

Raymond White
Director
Planning and Zoning
Department



Matthew Williams
Deputy Director
Planning and Zoning
Department

TO: Mayor & Council

FROM: Planning and Zoning Department

SUBJECT: TMOD-23-001

ADDRESS: City-Wide

WORK SESSION DATE: June 12, 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

- CPIM
 - May 11, 2023
- Planning Commission
 - June 6, 2023
- There are approximately twelve (12) 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****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 ten 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. Striping: To facilitate movement and to help maintain an orderly parking arrangement, all parking spaces shall be clearly striped with paint.**



TMOD-23-001

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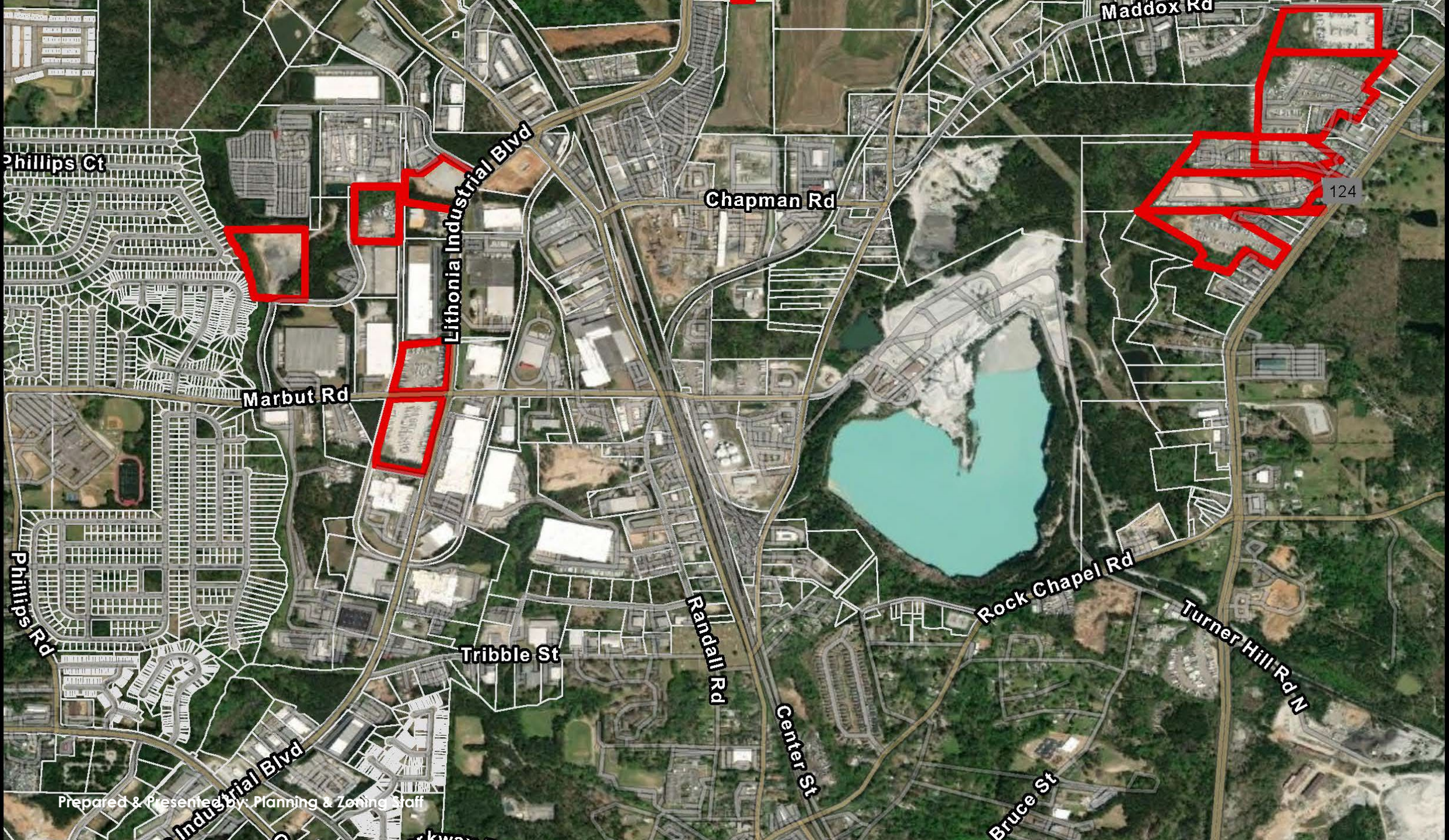
Sec. 9.1.3. – Define terms.

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.

Existing Gravel Parking Lot Locations

Prepared & Presented by: Planning & Zoning Staff



Phillips Ct

Phillips Rd

Marbut Rd

Lithonia Industrial Blvd

Chapman Rd

Tribble St

Randall Rd

Center St

Rock Chapel Rd

Bruce St

Maddox Rd

Turner Hill Rd N

Industrial Blvd

124

Prepared & Presented by: Planning & Zoning Staff

Current Definitions

- ▶ **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.

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- 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. *Striping:* To facilitate movement and to help maintain an orderly parking arrangement, all parking spaces shall be clearly striped with paint.**

Recommended
Sec. 4.2.54 –
Trck Stop

What changed?

- ▶ Included the use of “Truck Terminals” to the section
- ▶ Added eight (8) supplemental regulations
 - ▶ D – K