



PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 5, 2018

GENERAL INFORMATION

Petition Number:	TMOD 18-0002
Applicant:	Stonecrest Community Development Department
Project Location:	City-Wide
Discussion:	Mayor and City Council has requested that staff review and modify Chapter 27 Article VI Section 6.1.3 of the Parking Regulations to address industrial parking areas.

PROJECT OVERVIEW

Currently the city ordinance requires that **all parking lots and spaces shall be paved and have continuous paved access to public and private streets (as adopted from Dekalb County)**. This is done to ensure neat, uniform and well-maintained parking lots throughout the city. Based on staff research five (5) neighboring cities have the same requirement. It is typical that paved surfaces are required for parking areas including industrial sites. Some cities with the allowance of gravel on overflow parking areas.



There has been a concern regarding the paved parking lot regulation for industrial properties. After reviewing suggestions and meeting with interested parties staff recommend the follow text amendment:

10. Parking lots on unpaved surfaces for transportation equipment and vehicle storage, without services provided, shall be permitted as approved by the City Engineer or Community Development Director through an administrative permit on parcels zoned M or M-2, provided that:



a. The parking area shall be screened from view of the public street with a opaque fence or wall minimum of six (6) feet in height.



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- b. The parking area should be at least fifty (50) feet from the street right of way.
- c. A ten (10) foot wide evergreen landscape buffer around the perimeter of the fence along the public street.
- 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;
- f. The parking lot has a minimum of one (1) acre;

11. Unpaved parking areas within the M and M-2 zones shall comply with the following specifications

- a. The parking lot shall be at least two hundred feet (200') from the boundaries of a residentially zoned parcel;
- b. The parking lot subgrade must meet a minimum compaction of ninety-five percent (95%) as certified by a registered professional engineer;
- c. The parking lot surface shall be composed of at least eight inches (8") of compacted Graded Aggregate Base;
- d. The Graded Aggregate Base shall be stabilized with a surface treatment such as Calcium Chloride or other material approved by the City Engineer to control dust and provide stabilization of the stone; and
- e. Parking lots shall be inspected by the City of Stonecrest every two (2) years to ensure continued compliance with the above specifications. Additional maintenance such as grading, Graded Aggregate Base, or surface treatment may be required.



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STAFF ANALYSIS

The purpose of this amendment is to allow gravel parking areas (as proposed) that are currently **not allowed** as per the Stonecrest code adopted from Dekalb County. Industrial parking lots and areas, deal with larger and heavier vehicles than general retail or residential lots. Stormwater run-off is a major concern. Permeable pavers, porous asphalt and pervious concrete all generate less stormwater run-off than paved lots.



The City Engineer has noted that use of these materials for parking areas would be preferred.

STAFF RECOMMENDATION

Staff recommends approval of the text amendment as drafted by staff.