



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

STAFF ANALYSIS

Case No.: LP-18-21940/2018-1565 **Agenda #:** N. 6
Location/Address: 1093 Pluma Drive Atlanta, Georgia 30316 **Commission District:**3**Super District:** 6
Parcel IDs: 15 081 03 024, 15 081 03 031
Request: Application to Amend the Future Land Use Plan Map from TN (Traditional Neighborhood) to LIND (Light Industrial) to allow rental parking for tractor trailers, tire repair and replacement for tractor trailers, and a diesel mechanic shop.
Property Owner(s): Sexton Enterprises, Inc.
Applicant/Agent: Sarah S. Adams
Acreage: 4.8 Acres
Existing Land Use: Tractor Trailer Parking, Diesel Mechanic
Surrounding Properties: Heating & Air Conditioning, Commercial Tires, & Single-Family Residences
Adjacent Zoning: **North: R-75 (TN) South: R-75 (TN) East: R-75 (TN) West: C-2 (LIND) Northeast: R-75 (TN) (Comprehensive Plan) Northwest: R-75 (TN) Southeast: R-75 (TN) Southwest: R-75 (TN)**

Consistent **Inconsistent**

Proposed Density: N/A

Existing Density: N/A

Proposed Units/Square Ft.: N/A

Existing Units/Square Feet: N/A

Proposed Lot Coverage: N/A

Existing Lot Coverage: N/A

Companion Application:

The applicant has filed a companion application (Z-18-21941) to amend the zoning of seven (7) parcels currently zoned R-75 and C-2 to Industrial (M).

STAFF RECOMMENDATION:

SUBJECT PROPERTY AND SURROUNDING AREA

SIGHT DISTANCE CERTIFICATION

THIS PROJECT IS TO BE SITED ON AN EXISTING ROAD (SITING) FOR PURPOSES APPROXIMATING A WIDTH OF 60 FEET UNDISTURBED. THE PROPOSED TRACT LIES ON CLAYTON ROAD 5' TO 10' FROM THE SOUTH SIDE OF THE ROAD IN A WIDTH OF 100' TO 150' IN THE SOUTHWARD DIRECTION AND IN EXCESS OF 100 FEET IN THE NORTHWARD DIRECTION ALONG CLAYTON ROAD. THE PROPOSED TRACT LIES ON BRIDGLIFF ROAD 5' TO 10' FROM THE SOUTH SIDE OF THE ROAD IN A WIDTH OF 100' TO 150' IN THE NORTHWARD DIRECTION AND IN EXCESS OF 100 FEET IN THE SOUTHWARD DIRECTION ALONG BRIDGLIFF ROAD.

THE PROPOSED DEVELOPMENT IN THIS PROJECT DOES NOT REQUIRE MORE THAN 100 FEET OF CLEARANCE TO THE SOUTH SIDE OF CLAYTON ROAD AND IN EXCESS OF 100 FEET TO THE NORTH SIDE OF CLAYTON ROAD. THE PROPOSED DEVELOPMENT IN THIS PROJECT DOES NOT REQUIRE MORE THAN 100 FEET OF CLEARANCE TO THE SOUTH SIDE OF BRIDGLIFF ROAD AND IN EXCESS OF 100 FEET TO THE NORTH SIDE OF BRIDGLIFF ROAD. THE PROPOSED DEVELOPMENT IN THIS PROJECT DOES NOT REQUIRE MORE THAN 100 FEET OF CLEARANCE TO THE SOUTH SIDE OF CLAYTON ROAD AND IN EXCESS OF 100 FEET TO THE NORTH SIDE OF CLAYTON ROAD. THE PROPOSED DEVELOPMENT IN THIS PROJECT DOES NOT REQUIRE MORE THAN 100 FEET OF CLEARANCE TO THE SOUTH SIDE OF BRIDGLIFF ROAD AND IN EXCESS OF 100 FEET TO THE NORTH SIDE OF BRIDGLIFF ROAD.

PARKING AND LOADING CALCULATIONS

TRACT	AREA (SQ) FEET	APPROX. VEHICLES	APPROX. SPACES
TRACT 1	3,457	11	17
TRACT 2	2,852	9	14
TRACT 3	1,520	5	8
TOTAL	7,829	25	39

STANDARD SPACES
 COMPLETE SPACES: 3.22 PER 1,000 SQ. FT. OF GROUND COVER
 TOTAL BUILDING AREA PROPOSED: 11,000 SQ. FT.
 STANDARD PARKING REQUIRED: 35 SPACES

PARKING REQUIREMENTS ARE BASED ON THE DEKALB COUNTY ZONING ORDINANCE - SECTION 22-1-1 (2016) AND 22-1-1 (2017). THE PROPOSED DEVELOPMENT IN THIS PROJECT DOES NOT REQUIRE MORE THAN 100 FEET OF CLEARANCE TO THE SOUTH SIDE OF CLAYTON ROAD AND IN EXCESS OF 100 FEET TO THE NORTH SIDE OF CLAYTON ROAD. THE PROPOSED DEVELOPMENT IN THIS PROJECT DOES NOT REQUIRE MORE THAN 100 FEET OF CLEARANCE TO THE SOUTH SIDE OF BRIDGLIFF ROAD AND IN EXCESS OF 100 FEET TO THE NORTH SIDE OF BRIDGLIFF ROAD.

- ### PROJECT NOTES
- SITE INFORMATION**
- THE SUBJECT PROPERTY IS LOCATED IN LOT 1 AND LOT 2 OF THE DISTRICT 18 OF DEKALB COUNTY, GEORGIA.
 - THE SITE IS CURRENTLY USED AS A 2.1 FAR LOCAL COMMERCIAL AND 2.2 FAR GENERAL COMMERCIAL USE.
 - THE APPLICANT HAS REQUESTED FOR C-1 ZONING AND HAS REQUESTED FOR A 2.1 FAR LOCAL COMMERCIAL AND 2.2 FAR GENERAL COMMERCIAL USE.
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NOT FOR CONSTRUCTION

DEKALB COUNTY INSPECTIONS

NOTIFY DEKALB COUNTY INSPECTOR AT LEAST 24 HOURS BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. DATE: 01/10/18

GEORGIA811
 www.Georgia811.com
 Know what's below. Call before you dig.

UTILITY CONSTRUCTION NOTE

THE UTILITIES, LOCATION, DEPTH, AND CONDITION OF ALL UTILITIES SHALL BE DETERMINED BY THE UTILITIES DEPARTMENT. THE UTILITIES DEPARTMENT SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE ANY PHASE OF CONSTRUCTION. DATE: 01/10/18

NOT FOR CONSTRUCTION

DOVETAIL
 civil design inc.

3651 Moss Hill Road
 Suite 1800
 Walthamville, GA 30677
 Office: (678) 726-3300
 Fax: (678) 804-1874
 www.dovetailcivil.com

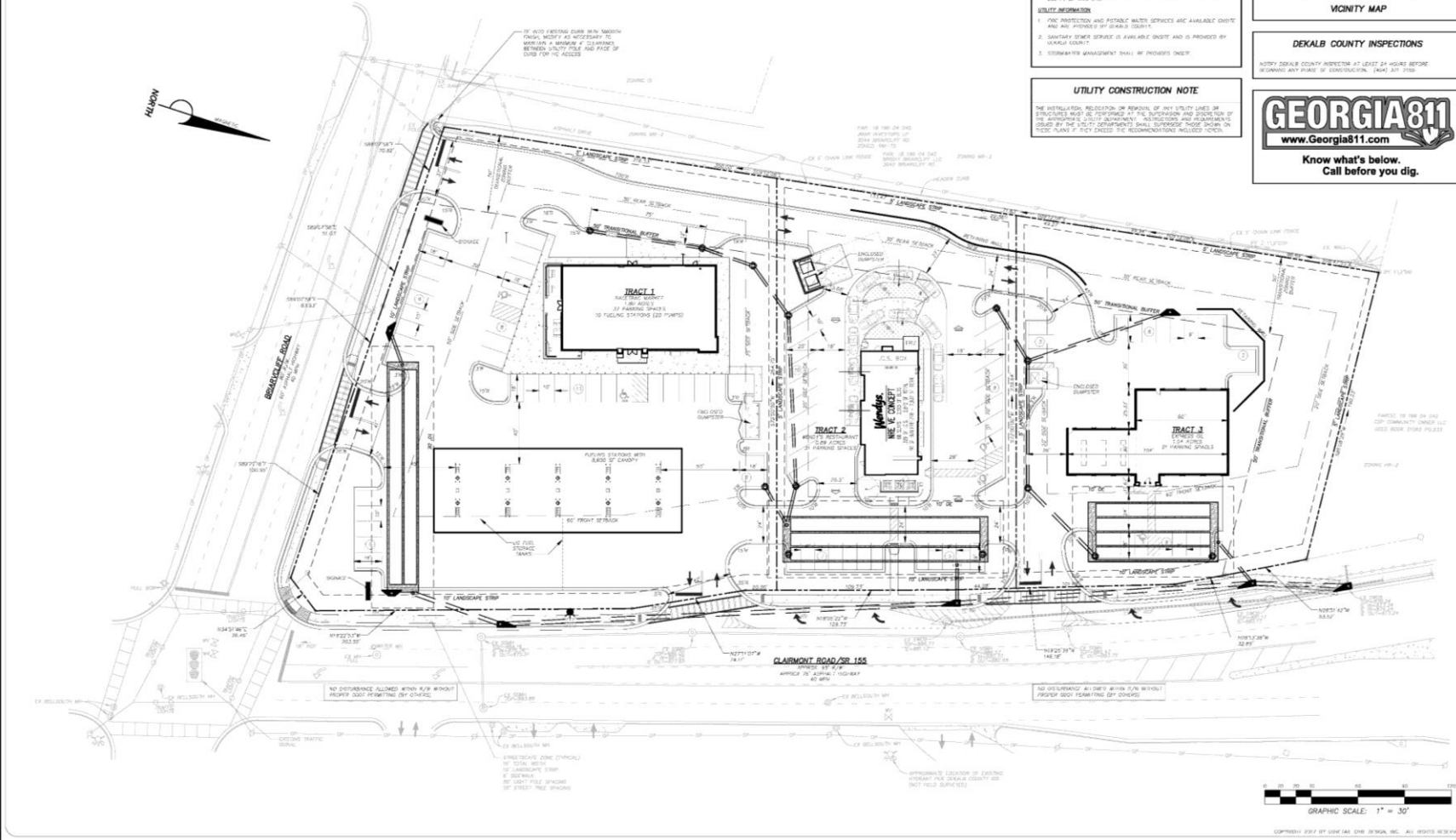
Briarcliff and Clairmont
 SITE DEVELOPMENT PLANS

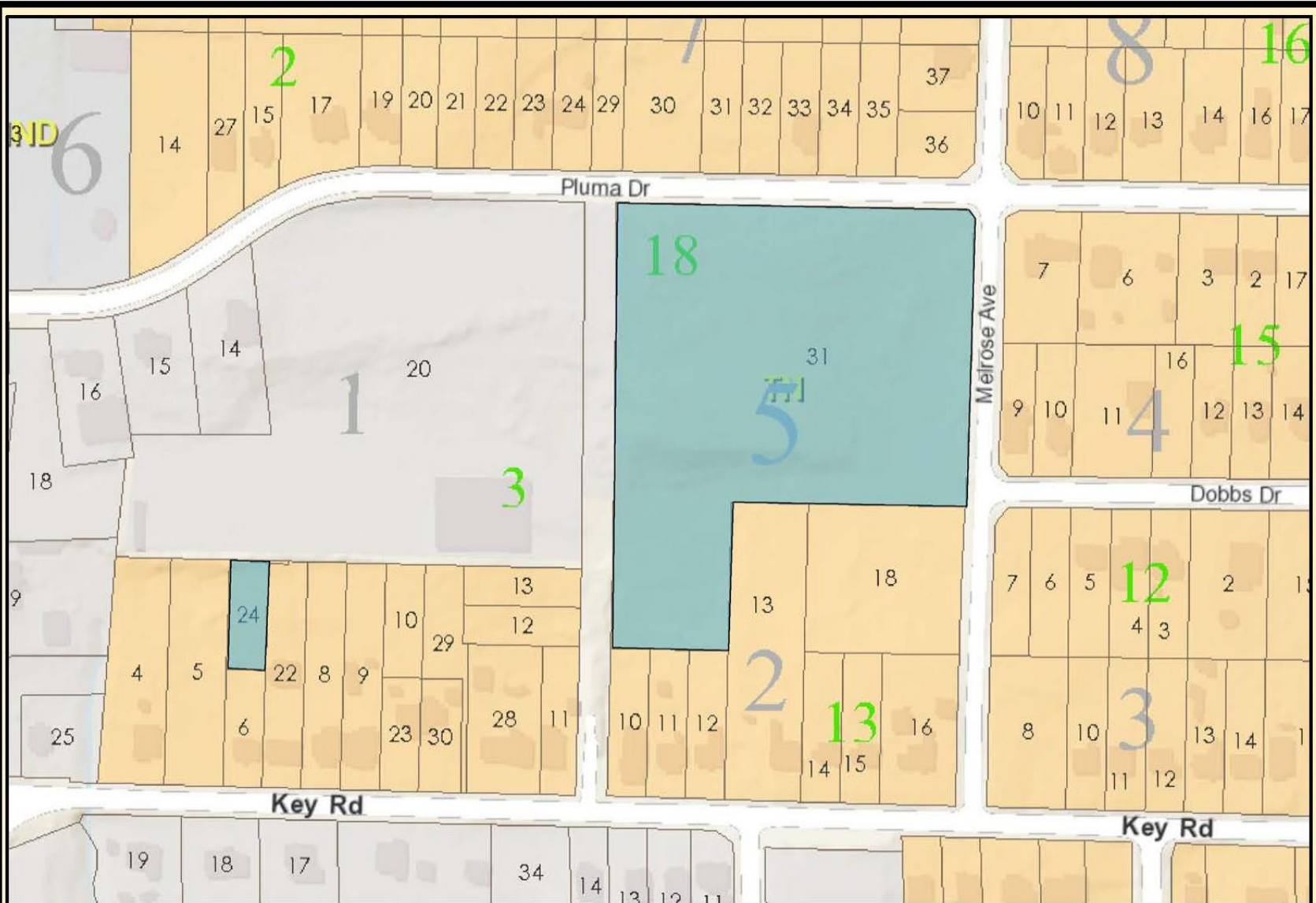
DEKALB COUNTY, GEORGIA
 2778 ATLANTA, GEORGIA
 480 EAST PACES FERRY RD
 LAND LOT 106, DISTRICT 18
 3.74 ACRES

24-HR CONTACT: JAY GIBSON, (678) 613-1115

PROJECT NUMBER: 01001
 DATE: 11/10/17
 SHEET NUMBER: 1
 CHECKED BY: JG
 SHEET TITLE: SITE PLAN

DIST. NUMBER: C2





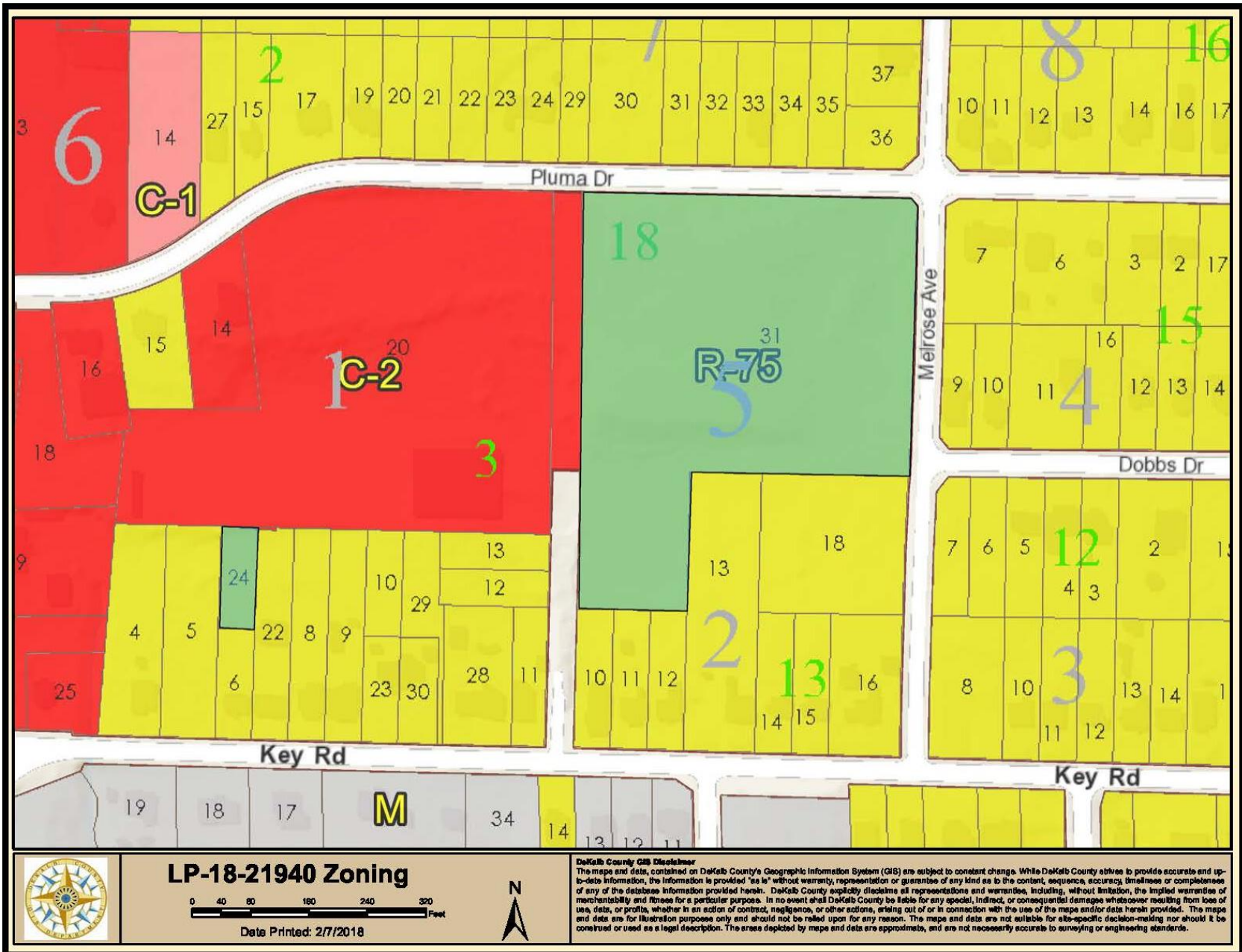
LP-18-21940 Land Use



Date Printed: 2/7/2018



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LP-18-21940 Aerial



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