



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: March 06, 2018, 6:30 P.M.

Board of Commissioners Hearing Date: March 27, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-18-21941/ 2018-1562 **Agenda #:** N.7

Location/Address: The south side of Pluma Drive at 1017, 1033, 1039 & 1093 Pluma Drive; the west side of Melrose Avenue; the north side of Key Road at 1040 Key Road; and the east side of Moreland Avenue at 2150, 2158 and 2146 Moreland Avenue, Atlanta, Georgia. **Commission District:** 3 **Super District:** 6

Parcel ID: 15-081-03-002, 15-081-03-014, 15-081-03-016, 15-081-03-018, 15-081-03-019, 15-081-03-020, 15-081-03-024, 15-081-03-031

Request: To rezone property from the R-75 (Residential Medium Lot) District and the C-2 (General Commercial) District to M (Light Industrial) District to allow rental parking for tractor trailers, tire repair and replacement for tractor trailers and a diesel mechanic shop.

Property Owners: Sexton Enterprises

Applicant/Agent: Sarah Adams

Acreage: 12.991 Acres

Existing Land Use: Tractor Trailer Parking, Diesel Mechanic

Surrounding Properties: Heating & Air Conditioning, Commercial Tires
Single-Family Residences

Adjacent & Surrounding Zoning: North, East, South & Southwest: R-75 (Residential Medium Lot) District
West & Southwest: C-2 (Commercial)

Comprehensive Plan: Light Industrial (LIND) & Traditional Neighborhood (TN) Inconsistent X

Proposed Building Square Feet: Not Available	Existing Building Square Feet: Not Available
Proposed Lot Coverage: Not Available	Existing Lot Coverage: Not Available

SUBJECT PROPERTY

The subject site is located on the east side of Moreland Avenue, south of Hillcrest Drive and north of Key Road in unincorporated DeKalb County. The site is a combination of eight (8) contiguous properties consisting of 12.99 acres and has approximately 1,121 feet of frontage along the east side of Moreland Avenue (a four-lane major arterial with a middle turn lane). The remainder of the site has frontages along three (3) local streets (Pluma Drive, Melrose Avenue and Key Road). Sidewalks are only on Moreland Avenue. The other local street frontages have only curb and gutter.

The site is developed with various industrial uses related to the maintenance and sustainability of tractor trailer trucks. A rental parking lot for tractor trailers exist on the majority of the property and extends along Pluma Drive to the intersection with Melrose Avenue. Tractor trailer parking is adjacent to the rear of residential zoned and developed properties with frontage along Key Road. The site is surrounded by an established single-family detached residential neighborhood along Pluma Drive, Melrose Avenue and Key Road. Other surrounding land uses include a mixture of industrial uses along Moreland Avenue. New Hope Methodist Church and cemetery is located across from the site at the intersection of Moreland Avenue and Pluma Road. The site abuts a single-family residence along the interior side yards and rear yard at 1025 Pluma Drive.

ZONING ANALYSIS

The site is currently zoned C-2 (General Commercial) District and R-75 (Residential Medium Lot) District without conditions. The subject application requests an amendment to the Official Zoning Map pursuant to Chapter 27, Article 7.3 of the DeKalb Code of Ordinances to rezone the entire 12.99 acre site to the M (Light Industrial) District to allow the existing industrial uses to remain on the site. Per Article 2.31.1.B, the intent of the M zoning district is to provide an environment for light industrial uses that produces no appreciable impact on adjacent properties and preserve the appeal and appearance of residential and commercial properties. The applicant's request to rezone the site to the M (Light Industrial) District fails to protect and preserve existing residential areas by increasing the intensity of land uses allowed on the site. The proposed M zoning district is inconsistent with adjacent and surrounding residential zoned properties along Pluma Drive, Key Road and Melrose Avenue and is an encroachment into a stable residential community. The proposed M zoning district is not appropriate for the site given its inconsistency with the 2035 Comprehensive Plan Land Use Plan which designates 4.33 acres of the site within a Traditional Neighborhood (TN) Character Area.

PROJECT ANALYSIS

Per the submitted Letter-of-Intent, the applicant seeks to rezone the subject site to allow rental parking for tractor trailers, tire repair and replacement for tractor trailers and a diesel mechanic shop. As previously noted, these are existing uses on the subject site. The tractor trailers are located on property currently zoned R-75 (Residential Medium Lot) District. The tire repair and diesel mechanic shop are located on property zoned C-2 (General Commercial) District closer to the intersection of Pluma Drive and Moreland Avenue. A recent site inspection by Planning Staff observed industrial uses on the site that were not properly screened from adjacent and nearby residential properties. Entrance to the tractor trailer parking appeared to be on Pluma Drive across from existing residential development. The entire area of tractor trailer parking appears to be surrounded by a stable and viable residential community. The tractor trailers were not parked within designated parking spaces. Instead, they were situated on the subject property in an unorganized manner that reflected a mass of jumbled and immobile tractor trailers. The property appears in a vast state of disarray. The applicant has not submitted a site plan depicting any proposed improvements to the site.

COMPLIANCE WITH DISTRICT STANDARDS

Property zoned for M (Light Industrial) must comply with minimum development standards per Article 2- Table 2.2 Non-Residential Zoning Districts Dimensional Requirements of the DeKalb County Zoning Ordinance. As of this date of publication, the absence of a site plan does not allow Planning Staff to determine compliance to M development standards.

STANDARD	REQUIREMENT	PROPOSED	COMPLIANCE
LOT WIDTH (M) Table 2.2	A minimum 100 feet of lot width on a public street frontage	Approximately 1,121 feet of frontage along Pluma Drive and 337 feet of frontage on Melrose Ave	Yes
LOT AREA (M)	30,000 Square Feet	12.99 acres or 565,844 Square Feet	Yes
FRONT BUILDING SETBACK PROPOSED LIGHT INDUSTRIAL DISTRICT	60 Feet	No site plan submitted to determine compliance	Undetermined
SIDE BUILDING SETBACK	Side Interior 20 Feet Side Corner 60 Feet	No site plan submitted to determine compliance	Undetermined
REAR SETBACK	30 Feet	No site plan submitted to determine compliance	Undetermined
TRANSITIONAL BUFFER Table 5.2(a)	75 Feet adjacent to Residential zoned properties	No site plan submitted to determine compliance	Undetermined
HEIGHT	Max 3 stories	No site plan submitted to determine compliance	Undetermined
PARKING Article 6	Minimum 1 space for each 1,300 square feet of floor area	No site plan submitted to determine compliance	Undetermined

Chapter 27-Article 7.3.5. Standards and factors governing review of proposed amendments to the Official Zoning Map. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

The 2035 Comprehensive Plan designates this site within a Light Industrial (LIND) & Traditional Neighborhood (TN) Character Area. The proposed Industrial uses are not permitted within a Traditional Neighborhood (TN) Character Area and is therefore inconsistent with the following 2035 plan policies: Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density;

Encourage compatible architecture styles that maintain regional and neighborhood character areas; and Permit accessory housing units, or new well-designed, small-scale infill multi-family residences to increase neighborhood density and income diversity. The applicant has filed companion Land Use Plan Amendment (LP-18-21940) to request a change from Traditional Neighborhood (TN) to Light Industrial (LIND) on 4.33 acres of the site.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

The rezoning request to M (Light Industrial) District will permit a use that is not suitable in view of the existing residential neighborhoods north, south and west of the site along Pluma Drive, Melrose Avenue, Key Road and Dobbs Drive.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The request may have a reasonable economic use as currently zoned C-2 (General Commercial) District and R-75 (Residential Medium Lot) District.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.

The rezoning request may adversely affect the existing use or usability of adjacent and nearby residential properties with tractor trailer trucks accessing the site from Pluma Drive (a local street) with single-family residences.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Existing zoned and stable residential areas north, south and east of the site give supporting grounds for disapproval of the request to change residential zoning to an Industrial zoning district.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

It is not known whether the proposed M (Light Industrial) District will have an adverse effect on historic buildings, sites, districts, or archaeological resources.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The site has frontage on three (3) local streets: Pluma Drive, Melrose Avenue and Key Road. Access routes to the site by tractor trailers could cause an excessive burden on local streets. The proposed rezoning will have no impact on area schools.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The rezoning proposal to the M (Light Industrial) District for industrial uses may adversely impact the stable residential environment adjacent and surrounding the subject site.

Staff Recommendation: DENIAL

The proposed request for M (Light Industrial) District on the subject site is inconsistent with existing stable residential development along Pluma Drive, Melrose Place, Dobbs Drive and Key Road. Located within a Traditional Neighborhood (TN) Character Area, the proposed use is inconsistent with the following plan policies and strategies of the 2035 Comprehensive Plan: Protect stable neighborhoods from incompatible development that could alter established

residential development patterns and density; and Encourage compatible architecture styles that maintain regional and neighborhood character areas. Therefore, it is the recommendation of Planning and Sustainability Department that the rezoning request for M (Light Industrial) District on the subject site be "**DENIED**".

Attachments:

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map & Land Use Map
5. Aerial Photograph/Site Photographs



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE
THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov or Karen Hill
kfhill@dekalbcountyga.gov**

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control is required as a condition for land development permit approval.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 and are subject to approval by the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.

- **Retaining Wall**

Any proposed retaining wall must comply with DeKalb County Code of Ordinances Chapter 27-5.4.7.

Transportation Comments – March 2018 Zoning Agenda

N1.-N4. Briarcliff Road is a minor arterial. Clairmont Road is a major arterial and State Route 155. GDOT District 7 review and approval is required for transportation elements. On Briarcliff: From Section 14-190-dedicate a minimum of 40 feet of right of way from centerline. 4 foot bike lanes (or a 10 foot multiuse path can be substituted). 6 foot sidewalk, 10 (total in front and behind) landscape strip required and street lights required .(Chapter 5, Page 14 of Zoning Code). Contact Herman Fowler at hefowler@dekalbcountyga.gov for details related to street lights. Briarcliff has a speed limit of 35 mph. Verify that driveway spacing requirements in Section 14-200 (6) are met prior to submitting land development plans. All public infrastructure must be on public right of way (bike lanes, sidewalks, streetlights). Driveway on Briarcliff nearest the intersection with Clairmont is restricted to right in/right out only. In addition to be granted a full access driveway, the left turn lane along Briarcliff must be extended by either construction or striping modifications to accommodate left turns into the development. Clairmont Road is a major arterial. 50 foot of right of way dedication from centerline is required and bike lanes (a ten foot multiuse path can be substituted for bike lanes) (Land Development Code Section 14-190). 6 foot sidewalk, 10 (total in front and behind) landscape strip and street lights required .(Chapter 5, Page 14 of Zoning Code). Contact Herman Fowler at hefowler@dekalbcountyga.gov for details related to street lights. In addition to any requirements from the Georgia Department of Transportation. All public infrastructure, including sidewalks and street lights, must be on public right of way. When submitting LDP plans, make sure that the ROW from centerline and speed limits of all roads are clearly labeled.

N5. Moreland Ave is a major arterial and SR 155. GDOT District 7 review and approval required. 50 foot of right of way dedication from centerline is required and bike lanes (a ten foot multiuse path can be substituted for bike lanes) (Land Development Code Section 14-190). 6 foot sidewalk, 10 (total in front and behind) landscape strip and street lights required.(Chapter 5, Page 14 of Zoning Code). Contact Herman Fowler at hefowler@dekalbcountyga.gov for details related to street lights. In addition to any requirements from the Georgia Department of Transportation. All public infrastructure, including sidewalks and street lights, must be on public right of way. When submitting LDP plans, make sure that the ROW from centerline and speed limits of all roads are clearly labeled.

N6- N7. Key Road is a collector. Pluma Drive and Melrose Ave are local roads. Collectors require a 35 foot from centerline right of way dedication, 4 foot bike lane, 6 foot sidewalk, 10 foot (in front of and/or behind sidewalk) landscape strip and street lights. Chapter 14-190 of the Land development Code and Chapter 5, page 14 of the Zoning Code). Plume Drive and Melrose Ave require a 27.5 foot right of way from centerline, 5 foot sidewalks and streetlights (Chapter 14-190 of the Land development Code and Chapter 5, page 14 of the Zoning Code). Extend the sidewalks on Pluma Drive from Melrose Ave to Moreland Ave across the right of way in front of the outparcels. It should be noted that it appears that the property owner is currently using a portion on unimproved right of way. When submitting LDP plans, make sure that the ROW from centerline and speed limits of all roads are clearly labeled.

N8. Candler Road is a major arterial and SR 155. GDOT District 7 review and approval is required. When submitting LDP plans, make sure that the ROW from centerline and speed limits of all roads are clearly labeled.

N9. 244 units with one access point is violates code section 14-200 (5). 3 access points are required. Kensington Road is a collector. 35 feet of right of way is required with 4 foot bike lanes. (Chapter 14-190 of Land Development Code). In lieu of bike lanes, a 10 multiuse path can be constructed. A six foot sidewalk, 10 foot (combination front and back of sidewalk) landscape strip and street lights are required (Zoning Code Chapter 5, Page 14). All public infrastructure must be on right of way, including sidewalks and street lights. Extend the sidewalks to the intersection of Kensington Road and Covington Hwy within right of way.

N10. No comments

N11. No comments

N12. No comments.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-18-21941/2018-1562 Parcel I.D. #: 15-081-03-002, 15-081-03-014,
15-081-03-016, 15-081-03-018
Address: 1017, 1033, 1039, & 1093
PLUMA DRIVE
15-081-03-019, 15-081-03-020
15-081-03-024, 15-081-03-031

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

<u>Did field reviewed NO problem that would interfere</u>
<u>with traffic flow.</u>

Signature: Jerry White



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COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: LP-18-21940/ 2018-1565 + Z-18-21941/2018-1562

Parcel I.D. #: 15-081-03-024, 15-081-03-031

Address: 1093 Pluma Drive

Atlanta, Georgia

WATER:

Size of existing water main: 6" DI & 12" DI Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Constitution Area Basin

Is sewer adjacent to property: Yes () No () If no, distance to nearest line: +3800 Feet Southeast of the property

Water Treatment Facility: Snapfinger WWTP () adequate () inadequate

Sewage Capacity; * (MGPD) Current Flow: 21.77 (MGPD)

COMMENTS:

<p>* Please note that the determination of available capacity expressed herein is not guaranteed as it is based upon the known conditions as of the date of this correspondence and on the anticipated capacity needs associated with your project.</p>

Signature



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director

APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

NOV 02 2017

ZICZ No. Z-18-21941
Filing Fee: \$750.00

Date Received: Application No.:
Applicant: SEXTON ENTERPRISES, INC E-Mail: SEXTON2548@GMAIL.COM

Applicant Mailing Address:
3748 Jonesboro Rd HAMPTON, GA 30728-1741

Applicant Phone: 678-414-3374 Fax: 678-479-4821

Owner(s): Sarah S. Adams E-Mail: scagel9908@gmail.com
(If more than one owner, attach as Exhibit "A") SEE Exhibit "A"

Owner's Mailing Address:
3748 Jonesboro Rd HAMPTON, GA 30728-1741

Owner's Phone: 678-414-3374 Fax: 678-479-4821

Address Location of Subject Property: 2150, 2146, 2158 Ireland Ave SE, 1017, 1033, 1025, 1093 Pluma Dr, 1040 Key Rd

District(s): 15 Land Lot(s): 81 Block: 145 Parcel(s): ON BACK

Acreage: 12.9 Commission District(s): 316

Present Zoning Category: C-2 Proposed Zoning Category: M

Present Land Use Category:

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A. Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

- 1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

NOTARY

Sarah S. Adams
SIGNATURE OF APPLICANT / DATE

Check One: Owner [checked] Agent

EXPIRATION DATE / SEAL

Notice Date: Wednesday, October 6th, 2017

PUBLIC NOTICE

TO

REQUEST FOR REZONING

FROM C-2, C-3 commercial AND R-75 single family

TO **M** (Light Industrial)

Filed by: Sexton Enterprises, Inc

Located at: 2146, 2150, 2158 Moreland Avenue,
1040 Key Road and 1017, 1033, 1039, 1093 Pluma Drive
Atlanta, GA 30316

Current Use - Truck / Trailer Parking and Maintenance

Proposed Use - Continue same use with Light Industrial Zoning

Purpose: Inform and receive feedback

PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT:

Location: Thomasville Heights Elementary School Gymnasium
1820 Henry Thomas Drive (Kipling St SE)
Atlanta, GA 30316

MAP ON BACK

Date: Wednesday, October 25, 2017 **Time:** 7:00pm – 8:00pm

RSVP : 678-414-3374 or 678-410-9816

MEETING SIGN-IN SHEET	
Project: <u>Morland Pluma Rezoning</u>	Meeting Date: <u>OCTOBER 25, 2017</u>
Facilitator: <u>TOMMY SEXTON & SARAH ADAMS</u>	Location: <u>Thomasville Heights Elem. School</u>

Name	Address	Phone	E-Mail
MIGRID Buxton	1118 Pluma	404-611-9210	ibuxbaun@mindspring.com
STEVEN Funk	1094 Pluma	404-622-7418	jesi2439.scf@gmail.com
Debra John Fata	1025 Pluma Dr	404-627-5592	
Richard Campbell	1087 Key Rd	404-944-1480	tusharter@comcast.net
Karen Ingram-Tello	70 Lenox Pointe	770-262-6488	karentello@bellsouth.net
Rosendo Islas	1122 Key Rd	404-933-7582	
Rox Isles	3140 Charity Dr	404-273-0690	islasro@gmail.com
Paula Tiller	3113 Charity Dr	678-851-3341	
Yezennia M.	1038 Key Rd SE	404-901-6166	yemjld@gmail.com
Kyra Jones	1038 Key Rd SE	404-981-0918	jond842@gmail.com

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MEETING SIGN-IN SHEET	
Project: <u>Morland Pluma Rezoning</u>	Meeting Date: <u>OCTOBER 25, 2017</u>
Facilitator: <u>TOMMY SEXTON & SARAH ADAMS</u>	Location: <u>Thomasville Heights Elem. School</u>

Name	Address	Phone	E-Mail
William Perry	1146 Dobbs Dr SE	678-358-6966	Watchdog William@gmail.com

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MEETING SIGN-IN SHEET	
Project: <u>Morland Pluma Rezoning</u>	Meeting Date: <u>OCTOBER 25, 2017</u>
Facilitator: <u>Tommy Sexton & Sarah Adams</u>	Location: <u>Thomasville Heights Elem. School</u>

Name	Address	Phone	E-Mail
12 Kelli Jankel	1086 Key Rd	401-216-2221	
Vickie Emily	1079 Key Rd	678-558-2255	
Melanie Selk	1122 Dobbins Dr	404-316-7271	
Lisa Foster	3066 Harold Ave	404-429-3817	
Don Foster	3066 Harold Ave	404-429-3814	
Justin Foster	3054 Dobbins Dr		
Kimberly Smith	1073 Key Rd	(404) 379-5382	
Karen Tello	70 Lenox Pointe NE	770-262-6488	
20 Richard Campbell	1087 Key Rd SE	404-944-7400	on list 2 times
SHAMANTHA LEWIS	1082 Key Rd SE	386-506-1620	
SARAH RICHARDS	1142 Pluma Dr	770-765-2825	SARAH
Sharon Waters	1010 Pluma Dr.	(404) 622-6541	
ALBROEGER	1070 PLUMA	404-389-7235	
Kathleen Dillard	3048 Harold Ave	404-210-5060	
Irtholes	6021 Lenox	404-333-9370	
Jonah Avila	1038 Key Road	404-455-2934	
Erin Bond	1118 Pluma Dr.	516-817-0494	
29 Janette Islas	3140 charity Dr. Atlanta GA	(678) 644-1600	
20			

MEETING SIGN-IN SHEET	
Project: <u>Moreland Pluma Rezoning</u>	Meeting Date: <u>OCTOBER 25, 2017</u>
Facilitator: <u>TOMMY SEXTON & SARAH ADAMS</u>	Location: <u>Thomasville Heights Elem. School</u>

Name	Address	Phone	E-Mail
30 Patricia Banks	1146 Pluma Dr.	678 428 8480	
Sadie Seller	1155 Key Rd	404-960-6939	
Taylor Foster	1172 Dobbs Dr	404-433-5620	
Lanama Galvan	3040 Harold Ave Atlanta	404-447 8737	
Oliver Stepp	1027 Key Rd. S.E.	404-622-8820	
Jean Rooks	094 Pluma Dr	912 655-2399	
Terry Rainey	1078 Key Rd.	770 896 2057	
Nathalie Ferreira	1088 Key Rd SE	386 341-5880	
Amosna Juarez	3017 Melrose ave	404 949 6277	
Fidel Juarez	11	11	11
Jarmon	Jules 11	11	4-272-3842
Alexandra Wint	1106 Key Rd	416 97-2827	ghw3344@yahoo.com
Michael Callahan	1150 Dobbs Dr SE	(417) 011-2858	huckcallhanes@yahoo.com
Matthews Brown	1038 Key Rd	(4) 455-2434	
44 JONATHAN WALLER	3112 charity Dr SE	440-227-9533	JONAWALLER@gmail.com

Back Portion of Property Zoned R-75

District	Land Lot			
15	081	03	031	1093 Pluma Drive, Atlanta, GA 30316

Front Portion of Property Zoned C-2

15	081	03	020	1039 Pluma Drive
15	081	03	014	1033 Pluma Drive
15	081	03	016	1017 Pluma Dr
15	081	03	024	1040 Key Road
15	081	03	018	2150 Moreland Ave, S.E.
15	081	03	019	2158 Moreland Ave, S.E.
15	081	03	002	2146 Moreland Ave, S.E.

EXHIBIT A

Current Owners :
SEXTON ENTERPRISES, INC.
Fed ID 58-1506717
3748 Jonesboro Rd
Hampton, GA 30228-1741

Sarah Sexton Adams (678-414-3374)
3748 Jonesboro Rd
Hampton GA 30228-1741

Phillip C Sexton (678-283-3775)
3736 Jonesboro Rd
Hampton GA 30228-1741

Charles P Sexton (803-316-1664)
846 Griffin St
Sumter SC 29154-6018

Chester L Sexton (770-957-8168)
407 McCollough Rd
Stockbridge GA 30281-4909

Tommy A Sexton (678-410-6418)
1840 Hwy 81 West
McDonough GA 30253-6304

Brenda S Keefer (678-640-4637)
1777 DeWinton Place
Lawrenceville GA 30043-5019

SEXTON ENTERPRISES, INC.
3748 JONESBORO RD
HAMPTON, GA 30228-1741

October 30, 2017

DeKalb County Dept. of Planning & Sustainability
Clark Harrison Building
330 W Ponce De Leon Avenue
Suite 500
Decatur, Ga 30030

Zoning Board Members:

We are requesting to rezone our properties located in DeKalb County, District 3 & 6 From the current two zones (C-2 & R-75 – Exhibit D) into one zone being M, land use LIND. The attached Map (Exhibit B) are two properties on each side of our property which are currently zoned M-Light Industrial. The survey for our properties combined as one won't be completed until after our application deadline however we will furnish before the amendment deadline and just as soon as it is complete. Therefore, included in the packets are copies of the Current Warranty Deeds pertaining to our properties.

The main reason for rezoning request of our property 15-081-03-031, (1093 Plum Drive) is to comply with DeKalb County Zoning Ordinance. Until recently we were unaware of a discrepancy in the zoning of the property portions. Multiple billings for this property can be confusing as times.

The front portion knows as (2146, 2150 & 2158 Moreland Avenue and 1017, 1033, 1039 Pluma Drive) (Parcel ID's on back of application) was properly zoned and has been for many years. The normal business hours for all renters on the properties is 8 am to 6 pm.

We purchased the back portion known as 1093 Pluma Drive in 1990. Recently brought to our attention by a visit from Code Enforcement, our back property was zoned residential. We have been using the back portion of the property for tractor-trailer parking for short and long-term use since the purchase. This back portion of the property is bordered on both street sides (Pluma & Melrose) and a small portion residential side (key road) with very large and tall

trees with overgrown brush underneath (see Exhibit C). This provides a buffer for the residential neighbors. Also provided (Exhibit C-1) which shows property lines more clearly.

Our Father (T. L. Sexton) had always taken care of the legal business regarding our properties before his death in 2007. We were unaware the property was considered residential.

The secondary reason for rezoning all our property into one is to simplify the billing from DeKalb County. At present we receive seven tax bills for the front sections of property which includes 2146, 2150, 2158 Moreland Avenue, 1017 1033, 1039 Pluma Drive and 1040 Key Road and another tax bill for 1093 Pluma Drive. That is a total of eight tax bills for one Companies property.

Therefore, in compliance with county ordinances our proposal for this rezoning is twofold:

1. We may legally continue parking trailers on the back portion of our property.
2. We would be reducing the vast amount of paperwork on behalf of the County and our Company by consolidating all the separate plats into one tax bill under the zoning of M and Land Use LIND.

We appreciate your taking the time to consider our proposal and look forward to your response.

Sincerely,

Sarah Sexton Adams,
Co-President
And
Pat Sexton,
Vice-President

Zoning OCGA Sec. 7.3.5

- A. This zoning proposal will permit a use that conforms with the policy and intent of the application letter plan.
- B. This zoning proposal will permit uses that are suitable to adjacent and nearby properties due to the same use as the last 15 years which is graveled and used for parking trailers.
- C. It would not be economical to build housing on the currently zoned R-75 portion of property due to C-2 zoning on front portion of same property.
- D. This zoning proposal will Not adversely affect the existing use or usability of adjacent or nearby property or properties.
- E. There are no other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
- F. This zoning proposal will Not adversely affect historic buildings, sites, districts, or archaeological resources.
- G. This zoning proposal will Not cause excessive use of existing streets because there is no drive into access points on the back portion. There is a main entrance on Moreland Avenue and a side entrance on Pluma Drive approximately 150 feet from Moreland Avenue and an upper Pluma Drive entrance approximately 350 feet from Moreland.
- H. This zoning proposal will not adversely impact the environment or surrounding natural resources.

Commission districts 3 & 6

Present zoning C-2 and R-75

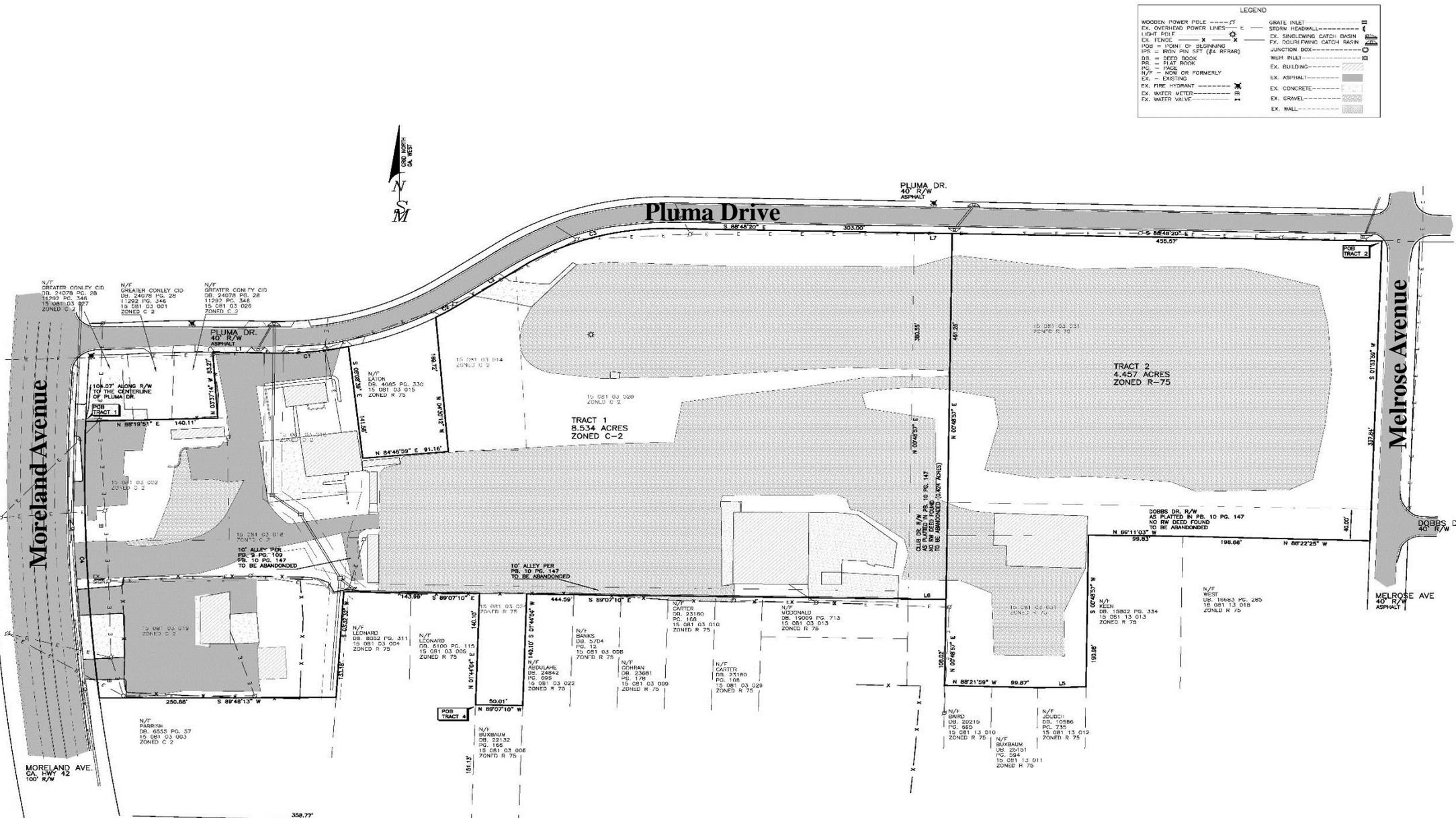
Present Land Use LIND and TN

PARCEL ID:

District	Land Lot	Block	Parcel	Property Address:
15	081	03	020	1039 Pluma Drive
15	081	03	014	1033 Pluma Drive
15	081	03	016	1017 Pluma Dr
15	081	03	024	1040 Key Road
15	081	03	018	2150 Moreland Ave, S.E.
15	081	03	019	2158 Moreland Ave, S.E.
15	081	03	002	2146 Moreland Ave, S.E.

LEGEND

WOODEN POWER POLE	--- FT	GRAVE INLET	--- I
EX. OVERHEAD POWER LINES	--- E	STORM HEADWALL	--- H
LIGHT POLE	--- L	EX. SINGLOWING CATCH BASIN	--- CB
EX. FENCE	--- X	EX. FOURFLOWING CATCH BASIN	--- CF
EX. SIGN	--- S	JUNCTION BOX	--- JB
EX. SIGN	--- S	WATER INLET	--- W
EX. SIGN	--- S	EX. BUILDING	--- B
EX. SIGN	--- S	EX. ASPHALT	--- A
EX. SIGN	--- S	EX. CONCRETE	--- C
EX. SIGN	--- S	EX. GRAVEL	--- G
EX. SIGN	--- S	EX. WALL	--- W

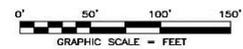


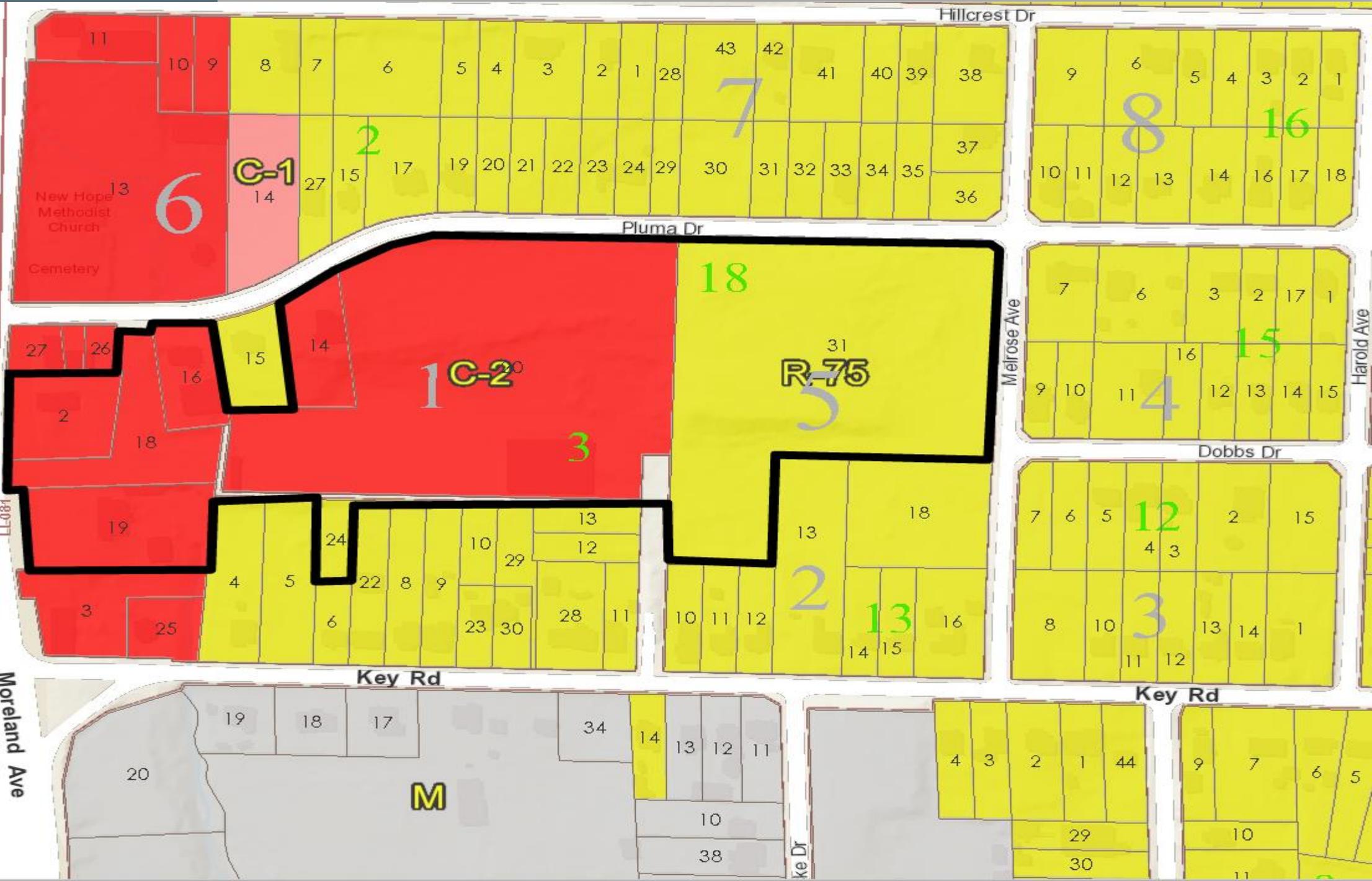
Key Road

KEY RD.
40' R/W
ASPHALT

LINE	PROPERTY	LINE	TYPE
L1	15 081 03 014	L1	WOODEN POWER POLE
L2	15 081 03 014	L2	EX. OVERHEAD POWER LINES
L3	15 081 03 014	L3	LIGHT POLE
L4	15 081 03 014	L4	EX. FENCE
L5	15 081 03 014	L5	EX. SIGN
L6	15 081 03 014	L6	EX. SIGN
L7	15 081 03 014	L7	EX. SIGN

CURVE	INDIC	PROPORT	DATE	BEARING	CHORD	BEARING
C1	15 081 03 014	15 081 03 014	15 081 03 014	15 081 03 014	15 081 03 014	15 081 03 014
C2	15 081 03 014	15 081 03 014	15 081 03 014	15 081 03 014	15 081 03 014	15 081 03 014
C3	15 081 03 014	15 081 03 014	15 081 03 014	15 081 03 014	15 081 03 014	15 081 03 014
C4	15 081 03 014	15 081 03 014	15 081 03 014	15 081 03 014	15 081 03 014	15 081 03 014
C5	15 081 03 014	15 081 03 014	15 081 03 014	15 081 03 014	15 081 03 014	15 081 03 014
C6	15 081 03 014	15 081 03 014	15 081 03 014	15 081 03 014	15 081 03 014	15 081 03 014
C7	15 081 03 014	15 081 03 014	15 081 03 014	15 081 03 014	15 081 03 014	15 081 03 014













Residences Along Pluma Drive Across From Site





Residences along Dobb s Drive east of site