



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## Legislation Text

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File #: 2018-1565, Version: 1

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Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** 3 & 6

N.6 Sexton Enterprises, Inc.

**PETITION NO:** LP-18-21940

**PROPOSED USE:** Application to Amend the Future Land Use Map from TN (Traditional Neighborhood) to LIND (Light Industrial) for continued use as tractor-trailer parking.

**LOCATION:** 1093 Pluma Drive & 1040 Key Road

**PARCEL NO.:** 15 081 03 024 & 15 081 03 031

**INFORMATION CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

Application of Sexton Enterprises Inc. to amend the Future Land Use Map from the TN (Traditional Neighborhood) designation to the LIND (Light Industrial) designation. The property is located on the south side of Pluma Drive and the west side of Melrose Avenue at 1093 Pluma Drive and the north side of Key Road at 1040 Key Road. The property has approximately 448 feet of frontage along the south side of Pluma Drive, 330 feet of frontage along Melrose Avenue and 50 feet of frontage along the rear property line of 1038 Key Road at 1040 Key Road and contains 4.33 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** DENIAL

**PLANNING COMMISSION:** DENIAL

**PLANNING STAFF:** DENIAL

**PLANNING STAFF ANALYSIS:** The Traditional Neighborhood Character Area designation is intended to preserve the style and appeal of older traditional neighborhood communities. These areas primarily consist of residential areas in older parts of the community that were typically developed prior to WWII. Tax records of some abutting parcels indicate that they were built in 1940. In both practice and policy, the Comprehensive Plan's primary principle is the protection of established, stable residential areas. Another policy, with regard to non-residential development in residential areas, is that these uses be small in scale and provide convenient

goods and or services to meet the needs of the residents of the of the surrounding residences. This proposal accomplishes neither. Therefore, staff's recommendation is DENIAL.

**PLANNING COMMISSION VOTE: 7-0-0/DENIAL**

V. Moore moved for a vote for DENIAL per staff's recommendation. J. West seconded.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: 9-0-0/DENIAL**