

Raymond White
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TO: City Council

FROM: Planning and Zoning Department

SUBJECT: TMOD-23-001

ADDRESS: City-Wide

MEETING DATE: July 24, 2023

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

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: 30 DAY DEFERRAL



FACTS & ISSUES

- Community Information Meeting (CPIM)
 - May 11, 2023
- Planning Commission
 - July 18, 2023
- There are approximately seventeen (16) current Trucking Parking Lots within the City of Stonecrest
 - Twelve (11) of which are gravel lots
 - Five (5) of which are paved lots
- Truck Parking shall fall under one of three uses within the Zoning Ordinance moving forward
 1. Truck Stop
 2. Truck Terminal
 3. Transportation Equipment and Storage or Maintenance (Vehicle)
- Staff is proposing changes to Article 4 (Use Regulations), Article 6 (Parking), and Article 9 (Definitions/Maps) of the Zoning Ordinance as well as TMOD21-012 (Gravel Parking)

Attachment(s) Included:

- **Adopted Ordinance of TMOD21-012 (Gravel Parking)**
- **Revisions to the Zoning Ordinance regarding Trucking Parking/Terminal and Transportation equipment storage or maintenance (vehicle)**
- **Existing trucking parking within the City of Stonecrest and research**



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STONECREST ZONING ORDINANCE UPDATE

Revision to the Zoning Ordinance, Chapter 27

Article 4. – Use Regulations

Division 1. – Overview Of Use Categories and Use Table

Sec. 4.1.3. – Use Table

	KEY: P - Permitted use Pa - Permitted as an accessory use										SA - Special administrative permit from Community Development Director SP - Special land use permit (SLUP)														
Use	R E	RL G	R- 1 0 0	R - 8 5	R - 7 5	R - 6 0	RS M	M R- 1	M R- 2	HR - 1, 2, 3	M HP	R N C	O I	O IT	N S	C - 1	C - 2	O D	M - 2	M U- 1	M U- 2	M U- 3	M U- 4, 5	See Section 4.2	
INDUSTRIAL																									
Transportation equipment storage or maintenance (vehicle)																			P	P					✓
Truck Stop																			P	P					✓
Truck Terminal																			P	P					✓



Division 2. – Supplemental Use Regulations

Sec. 4.2.54. – Truck Stop, Truck Terminal, and Transportation equipment storage or maintenance (vehicle)

The following provisions apply to truck stops, **truck terminals, and transportation equipment storage or maintenance (vehicle) 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 ten (10) acres or more. Transportation equipment storage or maintenance (vehicle) shall be permitted only on parcels of five (5) acres or more.**
- B. Entrance drives for truck stops, truck terminals, and terminals and transportation equipment storage or maintenance (vehicle) facilities shall not be closer than 300 feet from any point of an interstate highway interchange.**
- C. Truck stops, truck terminals, and terminals and transportation equipment storage or maintenance (vehicle) shall meet all state and federal environmental guidelines and requirements.**
- D. A minimum office space of twenty (20) percent of the total non-repair-use structures shall be constructed.**
- 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. Trucks and trailers must be parked in an orderly fashion and on surfaces paved with asphalt or concrete.**
- G. Any truck repair must be performed inside an enclosed building.**
- H. A ten-foot-wide evergreen landscape buffer shall be planted around the perimeter of the fence along the public street with at least two rows of trees. All trees shall be at least six (6) feet in height and/or two inches in caliber and shall be regularly maintained and watered as necessary. Dead or dying trees shall be promptly replaced. All surfaces between trees shall be mulched.**
- I. Permissible in 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 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. The parking area shall be at least 25 feet from the street right-of-way.**



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- 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.**
- M. Provided that no truck stop, truck terminals, and transportation equipment storage or maintenance (vehicle) shall be located within 1,000 feet of any other truck stop, truck terminal, and transportation equipment storage or maintenance (vehicle) nor within 1,300 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.**



Article 6. – Parking

Sec. 6.1.3. – Parking Regulations, off-street parking spaces.

B. All parking lots and spaces shall conform to the following requirements:

10. Notwithstanding any other provisions of chapter 27 or chapter 14, parking areas and/or parking on ~~unpaved~~ paved surfaces for **truck stop, truck terminals, and** transportation equipment and storage or maintenance (vehicle) storage, without services provided, shall be permitted as a principal use on parcels zoned ~~M-1~~ M-2, provided that:
 - a. The parking area shall be screened from the view of the public street with an opaque **corrugated metal** fence or wall minimum of ~~six~~ **ten (10)** feet in height. **Chain link and wooden fences along street frontage are prohibited.**
 - b. The parking area shall be at least 25 feet from the street right-of-way.
 - c. A ten-foot-wide evergreen landscape buffer shall be planted around the perimeter of the fence along the public street with at least ~~75 percent evergreens and at least two rows of plants~~ **two rows of trees. All trees shall be at least six (6) feet in height and/or two inches in caliber and shall be regularly maintained and watered as necessary. Dead or dying trees shall be promptly replaced. All surfaces between trees shall be mulched.**
 - d. The soil erosion, sedimentation and pollution requirements of chapter 14, article V of the Code of the City of Stonecrest, Georgia are met;
 - e. Minimum standards of the Georgia Stormwater Management Manual are met in terms of stormwater runoff and water quality; and
 - f. ~~The parking lot has a minimum of one acre.~~ **Truck stops and truck terminals shall be permitted only parcels of ten (10) acres or more. Transportation equipment storage or maintenance (vehicle) shall be permitted only on parcels of five (5) acres or more.**
 - g. **All existing parking areas and/or parking on unpaved surfaces for truck stop, truck terminal, and transportation equipment and storage or maintenance (vehicle) storage with an active business license which are permitted as a principal use on parcels zoned M-2 shall be upgraded to the standards of this Sec. 6.1.3.B.10. no later than the time of business license renewal in 2025.**
11. ~~Unpaved~~ **Paved** parking areas within the ~~M-1~~ M-2 zones permitted under subsection B.10. of this section shall comply with the following specifications:



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- a. The parking area shall be at least ~~150~~ **1,300** feet from the boundaries of a residentially zoned parcel;
- b. The parking area subgrade must meet a minimum compaction of 95 percent as certified by a registered professional engineer;
- c. The parking area surface shall be composed of at least eight inches of compacted Graded Aggregate Base;
- d. The Graded Aggregate Base shall be stabilized and treated to control dust through approved means, which may include but is not limited to, the effective design and operation of the facility, the periodic application of dust suppressant materials such as calcium chloride, magnesium chloride, or lignin sulfonate, reduced operating speeds on unpaved surfaces, or the periodic replenishment of gravel surfaces;
- e. Parking areas shall be inspected by the City of Stonecrest, **or a third-party inspector approved by the City of Stonecrest** every ~~two~~ year to ensure continued compliance with the above specifications. **Proof of inspection and compliance with the Stonecrest Code of Ordinances is required at the time of annual business license renewal, and this inspection report must be approved by the Building Department prior to issuance or renewal of a business license.** Additional maintenance such as grading, Graded Aggregate Base, or surface treatment may be required;
- ~~f. —Parking areas on unpaved surfaces for transportation equipment and storage or maintenance (vehicle) storage with existing unpaved areas shall be considered a nonconforming use under section 8.1.5 exempt from the requirements of subsections B.10. and 11 of this section. if the underlying use of the parcel was issued a business license or Motor Carrier Number valid on December 31, 2017;~~
- ~~g. All other parcels with existing unpaved areas shall have two years to comply with these specifications with a one time extension up to 12 months.~~



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Article 6. – 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, Truck Terminal, and transportation equipment storage or maintenance (vehicle)	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.

Commercial parking garage/structure means a covered or sheltered structure of one or more stories designed, constructed and used for the parking of motor ~~vehieles~~ **automobiles** for profit.

Commercial parking lot means an uncovered or unsheltered structure of one or more stories designed, constructed and used for the parking of motor ~~vehieles~~ **automobiles** for profit.

Lot means a portion or parcel of land intended as a unit for transfer of ownership or for development or both, intended to be devoted to a common use or occupied by a building or group of buildings devoted to a common use, and having principal frontage on a public road or an approved private road or drive.

Transportation equipment and storage or maintenance (vehicle) means any building, premises, land, **or lot** in which or upon which is the storage or maintenance of motor freight vehicles or equipment, without services provided. ~~such as those provided by a truck stop. Compare with Truck terminal.~~

Truck stop means any building, premises, land, **or lot** 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 or~~ **and or** 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.