



## Legislation Text

File #: 2018-1562, Version: 1

Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

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

N7 Z-18-21941 Sexton Enterprises Inc.

**PETITION NO:** Z-18-21941

**PROPOSED USE:** Tractor Trailer Parking; Auto repair for tractor trailers & Diesel mechanic shop

**LOCATION:** Pluma Drive, Melrose Avenue, Key Road & Moreland Avenue

**PARCEL NO.:** 15-081-03-002, 014, 016, 018, 019, 020, 024 & 031

**INFORMATION CONTACT:** Marian Eisenberg

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

**PURPOSE:**

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. The property is located on 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. The property has approximately 1,121 feet of frontage along the south side of Pluma Drive; approximately 337 feet of frontage along the west side of Melrose Avenue; approximately 50 feet of frontage along the rear property line of 1038 Key Road; and approximately 350 feet of frontage along the east side of Moreland Avenue and contains 12.99 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Denial

**PLANNING COMMISSION:** Denial

**PLANNING STAFF:** Denial

**PLANNING STAFF ANALYSIS:** 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**".

**PLANNING COMMISSION VOTE:** 7-0-0. J. Edmondson moved, V. Moore seconded for denial per staff recommendation.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** Denial 9-0-0. Primarily stable residential neighborhood on Pluma Drive and Melrose Avenue across from site and along Key Road adjacent to the site. Industrial use inflicts noise, trash, debris, and smells on surrounding residential community. Overwhelming neighborhood opposition.