



## DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300  
Decatur, GA 30030  
(404) 371-2155 / [plandev@dekalbcountyga.gov](mailto: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

<b>Case No.:</b>	LP-18-21940/2018-1565	<b>Agenda #:</b> N. 6
<b>Location/Address:</b>	1093 Pluma Drive Atlanta, Georgia 30316	<b>Commission District:</b> 3 <b>Super District:</b> 6
<b>Parcel IDs:</b>	15 081 03 024, 15 081 03 031	
<b>Request:</b>	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.	
<b>Property Owner(s):</b>	Sexton Enterprises, Inc.	
<b>Applicant/Agent:</b>	Sarah S. Adams	
<b>Acreage:</b>	4.8 Acres	
<b>Existing Land Use:</b>	Tractor Trailer Parking, Diesel Mechanic	
<b>Surrounding Properties:</b>	Heating & Air Conditioning, Commercial Tires, & Single-Family Residences	
<b>Adjacent Zoning:</b>	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: DENIAL

The proposal is inconsistent with the following policy of the 2035 Comprehensive Plan:

- Residential Protection** - Protect stable neighborhoods from in-compatible development that could alter established residential development patterns and density. Protect stable neighborhoods adjacent Activity Centers from incompatible development that could alter established residential development patterns and density.
- Non-Residential Development** - The non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents. Small scale nonresidential development shall be limited to qualifying intersections (collector roadway and above).

Therefore, the Department of Planning and Sustainability recommends “Denial.”

### **SUBJECT PROPERTY AND SURROUNDING AREA**

The subject properties are a combined 4.8 acres tract of land currently zoned R-75. The parcels have approximately 440 feet of frontage along Pluma Drive and approximately 330 feet of frontage along Melrose Avenue. The site is currently used to park tractor trailers and for diesel mechanic repair. This use is surrounded on the north, east, and south by established single-family residential. According to tax records, some of the abutting homes were constructed as early as 1940.

### **PROPOSED PROJECT**

There is no current project proposal. This amendment application and its companion rezoning are intended to bring current uses into compliance with the Land Use Plan and the Zoning Ordinance.

### **LAND USE ANALYSIS**

#### **LAND USE MAP AMENDMENT EVALUATION**

Section 27-829 of the Zoning Ordinance, “Amendments to comprehensive plan land use maps” states that the following standards and factors shall guide the evaluation of all proposed amendments to the comprehensive plan land use maps:

1. **Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property:** The proposed land use change would permit uses that are NOT suitable for the present development of adjacent property.
2. **Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property:** The proposed land use change will (does) adversely affect the residential character and interrupts desired walkability and a sense of place by making tractor trailers and other industrial uses the focal point of the community.
3. **Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:** The existing street grid was created to serve the residential character. The introduction of industrial uses will continue to exacerbate crumbling sections of Pluma Drive.
4. **Whether the zoning proposal is consistent with the written policies in the comprehensive plan text:** The zoning proposal is contingent upon the approval of the proposed land use amendment. The proposed land use amendment is inconsistent with corresponding policies. Therefore, the zoning proposal is inconsistent with written policies.
5. **Whether there are environmental impacts or consequences resulting from the proposed change:** The encroachment of diesel engine repair and parking of tractor trailers into the established neighborhood carries with it an adverse environmental impact for the residential character of the surrounding area.

6. **Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines.** There are no perceived impacts on adjoining jurisdictions in this proposal.
7. **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:** The existing uses of tractor trailer parking and diesel repair shop are not in compliance with the existing zoning nor land use designation. These uses are incompatible with surrounding property and support grounds for disapproval.
8. **Whether there are impacts on historic buildings, sites, districts, or archaeological resources resulting from the proposed change:** Staff is currently unaware of any historical designations or archaeological resources being impacted. Again, some of the abutting properties were built as early as 1940 and much of the built product is similar in architecture style.

**Attachments:**

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

APPLICATION TO AMEND COMPREHENSIVE LAND USE (FUTURE DEVELOPMENT) MAP  
PLAN OF DEKALB COUNTY, GEORGIA

NOV 02 2017

Application No \_\_\_\_\_ Date Received: LP-18-21940  
(for DeKalb County stamp)

Applicant's Name SEXTON ENTERPRISES INC E-Mail SEXTON2548@gmail.com

Applicants Mailing Address 3748 Jonesboro Rd HAMPTON, GA 30228-1741

Applicants Daytime Phone# 678 414 3374 Fax# 678 479 4821

If more than one owner, attach information for each owner as Exhibit "A"  
Owners Name: \_\_\_\_\_ E-Mail \_\_\_\_\_

Owners Mailing Address Attached

Owners Daytime Phone # \_\_\_\_\_ Fax # \_\_\_\_\_

Address/Location of Subject Property 1093 PLUMA Dr ATLANTA GA 30316

Parcel ID# 15-081-03-031 Acreage 4.6

15-081-03-024 Acres .2  
Commission District 346

Present Zoning District R-75 Proposed Zoning District M

Present Land Use Plan TN Proposed Land Use Plan LIND

Current Zoning Classification(s) R-75

## 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



DeKalb County  
GEORGIA

404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

Clark Harrison Building  
330 W. Ponce de Leon Ave  
Decatur, GA 30030

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

**PRE-APPLICATION  
REZONES, LAND USE AND SPECIAL LAND USE**

(Pre-application required by appointment prior to filing; submit copy at filing)

Property Frontage/Address: Moreland Ave 2146, 2150, 2158  
Plum Drive 1017, 1033, 1039, 1093

Parcel I.D.: See Map Acreage: \_\_\_\_\_

Proposed Development Name: \_\_\_\_\_ **DRI?** Yes No

Existing Development/Use: Trailer & Truck Parking plus maintenance

Proposed Use: Trailer & Truck Parking Proposed Density/#Units: \_\_\_\_\_

Existing Zoning: C-2 Proposed Zoning: M

Existing Plan Designation: M + TN **Consistent** **Inconsistent** Need LP on 1093 Plume

Current Land Use: TN 4093 Plume Proposed Land Use: M

Proposed Access: \_\_\_\_\_

SLUP Request: \_\_\_\_\_ Art. 27: \_\_\_\_\_

Contact Person: Sarah Adams Phone: 678-479-4821  
Address: 3748 Jonesboro Rd Hampton, GA 30228 Email: SEXTON2548@gmail.com

Reviewed Required Submittals/ Schedule/DRI

Reviewed Zoning Standards/Reference Chapter 14

Reviewed Site Plan Check list

Discussed Consistency with Plan and Surrounding Zoning/Uses

SLUP Requirements/Supplemental Regs

Process explained to applicant:

Staff Comments: \_\_\_\_\_

Planner MA

Date 6-29-17

*Gravel vs Paving!*

DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

PLEASE READ THE FOLLOWING BEFORE SIGNING

- I. This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.
- II. 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 \$250.00 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 Commissions, DeKalb County, 1300 Commerce Drive, Decatur, Ga 30030.



Signature of Applicant

\_\_\_\_\_  
Expiration Date/Seal

Check one: Owner ☒ Agent \_\_\_\_\_ Date \_\_\_\_\_

Notary not needed if answer is "No"



**Land Use O.C.G.A. Sec. 7.3.4.**

- A. Proposed land use change will permit uses that are suitable to adjacent and nearby properties due to same use as last 15 years which is gravel and parking trailers.
- B. Proposed land use change will Not adversely affect the adjacent or nearby properties.
- C. Proposed land use change will Not cause excessive use of existing streets because there is no drive into access points to this portion of the property.
- D. The amendment is consistent with the written policies in the application letter text.
- E. There are no impacts on property or properties in adjoining governmental jurisdiction.
- F. There are no other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.
- G. There will be no impact on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

Commission Districts 3 & 6

Present Zoning R-75 --- Proposed Zoning M

Present Land Use TN --- Proposed Land Use LIND

PARCEL ID: 15 081 03 031

15 081 03 024

# SEXTON ENTERPRISES, INC.

3748 JONESBORO RD

HAMPTON, GA 30228-1741

October 31, 2017

DeKalb County Dept. of Planning & Sustainability  
REZONES, LAND USE & SPECIAL LAND USE  
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 as LIND. The attached Map (Exhibit B) are two properties on each side of our property which show land use LIND. Exhibit D (red & yellow map) shows the South property as Zone M and the North property as C-1 & C2. The survey for our properties combined as one won't be completed until after our application deadline however we will furnish before amendment deadline and just as soon as it is complete.

The main reason for rezoning request of our property (15-081-03-024 and 031) also known as (1040 Key Road & 1093 Pluma 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 at times.

The front portion known as 2146, 2150 & 2158 Moreland Avenue, and 1017, 1033, 1039 Pluma Drive 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 know as 1093 Pluma Drive in 1990. This is the property currently zoned R-75 (in orange on Exhibit "C"). Recently brought to our attention

C:\Users\Sarah\Documents\Sexton Enterprises Files\SEI Properties DeKlb Cnty\LAND USE 1093 PlumaDr ApplicationLetter.docx

by a visit from Code Enforcement, our back property was zoned residential. We have been using the back portion of 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 and a small portion residential side with very large and tall trees with overgrown brush underneath (See Exhibit C). This provides a buffer for the residential neighbors.

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 7 tax bills for the front sections of property which includes 2146, 2150, 2158 Moreland, 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:

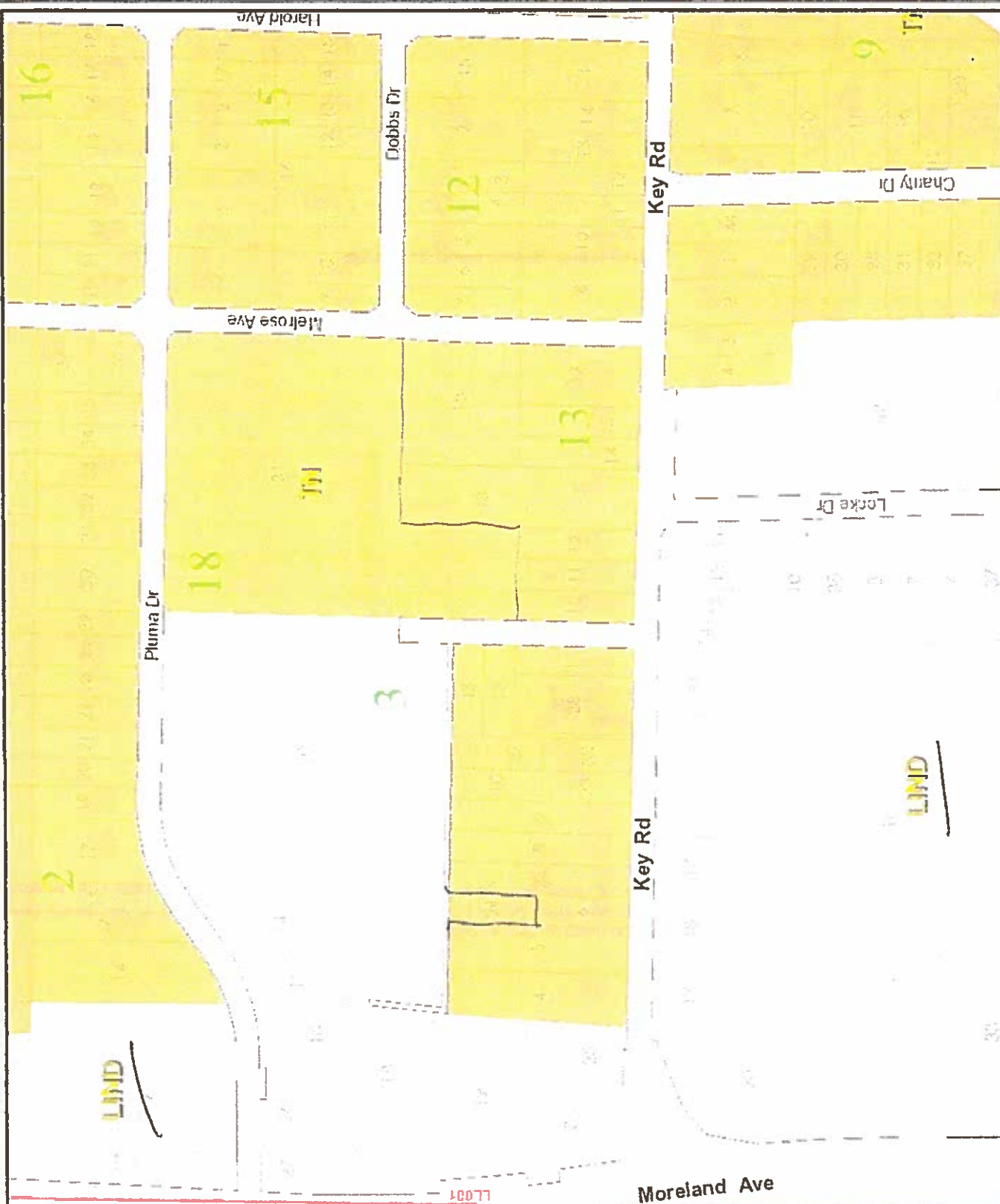
1. We may legally continue parking trailers on the back portion of our property.
2. We would be reducing the vast amount of paperwork on behalf of the county and our Company by consolidating all the separate plats into one tax bill under the zoning of M – (Light Industrial).

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

Exhibit B..




Dakota County GIS Disclaimer  
The maps and data contained on Dakota County's Geographic Information System (GIS) are subject to constant change. While Dakota County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the data. Dakota County expressly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall Dakota County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other torts, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



0 62.5 125 250 375 500 Feet

Data Printed: 8/17/2017



### Moreland/Pluma Properties





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# DeKalb County Parcel Map



Date Printed: 6/29/2017













GEORGIA STATE OFFICE  
TITLE BUILDING  
ATLANTA, GEORGIA 30333

# Lawyers Title Insurance Corporation

ATLANTA BRANCH OFFICE

## WARRANTY DEED

STATE OF GEORGIA

COUNTY OF

THIS INDENTURE, Made the 23rd day of June  
one thousand nine hundred seventy-seven, between

MRS. EVELYN I. SEXTON

of the County of DeKalb, and State of Georgia, as party or parties of the  
first part, hereinafter called Grantor, and

SEXTON ENTERPRISES, INC.

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and  
"Grantee" to include their respective heirs, successors and assigns where the context requires or  
permits).

WITNESSETH that: Grantor, for and in consideration of the sum of  
TEN (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATION \*\*\*\*~~DOLLARS~~  
in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby  
acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents  
does grant, bargain, sell, alien, convey and confirm unto the said Grantee, All that tract and  
parcel of land lying and being in Land Lot 81 of the 15th District of  
DeKalb County, Georgia, being all of Lots 25, 26, 27, 28, 29, 30, 31,  
32, 33, 34, 35, 36, 37 and 38, Block 1; Lots 7, 8 and 9, Block 2, of  
the F.P. Phillips Subdivision, as per plat recorded in Plat Book 10,  
page 147, DeKalb County records.

ALSO in Land Lot 81 of the 15th District of DeKalb County, Georgia,  
being parts of Lots 22 and 39, Block 1, of the F.P. Phillips Subdivi-  
sion, as per plat recorded in Plat Book 10, page 147, and being more  
particularly described as follows:

BEGINNING on the line dividing Lots 38 and 39, Block 1 at a point 245  
feet South of Pluma Drive; thence South along said dividing line 160.5  
feet, more or less, to the southeast corner of Lot 39 at the north side  
of a 10-foot alley; thence West along said alley and the south line of  
Lots 39 and 22 a distance of 181 feet to the southwest corner of Lot  
22; thence North along the west line of Lot 22, 150 feet; thence East  
crossing Lots 22 and 39 approximately 190.4 feet to the west line of  
Lot 38 at a point 245 feet south of Pluma Drive and the point of  
beginning.

Ga. Real Property Tax

\$ 20.80

Paid 6-24-77

Carol P. Jones

CLERK OF SUPERIOR COURT

DeKalb County, Georgia

JUN 24 8 55 AM '77

FILED & RECORDED  
DEKALB CO. GA.



Ga. Real Property Tax

\$ 20.80

Paid 6-24-77

Carol P. Ganes

Dep. Clerk DeKalb Sup. Ct.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

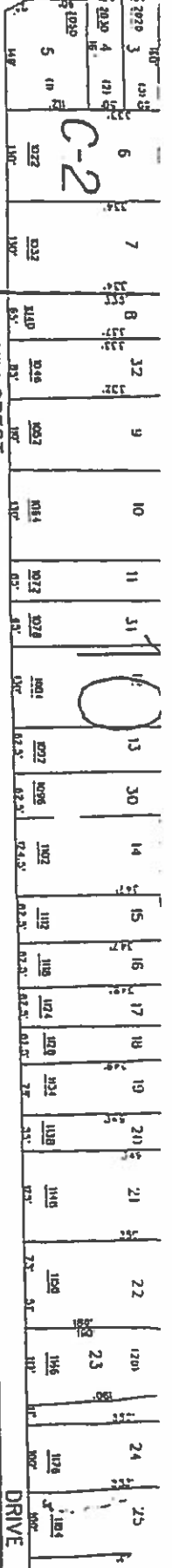
Signed, sealed and delivered in presence of:

NOTARY PUBLIC  
GEORGIA  
6-15-81

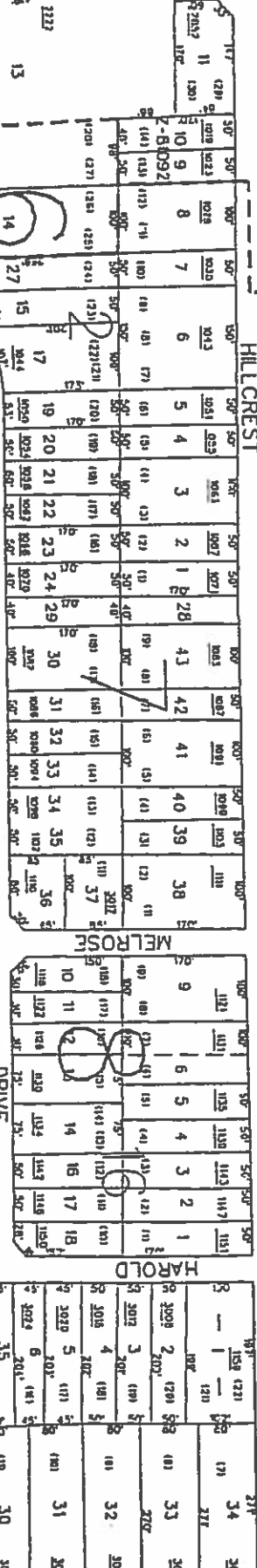
Miss [Signature] (Seal)  
[Signature] (Seal)  
551 (Seal)

1039 Pluma

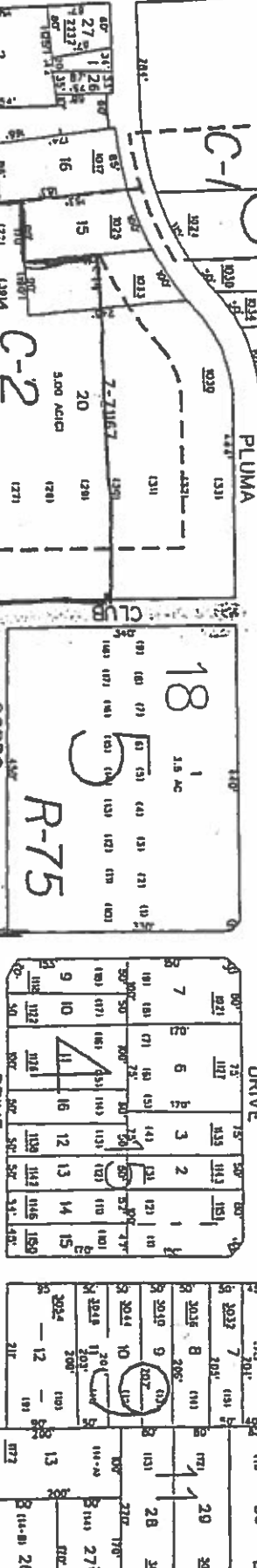
MORELAND



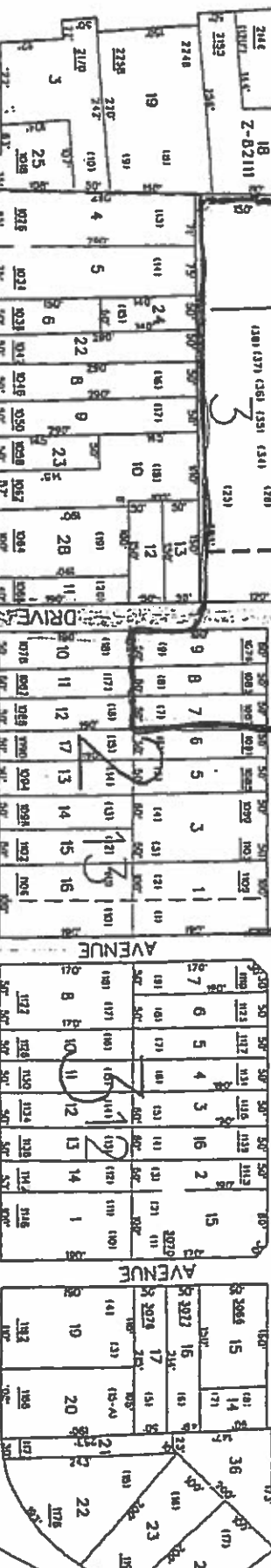
HILLCREST



PLUMA



CLUB



KEY



(HWY. 42)

2.30 PM

FULTON

M

7.5 AC.

Z-73157

LOCKE

DRIVE

42

CHARITY

DRIVE

ROAD

ROAD

ROAD

ROAD

MELVIN G. WHITE  
ATTORNEY AT LAW  
5008 RIVERDALE ROAD  
COLLEGE PARK, GEORGIA 30327

TELEPHONE  
AREA CODE 404  
896-8030

## WARRANTY DEED

STATE OF GEORGIA COUNTY OF DEKALB

THIS INDENTURE, Made the 26th day of MAY, in the year  
one thousand nine hundred EIGHTY-NINE, between

I. H. VANCE

of the County of \_\_\_\_\_, and State of Georgia, as party or parties of the  
first part, hereinafter called Grantor, and

SEXTON ENTERPRISES, INC.

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and  
"Grantee" to include their respective heirs, successors and assigns where the context requires or  
permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS  
AND OTHER VALUABLE CONSIDERATION- - - - - ( \$10.00 ) DOLLARS  
in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby  
acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents  
does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 81 of the 15th  
District of Dekalb County, Georgia beging more particularly described as  
follows:

BEGINNING at a point on the East side of Moreland Avenue (also known as U. S.  
Highway No. 23) 150 feet North from the Northeast corner of the intersection of  
Moreland Avenue and Key Road; running thence North along the East side of  
Moreland Avenue 150 feet; running thence East at an interior angle of 89° 05'  
with the East side of Moreland Avenue a distance of 258 feet to a point on the  
West side of a ten foot alley; running thence South at an interior angle of 86°  
14' with the last mentioned course a distance of 150 feet; running thence West  
at an interior angle of 93° 50' 30" with the last mentioned course a distance of  
245.8 feet to the East side of Moreland Avenue and the point of beginning, being  
known and designated as Lots 7, 8, and 9, Block 1 of the F. P. Phillips  
property, as shown on plat recorded in Plat Book 10, page 147, Dekalb County  
Records, and being described according to survey prepared for Waffle House, Inc.  
by Joseph C. King, Surveyor, dated December 1, 1967, LESS AND EXCEPTED from the  
above described property is that portion thereof lying within the right-of-way  
of Moreland Avenue (also known as U. S. Highway No. 23) It being the intent of  
the grantor to convey all property owned by it lying and being in Lots 7, 8, and  
9, Block 1 of the plat above referred to. LESS and except that portion contained  
in the Right-of-Way Deed as recorded in Deed Book 2385, Page 711, Dekalb County  
Records.

*Signatures on Reverse side*

MELVIN G. WHITE  
ATTORNEY AT LAW  
5008 RIVERDALE ROAD  
COLLEGE PARK, GEORGIA 30327

TELEPHONE  
AREA CODE 404  
886-6030

## WARRANTY DEED

STATE OF GEORGIA

COUNTY OF DEKALB

THIS INDENTURE, Made the 26th day of MAY, in the year  
one thousand nine hundred EIGHTY-NINE, between

I. H. VANCE

of the County of \_\_\_\_\_, and State of Georgia, as party or parties of the  
first part, hereinafter called Grantor, and

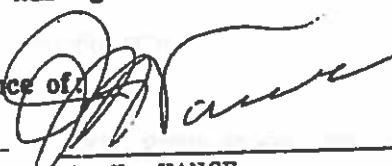
SEXTON ENTERPRISES, INC.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights,  
members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the  
only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above  
described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above  
written.

Signed, sealed and delivered in presence of:

 (Seal)  
I. H. VANCE

 (Seal)

 (Seal)

Notary Public, Clayton County, Georgia  
My Commission Expires Aug. 11, 1991

2158 Moreland Ave

## WARRANTY DEED

FORM 62

MILLER'S BOOK &amp; OFFICE SUPPLY CO. ATLANTA



STATE OF GEORGIA,

 OFFICE OF  
 HENRY T. MATHEWS  
 ATTORNEY AT LAW

DEKALB County.

THIS INDENTURE, made this 27 day of February

in the year of our Lord One Thousand Nine Hundred and Sixty-eight

Between FRANK P. PHILLIPS Individ. and as Executor U/W of

of the State of GEORGIA PLUMA MAE PHILLIPS DEKALB of the first part

and MRS. EVELYN I. SEXTON

of the State of GEORGIA and County of of the second part.

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of

TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS DOLLARS

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha

granted, bargained, sold and conveyed and by these presents do es grant, bargain, sell and convey unto the said

part y of the second part, her heirs and assigns, all that tract and parcel of land

 lying and being in Land Lot 81 of the 15th District of DeKalb County, Georgia,  
 being Lot 6, Block 1 of the F. P. Phillips subdivision, as per plat  
 recorded in plat book 10, page 147, DeKalb County records.

 ALSO in Land Lot 81 of the 15th District of DeKalb County, Georgia,  
 being parts of Lots 1, 2, 3, 4, and 5, Block 1 of the F. P. Phillips  
 subdivision, as per plat recorded in plat book 10, page 147, DeKalb  
 County records, and being more particularly described as follows:

RECORDED MAR 6 1968

BEGINNING on the line dividing Lots 5 and 6, Block 1 at a point 133 feet west from the southeast corner of Lot 5; thence north crossing Lot 5 to a point on the south line of Lot 4 which is 50 feet west of the southeast corner of Lot 4; thence north crossing Lots 4 and 3 to a point on the north line of Lot 3 which is 50 feet west of the northeast corner of Lot 3; thence west along said north line of Lot 3 to a point 60 feet west of the southeast corner of Lot 2; thence north crossing Lots 2 and 1 to a point on the south side of Pluma Drive which is 60 feet west of the northeast corner of Lot 1 and the west line of Lot 21; thence east along the south line of Pluma Drive 60 feet to the west line of Lot 21; thence south along the west line of Lot 21 to the north line of Lot 5 which distance is 174.1 feet, more or less; thence east along the north line of Lot 5, 88.5 feet to the west line of Lot 22; thence south along the west line of Lot 22, 58 feet to a point where the south line of Lot 5 would intersect the west line of Lot 22 if said south line was projected east across a 10-foot alley; thence west along said projected line and crossing said alley and following the south line of Lot 5 for a total distance of 143 feet to the point of beginning. Excepted from the above property is that portion which has been previously conveyed for widening of Moreland Avenue. Also conveyed herewith is all rights in and to water meter and water lines serving any property in this subdivision.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of her the said part Y of the second part, her heirs and assigns forever, IN FEE SIMPLE.

And the said part Y of the first part, for himself, his heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part Y of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, That the said part Y of the first part ha S hereunto set his hand and affixed his seal, the day and year above written.

Signed, sealed and delivered in the presence of:

*Trush & Phillips* (Seal)  
Indiv. and as Executor & W  
of Pluma Mae Phillips (Seal)

Ca. Paul Prong (Seal) En

\$ 16.00 (Seal)

11-1-68 (Seal)

Notary Public, Georgia, State at Large  
My Commission Expires Aug. 3, 1971

MAR 1

FILED  
CO. GA.

11 50 AM '68

CLERK SUPERIOR COURT.

WARRANTY DEED — STATE OF GEORGIA, COUNTY OF DEKALB

THIS INDENTURE made this 10th day of July in the Year of our Lord One Thousand Nine Hundred and ninety , Between

PAUL FRANKLIN ELROD and BETTY JOY ELROD

, as Grantor, and

SEXTON ENTERPRISES INC.

, the Grantee.

In this deed, wherever the context so requires, the masculine gender includes feminine and/or neuter and the singular number includes the plural. Wherever herein a verb, pronoun or other part of speech is used in the singular, and there be more than one Grantor or Grantee, said singular part of speech shall be deemed to read as the plural, and each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein. Wherever herein Grantor or Grantee is used, the same shall be considered to mean as well, the heirs, executors, administrators, successors, representatives and assigns of the same.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the said GRANTEE, the following described property:

SEE EXHIBIT "A" attached for Legal Description.

FILED & RECORDED

JUL 11 10 30 AM '90

DEKALB COUNTY

DeKalb County, Georgia  
Real Estate Transfer Tax

Paid \$ 50.00

Date 7-11-90

CLERK, SUPERIOR COURT

By: Mary Fernandez  
Deputy Clerk

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said GRANTEE, his heirs and assigns, forever, in Fee Simple.

AND THE SAID GRANTOR, for himself, his heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons.

AS WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

Mary J. Bryce  
Unofficial Witness

Notary Public, Georgia, State at Large

Paul Franklin Elrod (Seal)

PAUL FRANKLIN ELROD

Betty Joy Elrod (Seal)

BETTY JOY ELROD

\_\_\_\_ (Seal)

BOOK 6745 PAGE 321

EXHIBIT "A"

ALL THAT TRACT AND PARCEL OF LAND lying and being in Land Lot 81 of the 15th District of Dekalb County, Georgia, being lots 1 through 18 inclusive of Block 5 of the F. P. Phillips Subdivision, as per plat recorded in Plat Book 10, Page 147, Dekalb County Records, and being more particularly described as follows:

BEGINNING at the intersection formed by the south side of Pluma Drive with the east side of Club Drive, and running thence east, along the south side of Pluma Drive 450 feet to the west side of Melrose Avenue; running thence south, along the west side of Melrose Avenue, 340 feet to the north side of Dobbs Drive; running thence west, along the north side of Dobbs Drive, 450 feet to the east side of Club Drive; running thence north, along the east side of Club Drive, 340 feet to the point of beginning, being all of Block 5 of said Subdivision.

PFE

BOOK 6745 PAGE 322



## Sarah Sexton Adams

---

**From:** Sarah Sexton Adams <sexton2548@gmail.com>  
**Sent:** Monday, October 9, 2017 2:49 PM  
**To:** bbelton@mindspring.com; betty\_blondeau@bellsouth.net; ian@bogost.com; tedaniel@mindspring.com; me9461@bellsouth.net; artghansen@gmail.com; crmaise@mindspring.com; Heather@RenewalDesignBuild.com; patathomas@patathomas.com; jturner@turnerresearch.com  
**Subject:** Community Meeting - Rezone Request  
**Attachments:** PUBLIC NOTICE.docx

Please find attached Flyer for upcoming Community Meeting.  
The map on back was only for the neighbors benefit.

This meeting is to give immediate neighbors opportunity to voice their opinions regarding this Re-Zoning of the back portion of our property known as 1093 Pluma Drive from Residential to M - Light Industrial (like other surrounding properties) on Moreland Avenue. On this back portion of our property we rent spaces for Trailers to be parked for short and long-term use. Until recently we were unaware this property wasn't properly zoned for our use as the property in front known as 2150 Moreland Avenue SE was and has been properly zoned since 1970.

Sarah Sexton Adams  
Co-President  
SEXTON ENETERPRISES, INC.  
3748 Jonesboro Rd  
Hampton, GA 30228-1741  
Mobile (678-414-3374)  
FAX 678-479-4821

# 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

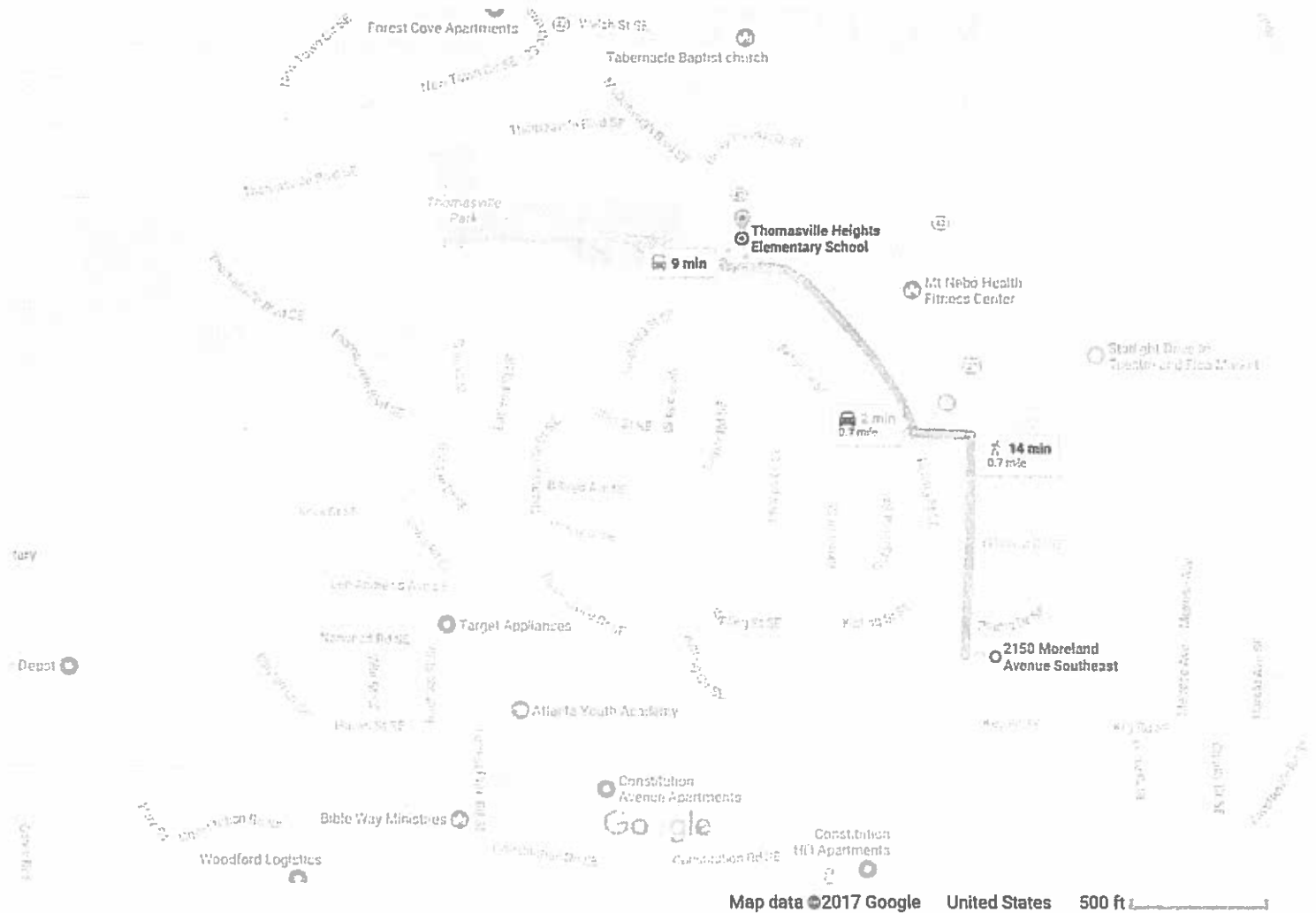
**Date:** Wednesday, October 25, 2017      **Time:** 7:00pm – 8:00pm

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

Google Maps

## 2150 Moreland Ave SE to Thomasville Heights Elementary School

Drive 0.7 mile, 2 min



## 2150 Moreland Ave SE

Atlanta, GA 30315

- ↑ 1. Head north on Moreland Ave SE toward Pluma Dr SE 0.3 mi
  - ↩ 2. Turn left onto Isa Dr SE 374 ft
  - ↪ 3. Turn right onto Kipling St SE 0.3 mi
- Destination will be on the right

## Thomasville Heights Elementary School

1820 Henry Thomas Dr SE, Atlanta, GA 30315

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



## MEETING SIGN-IN SHEET

Project: ~~Morland~~ Pluma Rezoning

Meeting Date: OCTOBER 25, 2017

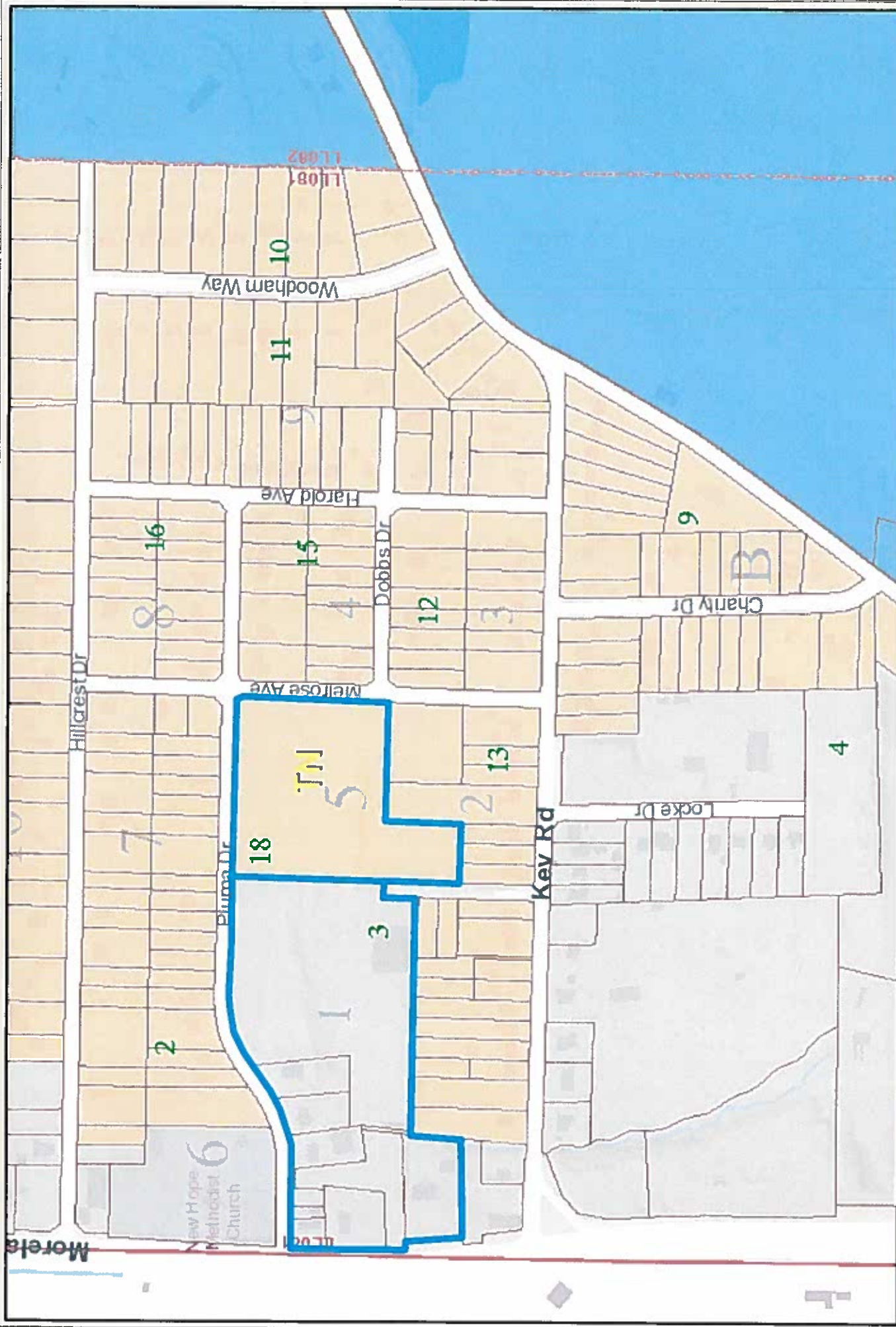
Facilitator: ~~Tommy Sexton~~ & Sarah AdamsLocation: ~~Thomasville Heights~~ Elem. School

Name	Address	Phone	E-Mail
12 Kellie Jankel	1086 Key Rd	401-316-2221	
Vickie Emily	1079 Key Rd	678-558-7255	
maime Sells	1122 Debbi Dr	404-316-7221	
Lisa Foster	3066 Harold Ave	404-387-4594	
Don Foster	3066 Harold Ave	404-387-4594	
Justin Foster	3034 Debbi 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	404-944-7480	on list - Sexton
Samantha Linn	1082 Key Rd SE	356-506-1620	
Sarah Richards	1142 Pluma Dr	770-765-2835	Sarah
Sherrill Waters	1010 Pluma Dr.	(404) 622-6541	
Al Bruegger	1070 Pluma	404-387-7235	
Katherine Dillard	3048 Harold Ave	404-310-5060	
Irish Lee	6021 Lenox	404-333-9350	
Jonah Avila	1038 Key Road	404-455-2934	
Erin Bando	1118 Pluma Dr.	516-817-9494	
29 Janette Islas	3140 Charity Dr. Atlanta GA	(678) 644-1600	

## MEETING SIGN-IN SHEET

Project: Herchard Pluma Rezoning Meeting Date: OCTOBER 25, 2017  
 Facilitator: TAMMY SEXTON & SARAH ADAMS Location: Thomsville Heights Elem. School

Name	Address	Phone	E-Mail
30 Patricia Barker	1146 Pluma Dr.	678 428 8480	
Seldie Seller	1155 Key Rd	404-560-6839	
Taylor Foster	1172 Dobbs Dr	404-433-5620	
Laurina Galvan	3040 Harold Ave Atlanta	404-447-8737	
Olga Stepp	1027 Key Rd. S.E.	404-622-8820	
Jean Rooks	694 Pluma Dr	912 655-2399	
Terry Baird	1078 Key Rd.	770 856 2057	
Nathalie Ferreira	1082 Key Rd SE	386 341-5880	
Amara Juarez	3017 Melrose Ave	404 949 6272	
Fidel Juarez	11	11	11
Juanito Juarez	Island 11	11	4-272-3842
Alinda Wirt	1106 Key Rd	404 97-2907	ghw3344@yahoo.com
Michael Callahan	1150 Dobbs Dr SE	(417) 701-2858	huckashanm@yadec.com
Matthews Brown	1038 Key Rd	(4) 455-2434	
44 JONATHAN WALLER	3112 Charity Dr SE	440-227-9533	JONATHANWALLER@gmail.com



**LP 18 21940**

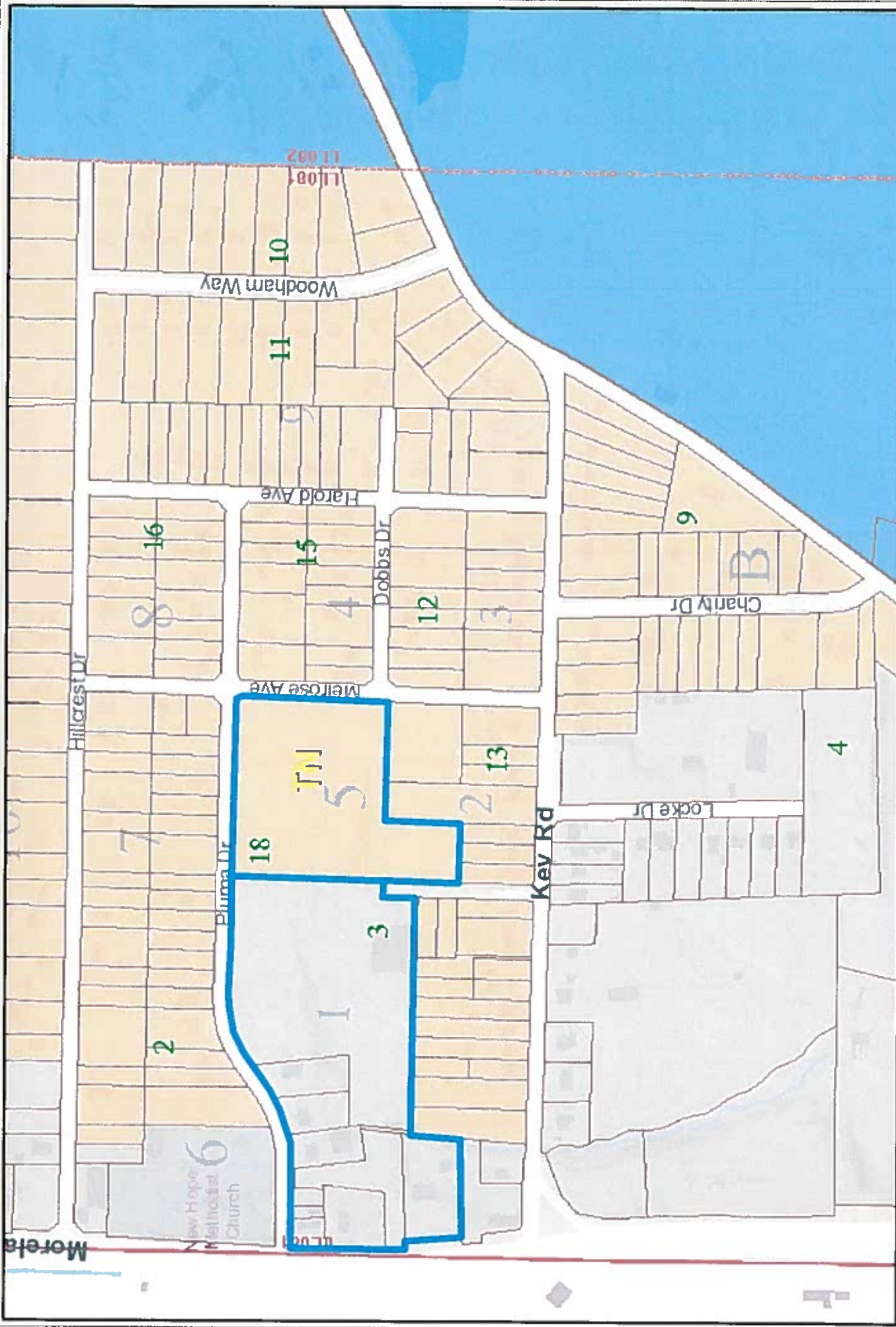


Date Printed: 1/9/2018



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**LP 18 21940**

Date Printed: 1/9/2018

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LP 18 21940

Date Printed: 1/9/2018





### SIGHT DISTANCE CERTIFICATION

[illegible]

### PARKING AND LOADING CALCULATIONS

REQUIRED PARKING				
PARKING	AREA (SF)	LOAD	VEHICLE REQUIRED	MAXIMUM ALLOWED
TRACT 1	3,411	C-STONE #4/SAS	11	31
TRACT 2	3,811	C-STONE #4/SAS (H&S)	12	37
TRACT 3	4,100	ASPH. SURFACE, 8.00/HK	14	42
TOTAL	11,089		27	110

PROPOSED PARKING				
STANDARD SPACES				54
COMPACT SPACES				18
HANDICAP ACCESSIBLE SPACES				3 (2 REQUIRED)
TOTAL SPACES PROPOSED				75
TOTAL BUILDING AREA PROPOSED				17,000 SF
OVERALL PARKING INDEX (PROPOSED)				6.80 (5.00 MIN)

## PROJECT NOTES

[illegible]

## UTILITY CONSTRUCTION NOTE

THE INSTALLATION, RELOCATION OR REMOVAL OF ANY UTILITY LINES OR STRUCTURES MUST BE PERFORMED AT THE SUPERVISION AND DISCRETION OF THE APPROPRIATE UTILITY DEPARTMENT. INSTRUCTIONS AND REQUIREMENTS ISSUED BY THE UTILITY DEPARTMENTS SHALL SUPERSEDE THOSE SHOWN ON THESE PLANS IF THEY EXCEED THE RECOMMENDATIONS INCLUDED HEREIN.

DATE ADDRESS  
2/7/80-JONG C  
P.O. BOX 100


SITE ENTRANCE COORDINATE  
33.857° N 111.111° W  
100.000 M ASL

---



## DEKALB COUNTY INSPECTIONS

NOTIFY DEKALB COUNTY INSPECTOR AT LEAST 24 HOURS BEFORE

**GEORGIA811**

**Know what's below.  
Call before you dig.**

DOVETAIL  
civil design inc.

3651 Mars Hill Road  
Suite 1800  
Watkinsville, GA 30677  
Office: (678) 726-3300  
Fax: (678) 804-1874  
[www.donetailcnc.com](http://www.donetailcnc.com)

**Briarcliff and Clairmont**  
SITE DEVELOPMENT PLANS

**SITE INFORMATION:**  
2778-3080 CLARIONT ROAD  
ATLANTA, GEORGIA  
LAND LOT 196, DISTRICT 18  
ZONED C2  
3.74 ACRES

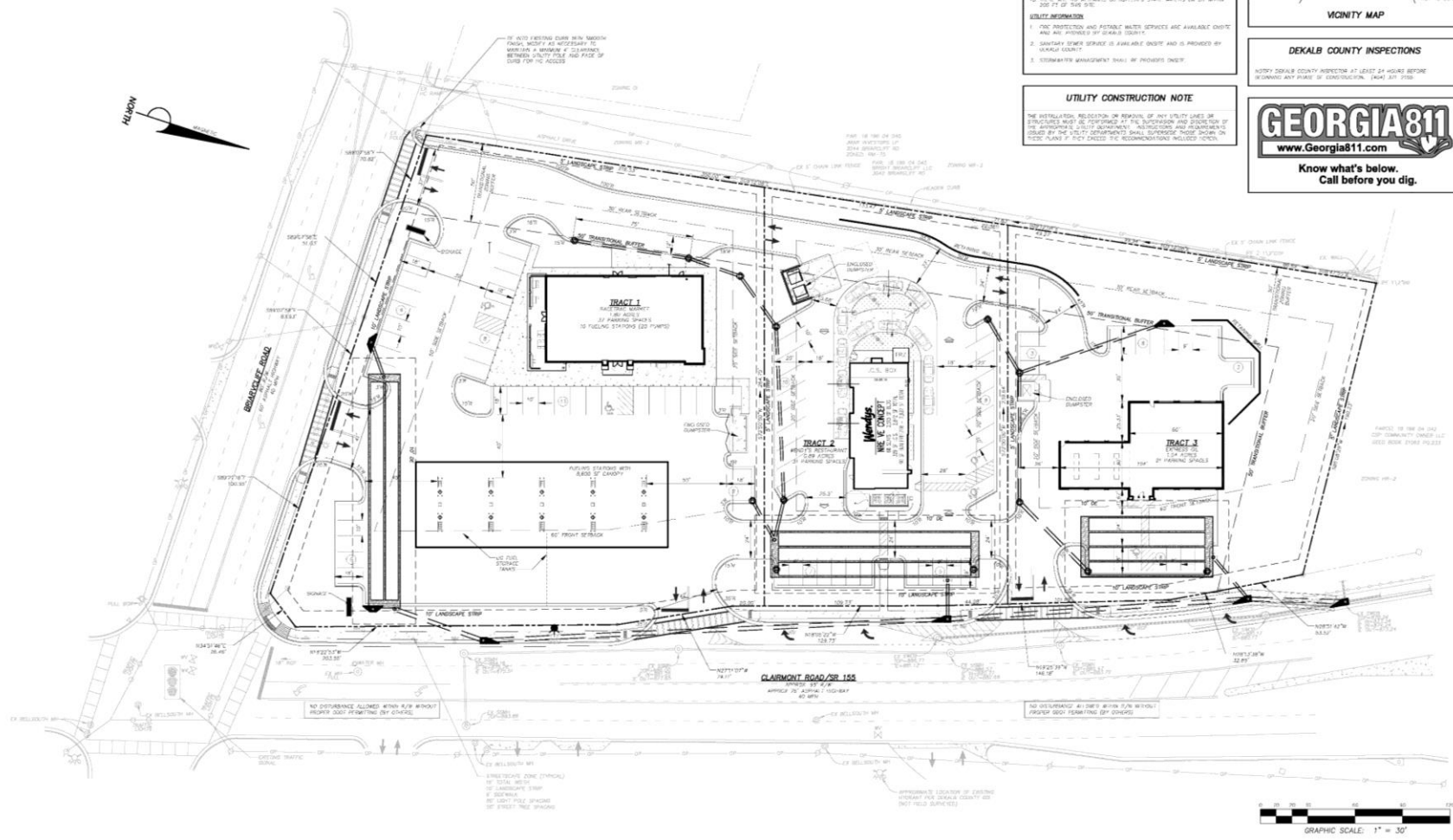
**DEVELOPER INFORMATION:**  
THE GIBSON COMPANY  
480 EAST PACES FERRY RD  
ATLANTA, GA 30305  
CONTACT PERSON: JAY GIBSON  
3-40 CONTACT: JAY GIBSON (678) 612-1115

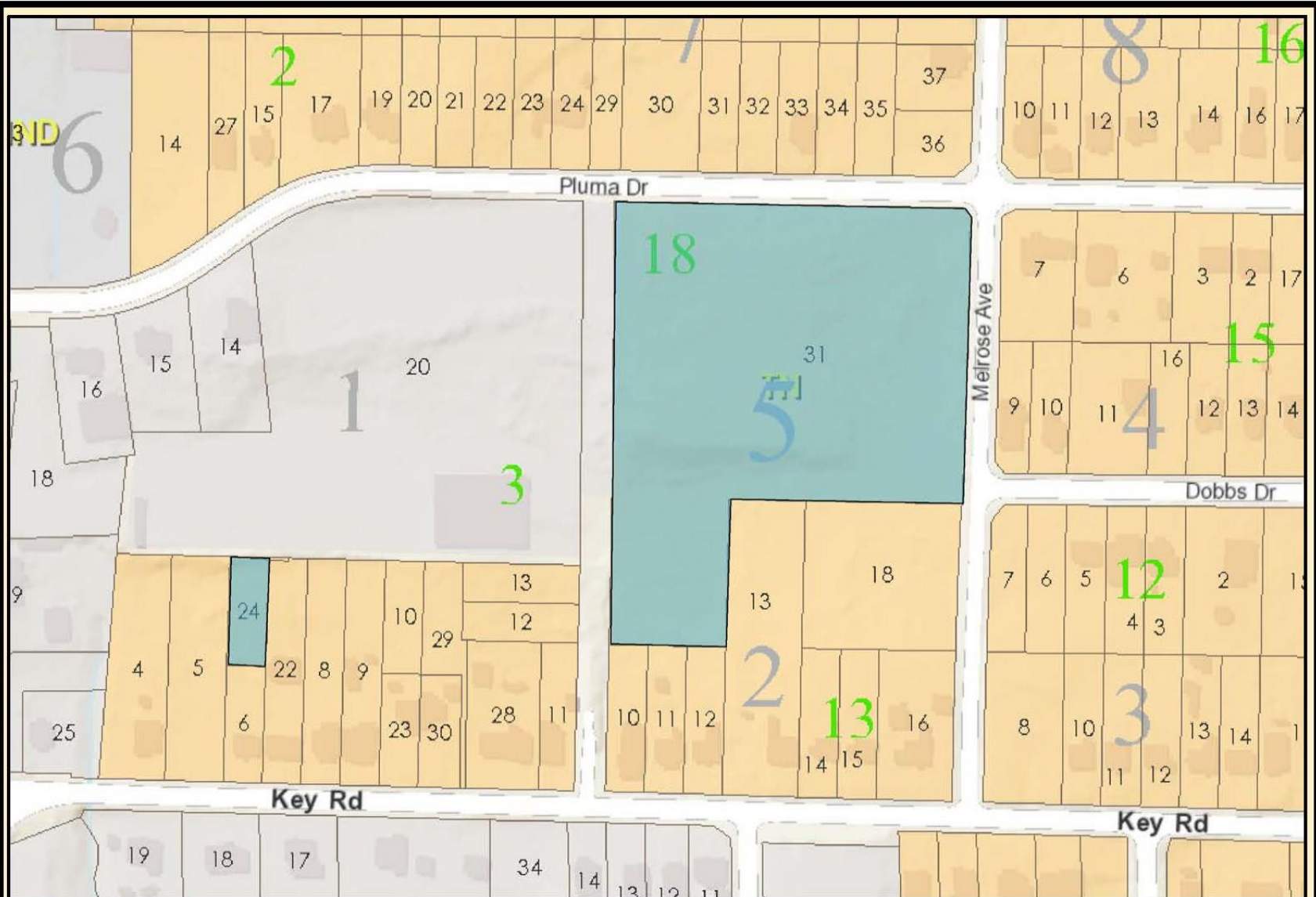
PROJECT NUMBER:	04P00
-----------------	-------

DATE	11/10/11
ISSUE NUMBER	
CHANGES BY	ACB
ISSUE STATUS	

SITE PLAN

C2





## LP-18-21940 Land Use

0 40 80 160 240 320 Feet

Date Printed: 2/7/2018



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