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TO: Planning Commission

FROM: Planning and Zoning Department

SUBJECT: TMOD-23-003

ADDRESS: City-Wide

MEETING DATE: June 6, 2023

Summary: Amendment to Stonecrest Zoning Ordinance, Chapter 27, Article 4, revising the supplemental use provisions, Article 6, Parking and Article 9, Definitions/Maps regarding Public Storages.

STAFF RECOMMENDATION: APPROVAL



FACTS & ISSUES

- There are five (5) current self-storages within the City of Stonecrest
- The current Zoning Ordinance classifies Public-Storage as mini warehouses.
- The staff is proposing a change in definition, supplemental regulations, and parking requirements.

Attachment(s) Included:

- **Revisions to the Zoning Ordinance regarding Self-Storage Facilities**
- **Existing self-storage facilities within the City of Stonecrest**



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STONECREST ZONING ORDINANCE UPDATE

Revision to the Zoning Ordinance, Chapter 27

Sec. 3.1.6. – Overlay Use Table.



Table 3.1 Overlay Use

Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*
	T1	T2	T3	T4	T5*	T6*	T1	T2	T3	
"Key: P—Permitted use Pa—Permitted as an accessory Use SA—Special administrative permit required SP—Special Land Use Permit (SLUP) required X—Prohibited Use * Note: Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence"							In Mixed Use Development	In Mixed Use Development	In Mixed Use Development	See Section 4.2

INDUSTRIAL												
Alcohol or alcoholic beverage manufacturing												
Alternative energy production							SP	SP	SP			
Automobile/truck manufacturing												
Brick, clay, tile, or concrete products terra cotta manufacturing												
Building materials or lumber supply establishment							P	P	P	P		
Cement, lime, gypsum, or plaster of Paris manufacturing												
Compressed gas fuel station							SP	SP	SP	P		
Chemical manufacture, organic or inorganic												
Contractor, general (See also Building or Construction Office)							P	P	P	P		✓
Contractor, heavy construction, outside storage							P	P	P	P		X
Contractor, special trade							P	P	P	P		
Crematoriums							SP	SP	X	X	X	X
Distillation of bones or glue manufacture												
Dry cleaning plant									P			
Dye works												
Explosive manufacture or storage												
Fabricated metal manufacture												



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Fat rendering or fertilizer manufacture											
Fuel dealers, manufactures or wholesalers			P								
General aviation airport			P								✓
Heavy equipment repair service or trade	P	P	P	P			X	X	X		
Ice manufacturing plant			P								
Incidental retail sales of goods produced or processed on the premises			Pa								
Incineration of garbage or refuse when conducted within an enclosed plant											
Industrial, heavy											
Industrial, light			P								
Intermodal freight terminal, bus or rail freight or passenger terminal, or truck terminal											
Leather manufacturing or processing											
Light malt beverage manufacturer (See also Brewpub)	Pa	Pa	P	Pa							
Light manufacturing			P								
Manufacturing, heavy											✓
Manufacturing operations not housed within a building											✓
Mines or mining operations, quarries, asphalt plants, gravel pits or soil pits											✓
Outdoor storage, industrial	X	X	X	X	X		X	X	X		✓
Paper or pulp manufacture											✓
Petroleum or inflammable liquids production, refining											✓
Radioactive materials: utilization, manufacture, processing or emission											✓
Railroad car classification yards or team truck yards			P								✓
Recovered materials facility wholly within a building			P								✓
Recovered materials processing wholly within a building			P								✓
Recycling collection	Pa	Pa	Pa	Pa							
Recycling plant			P								
Repair/manufacture of clocks, watches, toys, electrical appliances, electronic, light sheet			P								
Research, experimental or testing laboratories			P								
Rubber or plastics manufacture			P								
Salvage yard (Junkyard)	X	X	X	X	X		X	X	X	X	✓
Self-Storage (mini or multi)	X	X	X	X	X		X	X	X	X	✓
Solid waste: general disposal, landfill, private industry disposal, handling facility, thermal treatment technology or hazardous/toxic										X	✓



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leasing of storage space are allowed. Prohibited uses include but are not limited to miscellaneous sales; fabrication or repair of vehicles, equipment, or other goods; transfer-storage business based on site; residential uses, or any use which creates a nuisance due to noise, odor, dust, light, or electrical interference.

- H. An on-site manager shall be required and shall be responsible for the operation of the facility in conformance with the conditions of approval.**
- I. Provide a minimum six-foot high, 100 percent opaque solid wooden fence or masonry wall along the entire length (except for approved access crossings) of all property lines. Said fence/wall shall be located outside of any public right-of-way and interior to any required landscape strips or buffers.**
- J. A new or expanded self-storage facility shall be located a minimum of 1,500 feet from the boundary of any other self-storage facility (mini or multi).**

Sec. 4.2.66. – Self-Storage, Multi

Multi self-storages shall meet the following requirements:

- A. Minimum of two (2) levels/stories; maximum of four (4) levels/stories.**
- B. Requires a Special Land Use Permit**
- C. The storage facility shall be climate-controlled; no outside storage is allowed.**
- D. All buildings must have windows or architectural treatments that appear as windows.**
- E. Lot must be a minimum of one (1) acre.**
- F. No activities other than the dead storage or transfer of nonvolatile goods or leasing of storage space are allowed. Prohibited uses include but are not limited to miscellaneous sales; fabrication or repair of vehicles, equipment, or other goods; transfer-storage business based on site; residential uses, or any use which creates a nuisance due to noise, odor, dust, light, or electrical**



interference.

G. No outside storage shall be allowed.

H. A new or expanded self-storage facility shall be located a minimum of 1,500 feet from the boundary of any other self-storage facility (mini or multi).

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>Residential</i>		
Detached single-family dwelling	Two spaces per dwelling unit.	Four spaces per dwelling unit.
Two-family and three-family dwellings	One space per dwelling unit.	Four spaces per dwelling unit.
Detached single-family condominium	Two spaces per dwelling unit.	Four spaces per dwelling unit.
Attached single-family dwelling	1½ spaces per dwelling unit, plus one-quarter	Three spaces per dwelling unit, plus one-quarter



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	space per dwelling unit to accommodate guest parking.	space per dwelling unit to accommodate guest parking.
Attached two-family and three-family dwellings	1½ spaces per dwelling unit, not including garage, plus one-quarter space per dwelling unit to accommodate guest parking.	Three spaces per dwelling unit, not including garage, plus one-quarter space per dwelling unit to accommodate guest parking.
Multifamily dwellings	1½ spaces for every dwelling unit.	Three spaces for every dwelling unit.
Mobile Homes	Two spaces per mobile home lot.	Four spaces per mobile home lot.
Multifamily dwellings, supportive living	One-half space per dwelling unit.	One space per dwelling unit.
Fraternity house or sorority house	One space per bed.	1¼ spaces per bed.
Rooming house or boarding house, shelter	One space per four beds.	One space per 1½ beds.
Senior housing	One-half space per dwelling unit, plus one-quarter space per dwelling unit to accommodate guest parking.	Two spaces per dwelling unit, plus one-quarter space per dwelling unit to accommodate guest parking.
Assisted Living	One-half space per dwelling unit.	One space per dwelling unit.
Personal care home, group	Two spaces.	Four spaces
Personal care home, community	One space for every 3 beds.	One space for every 2 beds.
Child daycare facility	Two spaces.	Four spaces.
Child caring institution, group	Two spaces.	Four spaces.
Child caring institution, community	One-half space for each employee and resident.	Three-quarters space for each employee and resident.
Live Work dwelling	Two spaces per unit.	Four spaces per unit.
<i>Institutional</i>		
Ambulance service where accessory to a hospital, ambulance services, delivery services and other similar services	One parking space for each fleet vehicle plus one-half space for each administrative or service employee.	One parking space for each fleet vehicle plus three-quarter space for each administrative or service employee.
Child daycare center	One space for each 400 square feet of floor area.	One space for each 300 square feet of floor area.
Convent or monastery	One space for each 400 square feet of floor area.	One space for each 200 square feet of floor area.
Funeral home	One space for each 400	One space for each 200



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	square feet of floor area	square feet of floor area.
Hospital and similar institutional use	One space per three beds.	No maximum.
Nursing care facility, nursing or convalescent home, and similar institutional use	One-quarter space per bed	One-half space per bed
Kindergarten	One space per 300 square feet of floor area.	One space per 200 square feet of floor area.
Places of assembly with fixed seating, including places of worship, movie theaters, stadiums, auditoriums, live performance theaters, conference centers and cultural facilities	One space for each four seats in the largest assembly room.	One space for each two seats in the largest assembly room.
Places of Assembly without fixed seating, including conference centers, gymnasiums, Place of Worship, libraries, museums, cultural facilities and art galleries	One space for each 40 square feet of floor space in the largest assembly room.	One space for each 20 square feet of floor space in the largest assembly room.
Private elementary and middle school	1½ spaces for each classroom.	Two spaces for each classroom, plus one space for each 50 square feet in largest assembly room.
Private high school	Three spaces for each classroom.	Five spaces for each classroom, plus one space for each 50 square feet in largest assembly room.
Colleges, including trade, vocational, and commercial vocational schools	Ten spaces per classroom, plus 2½ spaces for each 1,000 square feet of floor area in the library or assembly area.	No maximum.
<i>Recreational</i>		
Athletic Field	20 spaces per field.	60 spaces per field.
Bowling alley	Four spaces for each alley.	Five spaces for each alley.
Driving range	One space per tee	1½ spaces per tee
Miniature Golf	12 spaces	20 spaces
Noncommercial club, lodge, or fraternal or social organization (other than fraternity and	One space for each 200 square feet of floor area.	One space for each 100 square feet of floor area.



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Public or private swimming pool, neighborhood recreation club/subdivision clubhouse and amenities (recreation and meeting rooms, swimming, and playground), or similar use	One space per 10 homes.	One space per five homes.
Public or private golf course	15 spaces per nine holes.	30 spaces per nine holes.
Indoor recreational facilities, not including bowling alley, swimming pool, tennis courts, or neighborhood recreation centers	One space for each 300 square feet of floor area.	One space for each 125 square feet of floor area.
Special events facilities	One space for each 200 square feet of space used for such activity.	One space for each 100 square feet of space used for such activity.
Temporary outdoor social, religious, seasonal, entertainment or recreation activity	One space for each 300 square feet of land devoted to such use; or where such use is conducted within a tent one space for each 300 square feet of area within the tent enclosure.	One space for each 200 square feet of land devoted to such use; or where such use is conducted within a tent one space for each 200 square feet of area within the tent enclosure.
Public or private tennis courts	Three spaces per court.	Four spaces per court.
Outdoor recreational uses, waterparks, amusement parks	One space for each 3,000 square feet of gross site area.	One space for each 1,000 square feet of gross site area.
Commercial		
Adult daycare center	Two spaces	Four spaces
Automobile repair garage, minor repair, and maintenance establishments	One space for each 400 square feet of floor space.	One space for each 150 square feet of floor space.
Automobile service station	Two spaces for each service bay, with minimum of ten spaces required.	Three spaces for each service bay, with maximum of 15 spaces required.
Bed and breakfast inn	One space for the owner-operator plus one per guest bedroom.	Two spaces for the owner-operator plus one per guest bedroom.
Car wash	Two stacking spaces for	Three stacking spaces for



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	each car wash lane plus two drying spaces per lane.	each car wash lane plus three drying spaces per lane.
Convenience Store without gas pumps	Three spaces for each 1,000 square feet of floor area.	Four spaces for each 1,000 square feet of floor area.
Convenience Store with gas pumps	One space per 500 square feet of floor area	One space per 150 square feet of floor area.
Grocery Store	One space per 500 square feet of floor area.	One space per 200 square feet of floor area.
Hotel or motel	One space per lodging unit, plus one space per each 150 square feet of banquet, assembly, or meeting area.	1 2/10spaces per lodging unit, plus one space per each 100 square feet of banquet, assembly, or meeting area.
Laboratory, research facility	One space for each 1,000 square feet of floor area	One space for each 300 square feet of floor area
Office, Professional	One space for each 500 square feet of floor area.	One space for each 250 square feet of floor area.
Offices, Doctor and Dentist	One space for each 500 square feet of floor area.	One space for each 200 square feet of floor area.
Restaurant with seating for patrons (with or without drive-through)	One space for each 150 square feet of floor area, but not less than ten spaces.	One space for each 75 square feet of floor area, but not less than ten spaces.
Late Night Establishment	One space for each 300 square feet of floor area with a minimum of ten spaces.	One space for each 150 square feet of floor area with a minimum of ten spaces.
Nightclub	One space for each 300 square feet of floor area, but not less than ten spaces.	One space for each 150 square feet of floor are, but not less than ten spaces.
Restaurant, drive-through, without seating area for patrons	One space for each 250 square feet of floor area.	One space for each 150 square feet of floor area.
Restaurant where accessory to hotel or motel	One space for each 300 square feet of floor area, but not less than ten spaces.	One space for each 175 square feet of floor area, but not less than ten spaces.
Retail and personal service uses accessory to high-rise apartment building or high-rise office building	Three spaces for each 1,000 square feet of floor area.	Four spaces for each 1,000 square feet of floor area.
Retail uses, personal service uses, and other commercial and general	One space for each 500 square feet of floor area.	One space for each 200 square feet of floor area.

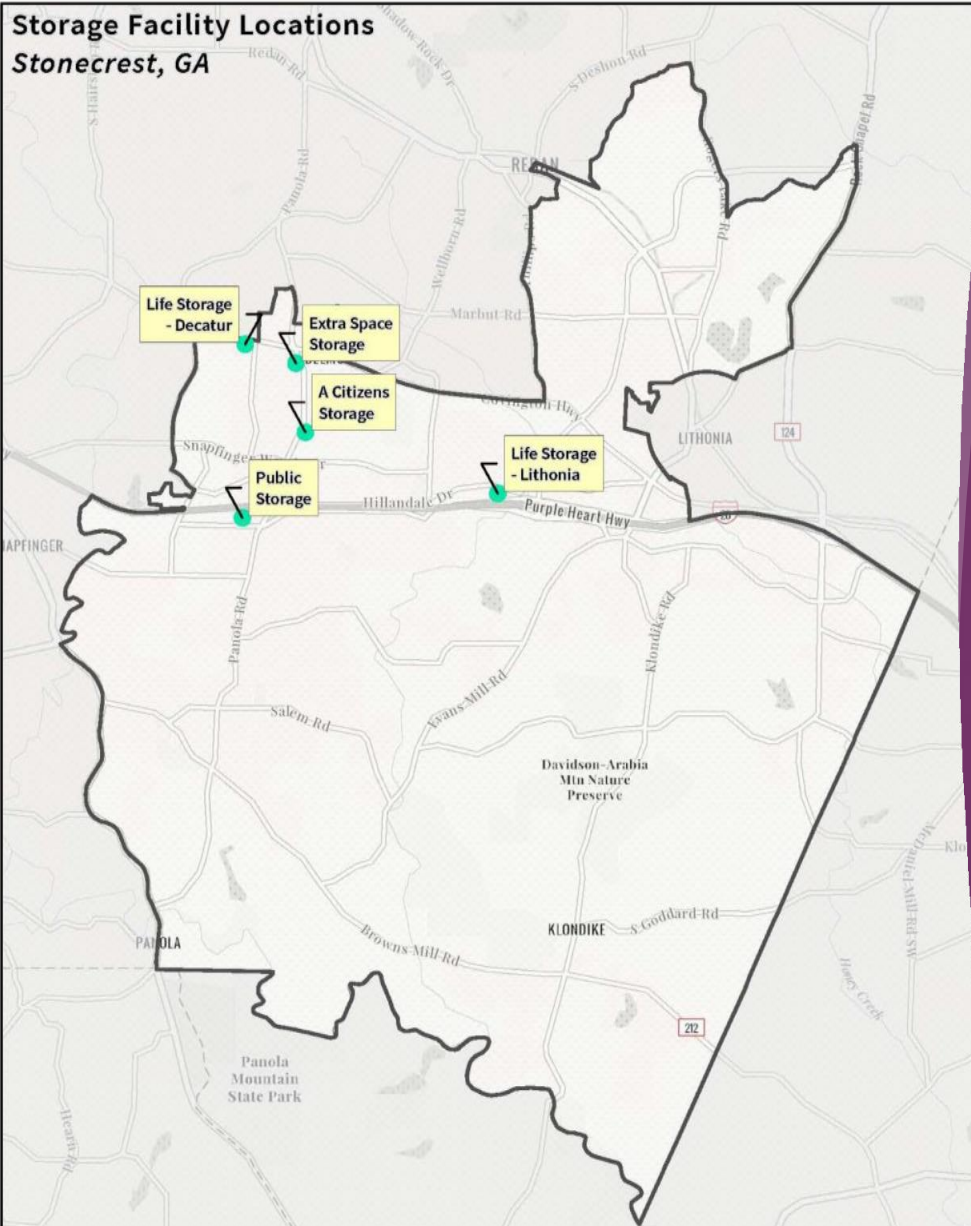


business uses, but not including Convenience Stores or Grocery Stores or other uses described more particularly herein		
Sexually Oriented Businesses	One parking space for each 400 square feet of floor area in the building.	One parking space for each 25 square feet of floor area in the building.
Storage facilities (mini-warehouse)	One space for each 8,000 square feet of floor area	One space for each 5,000 square feet of floor area.
Industrial		
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.
Storage Facilities (mini or multi)	One space for each 20-storage unit	No maximum
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.

Sec. 9.1.3. – Defined terms.

Self-Storage (mini or multi) means a building or group of buildings in a controlled-access and secured compound that contains vary sizes of individual, compartmentalized and controlled-access stalls or lockers for the storage of customers’ goods or wares, and shall be climate-controlled. Noting or pertaining to a warehouse or other facility that rents units to people for storing personal possessions.

Storage Facility Locations
Stonecrest, GA



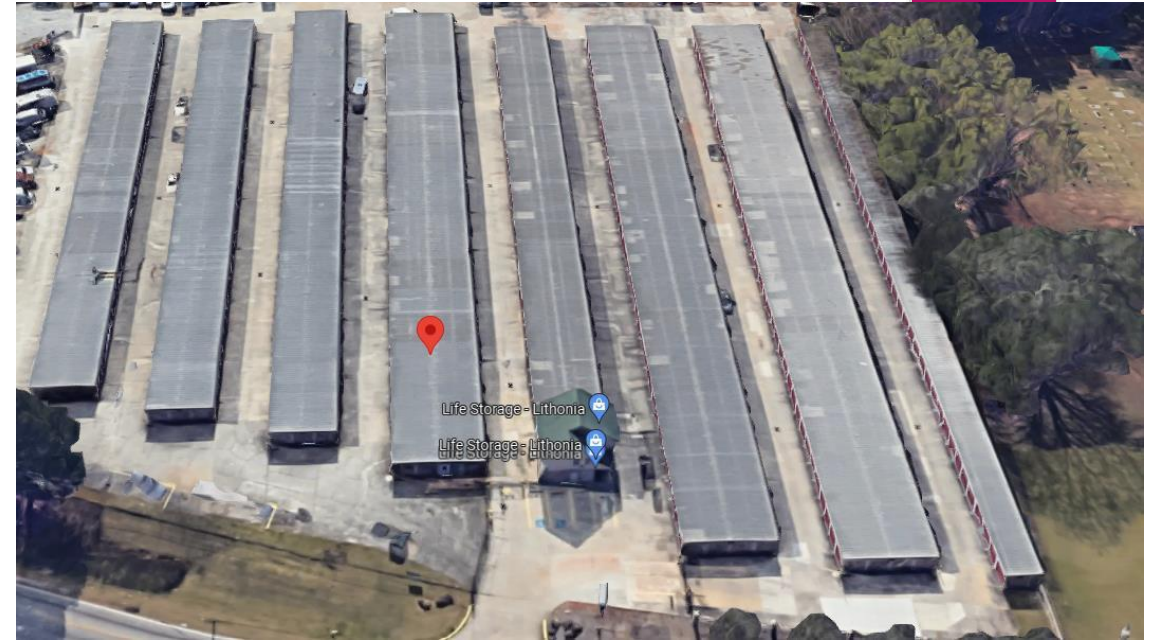
Existing Self-Storage Within Stonecrest



5260 Minola Drive – Public Storage

5260 Minola Drive – Public Storage

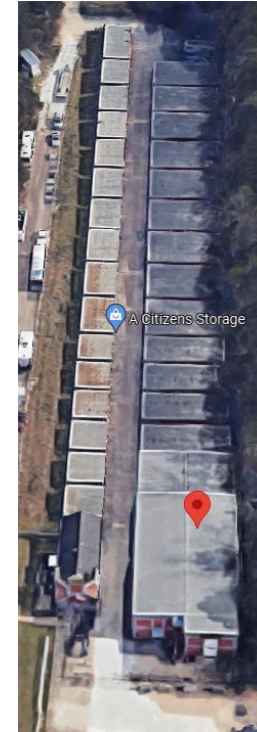
- ▶ Acres
 - ▶ 4.04
- ▶ Overlay District
 - ▶ I-20 Tier 2
- ▶ Future Land Use
 - ▶ Office Professional
- ▶ Zoning
 - ▶ M – Light Industrial
- ▶ District
 - ▶ 3



6231 Hillandale Drive – Life Storage (Lithonia)

6231 Hillandale Drive – Life Storage (Lithonia)

- ▶ Acres
 - ▶ 5.49
- ▶ Overlay District
 - ▶ Stonecrest Tier 6 (non-existing)
- ▶ Future Land Use
 - ▶ City Center
- ▶ Zoning
 - ▶ OD – Office Distribution
- ▶ District
 - ▶ 2



2590 Panola Road – A Citizen Storage

2590 Panola Road – A Citizen Storage

- ▶ Acres
 - ▶ 1.89
- ▶ Overlay District
 - ▶ N/A
- ▶ Future Land Use
 - ▶ City Center
- ▶ Zoning
 - ▶ OD – Office Distribution
- ▶ District
 - ▶ 2



2329 Panola Road – Extra Space Storage

2329 Panola Road – Extra Space Storage

- ▶ Acres
 - ▶ 3.89
- ▶ Overlay District
 - ▶ I-20 Tier 2
- ▶ Future Land Use
 - ▶ Light Industrial
- ▶ Zoning
 - ▶ M – Light Industrial
- ▶ District
 - ▶ 2



5951 Covington Highway – Life Storage (Decatur)

5951 Covington Highway – Life Storage (Decatur)

- ▶ Acres
 - ▶ 4.96
- ▶ Overlay District
 - ▶ I-20 Tier 2
- ▶ Future Land Use
 - ▶ Light Industrial
- ▶ Zoning
 - ▶ M – Light Industrial
- ▶ District
 - ▶ 2