventeen (17) current Trucking Parking Lots within the City of Stonecrest
- The current Zoning Ordinance classifies Trucking Parking as Truck Stops.
- The staff is proposing a change to the Zoning Ordinance, Chapter 27

Attachment(s) Included:

- **Revisions to the Zoning Ordinance regarding Trucking Parking/Terminal**
- **Existing trucking parking within the City of Stonecrest**

**TMOD-23-001****STONECREST ZONING ORDINANCE UPDATE****Revision to the Zoning Ordinance, Chapter 27****Article 4. – Use Regulations****Division 2. – Supplemental Use Regulations****Sec. 4.2.54. – Truck Stop and Truck Terminal**

The following provisions apply to truck stops **and truck terminals** whether designed as a primary use or accessory use as part of an industrial development:

- A. Truck stops **and truck terminals** shall be permitted only on parcels of **five (5)** acres or more.
- B. Entrance drives for truck stops **and truck terminal** facilities shall not be closer than 300 feet from any point of an interstate highway interchange.
- C. Truck stops **and truck terminals** shall meet all state and federal environmental guidelines and requirements.
- D. Minimum office space of twenty (20) percent of the total non-repair-use structures.**
- E. Structures shall be consisted of face brick, granite, stone, marble, terrazzo, architecturally treated reinforced concrete slabs, either fluted or with exposed aggregate, insulated window wall panels or stainless steel, porcelain-treated steel, anodized or other permanently finished aluminum.**
- F. Truck courts, trucks, and trailers must be located behind a fence or masonry wall no less than eight (8) feet in height. The fence may not encroach into the front yard area past the front edge of the building. In addition, trucks and trailers must be parked in an orderly fashion and on surfaces paved with asphalt or concrete.**
- G. Each site shall have a landscape buffer of fifty (50) feet in width along any right-of-way.**
- H. Any truck repair must be performed inside an enclosed building.**
- I. Permissible in M (Light Industrial) and M2 (Heavy Industrial) Zoning Districts only.**
- J. Drainage: Parking areas must be constructed to allow proper drainage, which shall be subject to the review and approval of the Department of Planning and Zoning.**
- K. Driving Surfaces: All parking areas, including parking spaces, interior drives, and**



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ingress/egress into parking areas must be paved with asphalt, concrete, or an approved permeable surface. All parking areas shall be clearly painted to show each parking space.

- L. Geometric consideration for truck parking Design including turning radius, parking stall design, parking slot type, swept path, slot density and access, layout and circulation should meet the standards of Truck Parking development handbook by the US Department of Transportation, Federal Highway Administration (September 2022)**
- M. Provided that no truck stop/terminal shall be located within 1,000 feet of any other truck stop/terminal nor within 1,000 feet of any public or private school, any public or private park or recreation facility, any public or private hospital or mental health care facility, any church or similar place of religious worship, any cemetery, any child care or day care facility or any residential districts.**



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Article 6. – Use Parking

Sec. 6.1.4. – Off-street Parking Ratios

Table 6.2. Off-street Parking Ratios

Minimum and Maximum Parking Spaces		
Use	Minimum Parking Spaces Required	Maximum Parking Spaces Allowed
<i>Industrial</i>		
Heavy and light industrial, manufacturing, and commercial establishments not involving retail sales	One space for each 2,000 square feet of floor area.	One space for each 1,300 square feet of floor area.
Truck Stop/Terminal	Three space for each 1,000 square feet of floor area	Five space for each 1,000 square feet of floor area
Warehouse, distribution	One space for each 2,500 square feet of floor area.	One space for each 500 square feet of floor area.
Wholesale membership club	One space for each 500 square feet of floor area	One space for each 200 square feet of floor area.
Wholesale trade establishments, distribution establishments, offices in conjunction with showrooms, and similar uses	One space for each 200 square feet of floor area devoted to sales or display, plus one space for each 2,000 square feet of gross storage area.	One space for each 150 square feet of floor area devoted to sales or display, plus one space for each 1,500 square feet of gross storage area.



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Article 9. – Definitions/Maps

Sec. 9.1.3. – Define terms.

Truck stop means any building, premises, or land in which or upon which a business, service, or industry involving the maintenance, servicing, storage, or repair of commercial vehicles is conducted or rendered, including the dispensing of motor fuel or other petroleum products directly into such commercial vehicles and the sale of accessories or equipment for trucks and similar commercial vehicles. A truck stop may also include overnight accommodations and restaurant facilities primarily for the use of truck crews.

Truck terminal means an area and building where vehicles load and unload cargo and freight and where the cargo and freight may be broken down or aggregated into smaller or larger loads for transfer to other vehicles or modes of transportation.