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TO: City Council

FROM: Planning and Zoning Department

SUBJECT: TMOD-23-001

ADDRESS: City-Wide

WORK SESSION DATE: August 14, 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
- Staff is proposing changes to Article 6 (Parking) of Chapter 27 (Zoning Ordinance) as well as TMOD21-012 (Gravel Parking)

Attachment(s) Included:

- **Revisions to the Zoning Ordinance**
- **Adopted Ordinance of TMOD21-012 (Gravel Parking)**

TMOD-23-001
STONECREST ZONING ORDINANCE UPDATE

Revision to the Zoning Ordinance, Chapter 27

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 **any industrial use for truck parking (commercial truck parking lot) transportation equipment and storage or maintenance (vehicle), without services provided**, shall be permitted as a principal use on parcels zoned M or 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 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 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~~ **Paving regulations must be in compliance with Chapter 14 (Land Development Ordinance);**
 - e. Minimum standards of the Georgia Stormwater Management Manual are met in terms of stormwater runoff and water quality; and
 - f. The **commercial truck** parking lot ~~has~~ shall be a minimum of **one-five (5)** acres.
 - g. **All existing parking lots that have an active business license with the gravel parking are legally nonconforming. Any modification to those parking lots requires compliance with the current ordinance.**

11. **Unpaved Paved** parking areas within the M and M-2 zones permitted under subsection B.10. of this section shall comply with the following specifications:
- a. The parking area shall be at least **750 150** 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 Paving regulations must be in compliance with Chapter 14 (Land Development Ordinance);**
 - ~~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 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.

Article 9. – Definitions/Maps

Sec. 9.1.3. – Defined Terms.

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

***Commercial truck parking lot* means an uncovered or unsheltered surface lot designed, constructed and used for the parking of motor trucks with a minimum of 5-axes or more for profit.**